

November 26, 2019

A Regular Meeting of the Piscataway Township Council was held on November 26, 2019 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President, Frank Uhrin, at 7:30 pm.

Mr. Uhrin made the following Statement, in compliance with the Open Public Meetings Act: Adequate notice of this meeting has been provided as required under Chapter 231, P.L. 1975, specifying the time, date, location and, to the extent known, the agenda by posting a copy of the notice on the Municipal Building, Municipal Court and the two Municipal Library Bulletin Boards, providing a copy to the official newspapers of the Township and by filing a copy in the office of the Township Clerk in accordance with a certification by the Clerk which will be entered in the minutes.

On roll call, there were present: Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin. Mr. Uhrin led the salute to the flag.

There were no comments from Administration and Council. Mr. Uhrin opened the meeting to the Public for comments regarding the Consent Agenda Items. There being no comments, this portion of the meeting was closed to the public.

The Clerk read for SECOND READING the following ORDINANCE:
ORDINANCE OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 4501, LOT 1.02 (FORMERLY LOTS 1.01 AND 3) AND THE UNIMPROVED PORTION OF NORTH RANDOLPHVILLE ROAD PURSUANT TO N.J.S.A. 40A:12A-1, et seq. THE REDEVELOPMENT AND HOUSING LAW

WHEREAS, Duke Realty New Brunswick Development, LLC is the owner of an approximate 40 acre vacant parcel of land designated as Block 4501 (formerly Block 458) Lot 1.02 (formerly Lots 1.01 and 3) on the Piscataway Township Tax Map (the "Property"); and

WHEREAS, the Township Council, by Resolution #14-211, determined that the Property and the unimproved portion of North Randolphville Road adjacent to the Property constituted an area in need of redevelopment, by meeting certain of the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township has previously adopted Ordinance #17-25, adopting an Amended Redevelopment Plan (the "Redevelopment Plan") for a predecessor in title, for the development of retail and residential uses on the Property; and

WHEREAS, Duke Realty New Brunswick Development, LLC wishes to develop the Property; acquire the unimproved portion of North Randolphville Road; and develop the Property with a 617,000± square foot warehouse facility, including ancillary offices, with the possibility of light manufacturing, light assembly, fulfillment and delivery center and screened outdoor storage uses; and

WHEREAS, the Township Council has previously referred the proposed Amended Redevelopment Plan to the Piscataway Township Planning Board for its review and recommendation pursuant to N.J.S.A. 40:55D-64; and

WHEREAS, at the request of the Township's Planning Board, CME Associates has prepared a further amended redevelopment plan entitled "Amended Redevelopment Plan 150 Old New Brunswick Road, Block 4501, Lot 1.02 (Formerly Lots 1.01 and 3), Piscataway, NJ" (the "Amended Redevelopment Plan"); and

WHEREAS, the Piscataway Township Planning Board reviewed the proposed Amended Redevelopment Plan and adopted a Resolution recommending same to the Piscataway Township Council; and

WHEREAS, the Township Council wishes to consider the adoption of the Amended Redevelopment Plan.

NOW, THEREFORE, be it ordained by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that the proposed Amended Redevelopment Plan for the development of the Property for with the possibility of light manufacturing, light assembly, fulfillment and delivery center and screened outdoor storage uses with ancillary offices is approved for the Property; and

If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior Ordinance of the Township, the provision hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.

This Ordinance shall take effect immediately upon second reading, final passage and publication as required by law.

Mr. Uhrin opened the Meeting to the Public for Comments: ORDINANCE OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 4501, LOT 1.02 (FORMERLY LOTS 1.01 AND 3) AND THE UNIMPROVED PORTION OF NORTH RANDOLPHVILLE ROAD PURSUANT TO N.J.S.A. 40A:12A-1, et seq. THE REDEVELOPMENT AND HOUSING LAW

RESOLUTION offered by Mrs. Lombardi, seconded by Mrs. Cahill, BE IT RESOLVED, By the Township Council of Piscataway Township, New Jersey that: ORDINANCE OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 4501, LOT 1.02 (FORMERLY LOTS 1.01 AND 3) AND THE UNIMPROVED PORTION OF NORTH RANDOLPHVILLE ROAD PURSUANT TO N.J.S.A. 40A:12A-1, et seq. THE REDEVELOPMENT AND HOUSING LAW was introduced on the 7th day of November, 2019 and had passed the first reading and was published on the 12th day of November, 2019.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on November 26, 2019, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, in the official newspaper.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 19-28.

On roll call vote; Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin answered yes.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE AMENDING CHAPTER II (2), ADMINISTRATION, CHAPTER III (3), POLICE REGULATIONS, CHAPTER VII (7), TRAFFIC, CHAPTER XII (12), PARKS AND RECREATION, CHAPTER XVII (17), PROPERTY MAINTENANCE, AND CHAPTER XXI (21), ZONING, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

WHEREAS, the Mayor and Township Council of the Township of Piscataway, Middlesex County, are empowered to enact ordinances that are deemed necessary and proper for the preservation of the public health, safety, and welfare of the municipality and its inhabitants as provided by N.J.S.A. 40:49-1 et seq.; and

WHEREAS, the Mayor and Township Council of the Township of Piscataway, Middlesex County, finds it in the best interest of the public health, safety and welfare of its inhabitants to amend various chapters of the Revised General Ordinances of the Township of Piscataway to modify various committees and commissions, council meeting procedures, police regulations, traffic regulations, zoning regulations and property maintenance regulations; and

WHEREAS, specifically in regard to zoning, the Mayor and Township Council of the Township of Piscataway have identified a major public health concern related to the sale and usage of Vaping Products/E-Cigarettes in certain places that are traditionally focused upon activities in which participants maintain the expectation of being generally free from the fear of such health concerns; and

WHEREAS, zoning districts designating different types of uses have been created within the Township of Piscataway to appropriately organize, develop, and layout the Township in a way that serves the interests and reflects the desires of the Residents of the Township; and

BE IT THEREFORE ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter II, Section 33,

Economic Development Commission and Chapter II, Section 51, Open Space Advisory Committee are hereby deleted; and

BE IT FURTHER ORDAINED that the following Chapters of the Revised General Ordinances of the Township of Piscataway are hereby amended with additions shown in italics and deletions shown in brackets with text as follows:

**CHAPTER II
ADMINISTRATION**

2-57 "TURN ON YOUTH" COALITION

* * *

2-57 ["TURN ON YOUTH" COALITION.] *YOUTH ADVISORY COMMISSION.*

2-57.1 Established.

The Township ["Turn on Youth" Coalition] *Youth Advisory Commission* is hereby established within the Department of Administration *and will operate as a subcommittee of the Recreation Advisory Commission.*

2-57.2 Membership.

The ["Turn on Youth" Coalition] *Youth Advisory Commission* shall consist of [eighteen (18)] *no more than five (5)* members as this subsection shall provide. The Mayor shall appoint each member with the advice and consent of the Township Council from the following areas:

* * *

2-57.3 Term.

Each member of the ["Turn on Youth" Coalition] *Youth Advisory Commission* shall serve, without compensation, for a term of two (2) years, or until his or her successor is appointed.

2-57.4 Organization.

The [Coalition] *Commission* shall organize by selecting a Chairperson, Vice-chairperson and Secretary. The [Coalition] *Commission* shall meet regularly, at least once each month, and at such other times as the Chairperson of the [Coalition] *Commission* shall direct.

2-57.5 Responsibility.

The [Coalition] *Commission* shall:

* * *

f. Request cooperation, assistance and data from municipal and governmental departments, boards, commissions and agencies necessary to carry out the [Coalition's] *Commission's* other responsibility.

* * *

**CHAPTER II
ADMINISTRATION**

2-6 COUNCIL MEETINGS

* * *

2-6.1 Organizational Meeting.

* * *

At the annual Reorganization Meeting, the Township Council shall adopt a Resolution scheduling all regular meetings of the Council and all agenda meetings of

the Council for the calendar year. The meetings of the Council shall be scheduled so that *one (1)* [two (2)] regular meetings shall take place in every month. [except that the Council may limit the number of regular meetings during July and August to one (1) regular meeting for each of those two (2) months. No regular meeting shall be scheduled without an Agenda Meeting of the Council preceding the regular meetings by at least three (3) days.]

* * *

2-6.4 Procedure for Meetings of the Council.

- a. Agenda [Conference] *Session*. At such specific times as the Council shall resolve at the annual Reorganization Meeting, the Council shall hold an Agenda [Conference] *Session* at the Municipal Building. The Agenda [Conference] *Session* shall be [scheduled prior to] *as a portion of* each regular meeting in sufficient time to permit all ordinances, resolutions and other documents to be reviewed, prepared and available for consideration at the *next* Regular Meeting. All reports, communication, ordinances, resolutions, contract documents and other matters to be submitted to the Council shall be delivered to the Municipal Clerk, whereupon the Municipal Clerk shall furnish a copy to each member of the Council, the Mayor, Business Administrator and the Township Attorney as far in advance of the meeting as time for preparation shall reasonably permit.

* * *

- e. Order of Business. The business of the Council at each regular meeting shall be taken up for consideration in the following order, *subject to the discretion of the council president*:
 1. Roll call and reading of the Notice required by the Open Public Meetings Act (N.J.S.A. 10:4-8).
 2. [Approval of minutes.] *Comments from Administration and Council regarding Adjournment of any matters on the Agenda.*
 3. [Public bids.] *Ordinances.*
 4. [Scheduled public hearings.] *Open to public for Consent Agenda.*
 5. [Unfinished business.] *Consent Agenda (Resolutions & Motions).*
 6. [New business.] *Resolutions and Proclamations outside of Consent Agenda.*
 7. [Monthly report of the Mayor, Boards and Committees.] *Announcements and comments from Officials.*
 8. [Petitions, communications and general public discussion.] *Other business.*
 9. [Adjournment.] *Open to public.*
 10. *Agenda Session.*
 11. *Adjournment.*

* * *

- l. Consent Agenda. There shall be an item of business at each regular meeting of the Township Council entitled "consent agenda." Items to be considered on the consent agenda include, but are not limited to:

* * *

Each resolution to be placed on the consent agenda shall be discussed at the agenda meeting next preceding the regular meeting. If necessary, a vote shall be taken at the agenda meeting prior to placing any resolution on the consent agenda. Notwithstanding the above two (2) sentences, any resolution which has not been presented for discussion at the agenda meeting next preceding the regular meeting may be added to the consent agenda [by the unanimous vote of the Governing Body] *provided no council member opposes same* at the regular meeting. No resolution placed on the consent agenda will be discussed separately at the regular meeting, unless brought up by a member of the public at the appropriate public portion of the regular meeting. At the regular meeting the Clerk shall read the consent agenda by title only. Any resolution may be removed from the consent agenda if any member of the Governing Body or the Mayor so requests. The Council will adopt the resolutions placed on the consent agenda by a majority vote on resolution to adopt all items on the consent agenda.

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**CHAPTER II
ADMINISTRATION**

2-80 FEES CHARGED FOR MUNICIPAL SERVICES

* * *

2-80.11 Fees Charged by the Department of Public Works.

* * *

Service Cards for leaf bags, bulk trash pickup, recycling, grass and small yard waste, and the like are free. If a replacement card is needed a fee will be assessed for same, to be set and modified as needed from time to time by the Township Council via resolution.

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**CHAPTER III
POLICE REGULATIONS**

3-27 SMOKING ON PUBLIC PROPERTY

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3-27.1 Definitions.

As used in this chapter, the following words shall have the following meanings:

MUNICIPAL BUILDINGS

All structures owned and/or operated by the Township of Piscataway and/or occupied by Township employees and used for the conduct of official business of the Township of Piscataway.

SMOKING

The burning of, inhaling from, exhaling the smoke from, or the possession of a lighted cigar, cigarette, pipe or any other matter or substance which contains tobacco or any other matter that can be smoked, or the inhaling or exhaling of smoke or vapor from an electronic smoking device.

TOWNSHIP

Township of Piscataway.

TOWNSHIP FACILITIES

All parks and recreational facilities, including all public parks, playgrounds, athletic fields and parking lots publicly owned by the Township of Piscataway and all the property owned by the Township upon which the public is invited or upon which the public is permitted and where individuals gather for recreational activities including all areas adjacent to such facilities, including but not limited to any parking area, driveway, or drive aisle.

3-27.2 Prohibition of smoking in public places; signs.

- A. *Smoking shall be prohibited on all municipal property, both indoors and outdoors, including the Municipal Building, Police Headquarters, the Community/Senior Center, Community Resource and Services, the Department of Public Works and in any other municipal building or facility owned and operated by the Township of Piscataway. No smoking signs or the international No-Smoking symbol (consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a diagonal red line through its cross section) shall be clearly, sufficiently and conspicuously posted at the entrance to each municipal building facility. The signs shall be clearly visible to the public and shall contain letters or a symbol which contrast in color with the sign, indicating that smoking is prohibited therein. The sign must also indicate the violators are subject to a fine. The signs shall be written in English and Spanish in accordance with N.J.S.A. 26:3D-55.*

- B. *Smoking shall be prohibited in all public parks and recreation facilities, athletic fields, playgrounds, pool facility, and other recreational facilities owned and operated by the Township of Piscataway upon which the public is invited or upon which the public is permitted and where individuals gather for recreational and leisure activities, including all areas adjacent to such facilities including but not limited to any parking areas, driveway or drive aisle which has been designated with "No Smoking" signs. No smoking signs or the international No-Smoking symbol (consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a diagonal red line through its cross section) shall be clearly, sufficiently and conspicuously posted at the entrance to each facility. The signs shall be clearly visible to the public and shall contain letters or a symbol which contrast in color with the sign, indicating that smoking prohibited therein. The sign must also indicate the violators are subject to a fine. The signs shall be written in English and Spanish in accordance with N.J.S.A. 26:3D-55.*

- C. *The smoking shall be prohibited in any vehicle registered, owned and operated by the Township of Piscataway.*

3-27.3 Violations and penalties.

Any person who violates any provision of this chapter shall be subject to a fine of not less than \$250 for the first offense; \$500 for the second offense and \$1,000 for each subsequent offense. In addition, any municipal employee found in violation of this chapter may also be subject to disciplinary action in accordance with the Township's policies and procedures governing discipline.

3-27.4 Enforcement.

The provisions set forth under this chapter shall be enforced by the Piscataway Township Police Department.

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CHAPTER VII

TRAFFIC

7-8 PARKING

* * *

7-8.2 Parking of Inoperable or Unregistered Vehicles Prohibited

Any motor vehicle that is located on the exterior portion of a person's property must be both registered and operable.

7-8.3 Number of Cars Parked on Lawn

The parking of no more than two (2) motor vehicles on the non-paved areas of the front and/or side yard of the principal property is permitted for a period of no longer than 24 hours.

* * *

**CHAPTER VII
TRAFFIC**

7-14 PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS.

No person shall park a vehicle at any time upon any streets or parts thereof described, except where other parking regulations have been provided for *or if the vehicle is a personal vehicle of an employee or agent of the Township Police Department or Fire Department, as designated by a firefighter or police placard, during an active fire call.*

* * *

Name of Street	Sides	Location
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* * *

<i>Anderson Place</i>	<i>South</i>	<i>Entire length</i>
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* * *

<i>South 2nd Street [Avenue]</i>	<i>North</i>	<i>From Hazelwood Place to Du[n]nellen Borough line</i>
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<i>Wall Street</i>	<i>East</i>	<i>Entire length</i>
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**CHAPTER VII
TRAFFIC**

7-15 PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS

* * *

Name of Street	Sides	Hours	Days	Location
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* * *

<i>Dewey Court</i>	<i>Both</i>	<i>8 a.m. to 4 p.m.</i>	<i>Mon. thru Fri.</i>	<i>Entire length</i>
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* * *

<i>Farragut Drive</i>	<i>Both</i>	<i>8 a.m. to 4 p.m.</i>	<i>Mon. thru Fri.</i>	<i>From Orchard Street to Mitchell Avenue</i>
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* * *

<i>Hazelwood Place</i>	<i>West</i>	<i>7 a.m. to 6 p.m.</i>	<i>Any day</i>	<i>From South 2nd Street [Avenue]</i>
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				to West Third Street
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* * *

<i>Orchard Street</i>	<i>Both</i>	<i>8 a.m. to 4 p.m.</i>	<i>Mon. thru Fri.</i>	<i>From Mitchell Avenue to Hanson Avenue</i>
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**CHAPTER VII
TRAFFIC
7-25 VEHICLES OVER DESIGNATED WEIGHT EXCLUDED FROM CERTAIN
STREETS**

* * *

Name of Street	Tons	Location
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* * *

Hazelwood Place	4 tons	South 2 nd Street [Avenue] to West Fourth Street
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**CHAPTER XXI
ZONING
21-501.2 SCHEDULE OF USE REQUIREMENTS**

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Township of Piscataway

Zone	Principal Uses Permitted	Accessory Uses Permitted	Conditional Uses Permitted
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* * *

C	1. Business and professional offices and banks. 2. Retail and personal service stores. 3. Governmental buildings and uses.	1. Private garages for business vehicles uses for a permitted use 2. Other accessory uses customarily incidental to the main use. 3. Off-street parking lots for customers, clients, patrons.	1. Public utility installations. 2. Solar energy systems (see Section 21-1014). 3. Tutoring and learning centers. 4. Firearms Sales (see section 21-1018). 5. <i>Vaping Products/E-Cigarette Sales (see Section 21-1019).</i>
G-B	1. Same as C Zone 2. Wholesale trade establishments 3. Commercial recreation establishments	1. Same as C Zone	1. Public utility installations 2. Service stations and public garages. 3. Drive-in restaurants. 4. Solar energy systems (see Section 21-1014). 5. Firearms sales (see section 21-1018).

			6. <i>Vaping Products/E-Cigarette Sales (see Section 21-1019).</i>
BPI	1. Government buildings and uses. 2. Business and professional offices, banks, and studios. 3. Research activities necessary to the conduct of business and industry.	1. Same as C Zone.	1. Same as RR- Zone except Items 3, 4, and 6. 2. Solar energy systems (see Section 21-1014). 3. Tutoring and learning centers. 4. Firearms sales (see section 21-1018). 5. <i>Vaping Products/E-Cigarette Sales (see Section 21-1019).</i>
BPII	1. Government buildings and uses. 2. Businesses and professional offices, banks, and studios. 3. Research activities necessary to the conduct of business and industry.	1. Same as C Zone.	1. Same as RR-1 Zone except Items 3, 4, and 6. 2. Solar energy systems (see Section 21-1014). 3. Tutoring and learning centers. 4. Firearms sales (see section 21-1018). 5. <i>Vaping Products/E-Cigarette Sales (see Section 21-1019).</i>
BR	1. Commercial recreational establishments	1. Same as C Zone.	1. Public utility installations. 2. Solar energy systems (see Section 21-1014). 3. Firearms sales (see section 21-1018). 4. <i>Vaping Products/E-Cigarette Sales (see Section 21-1019).</i>
HC	1. Conference center. Club house. Health services facility. Hotel	1. Uses customarily incidental to the main use, including, but not limited to: restaurants, auditoriums, swimming pools, tennis courts, gymnasias, and retail and professional service stores. All accessory uses to be used in the same building as the principal uses, except that tennis courts may be constructed outdoors.	1. Solar energy systems (see Section 21-1014). 2. Firearms sales (see section 21-1018). 3. <i>Vaping Products/E-Cigarette Sales (see Section 21-1019).</i>
SC	1. Shopping centers.	1. Same as C Zone.	1. Same as G-B Zone.

* * *

21-1019 Vaping Products/E-Cigarette Sales

21-1019.1 Purpose

The primary purpose of these provisions is to provide specific zoning conditions and standards for the location and operation of an establishment that is involved in the

sale of Vaping Products/E-Cigarettes in order to preserve the health and welfare of the Township's residents.

21-1019.2 Conditional Use

a. *The location and operation of establishments that are involved in the sale of Vaping Products/E-Cigarettes shall be a conditional use, provided the standards of 21-1019.3 are met within the C, Commercial District; G-B, General Business District; BPI, Business Professional District; BPII, Business Professional II District; BR, Business/Recreation District; HC, Hotel Conference Center District; and SC, Shopping Center District of the Township.*

21-1019.3 Conditions

- a. *The district permits retail sales activities;*
- b. *That the subject premises is not within five hundred (500) meters of any of the following:*
 - 1. *Nursery Schools;*
 - 2. *Pre-schools;*
 - 3. *Child, Adult, or Special Needs Day care centers;*
 - 4. *Elementary, middle, or high schools;*
 - 5. *State or County universities or colleges;*
 - 6. *Other schools not falling within the definition of items 4 and 5;*
 - 7. *Funeral Homes;*
 - 8. *Health services facilities;*
 - 9. *Other Vaping/E-Cigarette establishments;*
 - 10. *Assisted Living Facilities;*
 - 11. *Church or other places of worship, Sunday School, church or religious school;*
 - 12. *Parks, playgrounds, and commercial recreational facilities;*

CHAPTER XXI

ZONING

21-15 ADMINISTRATION AND ENFORCEMENT

21-1502.3 Temporary Occupancy Permits. For limited periods of time, temporary occupancy permits may be permitted by the Construction Code Official provided such permit will in no way exert a detrimental effect upon the land and activities normally permitted. *Upon issuance of a Temporary Occupancy Permit, the property owner shall be required to comply with all municipal taxes and fees as would be applicable upon issuance of a Certificate of Occupancy pursuant to 21-1502.2.*

21-1502.4 Temporary Use Permits.

- b. *Contribute materially to the welfare of the Township, particularly in a state of emergency, under conditions peculiar to the time and place involved, then the Zoning Board of Adjustment may, by resolution after written application therefor, subject to any conditions the Zoning Board deems appropriate, and subject to all regulations for the issuance of construction, sewer and other permits elsewhere specified, issue a temporary use permit for a period not to exceed six (6) months. Such period may be extended not more than once for an additional period of six (6) months. Upon issuance of a Temporary Use Permit, the property owner shall be required to comply with all municipal taxes and fees as would be applicable upon issuance of a Certificate of Occupancy pursuant to 21-1502.2.*

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CHAPTER XVII

PROPERTY MAINTENANCE

PM-113 ABANDONED PROPERTY

Section PM-113 ABANDONED PROPERTY

PM-113.1 Purpose and intent.

It is the purpose and intent of this article to establish a process to mitigate the amount of deteriorating property located within the Township of Piscataway, which is vacant and/or in default for which a public notice of default has been filed regardless of occupancy, is in foreclosure, or where ownership has been transferred to lender or mortgagee by any legal method. It is further intended to establish a registration program as a mechanism to protect neighborhoods from becoming blighted through the lack of adequate maintenance of abandoned and vacated properties subject to a mortgage or properties subject to mortgages that are in default.

PM-113.2 Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning. Where the context will permit and no definitions are provided herein, the definitions provided in the State of New Jersey Building Code shall apply.

ABANDONED REAL PROPERTY

Any real property that is vacant and/or is under a current notice of default, notice of mortgagee's sale, pending tax assessor's lien sale and/or properties that have been the subject of a foreclosure sale where title is retained by the beneficiary of a mortgage involved in the foreclosure, and any properties transferred under a deed-in-lieu of foreclosure sale, a short sale or any other legal means.

ACCESSIBLE PROPERTY

A property that is accessible through a compromised/breached gate, fence, wall, etc.

ACCESSIBLE STRUCTURE

A structure/building that is unsecured and/or breached in such a way as to allow access to the interior space by unauthorized persons.

DEFAULT

Mortgagee declares said mortgage to be in default either in writing, by recording a lis pendens, or by its actions, or commences foreclosure proceedings.

ENFORCEMENT OFFICER

Any full-time law enforcement officer, Building Official, Fire Inspector or Code Enforcement Officer employed by, contracted for, or servicing the Township of Piscataway.

EVIDENCE OF VACANCY

Any condition that on its own, or combined with other conditions present would lead a reasonable person to believe that the property is vacant. Such conditions may include, but not be limited to, overgrown and/or dead vegetation; electricity, water or other utilities turned off; stagnant swimming pool; and statements by neighbors, passers-by, delivery agents or government agents, among other evidence.

FORECLOSURE

The judicial process by which a property, placed as security for a mortgage loan, after a judicial process, is to be sold at an auction to satisfy a debt upon which the borrower has defaulted.

LOCAL PROPERTY MANAGER

An individual property manager, property management company, property maintenance company or similar entity located within Middlesex County,

designated by the owner or mortgagee which is responsible for the maintenance of abandoned real property.

PUBLIC PROPERTY

Canals, all waterways, lands and improvements owned by any governmental body or any governmental agency including but not limited to easements and rights-of-way, but excluding the campus of any institution of the state university system.

RESIDENTIAL BUILDING

Any improved real property, or portion thereof, situated in the Township, designed or permitted to be used for dwelling purposes, and shall include the buildings and structures located on such improved real property.

VACANT

Any building or structure that is not lawfully occupied or inhabited by human beings.

PM-113.3 Applicability.

This article relates to abandoned and vacant property and to property subject to a mortgage that has been determined by the mortgagee to be in default. This article shall be considered cumulative and is not superseding or subject to any other law or provision for same, but shall rather be an additional remedy available to the Township above and beyond any other state, county and/or local provisions for same.

PM-113.4 Violations and penalties.

Any person who shall violate the provisions of this article shall, upon conviction be subject to the penalties and provisions of Section PM-106.0 through PM-106.3. In addition, any violation of this section may be enforced by the CO/CCO Supervisor.

PM-113.5 Registration of real property mortgagee holding mortgages in default.

- A. Any mortgagee who holds a mortgage on real property located within the Township of Piscataway shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, or issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within 10 days of the inspection, register the property with the CO/CCO Supervisor, designee, or other authorized representative, on forms provided by the Township of Piscataway. A registration is required for each vacant property.*
- B. If the property is occupied but remains in default, it shall be inspected by the mortgagee or his designee monthly until the mortgagor or other party remedies the default, or it is found to be vacant or shows evidence of vacancy at which time it is deemed abandoned, and the mortgagee shall, within 10 days of that inspection, register the property with the CO/CCO Supervisor, his/her designee, or Township-authorized representative, electronically via the Township or other designated website or on forms provided by the Township of Piscataway.*
- C. Within 10 days of the date the mortgagee declares its mortgage to be in default through public notice or recordation, the mortgagee shall register the real property with the Township or its designee and, at the time of registration, shall designate in writing a local property manager to inspect, maintain and secure the real property subject to the mortgage in default.*
- D. Registration. Registration pursuant to this section shall contain at a minimum the name of the mortgagee and servicer along with the corresponding mailing addresses of both mortgagee/servicer, e-mail addresses, and telephone numbers and name of the local property manager and said person's address, e-mail address, and telephone number. The local property manager shall be responsible to inspect, secure and maintain the property. The property manager named in the registration shall be located within Middlesex County and available*

to be contacted Monday through Friday between 9:00 a.m. and 5:00 p.m., holidays and lunch hours excepted. If the subject of the registration is investor or bank owned, the registration shall contain at the minimum the name of the owner, the mailing address of the owner, e-mail address, and telephone number, asset manager along with the property manager.

- E. An annual registration fee in the amount of \$250.00, per property, shall accompany the registration or a modification of registration. There is no fee for modifying contact information if the organizational information remains the same and within one year of the last registration payment. The Township of Piscataway may assign and delegate the collection of such fee to an independent contractor, as noted on the registration form.*
- F. This section shall also apply to properties that have been the subject of a foreclosure sale where title is transferred to a beneficiary of a mortgage involved in the foreclosure and any properties transferred to the mortgagee under a deed in lieu of foreclosure/sale.*
- G. Any person or other legal entity that has registered a property under this article must report any change of information contained in the registration within 10 days of the change.*
- H. Properties subject to this section shall remain under the annual registration requirement, inspection, security, and maintenance standards of this section as long as they remain vacant or subject to having been declared by a mortgagee to be in default.*
- I. Failure of the mortgagee and/or property owner of record to properly register or to revise from time to time the registration to reflect a change of circumstances as required by this article is a violation of the codes of the Township of Piscataway and may result in a citation by the Housing Certificate of Occupancy Office. Pursuant to a finding and determination by the CO/CCO Supervisor that any property is in violation of Township ordinances, the Township of Piscataway may take the necessary action to ensure compliance with its ordinances and place a lien(s) on the property for the cost of the work performed to benefit the property and to bring it into compliance, which lien may be assigned to either the entity that performs the work or arranges to have the work performed.*
- J. At such time that the property becomes abandoned the mortgagee shall submit a No Trespass Affidavit with the CO/CCO Supervisor and/or assignee.*

PM-113.6 Maintenance requirements.

- A. Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items, including, but not limited to, furniture, clothing, large and small appliances, or any other items that give the appearance that the property is abandoned or not being properly maintained. Weeds, overgrown brush or dead vegetation over the height limitations imposed by the Township of Piscataway's codes are prohibited.*
- B. The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure. Yards shall be landscaped and maintained pursuant to the standards set forth in the Code. Landscaping shall include, but not be limited to, grass, ground cover, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential, commercial or industrial installation, as applicable. Landscaping shall not include weeds, gravel, broken concrete, asphalt or similar material.*
- C. Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required landscape and removal of all trimmings and weeds.*

- D. Pools and spas shall be kept in working order so that pool and spa water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the Township of Piscataway Codes and the State of New Jersey Building Code.*
- E. Failure of the mortgagee and/or property owner of record to properly maintain the property is a violation of the code of ordinances of the Township of Piscataway and may result in the issuance of a citation by the Housing Certificate of Occupancy Office. Pursuant to a finding and determination by the CO/CCO Supervisor they may take the necessary action to ensure compliance with its ordinances and place a lien(s) on the property and assign it as provided herein.*

PM-113.7 Security requirements.

- A. Properties subject to this article shall be maintained in a secure manner so as not to be accessible to unauthorized persons.*
- B. A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child or adult to access the interior of the property and/or structure. Broken windows shall be secured by reglazing or boarding.*
- C. If a mortgage on the property is in default on the property and has become vacant or abandoned, a local property manager shall be designated by the mortgagee to perform the work necessary to bring the property into compliance with the code of ordinances and the local property manager must perform weekly inspections to verify compliance with the requirements of this section, and any other applicable laws or ordinances of the Township of Piscataway.*
- D. When the property becomes vacant or abandoned, it shall be posted with the name and twenty-four-hour contact telephone number of the local property manager. The posting shall be no less than 18 inches by 24 inches, and shall be of a font that is legible from a distance of 45 feet. The posting shall contain the following language: "THIS PROPERTY IS MANAGED BY (Name of Local Property Manager). TO REPORT PROBLEMS OR CONCERNS CALL (Telephone number of Local Property Manager)."*
- E. The posting shall be placed on the interior of a window facing the street to the front of the property so that it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the property so that it is visible from the street or if no such area exists, on a stake of sufficient size to support the posting in a location that is at all times visual from the street to the front of the property but not readily accessible to vandals. Exterior posting shall be constructed of and printed with weather-resistant materials.*
- F. The local property manager shall inspect the property on a biweekly basis to ensure that the property is in compliance with this section. Upon the request of the Township of Piscataway, or its authorized representative, the local property manager shall provide a copy of the inspection reports to the Housing Certificate of Occupancy Office.*
- G. Failure of the mortgagee and/or property owner of record to properly inspect and secure the property, and post and maintain the signage noted in this section, is a violation of this article and shall result in the issuance of a notice of violation by a CO/CCO Supervisor. Pursuant to a finding and determination made by the Township of Piscataway or its designee, necessary action may be taken to ensure compliance with this section, and a lien(s) may be placed on the property and assigned as provided herein.*

PM-113.8 Additional authority.

The CO/CCO Supervisor, designee, or other authorized representative shall have authority to require the mortgagee and/or owner of record of any property affected by this section, to implement additional maintenance and/or security measures including, but not limited to, securing any and all door, window or other openings, employment of an on-site security guard, or other measures as may be reasonably required to help prevent further decline of the property.

PM-113.9 Supplemental provisions.

Nothing contained in this article shall prohibit the Township of Piscataway from enforcing its codes by any other means, including, but not limited to, injunction, abatement or as otherwise provided by code.

CHAPTER XVII

PROPERTY MAINTENANCE

PM 303.0 EXTERIOR PROPERTY AREAS

PM 303.10 Residential Furniture: *Residential Furniture, as defined in Section PM-302.0, Definitions, is only permitted on the exterior of a person's property for a period of twenty four (24) hours and is thereafter prohibited.*

CHAPTER XII

PARKS AND RECREATION AREAS

12-1 USE OF PARKS, PLAYGROUNDS, FIELDS, RINKS AND COURTS; HOURS; PERMITS.

12-1.1 Hours of Operation; Prohibited Acts.

It shall be unlawful for any person or vehicle to be or remain in or upon any of the public parks, playgrounds, fields, rinks, courts, and parking areas in the Township between dusk of any day and dawn of the following day. The prohibition shall not apply to Township sponsored events, and persons or organizations who are in possession of a valid permit issued by the Director of Recreation under this section to use the public parks, playgrounds, fields, rinks, courts or parking areas during specified hours. *It shall be unlawful for any person to perform motor vehicle maintenance or repairs in or upon any of the public parks, playgrounds, fields, rinks, courts, and parking areas in the Township.* (1972 Code § 5-7; Ord. No. 09-30 § 5-7.1; Ord. No. 2016-41)

BE IT FURTHER ORDAINED that if any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.

This Ordinance shall take effect immediately upon second reading, final passage and publication as required by law.

Mr. Uhrin opened the Meeting to the Public for Comments: ORDINANCE AMENDING CHAPTER II (2), ADMINISTRATION, CHAPTER III (3), POLICE REGULATIONS, CHAPTER VII (7), TRAFFIC, CHAPTER XII (12), PARKS AND RECREATION, CHAPTER XVII (17), PROPERTY MAINTENANCE, AND CHAPTER XXI (21), ZONING, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

RESOLUTION offered by Mr. Shah, seconded by Mr. Cahn, BE IT RESOLVED, By the Township Council of Piscataway Township, New Jersey that: ORDINANCE AMENDING CHAPTER II (2), ADMINISTRATION, CHAPTER III (3), POLICE REGULATIONS, CHAPTER VII (7), TRAFFIC, CHAPTER XII (12), PARKS AND RECREATION, CHAPTER XVII (17), PROPERTY MAINTENANCE, AND CHAPTER

XXI (21), ZONING, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY was introduced on the 7th day of November, 2019 and had passed the first reading and was published on the 15th day of November, 2019.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on November 26, 2019, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, in the official newspaper.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 19-29.

On roll call vote; Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin answered yes.

The Clerk read for SECOND READING the following ORDINANCE: BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$10,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,892,800 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Piscataway, in the County of Middlesex, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$10,000,000, including the aggregate sum of \$500,000 and further including the \$557,200 grant expected to be received from the State of New Jersey Department of Transportation (the "State Grant") for improvements to Morris Avenue Road Way as described in Section 3(b) (the "Morris Road Way Project") and a \$50,000 developer's contribution (the "Contribution") for the projects described in Section 3(c). Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the costs of the Morris Road Way Project since the project is being partially funded by the State Grant. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, the State Grant and the Contribution, negotiable bonds are hereby authorized to be issued in the principal amount of \$8,892,800 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
(a) Various park improvements, including, but not limited to, playground equipment replacements, playground shelter improvements, repaving and restripping of parking lots, New Market retaining walls and other park improvements, including all work and materials necessary therefor and incidental thereto.			

	\$1,500,000	\$1,425,000	10 years
(b) Various road improvements, including the Morris Avenue Road Way*, Baekeland Avenue, Brotherhood Street and Riverview Avenue, including all work and materials necessary therefor and incidental thereto.	\$6,465,000 (*Includes the State Grant)	\$5,584,550	10 years
(c) Improvements to road curbs, sidewalks and driveways and the ADA Ramp Program, including all work and materials necessary therefor and incidental thereto.	\$1,185,000 (Includes the Contribution)	\$1,075,750	10 years
(d) Annual road rehabilitation to various roads throughout the Township, as more specifically described on a list on file in the Office of the Clerk, which is hereby incorporated by reference as if set forth at length, including asphalt paving and milling, including all work and materials necessary therefor and incidental thereto.	\$850,000	\$807,500	10 years
TOTAL:	<u>\$10,000,000</u>	<u>\$8,892,800</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Director of Finance; provided that no bond anticipation note shall mature later than one year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the Director of Finance. The Director of Finance shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the Director of Finance's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The Director of Finance is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Director of Finance is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$8,892,800, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$1,227,428 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The Director of Finance of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The Director of Finance is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Mr. Uhrin opened the Meeting to the Public for Comments: **ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$10,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,892,800 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**

RESOLUTION offered by Mrs. Lombardi, seconded by Mr. Cahn, BE IT RESOLVED, By the Township Council of Piscataway Township, New Jersey that: BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$10,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,892,800 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE

PART OF THE COST THEREOF was introduced on the 7th day of November, 2019 and had passed the first reading and was published on the 12th day of November, 2019.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on November 26, 2019, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, in the official newspaper.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 19-30.

On roll call vote; Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin answered yes.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE APPROPRIATING \$2,000,000, ALL OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND, FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY AS FOLLOWS:

Section 1. \$2,000,000 is hereby appropriated, all of which is from the Capital Improvement Fund, for various capital improvements, including professional engineering services for all Township (as defined herein) projects, the acquisition of a police driving stimulator, a police speed trailer, radar signs, a sports utility vehicle and a tree removal bucket truck with a forestry body and cage, the Sidewalk Repair Program, the Department of Public Works Window Replacement Program for the mechanic garage and salt dome siding and roof replacement, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto, in and by the Township of Piscataway, in the County of Middlesex, New Jersey (the "Township").

Section 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

Mr. Uhrin opened the Meeting to the Public for Comments: ORDINANCE APPROPRIATING \$2,000,000, ALL OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND, FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY. RESOLUTION offered by Mr. Shah, seconded by Mrs. Cahill, BE IT RESOLVED, By the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE APPROPRIATING \$2,000,000, ALL OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND, FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY was introduced on the 7th day of November, 2019 and had passed the first reading and was published on the 12th day of November, 2019.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on November 26, 2019, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, in the official newspaper.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 19-31.

On roll call vote; Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin answered yes.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE TO AMEND AND REVISE THE ZONING ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XXI (21) ZONING, SECTION 1014.3(a) SOLAR PANELS

BE IT THEREFORE ORDAINED by the Township Council of the Township of Piscataway, that Chapter 21 Section 1014.3(a) is hereby amended to read as follows: 21-1014.3 Solar Panels.

- a. Solar panels shall be conditionally permitted as a rooftop installation upon the principal structure only in any zoning district. The solar panels shall not exceed a height of twelve (12) inches above the rooftop. In no event shall the placement of the solar panels result in a total height greater than what is permitted in the zoning district for a principal structure nor shall any panel extend beyond the roof lines. For any solar installation which requires frame hardware, piping, and/or any associated equipment to be located on the ground, such equipment shall not be located in a front yard, must comply with the setback requirements for accessory structures in the zone in which the property is located; and shall be completely screened with natural plantings or a combination of fencing and natural plantings which shall completely screen the associated frame hardware, piping and equipment from abutting properties. The height of such frame hardware, piping and/or associated equipment shall not exceed a height of four (4) feet in a residential zone and eight (8) feet in a nonresidential zone.

If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior Ordinance of the Township, the provision hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.

This Ordinance shall take effect immediately upon second reading, final passage and publication as required by law.

Mr. Uhrin opened the Meeting to the Public for Comments: ORDINANCE TO AMEND AND REVISE THE ZONING ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XXI (21) ZONING, SECTION 1014.3(a) SOLAR PANELS RESOLUTION offered by Mrs. Cahill, seconded by Mrs. Lombardi, BE IT RESOLVED, By the Township Council of Piscataway Township, New Jersey that ORDINANCE TO AMEND AND REVISE THE ZONING ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XXI (21) ZONING, SECTION 1014.3(a) SOLAR PANELS was introduced on the 24th day of September, 2019 and had passed the first reading and was published on the 30th day of September, 2019.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on November 26, 2019, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, in the official newspaper.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 19-32.

On roll call vote; Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin answered yes.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE SUPPLEMENTING CHAPTER XXI (21) ZONING OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

BE IT ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter XXI - Zoning, Section 21-1102, General Parking Schedule, is hereby supplemented to read as follows:

21-1102 GENERAL PARKING SCHEDULE

The minimum number of off-street parking requirements in all zones for uses other than single family dwellings shall be as set forth in Section 24.702.1 of Chapter XXIV, Site Plan Review of Piscataway Township. For single family dwellings at least one (1) space shall be provided which shall be within an enclosed garage, when the residence construction date falls after July 27, 1978, except where carports were

permitted by way of the original approval. Where no garage is required, sufficient off-street parking for a minimum of two (2) cars shall be provided within the driveway area. Notwithstanding the foregoing, the owner of any single family dwelling constructed prior to July 27, 1978 who maintained a detached garage structure with one or more enclosed spaces shall only be permitted to demolish said detached garage if the owner shall agree to construct at least one (1) enclosed garage space (attached or detached) within one (1) year of the date of demolition of the detached garage space.

BE IT FURTHER ORDAINED that this Ordinance shall take effect twenty (20) days after the first publication thereof, by summary, after final passage in the manner provided by law.

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

If any section, subsection, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

Mr. Uhrin opened the Meeting to the Public for Comments: **ORDINANCE SUPPLEMENTING CHAPTER XXI (21) ZONING OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.**

RESOLUTION offered by Mrs. McCullum, seconded by Mr. Shah, **BE IT RESOLVED**, By the Township Council of Piscataway Township, New Jersey that **ORDINANCE SUPPLEMENTING CHAPTER XXI (21) ZONING OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY** was introduced on the 13th day of August, 2019 and had passed the first reading and was published on the 16th day of August, 2019.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on November 26, 2019, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, in the official newspaper.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 19-33.

On roll call vote; Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin answered yes.

The Clerk read for **FIRST READING** the following **ORDINANCE: ORDINANCE APPROPRIATING \$1,890,000, \$300,000 OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND AND \$1,590,000 OF WHICH IS FROM THE 2019 BUDGET CAPITAL OUTLAY, FOR VARIOUS SEWER UTILITY IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.**

RESOLUTION offered by Mrs. Lombardi, seconded by Mrs. Cahill, **BE IT RESOLVED**, by the Township Council of Piscataway Township, New Jersey that: **ORDINANCE APPROPRIATING \$1,890,000, \$300,000 OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND AND \$1,590,000 OF WHICH IS FROM THE 2019 BUDGET CAPITAL OUTLAY, FOR VARIOUS SEWER UTILITY IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.**

be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:30 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 17th day of December, 2019.

BE IT FURTHER RESOLVED that a copy of this Ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and final passage, and a copy of this Ordinance shall be made available at the Office of the Township Clerk for any interested member of the public.

On roll call vote; Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin answered yes.

RESOLUTION #19-486

RESOLUTION offered by Mrs. Lombardi, seconded by Mrs. Cahill, **BE IT RESOLVED**, By the Township Council of Piscataway Township, New Jersey that:

WHEREAS, the Revised General Ordinances of the Township of Piscataway permit the adoption of Resolutions, Motions or Proclamations by the Township Council of the Township of Piscataway as part of the Consent Agenda, upon certain conditions; and

WHEREAS, each of the following Resolutions, Motions or Proclamations to be presented before the Township Council at its November 26, 2019 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Cancellation of Sewer Billing Due to Water Leak – Baekeland Rentals Inc. – Block 88888, Lot 3 – 172 Baekeland Avenue.
- b. RESOLUTION – Authorizing Contract Amendment #2 – Centennial Avenue Road Improvements – T & M Associates – Not to Exceed \$42,348.00.
- c. RESOLUTION – Authorizing Contract Amendment #1 – Third Avenue Roadway Improvements – Naik Group – Not to Exceed \$41,000.00.
- d. RESOLUTION – Authorizing Award of Contract – Repairs and Maintenance of Heavy Equipment - Under ESCNJ 18/19-25 - Grounds Equipment – Jesco, Inc. – Not to Exceed \$45,000.00.
- e. RESOLUTION – Authorizing Submission Strategic Plan Piscataway Municipal Alliance Grant FY 2021.
- f. RESOLUTION – Authorizing Contract Amendment No. 1 – Winans Avenue Roadway Improvements – Najarian Associates – Not to Exceed \$7,500.00.
- g. RESOLUTION – Authorizing Contract Amendment #1 – International Avenue Improvements from Stelton Road to Brotherhood Street – Grotto Engineering – Not to Exceed \$3,300.00.
- h. RESOLUTION – Authorizing Contract Amendment #2 – Justice Street Improvements from International Avenue to Ethel Road – Grotto Engineering – Not to Exceed \$3,300.00.
- i. RESOLUTION – Authorizing Purchase of Freightliner 108SD Chassis for a Tree Bucket Truck Under ESCNJ CO-OP # 65MCESCCPS BID# 17/18-30 Campbell Freightliner, LLC – Not to Exceed \$105,197.82
- j. RESOLUTION – Authorizing Purchase of 2 Freightliners 114SD Dumptruck Tandem Chassis Under ESCNJ CO-OP # 65MCESCCPS BID# 17/18-30 – Campbell Freightliner, LLC – Not to Exceed \$255,577.76
- k. RESOLUTION – Authorizing Purchase of ALTEC Model LR—7-60-E70 Aerial Lift and Chipper Dump Body for Freightliner 108SD Chassis Under ESCNJ 65MCESCCPS BID #ESCNJ 17/18-30 – W.E. Timmerman, Co. – Not to Exceed \$164,191.17.
- l. RESOLUTION – Authorizing an Amended Ordinance on First Reading to Approve Further Amendments to Redevelopment Plan for Block 4501, Lot 1.02 (formerly Lots 1.01 and 3) and the Unimproved Portion of North Randolphville Road.
- m. MOTION – Accept Minutes October 8, 15, November 7 and 19, 2019.
- n. MOTION – Accept Report of Clerk’s Account – October 2019.
- o. MOTION – Accept Report of the Division of Revenue – October 2019.
- p. MOTION – Receive and Enter into Minutes Disbursements for the Month of October 2019.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that each of the above-listed Resolutions, Motions or Proclamations be approved and adopted by the Township Council, with the same legal effect as through each was read in its entirety at the November 26, 2019 Regular meeting and adopted by separate vote.

On roll call vote; Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin answered yes.

The following are the Resolutions, typed in full, which were adopted by the foregoing consent agenda resolution:

RESOLUTION #19-487

WHEREAS, the Tax Collector is requesting authorization to cancel the sewer billing as listed below,

BLOCK	LOT	QUAL	NAME	YEAR	AMOUNT	REASON
88888	3	SWR2	Baekeland Rentals Inc	2019	1346.53	Water leak

172 Baekeland Ave

THEREFORE, BE IT RESOLVED that the Tax Collector is hereby authorized to cancel the SEWER and hereby authorized to adjust the records accordingly.

RESOLUTION #19-488

WHEREAS, the Township of Piscataway (the “Township”) requires Professional Engineering Services in regard to the Centennial Avenue Road Improvements from River Road to Knightsbridge Road (the “Project”); and

WHEREAS, there was a previous contract amendment in regard to the Project and additional work is required for the project that was not included in the original scope of work outlined by the Township of Piscataway and not anticipated in the proposal from T&M Associates to the Township for said Project; and

WHEREAS, N.J.A.C. 5:30-11.6 authorizes the Township to approve change orders for professional services for a project; and

WHEREAS, the Township Supervisor of Engineering has reviewed the Contract Amendment Request No. 2, and recommends approval of same; and

WHEREAS, there is funding available pursuant to certification # R-2016-047-B;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to amend the total contract amount with T&M Associates from \$239,870.00 to \$282,218.00, an increase of not to exceed \$42,348.00, due to unanticipated work required in regard to the Centennial Avenue Road Improvements from River Road to Knightsbridge Road, subject to all bid specifications and contract documents.

RESOLUTION #19-489

WHEREAS, the Township of Piscataway (the “Township”) requires Professional Engineering Services in regard to the Third Avenue Roadway Improvements from Possumtown Rd to Hancock Rd (the “Project”); and

WHEREAS, additional work is required for the project that was not included in the original scope of work outlined by the Township of Piscataway and not anticipated in Naik Group’s proposal to the Township for said Project; and

WHEREAS, N.J.A.C. 5:30-11.6 authorizes the Township to approve change orders for professional services for a project; and

WHEREAS, the Township Supervisor of Engineering has reviewed the Contract Amendment Request No. 1 and recommends approval of same; and

WHEREAS, there is funding available pursuant to certification # R-2018-0085-01;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to amend the total contract amount with Naik Group from \$124,000.00 to \$165,000.00, an increase of not to exceed \$41,000.00, due to unanticipated work required in regard to the Third Avenue Roadway Improvements from Possumtown Rd to Hancock Rd, subject to all bid specifications and contract documents.

RESOLUTION #19-490

WHEREAS, the Township of Piscataway requires the Repair and Maintenance of Heavy Equipment (hereinafter “Grounds Equipment Repairs”); and

WHEREAS, the Township of Piscataway wishes to enter into a contract for said Grounds Equipment Repairs with Jesco, Inc., South Plainfield, NJ, in the amount not to exceed \$45,000.00 through ESCNJ 18/19-25; and

WHEREAS, N.J.S.A. 52:34-6.2 et. seq. authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

WHEREAS, funds are available pursuant to certification # R-2019-0126;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to enter into a contract for the Repair and Maintenance of Heavy Equipment

with Jesco, Inc., South Plainfield, NJ, in the amount not to exceed \$45,000.00, through ESCNJ 18/19-25.

RESOLUTION #19-491

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey; and

WHEREAS, the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and

WHEREAS, the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

WHEREAS, the Township Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Middlesex; and

NOW, THEREFORE, BE IT RESOLVED by the Township of Piscataway, County of Middlesex, State of New Jersey hereby recognizes the following:

The Township Council does hereby authorize submission of a strategic plan for the Piscataway Municipal Alliance grant for fiscal year 2021 in the amount of:

DEDR	\$ 47,399.00
Cash Match	\$ 11,849.75
In-Kind	\$ 35,549.25

The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Township officials are authorized to execute the Municipal Alliance Contract Agreement between the County of Middlesex and the Township of Piscataway for FY2021 and any such other documents necessary to effectuate and receive the grant.

RESOLUTION #19-492

WHEREAS, the Township of Piscataway requires Professional Engineering Services in regard to the Winans Avenue Roadway Improvements Project (the "Project"); and

WHEREAS, additional work is required for the Project that was not included in the original scope of work outlined by the Township of Piscataway and not anticipated in the proposal from Najarian Associates to the Township for said Project; and

WHEREAS, N.J.A.C. 5:30-11.6 authorizes the Township to approve change orders for professional services for a project; and

WHEREAS, the Township Supervisor of Engineering has reviewed the Contract Amendment Request No. 1 and recommends approval of same; and

WHEREAS, there is funding available pursuant to certification # R-2018-0082;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to amend the total contract amount with Najarian Associates from \$55,150.00 to \$62,650.00, an increase of not to exceed \$7,500.00, due to unanticipated work required in regard to the Winans Avenue Roadway Improvements Project, subject to all bid specifications and contract documents.

RESOLUTION #19-493

WHEREAS, the Township of Piscataway requires Professional Engineering Services in regard to the International Avenue Improvements from Stelton Road to Brotherhood Road (the "Project"); and

WHEREAS, additional work is required for the project that was not included in the original scope of work outlined by the Township of Piscataway and not anticipated in the proposal from Grotto Engineering Associates, LLC to the Township for said Project; and

WHEREAS, N.J.A.C. 5:30-11.6 authorizes the Township to approve change orders for professional services for a project; and

WHEREAS, the Township Supervisor of Engineering has reviewed the Contract Amendment Request No. 1 and recommends approval of same; and

WHEREAS, there is funding available pursuant to certification # R-2017-82-01;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to amend the total contract amount with Grotto Engineering Associates, LLC from \$74,300.00 to \$77,600.00, an increase of not to exceed \$3,300.00, due to unanticipated work required in regard to the International Avenue Improvements from Stelton Road to Brotherhood Road, subject to all bid specifications and contract documents.

RESOLUTION #19-494

WHEREAS, the Township of Piscataway (the "Township") requires Professional Engineering Services in regard to the Justice Street Improvements from International Ave to Ethel Road (the "Project"); and

WHEREAS, there was a previous contract amendment in regard to the Project and additional work is required for the project that was not included in the original scope of work outlined by the Township of Piscataway and not anticipated in the proposal from Grotto Engineering to the Township for said Project; and

WHEREAS, N.J.A.C. 5:30-11.6 authorizes the Township to approve change orders for professional services for a project; and

WHEREAS, the Township Supervisor of Engineering has reviewed the Contract Amendment Request No. 2, and recommends approval of same; and

WHEREAS, there is funding available pursuant to certification # R-2015-65-B;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to amend the total contract amount with Grotto Engineering from \$102,750.00 to \$106,050.00, an increase of not to exceed \$3,300.00, due to unanticipated work required in regard to the Justice Street Improvements from International Ave to Ethel Road, subject to all bid specifications and contract documents.

RESOLUTION #19-495

WHEREAS, the Township of Piscataway is in need of a Freightliner 108SD Chassis for Tree Bucket Truck; and

WHEREAS, the Assistant Director of Public Works recommends awarding a contract for a Freightliner 108SD Chassis for Tree Bucket Truck through Educational Services Commission of NJ Co-Op Bid #ESCNJ17/18-30, State Approved Co-Op #65MCESCCPS, to Campbell Freightliner, LLC, South Brunswick, NJ, in the amount not to exceed \$105,197.82; and

WHEREAS, N.J.S.A. 52:34-6.2 et. seq. authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

WHEREAS, funds are available pursuant to certification # R-2019-0129;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to enter into a contract for a Freightliner 108SD Chassis for Tree Bucket Truck with Campbell Freightliner, LLC, South Brunswick, NJ, for a total cost not to exceed \$105,197.82, through Educational Services Commission of NJ Co-Op Bid #ESCNJ17/18-30, State Approved Co-Op #65MCESCCPS.

RESOLUTION #19-496

WHEREAS, the Township of Piscataway is in need of two (2) Freightliner 114SD Dump Truck Tandem Chassis; and

WHEREAS, the Assistant Director of Public Works recommends awarding a contract for two (2) Freightliner 114SD Dump Truck Tandem Chassis through Educational Services Commission of NJ Co-Op Bid #ESCNJ17/18-30, State Approved Co-Op #65MCESCCPS, to Campbell Freightliner, LLC, South Brunswick, NJ, in the amount not to exceed \$255,577.76; and

WHEREAS, N.J.S.A. 52:34-6.2 et. seq. authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and

accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

WHEREAS, funds are available pursuant to certification # R-2019-0128;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to enter into a contract for two (2) Freightliner 114SD Dumptruck Tandem Chassis with Campbell Freightliner, LLC, South Brunswick, NJ, for a total cost not to exceed \$255,577.76, through Educational Services Commission of NJ Co-Op Bid #ESCNJ17/18-30, State Approved Co-Op #65MCECCPS.

RESOLUTION #19-497

WHEREAS, the Township of Piscataway is in need of an Altec Model LR-7-60-E70 Aerial Lift and Chipper Dump Body for Freightliner 108SD Chassis; and

WHEREAS, the Director of Public Works recommends awarding a contract for a an Altec Model LR-7-60-E70 Aerial Lift and Chipper Dump Body for Freightliner 108SD Chassis through Educational Services Commission of NJ Co-Op Bid #ESCNJ17/18-30, State Approved Co-Op #65MCECCPS, to W.E. Timmerman, Co., Inc., Whitehouse, NJ, in the amount not to exceed \$164,191.17; and

WHEREAS, N.J.S.A. 52:34-6.2 et. seq. authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

WHEREAS, funds are available pursuant to certification # R-2019-0127;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to enter into a contract for a an Altec Model LR-7-60-E70 Aerial Lift and Chipper Dump Body for Freightliner 108SD Chassis with W.E. Timmerman, Co., Inc., Whitehouse, NJ, for a total cost not to exceed \$164,191.17, through Educational Services Commission of NJ Co-Op Bid #ESCNJ17/18-30, State Approved Co-Op #65MCECCPS.

RESOLUTION #19-498

WHEREAS, the Township Council of the Township of Piscataway adopted an Ordinance on first reading approving an amendment to the redevelopment plan (the “Amended Redevelopment Plan”) for Block 4501, Lot 1.02 and the unimproved portion of North Randolphville Road (the “Property”); and

WHEREAS, Duke Realty New Brunswick Development, LLC is the owner of all but a small portion of Block 4501, Lot 1.02 and it is anticipated to become the owner of the unimproved portion of North Randolphville Road from Old New Brunswick Road to the Conrail Port Redding Railroad tracks upon the intended vacation of said unimproved roadway by the Township Council; and

WHEREAS, the aforesaid Ordinance adopted on first reading also referred the proposed Amendment Redevelopment Plan to the Piscataway Township Planning Board for its review and recommendation, pursuant to N.J.S.A. 40:55D-64; and

WHEREAS, the Piscataway Township Planning Board did conduct said review at its public meeting on November 13, 2019 and the Piscataway Township Planning Board recommended further modifications to the Amended Redevelopment Plan in order to ensure a viable redevelopment of the Property; and

WHEREAS, the Planning Board’s suggested modifications include allowing additional permitted uses for light manufacturing, light assembly and fulfillment and delivery center use, a permitted accessory use of temporary staging, outdoor storage and loading and unloading of goods and products if properly screened, and adopting required parking space requirements for the light manufacturing, light assembly and fulfillment an delivery center uses; and

WHEREAS, Piscataway Township Planning Board has adopted a Resolution incorporating these modifications and recommending the Amended Redevelopment Plan with these modifications to the Piscataway Township Council.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the proposed modifications recommended by the Piscataway Township Planning Board, be and the same are hereby approved by the Township Council; and

NOW, THEREFORE, BE IT RESOLVED that an amended Ordinance to adopt this further Amended Redevelopment Plan be considered for first reading, immediately subsequent to the adoption of this Resolution.

Mr. Cahn requested the acceptance of the November 7, 2019 regular and agenda meeting minutes be moved off of the consent agenda. Motion by Mrs. Lombardi, second by Mrs. Cahill to accept November 7, 2016 regular and agenda meeting minutes.

On roll call vote; Messrs. Cahill, Lombardi, McCullum, Shah, and Uhrin answered yes. Mr. Cahn abstained.

The Clerk read for FIRST READING the following ORDINANCE: ORDINANCE OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 4501, LOT 1.02 (FORMERLY LOTS 1.01 AND 3) AND THE UNIMPROVED PORTION OF NORTH RANDOLPHVILLE ROAD PURSUANT TO N.J.S.A. 40A:12A-1, et seq. THE REDEVELOPMENT AND HOUSING LAW.

RESOLUTION offered by Mrs. Lombardi, seconded by Mrs. Cahill, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that: ORDINANCE OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 4501, LOT 1.02 (FORMERLY LOTS 1.01 AND 3) AND THE UNIMPROVED PORTION OF NORTH RANDOLPHVILLE ROAD PURSUANT TO N.J.S.A. 40A:12A-1, et seq. THE REDEVELOPMENT AND HOUSING LAW be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:30 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 10th day of December, 2019.

BE IT FURTHER RESOLVED that a copy of this Ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and final passage, and a copy of this Ordinance shall be made available at the Office of the Township Clerk for any interested member of the public.

On roll call vote; Messrs. Cahill, Cahn, Lombardi, McCullum, Shah, and Uhrin answered yes.

The following are Disbursements for the month of August 2019.
Continued on next page

Continued on next page

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

Mrs. Cahill, Mr. Cahn, Mrs. Lombardi, Mrs. McCullum, Mr. Uhrin all wished everyone a Happy Thanksgiving.

Mayor Wahler thanked FISH for handing out food this Thanksgiving.

OPEN TO PUBLIC:

David Akins, 39 Ambrose Valley Ln, asked for clarification on items 9, 13, i, j. Mr. Dacey explained.

Gustav, 58 Curtis Ave, looking to see if there is a center in town to help unemployed residents.

Curtis Grubbs, 1750 W 3rd St, appreciates all the work done in his neighborhood. Would like to see someone help out Gustav. Concerned that raised homes around him are causing a water problem in his home.

Staci Berger, 233 Ellis Parkway, asked for update on implementation on energy aggregation ordinance. Mr. Dacey explained. Also asked about solid waste cards and making access easier for renters. Mr. Dacey explained town does not keep list of renters and homeowners must let renters know.

There being no further business to come before the council, the meeting was adjourned at 8:07 pm on motion of Mrs. Lombardi, seconded by Mr. Shah, carried unanimously.

Respectfully submitted,

Melissa A. Seader, Township Clerk

Accepted:

Frank Uhrin
Council President