

June 17, 2025

A Regular Meeting of the Piscataway Township Council was held on June 17, 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 Carmichael, Leibowitz, Lombardi, Rashid, Uhrin, & Espinosa.

Council President Espinosa led the salute to the flag.

Councilmember Leibowitz asked a question about Consent Agenda Item i. Mayor Wahler and Township Attorney Raj Goomer provided clarification.

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.

David Aikens, Ambrose Valley Ln, asked about Consent Agenda Item f.

Mayor Wahler provided Mr. Aikens with the requested information.

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

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 (2), 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 two Captains, no more than [7] 9 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 Lombardi, seconded by Councilmember Uhrin, 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 5th day of June 2025 and had passed the first reading and was published on the 6th day of June 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on June 17, 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. 2025-16.

RESOLUTION #25-208

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 June 17, 2025 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Appointment of Paula Cozzarelli as Business Administrator.
- b. RESOLUTION – Approving Submission of Grant Application and Execution of Grant Contract – New Jersey DOT for Eleventh Street Road Improvements.
- c. RESOLUTION – Authorizing Piscataway Township to Participate in the NJSBA Cooperative Pricing System.
- d. RESOLUTION – Authorizing Piscataway Township to Participate in the NJEdge.Net, Inc. – EdgeMarket Cooperative Pricing System.
- e. RESOLUTION – Authorizing Refund of Picnic Fees – Carol Saunders.

- f. RESOLUTION – Authorizing Extending Grace Period for Third Quarter Tax Bills.
- g. RESOLUTION – Authorizing Cancellation of Taxes – 100% Disabled Veteran Status.
- h. RESOLUTION – Authorizing Award of Bid – 2025-2026 Township Sidewalk Repair Program to Include Curbs, Driveways & Handicap Ramps – Messercola Excavating Co., Inc. – Not to Exceed \$443,625.00.
- i. RESOLUTION – Authorizing Award of Contract for 2025 Departmental Ammunition Purchase Through State Contract – Eagle Point Gun/T.J. Morris & Son – Not to Exceed \$50,367.02.
- j. RESOLUTION – Authorizing Award of Contract Through the National Cooperative Purchasing Agreement – Design & Supply of Fabric Shade Structure at Senior Center – EZ Docks – Not to Exceed \$51,446.00.
- k. RESOLUTION – Authorizing Installation and Operation of Temporary Traffic Signal at the Driveway of 1690 South Washington Avenue.
- l. RESOLUTION – Authorizing Award of Professional Appraisal Services Contract – Hanover Street Roadway Improvements – Sockler Realty Services Group Inc. – Not to Exceed \$38,250.00.
- m. RESOLUTION – Authorizing Award of Professional Appraisal Services Contract – Hazelwood Place Roadway Improvements – Sockler Realty Services Group Inc. – Not to Exceed \$23,250.00.
- n. RESOLUTION – Authorizing Award of Professional Appraisal Services Contract – Improvements to Intersection of Stelton Road (CR 665) and Old New Brunswick Road Phase III – Sockler Realty Services Group Inc. – Not to Exceed \$17,250.00.
- o. RESOLUTION – Authorizing Award of Professional Appraisal Services Contract – Improvements to Stelton Road (MC Rt. 529) from New Durham Road (MC Rt. 501) to Melrose Avenue – Sockler Realty Services Group Inc. – Not to Exceed \$3,000.00.
- p. RESOLUTION – Authorizing Award of Professional Appraisal Services Contract – Washington Avenue Project – Sockler Realty Services Group Inc. – Not to Exceed \$22,500.00.
- q. RESOLUTION – Endorsing the Planning Board’s Adoption of the Housing Element and Fair Share Plan Report.
- r. MOTION – Accept Council Meeting Minutes – March 4, 2025 & April 15, 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 June 17, 2025 Regular meeting and adopted by separate vote.

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

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

RESOLUTION #25-209

WHEREAS, the Mayor of the Township of Piscataway has recommended to the Township Council of the Township of Piscataway that a Business Administrator should be retained; and

WHEREAS, the Mayor has recommended the appointment of PAULA COZZARELLI as Business Administrator; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that it hereby appoints PAULA COZZARELLI as Business Administrator for a term commencing on July 1, 2025 and expiring December 31, 2028.

RESOLUTION #25-210

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the appropriate municipal officials hereby approve the grant application with the New Jersey Department of Transportation for the Eleventh Street Road Improvements Project; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2026-Eleventh Street Road Improvements-00112 to the New Jersey Department of Transportation on behalf of the Township of Piscataway; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Piscataway and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

RESOLUTION #25-211

WHEREAS, "The Electric Discount and Energy Competition Act," P.L. 1999, c. 23, as amended, authorizes the New Jersey School Boards Association, hereinafter referred to as NJSBA, to serve as a government aggregator to obtain electric generation service, electric-related service, including school buses and related goods and services, gas supply service, and gas-related service for individual local boards of education, counties, municipalities and other local contracting units that wish to participate; and

WHEREAS, N.J.S.A. 18A:18A-11 and 40A:11-10 authorizes local district boards of education, counties, municipalities, and other local contracting units to enter into cooperative pricing agreements with local government units (hereinafter "local units"); and

WHEREAS, NJSBA has offered voluntary participation in a cooperative pricing system for the group purchase of the above-referenced services for consumption by the local units; any ancillary or administrative services related to the purchase of electrical generation and/or natural gas; and related energy services; and digital and electronic products and services and other technology products and programs to be purchased by local units; and services and such other items or services as two or more participating local units in the system agree can be purchased on a cooperative basis; and

WHEREAS, the governing body of the Township of Piscataway (the "Township") in the County of Middlesex, State of New Jersey, desires to participate in NJSBA'S Cooperative Pricing System; and

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Piscataway, pursuant to the provisions of N.J.S.A. 18A:18A-11 et seq., and 40A:11-10 et seq., the Mayor and Business Administrator are hereby authorized to enter into NJSBA's ACES Cooperative Pricing System Agreement, #E-8801-NJSBA ACES-CPS; and

BE IT FURTHER RESOLVED that the New Jersey School Boards Association shall be responsible for complying with the "Public School Contracts Law," N.J.S.A. 18A:18A-1 et seq. all other applicable laws in connection with the preparation, bidding, negotiation and execution of contracts in connection with NJSBA's ACES Cooperative Pricing System.

RESOLUTION #25-212

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System for the provision and performance of goods and services and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, NJEdge.Net, Inc., hereinafter referred to as the "Lead Agency" has offered voluntary participation in the EdgeMarket Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, the governing body of the Township of Piscataway (the "Township") in the County of Middlesex, State of New Jersey, duly considered participation in the EdgeMarket Cooperative Pricing System for the provision and purchase of goods and services; and

WHEREAS, the Township desires to participate in the EdgeMarket Cooperative Pricing System; and

NOW, THEREFORE BE IT RESOLVED that pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Township Council of the Township of Piscataway hereby authorizes the Business Administrator to enter into a Cooperative Pricing Agreement with the Lead Agency; and

BE IT FURTHER RESOLVED that the Lead Agency shall be responsible for complying with the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

RESOLUTION #25-213

WHEREAS, Carol Saunders, Piscataway, NJ, requests the return of a Picnic and Alcohol Permit Fee in the amount of \$400.00, posted with the Township of Piscataway for a picnic at Possumtown Park on August 9, 2025; and

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to return a Picnic and Alcohol Permit Fee in the amount of \$400.00, pursuant to receipt #179114, to Carol Saunders.

RESOLUTION #25-214

WHEREAS, the Tax Collector was unable to issue Tax Bills for the Third and Fourth Quarters of 2025 due to delays in processing of the Tax Bills; and

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Piscataway that the Tax Collector is hereby authorized to extend the grace period for the Third Quarter Tax Bills from August 10, 2023 to August 25, 2025 or 25 days after the date of mailing whichever is later. After which time interest will be assessed at the rate already adopted by the Township from the due date of August 1, 2025; and

BE IT FURTHER RESOLVED that a copy of this Resolution be filed in the Office of the Township Clerk.

RESOLUTION #25-215

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

BLOCK	LOT	NAME	YEAR	AMOUNT	REASON
8402	8.04	DESMOND ASIEDU	2025	876.63	100% Disabled Veteran
8402	8.04	DESMOND ASIEDU	2025	1,071.68	100% Disabled Veteran
1208	13	RAYMOND E. MITCHELL	2025	875.55	100% Disabled Veteran
1208	13	RAYMOND E. MITCHELL	2025	1,167.35	100% Disabled Veteran
814	6	PEDRO DAVID FALCON	2025	573.38	100% Disabled Veteran
814	6	PEDRO DAVID FALCON	2025	1,512.47	100% Disabled Veteran
11901	22.12	JC WILSON VELASCO	2025	868.32	100% Disabled Veteran
11901	22.12	JC WILSON VELASCO	2025	1,208.18	100% Disabled Veteran

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 #25-216

WHEREAS, on May 22, 2025, the Township of Piscataway (the "Township") received five (5) bids for the 2025-2026 Sidewalk Repair Program to Include Curbs, Driveways and Handicap Ramps (the "Program"); and

WHEREAS, pursuant to a Recommendation to Award, dated April 9, 2025, a copy of which is attached hereto and made apart hereof, said Director of Public Works recommends awarding a contract for the Program to Messercola Excavating Co., Inc., South Plainfield, NJ, who was the lowest qualifying bidder, in the amount not to exceed \$443,625.00; and

WHEREAS, funds are available pursuant to certification # B-2025-008;

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 2025-2026 Sidewalk Repair Program to Include Curbs, Driveways and Handicap Ramps to Messercola Excavating Co., Inc., South Plainfield, NJ, in the amount not to exceed \$443,625.00, subject to all bid specifications and contract documents.

RESOLUTION #25-217

WHEREAS, the Township of Piscataway (the "Township") is in need of a 2025 Departmental Ammunition Purchase (the "Purchase"); and

WHEREAS, the Township of Piscataway Police Department recommends awarding a contract for the Purchase to Eagle Point Gun/T.J. Morris & Son, Thorofare, NJ, through New Jersey State Contract #17-FLEET-00721, Bid #17DPP0046, Extension #3, T #0106, Line #36, in the amount not to exceed \$50,367.02; and

WHEREAS, funds are available pursuant to certification # R-2025-0041;

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 Departmental Ammunition Purchase with Eagle Point Gun/T.J. Morris & Son, Thorofare, NJ, through New Jersey State Contract #17-FLEET-00721, Bid #17DPP0046, Extension #3, T #0106, Line #36, for a total cost not to exceed \$50,367.02.

RESOLUTION #25-218

WHEREAS, the Township of Piscataway is in need of 2025 Design and Supply of Fabric Shade Structure (the "Design and Supply"); and

WHEREAS, pursuant to a Recommendation to Award Contract, dated June 6, 2025, a copy of which is attached hereto and made a part hereof, the Township Landscape Architect recommends awarding a contract for the Design and Supply to EZ Docks/USA Shade – Play Power, Inc., Belford, NJ, through Sourcewell Contract #010521-LTS, in an amount not to exceed \$51,446.00; 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-2025-0042;

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 Design and Supply of Fabric Shade Structure through Sourcewell Contract #010521-LTS, to EZ Docks/USA Shade – Play Power, Inc., Belford, NJ, in the amount not to exceed \$51,446.00, subject to all bid specifications and contract documents.

RESOLUTION #25-219

WHEREAS, the Township of Piscataway requires Professional Appraisal Services in regard to the Hanover Street Roadway Improvements Project – 41 Properties (the "Hanover Street Road Project"), and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, has submitted a proposal dated June 9, 2025, for Professional Appraisal Services related to said Hanover Street Roadway Improvements Project, a copy of which is attached hereto and made a part of hereof ("Hanover Street Roadway Improvements Project Proposal"), with a cost not to exceed \$30,750.00; 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-2025-0047;

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 Hanover Street Roadway Improvements Project at the rates set forth in said Proposal, with such services not to exceed \$30,750.00 in cost.

RESOLUTION #25-220

WHEREAS, the Township of Piscataway requires Professional Appraisal Services in regard to the Hazelwood Place Roadway Improvements Project – 27 Properties (the "Hazelwood Place Project"), and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, has submitted a proposal dated June 9, 2025, for Professional Appraisal Services related to said Hazelwood Place Roadway Improvements Project, a copy of which is attached hereto and made a part of hereof ("Hazelwood Place Roadway Improvements Project Proposal"), with a cost not to exceed \$20,250.00; 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-2025-0046;

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 Hazelwood Place Roadway Improvements Project at the rates set forth in said Proposal, with such services not to exceed \$20,250.00 in cost.

RESOLUTION #25-221

WHEREAS, the Township of Piscataway requires Professional Appraisal Services in regard to the Improvements to the Intersection of Stelton Road (C.R. 665) and Old New Brunswick Road Phase III Project – 23 Properties (the “Stelton Road and Old New Brunswick Road Phase III Project”), and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, has submitted a proposal dated June 9, 2025, for Professional Appraisal Services related to said Stelton Road and Old New Brunswick Road Project, a copy of which is attached hereto and made a part of hereof (“Stelton Road and Old New Brunswick Road Phase III Project Proposal”), with a cost not to exceed \$17,250.00; 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-2025-0045;

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 Stelton Road and Old New Brunswick Road Phase III Project at the rates set forth in said Proposal, with such services not to exceed \$17,250.00 in cost.

RESOLUTION #25-222

WHEREAS, the Township of Piscataway requires Professional Appraisal Services in regard to the Improvements to Stelton Road (MC Rt. 529) from New Durham Road (MC Rt. 501) to Melrose Avenue - 4 Properties and 4 Acquisitions (the “Stelton Road and New Durham Road Project”), and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, has submitted a proposal dated June 3, 2025, for Professional Appraisal Services related to said Stelton Road and New Durham Road Project, a copy of which is attached hereto and made a part of hereof (“Stelton Road and Old New Brunswick Road Project Proposal”), with a cost not to exceed \$3,000.00; 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-2025-0044;

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 Stelton Road and Old New Brunswick Road Project at the rates set forth in said Proposal, with such services not to exceed \$3,000.00 in cost.

RESOLUTION #25-223

WHEREAS, the Township of Piscataway requires Professional Appraisal Services in regard to the Washington Avenue Project – 30 Properties (the “Washington Avenue Project”), and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, has submitted a proposal dated May 9, 2025, for Professional Appraisal Services related to

said Washington Avenue Project, a copy of which is attached hereto and made a part of hereof (“Washington Avenue Proposal”), with a cost not to exceed \$22,500.00; 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-2025-0048;

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 Washington Avenue Project at the rates set forth in said Proposal, with such services not to exceed \$22,500.00 in cost.

RESOLUTION #25-224

WHEREAS, on March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c. 2), which legislation amended the Fair Housing Act, N.J.S.A. 52:27D-302 et seq. and required each municipality to provide its fair share of affordable housing obligation under the Mount Laurel Doctrine based on a new process and updated methodology; and

WHEREAS, the new law established the Affordable Housing Dispute Resolution Program (the “Program”), an alternative dispute resolution program with retired judges to resolve cases regarding the Fair Housing Act (the “FHA”); and

WHEREAS, pursuant to the amended FHA, the New Jersey Department of Community Affairs (“DCA”) was required to provide non-binding calculations of each municipality’s present and prospective needs for affordable housing, using the formula outlined in P.L. 2024, c. 2; and

WHEREAS, on October 18, 2024, the DCA calculated the non-binding statewide and regional affordable housing needs and released a report containing a non-binding determination of each municipality’s Fourth Round (2025 to 2035) affordable housing obligation, entitled “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background” (the “DCA Report”); and

WHEREAS, the DCA Report calculated the Township of Piscataway’s non-binding Present Need obligation as 150 units and non-binding Prospective Need obligation as 539 units for the Fourth Round; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1.f.(1)(a), each municipality was required to determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3 by resolution describing the basis for the determination and binding the municipality to adopt a housing element and fair share plan based on that determination; and

WHEREAS, the Township of Piscataway retained the services of Michael J. Mistretta, P.P., LLA, of Harbor Consultants, Inc., to calculate the Township’s Present and Prospective Need obligations, as well as to prepare a Housing Element and Fair Share Plan pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq.; and

WHEREAS, Harbor Consultants calculated the Township’s Fourth Round Present Need obligation to be 150 units and the Prospective Need obligation to be 504 units; and

WHEREAS, on January 23, 2025, the Township Council of the Township of Piscataway (the “Township Council”) adopted Resolution #25-74, accepting the Present Need obligation of 150 units and setting forth a Prospective Need obligation of 504 units as its Fourth Round (2025 to 2035) affordable housing obligation; and

WHEREAS, in accordance with the FHA and the Administrative Office of the Court’s Directive #14-24, the Township of Piscataway timely filed a Declaratory Judgment Action with the Program seeking a judgment of compliance on January 24, 2025; and

WHEREAS, on February 27, 2025, a challenge to the Township’s Present Need and Prospective Need obligations was filed by the New Jersey Builders Association; and

WHEREAS, on March 25, 2025, the Township participated in a settlement conference and session before its assigned Program Member, the Honorable Mary C. Jacobson, J.S.C. (Ret.) (“Judge Jacobson”); and

WHEREAS, on April 14, 2025, Judge Jacobson issued the Program's Recommendation that the Township's Present Need affordable housing obligation be set at 150 units and Prospective Need affordable housing obligation be set at 539 units; and

WHEREAS, on April 24, 2025, the Middlesex County Superior Court Mount Laurel Judge, the Honorable Thomas D. McCloskey, J.S.C. ("Judge McCloskey"), entered an Order and Decision accepting the Program's recommendation and setting the Township's Present Need affordable housing obligation at 150 units and Prospective Need affordable housing obligation at 539 units; and

WHEREAS, the amended FHA requires the Township to adopt a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, Michael J. Mistretta, P.P., LLA, of Harbor Consultants, Inc., prepared the Township's Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28b(3); and

WHEREAS, the Township's Housing Element and Fair Share Plan was made available on the Township's website and notice of a public hearing was sent to the New Jersey Office of Planning Advocacy, the Middlesex County Planning Board, the Edison Township Clerk, the South Plainfield Borough Clerk, the New Brunswick City Clerk, the Middlesex Borough Clerk, the Plainfield City Clerk, the Highland Park Borough Clerk, the South Bound Brook Borough Clerk, the Borough of Dunellen Clerk and the Franklin Township Clerk; and

WHEREAS, a public hearing of the Township of Piscataway Planning Board (the "Planning Board") was conducted on June 11, 2025, at 7:00 p.m., virtually via Zoom pursuant to DCA Guidelines; and

WHEREAS, the Planning Board reviewed Mr. Mistretta's report and addendums and heard the findings and recommendations of Mr. Mistretta at the public hearing; and

WHEREAS, the report prepared by Mr. Mistretta addressed the Township's compliance with the Municipal Land Use Law, relevant Uniform Housing Affordability Controls regulations, the requirements of the Uniform Housing Affordability Controls regulations, the requirements of the New Jersey Fair Housing Act, N.J.S.A 52:27D-301, et. seq., as amended by the A4/S50 legislation signed into law on March 20, 2024, and other applicable law; and

WHEREAS, on June 11, 2025, the Planning Board adopted a Fourth Round Housing Element and Fair Share Plan, as well as a resolution memorializing its action; and

WHEREAS, the Township Council of the Township of Piscataway wishes to endorse the Fourth Round Housing Element and Fair Share Plan; and

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Piscataway hereby endorses the Fourth Round Housing Element and Fair Share Plan, which was adopted by the Township of Piscataway Planning Board on June 11, 2025; and

BE IT FURTHER RESOLVED that the Township Council directs the Township's Affordable Housing Counsel to file the Fourth Round Housing Element and Fair Share Plan with the Program, together with any additional documents at the discretion of counsel, and to seek approval of the Fourth Round Housing Element and Fair Share Plan by the Program and the Court.

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilmember Carmichael thanked all the residents and officials who came out for the Juneteenth flag raising.
- Councilmember Leibowitz welcomed new Business Administrator Paula Cozzarelli. She enjoyed walking in the Memorial Day parade and thanked the American Legion for all their hard work. She also thanked the Public Relations Advisory Commission for putting together the annual Street Fair. Councilmember Leibowitz spoke of the No Kings rally, Juneteenth, and PRIDE as well.
- Councilmember Lombardi also thanked the Public Relations Advisory Commission as well as emergency services for their dedication to the annual Street Fair.
- Councilmember Rashid welcomed new Business Administrator Paula Cozzarelli and wished all residents a safe and happy summer.

- Councilmember Uhrin reported that Recreation gave out over 170 trophies to those who participated in t-ball this year.
- Mayor Wahler congratulated the police officers who recently received a promotion to the Captain position. He reminded residents of the upcoming 4th of July celebration and thanked LeGina Adams, Chair of the Public Relations Advisory Commission, for all of her help with the Street Fair. The Mayor also congratulated the Piscataway High School Class of 2025.
- Business Administrator Paula Cozzarelli thanks everyone for the kind words and is looking forward to working in Piscataway. She also relayed that the Township received a \$1 million grant which will help pay for the new 911 dispatch center.
- Township Attorney Raj Goomer welcomed Paula.
- Council President Espinosa echoed everyone else's sentiments about the Street Fair. He also congratulated the Piscataway High School Class of 2025, mentioning that his own son is one of the graduates, and reminded everyone to drive safely with all the additional traffic. He congratulated the team he coaches at the Piscataway Soccer Club for winning the championship.

The Council considered the matters on the Agenda for July 1, 2025:

- ORDINANCE – SECOND READING – Amending Chapter VII (7) Traffic, Section 26 and Chapter XXXI (31) Streets and Sidewalks, Section 1.12 – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – Adoption of Redevelopment Plan for Block 5701, Lots 11 and 12 – 1700 South Washington Avenue – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- ORDINANCE – FIRST READING – Amending Various Chapters of the Revised General Ordinances of the Township of Piscataway – RESOLUTION Adopting Ordinance.
- RESOLUTION – Appointing Paula Cozzarelli as Township Representative and Commissioner of Central Jersey Joint Insurance Fund.
- RESOLUTION – Designation of Agent of Township for Filing Applications with State D.E.P. for Flood Hazard Area Permit Authorizations.
- RESOLUTION – Designation of Agent of Township for Filing Applications with Freehold Soil Conservation District (FSCD).
- RESOLUTION – Designation of Agent of Township for Filing Applications with State D.E.P. for Extension of Sanitary Sewers.
- RESOLUTION – Appointment of Paula Cozzarelli to Library Board of Trustees.
- RESOLUTION – Appointment of Paula Cozzarelli as Public Agency Compliance Officer.
- RESOLUTION – Appointment of Paula Cozzarelli to Senior Citizens Housing Board of Trustees.
- RESOLUTION – Designation of Signatures for Signing of Checks.
- RESOLUTION – Authorizing Installation and Operation of Temporary Traffic Signal at the Driveway of 1690 South Washington Avenue.
- MOTION – Accept Council Meeting Minutes – May 6, 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:

Costas Efthymious, 58 Curtis Ave, discussed his ongoing issue with property maintenance.

Council President Espinosa reminded all residents that if they have any issues to call the Mayor's Office. Township staff will work to resolve or rectify the reported problems.

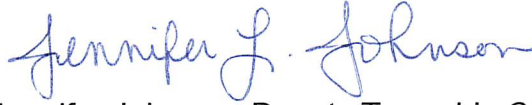
Curtis Grubbs, 1750 W 3rd St, asked for clarification about what entity sprays for mosquitos. He also brought up an issue regarding the sanitary sewer lines near his

home, as well as speeding on Hazelwood Ave, especially now that the road will be repaved in the near future.

Mayor Wahler let Mr. Grubbs know that it is Middlesex County who sprays for mosquitos, but the Township also sends this information out via social media as soon as we know about it. Township Attorney Raj Goomer provided additional information.

There being no further business to come before the council, the meeting was adjourned at 7:36 pm. Motion by Councilmember Lombardi, seconded by Councilmember Leibowitz, carried unanimously.

Respectfully submitted,



Jennifer Johnson, Deputy Township Clerk

Accepted: July 22, 2025



Dennis Espinosa
Council President

