

November 25, 2025

A Regular Meeting of the Piscataway Township Council was held on November 25, 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, Rashid, Uhrin, and Espinosa.

Council President Espinosa led the salute to the flag.

Mayor Wahler presented Karin and John O'Donnell with a plaque recognizing their years of dedication to the residents of Sterling Village and the Township at large.

Council President Espinosa started a discussion about amending the ordinance regarding various chapters of the Township Code (item #8 on the agenda) and remove Chapter 11, Hotels and Motels, in order for the Council to consider other options.

Township Attorney Mike Baker explained that in order to remove Chapter 11, Hotels and Motels, the Township Council will need to vote to twice – the first vote is to amend the ordinance and remove Chapter 11, Hotels and Motels, and the second vote is to move the amended ordinance forward to public hearing, which will occur at the December 16, 2025 Township Council meeting.

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.

Councilmember Leibowitz asked for clarification regarding items L and Q on the Consent Agenda.

Mayor Wahler provided the relevant information.

Councilmembers and Mayor Wahler engaged in a discussion about item #8 on the agenda. Councilmember Rashid suggested that the Council put together a policy committee to review potential legislation.

Council President Espinosa made a motion to amend the discussed ordinance and remove Chapter 11, Hotels and Motels, seconded by Councilmember Cahill.

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

The Deputy 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 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 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 2, ADMINISTRATION, CHAPTER 3, POLICE REGULATIONS, 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 amended 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 16th 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, Carmichael, Leibowitz, Lombardi, Uhrin, and Espinosa answered yes. Councilmember Rashid abstained.

The Deputy 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 7, TRAFFIC, CHAPTER 10, HEALTH REGULATIONS, AND CHAPTER 19, FIRE PREVENTION AND PROTECTION

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 CHAPTER 7, TRAFFIC, CHAPTER 10, HEALTH REGULATIONS, AND CHAPTER 19, FIRE PREVENTION AND PROTECTION

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, Carmichael, Leibowitz, Lombardi, Rashid, Uhrin, & Espinosa answered yes.

#### RESOLUTION #25-361

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Lombardi.

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 25, 2025 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Worker’s Compensation Contract with Medemerge.
- b. RESOLUTION – Authorizing Refund of Overpayment of Taxes Due to 100% Tax Exempt.
- c. RESOLUTION – Authorizing Award of Contract Through NJStart.gov for 2025 Tree Trimming, Pruning, and Removal Services – Rich Tree Service – Not to Exceed \$125,000.00.
- d. RESOLUTION – Authorizing Award of Professional Services Contract – Technical Specification Development for Cell Tower Leases – VCOMM, LLC – Not to Exceed \$18,500.00.
- e. RESOLUTION – Chapter 159 – New Jersey Department of Transportation LA2026 MA Piscataway Township Eleventh Street Road Improvements.
- f. RESOLUTION – Chapter 159 – National Opioids Settlement Trust – Walmart.
- g. RESOLUTION – Authorizing Change Order, Final Acceptance and Release of Retainage – Installation of Bollards at Poplar Place and Chestnut Place – T.R. Weniger, Inc. – Decrease of \$39,823.40.
- h. RESOLUTION – Authorizing Change Order, Final Acceptance and Release of Retainage – Cedarwood Drive Roadway Improvements – Phase II – Discover Construction, LLC – Decrease of \$38,040.22.
- i. RESOLUTION – Authorizing Change Order, Final Acceptance and Release of Retainage – Winans Avenue Roadway Improvements – Discover Construction, LLC – Decrease of \$355,191.08.
- j. RESOLUTION – Authorizing Refund of MCCO Fee – 9 Deborah Drive - \$200.00.
- k. RESOLUTION – Authorizing Return of Bonds:
  - Street Opening Bond – Block 11306, Lot 5.01 – 551 Park Ave.
  - Street Opening Bond – Block 7203, Lot 4 – 117 Fountain Ave.
  - Street Opening Bond – Block 6912, Lot 30.01 – 616 Plainfield Ave.
- l. RESOLUTION – Authorizing Award of Professional Appraisal Services - Stratton Street South Road Improvement Project – 6 Properties – Sockler Realty Services Group, Inc. – Not to Exceed \$6,000.00.
- m. RESOLUTION – Authorizing Execution of Estoppel Certificate – RG Normandy – Block 3702, Lot 1.05.
- n. RESOLUTION – Authorizing Second Revised Project Schedule – 10 Normandy Drive and 2 Hancock Road – Block 3702, Lots 1.02 & 2.
- o. RESOLUTION – Authorizing Return of Escrow and Payment of Arrears to Piscataway Township from Sterling Village Security Deposit – Unit 424.
- p. RESOLUTION – Authorizing Payment to Piscataway Township and Return of Escrow – Fiber Optic Permit #F-164 – Tristrux, LLC – South Randolphville Rd.
- q. RESOLUTION – Authorizing Planning Board to Complete Study to Determine an Area in Need of Redevelopment – Block 4101, Lots 1.01 & 1.02 – 61 & 71 Possumtown Road.
- r. RESOLUTION – Authorizing Contract for Health and Dental Insurance – Horizon Blue Cross Blue Shield of New Jersey and Prescription Insurance Coverage – Benecard Services, LLC – per Rate Schedules.
- s. RESOLUTION – Authorizing Advertising Request for Proposals – Animal Control Services.
- t. RESOLUTION – Appointment of Special Police Officer – Christian Young.
- u. MOTION – Accept Council Meeting Minutes – November 6, 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 November 25, 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 #25-362**

WHEREAS, the Township of Piscataway (the "Township") desires to enter into a contract for professional services as the Township's Worker's Compensation Medical Provider with RWJ Barnabas' Medemerge, LLC; and

WHEREAS, Medemerge, LLC has submitted an agreement for the such professional services for the period of January 1, 2026 to December 30, 2026 with a Fee Schedule for various services, a copy of which is appended hereto and made a part hereof; and

WHEREAS, the Township can award a contract for medical services pursuant to N.J.S.A. 40A:11-4 et. seq.; and

WHEREAS, there is funding available pursuant to certification # R-2025-0081;

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 for Workers Compensation Medical Provider Services for the period of January 1, 2026 to December 30, 2026 with Medemerge, LLC for the rates set forth in the 2026 Fee Schedule; and
2. This contract is being awarded without competitive bids as a professional service under the provisions of the Local Public Contracts Law, more specifically addressed in the body of this Resolution.

**RESOLUTION #25-363**

WHEREAS, the following parties overpaid taxes and are requesting a refund of this amount as listed below.

Block	Lot	Qual	Name	Year	Amount	Reason
1813	7.01		Johnny Ortega	2024	3,793.89	100% Tax Exempt
6808	2		Thomas Gutierrez	2024	1,844.00	100% Tax Exempt

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

**RESOLUTION #25-364**

WHEREAS, the Township of Piscataway (the "Township") is in need of Tree Trimming, Pruning and Removal Services (the "Services"); and

WHEREAS, the Township Assistant Director of Public Works recommends awarding a contract for the Services to Rich Tree Service, South Plainfield, NJ, through NJStart.gov Contract #T0465, in the amount not to exceed \$125,000.00; and

WHEREAS, there is funding available pursuant to certification # R-2025-0070;

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 Rich Tree Service, South Plainfield, NJ, through NJStart.gov Contract #T0465 for the Tree Trimming, Pruning and Removal Services in the amount not to exceed \$125,000.00 subject to all bid specifications and contract documents.

**RESOLUTION #25-365**

WHEREAS, the Township of Piscataway (the "Township") is in need of Professional Radio Communications Consulting Services (the "Services"); and

WHEREAS, V-Comm, LLC, Edison, NJ ("V-Comm") has submitted a proposal for said Services, a copy of which is attached hereto and made a part hereof, in the amount not to exceed \$18,500.00; and

WHEREAS, V-Comm has, pursuant to N.J.S.A. 19:44A-20.8, completed and submitted a Business Entity Disclosure Certification, a copy of which is attached hereto and made a part hereof, which certifies that V-Comm has not made any reportable contributions to a political or candidate committee within the Township of Piscataway in the previous one year, and that the contract will prohibit V-Comm from making any reportable contributions through the term of the contract; and

WHEREAS, funds are available pursuant to certification # R-2025-0079;

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 Professional Radio Communications Consulting Services to V-Comm, LLC, Edison, NJ, in the amount not to exceed \$18,500.00, subject to V-Comm’s proposal and contract documents.

RESOLUTION #25-366

WHEREAS, N.J.S.A 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount, and

WHEREAS, the Township of Piscataway has received notice of an award of \$448,271.00 from the New Jersey Department of Transportation’s (NJDOT) Fiscal Year 2026 Municipal Aid Program and wishes to amend its Calendar Year 2025 Budget to include this amount as revenue, and

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Piscataway in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year Calendar Year 2025:

Amount Received for	
LA-2026 MA Piscataway Township Eleventh Street Road Improvements	\$448,271.00

BE IT FURTHER RESOLVED that the like sum of \$ \$448,271.00 is hereby appropriated under the caption of:

LA-2026 MA Piscataway Township Eleventh Street Road Improvements	\$448,271.00
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BE IT FURTHER RESOLVED, that the Director of Finance forward a certified copy of this resolution electronically to the Director of Local Government Services.

RESOLUTION #25-367

WHEREAS, N.J.S.A 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount, and

WHEREAS, the Township of Piscataway has received notice of an award of \$295.67 from the National Opioids Settlement and wishes to amend its Calendar Year 2025 Budget to include this amount as revenue, and

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Piscataway in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year Calendar Year 2025:

Amount Received for	
National Opioids Settlement Trust - Walmart	\$295.67

BE IT FURTHER RESOLVED that the like sum of \$ \$295.67 is hereby appropriated under the caption of:

National Opioids Settlement Trust - Walmart	\$295.67
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BE IT FURTHER RESOLVED, that the Director of Finance forward a certified copy of this resolution electronically to the Director of Local Government Services.

RESOLUTION #25-368

WHEREAS, the Township of Piscataway (the “Township”) awarded a contract to T.R. Weniger, Inc., Piscataway, NJ for the Installation of Bollards at Poplar Place and Chestnut Place (the “Project”), in the amount not to exceed \$82,480.00; and

WHEREAS, due to certain field adjustments and minor quantities changes on the Project, T.R. Weniger, Inc. finished the Project below the original contract amount and requested a decrease in the final total contract amount; and

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

WHEREAS, this change order would represent a \$39,823.40 decrease in the total amount of the Project from the original contract amount for a final completed total in the amount of \$42,656.60, a 48.28% decrease; and

WHEREAS, pursuant to a Memorandum from the Township Supervisor of Engineering dated November 18, 2025, a copy attached hereto and made a part hereof, the Township Supervisor of Engineering recommends the acceptance of the Project in

the total contract amount of \$42,656.60 and recommends the release of the retainage in the amount of \$853.13, upon the posting of a two (2) year maintenance bond in the amount of \$42,656.60; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway that the appropriate municipal officials be and are hereby authorized to amend the total contract amount for the Installation of Bollards at Poplar Place and Chestnut Place with T.R. Weniger, Inc., Piscataway, NJ, from \$82,480.00 to a final completed total of \$42,656.60, and execute a change order in the amount of \$39,823.40, subject to all bid specifications and contract documents; and

BE IT FUTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to accept the Project and return retainage funds to T.R. Weniger, Inc., Piscataway, NJ, in the amount of \$853.13, upon the posting of a two (2) year maintenance bond in the amount of \$42,656.60.

#### RESOLUTION #25-369

WHEREAS, the Township of Piscataway (the "Township") awarded a contract to Discover Construction, LLC, Dayton, NJ, for the Cedarwood Drive Roadway Improvements – Phase II Project (the "Project"), in the amount not to exceed \$739,920.00; and

WHEREAS, due to certain field adjustments and minor quantities changes on the Project, Discover Construction, LLC. finished the Project below the original contract amount and requested a decrease in the final total contract amount; and

WHEREAS, this change order would represent a \$38,040.22 decrease in the total amount of the Project from the original contract amount for a final completed total in the amount of \$701,879.78, a 5.14% decrease; and

WHEREAS, pursuant to a Memorandum from the Township Supervisor of Engineering dated November 17, 2025, a copy attached hereto and made a part hereof, the Township Supervisor of Engineering recommends the acceptance of the Project in the total contract amount of \$701,879.78 and recommends the release of the retainage in the amount of \$14,037.60, upon the posting of a two (2) year maintenance bond in the amount of \$701,879.78; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway that the appropriate municipal officials be and are hereby authorized to amend the total contract amount for the Cedarwood Drive Roadway Improvements – Phase II Project with Discover Construction, LLC, Dayton, NJ, from \$739,920.00 to a final completed total of \$701,879.78, and execute a change order in the amount of \$38,040.22, subject to all bid specifications and contract documents; and

BE IT FUTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to accept the Project and return retainage funds to Discover Construction, LLC, Dayton, NJ, in the amount of \$14,037.60, upon the posting of a two (2) year maintenance bond in the amount of \$701,879.78.

#### RESOLUTION #25-370

WHEREAS, the Township of Piscataway (the "Township") awarded a contract to Discover Construction, LLC, Dayton, NJ, for the Winans Avenue Roadway Improvements Project (the "Project"), in the amount not to exceed \$1,241,160.96; and

WHEREAS, due to certain field adjustments and minor quantities changes on the Project, Discover Construction, LLC finished the Project below the original contract amount and requested a decrease in the final total contract amount; and

WHEREAS, this change order would represent a \$355,191.08 decrease in the total amount of the Project from the original contract amount for a final completed total in the amount of \$885,969.88, a 28.61% decrease; and

WHEREAS, pursuant to a Memorandum from the Township Supervisor of Engineering dated November 17, 2025, a copy attached hereto and made a part hereof, the Township Supervisor of Engineering recommends the acceptance of the Project in the total contract amount of \$885,969.88 and recommends the release of the retainage in the amount of \$17,719.40, upon the posting of a two (2) year maintenance bond in the amount of \$885,969.88; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway that the appropriate municipal officials be and are hereby authorized to amend the total contract amount for the Winans Avenue Roadway Improvements Project with Discover Construction, LLC, Dayton, NJ, from \$1,241,160.96

to a final completed total of \$885,969.88, and execute a change order in the amount of \$355,191.08, subject to all bid specifications and contract documents; and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to accept the Project and return retainage funds to Discover Construction, LLC, Dayton, NJ, in the amount of \$17,719.40, upon the posting of a two (2) year maintenance bond in the amount of \$885,969.88.

RESOLUTION #25-371

WHEREAS, Viza Property Management, Hoboken, NJ, requests the return of an application fee for a Municipal Certificate of Continued Compliance and lead inspection in the amount of \$200.00 regarding 9 Deborah Drive; and

WHEREAS, the Township Finance Department recommended the return of said payment in the amount of \$200.00, as the application fee is only required at change of tenancy; 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 an application fee in the amount of \$200.00 to Viza Property Management, Hoboken, NJ.

RESOLUTION #25-372

WHEREAS, American Custom Contractors, Jackson, NJ, requests the return of a Street Opening Bond in the amount of \$500.00, posted with the Township of Piscataway (the "Township") on October 23, 2017, regarding repairs and inspections for Block 11306, Lot 5.01 (551 Park Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated August 25, 2025, and a Memorandum from the Township Supervisor of Engineering dated October 30, 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 American Custom Contractors; and

WHEREAS, Murali Krishnan, Piscataway, NJ, requests the return of a Street Opening Bond in the amount of \$2,000.00, posted with the Township of Piscataway (the "Township") on August 9, 2024, regarding repairs and inspections for Block 7203, Lot 4 (117 Fountain Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated September 2, 2025 and a Memorandum from the Township Supervisor of Engineering dated October 30, 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 Murali Krishnan; and

WHEREAS, Hardikkumar Unjia, Sayreville, NJ, requests the return of a Street Opening Bond in the amount of \$2,000.00, posted with the Township of Piscataway (the "Township") on October 3, 2024, regarding repairs and inspections for Block 6912, Lot 30.01 (616 Plainfield Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated October 30, 2025 and a Memorandum from the Township Supervisor of Engineering dated October 30, 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 Hardikkumar Unjia; 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 American Custom Contractors, Jackson, NJ, in the amount of \$500.00, regarding Block 11306, Lot 5.01 (551 Park Avenue); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to return said Street Opening Bond to Murali Krishnan, Piscataway, NJ, in the amount of \$2,000.00, regarding Block 7203, Lot 4 (117 Fountain Avenue); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to return said Street Opening Bond to Hardikkumar Unjia,

Piscataway, NJ, in the amount of \$2,000.00, regarding Block 6912, Lot 30.01 (616 Plainfield Avenue).

RESOLUTION #25-373

WHEREAS, the Township of Piscataway requires Professional Appraisal Services in regard to Stratton Street South Road Improvement Project – 6 Properties (the “Stratton Street South Project”), and

WHEREAS, Sockler Realty Services Group Incorporated, Hightstown, NJ, has submitted a proposal dated October 10, 2025, for Professional Appraisal Services related to said Stratton Street South Road Project, a copy of which is attached hereto and made a part of hereof (“Stratton Street South Proposal”), with a cost not to exceed \$6,0000.00; 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-2025-0080;

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 Stratton Street South Road Project at the rates set forth in said Proposal, with such services not to exceed \$6,000.00 in cost.

RESOLUTION #25-374

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”), the Township of Piscataway (the “Township”) and RG Normandy Urban Renewal, LLC (“RG Normandy” or “Redeveloper”) entered into a Redevelopment Agreement dated January 23, 2025 (the “Original Redevelopment Agreement”), as amended by that certain Amendment to Redevelopment Agreement dated July 1, 2025 (the “First Amendment,” and together with the Original Redevelopment Agreement, the “Redevelopment Agreement”); and

WHEREAS, in the Redevelopment Agreement, RG Normandy agreed to redevelop certain real property within the Township identified as Block 3702, Lot 1.05 on the Township’s official tax maps (formerly identified as Block 3702, Lot 1.02 and Block 3702, Lot 2) (the “Property”), by constructing thereon an approximately two hundred forty-one thousand two hundred (±241,200) square foot warehouse, including ancillary offices, thirty-nine (39) loading docks (13.5’ x 60’), sixty (60) trailer parking spaces, one hundred sixty-two (162) parking spaces (9’ x 18’), and related on-site and off-site improvements including, but not limited to, stormwater management facilities, utilities, road widening, sidewalk installation, landscaping, and lighting (collectively, the “Redevelopment Project”); and

WHEREAS, RG Normandy and the Township entered into a Financial Agreement dated February 5, 2025 (the “Financial Agreement” and, together with the Redevelopment Agreement, the “Project Agreements”), pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1, et seq. (the “LTTE Law”); and

WHEREAS, Section 4.4 of the Redevelopment Agreement permits RG Normandy to assign its interest in the Redevelopment Agreement or the entirety of its membership interest in Redeveloper to another party, subject to the Township’s written approval; and

WHEREAS, Section 8.01 of the Financial Agreement also permits such an assignment or transfer in accordance with the terms of the Redevelopment Agreement; and

WHEREAS, RG Normandy desires to transfer all issued and outstanding membership interests (the “Membership Interests”) in Redeveloper to Elion Industrial Fund II Joint Fund Holdings, LLC (“Elion” or “Transferee”), and Transferee desires to acquire the Membership Interests from RG Normandy; and

WHEREAS, by Resolution, adopted on September 9, 2025, the Township approved of the transfer of the Membership Interests in Redeveloper from RG Normandy to Elion and consented to same; and

WHEREAS, in connection with such transfer, RG Normandy has requested that the Township execute an estoppel in the form attached hereto as Exhibit 1; and

WHEREAS, in furtherance of the redevelopment of the Property and completion of the Redevelopment Project, and for other good cause shown, the Township desires to execute an estoppel sought by RG Normandy.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, AS FOLLOWS:

Section 1. The Recitals are incorporated by reference as if set forth at length herein.

Section 2. The Township hereby consents to the execution of an estoppel in the form attached hereto as Exhibit 1. The Mayor is hereby authorized to execute said estoppel, as well as any agreements or documents as may be necessary to facilitate the purposes of redeveloping of the Property and the Redevelopment Project, as described herein.

Section 3. This Resolution shall take effect immediately.

#### RESOLUTION #25-375

WHEREAS, the Township of Piscataway ("Township") is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law") to determine whether certain parcels of land within the Township constitute an area in need of redevelopment, to adopt and implement redevelopment plans, and to carry out redevelopment projects within the Township; and

WHEREAS, the Township is committed to redeveloping certain real property within the Township identified as Block 3702, Lot 1.05 on the Township's official tax maps (formerly identified as Block 3702, Lot 1.02 (the "10 Normandy Tract") and Block 3702, Lot 2 (the "2 Hancock Parcel")) (the "Property"); and

WHEREAS, by Resolution, adopted on December 13, 2022, the Township designated the 10 Normandy Tract as an "area in need of redevelopment" pursuant to the Redevelopment Law; 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, redevelopment plan for the 10 Normandy Tract (the "Original Redevelopment Plan"), which contains development standards for the 10 Normandy Tract; and

WHEREAS, by Resolution, adopted on June 12, 2024, the Township designated the 2 Hancock Parcel as an "area in need of redevelopment" pursuant to the Redevelopment Law; 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 Plan 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 Property; and

WHEREAS, the Township seeks to implement redevelopment of the Property in accordance with the Redevelopment Plan, as may be amended from time to time, by and through the selection and designation of a redeveloper in accordance with N.J.S.A. 40A:12A-8; and

WHEREAS, RG Normandy Urban Renewal LLC, a New Jersey limited liability company and an urban renewal entity qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1, et seq., was designated as redeveloper of the Property ("Redeveloper"); and

WHEREAS, Redeveloper and the Township entered into a Redevelopment Agreement dated January 23, 2025 (the "Original Redevelopment Agreement"), as amended by that certain Amendment to Redevelopment Agreement dated July 1, 2025 (the "First Amendment") (collectively the "Redevelopment Agreement"); and

WHEREAS, Redeveloper has made significant progress and obtained preliminary and final major site plan approval from the Township's Planning Board to demolish the structures existing on the Property and construct an approximately two hundred forty-one thousand two hundred (±241,200) square foot warehouse, including ancillary offices, thirty-nine (39) loading docks (13.5' x 60'), sixty (60) trailer parking spaces, one hundred sixty-two (162) parking spaces (9' x 18'), and related on-site and off-site improvements including, but not limited to, stormwater management facilities, utilities, road widening, sidewalk installation, landscaping, and lighting (collectively, the "Redevelopment Project"); and

WHEREAS, the deadlines and timing associated with completion of the Redevelopment Project were originally set forth in the project schedule affixed to the Redevelopment Agreement (the "Original Project Schedule"); and

WHEREAS, by Resolution, adopted on September 9, 2025, the Township approved of a revised project schedule (the "First Revised Project Schedule") for the Redevelopment Project; and

WHEREAS, pursuant to Section 3.4 of the Redevelopment Agreement, Redeveloper has provided written notice to the Township that Redeveloper is unable to comply with certain deadlines as set forth in the First Revised Project Schedule due to Uncontrollable Circumstances (as such term is defined in the Redevelopment Agreement) and delays in securing utility services, which has prevented Redeveloper from completing certain power connections and necessary inspections; and

WHEREAS, since Redeveloper is unable to meet the remaining construction deadlines set forth in the First Revised Project Schedule despite using its best commercially reasonable efforts to remedy such delay and impacts on remaining tasks, Redeveloper has adjusted its construction timeline and implemented the appropriate strategies with its consultants to complete the outstanding tasks by the dates set forth in a revised project schedule attached hereto as Exhibit A (the "Second Revised Project Schedule"); and

WHEREAS, the Township Engineer has reviewed the Second Revised Project Schedule and recommends that the Township Council approve the same.

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

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

Section 2. The Second Revised Project Schedule, attached hereto as Exhibit A, is hereby approved and shall be incorporated into said Redevelopment Agreement and the Mayor is hereby authorized to execute any other documents as may be necessary to effectuate this Resolution.

Section 3. This Resolution shall take effect immediately.

#### RESOLUTION #25-376

WHEREAS, the Township of Piscataway (the "Township") is in possession of a Security Deposit being held on behalf of Lawrence McLendon, in the amount of \$1,214.87, posted with the Township for Apartment 424 at Sterling Village; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit in the amount of \$141.19 to Lawrence McLendon and \$1,073.68 to the Township due to arrears; 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 said Security Deposit in regard to Apartment 424 at Sterling Village in the total amount of \$1,214.87, with \$141.19 to be disbursed to Lawrence McLendon and \$1,073.68 to the Township of Piscataway due to arrears.

#### RESOLUTION #25-377

WHEREAS, Tristrux, LLC, Clifton, NJ, requests the return of professional escrow funds in the total amount of \$750.00 regarding Fiber Optic Permit #F-164; and

WHEREAS, pursuant to a Request for Release of Funds dated July 9, 2025 and a Memorandum from the Township Supervisor of Engineering dated November 3, 2025, copies of which are attached hereto and made a part hereof, said Supervisor of Engineering advised that all necessary reviews and approvals have been made and recommends the return of any unused professional escrow funds in the amount of \$445.16 to Tristrux, LLC and \$304.84 to the Township for professional services rendered; 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 said professional escrow funds regarding Fiber Optic Permit #F-164, in the total amount of \$750.00, with \$445.16 of unused funds to be disbursed to Tristrux, LLC, Clifton, NJ and \$304.84 to the Township for professional services rendered.

RESOLUTION #25-378

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, certain lands located within the Township of Piscataway, designated as Block 4101, Lots 1.01 and 1.02 on the Piscataway Township Tax Map (the “Property”), commonly known as 61 Possumtown Road and 71 Possumtown Road, respectively, are significantly underutilized; and

WHEREAS, the Township Council is desirous of authorizing the Piscataway Township Planning Board to undertake an investigation, in accordance with the section aforesaid, to determine whether certain parcels of land, commonly known as 61 Possumtown Road and 71 Possumtown Road, and designated as Block 4101, Lots 1.01 and 1.02 on the Township tax map, is, in fact, a redevelopment area, within the meaning of N.J.S.A. 40A:12A-1, et seq.

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 area to be investigated is designated on the Tax Map of the Township of Piscataway as Block 4101, Lots 1.01 and 1.02.
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, including the power of eminent domain. Therefore, the redevelopment area shall be a Condemnation Redevelopment Area, and the Township is 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 #25-379

WHEREAS, the Township of Piscataway entered into a contract for Prescription, Health and Dental Insurance Coverage with Horizon Bluecross Blueshield Of New Jersey for 2025 using the non-fair and open process pursuant to N.J.S.A. 40A:11-5(1)(m) and N.J.S.A. 19:44A-20.5; and

WHEREAS, the Administration has advised of the need for Prescription, Health, and Dental Insurance Coverage for 2026; and

WHEREAS, the Business Administrator has determined and certified in writing that the value of the services for both 2025 and 2026 will exceed \$17,500.00 (hereinafter the “Determination of Value”); and

WHEREAS, the Administration entered into a contract between the Township and Horizon Bluecross Blueshield Of New Jersey for Calendar Year 2025, at the rates set forth on the annexed Exhibit “A”; and

WHEREAS, the Township wishes to enter into Prescription Insurance Coverage for Calendar Year 2026 with Benecard Services, LLC, at the rates set forth on the annexed Exhibit "B"; and

WHEREAS, the Township wishes to enter into a Medical and Dental Insurance Coverage for Calendar Year with Horizon Bluecross Blueshield of New Jersey, at the rates set forth on the annexed Exhibit "C"; 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, Horizon Bluecross Blueshield Of New Jersey has completed and submitted a Business Entity Disclosure Certification which certifies that Horizon Bluecross Blueshield Of New Jersey has not made any reportable contributions to a political or candidate committee in the Township of Piscataway in the previous one year, and that the contract will prohibit Horizon Bluecross Blueshield Of New Jersey from making any reportable contributions through the term of the contract; and

WHEREAS, Benecard Services, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Benecard Services, LLC has not made any reportable contributions to a political or candidate committee in the Township of Piscataway in the previous one year, and that the contract will prohibit Benecard Services, LLC from making any reportable contributions through the term of the contract; and

WHEREAS, the Director of Finance has certified that sufficient funds are available for this purpose; and

WHEREAS, the New Jersey Local Public Contracts Law, specifically N.J.S.A. 40A:11-5(1)(m), exempts contracts for insurance from public bidding requirements; and

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

- 1) The Township confirms the award of the the contract for Prescription, Health and Dental Insurance Coverage with Horizon Bluecross Blueshield Of New Jersey for the period January 1, 2025 to December 31, 2025, at the rates set forth on the annexed Exhibit "A"; and
- 2) Mayor and Business Administrator are authorized to enter into a contract for Health and Dental Insurance Coverage with Horizon Bluecross Blueshield Of New Jersey for the period January 1, 2026 to December 31, 2026, at the rates set forth on the annexed Exhibit "C"; and
- 3) Mayor and Business Administrator are authorized to enter into a contract for Prescription Insurance Coverage with Benecard Services, LLC for the period January 1, 2026 to December 31, 2026, at the rates set forth on the annexed Exhibit "B"; 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 contracts 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 for both Horizon Bluecross Blueshield of New Jersey and Benecard Services, LLC be placed on file with this Resolution.

#### RESOLUTION #25-380

WHEREAS, the Township is need for Animal Control services; and

WHEREAS, the Township seeks to authorize the advertisement of an RFP for Animal Control Services; 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 advertise an RFP for Animal Control Services.

#### RESOLUTION #25-381

WHEREAS, the Director of Public Safety of the Township of Piscataway Police Department has requested the appointment of Christian Young as a Class II Special Police Officer for the remainder of calendar year 2025; and

WHEREAS, the Director has recommended that Christian Young, having met the qualifications set forth in N.J.S.A. 40A:14-146.10 and Chapter III, Section 3.5 of the Revised General Ordinances of the Township of Piscataway, be appointed a Class II Special Police Officer for a term commencing November 26, 2025 and expiring December 31, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the Township Council hereby renders its advice and consent to the appointment of Christian Young as a Class II Special Police Officer for a term commencing November 26, 2025, and terminating December 31, 2025.

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- All Councilmembers, the Mayor, Business Administrator Paula Cozzarelli, and Township Attorney Mike Baker wished residents a Happy Thanksgiving. Additional comments are below.
- Councilmember Leibowitz asked that the language in ordinances and resolutions be reviewed more carefully to avoid future issues. The creation of subcommittees focused on policy may be able to help.
- Councilmember Lombardi said that she attended the Senior Center Thanksgiving party and that a good time was had by all.
- Councilmember Rashid noted that she attended the New Jersey League of Municipalities and is looking forward to learning more.
- Mayor Wahler gave an update on the road projects and said that the work would stop soon for the winter and resume in the spring.
- Business Administrator Paula Cozzarelli gave an update on the grants that the Township will be receiving.
- Council President Espinosa reminded residents to be careful while driving around town, especially since it gets darker earlier in the day.

The Council considered the matters on the Agenda for December 2, 2025:

- ORDINANCE – SECOND READING – Adopting Redevelopment Plan for 1028 Stelton Road – Block 5401, Lot 1.02 – RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – Amending Salary & Wage Ordinance – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – Adopting Redevelopment Plan – Block 6201, Lot 6.02 and Block 7401, Lots 2.02 and 2.03 – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – BOND ORDINANCE – Various Road Improvements – \$6,724,747/\$5,990,000 – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.

OPEN TO PUBLIC – REMOTE ATTENDEES:

- Brian Rak, 1247 Brookside Rd, asked the Council to vote no on the ordinances that will be on second reading on December 16, 2025 – specifically citing the sections pertaining to noise and the hotels and motels. Mr. Rak also asked about a police blotter.
- Jessica Kratovil, 1247 Brookside Rd, asked for clarification regarding what was being taken out of the discussed ordinance. She also commented on the lack of definition for “public nuisance.”
  - Township Attorney Mike Baker provided the relevant information and pointed Ms. Kratovil to the definition of “public nuisance,” which is included in the ordinance.
- Kyler Dineen, Old Bridge, thanked the Council for pulling Chapter 11, Hotels and Motels, but expressed concerns about the housing crisis in general.
  - Councilmember Cahill and Councilmember Leibowitz each responded accordingly.
- Craig Almack, 3 Lake Park Dr, asked how to access the police blotter.
  - Township Attorney Mike Baker said that we do not have a police blotter, but Mr. Almack can submit an OPRA request for specific documents.

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

OPEN TO PUBLIC – IN PERSON ATTENDEES:

- Ed Marsh, 113 Wyckoff Ave, asked the Council to reject any ordinance that would criminalize homelessness.
- Staci Berger, 233 Ellis Parkway, thanked the Council for removing Chapter 11 and section 3, but asked that they withdraw all of the related ordinances. She suggested that the Township put together a municipal task force to address the housing crisis and connect the homeless population with various resources.
- Reina, Collaborative Support Programs of New Jersey, commented on various sections of Chapter 11.
- Jennifer Lenny, 37 Radio Ct, thanked the Council for removing Chapter 11 and discussed her experience with housing policy. She provided a handout to the Council with more information.
- Ryan Espinosa, 1 High Point Way, thanked the Council for removing Chapter 11 and asked that everyone be kinder to one another.
- Bill Irwin, 233 Ellis Parkway, thanked the Council for removing Chapter 11 and hopes to not see that section resurface.
- Prashant Patel, 52 Justice St, clarified that although he is a Piscataway Board of Education member, he is speaking as a private citizen. He is opposed to Chapter 11, as well as other legislation that would criminalize homelessness, and thanked the Council for striking it. He asked that the Council consider putting together a task force to address the housing crisis and open a Code Blue center.
- Sandy Cohen, Randolph, Massachusetts, said that she is appalled by the proposed legislation.
- Gina Register, 78 Riverview Ave, understands that the housing crisis is a very difficult issue to solve, but there are many factors that would cause a person to become homeless. She asked that the Council consider all of those factors and treat others with dignity when they are proposing future legislation.

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


There being no further business to come before the council, the meeting was adjourned at 8:16 pm. Motion by Councilmember Lombardi, seconded by Councilmember Leibowitz, carried unanimously.

Respectfully submitted,



Jennifer Johnson, Deputy Township Clerk

Accepted:



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Dennis Espinosa  
Council President