

November 13, 2025

A Regular Meeting of the Piscataway Township Council was held on November 6, 2025 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President Espinosa at 7:30 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, Lombardi, Rashid, Uhrin, and 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 FIRST READING the following ORDINANCE: AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 5401, LOT 1.02, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY, COMMONLY KNOWN AS 1028 STELTON ROAD.

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Uhrin, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that an ORDINANCE ENTITLED: AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 5401, LOT 1.02, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY, COMMONLY KNOWN AS 1028 STELTON ROAD

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 2nd day of December 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, Lombardi, Rashid, 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 2, ADMINISTRATION, CHAPTER 3, POLICE REGULATIONS, CHAPTER 11, HOTELS AND MOTELS, CHAPTER 12, PARKS AND RECREATION

AREAS, CHAPTER 16, HOUSING AND RENT CONTROL, CHAPTER 17, PROPERTY MAINTENANCE, CHAPTER 22, SOLID WASTE MANAGEMENT, AND CHAPTER 23, SEWERS AND WASTEWATER.

RESOLUTION offered by Councilmember Lombardi, 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 2, ADMINISTRATION, CHAPTER 3, POLICE REGULATIONS, CHAPTER 11, HOTELS AND MOTELS, CHAPTER 12, PARKS AND RECREATION AREAS, CHAPTER 16, HOUSING AND RENT CONTROL, CHAPTER 17, PROPERTY MAINTENANCE, CHAPTER 22, SOLID WASTE MANAGEMENT, AND CHAPTER 23, SEWERS AND WASTEWATER

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 2nd day of December 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, Lombardi, Rashid, Uhrin, & Espinosa answered yes.

The Clerk read for FIRST READING the following ORDINANCE: ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XXI (21) ZONING, SECTION 6, GENERAL REGULATIONS.

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 THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XXI (21) ZONING, SECTION 6, GENERAL REGULATIONS

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 9th day of December 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, Lombardi, Rashid, 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 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 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 2nd day of December 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, Lombardi, Rashid, Uhrin, & Espinosa answered yes.

The Clerk read for FIRST READING the following ORDINANCE: AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 6201, LOT 6.02 & BLOCK 7401, LOTS 2.02 & 2.03, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY, COMMONLY KNOWN AS ERICSSON SITE.

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: AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 6201, LOT 6.02 & BLOCK 7401, LOTS 2.02 & 2.03, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY, COMMONLY KNOWN AS ERICSSON SITE

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 2nd day of December 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, Lombardi, Rashid, Uhrin, & Espinosa answered yes.

The Clerk read for FIRST READING the following ORDINANCE: BOND ORDINANCE PROVIDING FOR VARIOUS ROAD IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$6,724,747 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$5,990,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Uhrin, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that an ORDINANCE ENTITLED: BOND ORDINANCE PROVIDING FOR VARIOUS ROAD IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$6,724,747 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$5,990,000 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 2nd day of December 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, Lombardi, Rashid, Uhrin, & Espinosa answered yes.

RESOLUTION #25-351

RESOLUTION offered by Councilmember Lombardi, seconded by Councilmember Rashid.

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

WHEREAS, each of the following Resolutions, Motions or Proclamations to be presented before the Township Council at its November 13, 2025 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Budget Transfers.

- b. RESOLUTION – Authorizing Award of Contract for Red Dyed #2 Ultra Low Sulphur Diesel Supply Through Somerset County Cooperative – National Fuel Oil, Inc. – Not to Exceed \$145,000.00.
- c. RESOLUTION – Authorizing Contract Renewal – Fort Dearborn Life Insurance Company – Police Group Life Insurance.
- d. RESOLUTION – Authorizing Award of Professional Services Contract – Sefton Circle Stormwater Crossings – Naik Consulting Group – Not to Exceed \$113,806.00.
- e. RESOLUTION – Authorizing Award of Professional Services Contract – Plainfield Avenue Improvements Phase I – Menlo Engineering Associates – Not to Exceed \$281,000.00.
- f. RESOLUTION – Authorizing Award of Professional Services Contract – Normandy Drive Roadway Improvements Phase II – Alaimo Group Consulting Engineers – Not to Exceed \$118,530.00.
- g. RESOLUTION – Authorizing Award of Professional Services Contract – Dogwood Drive Improvements – Grotto Engineering – Not to Exceed \$222,724.42.
- h. RESOLUTION – Authorizing Award of Professional Services Contract – Charter Street Improvements – Najarian Associates – Not to Exceed \$84,830.00.
- i. RESOLUTION – Declaring a Non-Condensation Area In Need of Redevelopment – Block 6702, Lot 3.03 – 201 Centennial Avenue.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that each of the above-listed Resolutions, Motions or Proclamations be approved and adopted by the Township Council, with the same legal effect as through each was read in its entirety at the November 13, 2025 Regular meeting and adopted by separate vote.

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

RESOLUTION #25-352

WHEREAS, N.J.S.A. 40A: 4-58 provides for appropriations transfers during the last two (2) months of the fiscal year, when it has been determined that it is necessary to expend for any purposes specified in the budget an amount in the excess of the sum appropriated therefore, and where it has been further determined that there is an excess in any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation.

DESCRIPTION	CLASSIFICATION	FROM	TO
Police	Salaries & Wages	520,000.00	
Engineering	Other Expenses		350,000.00
Health Benefit Waivers	Other Expenses		150,000.00
Uniform Fire Safety	Salaries & Wages		20,000.00
		520,000.00	520,000.00

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that the following transfers are hereby authorized:

RESOLUTION #25-353

WHEREAS, on September 17, 2025, the Township of Piscataway (the "Township") received five (5) bids for the Red Dyed #2 Ultra Low Sulphur Diesel Supply (the "Diesel"); and

WHEREAS, pursuant to a Recommendation to Award dated November 6, 2025, a copy of which is attached hereto and made a part hereof, the Township Director of Public Works recommends awarding a contract for the Diesel through Somerset County Cooperative Purchasing Contract #CC-0036-25 for the period of November 13, 2025 through October 23, 2026, representing the first year of a two-year contract, to National Fuel Oil, Inc., Newark, NJ, in the amount not to exceed \$145,000.00; 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-2025-0069;

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 National Fuel Oil, Inc., Newark, NJ, for the Red Dyed #2 Ultra Low Sulphur Diesel Supply in the amount not to exceed \$145,000.00 through Somerset County Cooperative Purchasing Contract #CC-0036-25, for the period of November 13, 2025 through October 23, 2026, representing the first year of a two-year contract, subject to all bid specifications and contract documents.

RESOLUTION #25-354

WHEREAS, the Administration has advised of the need to renew the contract for group Police Life Insurance as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the Business Administrator has determined and certified in writing that the value of the services will exceed \$17,500.00 (hereinafter the "Determination of Value"); and

WHEREAS, Dearborn Life Insurance Company, Lombard, IL, has submitted a proposal dated November 11, 2025, indicating that it will provide the group Police Life Insurance at the rate of \$0.19 per \$1,000.00; and

WHEREAS, the Township Council of the Township of Piscataway is of the opinion that such agreement is in all respects in the public interest; and

WHEREAS, Dearborn Life Insurance Company, Lombard, IL, has previously completed and submitted a Business Entity Disclosure Certification which certifies that Dearborn Life Insurance Company has not made any reportable contributions to a political candidate committee in the Township of Piscataway in the previous year and that the contract will prohibit said Company from making any reportable contributions through the term of the contract; and

WHEREAS, funding is available pursuant to certification # R-2025-0077;

WHEREAS, the New Jersey Local Public Contracts Law, specifically N.J.S.A. § 40A:11-5, exempts contracts for insurance from the necessity of public bidding; and

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

1. The Mayor and other appropriate officials be and the same are hereby authorized to enter into an agreement to renew the contract for group Police Life Insurance coverage with Dearborn Life Insurance Company through January 1, 2029, at the rates specified above; and
2. This contract is being awarded without competitive bids as a contract for the provision of insurance under the provisions of the Local Public Contracts Law, more specifically addressed in the body of this resolution; and
3. The final form of contract for these services shall be subject to the review and approval of the Township Attorney; and
4. Notice of this Resolution shall be published as required by law.

BE IT FURTHER, RESOLVED that the Business Entity Disclosure Certification and the Determination of Value be placed on file with this Resolution.

RESOLUTION #25-355

WHEREAS, the Township of Piscataway requires Professional Services for the Sefton Circle Stormwater Crossings Project (the "Project"); and

WHEREAS, Naik Consulting Group, P.C., Edison, NJ, has submitted a Proposal for Professional Engineering Services related to said Project, a copy of which is attached hereto and made a part hereof ("Proposal"), with a cost not to exceed \$113,806.00; and

WHEREAS, Naik Consulting Group, P.C., was previously qualified under the Fair and Open Process to provide professional services for Professional Engineering Services – Special Projects, Environmental, Etc. by the Township of Piscataway for 2025; and

WHEREAS, the Supervisor of Engineering recommends awarding a contract for the Project to Naik Consulting Group, P.C., Edison, NJ; and

WHEREAS, there is funding available pursuant to certification # R-2025-0072;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the Township Council does hereby authorize Naik Consulting Group, P.C., Edison, NJ, to provide Professional Services for the Sefton

Circle Stormwater Crossings Project at the rates set forth in said Proposal, with such services not to exceed \$113,806.00.

RESOLUTION #25-356

WHEREAS, the Township of Piscataway requires Professional Services for the Plainfield Avenue Improvements Phase-I Project (the "Project"); and

WHEREAS, Menlo Engineering Associates, Inc., Highland Park, NJ, has submitted a Proposal for Professional Engineering Services related to said Project, a copy of which is attached hereto and made a part hereof ("Proposal"), with a cost not to exceed \$281,000.00; and

WHEREAS, Menlo Engineering Associates, Inc., Highland Park, NJ, was previously qualified under the Fair and Open Process to provide professional services for Professional Engineering Services – Special Projects, Environmental, Etc. by the Township of Piscataway for 2025; and

WHEREAS, the Supervisor of Engineering recommends awarding a contract for the Project to Menlo Engineering Associates, Inc., Highland Park, NJ; and

WHEREAS, there is funding available pursuant to certification # R-2025-0075;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the Township Council does hereby authorize Menlo Engineering Associates, Inc., Highland Park, NJ, to provide Professional Services for the Plainfield Avenue Improvements Phase-I Project at the rates set forth in said Proposal, with such services not to exceed \$281,000.00.

RESOLUTION #25-357

WHEREAS, the Township of Piscataway requires Professional Services for the Normandy Drive Roadway Improvements Phase-II Project (the "Project"); and

WHEREAS, Alaimo Group Consulting Engineers, Mount Holly, NJ, has submitted a Proposal for Professional Engineering Services related to said Project, a copy of which is attached hereto and made a part hereof ("Proposal"), with a cost not to exceed \$118,530.00; and

WHEREAS, Alaimo Group Consulting Engineers, Mount Holly, NJ, was previously qualified under the Fair and Open Process to provide professional services for Professional Engineering Services – Special Projects, Environmental, Etc. by the Township of Piscataway for 2025; and

WHEREAS, the Supervisor of Engineering recommends awarding a contract for the Project to Alaimo Group Consulting Engineers, Mount Holly, NJ; and

WHEREAS, there is funding available pursuant to certification # R-2025-0074;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the Township Council does hereby authorize Alaimo Group Consulting Engineers, Mount Holly, NJ, to provide Professional Services for the Normandy Drive Roadway Improvements Phase-II Project at the rates set forth in said Proposal, with such services not to exceed \$118,530.00.

RESOLUTION #25-358

WHEREAS, the Township of Piscataway requires Professional Services for the Dogwood Drive Improvements Project (the "Project"); and

WHEREAS, Grotto Engineering Associates, LLC, Clark, NJ, has submitted a proposal for Professional Engineering Services related to said Project, a copy of which is attached hereto and made a part hereof ("Proposal"), with a cost not to exceed \$222,724.42; and

WHEREAS, Grotto Engineering Associates, LLC, Clark, NJ, was previously qualified under the Fair and Open Process to provide professional services for Professional Engineering Services – Special Projects, Environmental, Etc. by the Township of Piscataway for 2025; and

WHEREAS, the Supervisor of Engineering recommends awarding a contract for the Project to Grotto Engineering Associates, LLC, Clark, NJ; and

WHEREAS, there is funding available pursuant to certification # R-2025-0073;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the Township Council does hereby authorize Grotto Engineering Associates, LLC, Clark, NJ, to provide Professional Services for the Dogwood Drive Improvements Project at the rates set forth in said Proposal, with such services not to exceed \$222,724.42.

RESOLUTION #25-359

WHEREAS, the Township of Piscataway requires Professional Services for the Charter Improvements Project (the "Project"); and

WHEREAS, Najarian Associates, Eatontown, NJ, has submitted a Proposal for Professional Engineering Services related to said Project, a copy of which is attached hereto and made a part hereof ("Proposal"), with a cost not to exceed \$84,830.00; and

WHEREAS, Najarian Associates, was previously qualified under the Fair and Open Process to provide professional services for Professional Engineering Services – Special Projects, Environmental, Etc. by the Township of Piscataway for 2025; and

WHEREAS, the Supervisor of Engineering recommends awarding a contract for the Services to Najarian Associates, Eatontown, NJ; and

WHEREAS, there is funding available pursuant to certification # R-2025-0071;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the Township Council does hereby authorize Najarian Associates, Eatontown, NJ, to provide Professional Services for the Charter Improvements Project at the rates set forth in said Proposal, with such services not to exceed \$84,830.00.

RESOLUTION #25-360

WHEREAS, the Township of Piscataway (the "Township") contains certain property designated as Block 6702, Lot 3.03 (201 Centennial Avenue) on the Piscataway Township Tax Map (the "Property"); and

WHEREAS, the Township authorized the Township Planning Board to undertake a preliminary investigation to determine whether the Property comprises a Non-Condensation Area in Need of Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, after completing the preliminary investigation, reviewing the report by James F. Clarkin, IV, PP, AICP., and hearing testimony; the Township Planning Board recommended that the Property be found to be a Non-Condensation Area in Need of Redevelopment because it meets Criteria B, D, and H of N.J.S.A. 40A:12A-5, with said determination memorialized in a Resolution by the Township Planning Board on November 12, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the Township Council agrees with the recommendation of the Township Planning Board and does hereby designate Block 6702, Lot 3.03 (201 Centennial Avenue) as a Non-Condensation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

BE IT FURTHER RESOLVED that in accordance with N.J.S.A. 40A-12A-6b(5)(c) the Clerk of the Township of Piscataway shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs; and

BE IT FURTHER RESOLVED that in accordance with N.J.S.A. 40A-12A-6b(5)(d), within ten (10) days of the Township Council's adoption of the within resolution, the Clerk of the Township of Piscataway shall serve notice of the Township Council's determination and this Resolution upon the record owner of property within the Non-Condensation Redevelopment Area, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent.

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilmember Cahill remarked on the high voter turnout in New Jersey during the 2025 General Election.
- Councilmember Lombardi reminded residents that the Holiday House Decorating Contest sign-ups will officially open on Wednesday, November 19th. She also thanked Township Clerk, Melissa Seader, for organizing the food drive for FISH.
- Councilmember Rashid thanked residents for their generosity.
- Councilmember Uhrin did not have any comments.
- Mayor Wahler spoke about the ordinance authorizing various road improvements as well as his disappointment in the direction the redevelopment project (the Ericsson site) is now going.

- Councilmembers Cahill and Lombardi also expressed their disappointment, stating that it is disheartening for residents since the new plan eliminates any commercial aspects and 55+ housing.
- Business Administrator Paula Cozzarelli did not have any comments.
- Township Attorney Raj Goomer did not have any comments.
- Council President Espinosa echoed Councilmember Rashid's comments about helping our neighbors. He also reminded residents of the various toy drives that will be happening throughout the holiday season.

The Council considered the matters on the Agenda for November 25, 2025:

- PRESENTATION – Thank You Karin & John O'Donnell.
- RESOLUTION – Authorizing Worker's Compensation Contract with Medemerge.
- RESOLUTION – Authorizing Refund of Overpayment of Taxes Due to 100% Tax Exempt.
- MOTION – Accept Council Meeting Minutes – November 6, 2025.

OPEN TO PUBLIC – REMOTE ATTENDEES:

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

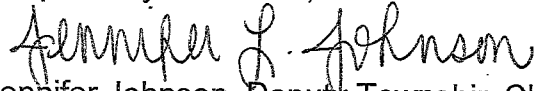
OPEN TO PUBLIC – IN PERSON ATTENDEES:

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

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

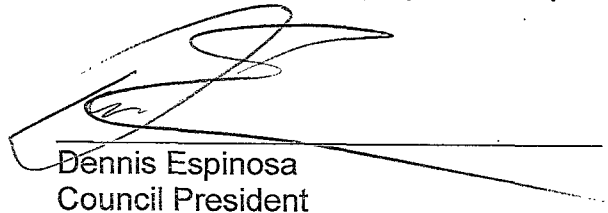
There being no further business to come before the council, the meeting was adjourned at 7:56 pm. Motion by Councilmember Lombardi, seconded by Councilmember Cahill, carried unanimously.

Respectfully submitted,



Jennifer Johnson, Deputy Township Clerk

Accepted:



Dennis Espinosa
Council President