

**Minutes of the Council Meeting of the Municipal Council of the Township of Woodbridge, in the County of Middlesex, State of New Jersey held on August 8, 2023 at the Municipal Building, 1 Main Street, Woodbridge, NJ 07095.**

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

Gregg Ficarra, Council President: Let's keep Law Enforcement, we had a wonderful night tonight, the Military and anyone around the world that is suffering, in our thoughts. Thank you.

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 November 25, 2022. 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.

**MEMBERS PRESENT:** Howie Bauer, Lizbeth DeJesus, Sharon McAuliffe, Debbie Meehan, Brian Small, Cory Spillar, Kyle Anderson, Gregg Ficarra

**MEMBERS ABSENT:** Viru Patel

**ALSO PRESENT:** John E. McCormac, Mayor  
John Mitch, Municipal Clerk  
Vito Cimilluca, Business Administrator  
Casey Wagner, Deputy Business Administrator  
Caroline Ehrlich, Chief of Staff  
John Hagerty, Director of Communications  
Marta Darden, Director of Planning and Development  
Robert Hubner, Director of Police  
George Brew, Director of Public Works  
Craig Coughlin, Esq.  
Gary Clemente, Esq.

The Municipal Clerk: Can I get a motion to approve the minutes from July 25, 2023?

Council Vice President Anderson moved the adoption of the following minutes seconded by Councilman Spillar and carried unanimously.

Council Meeting:

July 25, 2023

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

- A. BOND ORDINANCE TO AUTHORIZE THE PROVISION OF FUNDING IN AID OF THE GREEN OAK SENIOR HOUSING REDEVELOPMENT PROJECT IN, BY AND FOR THE TOWNSHIP OF WOODBRIDGE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$11,000,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS. (2023-54)**
  
- B. AN ORDINANCE AMENDING CHAPTER 7 ENTITLED “TRAFFIC”, SECTION 7-38.2 OF THE REVISED ORDINANCES OF THE TOWNSHIP OF WOODBRIDGE – TO DELETE – HARMONY WAY, HOLLY STREET, SOUTH FULTON STREET AND PERSHING AVENUE. (2023-55)**
  
- C. AN ORDINANCE AMENDING CHAPTER 150 OF THE LAND USE & DEVELOPMENT ORDINANCES OF THE TOWNSHIP OF WOODBRIDGE REGULATING PRIVATELY-OWNED SALT STORAGE. (2023-56)**

John M. Mitch, Municipal Clerk: Beginning with Second Reading of Ordinances this evening, we are taking Letter A which is a Bond Ordinance Authorizing the Provision of Funding in Aid of The Green Oak Senior Housing Redevelopment Project. Can I get a motion that this Ordinance be taken up on Second and Third Reading and the public hearing be opened?

Council Vice President Anderson made a motion, seconded by Councilman Spillar and carried unanimously.

John M. Mitch, Municipal Clerk: The public hearing is now open on Letter A. Hearing no comment from the public, can I get a motion that the public hearing be closed, the Ordinance be adopted and submitted to the Mayor for approval as required by law?

Council Vice President Anderson made a motion, seconded by Councilman Spillar and carried unanimously.

John M. Mitch, Municipal Clerk: Letter B is an Ordinance Amending Chapter 7 with regards to the deletion of some handicapped parking spaces that are listed before you. Can I get a motion that this Ordinance be taken up on Second and Third Reading and the public hearing be opened?

Council Vice President Anderson made a motion, seconded by Councilman Spillar and carried unanimously.

John M. Mitch, Municipal Clerk: The public hearing is now open on Letter B. Hearing no comment from the public, can I get a motion that the public hearing be closed, the Ordinance be adopted and submitted to the Mayor for approval as required by law?

Council Vice President Anderson made a motion, seconded by Councilman Spillar and carried unanimously.

John M. Mitch, Municipal Clerk: Letter C is an Ordinance amending Chapter 150 which is our Land Use and Development Ordinances with regards to Privately Stored Salt Storage. Can I get a motion that this Ordinance be taken up on Second and Third Reading and the public hearing be opened?

John M. Mitch, Municipal Clerk: The public hearing is now open on Letter C. Hearing no comment from the public, can I get a motion that the public hearing be closed, the Ordinance be adopted and submitted to the Mayor for approval as required by law?

Council Vice President Anderson made a motion, seconded by Councilman Spillar and carried unanimously.

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

**D. AN ORDINANCE AMENDING CHAPTER 7 ENTITLED “TRAFFIC”, SECTION 7-38.1 OF THE REVISED ORDINANCES OF THE TOWNSHIP OF WOODBRIDGE – TO ADD – DARTMOUTH AVENUE AND PENNSYLVANIA AVENUE EAST.**

Council Vice President Anderson made a motion, seconded by Councilman Spillar and carried unanimously that these Ordinances be passed on First Reading, to be published in the Home News Tribune on Friday, August 11, 2023 with Notice of Public Hearing to be held on August 22, 2023 at 6:00 P.M.

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

- (1) **BE IT RESOLVED** that the Municipal Council hereby approves the request to hold a Block Party on August 16, 2023 at 55 Brook Street, Fords from 4 p.m.-7 p.m. with a rain date on August 23, 2023, a Block Party on September 2, 2023 at 550 Linden Avenue, Woodbridge, from 1 p.m.-8 p.m. with a rain date on September 3, 2023, a Block Party on August 10, 2023; August 17, 2023 and August 24, 2023 from 7:30 p.m.- 9:30 p.m.
- (2) **BE IT RESOLVED** that the Municipal Council hereby authorizes the request of KNOCK ON WOOD, LLC, for waiver of requirements for the installation of Sidewalks, for Block: 461.02, Lot: 20, Zone: R-6, 125 Ridge Road, Colonia, New Jersey.
- (3) **BE IT RESOLVED** that the Municipal Council hereby authorizes the request of Rafal Paniczko, for waiver of requirements for the installation of Sidewalks, for Block: 499.02, Lot: 9, Zone: R-7.5, 105 Gaywood Avenue, Colonia, New Jersey.
- (4) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Chief Financial Officer to issue refunds for overpaid taxes.
- (5) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Chief Financial Officer to issue a refunds for Tax Court Judgements for the 4<sup>th</sup> Quarter, 2023.
- (6) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Comptroller to issue refunds for Tax Court Judgements.
- (7) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Municipal Comptroller to issue a refund for a Tax Court Judgement and one credit against 4<sup>th</sup> Quarter Taxes for 2023.
- (8) **BE IT RESOLVED** that the Municipal Council hereby approves the May 15, 2023 application for a Person-To-Person transfer of Liquor License No. 1225-33-047-003 from Main Street Tavern, Inc. to Lenihans Irish Pub, LLC, changing the generation number of the license to 1225-33-047-004.
- (9) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee to execute a Sidewalk Agreement between the Township of Woodbridge and the property owners of Block 45301, Lot 1, located at New Dover Road, Colonia.
- (10) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee and the Municipal Clerk to execute an Agreement with Middlesex County for repairs to the existing Main Street culvert 1-C-057 on Main Street over Heards Brook in connection with the ongoing Main Street and Route 9 Corridor Project.

(11) **BE IT RESOLVED** that the Municipal Council hereby approves the renewal of the bid for Recyclable Leaf Bags to Pabco Industries LLC on May 17, 2022 for the remaining two-year optional renewal period effective May 17, 2023 through May 16, 2025.

(12) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee and the Municipal Clerk to execute a License Agreement #23-03 M with NJ Transit for a mural at Main and Pearl Streets.

(13) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee and the Municipal Clerk are hereby authorized and directed to enter into an agreement with Governance & Fiscal Affairs, LLC for professional Qualified Purchasing Agent services not to exceed \$250,000.

(14) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with James P. Nolan & Associates for legal services for the Township of Woodbridge as Director of Law for \$18,727.00 annual salary plus \$190.00 per hour in an amount not to exceed \$510,000.00 for the period July 1, 2023 through June 30, 2024.

(15) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with Rainone, Coughlin & Minchello for legal services for the Township of Woodbridge, as needed in the amount of \$18,727.00 annual salary plus \$190.00 per hour not to exceed \$110,000.00 for the period July 1, 2023 through June 30, 2024.

(16) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with Rainone, Coughlin & Minchello for legal services for the Township of Woodbridge as Rent Leveling Board Attorney for the Township in an amount not to exceed \$4,000 for the period July 1, 2023 through June 30, 2024.

(17) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with McManimon, Scotland & Baumann for legal services for the Township of Woodbridge as Redevelopment Attorney for the Township in an amount not to exceed \$60,000 for the period July 1, 2023 through June 30, 2024.

(18) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with Hoagland, Longo, Moran, Dunst & Doukas for legal services for the Township of Woodbridge as Property/Tax Appeal Attorney for the Township in an amount not to exceed \$140,000 for the period July 1, 2023 through June 30, 2024.

- (19) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with DeCotiis Fitzpatrick Cole & Giblin for legal services for the Township of Woodbridge as Redevelopment Attorney for the Township in an amount not to exceed \$90,000.00 for the period of July 1, 2023 through June 30, 2024.
- (20) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with Florio Kenny Raval LLP for legal services for the Township of Woodbridge as Redevelopment Agency for the Township in an amount not to exceed \$15,000.00 for the period July 1, 2023 through June 30, 2024.
- (21) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with Rogut McCarthy for legal services for the Township of Woodbridge as Bond Counsel for the Township in an amount not to exceed \$215,000 for the period July 1, 2023 through June 30, 2024.
- (22) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with Russo & Casey for legal services for the Township of Woodbridge as Zoning Board Attorney for the Township in an amount not to exceed \$30,000.00 for the period July 1, 2023 through June 30, 2024.
- (23) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with Rainone, Coughlin & Minchello for legal services for the Township of Woodbridge as Insurance Commission Attorney for the Township in an amount not to exceed \$30,000.00 for the period July 1, 2023 through June 30, 2024.
- (24) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into an agreement with Waters McPherson McNeill for legal services for the Township of Woodbridge as Wastewater Attorney for the Township in an amount not to exceed \$100,000 for the period July 1, 2023 through June 30, 2024.
- (25) **BE IT RESOLVED** that the Municipal Council hereby authorizes the execution of a contract modification on the contract with CME Associates for professional engineering services for Cypress Park Phase II Playground in an amount not to exceed \$19,352.00.
- (26) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor and the Municipal Clerk to enter into the agreement with CME Associates for professional engineering services for Magnolia Road Improvements in an amount not to exceed \$63,351.00.
- (27) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee and the Municipal Clerk to enter into an agreement with Messercola Excavating Co. for Demolition, Disposal, Backfill and Compaction Services for 525 Vesper Avenue, Woodbridge in an amount not to exceed \$72,000.00.

(28) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee and the Municipal Clerk to purchase a New Quantum Tape Drive for Data Storage from Xerox Corporation in the amount of \$174,909.38 through National Cooperative OMNIA Contract #2020002686.

(29) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee and the Municipal Clerk are hereby authorized to purchase a Maintenance Extension for existing Quantam Tape Drive for Data Storage from Xerox Corporation in the amount of \$17,739.19.

(30) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee and the Municipal Clerk to purchase an Automatic Door Opener, Intercom System and Access Control System from Integrated Systems for the Health Department in the amount of \$57,412.00.

(31) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee and the Municipal Clerk to enter into an agreement with Northeast Roof Maintenance Inc. for the removal and replacement of the roof at Mt. Carmel in an amount not to exceed \$80,206.00.

(32) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee, Municipal Clerk and Municipal Purchaser to execute any and all documents with Fox Fence for 2023 Fence Equipment and Installation for a twenty-four month term with an optional twelve month renewal in the amount of \$236,729.75.

(33) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Mayor or his designee, Municipal Clerk and Municipal Purchaser to execute any and all documents with Jen Electric for Traffic Signal Maintenance for a twelve month term with an optional twenty-four month extension.

(34) **BE IT RESOLVED** that the Municipal Council hereby authorizes the Competitive Contracting for Self-Insured Medical Claims Audit Services.

(35) **BE IT RESOLVED** that the Municipal Council hereby approves the transfer of certain Recreation Utility Bond Ordinances to the General Fund.

(36) **BE IT RESOLVED** that the Municipal Council hereby approves the State Fiscal Year 2023 budget appropriation transfer.

(37) **BE IT RESOLVED** that the Municipal Council hereby approves the State Fiscal Year 2023 budget appropriation reserves transfer.

(38) **BE IT RESOLVED** that the Municipal Council hereby approves the Bill List dated August 8, 2023 and the Supplemental Bill List dated July 22, 2023 through August 4, 2023 and the Addendum to the August 8, 2023 Bill List.

Councilwoman Meehan abstained from **Resolution #38**.

Council Vice President Anderson moved the adoption of the foregoing Resolutions. The motion was seconded by Councilman Spillar and carried unanimously.

**Public Meeting:**

Council President Ficarra: We are going into the public session of the meeting. When approaching the microphone please state your name and where you live. Videotaping is in that corner. Just be kind to each other. Thank you very much. The public portion is open.

Scott Gawrych, Woodbridge: Offered to donate his sheet music stand for the people speaking at the microphone during the public comment portion of the meetings. Spoke about being narrowly focused on tax policies, mentioning his credentials at a past meeting so that people watching the meeting would understand his background and the rebuttal of which some of the Mayor's credentials and his past position as Treasurer were mentioned, giving him the expertise to manipulate the narrative. Believes that Council should be doing their research on the P.I.L.O.T.S. before voting for them, working for the public and keep checks and balances for the Mayor. Will be attending the next meeting and asking Council for specific opinions and justifications on why they voted for a 30 year P.I.L.O.T. for the Woodmont Property in light of his data proving that a 15 year plan would be better and would like it said on camera.

Council Vice President Anderson: I think that nine out of nine of us disagree with the Mayor on a lot of things. But, we have conversations with him and we do review a lot of the information. As you mentioned, you are narrowly interested in one area. We cover a lot of areas and there are some areas that we may not be as strong in and we do rely on the Mayor. Through dialogue and conversation, I think we come out as a unified team and that we are in agreement. If we haven't agreed on something, Council President and the Mayor have pulled it until we were all feeling better about something. If I thought I was going to vote no on something, I would ask questions in advance. I want to support the vision that our Council has along with the Mayor. We try to work as a team. I think that best suits the Township when we work together. One of the things that you don't see us doing up here is disagreeing all of the time because we do work a lot of that out before we come on camera. And I think that does a better service for the Township. I'm sure you could probably go to a couple of different towns that you have mentioned and see some very exciting council meetings. And we have had some exciting council meetings before but we try not



to. We try to have Council meetings where we are working together behind the scenes so that we can come out and have a uniformed meeting.

Council President Ficarra: Mr. Mayor, did you want to make a comment?

John E. McCormac, Mayor: When you close.

John M. Mitch, Municipal Clerk: Are there any other comments from the public? Hearing no other comments from the public, can I get a motion to close the public comment portion?

Council Vice President Anderson made a motion to close the public portion of the meeting which was seconded by Councilman Spillar and carried unanimously at 6:15 p.m.

John E. McCormac, Mayor: Thank you, Council President. As a C.P.A. since 1980, I'm pretty much black and white, data is data, and numbers are numbers. I don't deal in grey. I look at what is presented and evaluated. Mr. Gawrych prepared his own Pro forma of the Woodmont P.I.L.O.T. Let me explain to you all the things that are wrong with that Pro forma. He started with the financial statements and the Pro forma that the company sent us as part of their application. We never accept carte blanche when a company says what the financials will look like. We challenge their interest rates, assumptions on expenses, and assumptions on property tax increases.

We basically adjust and prepare our own Pro forma. In this case, we thought their Pro forma was a little too rosy and thought that they understated expenses. We thought that maybe they didn't use the proper interest rates, which are very difficult to project. But you might ask why a company would want to present a rosier picture of their finances when they are looking for a tax break, when normally they would want to show that they need the tax break. As you know from the national media, it is not proper for somebody to present one set of financials to a bank showing a very rosy picture when they want a loan and to present a completely different set of financials to another entity such as a taxing authority and they want to pay as little tax as possible. I don't know why the company presented what they did but we broke it down to what we think the numbers are based on the size of their building, what fire district they are in and other factors that go in to an assessment.

The analysis points out that the project is cash positive after the five years. And that is entirely meaningless. Nobody cares about the year that it turns positive because it doesn't account for the first years when it was negative. And you really have to look at the first year that it's cumulatively positive. Which means the gains in subsequent years have made up for the losses in the first years. In this case it's not five years that it's positive, it is five years that is first turned positive. But to say it is positive cash flow after five years is incorrect. It's not right. It's positive cash flow after about nine to 10 years.

His analysis also does not account for the additional equity that you have to put in to the project after the initial equity infusion which in this case was \$38 million dollars. There are additional millions of dollars that have to go in the first several years while it is not making money, spinning off positive cash flow or profits. So that changes his numbers. It also does not account for the concept of present value. Present value of loss is in the first five years, there is a lot more today

than the present value of gains in year six through ten. So any financial analysis has to account for present value. It ignores the fact that there was a 12% limit on developer profits on the statute of P.I.L.O.T.S. It simply cannot make more than 12% in any single year. His analysis did not account for that. There is also a very important factor with P.I.L.O.T.S. called Crossover Impact. If at any point the property taxes turn out to be greater than what the P.I.L.O.T. is requiring to be paid, the whole analysis crosses over and property taxes are paid. That is quite complicated. We have to pick a formula to multiply the normal taxes by a factor, 20%-100% which is up to us to negotiate at any time during the 30 year period. In this case we believe the property crosses over in the last several years and we'll get more than his analysis shows because he didn't account for the cross over impact which is on pages 11 and 12 in the financial agreement, which he has. It is important that the life of the bonds we are issuing to cover the projects be considered. As I said the very first day he was here, that is a very important fact.

Our schools are going to last at least 30 years but from a Bond standpoint, they're going to last 30 years. If we go to rating agencies to rate the bonds, and we say we've got revenue for 15 years to pay these bonds that are going to be 30 years, they'll laugh us out of the office. The P.I.L.O.T. really should match, and in the case of the P.I.L.O.T.S. that are dedicated to the schools, which are most of the Downtown projects because those are more related to the schools than the warehouses, we absolutely want a 30 year revenue source to pay back a 30 year expense source. The bigger aspect, and this is where the analysis that he has goes completely off the rails, he assumes that after 15 years taxes go back to the Board of Education. He's got an excel column in there that says \$2.7 million, which is what the Board of Ed would have received in property taxes according to him had there not been a P.I.L.O.T. That is not how taxation works in the State of New Jersey. And people that want to know this can easily check with their tax collector, their CFO or any number of people. That's not how taxation works. Nobody pays taxes to the Board of Ed. The Board of Education, like the County of Middlesex and all counties and all Board of Ed's and like the fire district and like the town, all calculate the amount of money to be raised by taxation without regard to what the tax base is and without regard if there are P.I.L.O.T.S. or not. It doesn't matter. The Board of Ed adds up all of their expenses, subtracts their revenue, number one of which is State Aid, they subtract interest income, they subtract tuition, and they wind up with the amount to be raised by taxation.

That's limited by law to a certain percentage increase over the prior year. The appropriations are limited by law to a certain percentage increases of the prior year, but they wind up with the amount to be raised by taxation every April and they give us an A4-F Form and they say this is what we need you to give us from July 1 of that year to June 30 of the next year. We then divide it by 12 and we send it them. It's not based on any individual property owner. When the Hess building was sold to the Turnpike Authority it went to non-taxable from taxable. It didn't impact the school budget. When Woodbridge Center opened, that's on the positive side, it didn't impact the school budget. The school does their budget based on their needs and they tell us how much they want and we send it to them. After 15 years nothing goes back to the Board of Ed. This whole analysis says that 15 year P.I.L.O.T.S. are better because of the money that goes back to the Board of Ed after 15 years and it doesn't. It also says \$1 million goes back to the State after 15 years and it actually doesn't. Those are flaws in the analysis that once zeros are put into those columns, the whole thing turns around, forget the cross over and the present value and all those things. The numbers just don't work. The P.I.L.O.T.S. are good for the Township of Woodbridge. And I will

say it like I say it all of the time, not once has any Superintendent, and we have had three or four of them, not once in that period when I was CFO or Treasurer or here, did a member of the Board of Ed question us. And they've had dozens of them. Nobody from the Board of Ed has ever complained. And if they were hurt by P.I.L.O.T.S., where are they? They are not here. They can come to a Council meeting or call my office. I spend a day per week with Joe Massimino in his office or he is in my office. And we are working on a Bond now for next year that is going to be fantastic and it's going to be paid for with 30 year P.I.L.O.T.S. That's what we are doing and that is what we recommend to you. And look, it is quite insulting to say you need to understand everything about this. You're not lawyers, you're not engineers, and you're not architects, you're not appraisers, you're not accountants and auditors. You're everyday people elected to office to represent the people of this town and you're not supposed to be experts in anything except serving the Public and you are really good at that. So, don't accept criticism because you don't understand P.I.L.O.T.S. the way I do. The way you don't understand, I'm a Certified Municipal Finance Officer, degree in Accounting, M.B.A. in Finance. I know this stuff not because of my degree but because I spent 8 year in a CPA firm. I spent the next 13 years in my own CPA firm. I spent 10 years as the CFO of the Town, four as the Chief Financial Officer and Treasurer of the State and 17 years as Mayor, where the most important job is the budget. We spent eight hours today working on finances. Don't feel bad because someone says you're not doing your job. You do your job and you do it really well. And I want to echo what Councilman Kyle Anderson says. We work together and you ask me questions all the time. And I explain it to you all the time and I think you understand it and I think you believe me. And just by pointing out the serious flaws in this financial analysis, put a zero in those two cells and come back to me and tell me what the numbers say. They say his theory doesn't work because nobody gets money back after a P.I.L.O.T. is over. Just like nobody got hurt when the Hess building went nonprofit. Just like no school board budget doesn't benefit when a new project comes on. It's just not the way it works. We are going to continue. I will always recommend 30 year P.I.L.O.T.S. to you. That's better for the town and that's what we care about. We care about the financial health and the future of Woodbridge Township's finances. Thank you.

Council President Ficarra: Thank you. We are going to move in to our Agendas now and I am going to start.

**GREGG FICARRA, COUNCIL PRESIDENT / COUNCILMAN-AT-LARGE:**

1. WCC (Woodbridge Community Center).
  - (A) Senior Recreation and programming.
  - (B) Youth Recreation and programming.HOLD

The Community Center's Senior Barbecue is on September 19, 2023 from 12 p.m. – 2:30 p.m. in the roller rink. Pre-registration is required. You can stop by the Woodbridge Community Center and admission is \$5.00 for lunch and desert. On September 13, 2023 there is a seminar on healthy eating at 11 a.m. Also there are numerous programs available at the Community Center. The website is [www.njwcc.com](http://www.njwcc.com) and the website for the Club is [www.theclub.org](http://www.theclub.org).

On September 8, 2023 – September 10, 2023, we will have our New Jersey Senior Olympics. If you are a Woodbridge resident, this is very important, the fee is normally \$40 for up to three events, but for Woodbridge residents, you only pay \$10 and that has to be done before August 25, 2023.

The Senior Fraud Prevention conference is Monday, September 25, 2023 from 9:30 a.m. – 12:30 p.m. at the Maple Tree Senior Center in Avenel.

2. Youth Month – April.  
Senior Month – May.  
HOLD
3. Mayor’s Fitness / Wellness Initiatives.  
HOLD
4. Fireworks.  
HOLD
5. Heroes & Cool Kids / Strengthening Families.  
HOLD
6. Pedestrian Safeway’s / East Coast Greenway.  
HOLD
7. Annual Pizza Run.  
HOLD
8. Jacob’s Landing.  
HOLD
9. The Club at Woodbridge Upgrades.  
HOLD
10. Crossroad’s Race.  
HOLD
11. Mental Health / Wellness.  
HOLD
12. COVID-19 Efforts.  
HOLD
13. Mobile Health Unit.  
HOLD
14. Senior Services Directory.  
HOLD

15. Human Rights Commission.  
HOLD
16. Concerts.  
HOLD

The Crossroads of New Jersey 5K, which is an annual event for the last 20 to 25 years, is on Sunday, September 3, 2023. Registration is at 8 a.m. and the race starts at 9 a.m. You can also go in advance to [www.compuscore.com/woodbridgecrossroads](http://www.compuscore.com/woodbridgecrossroads) or you can just walk up on that day and register on the same day.

Finally, the 16<sup>th</sup> Annual Tour de Woodbridge Bike Tour will be held on Sunday, September 24, 2023. There is a 30 mile tour and a 15 mile tour and it's starts and ends at our Community Center. Check-in is at 7 a.m. The start time for the 15 mile tour starts at 8 a.m. and the 30 mile tour starts at 8:15 a.m. All of this information is up on our website. That is all I have.

### **KYLE ANDERSON, COUNCIL VICE PRESIDENT / COUNCILMAN-AT-LARGE**

Council President Ficarra: Vice President Anderson.

Council Vice President Anderson: Thank you Council President. My Agenda is basically in order. I do have a few things to mention.

1. W.T.Y.R.C.  
HOLD
2. Job Bank.  
HOLD  
As we prepare to re-enter school, there is a strong need for crossing guards. Please go to our township website for the employment opportunity center and also you will see a link for substitute teachers. There are some special considerations for substitute teachers being made if you do not have 60 credits or more. They are taking people who are students that have 30 credits as long as they are enrolled in one college class at that point and they could apply for a substitute teaching.
3. Mayor's Trophy.  
HOLD
4. Woodbridge Hall of Fame.  
HOLD  
The date has been set for October 8, 2023 at 6 p.m. and that will be at the Community Center. Please see the Community Center or you can call them about tickets that are being sold and support your local athletes.
5. Taste of Woodbridge.  
HOLD

6. Charity Raffle.  
HOLD
7. Drive-In Movies.  
HOLD
8. N.A.A.C.P. (*NAACP.org*)  
HOLD  
Please go to NAACP.org for registration. They are serving Woodbridge, Perth Amboy, Sayreville, Carteret and South Amboy.
9. Dr. Martin Luther King Annual Program.  
HOLD
10. Independent Club of Colonia.  
HOLD
11. Tooling Around Program.  
HOLD
12. Boy Scouts/Camping.  
HOLD
13. League Consolidation.  
HOLD
14. Middlesex College  
HOLD  
Students can enroll while they are juniors in high school. If you do it through Middlesex College, there is a possibility you can graduate with your high school diploma and an Associates degree from Middlesex College. Please visit [www.middlesex.cc.edu](http://www.middlesex.cc.edu) to learn more about workforce development and enjoying debt free college while earning a dual degree.
15. Woodbridge Organization of Neighbors Advocating Change.  
HOLD
16. Geo Baker Clinics.  
HOLD

Council President Ficarra: Thank you. Councilman Bauer before I go to you, I know that I sent this to you all separately in detail, but congrats goes out to our own Councilman Anderson for being inducted into the Woodbridge Township Hall of Fame this year.

**HOWIE BAUER, 2nd WARD COUNCILMAN:**

Council President Ficarra: Councilman Bauer.

Councilman Bauer: Thank you Council President. My Agenda is in order. I have one announcement.

1. 2<sup>nd</sup> Ward Road Projects.  
HOLD
2. County Greenway.  
HOLD
3. Downtown Parking on New Brunswick Avenue.  
HOLD
4. Woodbridge Waterfront Park/Keasbey.  
HOLD
5. Hometown Hero Banners.  
HOLD
6. Fords Business Community.  
A. Cruise Night/Trunk or Treat  
HOLD  
Fords Business Community Cruise Night was postponed on Monday due to inclement weather. It is rescheduled for August 21, 2023, 5:30 p.m. – 8:30 p.m. at Siperstein's Paint on New Brunswick Avenue in Fords.
7. Fords/Hopelawn/Keasbey Fire Companies.  
HOLD
8. Fords V.F.W.  
HOLD
9. Troop 53 Boy Scouts of America.  
HOLD
10. Pathmark Property.  
HOLD
11. Brownfields.  
HOLD
12. Hickory Senior Center.  
HOLD

13. Greenway Family Success Center.  
HOLD
14. Highland Grove Swim Pool.  
HOLD
15. Little Libraries.  
HOLD
16. 988 LIFE LINE.  
HOLD

**BRIAN SMALL, COUNCILMAN-AT-LARGE**

Council President Ficarra: Thank you. Councilman Small.  
Councilman Small: Thank you Council President.

1. Woodbridge News.  
HOLD
2. Woodbridge Fire Fighters Local #290.  
HOLD
3. Port Reading Fire and Township First Aid Squads.  
HOLD
4. Woodbridge P.B.A. / S.O.A. #38.  
HOLD
5. Bicycle Lanes/ Bicycle Share/ Bicycle Paths.  
HOLD
6. Electric Vehicle Car Share/ Car Charging Stations.  
HOLD
7. School Projects.  
HOLD
8. S.T.O.W. (Register @ 732-726-2394 for Client Transport ID#).  
HOLD
9. Level Playing Field @ Cypress Recreation Center/Our House.  
HOLD



10. Property Fraud ([www.middlesexcounty.nj.gov](http://www.middlesexcounty.nj.gov) search for “Property Alert” to Register).  
HOLD
11. Inspections at Hotels/Motels.  
HOLD
12. National Public Lands Day.  
HOLD
13. 2-3-8 Marine Fire Rescue.  
HOLD
14. Mayor Mac Café.  
HOLD
15. Light Parade (11/25/23).  
HOLD
16. American Irish Association of Woodbridge.  
HOLD  
Join us on Sunday, September 17, 2023 from 1 p.m. – 5 p.m. at Acacia Center for an open house, watching football and community appreciation.
17. Woodbridge B.P.O.E. Elks 2116.  
HOLD
18. Autograph Signings.  
HOLD

Congratulations to all of the police officers and Sarah from the Health Department who received the awards tonight. Very well done. God Bless all of our Police Officers, Firefighters, EMTs, CERT, and God Bless America. Thank you.

**LIZBETH DEJESUS, COUNCILWOMAN-AT-LARGE:**

Council President Ficarra: Thank you. Councilwoman DeJesus.

Councilwoman DeJesus: Thank you Council President.

1. Housing Authority.  
HOLD
2. Affordable Housing Corporation.  
HOLD

3. Youth and Government Day.  
HOLD

4. History Museum.  
HOLD

5. Police Community Relations.  
HOLD

I would just lie to congratulate the Police Department for a phenomenal National Night Out. It was a great night where families got to interact with our police officers and have family time in a safe and secure place. I would also like to congratulate the police officers recognized today for a job well done and welcome our new Police Officer, Officer Contessa.

6. Youth Employment/Job Fair.  
HOLD

7. Township Parks and Playgrounds.  
HOLD

8. Hispanic Heritage Month.  
HOLD

9. Barron Arts Center.  
HOLD

They have Jazz Poetry Coffee House Readings on August 19, 2023 and September 16, 2023 at 4 pm. Admission is free. For more information, please call 732-634-0413.

10. Free Public Library of Woodbridge.  
HOLD

The children's departments in the library have already received some generous donations of school supplies for the Township Backpack Giveaway. Donations may be dropped off at the library through August 18, 2023. Registration is open again for computer classes at the Main Library and these classes are free. Woodbridge Public Library will also offer ESL digital skills beginner classes and conversation groups with certified tutors at all locations beginning in September. You can call Literacy New Jersey at 908-486-1777 for more information.

11. Veteran's Tax Deduction  
HOLD

12. Girls Sports.  
HOLD

13. Girl Scouts/Scouts Pavilion and Camp; E. William St. Park.  
HOLD

14. Youth Leadership Council.  
HOLD
15. Community Backpacks.  
HOLD
16. Donation of Winter Coats for School Students.  
HOLD
17. Safe Place.  
HOLD
18. Women's Month  
HOLD
19. Mentoring Programs.  
HOLD

Although school has not started yet, most of our high school kids that are trying out for teams or attending practices are up really early in the morning. We just want to ask all of our residents to be cautious when driving because the kids are walking early in the morning or leaving school early in the morning.

Also, at Parker Press Park, Brenda K. Starr will be performing on August 19, 2023 at 7 p.m. as part of our additional concerts that we have. That is all that I have. Thank you so much.

**CORY S. SPILLAR, 3<sup>rd</sup> WARD COUNCILMAN**

Council President Ficarra: Thank you. Councilman Spillar.

Councilman Spillar: Thank you Council President Ficarra.

1. Avenel's Very Merry Holiday Lighting (**11/26/23**) / Port Reading Day.  
HOLD
2. Avenel Arts Village/Train Station/Eric LeGrand Believe Park.  
HOLD
3. Woodbridge River Watch/ Oros Nature Preserve.  
HOLD
4. Port Reading Saints/ Saints Complex Improvements.  
HOLD
5. Avenel Middle School Community Service Club and School Improvements.  
HOLD

6. Port Reading Knights/Sycamore Senior Center/Red Oak.  
HOLD
7. Route 1 Redevelopment.  
HOLD
8. Cloverleaf Redevelopment  
HOLD  
The Township has submitted plans to the New Jersey Department of Transportation for the installation of a new traffic light at the intersection of Greenwood Street and St. Georges Avenue. That's directly across from Wine Chateau and Perkins. This will serve customers and residents that will visit the proposed four retail uses on the Cloverleaf Redevelopment light. The will also allow left turns out of Plaza 35.
9. Avenel Fire Department/Fire Prevention Week Open House **(10/14/23)**.  
HOLD
10. Social Clubs – Avenel Knights of Columbus/Columbian Club, Avenel V.F.W.  
HOLD
11. Woodbridge Developmental Center Property.  
HOLD
12. Cable Commission/Renewal.  
HOLD
13. School 4 & 5.  
HOLD
14. Mileed Way Army Corps of Engineers Project.  
HOLD
15. Maple Tree Senior Center.  
HOLD
16. Greenway Family Success Center.  
HOLD  
There will be a Housing Resource Fair on Thursday, August 17, 2023 from 4 p.m. – 6 p.m. at Alvin Williams Park. There will be a free activity for the children while the parents learn more about potential housing possibilities. Please call 732-734-1569 to register.

The rest of my Agenda is in order Council President. Thank you to all of our Emergency Responders, Woodbridge Police, Fire, EMS, Public Works, and Township Employees. God Bless America.

**DEBBIE MEEHAN, 5<sup>TH</sup> WARD COUNCILWOMAN**

Council President Ficarra: Thank you. Councilwoman Meehan.

Councilwoman Meehan: Thank you Council President. My Agenda is also in order.

1. Inman Avenue Business District Improvements.  
HOLD
  
2. Green Houses – Colonia Middle and Colonia High Schools.  
HOLD
  
3. Evergreen Senior and Youth Center / Senior Services.  
HOLD
  
4. Events:
  - A. Taste of Colonia.
  - B. Have a Heart Food Drive.
  - C. Colonia Easter Bonnet Parade & Egg Hunt.
  - D. Colonia 5K/Chris Jantas Run.
  - E. Colonia Annual Wiffle Ball Tournament.
  - F. Support the Troops Rally.
  - G. Colonia Pride Day.
  - H. Colonia Clean Up.
  - I. Colonia Christmas Tree Lighting.
  - J. Cookies and Can for the Troops and Food Bank.
  - K. Toys for Tots Run.
  - L. Breast Cancer Walk.

HOLD

Just a reminder to get your teams in for the Annual Charity Wiffle Ball Tournament which will take place on Saturday, August 19, 2023 starting at 9 a.m. All teams must be registered by this Saturday, August 12, 2023. All proceeds from this event will be donated to Public Works employee, Eric Baumgartner who is recovering at home from injuries he sustained after being struck by lightning. This year's wiffle ball tour will also be held in memory of Rob Pero, a beloved member of the Colonia community who spent years coaching youth basketball, baseball, football and softball. Rob passed away in May at the age of 55. We hope you will come out and honor him and support Eric and join us for a community day. We will also have a barbecue starting at 10 a.m.

The Colonia Breast Cancer Walk will be on October 21, 2023 starting at Colonia Middle School and will end up at the Springwood Swim Club where we will have an Oktoberfest.

5. Food Pantry.  
HOLD
  
6. Reinhard Manor.  
HOLD

7. Colonia Fire Department/First Aid Squad.  
HOLD
8. Colonia American Legion/V.F.W./Elks.  
HOLD
9. Veteran's Issues.  
HOLD
10. Rahway Valley Sewerage Authority.  
HOLD
11. Cpl. Kevin Reinhard Marine Corps League.  
HOLD
12. Volunteer Directory.  
HOLD
13. Domestic Violence Response Team.  
HOLD
14. AED Program.  
HOLD
15. Springwood  
HOLD

That is all that I have. I hope that everyone is enjoying their summer.

**VIRBHADRA N. PATEL, 4<sup>th</sup> WARD COUNCILMAN**

1. American Legion (T. Nulty Post).  
HOLD
2. Oak Tree Road Special Improvement District (SID).  
HOLD
3. JFK High School Field and Building Improvements.  
HOLD

4. Sucker's Brook Bank Stabilization.  
HOLD
5. 4<sup>th</sup> Ward Road Projects.  
HOLD
6. Magnolia/Willow/Walnut Area Commuter Parking.  
HOLD
7. Sign Ordinance.  
HOLD
8. Cooper Field.  
HOLD

**SHARON McAULIFFE, 1<sup>st</sup> WARD COUNCILWOMAN**

Council President Ficarra: Thank you. Councilwoman McAuliffe.

Councilwoman McAuliffe: Thank you Council President. My Agenda is in order. I have a two announcements.

1. Events:
  - A. Farmer's Market.
  - B. Relay For Life.
  - C. Fishing Derby.
  - D. Saint James Street Fair.HOLD

Our Farmer's Market is open every Saturday from 9 a.m. – 1 p.m. at the Parker Press Park.

2. Main Street SID (Special Improvement District).  
HOLD
3. Chamber of Commerce.  
HOLD
4. Buy Local Program.  
HOLD
5. Transit Village.  
HOLD
6. Blue Acres/F.E.M.A.  
HOLD
7. Main Street and Route 9.  
HOLD

8. Animal Shelter.  
HOLD
9. Dog Park. - Sewaren  
HOLD
10. Arts.  
(A) Woodbridge Murals.  
(B) Gallery on Main.  
HOLD
11. Coast Guard – John Eberhardt 732-213-6457.  
HOLD
12. Sewaren Library.  
HOLD
13. Acacia Center.  
(A) Town Events  
(B) Youth Programs  
HOLD  
On Saturday, August 12, 2023, 10 a.m. at the Acacia Center we have the third free children's play. This is for children ages 2 – 10. The play this time will be Snow White.
14. Sewaren Marina.  
HOLD
15. Environmental Commission.  
HOLD  
(A) Green Infrastructure  
(B) Community Garden  
(C) Trail  
HOLD



**JOHN M. MITCH, MUNICIPAL CLERK**

Council President Ficarra: Thank you. Mr. Mitch.

John M. Mitch, Municipal Clerk: Thank you Mr. President. My Agenda is in order.

1. Liquor License Transfer(s) / Change of Corporate Structure Applications under review.
  - A. Person-To-Person Transfer of Liquor License #1225-33-014-008 from McLoone Holding Company, LLC to Woodbridge Spirits LLC t/a Favorites at Woodbridge.
2. Liquor License Incident(s) / Hearing(s).
3. Liquor License Renewals.
4. Street Closings / Special Events (Block parties, street fairs, carnivals, etc.).
5. Elections.
  - A. **2023** General Election: November 7, 2023  
Early Voting: October 28 – November 5
  - B. **2024** Primary Election: June 4, 2024  
Early Voting: May 31 – June 2
6. Best Practices Inventory.

**MAYOR:**

**ADMINISTRATION & FINANCE:**

Council President Ficarra: Thank you. Director Cimilluca.

Business Administrator Cimilluca: Thank you Council President. I have a Tax and Sewer overpayment. I have a 100% Disabled Veteran and I have a Tax Court Judgement. Thank you Council President.

**POLICE:**

Council President Ficarra: Thank you. Director Hubner.

Director Hubner: Thank you Council President. I have a Traffic Ordinance Amendment. Thank you.

**PLANNING AND DEVELOPMENT:**

Council President Ficarra: Thank you. Director Darden.

Director Darden: Thank you Council President. Just our standard bi-weekly refund resolution. Thank you.

**PUBLIC WORKS/ENGINEERING:**

Council President Ficarra: Thank you. Director Brew.

Director Brew: Thank you Council President. I have a Change Order # 1 for Contract #2023-001-2023 Milling & Resurfacing Road Program. Thank you.

**LEGAL:**

Council President Ficarra: Thank you. Legal team.

Gary Clemente, Esq: Thank you Council President. Nothing this evening.

**RECREATION:**

**HEALTH:**

On a motion made by Council Vice President Anderson and seconded by Councilman Spillar and carried unanimously, Council President Ficarra adjourned the meeting at 6:37 P.M.