

Build Rt 92 OR Preserve Farms & Wetlands?



*“The Supreme Quality of
Leadership is
INTEGRITY”*

Dwight D. Eisenhower

***Leadership in
Turbulent Times***

Vincent R. De Lucia



New Jersey School Boards Association

www.njsba.org | 609. 695. 7600 | 888.88NJSBA

“Anyone can hold the helm when the sea is calm.”



**Publilius Syrus
(85 – 43 BC)**

Roman Slave, Latin Writer best known for moral sayings, proverbs, adages, etc.

A statue of him is prominently featured

In Rome’s Trevi Fountain



My Leadership Experiences

- 34 years: School District Experience - North Brunswick & South Brunswick
- 8 years: Pharmaceutical/Medical Device/Imaging
- 5 years: Small Business Owner (restaurant)
- BS/Education; MA/Instruction; MA/ Education Administration
- **Mayor, South Brunswick: Implemented Balanced Development, Open Space, Farm Preservation, New Government Form, Increased Tax Ratables, Met Affordable Housing, Initiated successful FBI Corruption Investigation**
- **Assistant/Superintendent/Director- Curriculum & Instruction-N&SB**
- **Director of Communications & Professional Development -NB**
- **Principal-Middle School**
- **PIO – Public Information Officer-SB**
- **Regional/District Sales Manager (Pharmaceuticals, EKG monitor, Nuclear)**
- **Regional Sales Trainer-Manhattan (Pharmaceutical)**
- **Chair (numerous professional & community committees and taskforces)**
- **Nationally Board-Certified Teacher; Among the 1st - 79 NBCT - USA**



My Leadership Challenges

- Developing Township's Future
 - Corruption, Hot Anger at Public Meetings, Land Use, Affordable Housing, Farmland Preservation, Open Space, Ratables, Services, Safety, New Form of Government
- Meeting the Needs of All Kids
 - 4 Successful Bond Referenda in 5 years
 - *Fiscal Challenges*
 - Failing Schools
 - Safe Schools
 - Mayor/Council-No Trust in BOE, Supe, & BA



Public Information Officer

“The Voice” of Districts

- **Public Information Officer: South Brunswick BOE**
 - PR/Campaign Strategist
 - Key Communicators, Facilitator
 - Editor/Writer District Newsletters, Informational Campaigns, Communication Plan
 - 4 of 5 building referenda passed
 - 5 of 6 budgets passed by voters
 - 3 lockdowns for weapons
 - Adult errors in judgement
 - Numerous joint press releases with SBPD PIO
 - Represent BOE/Superintendent on News12NJ Morning Show: eliminate class rank
- **Director of Communications & PD: North Brunswick BOE**
 - PR/Campaign Strategist
 - Editor/Writer District Newsletters, Informational Campaigns, Communication Plan
 - 4 budgets passed by voters
 - One referendum passed
 - Communications Plan including Several Press Conferences to inform the community
 - 5 Lockdowns for weapons
 - “Turkey Shooters”
 - Adult errors in judgement
 - Bed Bugs
 - Violent Attack by neighboring HS students – 56 arrested
 - Redistricting Hearings
 - School Uniform Hearings



Leadership Can Build **BRIDGES** of **WALLS**!

How Can You as a Leader Model Exemplary Leadership for All Stakeholders?

Civility?

Respect?

Empathy?

Enthusiasm?

Critical Thinking?

Honesty & Integrity?

Respectful Discussions?

Productive Communications?

Prioritization of Community Interests?



Leadership: Can Build Bridges or Walls?

Traits of Effective, Successful Leadership

- Integrity
- Enthusiastic
- Honest
- Empathetic
- Flexible
- Credible
- Collegial
- Consistent
- Communicates
- Respectful
- Transparent
- Non-Judgmental
- An Effective Listener
- Inclusive and Fair to All Sides
- Inspires a Shared Vision
- Challenges the Process
- Enables Others to Act
- Encourages the Heart
- Delegates
- Thinks Strategically
- Model the Way
- Be Trustworthy



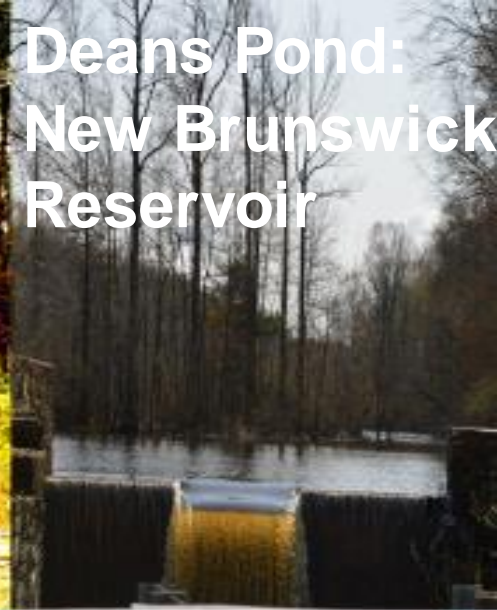
Preserving the Past While Building and Planning for Tomorrow



1840: Fresh Ponds Chapel, Cottageville



Deans Family Cemetery



Deans Pond: New Brunswick Reservoir



Davidson's Mill Park



Carnegie Lake

Why Run for Office?

- “Sunday Drives,” Swim holes, lost NJ Farms
- **Restore Trust, Respect & Integrity**
- **“Cozy” Relationships with Developers**
- **Excessive Variance Approvals**
- **Approvals with 30 year start dates**
- **Create a balance of development:**
 - **Preserve Farms & Open Space**
 - **Maintain a Rural/Suburban Climate**
 - **Increase Ratables**
 - **Housing for all ages, income levels, etc..**
 - **Meet Affordable Housing Obligations**
 - **Citizens for Independent Living**
 - **Senior Housing for ALL needs**
 - **Limit buildings to 4 stories**
- **Honor and Encourage Diversity**
- **Provide Services to all**

Why?
SB was a wonderful community to raise my sons and now my grandkids



**Bonnie Dell Farms Rt 17 @
Rt 3, Rutherford-Shadows
of Met Life Stadium (1960)**



My Story!

What is this?



Have you ever worn a “wire”? Setting the “HOOK!”

“What I got is a \$500 Donation from (developer) Ralph (Rieder)—from John (Lynch). Now, I got it for you. I’d like you to take it and use it any way you want.

It’s cash and it’s just between the two of us. You know he can help you with your political career.

Do this and there is more to come.”

Joe Samarone

Legislative Aide to

NJ State Senate President John Lynch

July 22, 1991



Why Conflict? Hot Anger?

1980 thru Today: Explosive Development

A: High Density Suburban City with high housing densities, 14-story office and apartment buildings?

Choose A or B OR

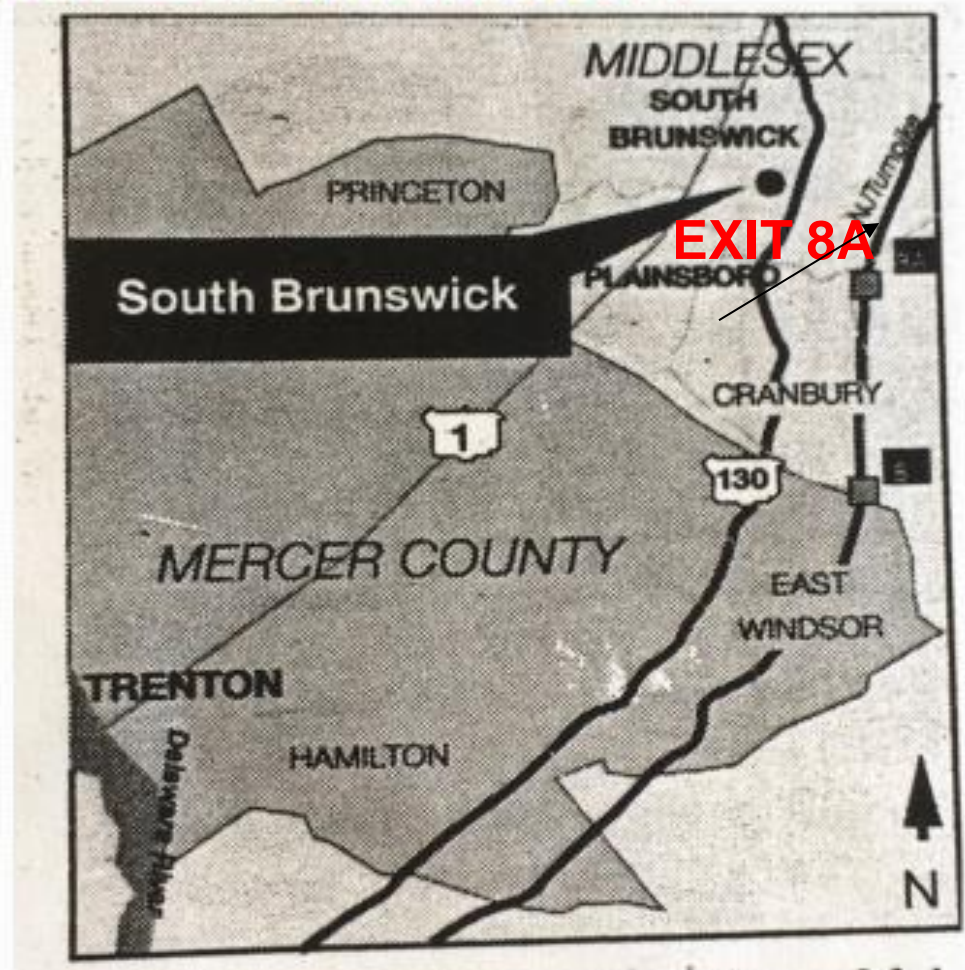
B: Balanced development, Rural Suburban with preserved farms and open space, planned retail development, 4-story height limits with campus like office/ research and expansion of warehouses to serve the *logistics industry at NJTA Exit 8A?

*** Logistics Continue to be NJ's #1 Industry**



Where is South Brunswick?

- Monmouth Jct
- Deans
- Dayton
- Kingston
- Cottageville
- Kendall Park



No Longer a Community of Sleepy Villages

Year

Population

1950

4,001

44 square

1960

10,278

miles

1970

14,058

1980

17,127

Anticipated

1990

25,792

Population @

2000

37,734

Buildout-

2010

43,417

2050:

2020

47,043

96,000-

100,000



Why suspicious of the development process?

Personal Benefits—Elected/Appointed Officials

- **Gifts--appeared on my doorstep the day after being elected! NOT ACCEPTED!**
- **Limos to NYC—Dinners, Shows**
- **Private Plane to NASCAR Races**
- **Projects APPROVALS** unheard of 30-year start dates
- **Ghost House Inspections**
- **Officials: Developer "fact-finding" meetings in restaurants that excluded professional staff**
- **Clustered not interspersed affordable housing**
- **Campaign Donations from developers and supposedly from their individual employees**
- **The Voices of the People IGNORED by Township Committee & Planning Board, but not Zoning Board**
- **Township Planner penalized (raises withheld) for research-based reports opposing development in environmentally sensitive areas that the Mayor (owned property) and Majority enthusiastically endorsed**



The Projects

- **Beekman Manor:** from 569 townhomes and condos to 350 SF homes plus a 25 acre “high & dry” active/passive recreation park
- **Weisenfeld-Deans Pond:** 989 apartments & condos to 200 SF homes and 20 affordable housing duplexes interspersed throughout the development
- **Metroplex:** from 12 - 14 story office buildings to wetlands protection and 6- one/two story campus office buildings, indoor ice-skating rink, SB BOE maintenance and school bus facility.
- **No NJTP Exit 8B:** Proposal Dropped
- **No NJ92:** Woodfield (1250 units), Friendship Village (900+ units) Developments – **Rezoning Denied** Remains RR (1 unit/2 ac), protected wetlands and active parkland,



No Offense Intended E Brunswick, but Not Another Route 18!!

- If you travel on US1 or US130 through SB, have you noticed the clustering of businesses?
limited curb cuts?
- SB US1 is the primary retail commerce center
- SB US130 has few retail stores (built prior to 1985) but has an emphasis on clean industry like office, research & development, and logistics industry?
- The 1991 SB Master Plan established the vision & priorities for SB's future



Developers' Profits

- No Building on Wetlands...Due to SB
- Higher the Density the Greater the Profit!
- RR Zone (Rural-Residential) is 1 unit/2 ac
 - R1 1 unit/ac
 - R2 2 units/ac ($\frac{1}{2}$ ac plots)
 - R3 3 units per ac ($\frac{1}{3}$ ac plots)
 - RC up to 3 clustered attached units/ac



Attempted Intimidation

- **3 am Hang-ups from Middlesex Carting Co**
- **Followed by Pvt Investigators (me, wife, sons ages 8 and 11)**
- **Home Broken into 3X-NOTHING STOLEN; Messages Left!**
- **Garbage Stolen for 18 months to attempt to compromise me**
- **FBI Stakeouts**
- **False Rumors to Undermine My Character and Professionalism**



Sound Familiar?

- **Hot Anger, Emotional Outbursts @ Public Hearings**
- **Personal Attacks @ Public Meetings**
- **Threats of Violence from the Podium, in the Community and Beyond from Rec Fields to Shop-Rite**
- **300-500 Attend Public Hearings**
- **Whisper Campaigns/ False Charges of Pedophilia, Nepotism, Adultery, etc.**



Rumors of Violence

Police presence planned Rumors of violence warranted protection

By Tom Davis
Staff Writer

Responding to concerns raised by the South Brunswick police chief, Rieder Land Technology representatives said they plan to hire a full security staff to protect Metroplex.

David Engel, senior vice president of Rieder, said security staffs are nothing new to large development projects.

"It's a big concern and we're ready to meet the challenge," he said.

Metroplex is a 7.8-million-square-foot office/commercial development proposed for Route 1, south of Deans Lane.

Earlier, Police Chief Frank College said he fears the additional people and cars brought in by the development could create "a strain" on the department.

He cited parking lots — which

make up a large part of the Metroplex project — as one of the most common places for criminal activity. Parking lots, he said, are favorite places for stealing radar detectors, car stereos and other high-priced automobile equipment.

Parking lots are proposed to make up 23,286 square feet of the Metroplex project.

"Parked vehicles are a nemesis to any police department," Chief College said.

The police force plans to address the department's concerns about Metroplex at one of the proposal's later hearings, the chief said.

Township Committeeman Warren Monroe, in turn, said the amount of money generated by Metroplex would offset any strain on the police department.

"When you're talking about a site that would generate \$14 million in tax revenues ... that's going to pay for a lot of police," he said.

Chief College, meanwhile, responded to concerns about the police department's presence at the first Metroplex-hearing last week.

Chief College emphasized that no officer was pulled off his regular shift, and no money was spent for the additional police protection. The police department juggled schedules

in order to have a full staff attend the Metroplex hearing, he said.

Fifteen regular and three auxiliary police officers were stationed at the first Metroplex hearing, held Feb. 5.

Some residents complained about being "intimidated" by the police officers' presence, but Chief College said the additional protection was necessary.

"We were not attempting to dissuade people by our presence," he said. "We were trying to encourage people to attend."

Because of rumors about the potential for violence at the hearing, Chief College said the police had to protect the municipal building.

"If it did get unruly and someone got hurt, I would say that, by malfeasance, I didn't plan properly," he said.

"We normally don't send officers to the Planning Board meetings, but if the rumor mill says there's going to be violence, then we do," he continued.

John O'Sullivan, co-chairman of Citizens Against Metroplex, said his group did not sanction any violence at the hearings.

"You can't fault the chief of police," he said. "I'm really upset that we heard people were out there to cause problems."

NTY PAVING, INC.

SPECIAL!



- **Police sharpshooters on rooftops**
- **Disrespectful Public hearing behaviors**
- **Threats of Violence**
- **“Hot Anger” at public hearings..
Newspapers...Soccer field...Shop-Rite**

Yet, the Township Committee Majority continued to ignore the wishes of the overwhelming majority of residents...



*If you are not a part of the
Solution,
you are a part of the
Problem!*



Model the Way!

- Clarify your personal values
- Set the example by aligning actions and behaviors by establishing shared values
- Establish the principles of the way people are treated and goals are pursued
- Communicate to help when people feel unsure of where to go or how to get there
- Create opportunities for all
- **Do what you say you will do!**



Encourage & Lead From the Heart

- **Recognize and Address Both the General and Individual Needs of those Whom We Lead!**
- **Celebrate the actions that contribute to culture, encourage them and recognize successes**
- **Recognize Contributions by showing appreciation for individual and team excellence**
- **Create a spirit of community and celebrate victories and values**
- **Make people feel like heroes**



NJTP Exit 8A

Exit 8 A- Hotbed of
Residential and Commercial
Development
1980's through today



What Did We Mean by Balanced Development?

- Vibrant clean industries, Tax Ratables (54%)
- Residential Base for any and all incomes, ages, and supports:
 - Apartments, Condos, Townhomes, Manufactured Homes, Senior Living, Citizens for Independent Living, etc.
- Maintain Rural Areas, Respect Neighborhoods, Low Density, Clustered, and Affordable homes, Open Space, Farmland Preservation



Did you know?

**Was the Proposed NJTP Exit 8B,
ONE mile North of Exit 8A Needed?**

Absolutely NOT!

Exit 8B would have benefitted *ONE Industrial Developer* by providing direct tractor/trailer access to his property in an area adjacent to state protected land and proposed preserved farmland at the junction of CR 535 (Cranbury-So River Rd), CR 522 Dayton-Jamesburg Rd) and Davidson's Mill Rd.

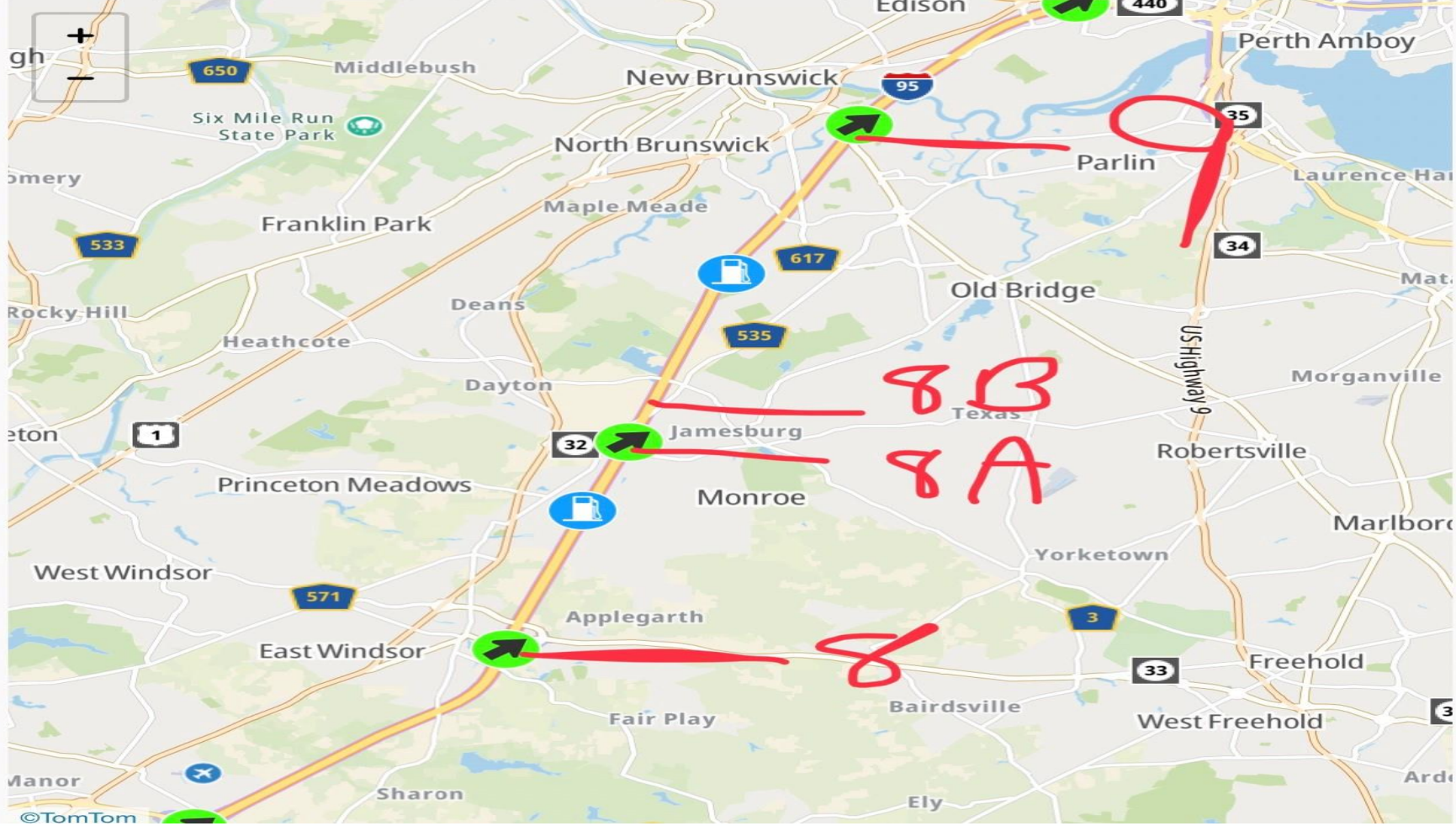


Unlike Parkways, Turnpikes Have Limited Access



NEW JERSEY TURNPIKE IN NEW JERSEY

Use of road signs, highway markers, agency insignia or other logos does not imply any affiliation or endorsement.



In the Path of Proposed NJTP Exit 8B



Voight Stables, Davidson Mill Rd - PERMANENTLY PRESERVED



Was there a need for a NJTP 8B 1 mile North of 8A?

When: Spring, 1991

Where: Senate President's Statehouse Conference Room

Who: NJ Senate President John Lynch, Industrial and Residential Developers, and Legislative Aide Joseph Samarone

***“You can publicly oppose 8B,
just don't mobilize **CAMP**”****

Senate President Lynch

***500 member Citizens Against MetroPlex** formed to oppose 14 story bldgs-Metroplex- US Route One @ Deans Lane

The 12 -14 story office buildings **would have violated the US ARMY Corp of Engineers Wetland Delineation Maps**



14: 12-14 Story Buildings vs.

Farms, Residences & Commercial Neighbors Live Together



5th Generation, Von Thun Farm

Permanently Preserved in the Center of SB



SB
Town
Hall,
Police
Station,
Senior
Center,
&
Library



SOUTH BRUNSWICK CENTRAL POST

© The Princeton Packet Inc. 1989 All Rights Reserved

Thursday, July 20, 1989

Vol. 33, No. 29

50¢

METROPLEX ISSUE

A township divided?

By Tom Davis
Staff Writer

Rieder Land Technology v. Citizens Against Metroplex. Developer v. dogwood trees. Metroplex v. anti-Metroplex. Ratables vs. rural farmland.

Is it a cold, yet civil, war? Has it divided South Brunswick?

According to Rieder representatives, there is no war, nor is there a battle: Metroplex, as the proposal stands now, has already received the support of the township's silent majority, and its eventual approval is a

ANALYSIS

foregone conclusion.

David Engel, senior vice president of Rieder, pointed to Dayton Square Condominium Five Association Inc., a Rieder development, and other non-partisan groups as key to Metroplex's success.

"We (would not have made) an enormous commitment if we didn't think it would be approved," he said,

declaring. "This project will be built."

Mr. Engel also pointed to the zoning of the Metroplex site — Office/Research/Conference — as another indication that something of Metroplex's magnitude and stature will be built there.

Metroplex is a 7.8-million-square-foot office/commercial development proposed for a 506-acre tract fronting Route 1, south of Deans Lane. The project includes 14-story office build-

See METROPLEX, Page 8A

S. Brunswick reassured on train station

By Tom Davis
Staff Writer

Even if plans for Metroplex fall through, NJ Transit officials are apparently ready to build a train station in South Brunswick, according to state officials.

Rieder Land Technology, a co-developer of the train station, has linked the project to the firm's controversial Metroplex proposal, a 7.8-million-square-foot office/commercial development proposed for a 506-acre tract fronting Route 1, south of Deans Lane.

See STATION, Page 8A



Heat builds up over newspaper advertisements

By Tom Davis
Staff Writer

Newspaper advertisements lauding Republican South Brunswick Township Committee candidate Steve Rogers "border on some illegal acts," according to Township Mayor Howard Bellizio.

Mayor Bellizio and Township Committeeman Warren Monroe, both Republicans, are targets of the advertisements, which have been placed weekly in the South Brunswick Central Post by developer Alexander Molnar.

Mr. Rogers, who accepted a \$500 contribution from Mr. Molnar despite an earlier pledge not to accept contributions from developers, said state election regulations indicate the advertisements are legal. He has demanded an apology from Mayor Bellizio for his remarks.

"I have never been subject to such a despicable, disgusting act of politics," Mr. Rogers said. "Those individuals responsible for interpreting the law incorrectly are attempting to discredit myself and my family."

Mr. Molnar, who has contributed \$500 to Mr. Rogers' campaign, indicates in the advertisements that Mr.

Bellizio and Mr. Monroe support two controversial development proposals, Metroplex and Weisenfeld.

Metroplex is a 7.8-million-square-foot office/commercial development proposed for a 506-acre tract fronting Route 1 south of Deans Lane. Weisenfeld, its neighbor, is a 598-unit housing development proposed for a 308-acre tract west of Route 130 and south of Deans Lane.

The most recent advertisement, appearing in the Oct. 5 issue, pictured cartoon caricatures of Mr. Bellizio and Mr. Monroe weeping after their battalion labeled "Metroplex" and "Weisenfeld" crashed.

Beneath that is a cartoon caricature of Mr. Rogers, with "integrity" written on his back, about to shake hands with Mr. Bellizio and Mr. Monroe. Both Republican committeemen are holding knives behind their backs.

The advertisement, covering half the newspaper page, cost Mr. Molnar \$1,000. In the advertisement, there is no indication that the advertisement has been paid for by Mr. Rogers' campaign.

See ADS, Page 4

Warren Monroe says he's tired of the 'brow beating'

By Tom Davis
Staff Writer

South Brunswick Committeeman Warren Monroe said he is tired of the "brow beating" he and fellow township officials have received this year and, in the future, will defend himself more often.

Mr. Monroe, a six-year committeeman, said he is particularly disturbed by criticism appearing in newspapers that has attacked his administration's actions and policies.

Mr. Monroe cited advertisements appearing in the Central Post from

Dr. Alexander Molnar. The advertisements have chided the township committeeman and Mayor Howard Bellizio for the Township Planning Board's approval of Jefferson Plaza.

In January 1987, the Township Planning Board approved Jefferson Plaza, which includes three separate office buildings totaling 24,680 square feet of office space at Route 1 and Raymond Road. Dr. Molnar owns an adjacent lot, according to the Township Planning Department.

Mr. Monroe said he does not know the specifics of Dr. Molnar's com-

plaints. "I don't know what his problem is. Nobody's communicating," he said. Mr. Monroe also questioned criticism in a letter to the editor from Barry Jalk, chairman of the Affordable Housing Agency and Executive chairman of the Township Planning Board.

In the letter, printed in the Sept. 14 Central Post, Mr. Jalk, a Democrat, said Mr. Bellizio and Mr. Monroe "have supported the Metroplex proposal." He also criticized the Republican-controlled administration for supporting density bonuses,

particularly Friendship Village. Metroplex is a 7.8-million-square-foot office/commercial development proposed for a 506-acre tract fronting Route 1 and south of Deans Lane. Friendship Village will include 156 half-family units, 413 townhouses, a 200-bed convalescent care facility and 24,530 square feet of office space on a 324-acre tract bordering both sides of Friendship Village.

Mr. Monroe, in turn, said the Democratic-controlled South Brunswick administration of the late 1970s

and early 1980s created many of the township's problems with overpopulation by granting variances in density.

"We're not doing a damn thing to the town. That was all there to begin with," Mr. Monroe said.

Metroplex, Mr. Monroe said, may not have existed had a Democratic-controlled administration not laid the proposal's foundation in the 1982 Master Plan.

Mr. Monroe said he has made one public comment concerning Metroplex. He once questioned the proposal's request for 14-story buildings, saying the township fire department is not equipped to fight fires in buildings over six feet high.

"The damn thing is so political, it's pitiful," he said of the Metroplex issue.

Mr. Jalk replied that the Republican administration had an opportunity to revise the Master Plan last year, but kept the office/trade zone that is currently the proposed site of Metroplex.

"How can he make such a state-

ment when (Republicans) have long had control of the township?" he asked.

Further, according to Mr. Monroe, Committeeman Ted Cherry's criticism regarding the amount of change orders for the expansion of the municipal complex and library "is nothing but a political move on Ted's part."

"It really makes us look like fools," he added.

The Township Committee has approved 82 change orders on the expansion project since 1986. Mr. Cherry has been critical of the approvals and, as a result, has voted against many new change orders.

Noting the committeeman's re-election campaign, Mr. Monroe questioned the timing of Mr. Cherry's inquiries.

"If Ted was so concerned, why didn't he bring it up a year ago?" he asked.

Mr. Cherry said he is disturbed by Mr. Monroe's remarks, reiterating his stance that the number of change orders on the expansion project is excessive.

"He's out of his mind," he said. "He should have followed my lead" by voting against change orders.



Both Sides Got Personal

LETTERS TO THE EDITOR

Walk away from Vinnie DeLucia and his clones

To the Editor:

During the past few months, we have seen a ceaseless propaganda barrage by the CAMP (Citizens Against Metroplex) organization and the Democratic candidates for this year's Township Committee elections.

Their continued letters to the editor of The Central Post make them sound like the best invention since sliced cheese, hinting that unless they are elected, South Brunswick Township will face years of gloom and despair due to overbuilding.

Nothing can be further from the truth, and we can all rest assured, that if the present Democratic candidates get elected, things will indeed get worse. After all, who was in power when the current Master Plan was devised?

That's right, the Democrats.

We also have had to endure the spectacle of Mr. Vinnie DeLucia grandstanding on any issue, no matter how small, in an effort to get headlines.

On the Ragany Lane water tank matter, Mr. DeLucia was in agreement with the other Committee members but changed his position when some of the local residents objected. On the whole Metroplex issue, even before the applicant presented his case and stated his arguments, there was "Mr. Headlines", DeLucia expressing his opposition and promising everything he could do to stop any type of building.

I'm surprised that "Mr. Headlines" DeLucia didn't walk out of the July 4

parade too, because after all, I'm sure that he could find something in the parade to object to also.

Mayor Howard Bellizio and Loretta McCullough, the Republican candidates for Township Committee, favor responsible and mature government, serving all of the people of the South Brunswick. But not Vinnie DeLucia.

Mr. Bellizio and Mrs. McCullough stay at meetings to see that the business of the town is conducted in a reasonable and orderly manner, but not Vinnie DeLucia. The Republican Party, and Mayor Bellizio, can point to a proud nine-year record of restraining property taxes throughout the township. But not Vinnie DeLucia.

Mr. Bellizio and Mrs. McCullough have supported statewide candidates that pledged to hold down sales, income and property taxes. But not Vinnie DeLucia.

Mr. Bellizio and Mrs. McCullough have given service to this town for many years, in a confident, competent, and low-key manner. But not Vinnie DeLucia.

This year's Democratic candidates should be called "Deluciaocrats." Can you imagine either of the Democratic candidates coming up with an original idea or thought without Vinnie DeLucia pulling their strings first?

What record of accomplishment do Jimmy, Jake and the Deluciaocrats have? What have they done for this town? Worse yet, what will they do to this town?

If you like Jim Florio and the other Democrats and what they've done to this state in the few short months since they've been in power, you'll love the Deluciaocrats. Let's see Jimmy, Jake and the Deluciaocrats publicly state their opposition to the Florio tax plan, and let's challenge them to sign the "Hands Across

New Jersey" petition.

It also appears that Jimmy, Jake and the Deluciaocrats are working to force Ted Cherry from their party, because he doesn't tow the radical anti-development line. No wonder that in last year's election, most Democrats and many Republicans voted for Ted. They saw the future of the Democratic Party in South Brunswick, and the nightmare turned out to be the Deluciaocrats.

To those regular Democrats, who don't look forward to the specter of the Deluciaocrats, do not reject this man, Ted Cherry — do not leave him without honor in his own party.

We've seen the Deluciaocrat candidates, and just remember: after Vinnie walks away from meetings, after Vinnie walks away from the taxpayers, after Vinnie walks away from the headlines, let's walk away from Vinnie and his Deluciaocrat clones.

Douglas G. Hoffman
Kendall Park

Don't throw away your right to vote

To the Editor:

Citizens across this state, and indeed across the nation, are up in arms these days about all sorts of issues: taxes, new regulations, restrictions, etc., brought upon us by politicians — from the president, Congress, governors, and others, right down to various municipal big-wigs.

So why, ask I, do so many Americans choose to stay away from the polls on

See LETTERS, Page 7A

SOUTH BRUNSWICK IS TOO BEAUTIFUL AND TOO YOUNG TO DIE!!!

BUT THE TRIUMVIRATE Is Feverishly Working At It To Destroy Our Town, Railroad Through the Rezoning of The Wiesenfeld Tract, METROPLEX!

We have Good People Fighting For Us:

VINCENT DELUCIA

Committeeman/Our Future Mayor

Jake Rodrigues

Jim Hearon

For Township Committee!!!

Republicans or Democrats Go and Vote for Them. That is Your Answer. That is Your Future!!!

Then You Will Have Joe Spitaro as honorary chairman of the Planning Board. Terry Zak as Chairman.

THESE PEOPLE ARE FIGHTING FOR US!

Yes, We want to see an orderly growth and we want to see these Jokers out!!!



Would you buy a used car from these guys?!

P.S. Ms. Gaylord resigned as Chairman. We should say, sorry, but not really!

CONGRATULATIONS! CAMP!!!

Lou Schwartz, Mike Hajek, all of you. At Tuesday's meeting, the Tide has started to Turn!

Wholeheartedly yours,
Dr. Alexander Moinar (one of you)



SOUTH BRUNSWICK CENTRAL POST

The Pioneer-Packet Inc. 1990-1991 Rights Reserved

Thursday, May 3, 1989

Vol. 11, No. 1

Advisory Group: Move meetings to high school

Public participation is Democratic way

Unfortunately recent weeks have shown that the format of the Metroplex hearings have become as controversial as the project itself.

Implementation of my recommendation by the Mayor to review by ad hoc committee the procedure to hear this application, and thereby reduce the Mayor's justified frustration that has led to disruptions is overdue. I, however, do find it appalling that it took a public outcry and a Central Post editorial to force the issue. The request for a legal opinion on the "rights of committee chairpeople" was both premature and devious.

Prior to requesting this legal opinion, the problem of disruptions at public meetings should have been discussed by the township committee where the factors that have caused these disruptions would have been discussed and the actual problem defined. Solutions to problems can be developed, evaluated, and implemented only after the problem is defined.

The task of the advisory committee is to determine the basis for the frustration that has caused people to speak out of turn and then develop strategies to address them. Whether the reasons be factual or perceptual they must be addressed.

The perception, valid or not, is that the planning board has lost control of the hearings and is permitting the attorneys for the board and the applicant to not only dominate but also run the meetings. The validity of this perception must be addressed. The roles and the rationale for the roles and actions of the professionals, the chair, and the board members must be thoroughly explained to the public. If the perception is correct and determined improper revisions must be implemented; if not, the explanation will suffice.

A second perception is that the board is discouraging testimony from the public by eliminating public input at the beginning of each meeting; by delaying public input until a very late hour; by holding the hearings in a small facility; and by intimidating the public with a significant police pres-

A DEMOCRAT'S VIEW

Vincent DeLucia

per to each voted decision the board makes.

c) In respect to citizens, boardmembers, and the applicant the final public hearings and Metroplex vote should be held after Labor Day to ensure the maximum public participation needed to build the consensus the Mayor has stated he desires.

d) At the least, two meetings should be set aside at the conclusion of the applicant's presentation for unlimited public input. These meetings should be held at the high school with video and audio monitors positioned throughout the auditorium.

e) Meetings should be restricted to weeknights in respect to those with family and religious weekend obligations.

It has been stated time and again that we are now deciding the fate of our children. No matter what the final decision is on Metroplex there will be some who are dissatisfied. However, if the people feel that they have been given the opportunity to express themselves to a planning board that has not prejudged the project, they will more readily accept the decision rendered.

Let's give people a fair chance to be heard and treat them with dignity and respect. They will in turn do the same.

Vincent DeLucia is a South Brunswick Township Committeeman.

Trip planned to Neil Simon play

Pioneer Grange #1 of Dayton is sponsoring a bus trip to see "Star Spangled Girl" a hilarious Neil Simon hit on Aug. 18. Bus will depart the Grange Hall located on Route 522 at 10:15 a.m. and will return by 6 p.m.

Price of the trip is \$39 and includes bus transportation, meal and show, taxes and tip on meal. After the show there will be time to browse through Flemington. Reservations are now being accepted. Phone (201) 521-2630.

**DAYTON
AUTO REPAIRS
AT EDISON GENERATOR**



Public participation is Democratic way

Unfortunately recent weeks have shown that the format of the Metroplex hearings have become as controversial as the project itself.

Implementation of my recommendation by the Mayor to review by ad hoc committee the procedure to hear this application, and thereby reduce the Mayor's justified frustration that has led to disruptions is overdue. I, however, do find it appalling that it took a public outcry and a Central Post editorial to force the issue. The request for a legal opinion on the "rights of committee chairpeople" was both premature and devious.

Prior to requesting this legal opinion, the problem of disruptions at public meetings should have been discussed by the township committee where the factors that have caused these disruptions would have been discussed and the actual problem defined. Solutions to problems can be developed, evaluated, and implemented only after the problem is

A DEMOCRAT'S VIEW

Vincent DeLucia

per to each voted decision the board makes.

c) In respect to citizens, boardmembers, and the applicant the final public hearings and Metroplex vote should be held after Labor Day to ensure the maximum public participation needed to build the consensus the Mayor has stated he desires.

d) At the least, two meetings should be set aside at the conclusion of the applicant's presentation for unlimited public input. These meetings should be held at the high school with video and audio monitors positioned throughout the auditorium.

e) Meetings should be restricted to weeknights in respect to those with family and religious weekend obligations.

It has been stated time and again that we are now deciding the fate of our children. No matter what the final decision is on Metroplex there will be some who are dissatisfied. However,

Township needs to work together for unity

The celebration of Dr. Martin Luther King, Jr.'s philosophy co-sponsored by South Brunswick's Concerned Black Parents and the Clergy Association was an event that should serve as a model for our community as we face the difficult challenges of 1990.

Dr. King's commitment to a universal set of ideals was as unyielding as was his commitment to achieve these goals through means that were neither verbally nor physically violent.

It is unfortunate that although rare, public discussions in South Brunswick have at times deteriorated to stereotypical remarks and personal attacks. While many fingers of blame have been pointed toward civic groups and individuals, no one has indicated a willingness to accept responsibility for these deplorable acts.

As a member of the Township Committee I believe that the Committee must accept partial responsibility for those acts and that it is our responsibility to reduce the chance of recurrences through example and positive measures that will reduce the emotional frustrations that often precede these acts.

A DEMOCRAT'S VIEW

Vincent R. DeLucia

Sunday night's keynote speaker, Herald Sims, seemed to be addressing our entire community when he asked the attendees to not forget that although we all arrived in this land by different ships, we are all in the same boat now and only by working cooperatively will our journey be successful.

Our challenges of development, taxes, and services are emotional issues. Human emotions become more acute and behavior less rational when people feel that their opinions are being heard, but not listened to.

Time and again the prevailing decision by our Planning Board and Committee has

favored the developer. The basis for these decisions has been that the "silent majority" concurs and that the people of our community are only concerned with issues that directly affect them.

The massive concern from citizens throughout this township proves that we do not suffer from the NIMBY (not in my backyard) Syndrome. Those who have characterized our concerned citizens as a group of "radicals" are misinformed. We must all accept that there are multiple points of view and work to build a consensus of opinion.

Following an analysis of our planning process last fall, I have continually advocated that the Township Committee sponsor a series of public hearings prior to the reviews of the controversial Weisenfeld and Metroplex projects to develop a philosophical statement of development that will guide our community's development.

Strict interpretation of the Master Plan vs. the use of the plan as a negotiating starting point with developers, density bonuses in exchange for infrastructure improvements; preservation of open

space;ousting neigbors; and the ma single family and multiple family dw ingns are among the issues that must be addressed.

It is through these discussions that can begin to build the necessary consensus that will ensure that the future of our community is not based on the vision of a few and that constructive discussion will take place.

I applaud the Mayor's recent statement that he would not vote for any rezoning without complete bi-partisan support. I further encourage the other members of the Committee to not only do the same, but challenge the members of Planning and Zoning Boards to adopt the same tenet when reviewing all proposals. It is through this process that we can build a consensus and that the people of South Brunswick will not only know their voices are being heard and listened to but that they have ownership in decisions being made for them.

We may have arrived on different ships but we are all in the same boat now. Vincent DeLucia lives in South Brunswick with his wife and two sons.

Metroplex

SOUTH BRUNSWICK CENTRAL POST

Thursday, April 25, 1991

New ruling on wetlands could limit Me

By Hank Kalot
Staff Writer

The township plans to continue its appeal of Jersey Center Metroplex's exemption from freshwater wetlands regulations despite a clarification of the state's ruling Friday.

Attorney General Robert Del Tufo's latest interpretation of the 1987 Freshwater Wetlands Act could affect the size and scope of the project by limiting the wetlands on which developer Sam Rieder and Sons could build.

"The appeal will go forward," Township Administrator Louis Goetting said Wednesday morning, "and we expect the attorney general's office to cooperate and that his statement will become part of the record."

The township is pursuing an appellate level

appeal of DEP's December ruling exempting the 7.8 million-square-foot office and commercial park from the act.

The decision was based on a clarification of the exemption clause by Mr. Del Tufo. The original clarification grandfathered projects that received permits and approvals prior to the law's inception.

However, the attorney general said Friday that independent interpretations of his clarification were erroneous because they assumed that an entire project could be exempted if conceptual plans, or subdivision approval for a portion of the larger project, were approved.

The attorney general added in his written statement that the exemption "centered exclusively upon projects which had reached the preliminary approval stage" — projects

substantially well along in planning and development.

He added that the exemption applied to "only the specific property involved."

"The re-clarification will aid us in our appeal," Township Attorney Paul Catanese said Wednesday. "But I don't think it went far enough."

Mr. Catanese said the attorney general should have better clarified what constitutes a project under the 1987 legislation.

"The question that needs to be answered is, specifically, 'How far along do you have to be before an application is considered a project?'" he said.

Mayor Vincent DeLucia said Tuesday that he felt the attorney general's statement Friday was in keeping with the principle behind the

township's

"My and

eral's clarifi

same issues

"What is

Metroplex?"

David Ein

for Sam Ri

receive the

had time to

"It's curr

rather not c

opportunity

"We beli

the right dir

a positive

precisely cl

Metroplex p

SOUTH BRUNSWICK CENTRAL POST

Vol. 35, No. 20

Thursday, May 16, 1991

50¢

AG denies Metroplex lawyer's influence on wetlands

By Hank Kalot
Staff Writer

The attorney general has rebuked a law firm representing Jersey Center Metroplex for suggesting the firm was directly responsible for a "major reduction in the amount of land subject to wetlands regulations," a move that would benefit developers.

In an April 23 letter addressed to Herbert C. Klein, a senior partner in the Clifton law firm of Klein Chapman, Attorney General Robert Del Tufo criticized the firm for attempting to "suggest the existence of some special entree" into the attorney general's office.

"The suggestion that you or your firm had anything to do with the formulation and issuance of Formal Opinion No. 3, or that you or your firm have some special standing

here, are not only totally false but also constitute unwarranted and unacceptable attempts to slur the standing and reputation of this professional office," the letter states.

The attorney general's letter was a response to an earlier letter from the Clifton firm addressed to the New Jersey Builders Association and distributed at the association's January wetlands seminar in which the firm claimed that it had caused the change. Mr. Del Tufo was apparently reacting to what he perceived of as the political nature of the letter.

Mr. Klein, a former Democratic Assemblyman from Passaic County, currently sits on the Democratic State Committee's fund raising board and served on the governor's transition committee. The Press of Atlantic City reported in March that Mr. Klein, his law firm partners and relatives have contributed more than \$44,500 to

Democratic candidates since 1989. In addition, The Press reported, Mr. Klein has been personally contributing to Gov. Florio's gubernatorial and congressional campaigns since 1981.

Timothy Haley, an attorney with Klein Chapman and author of the letter to the builders' group, said his firm had not done anything wrong and he believed the "attorney general engaged in an emotional reaction to something that has caused him political discomfort."

The firm, Mr. Haley said in his letter, convinced the state Department of Environmental Protection and the attorney general's office that the 7.8 million-square-foot office/retail park qualifies for an exemption from the 1987 Freshwater Wetlands Act because of preliminary and site-plan approvals obtained

or applied for from the township prior to the effective date of the legislation.

The December ruling, which was revisited by the attorney general in April, placed the Metroplex project under the jurisdiction of the less stringent Army Corps of Engineers' wetlands rules.

The attorney general was out of the country and could not be reached Wednesday, but his press secretary, Ann Crawford, said he stood by his letter.

David Engle, spokesman for Metroplex developer Sam Rieder and Sons, said the developer had nothing to do with the letter.

"Nobody in my company authorized or reviewed that letter before it went out," he said Wednesday. He added that it was the merits of the case and not the Klein Chapman firm that caused the attorney general to review the exemption clause of the wetlands

act.

Michael McGuinness, director of environmental affairs for the builders' association, said he had "no interest in addressing the substance of the letter" because it had "nothing to do with the NJBA or its members." He explained that the letter was left at the January seminar but was not distributed to members.

"A pile of them were left on a rear table," he said. "They were not part of the package and we did not allow them to be distributed at the seminar."

Township officials were reluctant to comment on the letter because of pending litigation. The township in January filed an appellate level appeal of the attorney general's decision in Superior Court. A hearing on the appeal has not been scheduled.

Two-cent



Metroplex

- January 1991, 4th day as majority, Bi-partisan SB Township initiated a successful suit against the State of NJ to ensure the enforcement by State of NJ of the Army Corps of Engineers Wetlands Delineation Maps.
- The suit was joined by the Audubon Society and other pro-environment groups.
- The SB Planning Board rejected the height of the proposed buildings.



When Citizens Unite = Success

t 10

digifind-it.com

CENTRAL POST

The Princeton Packet Inc. 1990 All Rights Reserved
Thursday, February 8, 1990

Vol. 34

14-story buildings rebuffed Planning Board overwhelmingly objects

By Tom Davis
Staff Writer

While television cameras and policemen surrounded the 300-plus crowd attending Monday's Metroplex meeting, the Planning Board provided the most intriguing news during the controversial development proposal's first hearing.

In a resolution, the Planning Board overwhelmingly objected to Kieder Land Technology's 14-story building proposal for Metroplex.

As part of the 7.8-million-square-foot Metroplex, Kieder has proposed two 14-story office buildings and a 14-story hotel,

all of which exceed the township's height restrictions of four stories or 34 feet.

Twenty-five other Metroplex buildings, which range from five to 12 stories, exceed the township's height requirement, said David Engel, senior vice president of Kieder.

Mayor Howard Bellizio, often called pro-development by his detractors, proposed a resolution advising Kieder to drop its 14-story building request.

"This concept, while it is interesting, it is an extreme proposal," Mayor Bellizio said. "Buildings of this height would be out of character for our community now or in the

foreseeable future."

Planning Board member Joe Spataro, in response, questioned Mr. Bellizio's overture, calling it "interesting."

"I've always been trained that the applicant has the right to present his wares," Mr. Spataro said.

Kieder representatives, in turn, acknowledged the Planning Board's "advisement."

"Mayor Bellizio threw down the gauntlet, and rightfully so, that the applicant is heavily challenged," said Arthur Greenbaum, attorney for the applicant.

See METROPLEX Page 6A



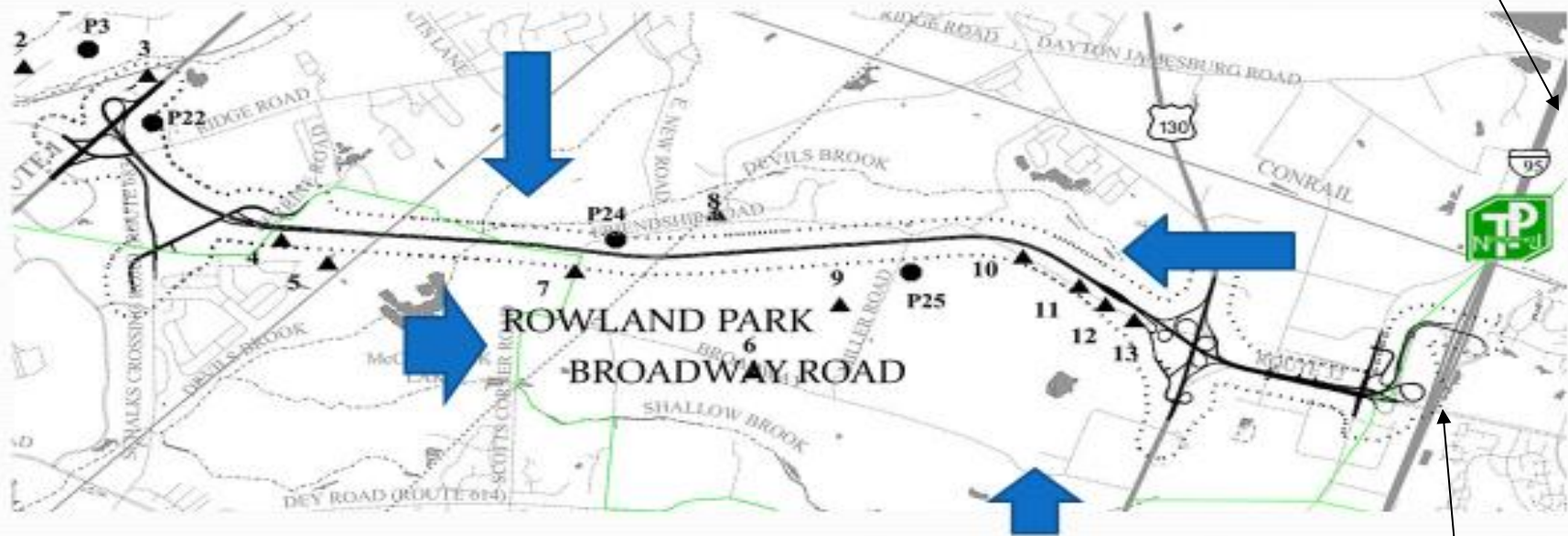
Protesters lined the entrance to building for Monday night's hearing

Rt. 27 'Cra





Rejected Exit 8B



Exit 8A

East



NJ 92- first proposed in 1936

- 1988's Rt 206 Rocky Hill to Exit 8A

South Brunswick **REJECTED**

- *Alt 1: Rt 27 Kingston to Exit 8A

South Brunswick

- Alt 2: Hightown By-Pass CR 571

West Windsor to Exit 8 E

***Due to extensive wetlands:**

- **This route could never be approved/land never developed**
- **Developers purchased the properties, petitioned to increase densities and rezone it from RR (1 unit/ac) to R2 (2 units/ac)**
- **Rezoning would increase the value of the land, increasing their profits if sold to NJTP for S92!**
- **Partner/ Realtor & NJTP Counsel: Brothers**



Was there a need to provide a more efficient route and relieve traffic on CR 571 and local roads from Princeton/Montgomery/Rt 206 to the NJTP?

Absolutely YES!

But, NOT at the EXPENSE of WETLANDS and a Major Aquifer!



NJ92, a Road Never to be Built!

- **Opposed by Affected Towns' Mayors**
- **Opposed by NJ EPA**
- **Opposed by Environmental Groups**
- **Wetlands**
- **Major Aquifer**
- **An area of SB to remain RURAL**
- **Farmland Preservation**
- **Open Space Preservation**
- **By Petitioning to Rezone From RR to R50, it would increase the housing density**
 - from 1 unit/2 Ac TO 50 units/Ac**
- **Which Makes the Land More Valuable to Sell**



**Rt 92 Path
Permanently
PRESERVED**

Rowland Park



TOWNSHIP OF SOUTH B



Rezone proposed protected areas from RR to R2? The SCAM

2015 Dollars

- Woodfield property = 660 ac w/ significant wetlands
- Undeveloped One Acre = \$100,000 - \$200,000/ac
- RR = 330 SF Homes @ \$500,000-\$1,750,000
- R2 = 1320 SF Homes @ \$400,000-\$700,000

Woodfield “paper proposal”

- 795 SF Homes
- 429 Multi-Family Units including 128 Affordable Housing Units
- **NJTP Attorney and Woodfield Real Estate Broker--
Brothers**



Increased Density = \$335 Million Additional Profit Rezone from RR to R2 Never to be built...

- RR 330 SF Homes @ \$500k = \$165,000,000
- R2 1320 SF Homes @\$400k = \$520,000,000
- **RR to R2 = \$355,000,000 in additional profit***
- The entire proposed development was in the path of the PROPOSED Rt 92

- **Note: Increasing the Density from RR to R2 increases the value of the undeveloped land which increases the profit if the land's owner sells it with those approved density increases.*



Mayors offer alternative Route 92 bypass plan

By Cathy Anderson and Hank Kalot
The Packet Group

The mayors of seven area communities, including South Brunswick, are offering an alternative to the state Department of Transportation's Route 92 "Princeton Bypass" that was scrapped earlier this year due to wetlands and other environmental obstacles.

The scaled-down alternative, known as Alternative A, now being discussed would replace the state's original four-lane bypass proposal connecting Route 206 at the Montgomery/Princeton Township border and Route 1 in South Brunswick.

The mayors' proposal calls for a two-lane bypass with five additional intersections making the Princeton Bypass less of a freeway and more of a county road, officials say. Beginning at the intersection of Route 206 and Cherry Valley Road in Montgomery, the new route would run east along the

border of Montgomery and Princeton townships, remaining within Montgomery.

It would intersect Mount Lucas Road in Princeton Township, Bunn Drive in Princeton Township, Route 603 in Franklin Township and the new Trap Rock Road in Franklin Township.

The route would eventually intersect Route 27 just south of Raymond Road and Route 1 just south of Ridge Road, where the eastern portion of Route 92 is currently proposed to begin.

The South Brunswick Township Committee informally endorsed the new proposal at a work session Monday night and is expected to pass a formal resolution next week.

"The proposal would bypass Raymond Road and the village of Kingston and be essentially a two-lane county road," Mayor Vincent DeLucia said Tuesday. Township Administrator Louis

See **BYPASS**, Page 9A

NJ Rt 92

Committee endorses Route 92 alternate

An alternative to the state Department of Transportation's Route 92 Princeton Bypass was unanimously endorsed by Township Committee on Tuesday night bringing the Route 206/Route 1 connecting route one step closer to fruition.

"We believe that this alternative addresses a serious potential traffic problem in Kingston," Township Administrator Louis Goetting said. "The communities involved are saying to DOT, 'Don't walk away from Route 92.'"

The scaled down alternative, known as Alternative A, proposed by the seven affected towns calls for a two-lane rather than four-lane bypass beginning at the intersection of Route 206 and Cherry Valley Road in Montgomery and running east along the border of Montgomery and Princeton townships.

After crossing the Millstone River, it would arc southward into Franklin Township before intersecting Route 27 just south of Raymond Road. The road would then continue to Route 1 where it

TOWNSHIP BRIEFS

would connect with the eastern portion of the proposed Route 92 just south of Ridge Road.

An additional southern spur running parallel to Route 1 taking traffic from the alternate route to College Road and the Princeton Forrestal Center also is being discussed.

The Princeton Regional Planning Board, which represents both Princeton Borough and Princeton Township, voted last week to recommend that the two Princeton's Township Committee and Borough Council approve the alternate route.

In addition, the governing bodies of Plainsboro, Franklin, Montgomery and Rocky Hill must also adopt the scaled-down proposal. In addition, approval is needed from Middlesex, Mercer and Somerset counties and the DOT.

See **ROUTE 92**, Page 10A

Princeton Bypass called unfeasible

By Mark A. Vieth
The Packet Group

Wetlands and other environmental obstacles may have rendered the Route 92 "Princeton Bypass" impossible, state transportation officials said Monday.

Department of Transportation spokesman Randy Linthurst said that while the state never selected a specific route for the bypass, the 300-foot-wide highway was intended to link Route 206 to Route 1 and ultimately the New Jersey Turnpike near Hightstown.

"The bypass was just a proposal," Mr. Linthurst explained. "They never got into the design of it."

The Princeton-Bypass was to be part of a massive state project that includes building a Hightstown Bypass to connect Routes 571 and 33, and connecting Routes 1 and 130 with a roadway to be called Route 92.

The purpose of the project is to improve traffic circulation on the choked main roads in the central part of the state, officials said. With the Princeton Bypass construction, the cost of the project had been estimated at \$190 million.

Although the state never released a specific route for the bypass, Rocky

Hill Mayor Brian Nolan said proposed alignment for the highway was from Route-1 through King to Montgomery, south of Rocky Hill.

At a meeting with officials of Mercer, Somerset and Middle counties Monday, Christine Johnson, the DOT's assistant commissioner policy and planning, said the state final alignment for the bypass we have affected 100 acres of wetlands and other environmentally sensitive areas, including a federal Superfund cleanup project at Kingston's High disposal site.

Ms. Johnson said the environmental issues were "unresolvable" despite a dozen different proposed alignments over the years. So DOT plans to close the bypass portion of the Route 92 project summer.

However, to try to ensure efforts to reduce congestion disappear with the bypass, officials from South Brunswick, Montgomery, Rocky Hill, the Princeton's several other local communities expected to discuss alternative projects to improve traffic circulation in the region, Mr. Nolan said. Towns will present ideas to DOT July 15.

Township has own ideas about Route 92 alignment

By Hank Kalot
Staff Writer

(EDITOR'S NOTE: This is the second in a series on the future of Route 92 and its effect on South Brunswick.)

Route 92, the proposed state highway linking the Princeton area and the New Jersey Turnpike, could have a very different look if South Brunswick Township has anything to say about the issue.

Although the Department of Transportation filed alignment preservation maps with the township and all affected municipalities and counties in 1989, the township is hoping the state eventually will choose a more southerly route than the one being preserved.

The township is most concerned about the stretch of the highway that

A LONG AND WAYWARD ROAD

Second in a series

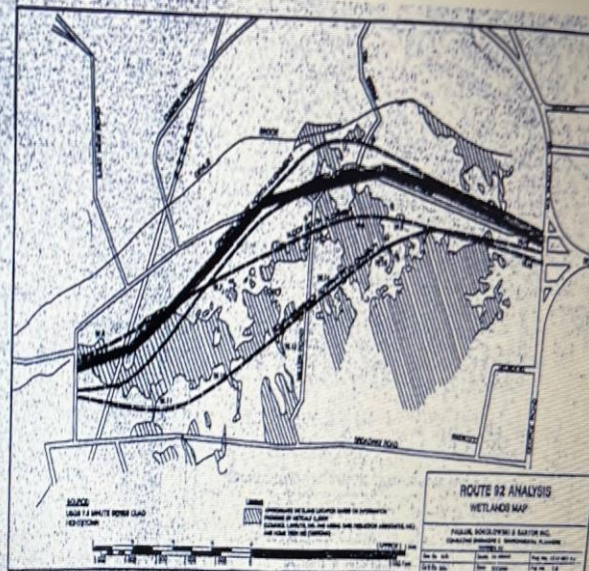
tumpike. The route as presently envisioned would re-enter the township from Plainsboro at Friendship Road and continue northeast before following the contour of Friendship Road, crossing it twice, and merging with Route 130 at Route 32.

According to township officials, that route would be too disruptive to the area. It has proposed an alternative that would continue east for about a half-mile before bearing northeast, crossing Miller Road and bearing east again until it connects with Route 130 and Route 32.

prepared by the township's Planning Department, said the "South Brunswick Alignment" could have "significantly less impact on the nearby community and natural resources."

At the time of the township's study the state was using a slightly different alignment than the one currently on file. The state at that time was working with a pair of alignments, one running farther north of Friendship Road than the present one and one that ran south of Friendship Road but north of the South Brunswick alignment.

The report examined the effect of those alignments as compared to the South Brunswick alternative on the area's farmland, critical areas, zoning and the three alignments' impact on the existing community.



The above map shows the positions of the state's most recent revised north alignment (gray line) and the South Brunswick alternative for Route 92 in the area of Friendship Road. United Broadway's Woodfield tract is at the bottom left between Colebrook Mill and Ridge Road.

On December 1, 2006, the NJTP terminated its plans to build the “Rt 92” spur from Ridge and 1 in South Brunswick to 8A in Monroe



Sending Messages

**3 Break-ins, Nothing Stolen Except Garbage,
“Messages” Left, ES Sons Followed, Anti-Italian
Spray Painted on the Garage Doors...
Garbage, Beds Made, 3AM Calls**



Friendship Village—Not Part of Scam

- Adjacent to Woodfield, in the path of 92
- Planning Report for All Proposed Developments
- Mayor at the time advocated for project
- Planning report opposed changed use
- **Mayor/Majority so outraged they withheld raises for the Planning Director for doing his job with integrity**



Great Leaders

- Think Strategically
- Delegate Power
- Empower
- Share Power
- Communicate
- Integrity
- Empathy
- Flexibility
- Enthusiasm
- Model
- Inspire
- Challenge

Encourage & Lead from the Heart!



Commitment to Truth

- Truth Matters!
- Will you be remembered as a leader who...
 - stood firmly for truth?
 - stood silently during controversies?
 - failed to be fully transparent

It's About Integrity!



An Office in a Strip Mall and a Nearby McDonalds

Setting the HOOK...

US 206/ S. Broad St, Hamilton



“Setting the HOOK!!

“What I got is a \$500 Donation from (developer) Ralph (Rieder)—from John (Sen. President Lynch).

Now, I got it for you.

I’d like you to take it and use it any way you want.

It’s cash and it’s just between the two of us.

You know he can help you with your political career.

Do this and there is more to come.”

Joseph Samarone, FBI Recording of Meeting with Mayor DeLucia
Legislative Aide to NJ State Senate President John Lynch

July 22, 1991



“Successful leaders see the opportunities in every difficulty ... rather than the difficulty in every opportunity.”

Reed Markham
Educator, Author, Consultant



Restoring the Trust of the Community

- Breaking the Pattern of Excessive Variances
- Breaking the Pattern of Excessive 30- year Project Approvals
- Building working relationships with developers w integrity and a community focus
- Ending the acceptance of gifts
- Making the decision-making process transparent



Beekman Manor

Following months of discussions, the developer voluntarily changed the development from multi-unit apartments, townhouses and condos to single family homes, reduced the number of units, incorporated affordable house units, and donated 25 acres of dry land to the township for an active/passive recreation park.

Testimony heard on 569-unit project

By Pete Donohue
Staff Writer

Residents of the southeast corner of South Brunswick Township and a few municipal officials continue to be less than neighborly to the Friendship Village proposal.

Testimony regarding the controversial 569-residential-unit development plan was heard by the South Brunswick Planning Board Tuesday night. The hearing is scheduled to continue Tuesday, Feb. 14.

About two dozen interested residents filled the municipal meeting hall to hear the developers proposal, which also includes a 200-bed congregate care facility and a small shopping center.

During the public section they argued the development would overburden the municipality's school, water and road systems. Some noted disapproval with the use of critical eas in calculating permitted densities, while others questioned the pace which the project was proceeding. Representatives of the developer, one Tech Industries, on the other hand, discussed road improvements



CENTRAL POST

The Post-Opinion Periodical Inc. 1988 All Rights Reserved
Thursday, July 27, 1989

Price 35c

30c

Republicans tap second candidate

By Bob Jones
Staff Writer

Searching for a second candidate to challenge the incumbent Mayor Howard Bellizio, the South Brunswick Republican Party has tapped a second candidate to run in the upcoming municipal election.

See OMBEGATE, Page 4A



Lorena W. McCullough

DeLucia walks out of meeting

Charges Mayor Howard Bellizio 'playing political games'

By Bob Jones
Staff Writer

In a dramatic gesture, Councilman DeLucia walked out of a meeting of the South Brunswick Municipal Council on Tuesday night, charging Mayor Howard Bellizio with playing political games.

DeLucia's departure followed a heated discussion about the proposed budget for the next fiscal year. He accused the Mayor of manipulating the council's agenda to serve his own interests.

The meeting was adjourned in a tense atmosphere. DeLucia's actions have sparked speculation about the future of his council seat.

Mayor Bellizio responded to the charges, stating that the council's decisions are based on the best interests of the community.

See OMBEGATE, Page 4A

Bookmobile serves a changing community

By Susan Weisbach
Staff Writer

South Brunswick's bookmobile is serving a changing community by providing access to books for residents in various parts of the town.

See BOOKMOBILE, Page 4A

Construction to close roadways



Rieder to launch balloons

By Bob Jones
Staff Writer

Mayor Howard Bellizio will launch balloons to celebrate the town's anniversary. The event is scheduled for a date in the near future.

See BILLOPES, Page 4A

POST PS



900 apartments plus 100 condos to 220 sf homes w 20 affordable homes

DeLucia's antics divert attention from real issues

To the editor:

I read Mr. Douglas Hoffman's letter in last week's *Central Post* with great interest. My initial reaction to Mr. Hoffman's reference to Mayor DeLucia as "Mr. Headlines" and his political party as the "DeLuciaists" was to chuckle.

But I quickly realized the truth in Mr. Hoffman's words, and my laughter stopped.

It's my opinion that Mayor DeLucia's antics are purely grand-standing techniques designed to bring attention to himself. He seems more concerned with getting the spotlight on himself rather than the real issues or concerns of South Brunswick residents. It's a shame when a public

Weisenfeld proposal reduced 50 percent Rieder Land Technology now requesting 598 housing units, not 1,234

By Tom Davis
Staff Writer

Rieder Land Technology has taken a dramatic step, reducing its massive, 1,234-unit Weisenfeld development proposal for South Brunswick by over 50 percent.

Rieder has lowered the amount of proposed housing units to 598, including 350 single-family units and about 250 apartment units for a 308-acre tract just west of Route 130 and south of Deans Lane.

Doug Wolfson, attorney for Rieder, said the developer has proposed the reduction because Rieder is "trying to be sensitive to the impact on the community."

"It doesn't pay to make the town enemies," he said.

The density reduction has even pleased one of Rieder's greatest critics, Planning Board member Joseph Spataro.

"It's been a long time, but I think

Stanley has finally listened," he said, referring to Stanley Rieder, a principle in the Moonmooch Incorporated firm.

The reduction was proposed in a Township Planning Board meeting Monday night. There was no opportunity for public comment.

According to David Zimmerman, a planning consultant for the township, the land commonly called the Weisenfeld tract has been zoned for 198 housing units.

Rieder originally intended to develop 257 single family units and approximately 970 apartment units.

Township Planner Robert Hall said he feels Rieder made the adjustment because "they knew they weren't going to get 1,234."

"I guess they wanted to get something out of it," he said.

According to Mr. Wolfson, the Weisenfeld tract, if approved, would consist primarily of single-family

"It's been a long time, but I think Stanley has finally listened."

Planning Board member Joseph Spataro

units. Half of the units would be located on quarter-acre lots, and the other half on half-acre lots.

Consistent with the original Weisenfeld proposal is the restoration of Deans Pond and the reconstruction of Arterial Way, a four- to six-lane "puckway" connecting Routes 1 and 130.

The Planning Board has advised Rieder and the township engineer to present more information for the proposal's next hearing, tentatively scheduled for an October work session.

That information will include maps of the wetland areas on the develop-

ment. The cost of the development on wetlands and bridges and some justification for the six-lane Arterial Way.

Gary Davies, a traffic engineer hired by the township, has suggested that a six-lane highway would be most appropriate for the tract. According to Mr. Zimmerman, the road would accommodate the anticipated increase in traffic brought by the development and Metroplex.

Metroplex is a 7.8-million-square-foot office commercial development proposed for a 506-acre tract fronting Route 1 south of Deans Lane.

Mr. Zimmerman has said the two

developments would bring about 15,000 to 18,000 car trips over a bridge on the proposed Arterial Way every day.

Regardless of the speculation, Mr. Spataro vehemently rejected the six-lane concept, calling it a "dis-service" to the township.

"It really scares me to talk about a six-lane road," he said. "A six-lane road is all right for a road 100 to 150 miles long."

Township Committeeman Warren Monroe said the board should patiently wait for Mr. Davies to justify the idea for six lanes publicly before the Planning Board.

"The question is, where is the traffic coming from, and why?" he said. "I want to know what is in Mr. Davies' crystal ball."

Mr. Monroe said the development, specifically Arterial Way, should be judged according to the anticipated impact of both Weisenfeld and its prep and neighbor, Metroplex.



Endorsed by 4 of 6 former GOP SB Mayors

Endorsed by the Princeton Packet Newspapers

12A The Central Post

EDITORIAL

Two hopefuls offer balance for committee

South Brunswick Township, like many townships in Central New Jersey, is at a crossroads. Developers are hungrily buying up farm lands. Every day more and more of the woods and open spaces fall prey to the never-satisfied appetite of the commercial world.

South Brunswick must find a way to strike a balance between development and preservation of farmlands if the township is to retain the rural character it has today.

Today's government must plan for the township's future now in order to protect it. Politics and political games should not cloud the need for a well-balanced local government, nor should such trivial matters influence decisions.

We feel that two candidates, Warren Monroe and Vincent DeLucia, are best able to represent the growing demands of a growing township. With different backgrounds and different viewpoints, the two men will provide a needed balance on the Township Committee.

Mr. Monroe, who is seeking re-election, brings six years of municipal government experience with him. His professional life places him in the position of making difficult decisions every day. Mr. Monroe said development is needed in South Brunswick because it eases the tax burden on individual homeowners.

According to Mr. Monroe, about 40 percent of the township's current tax base is "clean industry" — warehouse, office space, etc. Without that industry, he pointed out, homeowners' tax bills would increase immediately by that 40 percent.

Vincent DeLucia has repeatedly stated his desires to preserve the environment for future generations. Mr. DeLucia said South Brunswick's rural character is one of the reasons he chose to locate here.

Mr. DeLucia was a strong opponent of the Friendship Road rezoning change which will allow higher densities in one of the few remaining open tracts in South Brunswick.

More than any other candidate, Mr. DeLucia has expressed an interest in pursuing all possible federal and state preservation programs so that future generations in South Brunswick can enjoy the wildlife.

Tuesday, Nov. 8, is election day. Make a difference. Don't forget to vote.

WHERE TO WRITE

43

Republican mayors support Democrats

By Bob Jones
Staff Writer

In an unusual move that proves the proverb "politics makes strange bedfellows," four former Republican mayors of South Brunswick have decided to cross party lines and support the Democratic candidates in this year's Township Committee elections.

With less than two weeks left before the Nov. 6 elections, the four former mayors — Frank Chirinko, Joseph Spataro, Carolyn McCallum and Richard Ilnicki — are urging local residents to vote Democratic in the upcoming election.

Through a letter to the editor presented to *The Central Post*, the four lifelong Republicans endorsed Democrats Jake Rodriguez and Jim Heaton, claiming "it's time for a real change" in local government.

The former mayors claim the township's current Republican leadership has mismanaged the community's planning and zoning process and has granted numerous concessions to developers without justification.

They also have been harsh in their criticism of the incumbent Republican candidate, Mayor Howard Bellizio, claiming he is "pro-development" and "unresponsive" to the demands of local residents.

"One of the things that disturbs me most is that Howard Bellizio has not been responsive to the needs of the people," said Mr. Ilnicki, who served as township mayor in 1969, 1970 and 1972.

"There has been a voice crying out at the Planning Board meetings and it is the voice of the electorate. But that voice has been ignored. And projects that people opposed have been run-rodded through."

Mr. Spataro, who served as mayor in 1971 and is still a member of the Planning Board, said he is generally upset at the direction the township has been headed in under Mr. Bellizio's leadership, especially with regard to development.



*“Management is doing things right;
Leadership is doing the right thing.”*

Peter F. Drucker
Management Consultant, Educator, Author



Federal trial opens in bribery case

The bribery trial of Joseph Samarone, a Hamilton resident accused of bribing former South Brunswick mayor Vincent DeLucia, began this week in federal court in Camden with opening statements from the prosecution and Mr. Samarone's defense attorney.

Attorney John M. Fietkiewicz could not be reached for additional comment on the week's proceedings. Judge Joseph Rodriguez is presiding over the trial.

A member of Judge Rodriguez's staff said the trial is expected to last about a week and a half.

In 1991 Mr. Samarone allegedly offered former then-Mayor DeLucia \$500 to influence the zoning board in order to obtain the approval of a high-density zoning variance for the Woodfield development.

According to the indictment, Mr. Samarone allegedly handed Mr. DeLucia

an envelope containing \$500 in cash in a Hamilton office and told him he "could obtain a substantial amount of additional funds" for Mr. DeLucia if the Woodfield variance application was approved.

According to the indictment, when Mr. Samarone was asked about the \$500 he gave Mr. DeLucia he said it was a campaign contribution for the mayor. Mr. DeLucia was cooperating with the FBI at the time and the conversation was recorded. The indictment states that when told the conversation had been recorded Mr. Samarone said the money was a loan to Mr. DeLucia to help pay for a Florida vacation.

If convicted of one count of bribery, Mr. Samarone faces a maximum of 10 years in federal prison and a \$250,000 fine. If convicted of making a false statement, Mr. Samarone faces a maximum of five years in federal prison and a \$250,000 fine.

In 1991, the zoning board rejected the plans for the Woodfield development, which called for 1,287 single-family and multifamily units on a 675-acre tract along Friendship Road that was originally zoned for residential units.

7-3-97
Central Post - Trudi Gil

PAGE 2

THE HUNTSVILLE TRIBUNE

LOCAL REPORT

Trial to start in bribery of mayor

6-28-97

By SEAN P. CARR
STAFF WRITER

Former official faces up to 15 years in prison

The corruption trial of Joseph Samarone, a former South Brunswick mayor, is set to begin this week in federal court in Camden.

the Woodfield development.

Samarone allegedly wanted DeLucia to assist Rieder in obtaining the variance, which would have allowed him to build a high-density development on the Woodfield tract.



Ex-mayor helped FBI nab convicted briber

Former S.B. official was 'wired' in efforts to expose Hamilton man

SOUTH BRUNSWICK — A former South Brunswick mayor helped the FBI bring a briber to justice.

Vincent DeLucia, South Brunswick mayor in 1991, worked with the FBI to help convict Joseph Samarone of bribing an elected official and lying to investigators.

U.S. District Judge Joseph Rodriguez, sitting in Camden, sentenced Samarone, 70, Hamilton Township, last week to 18 months in prison, according to a published report.

In 1988, Samarone, a Democrat, met DeLucia, also a Democrat, through Samarone's work as commissioner on the Mercer County tax board, executive committee member of the Hamilton Township Democratic Organization and legislative aide to former state Sen. Francis McManimon, whose district included South Brunswick.

In a phone interview Monday, DeLucia described his relationship with Samarone as "a political relationship." Samarone, as a representative of McManimon's, gave campaign advice to Democrats.

It was in 1988 that DeLucia started hearing rumors about land developers and local officials.

"It seemed to me that there was a 'cozy' relationship between some elected officials and developers in the community," DeLucia said Monday.

What propelled DeLucia to tip off the FBI was an incident that occurred between

local officials and Eastern Properties in South Brunswick.

DeLucia, through a friend in law enforcement, contacted the N.J. State Police. He said when the state police showed no interest in his findings, he contacted the FBI.

DeLucia said he was "wired" by the FBI for the first time in the winter of 1991. On July 22, 1991, the FBI taped a conversation in which Samarone offered DeLucia a \$500 "donation" from developer Ralph Rieder. Rieder was involved with the Woodfield project, a proposed 1,200-unit development. The development was never built.

DeLucia and Samarone had met twice previously to discuss the Woodfield project. "It was quite clear from the beginning that I would be helped politically and financially if I helped (Samarone)," DeLucia recalled.

Following the July 1991 meeting, DeLucia met two FBI agents at a local restaurant. "I was in a state of shock. I was literally speechless," DeLucia said. "Up until (Samarone) gave me the \$500, I had no belief he conducted any improprieties."

During his trial Samarone reportedly admitted that the \$500 was from his pocket and that he wanted the Woodfield project to gain approval in hopes that it would create a political backlash against Republicans, ensuring McManimon's re-election and his continued job with the tax board.

DeLucia said while working undercover for the FBI another major land developer offered a bribe to him but the developer died before he was charged. DeLucia declined to state what the alleged bribe entailed.

Jennifer Peacock



7-13-96

THE HOME NEWS & TRIBUNE

Community newspapers of excellence since 1879



SPORTS: Riddick Bowe's entourage is blamed for the riot at Madison Square Garden. **D1**

Saturday



DESIGN: Disney's "Hunchback Notre Dan" takes gargoyles mainstream. **PAGE C2**

RELIGION & ETHICS: When the Presbyterians voted July 5 to ban gay ordination, some prayers were answered, others were not. **PAGE B1**

Jury: Man bribed mayor

Man indicted in zoning issue by federal panel

By **SAILAJA V. SASTRY**
STAFF WRITER

A federal grand jury indicted a Hamilton man yesterday for allegedly bribing former South Brunswick Mayor

SOUTH BRUNSWICK
Vincent DeLucia to help quadruple the housing density in the controversial Woodfield development, federal officials said yesterday.

Joseph Samarone, 68, allegedly offered DeLucia \$500 in 1991 to influ-

ence a zoning decision on Woodfield, U.S. Attorney Faith S. Hochberg said.

DeLucia was cooperating with an FBI probe into attempted corruption of public officials to further real estate development. The FBI is not investigating DeLucia for any reason.

The township Zoning Board rejected Highland Park-based developer Ralph Rieder's plans to build Woodfield on 660 acres along Friendship Road in 1991. During those board hearings, some township officials and residents

accused Rieder of buying land and trying to inflate its value by obtaining high-density building approvals. The Friendship Road property was in the path of then-proposed Route 92, and critics alleged that Rieder was speculating on the land before the state took it for the highway.

When FBI agents questioned Samarone about the alleged bribe, he reportedly said at first that the \$500 was a campaign contribution. Later, he claimed that the money was a loan to

fund DeLucia's Florida vacation.

Samarone, who was not arrested, was charged with bribing a public official and making a false statement.

"We absolutely deny that (Samarone) gave any money of any kind," said Jerome Ballarotto, Samarone's attorney.

The arraignment before in U.S. District Court is expected within two weeks. An arraignment date may be announced next week, said John M. Fietkiewicz, assistant U.S. attorney and deputy chief of the office's Fraud and Public Protection Division.

SEE STORY, PAGE A6



18
months

9-30-99

Former Hamilton politician ends his federal prison stay

By **MICHELLE SAHN**
STAFF WRITER

A Hamilton political leader who tried to bribe a South Brunswick mayor has completed his federal prison sentence, authorities said.

Joseph Samarone, 72, a former Mercer County tax commissioner, still must report to a federal probation officer for two years.

SOUTH BRUNSWICK

In 1997, a jury found that Samarone, the former Democratic Party chairman in Hamilton, tried to bribe Mayor Vincent DeLucia with \$500 in 1991. Samarone wanted DeLucia's support for a zoning variance for Woodfield, a large housing development in a rural area of South Brunswick. Developer Ralph Rieder was proposing the housing project.

DeLucia secretly taped Samarone giving him the payment. The taping was part of an FBI investigation into land development and political corruption.

In an affidavit given after his conviction, Samarone said he bribed DeLucia, lied to FBI agent who questioned him about the bribe in 1992, and lied again on the witness stand during his trial.

Samarone, who received an 18-month sentence for bribery and making false and fictitious statements to the FBI, served a little more than a year at a federal prison camp in Lewisburg, Pa., said Scott Wolfson, a spokesman for the federal Bureau of Prisons.

The prison camp is a minimum-security prison for nonviolent offenders that sits outside the walls of the federal penitentiary in Lewisburg, said Wolfson.

Samarone was transferred to a halfway house in May, where he spent two months. Then he spent the last month of his term under home confinement, said Wolfson.

Samarone completed the sentence on Aug. 24, serving roughly 15 months; some time was shaved off his sentence for good behavior, said Wolfson.



EX NJ Senate President John Lynch pleads guilty to fraud, tax evasion charges

**Ex-senator and Democratic Party
kingpin admits taking kickbacks on a
separate South Brunswick real estate
transaction**

Saturday, September 16, 2006: Released



**39
months**



Wait— there's more!!!



**\$2000 in fives & tens EVERY week for the rest of
your life...
Alexander Molnar September 1991**



Increase the Density

- 10 weekly meetings recorded by the FBI
- \$20,000 in small bills given to the FBI immediately after each meeting
- When confronted by FBI Agent Joseph Vidovich, Alexander Molnar falsely claimed the amount was \$30K!!!!
 - Falsely alleging that I took the missing \$10,000



How did it end?

- The day after the attempted bribery, I chose to not seek re-election
- After completing my Planning Bd Term, I ended my service
- My public support continues to be bi-partisan based on candidates' platform, experience, and qualifications
- After serving 18 mos. in federal prison, Joe Samarone was released; I never saw him after the final day of the trial
- Sen. Lynch plead guilty and served 39 months
- Achieved/initiated all of our platform goals



Directors Meeting Day After Election

- Bob Hall
- Mayor/Twp Administrator Louis Goetting
- Govern through action at the Township Committee table
- Met with Directors/Police Chief day after election... Advocate your professional opinions w/o retribution/understand there are additional factors to a decision
- Advocate positions/support decisions
- Restore Wrongly Withheld Raises



My Mayoral Legacy/OUR Accomplishments

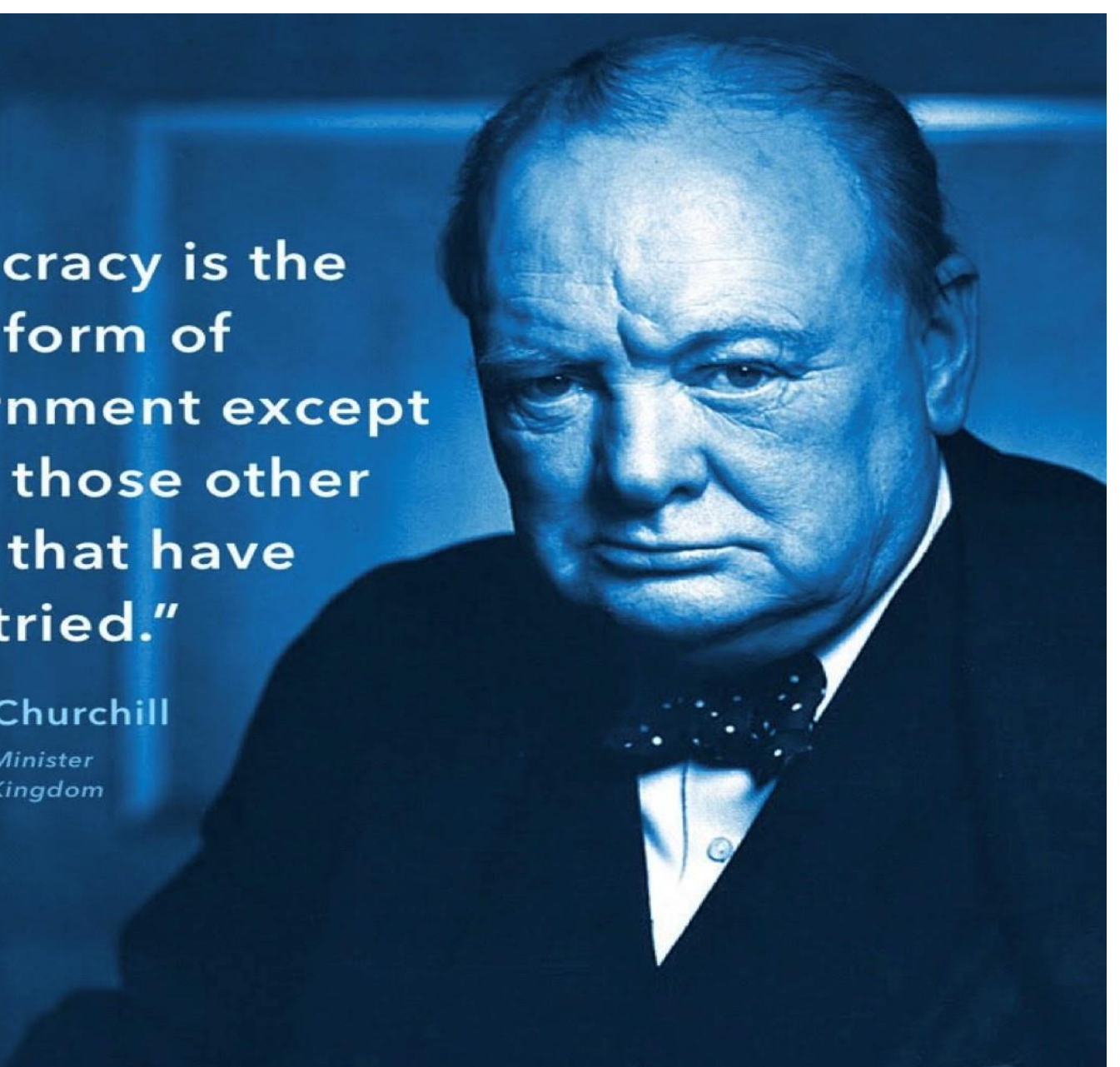
- Restored respect of the staff; hired new staff with Succession Plans
- Integrity: Land use development process; FBI Investigations; Ethics Board
- Public Collaboration, Input, and Engagement Valued
- 1st Middlesex County Farmland Preservation Program
- Charter Study – Change Form of Government
- Voter Approved Open Space Tax Levy & Purchase Plan
- New Senior Citizen Center, Library Expansion, Public Safety Building
- **5 Year Plans:** Master Development, Traffic, Walk to a Park, Recreation for All Ages, Business Development/Ratables
- Balanced Development: maintain taxes w/ housing for all ages & needs: Mobile home, Condo, Townhouse, Apartment, Zero Lot Line to RR to Farms, CIL Group Apt
- Affordable Housing Obligations- MET
- Exit 8A Clean Ratable Development: Industry = 54% of tax levy
- No NJTP Exit 8B, NO 14 story buildings; Reduced Densities
- Smart US130 Development: Office/Research NOT Retail
- Successfully Sued NJ to Enforce US ARMY CORP Wetlands Maps
- Community Response Team: Healthy Kids – Healthy Communities



Platform?

- **Restore Trust, Respect, & Integrity - ACCOMPLISHED**
- **Balanced Development—Reduced Densities- DONE**
- **No Rt 92—In Progress at the end of my term DONE**
- **End Low Income Housing Projects DONE**
- **Met Affordable House Mt Laurel Responsibility DONE**
- **Farmland Preservation DONE**
- **Open Space Preservation DONE**
- **Increase Industrial Ratables DONE**
- **Open—Transparent Government DONE**
- **End the “Cozy” relationships between elected/
appointed officials and developers DONE**
- **Ethics Reform- DONE**
- **Township Staff Feels Respected and Valued - DONE**
- **Initiated Charter Study/Change Form of Govt. DONE**



A blue-tinted portrait of Winston Churchill, looking slightly to the left with a serious expression. He is wearing a dark suit jacket, a white shirt, and a dark bow tie with white polka dots.

“Democracy is the
worst form of
Government except
for all those other
forms that have
been tried.”

Winston Churchill

*Former Prime Minister
of the United Kingdom*



Hearing the Voices of the People

I believe... What do YOU believe?

- *In OUR representative democracy it is imperative that those who represent a community proactively seek the beliefs and preferences of that community throughout the year, every year!*
- *A responsibility of elected office is to be available to listen and understand the challenges their constituencies have and positives & negatives of potential solutions*
- *Healthy, public, issues-based discussions at the BOE table prior to rendering a vote exemplifies to the community that their voices have been heard*
- *Once the BOE has made a decision, regardless of one's vote, all members should support and not undermine the decision*



Patience!!!

It's a Marathon...

Not a 100 meter SPRINT!!



Transactional Leadership:

- People perform their best when the chain of command is definite and clear.
- Rewards and punishments motivate workers.
- Obeying the instructions and commands of the leader is the primary goal of the followers.
- Subordinates need to be carefully monitored to ensure that expectations are met.



Transformational Leadership:

- Encourage others to communicate & participate
- Active listener
- Flexible
- Genuine
- Creativity
- Emotionally intelligent
- Inspirational
- Open-mindedness
- Proactive problem-solvers
- Self-awareness
- Supportive
- Willingness to take responsibility
- Willingness to take well-informed risks



Transformational Leadership

Shared Leadership

Shared Vision

Shared Dedication

Shared Responsibility

Shared Decision Making

Empower Other to Act

Professional Learning



**“Leadership is the art of getting
someone else to do something
you want to get done
because they want to do it.”**

Dwight D. Eisenhower



Maslow's Hierarchy of Needs

Lessons Re-Learned from the PANDEMIC!

The Foundational Needs that Enable Humans to Achieve Their Personal Best



Consistency

- Lead with Integrity
- Implement consistent, transparent, inclusive decision-making processes
- Include all voices, especially the outliers, in all discussions, planning and decisions.
- Do not exclude “voices” due to personality mis-matches or communications challenges



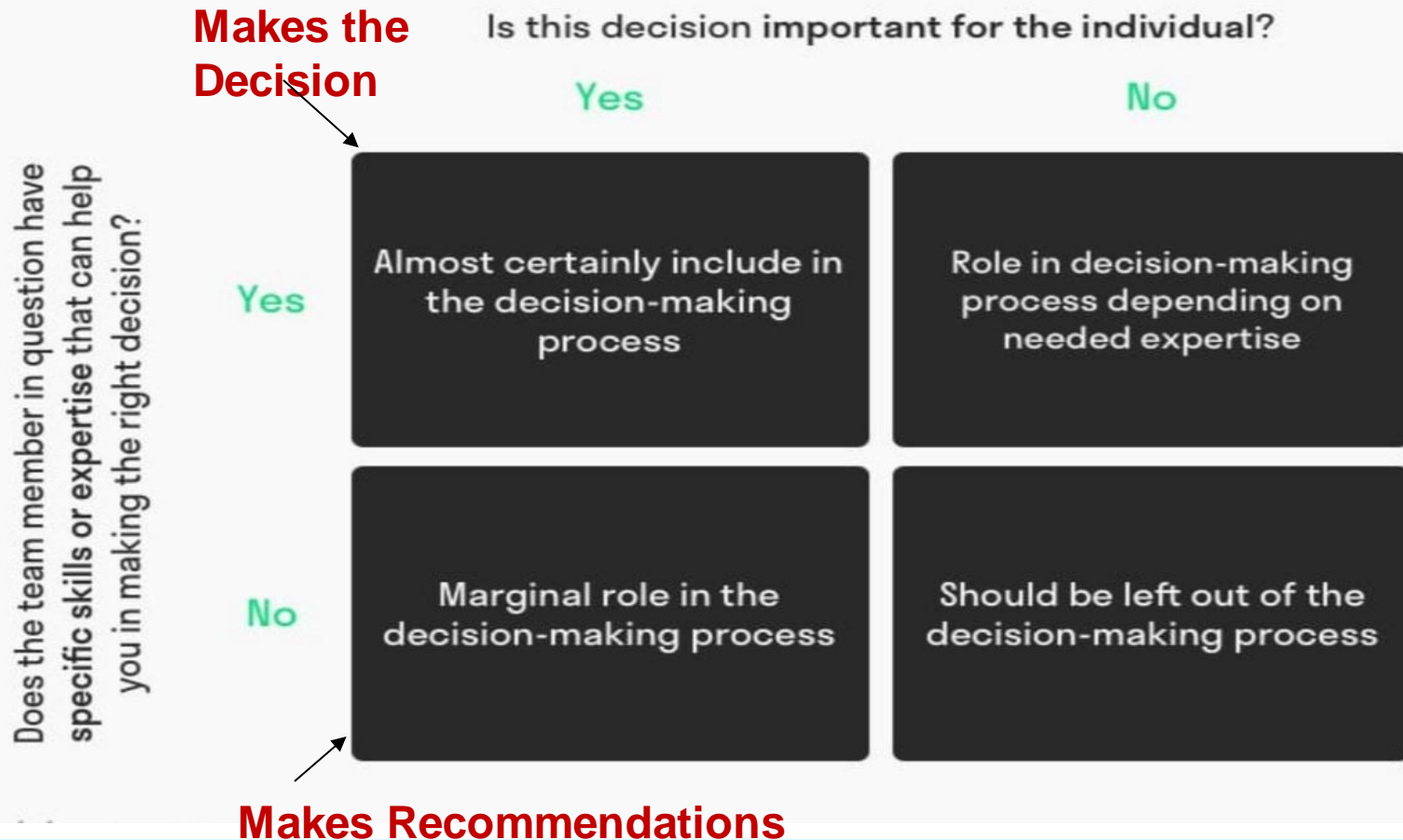
Inspire a Shared Vision

- Envision the Future & Create the Ideal Vision of what your organization can become
- Enlist others to share a common vision through shared aspirations
- Passionately believe you can make a difference
- Be and Inspire Excitement for the future
- Focus on meaningful work



Shared Decision-Making

Hoy-Tarter Model of Decision Making



Enable Others to Act

- Create a culture of trust & human dignity
- Foster formal collaboration
- Strengthen others
- Nurture trust
- Develop shared goals
- Strengthen others by sharing power
- Actively involve others
- Embrace mutual respect sustains efforts



Challenge the Process

- Seek ways to improve the status quo
- Take risks & Empower others to take risks
 - Experiment, celebrate wins, learn from mistakes
- Set short / long-term achievable goals
- Tackle bureaucracy that impedes progress



Does Your Community Trust the BOE? Superintendent? BA? PIO?

- **What is Trust?**
 - **When WORDS and ACTION match!**
 - **Integrity!**

- **What builds trust?**
 - **Consistent, Open, Transparent, Decision - Making Processes that includes the diverse voices of the community.**
 - **Integrity!**



Building Trust with All

- *Every decision we make and the **process** used to make it influences the degree of trust felt towards the district*
- Intentionally include those who represent **all voices** on committees, task forces, etc.
- **Invite the most vocal and passionate to be part of committees that recommend solutions.**
- Assign members of the board to **personally contact** those who address the board; use sign-in sheets with contact information for those who address the BOE
- **Prior to public meetings, anticipate the objections to agenda items and the rationale that overcomes them**
- **Iowa Lighthouse Study of Effective Boards**
- **Volunteer training**
- **What else?**



Building Trust Throughout the Year – Not Just When Needed

- Regular meetings with **Key Communicators** who represent the community's diverse points of view
- Open Monthly **Community Liaison** Forums with district leadership
- **Local Cable TV**: Updates, Emergencies, Info Programs
- Reverse **Dialer** messaging
- Virtual/Hard Copy District **Newsletter**
- **Neighborhood “Coffees”**
- **Personal Contacts** with those who support / oppose the district agenda
- **Parent Academies**
- What else?



Conviction Over Courage

- Courage is willingness to take risks
- Conviction is the willingness to subject yourself to risk after considering the positive and negative outcomes they may be subjected to.



Communication Under Control

- Words Matter
- How we use words matters!
- The emotions we display while speaking influences responses and matter!



Build Relationships with the Press and All Citizens

- Cultivate Press Relationships-don't wait for a crisis
 - Speak on the Record
 - Speak on “background”
 - Speak “off the record” to reporters you trust
 - Be truthful
- Record the names of those who proffer public comments so a board member can contact him/her the next day to thank them for their input and to listen to their concerns
- Do not respond to speaker's comments
- Ask only clarifying questions
- Do not embarrass anyone
- Ensure the voices of “outliers” are formally heard
 - Recruit those with ALL, including alternate views on committees, task forces



Maintain Personal and Meeting Decorum

- Be aware of your expressions
 - What are your expressions of disapproval?
 - Eye rolling?
- Maintain eye contact with speakers
- No texting or reading other materials
- Do not escalate
 - Speak in calm, even tones
 - Do not raise your voice
- Do not respond to personal attacks or disrespectful comments
- ***Selective Hearing works, too***



Proactively Ensuring All Voices Are Heard

- Protect the Process - Use consistent, transparent, inclusive decision-making processes.
- Listen to every speaker with an open mind
- Every person on the dais must be aware of their facial expressions and body language
 - It should affirm that the board is listening, attentive, and professional.
- Body language that shows frustration with certain commentary or outright boredom/ yawning **can will** quickly escalate tensions in the room.
- Be aware of your facial expressions!

“Don’t Roll Your EYES!”



Visit Them in Their “Homes”

- **Prior relationships of trust lead to more issue and data-based discussions, build distrust, and reduce emotionally charged**
- **Subcommittees of the Board should conduct listening session with all citizen groups throughout the year – not just when there is a controversial issue**
 - **Homeowner Associations**
 - **Senior Citizen Groups**
 - **Faith Groups**
 - **Service Organizations**
 - **Youth Group/Recreation Advisors**
 - **Local Retail and other business**
 - **Local Industry**
 - **Who else in your community?**



Collaborating with All Stakeholders

- Include the voices of the “outliers”
- District-wide Q&A with residents
- Citizen/Parent Advisory Committees (Budget, calendar, facilities, etc..)
- Citizen/Parents serve on topic specific task forces
- Communications Plan
- Community Engagement Plan
- Parent/Student Voices on District and School Advisory Committees
- Parent/Citizen Academies
- Mayor Appoints BOE member to Planning Board especially in developing communities



Lighthouse Study of Effective BOEs

1. Have a vision of high expectations for student achievement
2. Have strong shared beliefs and values about what is possible for students
3. Are accountability driven, focused on policies to improve student achievement.
4. Have collaborative relationships with staff and the community and establish a strong communications structure to inform and engage both internal and external stakeholders in setting and achieving district goals.
5. Are data savvy
6. Align and sustain resources (professional learning) to meet district goals.
7. Lead as a united team with the superintendent, with strong collaboration and mutual trust.
8. Embrace learning together .



Leadership is Being:

Honest

Credible

Collegial

Consistent

Respectful

Transparent

Collaborative

Non-Judgmental

An Effective Listener

Inclusive: Fair to All “Sides”



The key to holding a logical argument or debate is to allow oneself to understand the other person's argument no matter how divergent their views may seem.

Auliq Ice



Effective Leaders...

1. Listeners
2. Open Minded: flexible & open to new ideas
3. Visionary: see short, medium range and long-term goals
4. Clear Vision Communicators
5. Motivators: with messages of strength, energy and a fire
6. Set High Expectations & produce results
7. Know the day-to-day responsibilities, problems time constraints and challenges that each staff confronts
8. Transparency + Honesty + Accountability= Trust
9. Influence (Eisenhower)
10. Give Credit to those who did the work
11. Straightforward with both good and “bad” news



- Integrity
- Distributive leadership-delegation
- Communication
- Self awareness
- Gratitude
- Learning agility
"knowing what to do when you don't know what to do"
- Influence
- Empathy
- Courage
- respect



Leadership Can Build **BRIDGES** of **WALLS**!

How Can You as a Leader Model Exemplary Leadership for All Stakeholders?

Civility?

Respect?

Empathy?

Enthusiasm?

Critical Thinking?

Honesty & Integrity?

Respectful Discussions?

Productive Communications?

Prioritization of Community Interests?



Leadership: Can Build Bridges or Walls?

Traits of Effective, Successful Leadership

- Integrity
- Enthusiastic
- Honest
- Empathetic
- Flexible
- Credible
- Collegial
- Consistent
- Communicates
- Respectful
- Transparent
- Non-Judgmental
- An Effective Listener
- Inclusive and Fair to All Sides
- Inspires a Shared Vision
- Challenges the Process
- Enables Others to Act
- Encourages the Heart
- Delegates
- Thinks Strategically
- Model the Way
- Be Trustworthy



“Before you are a leader, success is all about growing yourself.

When you become a leader, success is all about growing others.”

— Jack Welch



© 2023 New Jersey School Boards
Association 413 West State Street,
Trenton, New Jersey 08618

*All rights reserved. No part of this
document may be reproduced in any form
or by any means without permission in
writing from NJSBA.*

