

December 2, 2025

A Regular Meeting of the Piscataway Township Council was held on December 2, 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.

Council President Espinosa opened the meeting to the remote attendees for comments regarding the Consent Agenda items.

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

Council President Espinosa opened the meeting to the in person attendees for comments regarding the Consent Agenda items.

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

The Clerk read for SECOND READING the following ORDINANCE: 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 IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements or purposes described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Piscataway, in the County of Middlesex, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$6,724,747, including a \$414,747 grant expected to be received from the State of New Jersey Department of Transportation (the "State Grant") for the improvement or purpose described in Section 3(a) hereof and further including the aggregate sum of \$320,000 as the several down payments for the improvements or purposes required by the Local Bond Law. Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the improvement or purpose described in Section 3(a) hereof since said improvement or purpose is being partially funded by the State Grant. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments and the State Grant,

negotiable bonds are hereby authorized to be issued in the principal amount of \$5,990,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

Purpose	Appropriation & Estimated Cost	Estimated Maximum Amount of Bonds & Notes	Period of Usefulness
a) Improvements to Old New Brunswick Road, including all work and materials necessary therefor and incidental thereto.	\$1,983,491 (Includes the State Grant)	\$1,568,744	10 years
b) Road Programs, including curbs, sidewalks and ADA-compliant ramps, as more fully described on a list on file in the Office of the Clerk, which list is hereby incorporated by reference as if set forth at length, including all work and materials necessary therefor and incidental thereto.	\$3,060,000	\$2,900,000	10 years
c) Improvements to Patton Road (Phase 2), including all work and materials necessary therefor and incidental thereto.	<u>\$1,681,256</u>	<u>\$1,521,256</u>	10 years
Total	<u>\$6,724,747</u>	<u>\$5,990,000</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment or the State Grant, as applicable, for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$5,990,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$124,800 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or, if other than the State Grant referred to in Section 1 hereof, to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond 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 Leibowitz, 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.

was introduced on the 13th day of November 2025 and had passed the first reading and was published on the 19th day of November 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on December 2, 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. 2025-22.

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

The Clerk read for SECOND 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.

WHEREAS, the Township of Piscataway (the "Township") is committed to redeveloping the area known and designated on the Township of Piscataway Tax Map as Block 5401, Lot 1.02, commonly known as 1028 Stelton Road (the "Property" or "Redevelopment Area"); and

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

WHEREAS, pursuant to a Resolution adopted by the Township Council on June 13, 2019, said Property was designated as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Planning Board authorized CME Associates to prepare a redevelopment plan for the Redevelopment Area, which plan is entitled, "Redevelopment Plan Block 5401, Lot 1.02, 1028 Stelton Road, Piscataway, New Jersey" dated December 23, 2019 ("Redevelopment Plan") and attached hereto as Exhibit A; and

WHEREAS, the Township Planning Board held a public hearing regarding the Redevelopment Plan on January 8, 2020, and passed a Resolution recommending adoption of said Redevelopment Plan on said date; and

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

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

Section 1. The Township hereby approves and establishes the aforementioned Redevelopment Plan, for the area known and designated on the Township of Piscataway Tax Map as Block 5401, Lot 1.02, commonly known as 1028 Stelton Road, prepared by CME Associates ("Redevelopment Plan") and attached hereto as Exhibit A pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 2. The aforementioned Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of

Piscataway regulating development in the area addressed by said Redevelopment Plan, unless otherwise noted in said Redevelopment Plan.

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

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

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

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

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

There being no comments, the public portion was closed.

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

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Uhrin, seconded by Councilmember Cahill, 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

was introduced on the 13th day of November 2025 and had passed the first reading and was published on the 19th day of November 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on December 2, 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. 2025-23.

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

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

WHEREAS, the Mayor and Township Council of the Township of Piscataway ("Township"), Middlesex County, finds it in the best interest of the public to amend various sections of the General Ordinances of the Township of Piscataway; and

BE IT THEREFORE ORDAINED that the salary, compensation and classification plan for the officials and employees of the Township of Piscataway is hereby amended and restated, effective retroactively from October 1, 2025, is amended and replaced as follows:

Section 1. The Municipal Base Salary Scales effective retroactively from October 1, 2025 for Full-Time Salaried Employees are as follows:

	Minimum	Maximum
MS1	\$35,000.00	\$65,000.00

MS2	\$37,000.00	\$75,000.00
MS3	\$40,000.00	\$100,000.00
MS4	\$42,000.00	\$115,000.00
MS5	\$44,000.00	\$130,000.00
MS6	\$47,000.00	\$165,000.00
MS7	\$50,000.00	\$210,000.00
MS8	\$55,000.00	\$235,000.00
MS9	\$80,000.00	\$265,000.00

Section 2. The Municipal Base Salary Scales effective retroactively from October 1, 2025 for Per Diem/Seasonal Hourly Rates are as follows:

MH1	\$20.00	\$33.00
MH2	\$25.00	\$55.00
MH3	\$30.00	\$102.75

Section 3. The Municipal Base Salary Scales effective retroactively from October 1, 2025, for Part-Time Salaried Employees are as follows:

PTS1	\$64.90	\$110.00
PTS2	\$440.00	\$3,300.00
PTS3	\$550.00	\$5,500.00
PTS4	\$2,200.00	\$11,000.00
PTS5	\$8,800.00	\$17,600.00
PTS6	\$11,000.00	\$49,500.00
PTS7	\$26,400.00	\$95,000.00

Section 4. The Schedule of Position Classification is as follows:

Accounting Clerk	MS1	MH3
Bus Driver	MS1	MH3
Community Service Coordinator	MS1	MH3
Custodian	MS1	MH3
Handyman	MS1	MH3
Junior Office Assistant	MS1	MH3
Kitchen Aide	MS1	MH3
Meals on Wheels Assistant	MS1	MH3
Personnel Assistant	MS1	MH3
Receptionist	MS1	MH3
Assessing Clerk	MS2	MH3
Head Cashier	MS2	MH3
Lien Coordinator	MS2	MH3
Principal Personnel Assistant	MS2	MH3
Registered Environmental H S	MS2	MH3
Secretary	MS2	MH3

Senior Accounting Clerk	MS2	MH3
Senior Assessing Clerk	MS2	MH3
Senior Office Assistant	MS2	MH3
Senior Tax Clerk	MS2	MH3
Service Maintenance Technician	MS2	MH3
Sewer Utility Cashier	MS2	MH3
Tax Adjuster	MS2	MH3
Tax Cashier	MS2	MH3
Transportation Coordinator	MS2	MH3
Assistant Municipal Treasurer	MS3	MH3
Administrative Assistant	MS3	MH3
Certificate of Occupancy Inspector	MS3	MH3
Code Enforcement Inspector	MS3	MH3
Compliance Officer/Inspector	MS3	MH3
Elder Care Coordinator	MS3	MH3
Dispatcher	MS3	MH3
Engineering Aid C	MS3	MH3
Equipment Coordinator	MS3	MH3
Housing Coordinator	MS3	MH3
Housing Inspector	MS3	MH3
Laborer	MS3	MH3
Laborer 2	MS3	MH3
Museum Curator	MS3	MH3
Payroll Coordinator	MS3	MH3
Production Facilitator	MS3	MH3
Program Accounts Analyst	MS3	MH3
Program Coordinator	MS3	MH3
Program Supervisor	MS3	MH3
Public Works Assistant	MS3	MH3
Purchasing Specialist	MS3	MH3
Secretary – Confidential	MS3	MH3
Administrative Supervisor	MS4	MH4
Administrative Supervisor of Recreation	MS4	MH3
Animal Control Officer	MS4	MH3
Assistant Property Maintenance & Enforcement Officer	MS4	MH3
Assistant Zoning Officer	MS4	MH3
Deputy Assessor	MS4	MH3
Deputy Municipal Clerk	MS4	MH3
Deputy Municipal Court Administrator	MS4	MH3
Deputy Tax Collector	MS4	MH3
Engineering Aide B	MS4	MH3
Executive Assistant	MS4	MH3
Office Manager	MS4	MH3
Program Supervisor/Recreation	MS4	MH4
Program Supervisor/Equipment Coordinator	MS4	MH3
Purchasing Agent	MS4	MH3
Supervising Certificate of Occupancy Official	MS4	MH4
Supervisor of Property Maintenance & Enforcement	MS4	MH3
Technical Assistant to Construction Official	MS4	MH3
User Support Specialist	MS4	MH3
Zoning Officer	MS4	MH3
Assistant Comptroller	MS5	MH3

Assistant Foreman	MS5	MH3
Assistant Planner	MS5	MH3
Assistant Director	MS5	MH3
Assistant Network Administrator	MS5	MH3
Assistant Sanitary Sewer System Operator	MS5	MH3
Assistant Traffic Light Technician	MS5	MH3
Building Mechanic	MS5	MH3
Constituent Service Coordinator	MS5	MH3
Economic Development Coordinator	MS5	MH3
Engineering Aide A	MS5	MH3
Engineering Inspector	MS5	MH3
Equipment Operator A	MS5	MH3
Equipment Operator B	MS5	MH3
Equipment Operator C	MS5	MH3
Fire Inspector	MS5	MH3
Junior Mechanic	MS5	MH3
Policy Coordinator - Administration	MS5	MH3
Public Information Officer/Social Media	MS5	MH3
Registered Environmental Health Specialist	MS5	MH3
Sanitary Sewer System Operator	MS5	MH3
Senior Building Mechanic	MS5	MH3
Senior Mechanic	MS5	MH3
Sewer TV Truck Operator	MS5	MH3
Station Manager – PCTV	MS5	MH3
Street Sweeper Operator	MS5	MH3
Sub-Code Official – Electrical	MS5	MH3
Sub-Code Official – Elevator	MS5	MH3
Sub-Code Official – Fire	MS5	MH3
Sub-Code Official – Plumbing	MS5	MH3
Systems Administrator	MS5	MH3
Traffic Light Technician	MS5	MH3
Tree Technician	MS5	MH3
Truck Driver A	MS5	MH3
Truck Driver B	MS5	MH3
Building Sub-code Official	MS6	MH3
Chief of Staff	MS6	MH3
Chief Registered Environmental Health Specialist	MS6	MH3
Comptroller	MS6	MH3
Emergency Management Coordinator	MS6	MH3
Foreman	MS6	MH3
Junior Engineering Assistant	MS6	MH3
Landscape Architect	MS6	MH3
Municipal Court Administrator	MS6	MH3
Operations Manager	MS6	MH3
Police Officer	MS6	MH3
Project/Contract Manager	MS6	MH3
Qualified Purchasing Agent	MS6	MH3
Senior Engineering Assistant	MS6	MH3
Senior Patrolman	MS6	MH3
Senior Policy Coordinator- Administration	MS6	MH3
Senior Public Information Officer/Social Media	MS6	MH3

Assessor	MS7	MH3
Assistant Business Administrator	MS7	MH3
Assistant Supervisor of Engineering	MS7	MH3
Assistant Director of Parks and Recreation	MS7	MH3
Assistant Director of Public Works	MS7	MH3
Assistant Director of Finance	MS7	MH3
Licensed Sewer Operator	MS7	MH3
CAD Manager	MS7	MH3
Collector of Revenue	MS7	MH3
Construction Official	MS7	MH3
Director of Building and Grounds	MS7	MH3
Fire Marshall	MS7	MH3
Fire Services Coordinator	MS7	MH3
Human Resources Coordinator	MS7	MH3
Information Technology (IT) Manager	MS7	MH3
Legal Assistant	MS7	MH3
Municipal Clerk	MS7	MH3
Para-Legal Assistant	MS7	MH3
Sergeant	MS7	MH3
Supervisor of Engineering	MS7	MH3
Supervisor of Planning	MS7	MH3
Captain	MS8	MH3
Lieutenant	MS8	MH3
Mayor	MS8	MH3
Superintendent	MS8	MH3
Business Administrator	MS9	MH3
Chief Financial Officer	MS9	MH3
Deputy Chief of Police	MS9	MH3
Director of Community Development	MS9	MH3
Director of Division of Police	MS9	MH3
Director of Finance	MS9	MH3
Director of Health	MS9	MH3
Director - Office of Aging	MS9	MH3
Director of Public Works	MS9	MH3
Director of Public Safety	MS9	MH3
Director of Parks and Recreation	MS9	MH3
In-House Legal Counsel	MS9	MH3

Part-Time Salaried Positions

Clerk to Boards and Commissions per Meeting	PTS1
Black Seal License	PTS2
Clerk to Joint Board of Fire Commissioners	PTS2
Clerk to PCTV	PTS2
Emergency Animal Control Officer	PTS2
Township Engineer	PTS3
Real Estate Coordinator	PTS3
Museum Curator	PTS4
Police Chaplain	PTS4
Secretary to the Planning Board	PTS4
Deputy Emergency Management Coordinator	PTS5
Council Members	PTS5
Council President	PTS5

Council Vice President	PTS5
Licensed Sewer Operator	PTS5
Assistant Township Attorney	PTS5
Emergency Management Coordinator	PTS6
Public Defender	PTS6
Prosecutor	PTS6
Chief Financial Officer	PTS6
Municipal Judge	PTS7

Part-Time Non Salaried Positions

Crossing Guard	MH1
Bus Driver	MH1
DPW Seasonal	MH1
Health Aide	MH1
Junior Office Assistant	MH1
Kitchen Aide	MH1
Meals on Wheels Assistant	MH1
Per Diem Dispatcher	MH1
Public Relations Officer	MH1
Public Works Assistant	MH1
Rabies Clinic Assistant	MH1
Receptionist	MH1
Recreation Assistant and Supervisor	MH1
Recreation/Seasonal	MH1
Senior Office Assistant	MH1
Special Dispatcher	MH1
Building Inspector	MH2
Deputy Assessor	MH2
Elder Care Coordinator	MH2
Special Officer and Matron	MH2
Uniform Construction Code Inspection	MH2
Uniform Construction Code Official	MH2
Assistant Zoning Officer	MH3
Special Clerical – Election Days	MH3
Uniform Construction Code Per Diem Inspector	MH3
Zoning Officer	MH3

* * *

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; and

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; and

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 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 THE SALARY AND WAGE SCHEDULE

was introduced on the 13th day of November 2025 and had passed the first reading and was published on the 19th day of November 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on December 2, 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. 2025-24.

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

The Clerk read for SECOND 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

WHEREAS, the Township of Piscataway (the "Township") is committed to redeveloping the area known and designated on the Township of Piscataway Tax Map as Block 6201, Lot 6.02 and Block 7401, Lots 2.02 and 2.03, commonly known as Ericsson Site (the "Property" or "Redevelopment Area"); and

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

WHEREAS, pursuant to a Resolution adopted by the Township Council on November 10, 2022, said Property was designated as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Planning Board authorized CME Associates to prepare a redevelopment plan for the Redevelopment Area, which plan is entitled, "Ericsson Site Redevelopment Plan" ("Redevelopment Plan") and attached hereto as Exhibit A; and

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

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

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

Section 1. The Township hereby approves and establishes the aforementioned Redevelopment Plan, for the area known and designated on the Township of Piscataway Tax Map as Block 6201, Lot 6.02 and Block 7401, Lots 2.02 and 2.03, commonly known as Ericsson Site, prepared by CME Associates ("Redevelopment Plan") and attached hereto as Exhibit A pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

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

Section 3. Final adoption of said Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Piscataway Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township is hereby

amended to include the boundaries described in the aforementioned Redevelopment Plan and the provisions therein.

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

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

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

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

There being no comments, the public portion was closed.

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

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Uhrin, seconded by Councilmember Cahill, 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

was introduced on the 13th day of November 2025 and had passed the first reading and was published on the 19th day of November 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on December 2, 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. 2025-25.

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

RESOLUTION #25-382

RESOLUTION offered by Councilmember Lombardi, seconded by Councilmember Leibowitz.

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 December 2, 2025 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Subordination Agreement by and among Piscataway Township; Community Loan Fund of New Jersey Inc. and Macedonia Roosevelt 1 LLC.
- b. RESOLUTION – Authorizing Release of Cash Bond:
 - Block 10501, Lot 11.02 – 34 New Brook Drive.
- c. RESOLUTION – Authorizing Return of Escrow:
 - Block 111, Lot 122 – 1427 W 4th Street.
- d. MOTION – Accept Council Meeting Minutes – November 13, 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 December 2, 2025 Regular meeting and adopted by separate vote.

RESOLUTION #25-383

WHEREAS, The Macedonia Original Freewill Baptist Church (the "Property Owner") is the owner of certain real property commonly known as Block 10514, Lots 15.11 and 15.13 on the Tax Map of the Township of Piscataway, referred to as 321 and 325 Roosevelt Avenue and 318 and 322 Highland Avenue, as more particularly described in Exhibit A of the proposed Subordination Agreement (the "Property")(Subordination Agreement attached hereto as Exhibit A), and intends to transfer the Property to Macedonia Roosevelt 1 LLC (the "Borrower"); and

WHEREAS, the Township wishes to permit the Borrower to develop single-family affordable housing units on the Property; and

WHEREAS, the Borrower has executed a Promissory Note in the amount of \$684,000.00 (the "Senior Loan") in favor of Community Loan Fund of New Jersey Inc. (the "Senior Lender") and financing from the New Jersey Department of Community Affairs in the amount of \$2,280,000.00 (the "Second Loan," and together with the Senior Loan, the "Loans") pursuant to applicable agreements and documents (the "Second Loan Documents," and together with the Senior Loan Documents, the "Loan Documents"); and

WHEREAS, the Property is subject to deed restrictions limiting its use to charitable or religious purposes, as set forth in prior deeds executed and delivered by the Property Owner to the Borrower (collectively, the "Deeds"); and

WHEREAS, pursuant to the Deeds, the Township retained a Right of Reverter, granting the Township the authority to seek reversion of title to the Property under certain circumstances; thereby terminating all rights, title, and interest of the grantee and its successors and assigns, including the Borrower; and

WHEREAS, the Senior Lender has indicated that it is unwilling to make the Senior Loan unless the Township agrees to subordinate its Right of Reverter to the Senior Lender's rights under the Senior Loan Documents; and

WHEREAS, the Township has agreed to subordinate its Right of Reverter only to the extent set forth in the Subordination Agreement, and solely as necessary to allow the Senior Loan and Second Loan to be made and secured; and

WHEREAS, the Township Council finds that execution of the Subordination Agreement is in the best interests of the Township and promotes its affordable housing objectives.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials and the Mayor be and are hereby authorized to execute the Subordination Agreement with Macedonia Roosevelt I, LLC, Elizabeth, NJ and Community Loan Fund, Inc., New Brunswick, NJ, for the development of single-family affordable housing units on the Property, in substantially the form attached hereto, with any modifications to be authorized by the Mayor on the advice of the Township Attorney.

RESOLUTION #25-384

WHEREAS, on September 15, 2021, the Township of Piscataway (the "Township") received a Cash Bond from Ted Hao, Piscataway, NJ, in the total amount of \$12,120.00 for Off-Site Improvements regarding Block 10501, Lot 11.02 (34 New Book Drive); and

WHEREAS, pursuant to a Request for Release of Funds dated August 13, 2025 and a Memorandum from the Township Supervisor of Engineering dated October 6, 2025, copies of which are attached hereto and made a part hereof, said Supervisor of Engineering approved the release of the Off-Site Improvements Cash Bond in the total amount of \$12,120.00 to Ted Hao, Piscataway, NJ, conditioned upon the developer posting a Maintenance Bond in the amount of \$1,515.00, with said Maintenance Bond to run for a period of two years; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release an Off-Site Improvements Cash Bond to Ted Hao, Piscataway, NJ, in the amount of \$12,120.00 regarding Block 10501, Lot 11.02 (34 New Brook Drive), conditioned upon the developer posting a Maintenance Bond in the amount of \$1,515.00 with said Maintenance Bond to run for a period of two years.

RESOLUTION #25-385

WHEREAS, on November 20, 2024, Paul and Nanette Manfre, Piscataway, NJ, posted an escrow check with the Township of Piscataway in the amount of \$2,500.00 for Zoning Board Application #24-ZB-71V regarding Block 111, Lot 122 (1427 W. 4th Street); and

WHEREAS, pursuant to a Request for Release of Funds dated April 10, 2025, and a Memorandum from the Township Supervisor of Planning dated October 7, 2025, copies of which are attached hereto and made a part hereof, the Supervisor of Planning and Finance Department approved the release of the unexpended escrow fees in the amount of \$433.96 to Paul and Nanette Manfre, Piscataway, NJ; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees in the amount of \$433.96 to Paul and Nanette Manfre, Piscataway, NJ, for Zoning Board Application #24-ZB-71V regarding Block 111, Lot 122 (1427 W. 4th Street).

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilmember Cahill reminded residents of the upcoming Tree Lighting event on Friday, December 5th.
- Councilmember Carmichael reminded residents of the upcoming Talk to Santa program with PCTV on Monday, December 8th.
- Councilmember Leibowitz announced that she will be hosting an Autism Celebration on March 22nd.
- Councilmember Lombardi reminded residents to sign up for the Holiday House Decorating Contest, of the Police Department's ongoing coat drive which will end on Friday, December 5th, and to donate to local food banks if you are able to do so.
- Councilmember Rashid echoed Councilmember Lombardi's statement about giving back if you are able. She also reminded residents of the Police Department's program where they will keep an eye on your home if you let them know you will be away.
- Councilmember Uhrin wished the Pop Warner cheerleaders who are competing in North Carolina next week good luck.
- Mayor Wahler gave an update on the ongoing road projects. He also reminded residents that the last day for leaf bag pickup is December 31st.
- Business Administrator Paula Cozzarelli and Township Attorney Mike Baker had no comments.
- Council President Espinosa echoed Councilmember Lombardi and Councilmember Rashid's comments about giving back. He also reminded residents to drive carefully.

The Council considered the matters on the Agenda for December 9, 2025:

- ORDINANCE – SECOND READING – Amending Chapter 21 – Zoning – Section 6 General Regulations – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – Amending and Supplementing Various Chapters Including Chapters 7 Traffic, 10 Health Regulations, and 19 Fire Prevention of the Township Code – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.

OPEN TO PUBLIC – REMOTE ATTENDEES:

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

OPEN TO PUBLIC – IN PERSON ATTENDEES:

- Noel Mazar, 46 Wickley Ave, discussed the speeding issue on Wickley Ave and Zirkel Ave. He believes the situation is made worse by the cars parked on the street, as sight lines are blocked.

- Mayor Wahler responded that he will ask the Police Department to look into this; however, a no parking ordinance on the entire street would likely cause issues with residents.
- Councilmember Lombardi asked that the PD look into a no parking ordinance on just a section of the street instead.
- Sheila Mazar, 46 Wickley Ave, added to the previous resident's comments and suggested that maybe a stop sign would help.

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 7:32 pm. Motion by Councilmember Cahill, seconded by Councilmember Lombardi, carried unanimously.

Respectfully submitted,



Jennifer Johnson, Deputy Township Clerk

Accepted:



Dennis Espinosa
Council President

