

December 9, 2025

A Regular Meeting of the Piscataway Township Council was held on December 9, 2025 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President Espinosa at 7:00 p.m.

Council President Espinosa made the following Statement, in compliance with the Open Public Meetings Act: Adequate notice of this meeting has been provided as required under Chapter 231, P.L. 1975, specifying the time, date, location, login, or dial-in information, and, to the extent known, the agenda by posting a copy of the notice on the Municipal Building, Municipal Court and the two Municipal Library Bulletin Boards, Municipal Website, providing a copy to the official newspapers of the Township and by filing a copy in the office of the Township Clerk in accordance with a certification by the Clerk which will be entered in the minutes.

There will be public comment periods for both remote and in person attendees separately. Each member of the public shall only have one opportunity to speak during each public portion. As the technology does not allow us to know if there are multiple callers on an individual phone line or logged in user account, we ask that if you wish to speak, that you login in or dial in separately so that we can recognize you as a separate individual.

Should you have any further comments or questions, the Township Council is always available by email and phone, and you can always call the Mayor's office during normal operating hours.

On roll call, there were present: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, Uhrin, 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:
ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XXI ZONING, SECTION 6, GENERAL REGULATIONS

WHEREAS, the Mayor and Township Council of the Township of Piscataway, Middlesex County, find it in the best interest of the public to amend Chapter XXI, Zoning, Section 6, General Regulations, of the Revised General Ordinances of the Township of Piscataway regarding the amendment of regulations regarding fences; and

BE IT THEREFORE ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter XXI, Zoning, Section 6, General Regulations, of the Revised General Ordinances of the Township of Piscataway are hereby amended with additions shown in italics and deletions in brackets with text as follows:

CHAPTER XXI Zoning

* * *

21-6 GENERAL REGULATIONS

* * *

21-619 Fences.

§21-619.1

In any residential zone, no fence shall be permitted in the front yard area which will restrict visibility and be over four (4) feet high and be more than 50% solid. On a corner lot, the fencing along the street frontage, not coincident with the architectural front door, or main dwelling entrance (being used as a side yard),

	<p><i>shall be permitted to extend into the front yard setback area for a distance equal to one-half (1/2) of the required front yard setback distance.</i></p> <p>[In any residential district, no wall or fence shall be erected or altered so that the wall or fence shall be over four feet in height, except a wall or fence behind the front yard setback line shall be permitted up to six feet in height. Fences in the front yard setback line of any residential district shall consist of no more than 50% solid material, which shall be equally distributed throughout the entire length of the fence, except no fence shall be permitted on a corner lot unless it conforms to the sight triangle provisions of Section <u>21-6</u>, subsection <u>21-606</u> of this chapter. All solid fences must be of substantial wood construction or vinyl, structurally sound, able to withstand wind and weather and be of stockade, basket weave, picket or shadow board design. Every vinyl fence must conform to a standard specification known as ASTM Designation: F964-94 rigid polyvinyl chloride (PVC) Exterior Profiles used for fencing.]</p>
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* * *

BE IT FURTHER ORDAINED that if any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.

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

There being no comments, the public portion was closed.

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

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Lombardi, seconded by Councilmember Carmichael, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XXI (21) ZONING, SECTION 6, GENERAL REGULATIONS

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 9, 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. 2025-26.

On roll call vote: Councilmembers Cahill, Carmichael, Leibowitz, Lombardi, 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 CHAPTER 7, TRAFFIC, CHAPTER 10, HEALTH REGULATIONS, AND CHAPTER 19, FIRE PREVENTION AND PROTECTION

WHEREAS, the Mayor and Township Council of the Township of Piscataway, Middlesex County, finds it in the best interest of the public to amend Chapter 7, Traffic, Chapter 10, Health Regulations, and Chapter 19 of the Revised General Ordinances of the Township of Piscataway; and

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

CHAPTER VII TRAFFIC

* * *

7-42 Electric Bicycles

7-42.1 Purpose and Intent.

The purpose of this chapter is to establish regulations governing the safe and responsible operation of electric bicycles within the Township. These provisions are intended to promote public safety, educate both children and adults regarding proper riding practices, and ensure the well-being of riders, motorists, and pedestrians.

7-42.2 Definitions.

ELECTRIC BICYCLE

A two- or three-wheeled vehicle with fully operable pedals and an electric motor of less than 750 watts that meets the requirements of one of the following classifications: "class 1 low-speed electric bicycle," which means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour; or "class 2 low-speed electric bicycle," which means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

7-42.3 Rules and Regulations Pertaining to Operation; Required Equipment.

The following rules and regulations shall apply to all bicycles operated within the boundaries of the Township:

- a. Every electric bicycle used at nighttime shall be equipped with a front lamp emitting a white light and a rear lamp emitting a red light, each visible from at least 500 feet.*
- b. No person shall operate a bicycle unless it is equipped with a bell or other device capable of giving a signal audible at no less than 100 feet. Sirens and whistles are prohibited.*
- c. Riders must be seated upon a permanent, regular seat and may not remove their feet from the pedals or hands from the handlebars. Trick or stunt riding is prohibited. Electric bicycles shall not carry more riders than designed. Riders must also ride in the same direction as vehicular traffic unless otherwise indicated by official signage.*
- d. No person operating an electric bicycle shall attach themselves or the bicycle to any motor vehicle, and no motor vehicle operator shall knowingly permit such action.*
- e. Every electric bicycle must be equipped with an operable brake.*
- f. Every rider or operator shall obey all traffic signals, signs, and control devices as would be required of a motor-vehicle operator.*
- g. Helmet Requirement. Every operator and passenger shall wear a properly fitted and fastened helmet that meets all applicable requirements under Title 39.*
- h. Entering a Roadway. Riders shall come to a complete stop before entering a roadway and shall proceed only when the way is clear of vehicular and pedestrian traffic.*

- i. Riders shall travel in the same direction as vehicular traffic. Riders may move left only to avoid debris or hazards, to pass slower vehicles, to make a left turn, or when using a bicycle lane located on the left side of the roadway.
- j. Riders shall travel in single file except where a path or portion of the roadway is expressly designated for bicycle use.
- k. These regulations apply whenever an electric bicycle is operated upon a public highway, street, or any path designated for exclusive bicycle use, except where otherwise stated.
- l. Electric bicycles shall comply with all applicable bicycle laws under Title 39. Riding on sidewalks is prohibited except where permitted by State law. Electric bicycles may be operated on Township-designated multi-use paths.
- m. Carrying articles. No person operating an electric bicycle shall carry any package, bundle or article which prevents the operator from keeping both hands on the handlebars.
- n. Parking. Electric bicycles shall not be parked so as to obstruct pedestrian traffic, vehicle travel lanes, or in any manner that interferes with building entrances.
- o. Speed. Riders shall not operate an electric bicycle at speeds exceeding those that are reasonable and proper under the circumstances, or in any case exceeding applicable legal speed limits.
- p. Riders shall not operate an electric bicycle in a reckless or careless manner that endangers persons or property.
- q. The Director of the Department of Public Safety is herewith authorized to issue additional rules and regulations to further the public purpose of this chapter.

7-42.4 Enforcement; Violations and Penalties.

- a. Any person who violates any provision of this chapter shall be subject to escalating penalties as follows:
 - 1. \$25 for a first offense;
 - 2. \$50 for a second offense;
 - 3. \$100 for a third or subsequent offense.
- b. For minors, any second or subsequent offense shall result in issuance of the summons to the parent or guardian, who shall accompany the minor to Municipal Court.
- c. Electric bicycles may be impounded upon a third offense. The Municipal Court shall determine the conditions for release, and bicycles seized from minors shall be released only to a parent or guardian.

CHAPTER X HEALTH REGULATIONS

10-2.4 Fees.

- b. Retail Food Establishments.
 - 1. Plan review: \$200
 - 2. Temporary: \$50 [\$100]/day
 - 3. Establishments:

1 to 1,000 square feet	\$250
1,001 to 5,000 square feet	\$325
5,001 to 10,000 square feet	\$390
Over 10,000 square feet	\$455
 - 4. One Day Temporary \$25

- d. Food Reinspection and Late Fees.
 - 1. Other than satisfactory: \$50 [\$120]
 - 2. Late fee (per month): \$50 [\$120]

CHAPTER XIX FIRE PREVENTION AND PROTECTION

19-18 Lithium Ion Batteries

19-18.1 Purpose and Intent.

The purpose of this chapter is to establish comprehensive safety regulations for the storage, charging, handling, and disposal of lithium-ion batteries and lithium-ion powered mobility devices within the Township. These provisions are designed to address significant fire-safety risks associated with lithium-ion batteries, particularly in

multi-family residential buildings, commercial establishments, and warehouses, and to protect the health, safety, and welfare of residents and first responders.

19-18.2 Definitions.

Lithium-Ion Battery

A rechargeable battery in which electrical current is generated and stored by lithium ions embedded in a carbon graphite or nickel metal-oxide substrate suspended in a high-viscosity carbonate mixture or gel polymer electrolyte.

E-Mobility Device

An e-bike, e-scooter, hoverboard, e-skateboard, self-balancing device, or any other personal mobility device powered in whole or in part by a lithium-ion battery.

Second-Use Lithium-Ion Battery

A lithium-ion battery assembled, reconditioned, repurposed, or renewed using cells removed from previously used storage batteries.

Warehouse

A facility that stores, ships, handles, charges, or maintains e-mobility devices or lithium-ion batteries as part of its inventory or business operations.

Nationally Recognized Testing Laboratory (NRTL)

An organization recognized by OSHA under 29 CFR 1910.7 for testing and certifying product safety.

Certified Lithium-Ion Battery

A lithium-ion battery certified by an NRTL to applicable UL standards including UL 2271, UL 2272, and UL 2849.

19-18.3 Prohibited Batteries and Assembly Practices.

- a. *Prohibition on Second-Use Batteries.* It is unlawful to distribute, sell, assemble, repair, recondition, repurpose, or use any second-use lithium-ion battery or any lithium-ion battery assembled using cells removed from previously used storage batteries.
- b. *UL/NRTL Certification Required.* No person or business shall sell, store, or use a lithium-ion battery for an e-mobility device unless it is certified by an NRTL and bears the certification mark. Each non-certified battery constitutes a separate violation.

19-18.4 Regulation of Charging and Storage in Multi-Family Buildings.

- a. *Prohibited Locations.* It is unlawful to store or charge any lithium-ion battery or e-mobility device in the following areas of multi-family residential buildings:
 - i. Common areas;
 - ii. Hallways;
 - iii. Stairwells;
 - iv. Means of egress; and
 - v. Basements
- b. *Charging Practices in Permitted Areas.* Where charging is permitted (such as designated bike rooms), charging must occur only using the manufacturer-supplied charger, in a room equipped with functioning smoke detection, and in compliance with the New Jersey Uniform Fire Code.
- c. *Prohibition on Overnight Charging.* Unattended or overnight charging is prohibited.

19-18.5 Regulations for Lithium-Ion Batteries in Warehouses.

- a. All warehouse operators must classify lithium-ion batteries in accordance with applicable NFPA standards and the New Jersey Uniform Fire Code and shall:
 - i. Segregate new, used, damaged, defective, swollen, or recalled batteries into distinct listed fire-rated containers, approved cabinets, or Fire-Official-approved rooms;
 - ii. Prohibit co-mingling of damaged or compromised batteries with undamaged inventory; and
 - iii. Maintain clear identification and labeling of all categories.
- b. *Bulk-Storage Limits.* No warehouse shall exceed the maximum allowable quantity of lithium-ion batteries or battery-powered devices as established by the Township Fire Official or Fire Marshal pursuant to the New Jersey Fire Code. Storage in excess of such quantities shall require prior written approval from the Fire Official.
- c. *Fire-Protection, Detection, and Suppression Requirements.* All warehouse facilities subject to this section shall maintain and operate:
 - i. An approved automatic fire-suppression system capable of addressing thermal-runaway hazards;

- ii. Continuous smoke detection and fire-alarm monitoring, including notification to a central station;
 - iii. Heat detection or gas detection systems if required by the Fire Official for early identification of off-gassing;
 - iv. Adequate ventilation systems designed to mitigate flammable or toxic gases released during failure;
 - v. Clearly marked, unobstructed fire lanes, aisles, and access to fire department connections;
- d. Charging, Testing, and Maintenance Activities. Lithium-ion batteries or e-mobility devices may only be charged, discharged, tested, refurbished, repaired, or maintained in accordance with the following:
- i. All charging operations must occur only in a Fire-Official-approved charging area equipped with smoke detection and automatic suppression;
 - ii. Only NRTL-certified chargers and components may be used;
 - iii. Charging shall not be left unattended and is prohibited during non-business hours unless remote monitoring and automatic shutoff systems approved by the Fire Official are installed;
 - iv. Charging areas must be physically separated from storage areas;
 - v. Damaged or compromised batteries shall not be charged under any circumstances.
- e. Operational Requirements and Prohibited Practices. All warehouse operators shall:
- i. Maintain 24-hour security and/or electronic surveillance in all lithium-ion battery storage areas;
 - ii. Prohibit outdoor storage of lithium-ion batteries unless specifically approved in writing by the Fire Official;
 - iii. Prohibit storage in trailers, shipping containers, or temporary enclosures unless such units are fire-rated and approved by the Fire Official;
 - iv. Maintain clear access aisles with a minimum width of 48 inches for fire department access;
 - v. Prohibit exposure of batteries to heat sources, moisture, physical impact, or any condition likely to compromise the integrity of the cells.
- g. Inspection, Documentation, and Recordkeeping. Upon request of the Fire Official, warehouse operators shall make available for inspection:
- i. Inventory logs of all lithium-ion batteries and devices;
 - ii. Training records demonstrating employee competency in lithium-ion battery handling and emergency procedures;
 - iii. Documentation of vendor recalls, damaged-battery incidents, or overheating events;
 - iv. Testing, maintenance, and inspection records for all detection, suppression, and charging systems.
- h. Violations. Any failure to comply with this section shall constitute a separate violation, subject to enforcement under Section 19-18.6.

19-18.6 Enforcement.

- a. A violation of this chapter shall be punishable by a warning or fine as set forth in this chapter.
- b. Prior to any penalty being issued, a New Jersey Fire Code notice of violation will be issued by the Township Fire Marshal.
- c. If no compliance is established by the abatement date specified on the New Jersey Fire Code notice, a summons will be issued for adjudication in the Piscataway Township Municipal Court, with the maximum penalty of \$2,000 per violation.
- d. Each violation of this chapter shall constitute a separate penalty independent of any other section or any order issued pursuant to this chapter. Each day's failure to comply with this chapter or subsection shall constitute a separate violation.

BE IT FURTHER ORDAINED that if any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency.

In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.

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

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

There being no comments, the public portion was closed.

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

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember 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 7, TRAFFIC, CHAPTER 10, HEALTH REGULATIONS, AND CHAPTER 19, FIRE PREVENTION AND PROTECTION

was introduced on the 25th day of November 2025 and had passed the first reading and was published on the 30th day of November 2025.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on December 9, 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. 2025-27.

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

RESOLUTION #25-386

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 December 9, 2025 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Award of Contract Through NJ State Contract – Three (3) 2026 Ford F-250 Pickup Trucks – Winner Ford – Cherry Hill – Not to Exceed \$158,013.00.
- b. RESOLUTION – Authorizing Award of Contract – Tax Assessment MOD IV & CAMA Software – BRT Technologies, LLC – Not to Exceed \$21,496.00.
- c. RESOLUTION – Authorizing Award of Bid – Year 2 - Fire Suppression System Testing and Maintenance – Absolute Protective Systems, Inc. – Not to Exceed \$144,188.00.
- d. RESOLUTION – Authorizing Refund of Overpayment of Taxes Due to 100% Disabled Veteran Status – Various Blocks and Lots.
- e. RESOLUTION – Authorizing Award of Contract Through Houston Galveston Area Council – 2026 Model Year Freightliner 114SD Plus Packer Chassis – Houston Freightliner, Inc. – Not to Exceed \$169,505.00.
- f. RESOLUTION – Authorizing Award of Contract Through ESCNJ – 2025 Loadmaster Excel 31 Yd. Packer body for Freightliner 114SD Plus – Detcon – Not to Exceed \$123,888.32.
- g. RESOLUTION – Authorizing Award of Contract Through Sourcewell – Swenson Stainless Steel Dump Body, Salt Spreader and Henke Snow Plow for Freightliner 108SD4X4 Chassis – Trius, Inc. – Not to Exceed \$150,773.00.

- h. RESOLUTION – Authorizing Award of Contract Through Houston Galveston Area Council – 2027 Model Year Freightliner 108SD Plus 4X4 Chassis – Houston Freightliner, Inc. – Not to Exceed \$156,619.00.
- i. RESOLUTION – Authorizing Award of Bid – Year 2 – HVAC Maintenance Services – Unitemp, Inc. – Not to Exceed \$191,304.00.
- j. RESOLUTION – Authorizing Return of Escrow:
 - Block 1005, Lot 24 – 8-10 Church Street – 25-ZB-14V.
 - Block 1519, Lot 26.01 – 285 Stelton Road – 25-ZB-17/18V.
- k. RESOLUTION – Authorizing Return of Bonds:
 - Performance Surety & Cash Bonds – Block 2101, Lot 9.04 – 37 Old New Brunswick Road – 18-ZB-47/48/49V.
 - Tree Replacement Bond – Block 3610, Lot 4.02 – 23 Maplehurst Lane.
 - TCO – Block 2101, Lot 9.04 – 37 Old New Brunswick Road – Lorhan Court #400 Bldg. 4 - 18-ZB-47/48/49V.
 - TCO – Block 2101, Lot 9.04 – 37 Old New Brunswick Road – Lorhan Court #300 Bldg. 3 - 18-ZB-47/48/49V.
- l. RESOLUTION – Designation of Township Council Meeting Dates – 2026.
- m. RESOLUTION – Authorizing Award of Bid – Property Maintenance Code Enforcement – Custom Care Services, Inc. – Not to Exceed \$106,125.00.
- n. RESOLUTION – Authorizing Budget Transfers.
- o. RESOLUTION – Authorizing Award of Contract Through Bergen County Cooperative – Radio Network Project Manager – SHI – Not to Exceed \$38,044.00.
- p. MOTION – Accept Report of Clerks Account – October 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 9, 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 #25-387

WHEREAS, the Township of Piscataway is in need of a Purchase for 3-2026 Ford F250 Pickups with heavy duty suspension (the "Purchase"); and

WHEREAS, the Township Director of Public Works recommends awarding a contract for the Purchase to Winner Ford, Cherry Hill, through New Jersey State Contract #24-FLEET-103120, in an amount not to exceed \$158,013.00; and

WHEREAS, there is funding available pursuant to certification # R-2025-0086;

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 Winner Ford, Cherry Hill, NJ, for a Purchase of 3-2026 Ford F250 Pickups through New Jersey State Contract #24-FLEET-103120, in an amount not to exceed \$158,013.00, subject to all bid specifications and contract documents.

RESOLUTION #25-388

WHEREAS, the Township of Piscataway (the "Township") is in need of Tax Assessment MOD IV and CAMA Software (the "Software"); and

WHEREAS, pursuant to a Recommendation to Award and Memorandum dated December 2, 2025, copies of which are attached hereto and made a part hereof, the Township Tax Assessor recommends awarding a contract for the Software to BRT Technologies, LLC, Mantua, NJ, in the amount not to exceed \$21,496.00 for one year from January 1, 2026 to December 31, 2026; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5 (dd), the provision or performance of goods and services for the support or maintenance of proprietary computer hardware and software are exempt from competitive bidding requirements; and

WHEREAS, funds are available pursuant to certificate # R-2025-0087;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby

authorized to award a contract for the Tax Assessment MOD IV and CAMA Software to BRT Technologies, LLC, Mantua, NJ, in the amount not to exceed \$21,496.00.

RESOLUTION #25-389

WHEREAS, on November 21, 2024, the Township of Piscataway (the "Township") received bids for the Fire Suppression System Testing and Maintenance for 2025 and 2026 (the "Services"); and

WHEREAS, pursuant to a Recommendation to Award dated December 3, 2025, a copy of which is attached hereto and made a part hereof, said Director of Public Works recommends awarding a 2026 contract for the Services to Absolute Protective Systems, Inc., Piscataway, NJ, the lowest qualified bidder, in the amount not to exceed \$144,188.00, after the satisfactory completion of the 2025 contract; and

WHEREAS, funds are available pursuant to certification #B-2025-023;

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 2026 contract for the Fire Suppression System Testing and Maintenance to Absolute Protective Systems, Inc., Piscataway, NJ, in the amount not to exceed \$144,188.00, subject to all bid specifications and contract documents.

RESOLUTION #25-390

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

Block	Lot	Qual	Name	Year	Amount	Reason
1405	31.01		ROSE, MICHAEL H	2025	2,066.98	100% Tax Exempt Veteran
3201	1.01	C0233	SMALLWOOD, MACEO L	2025	1,960.79	100% Tax Exempt Veteran
6903	2		DAMON, SELKET	2025	608.92	100% Tax Exempt Veteran
8403	20.01		PARAS, RUDY	2025	2,370.09	100% Tax Exempt Veteran
12703	1		SIMMONS, HASJONN	2025	3,065.16	100% Tax Exempt Veteran

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 #25-391

WHEREAS, the Township of Piscataway (the "Township") is in need of a 2026 Model Year Freightliner 114SD Plus Packer Chassis (the "Product"); and

WHEREAS, pursuant to a Recommendation to Award dated November 18, 2025, a copy of which is attached hereto and made a part hereof, the Township Assistant Director of Public Works recommends awarding a contract for the Product to Houston Freightliner, Inc., Houston, TX, in the amount not to exceed \$169,505.00, through Houston Galveston Area Council Contract #HT06-20; and

WHEREAS, N.J.S.A. 52:34-6.2(b)(2) authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

WHEREAS, there is funding available pursuant to certification # R-2025-0085;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to award a contract for the 2026 Model Year Freightliner 114SD Plus Packer Chassis to Houston Freightliner, Inc., Houston, TX, in the amount not to exceed \$169,505.00, through Houston Galveston Area Council Contract #HT06-20.

RESOLUTION #25-392

WHEREAS, the Township of Piscataway (the "Township") is in need of a 2025 Loadmaster Excel 31 YD Packer Body for Freightliner 114SD Plus (the "Product"); and

WHEREAS, pursuant to a Recommendation to Award dated November 18, 2025, a copy of which is attached hereto and made a part hereof, the Township Assistant Director of Public Works recommends awarding a contract for the Product to Detachable Container & Compactor, Corp. (Detcon), Farmingdale, NJ, in the amount not to exceed \$123,888.32 through the Education Services Commission of New Jersey Bid #ESCNJ 23/24-04; and

WHEREAS, N.J.S.A. 52:34-6.2(b)(2) authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

WHEREAS, there is funding available pursuant to certification # R-2025-0084;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to award a contract for the 2025 Loadmaster Excel 31 YD Packer Body for Freightliner 114SD Plus to Detachable Container & Compactor, Corp. (Detcon), Farmingdale, NJ, in the amount not to exceed \$123,888.32, through the Education Services Commission of New Jersey Bid #ESCNJ 23/24-04.

RESOLUTION #25-393

WHEREAS, the Township of Piscataway (the "Township") is in need of a 2025 Purchase and Installation of Swenson Stainless Steel Dump Body, Salt Spreader and Henke Snow Plow Assembly for Freightliner 1085D 4x4 Chassis (the "Purchase and Installation"); and

WHEREAS, pursuant to a Recommendation to Award dated November 18, 2025, a copy of which is attached hereto and made a part hereof, the Township Assistant Director of Public Works recommends awarding a contract for the Purchase and Installation to Trius, Inc., Farmingdale, NJ, in the amount not to exceed \$150,773.00, through Sourcewell Contract #062222-AEB; and

WHEREAS, N.J.S.A. 52:34-6.2(b)(2) authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

WHEREAS, there is funding available pursuant to certification # R-2025-0083;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to award a contract for the 2025 Purchase and Installation of Swenson Stainless Steel Dump Body, Salt Spreader and Henke Snow Plow Assembly for Freightliner 1085D 4x4 Chassis to Trius, Inc., Farmingdale, NJ, in the amount not to exceed \$150,773.00, through Sourcewell Contract #062222-AEB.

RESOLUTION #25-394

WHEREAS, the Township of Piscataway (the "Township") is in need of a 2027 Model Year Freightliner 108SD Plus 4x4 Chassis (the "Product"); and

WHEREAS, pursuant to a Recommendation to Award dated November 18, 2025, a copy of which is attached hereto and made a part hereof, the Township Assistant Director of Public Works recommends awarding a contract for the Product to Houston Freightliner, Inc., Houston, TX, in the amount not to exceed \$156,619.00, through Houston Galveston Area Council Contract #HT06-20; and

WHEREAS, N.J.S.A. 52:34-6.2(b)(2) authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

WHEREAS, there is funding available pursuant to certification # R-2025-0082;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to award a contract for the 2027 Model Year Freightliner 108SD Plus 4x4 Chassis to Houston Freightliner, Inc., Houston, TX, in the amount not to exceed \$156,619.00, through Houston Galveston Area Council Contract #HT06-20.

RESOLUTION #25-395

WHEREAS, on October 24, 2024, the Township of Piscataway (the "Township") received three (3) bids for the 2025-2026 HVAC Maintenance Services (the "Services"); and

WHEREAS, Unitemp, Inc., Somerset, NJ, was awarded a 2025 contract as the lowest qualified bidder with a second year option; and

WHEREAS, pursuant to a Recommendation to Award dated December 4, 2025, a copy of which is attached hereto and made a part hereof, said Director of Public Works recommends awarding a 2026 contract for the Services to Unitemp, Inc., Somerset, NJ, the lowest qualified bidder, in the amount not to exceed \$191,304.00, after the satisfactory completion of the 2025 contract; and

WHEREAS, funds are available pursuant to certification #B-2024-030;

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 2026 contract for the HVAC Maintenance Services to Unitemp, Inc., Somerset, NJ, the lowest qualified bidder, in the amount not to exceed \$191,304.00, subject to all bid specifications and contract documents.

RESOLUTION #25-396

WHEREAS, on March 28, 2025, Norma Pena, Piscataway, NJ, posted an escrow check with the Township of Piscataway (the "Township") in the amount of \$2,500.00 for Zoning Board Application #25-ZB-14V, regarding Block 1005, Lot 24 (8-10 Church Street); and

WHEREAS, pursuant to a Request for Release of Funds dated August 26, 2025 and a Memorandum from the Township Supervisor of Planning dated November 21, 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 \$705.36 to Norma Pena, Dunellen, NJ; and

WHEREAS, on April 7, 2025, John & Joan's Road Stand, LLC, Piscataway, NJ posted an escrow check with the Township of Piscataway (the "Township") in the amount of \$3,500.00 for Zoning Board Application #25-ZB-17/18V, regarding Block 1519, Lot 26.01 (285 Stelton Road); and

WHEREAS, pursuant to a Request for Release of Funds dated August 15, 2025 and a Memorandum from the Township Supervisor of Planning dated November 21, 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 \$1,746.00 to John & Joan's Road Stand, LLC, Piscataway, NJ; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees in the amount of \$705.36 to Norma Pena, Dunellen, NJ for Zoning Board Application #25-ZB-14V, regarding Block 1005, Lot 24 (8-10 Church Street); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees in the amount of \$1,746.00 to John & Joan's Road Stand, LLC, Piscataway, NJ for Zoning Board Application #25-ZB-17/18V, regarding Block 1519, Lot 26.01 (285 Stelton Road).

RESOLUTION #25-397

WHEREAS, VFV Properties, Inc., Martinsville, NJ, requests the release of a Tree Replacement Bond in the original amount of \$5,500.00, posted with the Township of Piscataway (the "Township") on October 22, 2025, regarding Tree Removal Permit No. 1860 for Block 3610, Lot 4.02 (23 Maplehurst Lane); and

WHEREAS, pursuant to correspondence from the Township Landscape Architect, dated November 24, 2025, the said Township Landscape Architect advised that all installation and services required and covered have been satisfactorily installed and recommends the release of the Tree Replacement Bond; and

WHEREAS, on October 31 2024, Fresh Air Ventures, LLC, Middlesex, NJ, posted a Temporary Certificate of Occupancy Guarantee with the Township of Piscataway (the "Township") in the amount of \$13,846.80, regarding Zoning Board Application #18-ZB-47/48/49V for Block 2101, Lot 9.06 (F/K/A Lot 9.04) (37 Old New Brunswick Road – Lorhan Court #300, Bldg. 3); and

WHEREAS, pursuant to a Request for Release of Funds dated December 1, 2025 and a letter from the Township Supervisor of Engineering dated December 2, 2025, copies of which are attached hereto and made a part hereof, the said Supervisor of Engineering advised that all site improvements were satisfactorily completed and recommends the release of the Temporary Certificate of Occupancy Guarantee in the amount of \$13,955.66 (with interest) to Fresh Air Ventures, LLC, Middlesex, NJ; and

WHEREAS, on March 19, 2024, Fresh Air Ventures, LLC, Middlesex, NJ, posted a Temporary Certificate of Occupancy Guarantee with the Township of Piscataway (the "Township") in the amount of \$16,839.60, regarding Zoning Board Application #18-ZB-47/48/49V for Block 2101, Lot 9.06 (F/K/A Lot 9.04) (37 Old New Brunswick Road – Lorhan Court #400, Bldg. 4); and

WHEREAS, pursuant to a Request for Release of Funds dated December 1, 2025 and a letter from the Township supervisor of Engineering dated December 2, 2025, copies of which are attached hereto and made a part hereof, the said Supervisor of Engineering advised that all site improvements were satisfactorily completed and recommends the release of the Temporary Certificate of Occupancy Guarantee in the amount of \$17,074.01 (with interest) to Fresh Air Ventures, LLC, Middlesex, NJ; and

WHEREAS, on February 7, 2020, Fresh Air Ventures, LLC, Middlesex, NJ, posted a Performance Surety Bond in the amount of \$220,085.85 and a Cash Bond in the amount of \$24,453.96 regarding Zoning Board Application #18-ZB-47/48/49V for Block 2101, Lot 9.06 (F/K/A Lot 9.04) (37 Old New Brunswick Road); and

WHEREAS, per resolution #25-235 the Township reduced the Performance Surety Bond and Cash Bonds by 70% to \$66,025.70 and \$7,336.19, respectively; and

WHEREAS, pursuant to a Request for Release of Funds dated December 1, 2025 and a letter from the Township Supervisor of Engineering dated December 2, 2025, copies of which are attached hereto and made a part hereof, the said Supervisor of Engineering advised that all improvements required and covered have been satisfactorily installed and recommends releasing the remaining Performance Surety Bond and Cash Bond in the amounts of \$66,025.70 and \$7,336.19, respectively, to Fresh Air Ventures, LLC, Middlesex, NJ, upon the posting of three (3) two year Maintenance Bonds for: Off-Site Improvements in the amount of \$9,241.95, On-Site Perimeter Landscaping in the amount of \$21,325.50 and On-Site Storm Water Management System in the amount of \$102,179.10 with the Township; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release a Tree Replacement Bond in the amount of \$5,500.00 to VFV Properties, Inc., Martinsville, NJ, regarding Tree Removal Permit No. 1860 for Block 3610, Lot 4.02 (23 Maplehurst Lane); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to release a Temporary Certificate of Occupancy Guarantee to Fresh Air Ventures, LLC, Middlesex, NJ, in the amount of \$13,955.66 (with interest), regarding Zoning Board Application #18-ZB-47/48/49V for Block 2101, Lot 9.06 (F/K/A Lot 9.04) (37 Old New Brunswick Road – Lorhan Court #300, Bldg. 3); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to release a Temporary Certificate of Occupancy Guarantee to Fresh Air Ventures, LLC, Middlesex, NJ, in the amount of \$17,074.01 (with interest), regarding Zoning Board Application #18-ZB-47/48/49V for Block 2101, Lot 9.06 (F/K/A Lot 9.04) (37 Old New Brunswick Road – Lorhan Court #400, Bldg. 4); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to release a Performance Surety Bond in the amount of \$66,025.70 and a Cash Bond in the amount of \$7,336.19 to Fresh Air Ventures, LLC, Middlesex, NJ, regarding Zoning Board Application #18-ZB-47/48/49V for Block 2101, Lot 9.06 (F/K/A Lot 9.04) (37 Old New Brunswick Road), subject to Fresh Air Ventures, LLC posting of three (3) two (2) year Maintenance Bonds for: Off-Site Improvements in the amount of \$9,241.95, On-Site Perimeter Landscaping in the amount of \$21,325.50, and On-Site Storm Water Management System in the amount of \$102,179.10 with the Township.

RESOLUTION #25-398

WHEREAS, the Township Council of the Township of Piscataway desires to notify the public of its regularly scheduled meetings for the year 2026; and

WHEREAS, the Administrative Code of the Township of Piscataway provides that the Township Council of the Township of Piscataway must hold at least one (1) regular meeting every month; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway that the regular meetings of the Township Council shall be held in accordance with the attached schedule incorporated herein and made a part hereof; and

BE IT FURTHER RESOLVED, that the attached schedule of meetings be published in THE COURIER NEWS, on the Piscataway Township Website and in a conspicuous location in the Township municipal building.

RESOLUTION #25-399

WHEREAS, on January 15, 2025, the Township of Piscataway (the "Township") received bids for the 2025-2026 Property Maintenance for Code Enforcement (the "Maintenance"); and

WHEREAS, the Township awarded a contract for for the Maintenance to Custom Care Services, Inc., Wall, NJ, who is the lowest qualifying bidder, for 2025 with a second year option; and

WHEREAS, pursuant to a Recommendation to Award dated December 3, 2025, a copy of which is attached hereto and made a part hereof, due to successful completion of the first year of the contract, the Supervisor of Property Maintenance recommends awarding the second year of the contract for CY 2026 for the Maintenance to Custom Care Services, Inc., Wall, NJ, who is the lowest qualifying bidder, in the amount not to exceed \$106,125.00; and

WHEREAS, funds are available pursuant to certification #B-2025-022;

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 the second year of the contract for the CY2026 Property Maintenance for Code Enforcement to Custom Care Services, Inc., Wall, NJ, in the amount not to exceed \$106,125.00, subject to all bid specifications and contract documents.

RESOLUTION #25-400

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

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

DESCRIPTION	CLASSIFICATION	FROM	TO
Document Management	OTHER EXPENSES	17,000.00	
Administration	OTHER EXPENSES		5,000.00
Storm Water Maintenance	OTHER EXPENSES		12,000.00
		17,000.00	17,000.00

RESOLUTION #25-401

WHEREAS, the Township of Piscataway (the "Township") is in need of Radio System Network Consultant Services (the "Services"); and

WHEREAS, pursuant to a request from the Township Business Administrator dated December 8, 2025, a copy of which is attached hereto and made a part hereof, the said Township Business Administrator recommends awarding a contract for the

Services to SHI International Corp., Somerset, NJ, through Bergen County Co-Op, Contract #CK04, Subcontract #24-38, in the amount not to exceed \$38,044.00; and

WHEREAS, N.J.S.A. 52:34-6.2(b)(2) authorizes the Township to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process; and

WHEREAS, there is funding available pursuant to certification # R-2025-0089;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to award a contract for the Radio System Network Consultant Services to SHI International Corp., Somerset, NJ, through Bergen County Co-Op, Contract #CK04, Subcontract #24-38, in the amount not to exceed \$38,044.00.

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilmember Cahill thanked Santa for coming to both the Tree Lighting and the Mayor's show, as well as Piscataway resident Angela for helping lead the singing during the Tree Lighting. She also thanked Business Administrator Paula Cozzarelli for the work she is doing on the solar projects throughout town.
- Councilmember Carmichael reminded residents that this upcoming Thursday, December 11th is the last "Storytime with Sharon" event for the year.
- Councilmember Leibowitz remarked that the tree lighting was very fun, but she would like to see more diversity in the holiday décor.
- Councilmember Lombardi gave an update on the Holiday House Decorating Contest.
- Councilmember Uhrin and Mayor Wahler both had no comments.
- Business Administrator Paula Cozzarelli gave an update on various projects.
- Township Attorney Raj Goomer said he is happy to be back at work.
- Council President Espinosa reminded residents of the upcoming free rabies clinics the Township offers, happening on January 31st and February 7th.

The Council considered the matters on the Agenda for December 16, 2025:

- ORDINANCE – SECOND READING – Amending and Supplementing Various Chapters of the Township Ordinance – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- RESOLUTION – Authorizing CY2025 & CY2026 Wrecker Approvals.
- RESOLUTION – Authorizing Award of Contract Through Somerset County Cooperative – Gasoline Supply 87 Octane – Not to Exceed \$125,000.00.
- RESOLUTION – Authorizing Award of Professional Services Contract – Novogradac & Company, LLP – Federal Tax Return and Solar Cost Segregating Preparation – Not to Exceed \$25,000.00.

OPEN TO PUBLIC – REMOTE ATTENDEES:

- Ed Marsh, 113 Wyckoff Ave, asked the Council to rethink some of the upcoming projects in order to preserve our natural resources, as he believes they are in conflict with the Township's Master Plan.
 - Councilmember Cahill let Mr. Marsh know that projects cannot be approved if they do not contain environmental studies.

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

OPEN TO PUBLIC – IN PERSON ATTENDEES:

- Loretta Rivers, 249 Pinelli Dr, asked if the Township has any warming stations or a designated Code Blue area for the homeless population when it gets cold or there is other inclement weather.
 - Mayor Wahler responded that the two (2) libraries are warming centers.
 - Councilmembers Cahill and Lombardi let Ms. Rivers know that our PD is very diligent about getting homeless people to the warming centers. They also said the information is out on our website and social media, but they will make sure it is made more visible.

- o Council President Espinosa asked Ms. Rivers to please reach out to him outside of the meeting to work with her on this issue.

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 7:29 pm. Motion by Councilmember Cahill, seconded by Councilmember Lombardi, carried unanimously.

Respectfully submitted,



Jennifer Johnson, Deputy Township Clerk

Accepted:



Dennis Espinosa
Council President

