

March 5, 2024

A Regular Meeting of the Piscataway Township Council was held on March 5, 2024 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President Cahill at 7:30 p.m.

Ms. Cahill 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, login, or dial-in information, 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, Municipal Website, 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.

There will be public comment periods for both remote and in person attendees separately. Each member of the public shall only have one opportunity to speak during each public portion. As the technology does not allow us to know if there are multiple callers on an individual phone line or logged in user account, we ask that if you wish to speak, that you login in or dial in separately so that we can recognize you as a separate individual.

Should you have any further comments or questions, the Township Council is always available by email and phone, and you can always call the Mayor's office during normal operating hours.

On roll call, there were present: Messrs. Carmichael, Espinosa, Lombardi, Rouse, Shah, Uhrin & Cahill.

Ms. Cahill led the salute to the flag.

Ms. Cahill opened the meeting to the remote attendees for comments regarding the Consent Agenda Items.

There being no comments, this portion of the meeting was closed to the public.

Ms. Cahill opened the meeting to the in person attendees for comments regarding the Consent Agenda Items.

There being no comments, this portion of the meeting was closed to the public.

The Deputy Clerk read for SECOND READING the following ORDINANCE: AN ORDINANCE RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC IN PORTIONS OF CLAWSON STREET, BROOK AVENUE, AND FIELD AVENUE IN THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY

WHEREAS, N.J.S.A. 40:67-1 et seq authorizes a municipality to vacate the public interest in any public street, highway, land or alley, or any part thereof; and

WHEREAS, N.J.S.A. 40:67-19 states that where there has been a dedication of lands as a public street or highway or public place and the same has not been accepted or opened by the municipality, and where it shall appear to the governing body that the public interest will be better served by releasing those lands, the governing body may, by ordinance release and extinguish the public right arising from the dedication; and

WHEREAS, Brook Avenue is a forty (40) foot wide unimproved road bound by Baekeland Avenue on its westerly side and Clawson Street on its easterly side; and

WHEREAS, the portion of Brook Avenue to be vacated is from the intersection of Clawson Street to a point 975.81 feet in the easterly direction, measured along the southerly edge of Brook Avenue, as shown in the map attached hereto as Schedule A; and

WHEREAS, Field Avenue is a forty (40) foot wide unimproved road bound by Baekeland Avenue on its westerly side and Clawson Street on its easterly side; and

WHEREAS, the portion of Field Avenue to be vacated is from the intersection of Clawson Street to a point 153.96 feet in the easterly direction, measured along the southerly edge of Field Avenue, as show in the map attached hereto as Schedule A; and

WHEREAS, the Township has not developed and does not intend to develop or open those portions of Brook Avenue and Field Avenue paper streets; and

WHEREAS, pursuant to N.J.S.A. 40:60-28, a municipality may vacate a portion of an improved road no longer needed for public use, and if the owner of the fee of said land, may make a private sale of and convey the lands so vacated to the adjoining property owners at such price as it deems fair and just; and

WHEREAS, the Township no longer needs a substantial portion of Clawson Street for public use and wishes to vacate same and convey same to the adjoining property owners; and

WHEREAS, the portion of Clawson Street to be vacated is from its terminus at the Conrail Port Reading Railroad property to 220.95 feet from its terminus at Baekeland Avenue, as shown in the map attached hereto as Schedule A; and

WHEREAS, the Township Council does hereby determine that the aforementioned portions of Brook Avenue, Field Avenue, and Clawson Street are no longer needed for public purposes; and

BE IT THERFORE ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that the rights of the public and the Township of Piscataway in and to those portions of Brook Avenue and Field Avenue, described above and on the map attached hereto as Schedule A are hereby released and extinguished; and

BE IT FURTHER ORDAINED that the Township vacates public use of the portion of Clawson Street as described above and on the map attached hereto as Schedule A, and the Township is authorized to negotiate the conveyance of the vacated portion of Clawson Street to the adjoining property owners at a fair and just price; and

BE IT FURTHER ORDAINED that at least one (1) week prior to the time affixed for the consideration of this Ordinance for final passage, a copy thereof, together with a notice of the introduction thereof and the time and the place when and where the Ordinance will be further considered for final passage, shall be mailed to every person whose land may be affected by this Ordinance so far as may be ascertained. Said notices shall be mailed by the Township Clerk in accordance with the provisions of N.J.S.A. 40:49-6.

AND BE IT FURTHER ORDAINED that the Township Clerk shall, within sixty (60) days of the effective date of this Ordinance, file a copy of this Ordinance, certified by the Clerk under the seal of the Township, to be a true copy thereof, together with proof of publication thereof, in the Office of the Clerk of the County of Middlesex, in accordance with the provisions of N.J.S.A. 40:67-21.

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.

Ms. Cahill opened the Meeting to the Remote Attendees for Comments

There being no comments, the public portion was closed.

Ms. Cahill opened the Meeting to the In-Person Attendees for Comments

Costas Efthymious, 58 Curtis Ave, asks for clarification on what it means when the Township vacate a property.

Township Attorney, Rajvir Goomer, provides Mr. Efthymious with clarification.

There being no further comments, the public portion was closed.

RESOLUTION offered by Mr. Espinosa seconded by Mr. Shah, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: AN ORDINANCE RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC IN PORTIONS OF CLAWSON STREET, BROOK AVENUE, AND FIELD AVENUE IN THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY

was introduced on the 2nd day of January, 2024 and had passed the first reading and was published on the 5th day of January, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on March 5, 2024, 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. 2024-08.

On roll call vote: Messrs. Carmichael, Espinosa, Lombardi, Rouse, Shah, Uhrin & Cahill answered yes.

The Deputy Clerk read for FIRST READING the following ORDINANCE:
CALENDAR YEAR 2024 - MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)

RESOLUTION offered by Ms. Lombardi seconded by Mr. Rouse, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: CALENDAR YEAR 2024 - MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)

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 16th day of April, 2024.

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. Carmichael, Espinosa, Lombardi, Rouse, Shah, Uhrin & Cahill answered yes.

The Deputy Clerk read for FIRST READING the following ORDINANCE:
ORDINANCE OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING EXECUTION OF FINANCIAL AGREEMENT WITH CLAWSON RP OWNER URBAN RENEWAL LLC PURSUANT TO THE LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.

RESOLUTION offered by Ms. Carmichael seconded by Mr. Shah, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING EXECUTION OF FINANCIAL AGREEMENT WITH CLAWSON RP OWNER URBAN RENEWAL LLC PURSUANT TO THE LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.

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 16th day of April, 2024.

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. Carmichael, Espinosa, Lombardi, Rouse, Shah, Uhrin & Cahill answered yes.

RESOLUTION #24-127

RESOLUTION offered by Ms. Lombardi, seconded by Mr. Espinosa:

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 March 5, 2024 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Acceptance of Project and Release of Retainage – Justice Street Roadway Improvements – S Brothers, Inc.
- b. RESOLUTION – Authorizing Refund of Overpayment – Police Department.
- c. RESOLUTION – Authorizing Return of Maintenance Bonds:
 - Block 12801, Lot 4 – 1421 River Road – 11-ZB-54/55V
 - Block 5101, Lot 1.01 & 4.02 – 6 Corporate Place and 5 Access Road – 15-PB-06/07V/09 – Off-Site Improvements, Perimeter Buffer Landscaping and On-Site Stormwater Management System.
- d. RESOLUTION – Authorizing Return of Sterling Village Security Deposit and Payment of Arrears to the Township of Piscataway - Apt. 410.
- e. RESOLUTION – Designating Clawson RP Owner, LLC as Redeveloper and Authorizing Redevelopment Agreement.
- f. RESOLUTION – Authorizing Signing Grant Application and Agreement with DCA for Ecological Park.
- g. RESOLUTION – Authorizing Cancellation of Taxes – 100% Exempt – Block 9902, Lot 15.02.
- h. RESOLUTION – Authorizing Return of Street Opening Bond:
 - Block 906, Lot 17.02 – 416 Victoria Avenue.
 - Block 12204, Lot 26 – 498 Blue Ridge Avenue.
- i. RESOLUTION – Authorizing Return of Escrow:

- Block 734.01, Lot 51.01 & 51.02 – 41 & 51 Suttons Lane – 02-PB-33/41V.
 - Block 7501, Lot 27.03 – 505 Sidney Road – Administrative Review.
 - Block 9301, Lot 53.01 – 151 Ethel Rd West – 19-ZB-24V
 - Block 4503, Lot 1.05 – 300 South Randolphville Rd – 15-ZB-24V
 - Block 7501, Lot 27.03 – 505 Sidney Rd – 15-ZB-23V
 - Block 4503, Lot 1.05 – 330 South Randolphville Rd – 19-ZB-71V
 - Block 4701, Lot 5.05 – 330 South Randolphville Rd – Redevelopment
 - Block 812, Lot 37.01 – 160 11th St – 23-ZB-51V
 - Block 6701, Lot 3.02 – 121 Centennial Ave – 19-ZB-28V
 - Block 201, Lot 2.02 – 1711 South Second St – 16-ZB-40V
- j. RESOLUTION – Authorizing Award of Contract – 700 MHz P25 Radio System – Tactical Public Safety, LLC – Not to Exceed \$5,898,199.70.
 - k. RESOLUTION – Authorizing Award of Contract through ESCNJ Co-op #23/24-09 – 2024/2025 Landscape Maintenance of Township Properties
 - i. (Contract A) – JCW, Inc. dba Natural Green Lawn Care – Not to Exceed \$79,780.00 (2024) & \$83,206.00 (2025).
 - ii. (Contract B) – JCW, Inc. dba Natural Green Lawn Care – Not to Exceed \$124,076.00 (2024) & \$131,928.00 (2025).
 - l. RESOLUTION – Authorizing Participation in the Defense Logistics Agency, Law Enforcement Support Office, 1033 Program.
 - m. RESOLUTION – Authorizing Award of Contract – Animal Control Services – Animal Control Solutions, LLC – Not to Exceed \$249,000.00 (2024) & \$257,160.00 (2025).
 - n. RESOLUTION – Authorizing Award of Contract – 2024 Data Collection & Inspection Program – Paragon Appraisals LLC – Not to Exceed \$120,230.00
 - o. RESOLUTION – Qualifying Professionals for 2025-2027 Inspection & Data Collection Services & Awarding Contract – Realty Data Systems LLC – Not to Exceed \$171,915.00
 - p. RESOLUTION – Authorizing Reading of CY024 Budget by Title.
 - q. RESOLUTION – Certifying the Compliance with the United States Equal Employment Opportunity Commission’s Enforcement Guidance on the Consideration of Arrest and Conviction Records in the Employment Decisions Under Title VII of the Civil Rights Act of 1964.
 - r. RESOLUTION – Authorizing Self-Examination of Municipal Budget.
 - s. RESOLUTION – Utilizing the Three-Year Average Method in Computing the Reserve for Uncollected Taxes.
 - t. RESOLUTION – Appointment of Matthew Jandernal as Fire Official.
 - u. RESOLUTION – Authorizing Agreement with FISH Hospitality for Temporary Use of Township Property.
 - v. RESOLUTION – Authorizing Award of Bid – Winans Avenue Roadway Improvements – Discover Construction, LLC – Not to Exceed \$1,241,160.96
 - w. RESOLUTION – Authorizing Award of Bid – Cedarwood Drive Road Improvements Phase II – Discover Construction, LLC – Not to Exceed \$739,920.00
 - x. RESOLUTION – Designating IDIL 1551 S. Washington LLC as Conditional Redeveloper for Block 5301, Lot 14.04 and Approving Interim Cost Agreement.

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 March 5, 2024 Regular meeting and adopted by separate vote.

On roll call vote: Messrs. Carmichael, Espinosa, Lombardi, Rouse, Shah, Uhrin & Cahill answered yes

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

RESOLUTION #24-128

WHEREAS, S Brothers Inc., South River, NJ (“S Brothers”) entered into an agreement with the Township of Piscataway for the Justice Street Roadway Improvements (the “Improvements”), where S Brothers would complete the Improvements, in the amount not to exceed \$2,029,612.65; and

WHEREAS, as specified in the Final Change Order Form signed by the Supervisor of Engineering of the Township of Piscataway dated February 7, 2024, a copy of which is attached hereto and made a part hereof, there is a decrease in the Contract Quantities needed by the Township of Piscataway (“Township”) for S Brothers; and

WHEREAS, this change order would represent a \$343,944.40, decrease in the amount of the contract from the previous total for a final cost not to exceed \$1,685,668.26, a 16.95% decrease from the original contract amount; and

WHEREAS, N.J.A.C. 5:30-11.3 authorizes a municipality to approve change orders up to twenty (20) percent increase of the originally awarded contract; and

WHEREAS, pursuant to a Memorandum dated February 8, 2024, the Township Supervisor of Engineering recommends that the Township approve the Final Change Order Request, accept the project and release the retainage in the amount of \$33,713.37 plus \$29.40 for final payment, subject to the posting of a two (2) year maintenance bond in the amount of \$168,566.83; and

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 for the Improvements with S Brothers Inc., South River, NJ, from \$2,029,612.65, to a final total not to exceed \$1,685,668.26, and execute the enclosed Final Change Order in the amount of a \$343,944.40 decrease, subject to all bid specifications and contract documents.

BE IT FURTHER RESOLVED by the Township Council of the Township of Piscataway that the appropriate municipal officials be and are hereby authorized to accept the Justice Street Roadway Improvements Project, return retainage funds to S Brothers Inc., South River, NJ in the amount of \$33,713.37, and make final payment in the amount of \$29.40, subject to the posting of a two (2) year maintenance bond in the amount of \$168,566.83.

RESOLUTION #24-129

WHEREAS, on February 5, 2024 Brian Stevuzeth Sayers paid fifty dollars (\$50.00) as it pertains to a firearms application;

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 refund the firearms application fee in the amount of fifty dollars (\$50.00) to Brian Stevuzeth Sayers.

RESOLUTION #24-130

WHEREAS, Francis E. Parker Memorial Home, Inc., Piscataway, NJ, requests the release of a Maintenance Bond in the original amount of \$9,101.00, posted with the Township of Piscataway on July 15, 2014, for improvements on Block 12801, Lot 4 (1421 River Road) regarding Zoning Board Application # 11-ZB-54/55V; and

WHEREAS, pursuant to a Request for Release of Funds dated February 7, 2024 and a letter from the Township Supervisor of Engineering dated February 7, 2024, copies of which are attached hereto and made a part hereof, the said Supervisor of Engineering advised that all improvements required and covered have been satisfactorily installed and recommends the release of the Maintenance Bond, in the

amount of \$9,101.00, to Francis E. Parker Memorial Home, Inc., Piscataway, NJ; and

WHEREAS, Adler Development Equity Company, LLC, Edison, NJ, requests the release of three (3) Maintenance Bonds in the original amounts of \$37,440.30 for Off-Site Improvements, \$38,884.95 for Perimeter Buffer Landscaping, and \$75,943.50 for On-Site Stormwater Management System, posted with the Township of Piscataway on December 20, 2021, for improvements on Block 5101, Lots 1.01 & 4.02 (6 Corporate Place & 5 Access Road) regarding Planning Board Application # 15-PB-06/07V/09; and

WHEREAS, pursuant to a Request for Release of Funds dated November 29, 2023 and a letter from the Township Supervisor of Engineering dated February 6, 2024, copies of which are attached hereto and made a part hereof, the said Supervisor of Engineering advised that all improvements required and covered have been satisfactorily installed and recommends the release of the Maintenance Bonds, in the amount of \$37,440.30, \$38,884.95, and \$75,943.50, to Adler Development Equity Company, LLC, Edison, NJ; and

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 release a Maintenance Bond in the amount of \$9,101.00 to Francis E. Parker Memorial Home, Inc., Piscataway, NJ, for improvements on Block 12801, Lot 4 (1421 River Road) regarding Zoning Board Application # 11-ZB-54/55V; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release Maintenance Bonds in the amounts of \$37,440.30 for Off-Site Improvements, \$38,884.95 for Perimeter Buffer Landscaping, and \$75,943.50 for On-Site Stormwater Management System to Adler Development Equity Company, LLC, Edison, NJ, for improvements on Block 5101, Lots 1.01 & 4.02 (6 Corporate Place & 5 Access Road) regarding Planning Board Application # 15-PB-06/07V/09.

RESOLUTION #24-131

WHEREAS, the Township of Piscataway (the "Township") is in possession of a Security Deposit being held on behalf of Meiling Shen & Guoagung Gu, in the amount of \$967.05 posted with the Township for Apartment 410 at Sterling Village; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit, in the amount of \$895.00 to the Township for outstanding rent (\$60) and damages (\$835.00), and \$72.05 to Meiling Shen & Guoagung Gu; and

NOW, THEREFORE, BE IT RESOLVED that the appropriate municipal officials be and are hereby authorized to release said Security Deposit in regard to Apartment 410 at Sterling Village totaling \$967.05 in the amounts of \$895.00 to the Township of Piscataway for outstanding rent and damages and \$72.05 to Meiling Shen & Guoagung Gu.

RESOLUTION #24-132

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need or redevelopment' and

WHEREAS, on June 8, 2023, the Township Council of the Township (the "Township Council"), adopted a resolution, pursuant to *N.J.S.A. 40A:12A-6(a)*, which authorized the Planning Board of the Township (the "Planning Board") to undertake a preliminary investigation to determine whether certain parcels of land in the Township known as Block 3401, Lots 12.02, 43.01, 47.01; Block 3402, Lot 13; Block 3403, Lots 1.01, 2.01, 5.01 And 72.01; And Block 3404, Lots 29.01, 45.01, 47.01, 56.01, 59.01, 62.01, 66.01 and 71.01, and also Including Portions Of The Clawson Street, Brook Avenue and Field Avenue Rights-Of-Way (Clawson Street and Baekeland Ave) ("Property") met the statutory criteria for designation as a non-condemnation "area in

need of development” pursuant to the provisions of the Redevelopment Law; and

WHEREAS, a Redevelopment Study was prepared by 4Site Planning, LLC and said Redevelopment Study was presented at a Planning Board public hearing on August 9, 2023; and

WHEREAS, the Planning Board undertook said investigation and conducted a public hearing, all in accordance with *N.J.S.A. 40A:12A-6*; and

WHEREAS, after public comment, the Planning Board by Resolution dated August 9, 2023, found that the Property satisfied certain statutory criteria and thus constituted a non-condemnation area in need of redevelopment in accordance with *N.J.S.A. 40A:12A-5* and *N.J.S.A. 40A:12-6* and recommending that the Township Council designate the Property as non-condemnation area in need of redevelopment; and

WHEREAS, the Township Council passed Resolution 23-305, dated August 15, 2023 and accepted the findings of the Planning Board and designated the Property as an area in need of redevelopment (the “Redevelopment Area”) and directed 4Site Planning, LLC to prepare a Redevelopment Plan for the Redevelopment Area; and

WHEREAS, 4Site Planning, LLC prepared a certain Redevelopment Plan entitled “Area in Need of Redevelopment Study, Clawson Street & Baekeland Ave” dated September 24, 2023, amended October 31, 2023 (“Redevelopment Plan”); and

WHEREAS, on November 9, 2023, the Township Council adopted the aforementioned Redevelopment Plan in accordance with the Redevelopment Law; and

WHEREAS, Redeveloper is the contract purchaser of the Property and desires to be designated by the Township as the redeveloper for the Redevelopment Area, and has provided information consisting of documentation evidencing financial responsibility and capability with respect to the Project (as defined herein), estimated total project costs, and estimated time schedule for commencement and completion of construction; and

WHEREAS, The Township has determined that Redeveloper meets all necessary criteria, including financial capabilities, experience, expertise and project concept descriptions, and, as a result, has determined to engage in negotiations with Redeveloper for the purpose of entering into the Redevelopment Agreement to designate Redeveloper as the redeveloper of the Property; and

WHEREAS, Redeveloper has agreed to implement the Redevelopment Plan to effectuate the Project and in connection therewith, Redeveloper has agreed to devote substantial assets and funds to complete the Project; and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Township has determined to enter into the Agreement with the Redeveloper, which specifies the rights and responsibilities of the Township, and specifies the rights and responsibilities of Redeveloper with respect to the Project.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Piscataway, in the County of Middlesex, New Jersey, as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully repeated herein.

Section 2. The Mayor is hereby authorized to execute the Redevelopment Agreement, in substantially the same form as attached hereto as Exhibit A and on file with the Township Clerk, subject to such additions, deletions, modifications or amendments deemed necessary by the Mayor in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary

and appropriate action to effectuate the Redevelopment Agreement.

Section 3. Upon execution of the Redevelopment Agreement, and so long as the Redevelopment Agreement remains in full force and effect, the Redeveloper is hereby designated as “redeveloper” (as defined in the Redevelopment Law) of the Redevelopment Area.

Section 4. This Resolution shall take effect immediately.

RESOLUTION #24-133

WHEREAS, the Township of Piscataway desires to apply for and obtain a FY2024 Legislative Grant from the State of New Jersey for approximately \$500,000.00 to carry out a project to improve the Township Ecological Park (“Grant”); and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the Township Council does hereby authorize the application for the Grant; and

BE IT FURTHER RESOLVED that the Township of Piscataway recognizes and accepts that the State of New Jersey may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs (the “Department”), does further authorize the execution of any such grant agreement, and upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Piscataway and the New Jersey Department of Community Affairs; and

BE IT FURTHER RESOLVED that the Mayor and Township Business Administrator are authorized to sign the agreement, and any other documents necessary in connection therewith.

RESOLUTION #24-134

WHEREAS, the Tax Collector is requesting authorization to cancel taxes and refund the amount as listed below

BLOCK	LOT	NAME	YEAR	AMOUNT	REASON
9902	15.02	RUTGERS UNIVERSITY	2024	1,900.74	100% TAX EXEMPT
9902	15.02	RUTGERS UNIVERSITY	2024	1,900.73	100% TAX EXEMPT
9902	15.02	RUTGERS UNIVERSITY	2023	38.96	100% TAX EXEMPT

THEREFORE, BE IT RESOLVED that the Tax Collector is hereby authorized to cancel the taxes and refund the overpayment of taxes to the record owner. The Collector is hereby authorized to adjust the records accordingly.

RESOLUTION #24-135

WHEREAS, Ahmed Abdul Mateen, Piscataway, NJ requests the return of a Street Opening Bond in the amount of \$500.00, which was deposited on March 24, 2022, with the Township of Piscataway regarding repairs and inspections for Block 12204, Lot 26 (498 Blue Ridge Avenue); and

WHEREAS, pursuant a letter from the Supervisor of Engineering dated February 5, 2024, a copy of which is attached hereto and made a part hereof, the said Supervisor of Engineering advised that the repairs and inspections have been made according to Township specifications, and therefore recommended the return of said bond; and

WHEREAS, Iyad Adi (Benner HP, LLC), Edison, NJ requests the return of a

Street Opening Bond in the amount of \$500.00, which was deposited on February 6, 2023, with the Township of Piscataway regarding the repairs and inspections for Block 906, Lot 17.02 (416 Victoria Avenue); and

WHEREAS, pursuant a letter from the Supervisor of Engineering dated February 5, 2024, a copy of which is attached hereto and made a part hereof, the said Supervisor of Engineering advised that the repairs and inspections have been made according to Township specifications, and therefore recommended the return of said bond; and

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 return a Street Opening Bond in the amount of \$500.00 to Ahmed Abdul Mateen, Piscataway, NJ regarding Block 12204, Lot 26 (498 Blue Ridge Avenue); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to return a Street Opening Bond in the amount of \$500.00 to Iyad Adi (Benner HP, LLC), Edison, NJ regarding Block 906, Lot 17.02 (416 Victoria Avenue).

RESOLUTION #24-136

WHEREAS, on July 23, 2022, JSR Properties LLC., posted an escrow check with the Township of Piscataway in the amount of \$6,500.00 for Planning Board Application # 02-PB-33/41V regarding Block 734.01, Lots 51.01 & 51.02 (41 & 51 Suttons Lane); and

WHEREAS, pursuant to a Request for Release of Funds dated January 30, 2024, and Memorandum from the Township Supervisor of Planning dated February 6, 2024, copies of which is attached hereto and made a part hereof, the Supervisor of Planning and Finance Department approved the release of the unexpended escrow fees in the amount of \$600.06 to JSR Properties LLC.; and

WHEREAS, on November 1, 2022, PinilisHalpern, LLC, posted an escrow check on behalf of New Cingular Wireless PCS, LLC with the Township of Piscataway in the amount of \$1,500.00 regarding Planning Board Administrative Review for Block 7501, Lot 27.03 (505 Sidney Road); and

WHEREAS, pursuant to a Request for Release of Funds dated January 30, 2024, and a Memorandum from the Township Supervisor of Planning dated February 6, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the total amount of \$806.75 to New Cingular Wireless PCS, LLC; and

WHEREAS, on May 23, 2019 and October 18, 2019, PinilisHalpern, LLC, posted two (2) escrow checks on behalf of New Cingular Wireless PCS, LLC with the Township of Piscataway in the amounts of \$1,500.00 and \$1,250.00, respectively, regarding Zoning Board Application #19-ZB-24V for Block 9301, Lot 53.01 (151 Ethel Road West); and

WHEREAS, pursuant to a Request for Release of Funds dated January 30, 2024, and a Memorandum from the Township Supervisor of Planning dated February 13, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the total amount of \$130.50 to New Cingular Wireless PCS, LLC; and

WHEREAS, on April 24, 2015, PinilisHalpern, LLP., posted an escrow check on behalf of New Cingular Wireless PCS, LLC with the Township of Piscataway in the amount of \$1,500.00, regarding Zoning Board Application #15-ZB-24V for Block 4503, Lot 1.05 (300 South Randolphville Road); and

WHEREAS, pursuant to a Request for Release of Funds dated January 30, 2024, and a Memorandum from the Township Supervisor of Planning dated February

13, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the total amount of \$960.00 to New Cingular Wireless PCS, LLC; and

WHEREAS, on April 24, 2015, PinilisHalpern, LLP., posted an escrow check on behalf of New Cingular Wireless PCS, LLC, with the Township of Piscataway in the amount of \$1,500.00, regarding Zoning Board Application #15-ZB-23V for Block 7501, Lot 27.03 (505 Sydney Road); and

WHEREAS, pursuant to a Request for Release of Funds dated January 30, 2024, and a Memorandum from the Township Supervisor of Planning dated February 13, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the total amount of \$200.00 to New Cingular Wireless PCS, LLC; and

WHEREAS, on January 6, 2020, PinilisHalpern, LLC, posted an escrow check on behalf of New Cingular Wireless PCS, LLC with the Township of Piscataway in the amount of \$1,500.00, regarding Zoning Board Application #19-ZB-71V for Block 4503; Lot 1.05 (330 South Randolphville Road); and

WHEREAS, pursuant to a Request for Release of Funds dated January 30, 2024, and a Memorandum from the Township Supervisor of Planning dated February 13, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the total amount of \$163.00 to New Cingular Wireless PCS, LLC; and

WHEREAS, on June 24, 2019, October 23, 2019, and November 19, 2021, Transwestern Development Company, LLC., Chicago, IL, posted three (3) escrow checks with the Township of Piscataway in the amounts of \$7,500.00, \$7,500.00, and \$5,000.00, respectively, regarding the Redevelopment Application for Block 4701, Lot 5.05 (330 South Randolphville Road); and

WHEREAS, pursuant to a Request for Release of Funds dated September 7, 2023 and a Memorandum from the Township Supervisor of Planning dated February 9, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the amount of \$1,193.25 to Transwestern Development Company, LLC, Chicago, IL; and

WHEREAS, on June 1, 2023, Lawrence Moody Partners, Piscataway, NJ, posted an escrow check with the Township of Piscataway in the amount of \$3,500.00; regarding Zoning Board Application # 23-ZB-51V for Block 812, Lot 37.01 (160 11th Street); and

WHEREAS, pursuant to a Request for Release of Funds dated October 10, 2023, and a Memorandum from the Township Supervisor of Planning dated February 9, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the amount of \$2,134.80, to Lawrence Moody Partners, Piscataway, NJ; and

WHEREAS, on May 29, 2019, PinilisHalpern, LLP., posted an escrow check on behalf of New Cingular Wireless PCS, LLC with the Township of Piscataway in the amount of \$1,500.00, regarding Zoning Board Application #19-ZB-28V for Block 6701, Lot 3.02 (121 Centennial Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated January 30, 2024, and a Memorandum from the Township Supervisor of Planning dated February 13, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the total amount of \$1,005.00 to New Cingular Wireless PCS, LLC; and

WHEREAS, on August 23, 2016, PinilisHalpern, LLP., posted an escrow check on behalf of New Cingular Wireless PCS, LLC with the Township of Piscataway in the

amount of \$1,500.00, regarding Zoning Board Application #16-ZB-40V for Block 201, Lot 2.02 (1711 South Second Street); and

WHEREAS, pursuant to a Request for Release of Funds dated January 30, 2024, and a Memorandum from the Township Supervisor of Planning dated February 13, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the total amount of \$1,210.50 to New Cingular Wireless PCS, LLC; and

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 release unexpended escrow fees to JSR Properties LLC in the amount of \$600.06 regarding Planning Board Application # 02-PB-33/41V for Block 734.01, Lots 51.01 & 51.02 (41 & 51 Suttons Lane); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to New Cingular Wireless PCS, LLC, in the amount of \$806.75 regarding Planning Board Application Administrative Review for Block 7501, Lot 27.03 (505 Sidney Road); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to New Cingular Wireless PCS, LLC, in the amount of \$130.50 regarding Zoning Board Application #19-ZB-24V for Block 9301, Lot 53.01 (151 Ethel Road West); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to New Cingular Wireless PCS, LLC, in the amount of \$960.00 regarding Zoning Board Application #15-ZB-24V for Block 4503, Lot 1.05 (300 South Randolphville Road); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to New Cingular Wireless PCS, LLC, in the amount of \$200.00 regarding Zoning Board Application #15-ZB-23V for Block 7501, Lot 27.03 (505 Sydney Road); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to New Cingular Wireless PCS, LLC, in the amount of \$163.00 regarding Zoning Board Application #19-ZB-71V for Block 4503, Lot 1.05 (330 South Randolphville Road); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Transwestern Development Company, LLC, Chicago, IL, in the amount of \$1,193.25. regarding the Redevelopment Application for Block 4701, Lot 5.05 (330 South Randolphville Road); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Lawrence Moody Partners, Piscataway, NJ, in the amount of \$2,134.80, regarding Zoning Board Application #: 23-ZB-51V as it pertains to Block 812, Lot 37.01 (160 11th Street); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to New Cingular Wireless PCS, LLC, in the amount of \$1,005.00 regarding Zoning Board Application #19-ZB-28V for Block 6701, Lot 3.02 (121 Centennial Avenue); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to New Cingular Wireless PCS, LLC, in the amount of \$1,210.50 regarding Zoning Board Application #16-ZB-40V for Block 201, Lot 2.02 (1711 South Second Street).

RESOLUTION #24-137

WHEREAS, the Township of Piscataway (the "Township") is in need of installation of a new 700MHz P25 Radio System (the "Project"); and

WHEREAS, the Township received two proposals for said Project from Motorola Solutions, Inc. and Tactical Public Safety, LLC under the NJ State Contract T-0109; and

WHEREAS, pursuant to a recommendation to award by the Deputy Chief of Police, dated February 15, 2024, and correspondence from VCOMM, the Telecommunications Engineers assisting the Township with the Project, the Township Deputy Chief of Police recommends awarding the Contract for the Project to Tactical Public Safety, LLC, who was also the lowest submitted proposal, in the amount of \$5,898,199.70; and

WHEREAS, there is funding available pursuant to Certification # R-2024-0043 and

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 award a contract for the installation of a 700 MHz P25 Radio System to Tactical Public Safety, LLC in the amount of \$5,898,199.70 under NJ State Contract T-0109, subject to the RFP specifications and contract terms; and

BE IT FURTHER RESOLVED that the Contract shall be consistent with the RFP specifications and Tactical's proposal, with any modifications to be authorized by the Mayor on the advice of the Township Attorney.

RESOLUTION #24-138

WHEREAS, the Township Landscape Architect has advised that the Township is in need of 2024/2025 Landscape Maintenance of Township Properties (Contracts A & B) (the "Maintenance"); and

WHEREAS, pursuant to the Bid Recommendation dated February 15, 2024, a copy of which is attached hereto and made apart hereof, said Township Landscape Architect recommends awarding a contract for Contract A Maintenance to JCW, Inc. dba Natural Green Lawn Care ("JCW"), Bridgewater, NJ, through ESCNJ Cooperative Bid # 23/24-09, in an amount not to exceed \$79,780.00, for 2024 and \$83,206.00 for 2025; and

WHEREAS, pursuant to the Bid Recommendation dated February 15, 2024, a copy of which is attached hereto and made apart hereof, said Township Landscape Architect recommends awarding a contract for Contract B Maintenance to JCW, Inc. dba Natural Green Lawn Care ("JCW"), Bridgewater, NJ, through ESCNJ Cooperative Bid # 23/24-09, in an amount not to exceed \$124,076.00, for 2024 and \$131,928.00 for 2025; 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, there is funding available pursuant to certification # B-2024-006 & B-2024-007 and

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 with JCW, Inc. dba Natural Green Lawn Care, Bridgewater, NJ, for the 2024/2025 Landscape Maintenance of Township Properties (Contracts A & B), in the amount not to exceed \$79,780.00, for 2024 and \$83,206.00 for 2025, for Contract A; and in the amount not the exceed \$124,076.00, for 2024 and

\$131,928.00 for 2025, for Contract B, through ESCNJ Cooperative Bid # 23/24-09.

RESOLUTION #24-139

WHEREAS, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies; and

WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting law enforcement agency; and

WHEREAS, participation in the 1033 Program allows municipal and county law enforcement agencies to obtain weapons, equipment and vehicles they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county law enforcement agencies, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the Piscataway Township Police Department is hereby authorized to enroll in the 1033 Program for a one-year period from January 1, 2024 to December 31, 2024 and to acquire property through the 1033 Program; and

BE IT FURTHER RESOLVED that the Piscataway Township Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the Piscataway Township Police Department, if it shall become available in the next twelve months, based on the needs of the Piscataway Township Police Department, without restriction; and

BE IT FURTHER RESOLVED that the Piscataway Township Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available in the next twelve months, including but not limited to weapons, equipment, vehicles, and M16/M4 - MRAP/HMMWV; and

BE IT FURTHER RESOLVED that the "DEMIL B through Q" controlled 3-page prop list in its entirety is hereby approved and hereto attached to this resolution; and

BE IT FURTHER RESOLVED that the Piscataway Township Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

BE IT FURTHER RESOLVED that the Piscataway Township Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request; and

BE IT FURTHER RESOLVED that this Resolution shall be valid to authorize requests to acquire “DEMIL A” property that may be made available through the 1033 Program from January 1, 2024 until December 31, 2024 and requests to acquire “DEMIL B through Q” property that may be made available through the 1033 Program from January 1, 2024 until December 31, 2024.

RESOLUTION #24-140

WHEREAS, the Township of Piscataway (the “Township”) is in need of Animal Control Services (the “Services”); and

WHEREAS, pursuant to N.J.S.A. 40A:11-4.1(r), the Township requested proposals for said Services, and the Township received one (1) proposal from Animal Control Solutions, LLC; and

WHEREAS, the Township Administration recommends awarding the Contract for the Services to Animal Control Services in the amount of \$204,000.00 for CY 2024 and \$212,000.00 for CY 2025 for the services under Appendix A of the proposal, as well as an additional not to exceed \$45,000.00 per year for services that may be needed under Appendix B of the proposal, for a total not to exceed \$249,000.00 for CY 2024 and total not to exceed \$257,000.00 for CY 2025; and

WHEREAS, there is funding available pursuant to Certification # R-2024-0046; and

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 award a contract for Animal Control Services to Animal Control Solutions, LLC in the amount of \$204,000.00 for CY 2024 and \$212,000.00 for CY 2025 for the services under Appendix A of the proposal, as well as an additional not to exceed \$45,000.00 per year for services that may be needed under Appendix B of the proposal, for a total not to exceed \$249,000.00 for CY 2024 and total not to exceed \$257,000.00 for CY 2025, subject to the RFP specifications and contract terms.

RESOLUTION #24-141

WHEREAS, the Township previously advertised for proposals three (3) times for 2024 Data Collection and Inspection Services (the “Services”); and

WHEREAS, no qualifying proposals were received on any of the three (3) dates and the Township researched and requested quotes from vendors pursuant to N.J.S.A. 40A:11-5(3); and

WHEREAS, pursuant to a Memorandum dated February 21, 2024, and a Recommendation to Award dated February 23, 2024, the Tax Assessor was able to obtain two (2) quotes for the Services and recommends awarding a contract to Paragon Appraisals, LLC, Toms River, NJ, in the amount not to exceed \$120,230.00 for a contract from March 5, 2024 through December 31, 2024; and

WHEREAS, there is funding available pursuant to Certification # R-2024-0044 and

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 award a contract for 2024 Data Collection and Inspections Services to Paragon Appraisals, LLC, Toms River, NJ, in the amount not to exceed \$120,230.00 for the period from March 5, 2024 through December 31, 2024.

RESOLUTION #24-142

WHEREAS, the Township of Piscataway (the “Township”) has advertised a Request for Qualifications (“RFQ”) for the following professional services for a term from

January 1, 2025 to December 31, 2027 under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.4, et seq.:

2025-2027 Inspections & Data Collection Services

WHEREAS, submissions for the above professional services were received by the Township on February 15, 2024; and

WHEREAS, in accordance with the “Fair and Open Process,” N.J.S.A. 19:44A-20.1 et. seq. and the criteria set forth in the above RFQ, the Township Administration evaluated the above sealed proposal(s) by considering the following criteria: (a) experience and reputation in the field, (b) knowledge of the Township of Piscataway in relation to the subject matter to be addressed under the contract; (c) availability to accommodate any required meetings; (d) number of years practicing in the field; (e) familiarity with the Township of Piscataway; (f) availability of personnel, facilities, equipment and other resources; and (g) other factors to be in the Township’s best interests; and

WHEREAS, after a thorough analysis of the sealed proposals received, the Township Administration recommended the following individuals/firms be qualified for the 2025-2027 Inspections & Data Collection Services for the Township of Piscataway, for the three (3) year period of January 1, 2025 to December 31, 2027, at the rates set forth on the rate sheets annexed to their proposals, subject to the terms of the RFQ and the availability of funds:

INDIVIDUAL/FIRM

CEH JR LLC
Realty Data Systems LLC

WHEREAS, there is funding available pursuant to Certification # R-2024-0045 and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that in accordance with “Fair and Open Process,” N.J.S.A. 19:44A-20.4 et. seq. and the requirements set forth in the aforementioned Request for Qualifications, the Township Council does hereby accept the rates and qualifications of the following individuals/firms for 2025-2027 Inspections & Data Collection Services for the term from January 1, 2025 to December 31, 2027 at the rates set forth on the rate sheets annexed to their proposals, subject to the terms of the RFQ and the availability of funds:

INDIVIDUAL/FIRM

CEH JR LLC
Realty Data Systems LLC

BE IT FURTHER RESOLVED that the Township Council does hereby award a contract to Realty Data Systems LLC for 2025 Inspection and Data Collection of Vacant Land (Class 1), Residential (Class 2), Farm (Class 3A&3B), Commercial (Class 4A-C) and exempt (Class 15A-F) Properties in the amount not to exceed \$171,915.00, for a term commencing January 1, 2025 and terminating December 31, 2025.

RESOLUTION #24-143

WHEREAS, N.J.S. 40A:4-8 provides that the budget be read by title only at the time of public hearing if a resolution is passed by not less that a majority of the full governing body, providing that at least one week prior to the date of hearing a complete copy of the approved budget as advertised has been posted in the Municipal Building, the local public library, and copies have been made available by the Clerk to persons requesting them; and

WHEREAS, these conditions have been met;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, in the County of Middlesex, State of New Jersey, that the budget shall be read by title only.

AND BE IT FURTHER RESOLVED that two certified copies of this resolution is to be filed forthwith with the Director of the Division of Local Government Services for approval.

RESOLUTION #24-144

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, That the Township Council of the Township of Piscataway, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

RESOLUTION #24-145

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Township of Piscataway has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2024 budget year.

NOW THEREFORE BE IT RESOLVED by the governing body of the Township of Piscataway that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year

- d. Reserve for uncollected taxes
- e. Other reserves and non-disbursement items
- f. Any inclusions of amounts required for school purposes.

2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:

- a. All estimates of revenue are reasonable, accurate and correctly stated,
- b. Items of appropriation are properly set forth
- c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

RESOLUTION #24-146

WHEREAS, the State of New Jersey, Division of Local Government Services requires a resolution by Municipalities that desire to compute their Reserve for Uncollected Taxes under the alternative three-year average method as provided under NJSA 40A:4-41(c); and

WHEREAS, it is beneficial to the Township to compute the CY 2024 Reserve for Uncollected Taxes appropriation under the three year average method; and

WHEREAS, the actual percentages of tax collection for 2021, 2022 and 2023 were 98.45%, 99.57% and 99.13%, respectively and the average tax collection percentage over those three years is 99.05%;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, County of Middlesex and State of New Jersey, that it approves the utilization of the three-year average method of 99.05% in computing the Township's CY 2023 Reserve for Uncollected Taxes budget appropriation;

AND BE IT FURTHER RESOLVED that a certified copy of this resolution is to be forwarded to the Director of the Division of Local Government Services.

SFY/CY	YEAR	Total Levy	Collections	Collection %	3 Year Average %
CY	2023	199,833,491	198,263,796	99.13%	99.05%
CY	2022	193,338,377	192,499,674	99.57%	99.05%
CY	2021	188,667,926	185,746,710	98.45%	98.78%

CY	2020	183,453,866	181,862,211	99.13%	98.90%
CY	2019	179,672,351	177,447,641	98.76%	98.87%
CY	2018	174,598,559	172,493,896	98.79%	98.94%
CY	2017	172,489,371	170,877,229	99.07%	98.88%
CY	2016	168,230,466	166,490,088	98.97%	98.83%
CY	2015	166,732,369	164,418,523	98.61%	98.66%
CY	2014	159,616,349	157,879,158	98.91%	98.52%
CY	2013	154,087,435	151,702,194	98.45%	98.34%
CY	2012	146,348,436	143,705,802	98.19%	98.11%
CY	2011	142,819,439	140,483,806	98.36%	97.99%

RESOLUTION #24-147

WHEREAS, the Director of Public Safety of the Township of Piscataway wishes to appoint Matthew Jandernal as Fire Official for the Township of Piscataway and requested the advice and consent of the Township Council with respect to said appointment; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the Township Council does hereby extend its advice and consent for the appointment of Matthew Jandernal as Fire Official.

RESOLUTION #24-148

WHEREAS, the Township of Piscataway (the "Township") is the owner of the Property located at 499 Sidney , (the "Property"); and

WHEREAS, Fish, Inc. – Dunellen Area ("Fish") is a non-profit corporation located at 465 New Market Road, Piscataway, NJ 08854; and

WHEREAS, the Fish's property has been temporarily damaged by a fire and rendered unusable for the next three (3) months; and

WHEREAS, the Township is aware of the significant and valuable contributions of Fish to the residents of the Township; and

WHEREAS, the Township wishes to allow Fish to utilize the Property for Storage and Distribution purposes for the next three (3) months; and

WHEREAS, the Township and Fish wish to enter into a Use and Indemnification Agreement order to define the parties' rights, obligations and other provisions in connection with the use of the Property; and

WHEREAS, the Township Attorney has reviewed the Use and Indemnification Agreement, a copy of which are attached hereto as Exhibit A and made a part hereof, and recommends execution of same; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials and the Mayor be and are hereby authorized to execute the attached Use and Indemnification Agreement with Fish Inc., - Dunellen Area in regard to the use of the Property, as further described above, in substantially the same form attached hereto, with any modifications to be authorized by the Mayor on the advice of the Township Attorney.

RESOLUTION #24-149

WHEREAS, on February 22, 2024, the Township of Piscataway (the "Township") received nine (9) bids for the Winans Avenue Roadway Improvements (the "Project");

and

WHEREAS, the Township Supervisor of Engineering has reviewed the bids and recommends awarding a contract to Discover Construction, LLC, Dayton, NJ, who is the lowest qualifying bidder, in the amount not to exceed \$1,241,160.96; and

WHEREAS, there is funding available pursuant to Certification # B-2024-008 and

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 award a contract to Discover Construction, LLC, Dayton, NJ, for the Winans Avenue Roadway Improvements, in the amount not to exceed \$1,241,160.96, subject to all bid specifications and contract documents.

RESOLUTION #24-150

WHEREAS, on February 22, 2024, the Township of Piscataway (the "Township") received seven (7) bids for the Cedarwood Drive Roadway Improvements (the "Project"); and

WHEREAS, the Township Supervisor of Engineering has reviewed the bids and recommends awarding a contract to Discover Construction, LLC, Dayton, NJ, who is the lowest qualifying bidder, in the amount not to exceed \$739,920.00; and

WHEREAS, there is funding available pursuant to Certification # B-2024-009 and

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 award a contract to Discover Construction, LLC, Dayton, NJ, for the Cedarwood Drive Roadway Improvements, in the amount not to exceed \$739,920.00, subject to all bid specifications and contract documents.

RESOLUTION #24-251

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "Redevelopment Law") provides a process for municipalities to participate in the redevelopment and improvement of certain parcels of land designated as "areas in need of redevelopment" pursuant to the Redevelopment Law; and

WHEREAS, the Township of Piscataway (the "Township") is authorized, pursuant to the Redevelopment Law, to determine whether certain parcels of land within in the Township constitute an "area in need of redevelopment" as that term is defined in the Redevelopment Law; and

WHEREAS, by Resolution # 22-248, adopted on August 9, 2022, the Municipal Council of the Township (the "Township Council") designated certain property within the Township identified as Block 5301, Lot 14.04 on the Township's official tax map and commonly known as 1551 South Washington Avenue (the "Redevelopment Area") as an "area in need of redevelopment" pursuant to the Redevelopment Law; and

WHEREAS, on June 27, 2023, by Ordinance No. 2023-17, the Township Council approved and adopted a redevelopment plan for the Redevelopment Area entitled the "1551 South Washington Avenue Redevelopment Plan Block 5301 Lot 14.04 Piscataway Township, Middlesex County, New Jersey", dated May 10, 2023 (the "Redevelopment Plan"); and

WHEREAS, the Township Council serves as the redevelopment entity for the Township pursuant to the provisions of the Redevelopment Law for the purpose of implementing redevelopment plans and carrying out redevelopment projects within the Township; and

WHEREAS, IDIL 1551 South Washington LLC (and/or its affiliates, the “Conditional Redeveloper”) currently owns the entirety of the Redevelopment Area (hereinafter, the “Project Area”); and

WHEREAS, Conditional Redeveloper proposes to redevelop the Project Area by constructing thereon a warehouse, logistics, and distribution facility together with associated onsite and offsite improvements, all in accordance with the Redevelopment Plan (the “Project”); and

WHEREAS, the Township wishes to engage in preliminary negotiations with Conditional Redeveloper in furtherance of entering into a formal redevelopment agreement, with said preliminary negotiations to include the receipt and review of additional Project specific information from Conditional Redeveloper as may be requested by the Township; and

WHEREAS, the Township has determined that in order to coordinate the redevelopment of the Project Area in the most timely and efficient manner, it is in the best interests of the Township to designate Conditional Redeveloper, as the conditional redeveloper of the Project Area (hereinafter, the “Conditional Redeveloper”), pending the negotiation and execution of a more comprehensive redevelopment agreement (the “Redevelopment Agreement”) with the Conditional Redeveloper; and

WHEREAS, the Township desires to authorize the execution of an interim costs agreement with the Conditional Redeveloper (in the form attached hereto as Exhibit A, the “Interim Costs Agreement”) to reimburse the Township for any and all costs incurred by the Township prior to the execution of a Redevelopment Agreement, including the Township’s reasonably incurred out-of-pocket fees, costs and expenses for outside professionals or consultants retained by the Township, related to the designation of the Conditional Redeveloper, negotiation of the terms and conditions of a Redevelopment Agreement and other documents related to the redevelopment of the Project Area, and the preparation of any necessary amendment(s) to the Redevelopment Plan, if applicable, including, but not limited to, fees for legal, accounting, engineering and planning services, including all such fees, costs and expenses incurred prior to the date of adoption of this resolution (the “Interim Costs”).

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Piscataway, in the County of Middlesex, New Jersey, as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. Conditional Redeveloper is hereby designated as the conditional redeveloper of the Project Area pending the execution of the Redevelopment Agreement with the Township.

Section 3. The within designation is hereby made for a limited period of one hundred eighty (180) days and is contingent upon Conditional Redeveloper providing any additional Project related information as may be requested by the Township.

Section 4. The within designation is further contingent upon (i) Conditional Redeveloper agreeing to reimburse the Township for any and all Interim Costs in accordance with the Interim Costs Agreement and (ii) negotiating a formal Redevelopment Agreement between the Township and Conditional Redeveloper.

Section 5. The Mayor of the Township is hereby authorized and directed to execute the Interim Costs Agreement, with such changes, omissions or amendments as the Mayor deems appropriate in consultation with the Township's counsel and other professionals.

Section 6. This resolution shall take effect immediately.

RESOLUTION #24-152

RESOLUTION offered by Ms. Lombardi, seconded by Mr. Rouse.

BE IT RESOLVED, By the Township Council of Piscataway Township, New Jersey that:
MUNICIPAL BUDGET NOTICE

Municipal Budget of the Township of Piscataway, County of Middlesex for the Fiscal Year 2024.

Be it Resolved, that the following statements of revenues and appropriations shall constitute the Municipal Budget for the Year 2024.

Be it Further Resolved, that said Budget be published in the Star Ledger, New Jersey in the issue of March 13th, 2024.

The Governing Body of the Township of Piscataway does hereby approve the following as the Budget for the year 2024.

General Appropriations:

Appropriations within "CAPS"	
Municipal Purposes	55,187,187.00
Appropriations excluded from "CAPS"	
Municipal Purposes	27,677,613.74
Total General Appropriations excluded from "CAPS"	27,677,613.74
Reserve for Uncollected Taxes Based on Estimated 98.91% Percent of Tax Collections	1,928,086.66
Total General Appropriations	84,792,887.40
Less: Anticipated Revenues Other Than Current Property Tax	31,052,726.27
Difference: Amount to be Raised by Taxes for Support of Municipal Budget (as follows)	
Local Tax for Municipal Purposes Including Reserve For Uncollected Taxes	49,965,645.13
Minimum Library Tax	3,774,516.00

On roll call vote: Messrs. Cahill, Carmichael, Lombardi, Rouse, Shah, Uhrin & Cahill answered yes.

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilwoman Carmichael wishes all women a Happy National Women’s History Month.
- Councilman Espinosa also wishes all women a Happy National Women’s History Month.
- Councilwoman Lombardi speaks about the FISH food pantry incident that happened the past week. She thanks all of the emergency services employees that worked hard to contain the fire. She asks residents to donate anything they can to the pantry if they are able to. She also recognizes National Nutrition Month.
- Councilman Uhrin & Rouse recognizes Women’s Month by acknowledging all of the great women in Piscataway.
- Mayor Brian Wahler congratulates Frank Uhrin for being honored by the Central Jersey Elks as Volunteer of the Year.
- Council President Cahill wishes all those who celebrate a Happy Saint Patrick’s Day.

The Council considered the matters on the Agenda for March 5, 2024:

- ORDINANCE – SECOND READING – To Exceed the Municipal Budget Appropriations and Establish a CAP Bank – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.

- ORDINANCE – SECOND READING – Authorizing Execution of Financial Agreement with Clawson RP Owner Urban Renewal LLC – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.

OPEN TO PUBLIC - REMOTE ATTENDEES:

There being no comments, this portion of the meeting was closed to the public.

OPEN TO PUBLIC - IN PERSON ATTENDEES:

Costas Efthymious, 58 Curtis Ave, asks questions about his rate on home owners insurance. He also criticizes the Property Maintenance Department.

Mayor Brian Wahler responded to Mr. Efthymious. He also give an updated about FISH and advises that they will be temporarily using the old Italian American Club Building to store their dry food. He also thanks the council members and professional staff for putting together the 2024 budget.

There being no further comments, this portion of the meeting was closed to the public.

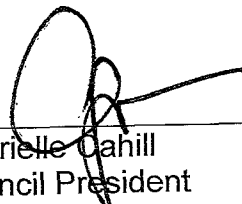
There being no further business to come before the council, the meeting was adjourned at 8:09pm. Motion by Mr. Rouse, seconded by Mr. Espinosa, carried unanimously.

Respectfully submitted,



Kelly Mitch, Deputy Township Clerk

Accepted: June 6, 2024



Gabrielle Cahill
Council President

