

**Minutes of the Regular Meeting of the Municipal Council of the Township of Woodbridge, in the County of Middlesex, State of New Jersey held on June 13, 2011 at 6:00 p.m. at the Municipal Building, 1 Main Street, Woodbridge, NJ 07095.**

Council President Carroll called the meeting to order.

Council President Carroll: Please all rise for a Pledge of Allegiance and a moment of silence and please keep in your thoughts and prayers all of our service people here and abroad.

Members of the Council and all those present gave the Pledge of Allegiance.

Notice Requirements of the Open Public Meetings Law have been satisfied concerning this meeting. The Home News Tribune and The Star Ledger published the Annual Notice Schedule on December 23, 2010. A copy of the Schedule was posted on the Municipal bulletin board. It should be so noted in the minutes of this meeting.

The Municipal Clerk took the Municipal Council attendance.

The roll call was as follows:

**MEMBERS PRESENT:** Robert Luban, Kyle Anderson, Michele Charmello, Brenda Yori Velasco, James Major, James Carroll

**MEMBERS ABSENT:** Charles Kenny, Richard Dalina, Gregg Ficarra

**ALSO PRESENT:** Mayor John E. McCormac  
John M. Mitch, Municipal Clerk  
Robert Landolfi, Business Administrator  
Richard Cahill, Chief Financial Officer  
Marta Lefsky, Director of Planning and Development  
Robert Hubner, Director of Police  
Dennis Henry, Public Works Director  
Scott Thompson, Engineering Director  
Vito Cimilluca, Recreation Director  
John Hagerty, Communication Director  
James P. Nolan, Esq., Law Director  
Craig J. Coughlin, Esq., Municipal Council

Councilman Major moved the adoption of the following minutes seconded by Councilman Luban and carried unanimously.

Regular Meeting:	May 24, 2011
Work Session:	May 24, 2011

Council President Carroll asked if there were any comments from the Council.

**The Municipal Clerk read the following Ordinance by title on Second Reading as Consent stating that copies of the Ordinance were posted on the bulletin board.**

**A. AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWNSHIP OF WOODBRIDGE TO INCLUDE THE CURRENT CROSSROADS REDEVELOPMENT ZONE (CR). (11-40)**

Councilman Major made a motion that this Ordinance be taken up on Second and Third Readings and for the public hearing to be opened which was seconded by Councilman Luban and carried unanimously.

Council President Carroll asked if there were any comment from the Council.

Council President Carroll moved the public hearing to be held on this Ordinance and carried unanimously.

Councilman Major moved the public hearing closed and this Ordinance be adopted and submitted to the Mayor for approval, which was seconded by Councilman Luban and carried unanimously.

**B. AN ORDINANCE AMENDING CHAPTER II ENTITLED “ADMINISTRATION” SECTION 2-18 POLICE DEPARTMENT “ESTABLISHMENT” PERSONNEL. (11-41)**

Councilman Major made a motion that this Ordinance be taken up on Second and Third Readings and for the public hearing to be opened which was seconded by Councilman Luban and carried unanimously.

Council President Carroll asked if there were any comment from the Council.

Councilman Luban: I will be voting no Council President.

Council President Carroll moved the public hearing to be held on this Ordinance and carried unanimously.

Councilman Major moved the public hearing closed and this Ordinance be adopted and submitted to the Mayor for approval, which was seconded by Councilman Luban and carried unanimously except for a no vote by Councilman Luban.

**C. AN ORDINANCE AMENDING CHAPTER 7, SECTION 7-38.5, TO ADD HANDICAPPED PARKING ON KINGS GARDENS APARTMENTS, 1 PARKING SPACE FROM THE RIGHT IN THE FRONT OF BUILDING #5, PLACARD #P632306. (11-42)**

Councilman Major made a motion that this Ordinance be taken up on Second and Third Readings and for the public hearing to be opened which was seconded by Councilman Luban and carried unanimously.

Council President Carroll asked if there were any comment from the Council.

Council President Carroll moved the public hearing to be held on this Ordinance and carried unanimously.

Councilman Major moved the public hearing closed and this Ordinance be adopted and submitted to the Mayor for approval, which was seconded by Councilman Luban and carried unanimously.

**D. AN ORDINANCE AMENDING CHAPTER 24, SECTION 24-1.12, TO ADD NO STOPPING OR STANDING – FIRE ZONES IN VARIOUS SECTIONS OF THE TOWNSHIP. (11-43)**

Councilman Major made a motion that this Ordinance be taken up on Second and Third Readings and for the public hearing to be opened which was seconded by Councilman Luban and carried unanimously.

Council President Carroll asked if there were any comment from the Council.

Council President Carroll moved the public hearing to be held on this Ordinance and carried unanimously.

Councilman Major moved the public hearing closed and this Ordinance be adopted and submitted to the Mayor for approval, which was seconded by Councilman Luban and carried unanimously.

**The Municipal Clerk called for a First Reading of the following Ordinances as Consent:**

**E. AN ORDINANCE AMENDING SECTION 18-2.17, TO DELETE THE CURRENT LANGUAGE AND REPLACING IT TO READ IN ITS ENTIRETY – SIGNS & DISPLAYS.**

**F. AN ORDINANCE AMENDING CHAPTER 7, SECTION 7-17D, TO ADD SPECIAL REGULATIONS FOR RESIDENCES IN THE WOODBRIDGE PROPER RESIDENTIAL PARKING DISTRICT – VISITOR PERMITS.**

**G. AN ORDINANCE AUTHORIZING AND DIRECTING THAT THE TOWNSHIP OF WOODBRIDGE SELL TITLE AND POSSESSION OF CERTAIN REAL PROPERTY**

**TO THE COUNT FOR PUBLIC USE AT NOMINAL VALUE.**

**H. AN ORDINANCE TO VACATE AND EXTINGUISH THE PUBLIC RIGHT OF A STREET KNOWN AS LANDING AVENUE AND A PORTION OF CLARENCE AVENUE IN THE TOWNSHIP OF WOODBRIDGE AND RELEASING AND EXTINGUISHING THE PUBLIC RIGHT TO SAME.**

Councilman Major made a motion, seconded by Councilman Luban and carried unanimously, except for a comment by Councilwoman Velasco on Ordinance E, that these Ordinances be passed on First Reading to be published in The Home News Tribune on Friday, June 17<sup>th</sup>, 2011 with Notice of Public Hearing to be held on Tuesday, June 28<sup>th</sup>, 2011 at 7:00 P.M.

Council President Carroll asked if there were any comments from the Council.

Councilwoman Velasco: Just looking at Ordinance E for the first reading, the signs and displays, the removal of the temporary signs like for contractors is within seven days which is similar to what we have for our temporary political signs, am I correct?

Council President Carroll: I believe that's correct Miss Lefsky?

Miss Lefsky: Yes.

Councilwoman Velasco: It's consistent?

Council President Carroll: Yes it is consistent.

Councilwoman Velasco: Okay, thank you, and the telephone hotline how soon will that be established, within twenty days after passage?

Mr. Landolfi: Yes.

Councilwoman Velasco: Okay, that's it, thank you.

**The Municipal Clerk introduced the following Resolutions as Consent:**

**(1)**

**BE IT RESOLVED** that the Municipal Council hereby appoints Maria Portles to serve as a member of the Woodbridge Township Zoning Board to fulfill an unexpired term commencing immediately and terminating December 31, 2014 with Robert Golden to serve as a 1<sup>st</sup> alternate member commencing immediately and terminating December 31, 2012 and Mark Cinelli to serve as a 2<sup>nd</sup> alternate member commencing immediately and terminating December 31, 2011

**(2)**

**BE IT RESOLVED** that the Municipal Council hereby authorizes the lowest responsible bid of Jesco Inc. for two (2) new and unused four wheel drive bucket loaders.

- (3) **BE IT RESOLVED** that the Municipal Council hereby authorizes the lowest responsible bid of Binder Machinery for one paving machine.
- (4) **BE IT RESOLVED** that the Municipal Council hereby authorizes the lowest responsible bid of WHL Enterprises for Contract 1152 – Auditorium air conditioning at Woodbridge Middle School.
- (5) **BE IT RESOLVED** that the Municipal Council hereby authorizes the lowest responsible bid of Mast Construction for owner’s representative for capital improvements for senior housing.
- (6) **BE IT RESOLVED** that the Municipal Council hereby approves the request of the St. Cecelia’s Church to hold a Fair on their grounds (church parking lot) on Monday, July 11, 2011 through Saturday, July 16, 2011.
- (7) **BE IT RESOLVED** that the Municipal Council hereby authorizes the following streets to be temporarily closed: Thomas Street, Gorham Avenue and Joseph Avenue in Woodbridge for a block party on August 7, 2011; Penn Street, Grissom Avenue and Taras Drive in Fords for a block party on July 2, 2011 with a rain date of July 3, 2011; Raritan Avenue in Port Reading for a block party on July 2, 2011; St. Joseph Terrace in Woodbridge for a client appreciation event on August 14, 2011 and Fairfield Avenue in Fords for a block party on June 18, 2011.
- (8) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Comptroller to issue refund checks to Canvasser’s.
- (9) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Comptroller to issue tax refund checks for Tax Court Judgments.
- (10) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Chief Financial Officer to issue refund checks for overpayment of taxes.
- (11) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Chief Financial Officer to issue refund checks for overpayment of sewer user fees.

- (12) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Comptroller to issue from the Current Account for a permit refund.
- (13) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Comptroller to issue a refund check from the Developers Review Fund Account.
- (14) **BE IT RESOLVED** that the Municipal Council hereby grants the request of PIPS Builders, LLC for a waiver of requirements for the installation of sidewalks for Block 145, Lot 482, 11 Mystic Street, Fords.
- (15) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Comptroller to release the Inspection Escrow balance from Account No. 7760335146 to Reverend Monsignor Edward O’Neill, St. John Vianney Church.
- (16) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Comptroller to release performance guarantee in the amount of \$2,332.80 from Account No. 7760335216 and release the Inspection Escrow balance in the amount of \$121.40 from Account No. 7760335187 to Joseph Silverman, D.M.D.
- (17) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Clerk to release Performance Bond No. 111287 of the Frontier Insurance Company in the amount of \$13,068.00 to Ralph Mocci.
- (18) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Comptroller to release the balance of \$12,166.34 from Account No. 7200007111 and the Municipal Clerk to release the cash bond in the form of Letter of Credit No. P-242474 of the JP Morgan Chase Bank in the amount of \$344,603.04 and also Performance Bond No. HOIFSU0372628 of the International Fidelity Insurance Company in the amount of \$3,101,427.36 to John Baytala.
- (19) **BE IT RESOLVED** that the Municipal Council hereby waives all fees for the Woodbridge Housing Authority’s Energy Efficiency Project and the Senior Housing Rehabilitation Project.
- (20) **BE IT RESOLVED** that the Municipal Council hereby approves the Municipal Engineer’s recommendation of the final quantities change order with Utility Systems, Inc. on Contract #1011 Road Program, Wards 1 through 5 which decreases the bid price of \$1,088,551.42 by

by \$1,215.49 for a total contract price of \$2,087,335.93.

(21)

**BE IT RESOLVED** that the Municipal Council hereby approves the Purchasing Agent's recommendation for change order #1 for Playground Equipment Installation in an amount not to exceed \$2,400.00 increasing the original contract amount of \$24,750.00 to a total not to exceed \$27,150.00.

(22)

**BE IT RESOLVED** that the Municipal Council hereby approves the Municipal Engineer's recommendation for an increase in the amount of \$106,500.00 on the contract with Delaware-Raritan Engineering, Inc. for Contract #0957, Inman Avenue Improvements.

(23)

**BE IT RESOLVED** that the Municipal Council hereby approves the Municipal Engineer's recommendation for an increase in the amount of \$5,000.00 on the contract with Yannuzzi & Sons Inc. for Contract #0540, Demolition of Keasbey Front Substation.

(24)

**BE IT RESOLVED** that the Municipal Council hereby authorize the Mayor and the Municipal Clerk to execute a Rental Agreement with the Hungarian American Citizen's Club.

(25)

**BE IT RESOLVED** that the Municipal Council hereby authorize the Mayor and the Municipal Clerk to execute a Memorandum of Understanding between the Township of Woodbridge and the Bricklayers and Allied Craftworker's Administrative District Council of New Jersey, Local 2, 4 & 5.

(26)

**BE IT RESOLVED** that the Municipal Council hereby approves the renewal of Liquor License No. 1225-44-075-003 with Special Ruling for Hospitality Liquors of Woodbridge, LLC.

(27)

**BE IT RESOLVED** that the Municipal Council hereby approves the Person-to-Person Transfer of (Pocket) Plenary Retail Distribution License #1225-44-075-003 to Qualix Limited Liability Company, c/o 19 Greenwich Road, Edison, New Jersey 08820.

(28)

**BE IT RESOLVED** that the Municipal Council hereby approves the renewal of Liquor License No. 1225-44-075-003 with Special Ruling for Qualix Limited Liability Company.

(29)

**BE IT RESOLVED** that the Municipal Council hereby approves the renewal of Club Licenses

for the 2011-2012 year.

(30)

**BE IT RESOLVED** that the Municipal Council hereby approves the renewal of Plenary Retail Consumption Licenses for the 2011-2012 year.

(31)

**BE IT RESOLVED** that the Municipal Council hereby approves the renewal of Plenary Retail Distribution Licenses for the 2011-2012 year.

(32)

**BE IT RESOLVED** that the Municipal Council hereby approves the renewal of Liquor License No. 1225-033-014-007 with Special Conditions for McLoones Favorites at Woodbridge.

(33)

**BE IT RESOLVED** that the Municipal Council hereby approves the renewal of Liquor License No. 1225-033-066-008 with Special Conditions for Food for Thought Restaurant Group, LLC t/a Maxwell's 35.

(34)

**BE IT RESOLVED** that the Municipal Council hereby approves all claims and bills presented to it by the Chief Financial Officer of the Current Bill List dated June 13, 2011 and the Utility Bill List dated May 20, 2011 through June 9, 2011.

Councilman Major moved the adoption of the foregoing Resolutions. The motion was seconded by Councilman Luban and carried unanimously except for a comment from Councilman Luban on Resolution #4 and a comment from Councilwoman Velasco on Resolution #24.

Councilman Luban: Council President I'll be voting no on Resolution #4.

Councilwoman Velasco: On Resolution #24, the Rental Agreement with the Hungarian American Citizen's Club there are several days that we will not be allowed to use the facility, am I correct?

Mr. Landolfi: That's correct.

Councilwoman Velasco: Because they had previous obligations?

Mr. Landolfi: That's correct.

Councilwoman Velasco: Okay, thank you.

**PUBLIC MEETING:**

Council President Carroll: We will now move to the public portion of the meeting. Anyone who wishes

to speak I ask that you be brief so that all in attendance who want to speak will have their opportunity. Please direct all of your comments to the Chair. Anybody on my left?

Dora Pelny from Colonia spoke about herself and other moms from her area who were working on a project to get the Lynn Crest Community Park up and wanted to thank the mayor for working with them. She also remarked that she supported the mayor and the Council.

Tom Maras from Fords spoke of a letter that was written by Mr. Ralph Mocci requesting action to remove Judge Spencer Robbins and commence a special investigation. He further asked if he could read the letter to the public. Mr. Coughlin explained to Mr. Maras that the Council meeting was not the forum for that and that the Council does not have the authority over disciplinary actions relative to a Municipal Court judge. Mr. Maras next spoke about Avenel/Colonia First Aid Squad and asked by what standard a paid employee, a police officer, of the township was assigned to work full time at a private organization while he is being paid by the township. Council President Carroll replied that their whole goal was to get the squad up and running and whatever they needed to do to get the job done they did. Mr. Landolfi further explained that they did not bring litigation against the Avenel/Colonia First Aid Squad and that the squad sued the township. He also explained that in regards to assigning a police officer that there were certain criteria that had to be agreed upon by the Avenel/Colonia First Aid Squad's return to service one being that they would have oversight of the township's choice so therefore a police officer was assigned who reports directly to the Office of the Director, Mr. Hubner who was assigned to oversee those operations. He further explained that without our financial support Avenel/Colonia First Aid Squad would not get back up and running and that it was agreed that until they were able to run themselves that we would supply them with an operations manager. Mr. Maras questioned how it was justified that a police officer was placed at the Avenel/Colonia First Aid Squad, which is a private organization, and being paid by the taxpayers of Woodbridge Township. Council President Carroll explained that there were a lot of private organizations that the taxpayer's dollars fund if it is good for the community. Mr. Maras next spoke about a past Council meeting when a Mr. Nagy spoke about witnessing a township police/snowplow in Perth Amboy plowing a private gas station which he was told was going to be investigated. Mr. Maras questioned if that was investigated and what was the outcome. Mr. Nolan explained that Mr. Nagy never said a gas station. Mr. Nolan also explained that he had responded to Mr. Nagy's question and stated that it had been investigated and that the person had been disciplined. Also no further information could be released because the township is not permitted to give out information about personnel matters. Next Mr. Maras asked for the status of the Sewaren Marina and the Dog Park. Mr. Landolfi replied that the permit applications are in. Mr. Maras then asked when they had plans of getting it accomplished and Council President Carroll replied that they are waiting on the DEP. Mr. Maras then asked if permits were also submitted to the DEP for the proposed miniature golf course and Mr. Landolfi replied that the appropriate permits were submitted. Mr. Maras further questioned the status of the Colonia Country Club and Mr. Landolfi explained that they think they are very close to having a deal done there. Lastly Mr. Maras asked for the status of the paving of the Hungarian Club and Council President Carroll replied that there was no status and that we were not doing it.

Councilman Major made a motion to go into the Work Session part of the meeting at 6:33 P.M.

On a motion made by Councilman Major, seconded by Councilman Luban and carried unanimously,

Council President Carroll adjourned the meeting at 6:56 P.M.

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James V. Carroll  
Council President

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John M. Mitch, RMC, CMC, CMR  
Municipal Clerk