

April 15, 2025

A Regular Meeting of the Piscataway Township Council was held on April 15, 2025 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President Espinosa at 7:00 p.m.

Council President Espinosa 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: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin, & Espinosa.

Council President Espinosa led the salute to the flag.

Council President Espinosa 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.

Council President Espinosa 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 Clerk read for SECOND READING the following ORDINANCE: AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 7305, LOTS 19.01, 20 & 21, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY, COMMONLY KNOWN AS RIVERCREST CABANA CLUB, RIVERCREST DRIVE

WHEREAS, the Township of Piscataway (the "Township") is committed to redeveloping the area known and designated on the Township of Piscataway Tax map as Block 7305, Lots 19.01, 20 & 21, commonly known as Rivercrest Cabana Club, Rivercrest Drive (the "Property" or "Redevelopment Area"); and

WHEREAS, the Township previously authorized an In Need of Redevelopment Study to be completed for the Property by 4Site Planning, LLC and authorized the Township Planning Board to undertake a preliminary investigation to determine whether the Property should comprise a Non-Condensation Area in Need of Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to Resolution #24-441, dated December 17, 2024, the Township Council declared the Property as a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, the Township Planning Board authorized 4Site Planning, LLC to prepare a redevelopment plan for the Redevelopment Area, which plan is entitled, "Rivercrest Cabana Club Redevelopment Plan" dated January 28, 2025 ("Redevelopment Plan") and attached hereto as Exhibit A; and

WHEREAS, the Township Planning Board held a public hearing regarding the Redevelopment Plan on February 12, 2025, and passed a Resolution recommending adoption of said Redevelopment Plan on said date; and

WHEREAS, the Township Council reviewed the Redevelopment Plan and now desires to adopt the Redevelopment Plan, a copy of which is annexed hereto as Exhibit A; and

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

Section 1. The Township hereby approves and establishes the aforementioned Redevelopment Plan, for the area known and designated on the Township of Piscataway Tax map as Block 7305, Lots 19.01, 20 & 21, commonly known as Rivercrest Cabana Club, Rivercrest Drive, prepared by 4Site Planning, LLC ("Redevelopment Plan") and attached hereto as Exhibit A pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 2. The aforementioned Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Piscataway regulating development in the area addressed by said Redevelopment Plan, unless otherwise noted in said Redevelopment Plan.

Section 3. Final adoption of said Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Piscataway Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township is hereby amended to include the boundaries described in the aforementioned Redevelopment Plan and the provisions therein.

Section 4. All of the provisions of said Redevelopment Plan shall supersede the applicable development regulations of the Township's ordinances, as and where expressly indicated, for the Property. In the event of any inconsistencies between the provisions of said Redevelopment Plan and any prior ordinance of the Township of Piscataway, the provisions of said Redevelopment Plan shall govern.

Section 5. Should any section, paragraph, sentence, or clause of this Ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

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

Council President Espinosa opened the meeting to remote attendees for comments.

There being no comments, the public portion was closed.

Council President Espinosa opened the meeting to in person attendees for comments.

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Lombardi, seconded by Councilmember Carmichael, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 7305, LOTS 19.01, 20 & 21, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY, COMMONLY KNOWN AS RIVERCREST CABANA CLUB, RIVERCREST DRIVE

was introduced on the 4th day of March 2025 and had passed the first reading and was published on the 9th day of March 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on April 15, 2025, 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. 2025-05.

On roll call vote: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin & Espinosa answered yes.

The Clerk read for SECOND READING the following ORDINANCE: AN ORDINANCE OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF CERTAIN LANDS OWNED BY THE TOWNSHIP OF PISCATAWAY PURSUANT TO N.J.S.A. 40A:12-13(b)(1)

WHEREAS, pursuant to N.J.S.A. 40A:12-13(b)(1), the Township is authorized to sell real property by a private sale to a body corporate and politic of the State of New Jersey; and

WHEREAS, the Township has determined to sell the real property commonly known as 5 Old New Brunswick Road and designated as Block 2101, Lot 10.03 on the Tax Map of the Township of Piscataway and more particularly described on Exhibit A attached hereto and made a part hereof ("the Property"), by way of private sale in accordance with N.J.S.A. 40A:12-13(b)(1) to the County of Middlesex; and

WHEREAS, the Township has determined that the Property is not needed for public use by the Township; and

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Piscataway, The County of Middlesex, State of New Jersey as follows: Pursuant to N.J.S.A. 40A:12-13(b)(1), it is hereby determined that the Property is not needed for public use.

Pursuant to N.J.S.A. 40A:12-13(b)(1), The Township of Piscataway is hereby authorized to sell the Property to Middlesex County for the sum of \$1.00.

The Assistant Township Attorney is hereby authorized to prepare a Deed transferring the Property to Middlesex County and the Mayor and Municipal Clerk are each authorized to execute said Deed and all other customary closing documents to effectuate the transfer of the Property.

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.

Council President Espinosa opened the meeting to remote attendees for comments.

There being no comments, the public portion was closed.

Council President Espinosa opened the meeting to in person attendees for comments.

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Carmichael, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: AN ORDINANCE OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF CERTAIN LANDS OWNED BY THE TOWNSHIP OF PISCATAWAY PURSUANT TO N.J.S.A. 40a:12-13(B)(1)

was introduced on the 4th day of March 2025 and had passed the first reading and was published on the 9th day of March 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on April 15, 2025, 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. 2025-06.

On roll call vote: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin & Espinosa answered yes.

The Clerk read for SECOND READING the following ORDINANCE: CALENDAR YEAR 2025 – ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14).

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any

increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Council of the Township of Piscataway in the County of Middlesex finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety, and welfare of the citizens; and,

WHEREAS, the Township Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$555,021.87 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Township Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Council of the Township of Piscataway, in the County of Middlesex a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Township of Piscataway shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 1.0% amounting to \$555,021.87, and that the CY 2025 municipal budget for the Township of Piscataway be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Council President Espinosa opened the meeting to remote attendees for comments.

There being no comments, the public portion was closed.

Council President Espinosa opened the meeting to in person attendees for comments.

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Uhrin, seconded by Councilmember Lombardi, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: CALENDAR YEAR 2025 - AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

was introduced on the 4th day of March 2025 and had passed the first reading and was published on the 9th day of March 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on April 15, 2025, 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. 2025-07.

On roll call vote: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin & Espinosa answered yes.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX,

STATE OF NEW JERSEY, AMENDING CHAPTER II, ADMINISTRATION, SECTION 18, DIVISION OF POLICE.

WHEREAS, the Mayor and Township Council of the Township of Piscataway, Middlesex County, finds it in the best interest of the public to amend Chapter II, Administration, Section 18, Division of Police, of the Revised General Ordinances of the Township of Piscataway; and

BE IT THEREFORE ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter II, Administration, Section 18, Division of Police, of the Revised General Ordinances of the Township of Piscataway are hereby amended with additions shown in italics and deletions shown in brackets as follows:

CHAPTER II ADMINISTRATION

* * *

2-18 DIVISION OF POLICE

* * *

2-18.2 Composition

- a. The Piscataway Police Department which shall consist of no more than one Deputy Chief of Police, no more than [one] *two* Captains, no more than 7 Lieutenants, no more than 13 Sergeants, and a maximum of 100 Police Officers, to be appointed to these positions by the Director of Public Safety at the approval of the appropriate authority within the budgetary approval of the Governing Body, as public needs may require.

* * *

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.

Council President Espinosa opened the meeting to remote attendees for comments.

There being no comments, the public portion was closed.

Council President Espinosa opened the meeting to in person attendees for comments.

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Lombardi, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER II (2), ADMINISTRATION, SECTION 18, DIVISION OF POLICE.

was introduced on the 4th day of March 2025 and had passed the first reading and was published on the 9th day of March 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on April 15, 2025, 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. 2025-08.

On roll call vote: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin & Espinosa answered yes.

The Clerk read for FIRST READING the following ORDINANCE: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER VII (7), TRAFFIC, SECTION 25, VEHICLES OVER DESIGNATED WEIGHT EXCLUDED FROM CERTAIN STREETS.

RESOLUTION offered by Councilmember Uhrin, seconded by Councilmember Cahill, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER VII (7), TRAFFIC, SECTION 25, VEHICLES OVER DESIGNATED WEIGHT EXCLUDED FROM CERTAIN STREETS.

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 7:00 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 6th day of May 2025.

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: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin & Espinosa answered yes.

The Clerk read for FIRST READING the following ORDINANCE: ORDINANCE FOR THE ACQUISITION OF RIGHTS OF WAY, EASMENTS AND LAND IN FEE SIMPLE FOR THE IMPROVEMENT OF HAZELWOOD PLACE AND HANOVER STREET IN PISCATAWAY TOWNSHIP, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

RESOLUTION offered by Councilmember Lombardi, seconded by Councilmember Carmichael, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE FOR THE ACQUISITION OF RIGHTS OF WAY, EASMENTS AND LAND IN FEE SIMPLE FOR THE IMPROVEMENT OF HAZELWOOD PLACE AND HANOVER STREET IN PISCATAWAY TOWNSHIP, COUNTY OF MIDDLESEX, STATE OF 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 7:00 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 6th day of May 2025.

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: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin & Espinosa answered yes.

The Clerk read for FIRST READING the following ORDINANCE: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING THE SALARY AND WAGE SCHEDULE.

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Leibowitz, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING THE SALARY AND WAGE SCHEDULE

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 7:00 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 6th day of May 2025.

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: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin & Espinosa answered yes.

The Clerk read for FIRST 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 \$7,005,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,333,750 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Lombardi, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$7,005,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,333,750 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

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 7:00 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 6th day of May, 2025.

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: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin & Espinosa answered yes.

RESOLUTION #25-127

RESOLUTION offered by Councilmember Lombardi, seconded by Councilmember Uhrin:

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 April 15, 2025 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Contract – Appraisals for Patton Avenue Road Improvement Acquisitions – Sockler Realty Services Group – Not to Exceed \$10,500.00.
- b. RESOLUTION – Approving Amendment to Redevelopment Agreement – 10 Normandy Drive and 2 Hancock Road.
- c. RESOLUTION – Authorizing Refund of Permit Fee:
 - Block 8503, Lot 17 – 413 New Durham Road.
- d. RESOLUTION – Authorizing Return of Sterling Village Security Deposits and Payment of Arrears to Piscataway Township – Apt. 550 & 232.
- e. RESOLUTION – Authorizing Return of Cash Bond:
 - Block 8203, Lot 43 – 79 Coventry Circle – 23-ZB-05V.
 - Block 12504, Lot 3.06 – 15 Wakefield Lane.
 - Block 8306, Lot 1.01 – 1236 Stelton Road – 17-ZB-43V.
- f. RESOLUTION – Authorizing Return of Escrow:
 - Block 6702, Lot 6.02 – 40 Kingsbridge Road – 22-PB-08.
 - Block 462, Lot 3.02 – Centennial Avenue – 05-ZB-04/05V.
 - Block 838, Lots 23.02, 23.09 & 25 – 1101 River Road – 04-ZB-34/35V.
 - Block 5201, Lot 20.02 – 1518 South Washington Avenue – 20-ZB-11/12V.
- g. RESOLUTION – Authorizing Return of Soil Erosion/Landscaping Bonds:
 - Block 8203, Lot 43 – 79 Coventry Circle.
 - Block 8602, Lot 21 – Jennifer Court.
- h. RESOLUTION – Authorizing Cancellation of Taxes – Various Blocks and Lots.

- i. RESOLUTION – Authorizing Award of Bid – 2025-2026 Landscape Maintenance of Township Properties – Custom Care Services, Inc. – Not to Exceed \$233,715.00.
- j. RESOLUTION – Authorizing Award of Contract for Police CAD/RMS Annual Maintenance Agreement Under State Contract – QED – Not to Exceed \$36,500.00.
- k. RESOLUTION – Authorizing Award of Contract for Police CAD/RMS Crash Reporting Module – QED – Not to Exceed \$17,500.00.
- l. RESOLUTION – Authorizing 2025 Peddlers & Itinerant Licenses.
- m. RESOLUTION – Authorizing Change Order No. 10 – Roadway Improvement Plans International Avenue – P&A Construction, Inc. – Not to Exceed \$12,932.50.
- n. RESOLUTION – Authorizing Change Order No. 1 – Sidewalk Repair Program to Include Curbs, Driveways and Handicap Ramps – Discover Construction LLC – Not to Exceed \$44,883.76.
- o. RESOLUTION – Authorizing Developer's Agreement with AHA Holding Group, LLC – 700 South Avenue.
- p. RESOLUTION – Authorizing Purchase of Additional Furniture for Sterling Village – Commercial Furniture Interiors – Not to Exceed \$3,720.00.
- q. RESOLUTION – Authorizing Award of Contract Under State Contract for 2025 Patrol Cars and Upfit – Winner Ford – Not to Exceed \$393,535.81.
- r. RESOLUTION – Authorizing Refund of Permit Fees – Jersey Radon, LLC.
- s. RESOLUTION – Authorizing Tax Appeal Settlement – Genscript USA Holding – Block 6102, Lot 1.01 – 860 Centennial Avenue.
- t. RESOLUTION – Authorizing Waiving One Day Temporary Food License & Fire Prevention Fees for Armed Forces Day.
- u. RESOLUTION – Appointment of Deputy Township Clerk – Jennifer Johnson.
- v. RESOLUTION – Appointment of Deputy Registrar – Jennifer Johnson.
- w. RESOLUTION – Authorizing Tax Appeal Settlement – Horiba Instruments – Block 6102, Lot 2.01 – 20 Knightsbridge Road.
- x. RESOLUTION – Authorizing Return of Sterling Village Security Deposit and/or Payment of Arrears to Township of Piscataway – Apts. 227 & 454.
- y. RESOLUTION – Authorizing Return of Street Opening Bond:
 - Block 10801, Lot 4.04 – 642 River Road.
- z. RESOLUTION – Authorizing Return of Cash Bond:
 - Block 1513, Lots 15 & 16 – 233 Stelton Road – 18-ZB-39/55V.
- aa. RESOLUTION – Authorizing Emergency Purchase – Sewer Line Repairs at 10th Street & Pelham Avenue – Messercola Excavation - Not to Exceed \$100,000.00.
- bb. RESOLUTION – Authorizing Discharge of Mortgage – 857 Hoes Lane West.
- cc. RESOLUTION Authorizing Appraisals for New Market Road Improvements – Sockler Realty Services Group - Not to Exceed \$6,750.
- dd. RESOLUTION Authorizing Release of Tax Premiums to the Township for 30 Brotherhood Street and 4 Carlton Avenue.
- ee. RESOLUTION Authorizing Phase 1 and 2 Appraisal for 33 Sefton Circle – Sterling DiSanto & Associates - Not to Exceed \$5,000.00.
- ff. RESOLUTION – Authorizing Fleet GPS Services – Installation and First Year Service Through Sourcewell – Teletrac Navman – Not to Exceed \$49,981.00.
- gg. RESOLUTION – Authorizing Enlarging the Area to be Studied for In Need of Redevelopment – Block 201, Lot 1.01 and Block 202, Lot 42.02 – 1776 & 1791 S. 2nd Street.
- hh. RESOLUTION – Authorizing Award of Bid – Centennial Avenue Road Improvements – Green Construction Inc. – Not to Exceed \$8,376,391.58.
- ii. RESOLUTION – Authorizing Award of Bid – 2025 Road Program for Curbs, Sidewalks & ADA Ramps – KM Construction Corp. – Not to Exceed \$1,731,847.00.
- jj. RESOLUTION – Authorizing Shared Services with Middlesex County Improvement Authority for Recycling Collection Services.
- kk. MOTION – Accept Report of Clerk's Account – January & February 2025.

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 April 15, 2025 Regular meeting and adopted by separate vote.

On roll call vote: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin, & Espinosa answered yes.

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

RESOLUTION #25-128

WHEREAS, the Township of Piscataway requires Professional Appraisal Services in regard to Patton Road Improvement – 14 Properties (the “Patton Project”), and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, has submitted a proposal dated March 5, 2025, for Professional Appraisal Services related to said Patton Project, a copy of which is attached hereto and made a part of hereof (“Patton Proposal”), with a cost not to exceed \$10,500.00; and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, was previously qualified under the Fair and Open Process to provide professional services for Professional Appraisal Services – Various Projects by the Township of Piscataway for 2025; and

WHEREAS, there is funding available pursuant to certification #R-2025-0024;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorize Sockler Realty Services Group Incorporated, Hightstown, NJ to provide Professional Appraisal Services in regard to the Patton Project at the rates set forth in said Proposal, with such services not to exceed \$10,500.00 in cost.

RESOLUTION #25-129

WHEREAS, the Township of Piscataway (the “Township”) and Rockefeller Group Development Corporation (“RGN”) entered into a Redevelopment Agreement, dated January 23, 2025 (the “Original Redevelopment Agreement”) with respect to certain real property within the Township located at 10 Normandy Drive, Piscataway, New Jersey (the “10 Normandy Tract”) and 2 Hancock Road, Piscataway, New Jersey (the “2 Hancock Parcel,” and together with the 10 Normandy Tract, the “Project Site”); and

WHEREAS, the Township approved the Original Redevelopment Agreement and designated RGN as the redeveloper of the Project Site by written resolution adopted on June 25, 2024; and

WHEREAS, at the time of said approval of the Original Redevelopment Agreement and redeveloper designation, RGN was the contract purchaser of the 10 Normandy Tract; and

WHEREAS, RG Normandy Urban Renewal LLC (“RG URE”), a limited liability company owned, managed, or controlled by RGN, was approved by the New Jersey Department of Community Affairs (“DCA”) as a New Jersey urban renewal entity in accordance with the Long-Term Tax Exemption Law (“LTTE Law”) in or around July 2024; and

WHEREAS, Subsection 4.4(b) of the Redevelopment Agreement explains that the Redeveloper may assign its interests in the Redevelopment Agreement to urban renewal entities owned by or otherwise managed or controlled by the Redeveloper without being considered a transfer or violating the transfer provisions set forth in Section 4.4 thereof; and

WHEREAS, Subsection 4.4(c) of the Redevelopment Agreement states that the Redeveloper may, without violating the provisions of Section 4.4 thereof or further action by either Party, effectuate an assignment or transfer of the Redevelopment Agreement to an affiliate of the Redeveloper, including an urban renewal entity formed in accordance with the LTTE Law, regardless of the date of formation; and

WHEREAS, following DCA’s approval of RG URE as a New Jersey urban renewal entity, RGN transferred its interests as contract-purchaser of the 10 Normandy Tract to RG URE; and

WHEREAS, RG URE acquired title to the 10 Normandy Tract by way of bargain and sale deed, dated September 25, 2024, and recorded with the Middlesex County Clerk’s Office on October 7, 2024; and

WHEREAS, RGN has assigned and transferred to RG URE, and RG URE has accepted and agreed to assume from RGN, RGN’s interest as contract-purchaser of the 2 Hancock Parcel; and

WHEREAS, by ordinance, adopted on June 27, 2023, the Township approved

and adopted a non-condemnation redevelopment plan prepared by 4Site Planning, LLC, dated May 5, 2023, for the 10 Normandy Tract (the "Original Redevelopment Plan"); and

WHEREAS, by ordinance, adopted on November 7, 2024, the Township approved and adopted an amendment to the Original Redevelopment Plan (the "Amended Redevelopment Plan," and the Original Redevelopment Agreement as amended by the Amended Redevelopment Plan, the "Redevelopment Plan"), which, among other things, incorporated the 2 Hancock Parcel as part of the overall redevelopment area and contains development standards for the Project Site; and

WHEREAS, RG URE has the experience to redevelop the Project Site and implement the Redevelopment Plan, as well as satisfy all obligations of the redeveloper of the Project Site pursuant to the Redevelopment Agreement; and

WHEREAS, the Township and RG URE wish to enter into a certain Amendment to Redevelopment Agreement which is attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway that it hereby approves and authorizes the execution of said Amendment to Redevelopment Agreement attached hereto as Exhibit A, in substantially similar form, subject to such final changes as the Mayor may approve on the advice of the Township Attorney; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the Amendment, in substantially the same form as attached, along with any other documents necessary to effectuate this Resolution.

RESOLUTION #25-130

WHEREAS, Freedom Forever NJ LLC filed for a Permit regarding Block 8503, Lot 17 - 413 New Durham Road and submitted \$663.00 to the Township for same; and

WHEREAS, included in the payment of \$663.00 was an overpayment of a fee of \$300.00 for a CCO; and

WHEREAS, Freedom Forever NJ LLC requested a refund of the Miscellaneous Fee of \$300.00 as the fee was mistakenly added in the total permit fee as the solar permit does not get charged a CCO fee; 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 said Permit Fees in the amount of \$300.00 to Freedom Forever NJ LLC, 201 Commerce Drive, Suite 5, Unit 4-7, Moorestown, NJ 08057.

RESOLUTION #25-131

WHEREAS, the Township of Piscataway (the "Township") is in possession of a Security Deposit being held on behalf of Maureen Smartt, in the amount of \$949.41, posted with the Township for Apartment 550 at Sterling Village and \$50.00 Pet Security, posted with the Township for Apartment 232 at Sterling Village; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit, in the amount of \$949.41, to be applied to the outstanding total rent owed for Apartment 550 to the Township in the amount of \$995.00 thereby leaving a balance due of \$45.59; and

WHEREAS, the Township Finance Department recommends the release of said Pet Security Deposit in the amount of \$50.00 less the outstanding total rent owed for Apartment 550 in the amount of \$45.59 to the Township; and

WHEREAS, the Township Finance Department recommends the release of the balance of the Pet Security Deposit in the amount of \$4.41 to Maureen Smartt; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit, in the amount of \$949.41 and the Pet Security Deposit, in the amount of \$50.00; and

NOW, THEREFORE, BE IT RESOLVED that the appropriate municipal officials be and are hereby authorized to release said balance of the Pet Security Deposit in the amount of \$4.41 to Maureen Smartt, and in the amount of \$995.00 to the Township of Piscataway for outstanding rent, in regard to Apartment 550 at Sterling Village.

RESOLUTION #25-132

WHEREAS, Rajinder Singh, New Brunswick, NJ requests the release of a Cash Bond in the original amount of \$5,388.00, posted with the Township of Piscataway on May 5, 2022, for improvements on Block 12504, Lot 3.06 (15 Wakefield Lane); and

WHEREAS, pursuant to a Request for Release of Funds dated October 2, 2024 and a letter from the Township Supervisor of Engineering dated January 23, 2025, 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, recommends the release of the Cash Bond to Rajinder Singh, New Brunswick, NJ, in the amount \$5,388.00, subject to Rajinder Singh posting a two (2) year Maintenance Bond in the amount of \$673.50; and

WHEREAS, Eastern Valley Builders, Colonia, NJ requests the release of a Cash Bond in the original amount of \$5,268.00, posted with the Township of Piscataway on June 23, 2023, for improvements on Block 8203, Lot 43 (79 Coventry Circle); and

WHEREAS, pursuant to a Request for Release of Funds dated January 29, 2025 and a letter from the Township Supervisor of Engineering dated February 4, 2025, 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, recommends the release of the Cash Bond to Eastern Valley Builders, Colonia, NJ, in the amount \$5,268.00, subject to Eastern Valley Builders posting a two (2) year Maintenance Bond in the amount of \$658.50; and

WHEREAS, Sheldon Bhurasingh, Plainfield, NJ requests the release of a Performance Cash Bond in the original amount of \$2,448.00, posted with the Township of Piscataway on January 22, 2019, for improvements on Block 8306, Lot 1.01 (1236 Stelton Road); and

WHEREAS, pursuant to a Request for Release of Funds dated January 24, 2025 and a letter from the Township Supervisor of Engineering dated February 20, 2025, 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, recommends the release of the Performance Cash Bond to Sheldon Bhurasingh, Plainfield, NJ, in the amount \$2,448.00, subject to Sheldon Bhurasingh posting a two (2) year Maintenance Bond in the amount of \$306.00; 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 Cash Bond in the amount of \$5,388.00 to Rajinder Singh, New Brunswick, NJ, for improvements to Block 12504, Lot 3.06 (15 Wakefield Lane), subject to the posting of a two (2) year maintenance bond in the amount of \$673.50; and

BE IT FURTHER RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release a Cash Bond to Eastern Valley Builders, Colonia, NJ in the amount of \$5,268.00 regarding Block 8203, Lot 43 (79 Coventry Circle), subject to the posting of a two (2) year maintenance bond in the amount of \$658.50; and

BE IT FURTHER RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release a Performance Cash Bond to Sheldon Bhurasingh, Plainfield, NJ in the amount of \$2,452.92 regarding Block 8306, Lot 1.01 (1236 Stelton Road), subject to the posting of a two (2) year maintenance bond in the amount of \$306.00.

RESOLUTION #25-133

WHEREAS, on May 6, 2022, September 13, 2022, December 9, 2022, September 5, 2023 and April 8, 2023, IPT Kingsbridge Business Center Urban Renewal, LLC, Piscataway, NJ posted escrow checks with the Township of Piscataway in the amounts of \$15,000.00, \$5,000.00, \$3,000.00, \$1,000.00, and \$2,000.00, respectively, regarding Zoning Board Application # 22-PB-08 for Block 6702, Lot 6.02 (40 Kingsbridge Road); and

WHEREAS, pursuant to a Request for Release of Funds dated March 12, 2024 and a Memorandum from the Township Supervisor of Planning dated March 13, 2024, the Supervisor of Planning and the Finance Department approved the release of the unexpended escrow fees in the amount of \$1,529.71 to IPT Kingsbridge Business Center Urban Renewal, LLC; and

WHEREAS, on October 27, 2015 and January 4, 2016, St. George Orthodox Church, Piscataway, NJ, posted two (2) escrow checks with the Township of Piscataway in the amounts of \$1,000.00 and \$1,500.000, respectively for Zoning Board Application # 04-ZB-34/35V regarding Block 838, Lots 23.02, 23.09, and 25 (1101 River Road); and

WHEREAS, pursuant to a Request for Release of Funds dated March 12, 2025, and Memorandum from the Township Supervisor of Planning dated March 13, 2025, copies of which are 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 \$868.49 to St. George Orthodox Church, Piscataway, NJ; and

WHEREAS, on March 2, 2020, Piscataway Storage, LLC, Redondo Beach, CA, posted an escrow check with the Township of Piscataway in the amounts of \$3,000.00 for Zoning Board Application #20-ZB-11/12V regarding Block 5201, Lot 20.02 (1518 South Washington Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated January 8, 2025, and Memorandum from the Township Supervisor of Planning dated March 11, 2025, copies of which are 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 \$382.07 to Piscataway Storage, LLC, Redondo Beach, CA; and

WHEREAS, on March 29, 2005, PSEG Services, Newark, NJ posted an escrow check with the Township of Piscataway in the amount of \$5,500.00, regarding Zoning Board Application # 05-ZB-04/05V for Block 462, Lot 3.02 (Centennial Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated February 26, 2025 and Memorandum from the Township Supervisor of Planning dated February 27, 2025, copies of which are attached hereto and made a part hereof, the Supervisor of Planning and Finance Department approved the release of unexpended escrow fees in the amount of \$96.21 to PSEG Services, Newark, 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 unexpended escrow fees to IPT Kingsbridge Business Center Urban Renewal, LLC, Piscataway, NJ in the amount of \$1,529.71, regarding Zoning Board Application #: 22-PB-08 as it pertains to Block 6702, Lot 6.02 (40 Kingsbridge Road); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to St. George Orthodox Church, Piscataway, NJ in the amount of \$868.49 for Zoning Board Application # 04-ZB-34/35V regarding Block 838, Lots 23.02, 23.09, and 25 (1101 River Road); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Piscataway Storage, LLC, Redondo Beach, CA, in the amount of \$382.07 for Zoning Board Application #20-ZB-11/12V regarding Block 5201, Lot 20.02 (1518 South Washington Avenue); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to PSEG Services, Newark, NJ in the amount of \$96.21 for Zoning Board Application # 05-ZB-04/05V regarding Block 462, Lot 3.02 (Centennial Avenue).

RESOLUTION #25-134

WHEREAS, on April 18, 2024 Eastern Valley Builders, Colonia, NJ posted a check with the Township of Piscataway in the amount of \$2,500.00 for a Soil Erosion/Sediment Control Bond for Block 8203, Lot 43 (79 Coventry Circle); and

WHEREAS, pursuant to a Request for Release of Funds dated January 30, 2025 and a Memorandum from the Township Supervisor of Engineering dated January 30, 2025, the Township Supervisor of Engineering approved the release of the Soil Erosion/Sediment Control Bond in the amount of \$2,500.00 to Eastern Valley Builders, Colonia, NJ; and

WHEREAS, on January 29, 2025, Grand Home Investments XLV, LLC, Piscataway, NJ posted a check with the Township of Piscataway in the amount of \$1,000.00 for a Soil Erosion/Sediment Control Bond for Block 8602, Lot 21 (6 Jennifer Court); and

WHEREAS, pursuant to a Request for Release of Funds dated March 28, 2025 and a Memorandum from the Township Supervisor of Engineering dated April 3, 2025, the Township Supervisor of Engineering approved the release of the Soil Erosion/Sediment Control Bond in the amount of \$1,000.00 to Grand Home Investments XLV, LLC, Piscataway, 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 an Soil Erosion/Sediment Control Bond in the amount of

\$2,500.00 to Eastern Valley Builders, Colonia, NJ, for improvements to Block 8203, Lot 43 (79 Coventry Circle); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release a Soil Erosion/Sediment Control Bond to Grand Home Improvements XLV, LLC, Piscataway, NJ in the amount of \$1,000.00 regarding Block 8602, Lot 21 (6 Jennifer Court).

RESOLUTION #25-135

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

BLOCK	LOT	NAME	YEAR	AMOUNT	REASON
8003	3	Joseph M. Deantonio	2025	594.40	100% Disabled Veteran
8003	3	Joseph M. Deantonio	2025	2,320.08	100% Disabled Veteran
3002	29	Kevin Pettus	2025	489.65	100% Disabled Veteran
3002	29	Kevin Pettus	2025	2,809.03	100% Disabled Veteran
2101	10.03	Township of Piscataway	2025	1,552.68	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 #25-136

WHEREAS, on March 6th, 2025, the Township received four (4) bids for 2025-2026 Landscape Maintenance of Township Properties (the "Maintenance"); and

WHEREAS, pursuant to the Bid Recommendation dated March 10, 2025, a copy of which is attached hereto and made apart hereof, said Township Landscape Architect recommends awarding the first year of a two year contract to Custom Care Services, Inc. ("CCS") Wall, NJ, who is the lowest qualifying bidder, for the Maintenance, in an amount not to exceed \$233,715.00; and

WHEREAS, there is funding available pursuant to certification # B-2025-002;

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 one (1) year contract with Custom Care Services, Inc. ("CCS") Wall, NJ, for the 2025-2026 Landscape Maintenance of Township Properties in the amount not to exceed \$233,715.00.

RESOLUTION #25-137

WHEREAS, the Township of Piscataway Police Department (the "Police Department") is in need of the 2025 Annual Maintenance for Police CAD and RMS Systems (the "CAD/RMS Systems Radio Maintenance"); and

WHEREAS, the Township Police Deputy-Chief recommends awarding a contract for the Annual Maintenance for Police CAD and RMS Systems through New Jersey State Contract T0109, #83889, to 22nd Century Technologies, Inc. formerly Queues Enforth Development "QED", in the amount not to exceed \$36,550.00; and

WHEREAS, there is funding available pursuant to certification # R-2025-0019;

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 22nd Century Technologies, McLean, VA, for the 2025 Annual Maintenance for Police CAD and RMS Systems, in the amount not to exceed \$36,550.00, through New Jersey State Contract T0109, #83889.

RESOLUTION #25-138

WHEREAS, the Township of Piscataway Police Department (the "Police Department") is in need of the 2025 Annual Maintenance for Police CAD and RMS Crash Reporting Module (the "CAD/RMS Crash Reporting Module"); and

WHEREAS, the Township Police Deputy-Chief recommends awarding a contract for the Annual Maintenance for Police CAD and RMS Crash Reporting Module through New Jersey State Contract T0109, #83889, to 22nd Century Technologies, Inc. formerly Queues Enforth Development "QED", in the amount not to exceed \$17,500.00; and

WHEREAS, there is funding available pursuant to certification # R-2025-0018;

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 22nd Century Technologies, McLean, VA, for the 2025 Annual Maintenance for Police CAD and RMS Crash Reporting Module, in the amount not to exceed \$17,500.00, through New Jersey State Contract T0109, #83889.

RESOLUTION #25-139

WHEREAS, Alba I. Granados Diaz, Mahmoud Matar and Alexandra Arcely have applied with the Township of Piscataway for 2025 Peddlers Licenses; and

WHEREAS, Victor Ramos has applied with the Township of Piscataway for a 2025 Itinerant Vendor License; and

WHEREAS, pursuant to the letters from the Piscataway Township Police Department dated March 4, 2025, March 4, 2025, and April 3, 2025, respectively, copies of which are attached hereto and made a part hereof, the Piscataway Township Police Department recommends the approval of a 2025 Peddlers Licenses to Alba I. Granados Diaz, and Mahmoud Matar; and

WHEREAS, pursuant to a letter from the Piscataway Township Police Department dated March 4, 2025, a copy of which is attached hereto and made a part hereof, the Piscataway Township Police Department recommends the approval of a 2025 Itinerant Vendor Licenses to Victor Ramos; 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 issue a 2025 Peddlers Licenses to Alba I. Granados Diaz, Mahmoud Matar, and Alexandra Arcely and a 2025 Itinerant Vendor License to Victor Ramos.

RESOLUTION #25-140

WHEREAS, the Township of Piscataway (the "Township") awarded a contract to P & A Construction, Inc., Colonia, NJ ("P & A Construction") for the Roadway Improvements to International Avenue (the "Project"), in the amount not to exceed \$2,348,304.37; and

WHEREAS, due to delays by PSE&G on the installation of a new gas main and lateral services on International Avenue, an extension of time for the Project is required that was not included in the original scope of work outlined by the Township and not anticipated in the proposal from P & A Construction for the Project; and

WHEREAS, the Township previously approved nine (9) change orders regarding the Project totaling \$260,594.36 for a revised contract price of \$2,608,898.73; and

WHEREAS, this change order would represent an additional \$12,932.50 increase in the total amount of the Project for a final contract amount not to exceed \$2,621,831.23, for a total 11.65% increase 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 of the originally awarded contract; and

WHEREAS, pursuant to a request from the Supervisor of Engineering, dated March 18, 2025, said Supervisor recommends approving Change Order No. 10; and

WHEREAS, funds are available pursuant to certification # B-2023-003-10;

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 Roadway Improvements to International Avenue, with P & A Construction, Inc., Colonia, NJ, from \$2,608,898.73, to a final total not to exceed \$2,621,831.23 and execute a Change Order in the amount of \$12,932.50, subject to all bid specifications and contract documents.

RESOLUTION #25-141

WHEREAS, the Township of Piscataway (the "Township") awarded a contract to Discover Construction, LLC, Dayton, NJ for the 2023-2024 Sidewalk Repair Program on Various Streets in Piscataway (the "Project"), in the amount not to exceed \$531,423.80; and

WHEREAS, due to reports of additional damaged sidewalks, further repairs are necessary, which were not included in the original scope of work outlined by the Township and same was not anticipated in the proposal from Discover Construction, LLC to the Township for the Project; and

WHEREAS, there was no prior increase or decrease to this Project; and

WHEREAS, this change order would represent a \$44,883.76 increase in the total amount of the Project from the original contract amount for a final total not to exceed \$576,307.56, a 8.45% increase; and

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

WHEREAS, pursuant to a request from the Director of Public Works, dated March 18, 2025, said Director of Public Works recommends approving Change Order No. 1; and

WHEREAS, funds are available pursuant to certification # B-2023-012-01;

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 for the 2023-2024 Sidewalk Repair Program on Various Streets in Piscataway with Discover Construction, LLC, Dayton, NJ from \$531,423.80, to a final total not to exceed \$576,307.56 and execute a Change Order in the amount of \$44,883.76, subject to all bid specifications and contract documents.

RESOLUTION #25-142

WHEREAS, AHA Holding Group, LLC (the "Developer") is the owner of 700 South Avenue, Middlesex, New Jersey and designated as Lots 4, 5 and 6 in Block 267 on the Middlesex Borough Tax Map and Lot 7 in Block 52 on the Borough of Dunellen Tax Map (the "Property"); and

WHEREAS, the Joint Land Use Board of the Borough of Middlesex had granted land development approvals to the Developer to develop the Subject Property as a contractor office building and storage yard in Application No. 2023-010 ("the Approvals"), which Approvals were memorialized by written Resolution adopted on February 14, 2024; and

WHEREAS, the Developer has requested that the Township of Piscataway (the "Township") permit the Developer to connect to the Township's sanitary sewer system (the "Sewer System") because it is significantly less costly alternative than connecting to the Borough of Middlesex sanitary system;

WHEREAS, the Approvals include construction of a lateral from the subject Property into the Township portion of the South Avenue right-of-way; and;

WHEREAS, the Township and the Developer wish to enter into a Developer's Agreement in order to define the parties' rights, obligations and other provisions in connection with the construction and maintenance of the sanitary sewer connection for the Developer's use; and

WHEREAS, the Assistant Township Attorney has reviewed the Developer's Agreement, a copy of which is 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 Developer's Agreement with AHA Holding Group, LLC. in regard to the development 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 #25-143

WHEREAS, the Township of Piscataway is in need of additional furniture at Sterling Village, Piscataway, NJ ("Furniture"); and

WHEREAS, the Township of Piscataway Chief of Staff recommends awarding a contract for the Furniture to Commercial Furniture Interiors, Raleigh, NC, in the amount not to exceed \$3,720.00; and

WHEREAS, the contract falls below the Quote Threshold pursuant to the New Jersey Local Public Contracts Law and therefore can be awarded without bidding; and

WHEREAS, there is funding available pursuant to certification # R-2025-0027;

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 Furniture for Sterling Village to Commercial Furniture Interiors, Raleigh, NC, in the amount not to exceed \$3,720.00.

RESOLUTION #25-144

WHEREAS, the Township of Piscataway (the "Township") is in need of a 2025 Patrol Car Purchase and Upfit of Six (6) Vehicles (the "Purchase"); and

WHEREAS, the Township Police Department recommends awarding a contract for the Purchase to Winner Ford, Cherry Hill, NJ through New Jersey State Contract #17-Fleet-00761-00768-00719-00748-00792-00785-00748-00770, in the amount not to exceed \$393,535.81; and

WHEREAS, funds are available pursuant to certification #R-2025-0020;

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 2025 Patrol Car Purchase and Upfit of Six (6) Vehicles with Winner Ford, Cherry Hill, NJ, for a total cost not to exceed \$393,535.81, through New Jersey State Contract #17-Fleet-00761-00768-00719-00748-00792-00785-00748-00770.

RESOLUTION #25-145

WHEREAS, Jersey Radon, LLC, Bridgewater, NJ made a payment to the Township in the amount of \$157.44 on March 6, 2025 to cover the permit fees associated with a project at Block 7304, Lot 2 (132 Seymour Terrace); and

WHEREAS, Jersey Radon, LLC, Bridgewater, NJ requested a refund of the permit fees, as the owner of Block 7304, Lot 2 (132 Seymour Terrace) accidentally made an additional payment to cover the permit fees, not knowing payment had already been made; and

WHEREAS, the Township Construction Division Office Manager recommended the return of said permit fees, in the amount of \$153.00 to Jersey Radon, LLC, Bridgewater, 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 return said permit fees in the amount of \$153.00 to Jersey Radon, LLC, Bridgewater, NJ.

RESOLUTION #25-146

WHEREAS, the Township of Piscataway and the following property owner has been engaged in litigation on a tax appeal which is pending in the Tax Court; and

WHEREAS, the Municipal Tax Assessor and Special Counsel for Tax Appeals have recommended the following settlement regarding the assessed value of the property for the specified year:

Block 6102, Lot 1.01
Genscript USA Holding

860 Centennial Avenue

	<u>2025</u> <u>Assessment</u>	<u>2025 Proposed</u> <u>Assessment</u>
Land	7,125,000	7,125,000
Improvements	<u>4,655,000</u>	<u>3,655,000</u>
Total	11,780,000	10,780,000

WHEREAS, the Special Counsel for Tax Appeals, as well as appraisal consultants retained by the Township, have advised that the proposed settlement fully conforms with the public interest; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the settlement of the above Tax Appeal, as recommended by the Municipal Tax Assessor and Special Counsel for Tax Appeals and as specifically set forth above, be and the same is hereby approved; and

BE IT FURTHER RESOLVED that upon notification from the Assessor that the above settlement has been approved by the Tax Court, the Tax Collector and other appropriate officials, the appropriate municipal officials be and are hereby authorized to issue the refund and/or credit corresponding to the aforementioned assessed value.

RESOLUTION #25-147

WHEREAS, the Armed Services Day Celebration is scheduled for Saturday, May

17, 2025; and

WHEREAS, following is the list of confirmed and possible food vendors ("Food Vendors") who will be submitting their vendor applications for the Armed Services Day Celebration scheduled for May 17, 2025:

- 1) Aliboba Bubble Tea & Pastry (Yusuf Shayusupov)
- 2) Beastro Cuisine LC/BBQ Fusion (Jennifer Baskerville)
- 3) Family Flava LLC (Patricia Collins Road)
- 4) The Hot Dog House (Cherly Blakut)
- 5) Maria Food Truck (Maria Medoza/Manuel Gil Paz)
- 6) Maglione's Italian Ice (Michael Maglione)
- 7) Party Rental Express Foods (Raquel Morales)
- 8) Popcorn for the People
- 9) Stevies Rogers
- 10) Topbits Foods (Emis Olukoton)

WHEREAS, the Mayor and Township professionals recommend that the Food Vendors be exempt from the \$100 one day food truck permit fee, the fire permit fees, and if applicable, health department fees for the Armed Services Day Celebration being held on Saturday, May 17, 2025; and

WHEREAS, the Food Vendors shall still be required to obtain the necessary permits and inspections to attend and sell food at the Armed Services Day Celebration; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the Township Council hereby approves exempting the above listed Food Vendors of the \$100 one day food truck permit fee, the fire permit fee, and if applicable, health departments fees for the Armed Services Day Celebration scheduled for May 17, 2025; and

BE IT FURTHER RESOLVED that the Food Vendors shall still be required to apply for and obtain all necessary inspections and permits to attend and sell food at the Armed Services Day Celebration.

RESOLUTION #25-148

WHEREAS, the Mayor of the Township of Piscataway has recommended to the Township Council of the Township of Piscataway that a Deputy Municipal Clerk should be retained; and

WHEREAS, the Mayor has recommended the appointment of JENNIFER JOHNSON as Deputy Municipal Clerk; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that it hereby appoints JENNIFER JOHNSON as Deputy Municipal Clerk for a term commencing April 3, 2025 and expiring December 31, 2025.

RESOLUTION #25-149

WHEREAS, Melissa A. Seader was reappointed to serve in the office of Local Registrar of Vital Statistics for the Township of Piscataway for a three (3) year term which expires on December 31, 2027; and

WHEREAS, the Local Registrar has recommended the appointment of JENNIFER JOHNSON as the Deputy Registrar of Vital Statistics for a term commencing April 15, 2025 and expiring December 31, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that JENNIFER JOHNSON be and hereby is appointed Deputy Registrar of Vital Statistics, for the term commencing April 15, 2025 and expiring on December 31, 2025.

RESOLUTION #25-150

WHEREAS, the Township of Piscataway and the following property owner has been engaged in litigation on a tax appeal which is pending in the Tax Court; and

WHEREAS, the Municipal Tax Assessor and Special Counsel for Tax Appeals have recommended the following settlement regarding the assessed value of the property for the specified years:

Block 6102 Lot 2.01
Horiba Instruments

20 Knightsbridge Rd

	2021	2021 Proposed	2022	2022 Proposed
	<u>Assessment</u>	<u>Assessment</u>	<u>Assessment</u>	<u>Assessment</u>
Land	5,231,000		6,974,000	
Improvements	13,099,000	<u>WITHDRAW</u>	11,356,000	<u>WITHDRAW</u>
Total	18,330,000		18,330,000	
	2023	2023 Proposed	2024	2024 Proposed
	<u>Assessment</u>	<u>Assessment</u>	<u>Assessment</u>	<u>Assessment</u>
Land	7,556,000	7,556,000	10,462,000	10,462,000
Improvements	10,774,000	8,444,000	7,868,000	5,538,000
Total	18,330,000	16,000,000	18,330,000	16,000,000
	2025	2025 Proposed		
	<u>Assessment</u>	<u>Assessment</u>		
Land	10,462,000	10,462,000		
Improvements	7,868,000	5,538,000		
Total	18,330,000	16,000,000		

WHEREAS, the Special Counsel for Tax Appeals, as well as appraisal consultants retained by the Township, have advised that the proposed settlement fully conforms with the public interest; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the settlement of the above Tax Appeal, as recommended by the Municipal Tax Assessor and Special Counsel for Tax Appeals and as specifically set forth above, be and the same is hereby approved; and

BE IT FURTHER RESOLVED that upon notification from the Assessor that the above settlement has been approved by the Tax Court, the Tax Collector and other appropriate officials, the appropriate municipal officials be and are hereby authorized to issue the refund and/or credit corresponding to the aforementioned assessed value.

RESOLUTION #25-151

WHEREAS, the Township of Piscataway (the "Township") is in possession of a Security Deposit being held on behalf of the Estate of Robbie Leake, in the amount of \$1,207.57, posted with the Township for Apartment 454 at Sterling Village; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit, in the amount of \$894.82 to the Estate of Robbie Leake and \$312.75 to the Township for outstanding rent; and

WHEREAS, the Township is in possession of a Security Deposit being held on behalf of Peter Aldrich, in the amount of \$1,000.48, posted with the Township for Apartment 227 at Sterling Village; and

WHEREAS, Peter Aldrich owes the Township \$1,252.58 in arrears, and therefore the Township Finance Department recommends the release of said Security Deposit, in the amount of \$1,000.48 to the Township for outstanding rent; 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 454 at Sterling Village totaling \$1,207.57 in the amounts of \$894.82 to the Estate of Robbie Leake and \$312.75 to the Township of Piscataway for outstanding rent; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release said Security Deposit in regard to Apartment 227 at Sterling Village totaling \$1,000.48 to the Township of Piscataway for outstanding rent.

RESOLUTION #25-152

WHEREAS, Yung Chung, Hainesport, NJ, requests the return of a Street Opening Bond in the amount of \$2,000.00, posted with the Township of Piscataway on January 5, 2024, regarding repairs and inspections for Block 10801, Lot 4.04 (642 River Road); and

WHEREAS, pursuant to a Request for Release of Funds dated March 18, 2025, and a memorandum from the Supervisor of Engineering dated March 26, 2025, copies of which are 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 Street Opening Bond to Yung Chung; 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 said Street Opening Bond to Yung Chung, Hainesport, NJ, in the amount of \$2,000.00, regarding Block 10801, Lot 4.04 (642 River Road).

RESOLUTION #25-153

WHEREAS, on November 6, 2023, CoreStates, Inc., Duluth, GA, posted a check with the Township of Piscataway in the total amount of \$5,226.00 as a Cash Bond for Off-Site Improvements regarding Zoning Board Application #18-ZB-39/55V for Block 1513, Lots 15 and 16 (233 Stelton Road); and

WHEREAS, pursuant to a Request for Release of Funds dated February 27, 2025 and a Memorandum from the Township Supervisor of Engineering dated March 18, 2025, the Township Engineering Division approved the release of the Off-Site Improvements Cash Bond in the total amount of \$5,226.00 to CoreStates, Inc., Duluth, GA, conditioned upon the developer posting a Maintenance Bond in the amount of \$653.25, with said Maintenance Bond to run for a period of two years; 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 the Off Site Improvements Cash Bond to CoreStates, Inc., Duluth, GA, in the amount of \$5,226.00, regarding Zoning Board Application #18-ZB-39/55V for Block 1513, Lots 15 and 16, conditioned upon the developer posting a Maintenance Bond in the amount of \$653.25, with said Maintenance Bond to run for a period of two years.

RESOLUTION #25-154

WHEREAS, on April 8, 2025, the Township discovered that there was a Sewer backup at 11th and Mansfield, and a subsequent obstruction and break in the line at 10th and Mansfield; and

WHEREAS, the Township of Piscataway did not have the resources to do a restoration at the depth that the sewer line was located, and any bypass would have created hazardous conditions on the roadway as well as potential backups into local households; and

WHEREAS, N.J.S.A 40A:11-6 allows the Township to award emergency contracts when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; and

WHEREAS, without immediate additional bypass pumping, excavation, repair and restoration, the Township residents' health, safety, and welfare would be affected by the hazardous conditions of open manholes and the potential for sewer backups into the residential homes; and

WHEREAS, the Township Administrator approved the emergency services as specified in the Certification of Request for Emergency Purchases, a copy of which is attached hereto and made a part hereof; and

WHEREAS, Messercola Excavating Co, Inc., Plainfield, NJ was able to provide immediate services for an amount not to exceed \$100,000.00; and

WHEREAS, there is funding available pursuant to Certification #R-2025-0021;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, County of Middlesex and State of New Jersey, that the appropriate municipal officials be and do hereby approve an emergency contract with Messercola Excavating Co, Inc. for bypass pumping, excavation, repair and restoration of the sewer line on Mansfield between 10th and 11th, in the amount not to exceed \$100,000.00, subject to all contract documents.

RESOLUTION #25-155

WHEREAS, pursuant to an Agreement of Sale dated December 30, 2022, River Road Estates LLC, Middlesex, NJ, entered into a Promissory Note and a Mortgage & Security Agreement dated December 14, 2023, in the principal amount of \$1,120,000 in favor of the Township of Piscataway ("Township") in connection with certain redevelopment property located at 857 Hoes Lane West; and

WHEREAS, River Road Estates LLC has paid off said Promissory Note in full in accordance with a payoff letter dated March 18, 2025 and receipt of said payoff funds has been confirmed by the Chief Financial Officer; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township Piscataway that the aforementioned Promissory Note shall be marked paid in full and that the Mayor is hereby authorized to sign the attached Discharge of Mortgage,

attached hereto as Exhibit A, in substantially similar form as approved by the Township Attorney.

RESOLUTION #25-156

WHEREAS, the Township of Piscataway requires Professional Appraisal Services in regard to New Market Road Improvement – 9 Properties (the “New Market Project”), and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, has submitted a proposal dated April 2, 2025, for Professional Appraisal Services related to said New Market Project, a copy of which is attached hereto and made a part of hereof (“Patton Proposal”), with a cost not to exceed \$6,750.00; and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, was previously qualified under the Fair and Open Process to provide professional services for Professional Appraisal Services – Various Projects by the Township of Piscataway for 2025; and

WHEREAS, there is funding available pursuant to certification # R-2025-0025;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorize Sockler Realty Services Group Incorporated, Hightstown, NJ to provide Professional Appraisal Services in regard to the New Market Project at the rates set forth in said Proposal, with such services not to exceed \$6,750.00 in cost.

RESOLUTION #25-157

WHEREAS, on February 3, 2025, the Township of Piscataway (“Township”) received two separate Tax Sale Certificates (“Premiums”) for redemption from foreclosures; and

WHEREAS, Certificate #21-0177 covering Lot 9.01, Block 8706, more commonly known as 30 Brotherhood Street, Piscataway, NJ has a premium of \$21,913.88 and Certificate #20-0043 covering Block 1515, Lot 33.01, more commonly known as 4 Carlton Avenue, Piscataway, NJ has a premium of \$32,700; and

WHEREAS, whereas the Township desires to authorize the release of these premiums to the Township as the right to redemption was filed to foreclose of respective Defendants; and

WHEREAS, pursuant to N.J.S.A. 54:5-33, in the event a property is required to be sold at a judicial sale as in the manner of the foreclosure, the premium shall be refunded to the lienholder; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the Council authorizes release of the Premiums referenced above to the Township; and

BE IT FURTHER RESOLVED, that the Tax Collector and administrative officials shall take all necessary action to effectuate same.

RESOLUTION #25-158

WHEREAS, the Township of Piscataway requires Professional Appraisal Services in regard to a potential ground lease for a cell tower located at 33 Sefton Circle (the “Sefton Circle Project”), and

WHEREAS, Sterling DiSanto & Associates, Sommerville, NJ, has submitted a proposal dated March 10, 2025, for Professional Appraisal Services related to said Sefton Circle Project, a copy of which is attached hereto and made a part of hereof (“Sefton Circle Proposal”), with a cost not to exceed \$5,000.00; and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, was previously qualified under the Fair and Open Process to provide professional services for Professional Appraisal Services – Various Projects by the Township of Piscataway for 2025; and

WHEREAS, there is funding available pursuant to certification #R-2025-0026;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorize Sterling DiSanto & Associates, Sommerville, NJ to provide Professional Appraisal Services in regard to the Sefton Circle Project at the rates set forth in said Proposal, with such services not to exceed \$5,000.00 in cost.

RESOLUTION #25-159

WHEREAS, the Township of Piscataway is in need of Fleet GPS Services – Installation and 1st Year Service (the “Services”); and

WHEREAS, the Township of Piscataway Assistant Director of Public Works recommends awarding a contract for the Services through Sourcewell Contract 081524-GVR to Teletrac Navman, Irvine, California, in an amount not to exceed \$49,981.00; 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 # R-2025-0023;

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 Teletrac Navman, Irvine, California, for the Fleet GPS Services – Installation and 1st Year Service in the amount not to exceed \$49,981.00 through Sourcewell Contract 081524-GRV.

RESOLUTION #25-160

WHEREAS, N.J.S.A. 40A:12A-1 et seq., the “Local Redevelopment and Housing Law” authorizes a municipal governing body to cause a preliminary investigation to be made to determine whether an area is in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-5 authorizes the governing body of a municipality to determine that a delineated area is in need of redevelopment within the meaning of N.J.S.A. 40A:12A-1 et seq., where the governing body concludes by Resolution that any of the conditions as are more specifically described in said section are found to affect the delineated area; and

WHEREAS, N.J.S.A. 40A:12A-6 provides that no area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, N.J.S.A. 40A:12A-6 also requires that a municipal body, by resolution provide whether the redevelopment area determination will authorize the use of eminent domain (a “Condemnation Redevelopment Area”) or not authorize the use of eminent domain (a “Non-Condemnation Redevelopment Area”); and

WHEREAS, by Resolution #24-268 the Township Council authorized the Township Planning Board to undertake an investigation to determine whether certain properties, commonly known as 1776 and 1791 S. 2nd Street and designated as Block 201, Lot 1.01 and Block 202, Lot 42.02 on the Piscataway Township Tax Map (the “Property”), constitutes a redevelopment area pursuant to and in accordance with N.J.S.A. 40A:12A-5 and 40A:12A-6 and other appropriate law; and

WHEREAS, the owners of the Property have previously requested that the area to be studied be enlarged to include approximately 180 linear feet of the right-of-way of S. 2nd Street encompassing approximately 12,000 square feet and lying between the two lots that comprise the Property; in order to provide safe and efficient access to the Property as well as improved site circulation; and

WHEREAS, by Resolution #24-307 the Township Council authorized the Township Planning Board to undertake an investigation to determine whether the approximate 180 linear feet of the right-of-way of S. 2nd Street encompassing approximately 12,000 square feet should be added to the area to be investigated, together with Block 201, Lot 1.01 and Block 202, Lot 42.02; and

WHEREAS, the owners of the Property have once again requested that the area to be studied be further enlarged to include an additional approximately 175 linear feet of the right-of-way of S. 2nd Street encompassing approximately an additional 11,7500 square feet and lying between the two lots that comprise the Property; in order to provide safe and efficient access to the Property as well as improved site circulation; and

WHEREAS, the Township Council is desirous of authorizing the Piscataway Township Planning Board to further enlarge the area to be studied.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, as follows:

1. The Piscataway Township Planning Board be and hereby is authorized to undertake an investigation to determine whether the area hereinafter described is a redevelopment area pursuant to and in accordance with N.J.S.A. 40A:12A-5 and 40A:12A-6, and other appropriate law.
2. The areas to be investigated are designated on the Tax Map of the Township of Piscataway as Block 201, Lot 1.01 and Block 202, Lot 42.02 and approximately 355 linear feet of the right-of-way of S. 2nd Street encompassing approximately 23,750 square feet and lying between the two lots which collectively form the Property.
3. The redevelopment area determination shall authorize the Township to use all these powers provided by the New Jersey Legislature for use in a redevelopment area, except the power of eminent domain. Therefore, the redevelopment area shall be a Non-Condemnation Redevelopment Area, and the Township is not authorized by this Resolution to utilize the power of eminent domain to acquire any property in the delineated area.
4. The Township Clerk shall forward a certified copy of this resolution to the following:
 - a. The Planning Board Secretary
 - b. The Assistant Township Attorney

RESOLUTION #25-161

WHEREAS, on April 10, 2025, the Township of Piscataway (the "Township") received five (5) bids for the Centennial Avenue Road Improvements (the "Improvements"); and

WHEREAS, pursuant to a Recommendation to Award, dated April 11, 2025, and a Memorandum from the Township Supervisor of Engineering, dated April 11, 2025, copies of which are attached hereto and made apart hereof, said Supervisor of Engineering recommends awarding a contract for the Improvements to Green Construction, Inc., South River, NJ, who was the lowest qualifying bidder, in the amount not to exceed \$8,376,391.58; and

WHEREAS, funds are available pursuant to certification # B-2025-004;

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 Centennial Avenue Road Improvements to Green Construction, Inc., South River, NJ, in the amount not to exceed \$8,376,391.58, subject to all bid specifications and contract documents.

RESOLUTION #25-162

WHEREAS, on February 23, 2023, the Township of Piscataway (the "Township") received nine (9) bids for the 2025 Road Program for Curbs, Sidewalk, Driveway, and ADA Ramps (the "Program"); and

WHEREAS, pursuant to a Recommendation to Award, dated April 10, 2025, and a Memorandum from the Township Supervisor of Engineering, dated April 10, 2025, copies of which are attached hereto and made apart hereof, said Supervisor of Engineering recommends awarding a contract for the Program to KM Construction Corp., Irvington, NJ, who was the lowest qualifying bidder, in the amount not to exceed \$1,731,847.00; and

WHEREAS, funds are available pursuant to certification # B-2025-003;

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 2025 Road Program for Curbs, Sidewalk, Driveway, and ADA Ramps to KM Construction Corp., Irvington, NJ, in the amount not to exceed \$1,731,847.00, subject to all bid specifications and contract documents.

RESOLUTION #25-163

WHEREAS, the Township of Piscataway (the "Township") deems it to be in the public interest to enter into a Shared Services Agreement with the Middlesex County Improvement Authority (the "MCIA") for the collection of certain specified recyclables and for the preparation for market and marketing of such materials; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 4-A:65-1 et seq. specifically authorizes local government units to enter into agreements to

provide or receive any service that each local unit participating in the agreement empowered to provide or receive; and

WHEREAS, the MCIA will provide curbside recycling pickup to the Township residents as part of the collection services provided; and

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

WHEREAS, funds are available pursuant to certification # R-2025-0028;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the Township Council formally approves and authorizes the execution of the Shared Services Agreement with the Middlesex County Improvement Authority for the collection of recycling in substantially the form attached hereto, subject to such final changes as may be approved by the Mayor upon the advice of the Township Attorney; and

BE IT FURTHER RESOLVED that the appropriate municipal officials, the Township Attorney and the Mayor are hereby authorized to execute any such documents or take such actions necessary to effectuate the Shared Services Agreement.

PUBLIC HEARING – CY2025 Municipal Budget

Council President Espinosa opened the meeting to remote attendees for comments.

There being no comments, the public portion was closed.

Council President Espinosa opened the meeting to in person attendees for comments.

There being no comments, the public portion was closed.

The Clerk read the following resolution:

RESOLUTION #25-164

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Carmichael.

WHEREAS, the Mayor of the Township of Piscataway has recommended the appointment of Nick Lombardi as Emergency Management Coordinator for a term of three (3) years commencing January 1, 2025 and expiring December 31, 2027, subject to the advice and consent of the Township Council of the Township of Piscataway;

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 to the appointment of Nick Lombardi as Emergency Management Coordinator for a term of three (3) years commencing January 1, 2025 and expiring December 31, 2027.

On roll call vote: Councilmembers Cahill, Carmichael, Leibowitz, Uhrin & Espinosa answered yes. Councilmember Lombardi abstained.

Mayor Brian Wahler read the following proclamations:

PROCLAMATION – Arbor Day

WHEREAS, trees are vital to the health and well-being of our communities; and

WHEREAS, neighborhood trees provide clean air, help prevent soil erosion, support diverse wildlife and enhance the beauty of our landscape; and

WHEREAS, trees help mitigate the effects of climate change by absorbing carbon dioxide and reducing energy costs for our homes and businesses by providing shade; and

WHEREAS, Arbor Day serves as a reminder of the importance of trees and their preservation and sustainable management for present and future generations; and

WHEREAS, the Township is known for its numerous and beautiful trees which enhance the desirability of Piscataway as a community in which to live, work and play; and

WHEREAS, Piscataway has been recognized as a “Tree City USA” by the Arbor Day Foundation for thirty-eight years; and

NOW, THEREFORE, BE IT RESOLVED, that I, Brian C. Wahler, Mayor of the Township of Piscataway, County of Middlesex, State of New Jersey do hereby recognize April 25, 2025 as

ARBOR DAY

and encourage all residents to celebrate by planting trees, supporting local green initiatives and fostering a deeper appreciation for the environment.

PROCLAMATION – Sexual Assault Awareness Month

WHEREAS, Sexual Assault Awareness Month and the observance of Denim Day highlight the critical importance of addressing and preventing sexual violence including sexual assault, sexual harassment, and sexual abuse; and

WHEREAS, sexual assault is a pervasive crime that affects individuals of all ages, genders, and backgrounds, leaving lasting physical, emotional, and psychological impacts; and

WHEREAS, sexual violence is an issue of public health, human rights, and social justice, requiring a collective effort to prevent and respond to its devastating consequences; and

WHEREAS, we must work together to educate our community about what can be done to prevent sexual assault and how to help survivors; and

WHEREAS, for those in need of support, the Middlesex County Family Justice Center and the Middlesex County Center for Empowerment are resources dedicated to providing compassionate assistance to survivors of sexual violence.

NOW, THEREFORE, BE IT RESOLVED, that I, Brian C. Wahler, Mayor of the Township of Piscataway, County of Middlesex, State of New Jersey do hereby recognize the month of April as

Sexual Assault Awareness Month

and encourage all residents to observe Denim Day on April 30th – a worldwide campaign to raise awareness and highlight misconceptions surrounding sexual violence.

ANNOUNCEMENTS AND COMMENTS FROM OFFICIALS:

- Councilmember Cahill wishes everyone a Happy Passover and a Happy Easter. She also congratulates Councilmember Leibowitz on the birth of her second granddaughter.
- Councilmember Carmichael echoes Councilmember Cahill's comments. She also thanked Amy Bauman, the Township's Director on Aging, for the helpful and informative programming.
- Councilmember Leibowitz also wishes residents a Happy Passover and a Happy Easter. She thanks members of the community for attending a rally.
- Council Vice President Lombardi thanks Jennifer Johnson, former Economic Development Officer, for her help in the planning and executing of the 2025 Community Clean Up Day. She, too, wishes everyone a Happy Easter and a Happy Passover and congratulates Councilmember Leibowitz. She also congratulates Councilmember Uhrin on a very successful Little League Opening Day parade.
- Councilmember Uhrin wishes everyone a Happy Easter and a Happy Passover. He talks about the recent work he did with the Community Outreach Advisory Board and the schools.
- Mayor Wahler wishes everyone a Happy Easter and a Happy Passover. He discusses his experience in witnessing the return of the 44th Regiment soldiers in the Army National Guard, which was the largest deployment of the Army National Guard in 20 years.
- Business Administrator Tim Dacey has no comments.
- Assistant Business Administrator Paula Cozzarelli announces that the Township received \$92,000 as part of the Local Recreation Improvement Grant, which will replace lighting at the baseball fields at Riverside Park. She wishes everyone a happy holiday season.
- Township Attorney Raj Goomer wishes everyone a Happy Easter, Happy Passover, Happy Vaisakhi to the Sikh community, and a Happy New Year in the Indian community.
- Council President Espinosa reminds those who participated in the 2025 Community Clean Up Day to return their supplies to DPW. He reminds residents

of the Piscataway Soccer Club's upcoming try-outs. He also wishes everyone a Happy Easter.

- Township Clerk Melissa Seader welcomes Jennifer Johnson, new Township Deputy Clerk, to the Clerk's Office.

The Council considered the matters on the Agenda for May 6, 2025:

- ORDINANCE – SECOND READING – Amending Chapter VII (7) Traffic – Section 25 Vehicles over Designated Weight Limit Excluded from Certain Streets – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING - Acquisitions of Certain Property Regarding Hazelwood Place and Hanover Street Road Improvements – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.
- ORDINANCE - SECOND READING - Amending Salary and Wage Schedule – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – BOND ORDINANCE – Various Capital Improvements - \$7,005,000/\$6,333,750 – OPEN TO PUBLIC - RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – Amending and Supplementing Chapter XXI (21) Zoning, Section 8A – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- ORDINANCE- FIRST READING – Authorizing Deed of Restriction for Ecological Park – RESOLUTION Adopting Ordinance.
- PROCLAMATION – Municipal Clerks Week May 4-10, 2025.

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:

Sarah Radford, 13 Dunbar Ave, asks that more information be made available to the public regarding property reassessments.

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

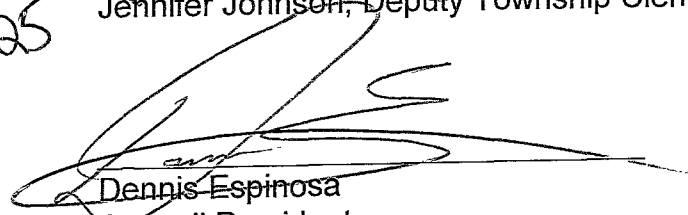
There being no further business to come before the council, the meeting was adjourned at 7:45 pm. Motion by Councilmember Uhrin, seconded by Councilmember Lombardi, carried unanimously.

Respectfully submitted,


Jennifer Johnson, Deputy Township Clerk

Accepted:

June 17, 2025


Dennis Espinosa
Council President

