

January 20, 2026

A Regular Meeting of the Piscataway Township Council was held on January 20, 2026 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President Lombardi at 7:00 p.m.

Council President Lombardi 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, Espinosa, Leibowitz, Rashid, Uhrin, & Lombardi.

Council President Lombardi led the salute to the flag.

Mayor Wahler read a proclamation in honor of Muslim Heritage Month.

Councilmember Leibowitz read a statement regarding upcoming agenda items.

Council President Lombardi 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 Lombardi 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 (21) 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	<i>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), shall</i>
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	<p><i>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 21-6, subsection 21-606 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 Lombardi opened the meeting to remote attendees for comments. There being no comments, the public portion was closed.

Council President Lombardi 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 Espinosa, 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 2nd day of January 2026 and had passed the first reading and was published on the 8th day of January 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on January 20, 2026, 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. 2026-01.

On roll call vote, Councilmembers Cahill, Espinosa, Leibowitz, Rashid, Uhrin, & Lombardi 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 VII (7), TRAFFIC, SECTION 26, TURN PROHIBITIONS

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 VII, Traffic, Section 26, Turn Prohibitions, of the Revised General Ordinances of the Township of Piscataway; and

BE IT THEREFORE ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter VII, Traffic, Section 26, Turn Prohibitions, of the Revised General Ordinances of the Township of Piscataway is hereby amended with additions shown in italics and deletions shown in brackets as follows:
CHAPTER VII TRAFFIC

* * *

7-26 TURN PROHIBITIONS.

* * *

b. Left turn prohibited:

Intersection	Turn Prohibited	Movement Prohibited
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River Road and private access driveway (QuickCheck)	Left Turn	South on River Road (CR #622) to east on the private access driveway; west on the private access driveway to south on River Road
<i>River Road and private access driveway (Wawa)</i>	<i>Left Turn</i>	<i>Southeast on River Road to north on the private access driveway; south on the private access driveway to southeast on River Road</i>

* * *

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 Lombardi opened the meeting to remote attendees for comments. There being no comments, the public portion was closed.

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

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Leibowitz, seconded by Councilmember Cahill, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that an ORDINANCE ENTITLED: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER VII (7), TRAFFIC, SECTION 26, TURN PROHIBITIONS

was introduced on the 2nd day of January 2026 and had passed the first reading and was published on the 8th day of January 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on January 20, 2026, 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. 2026-02.

On roll call vote, Councilmembers Cahill, Epinosa, Leibowitz, Rashid, Uhrin, & Lombardi answered yes.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE APPROPRIATING \$1,235,000 FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FOR VARIOUS SEWER UTILITY IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, AS FOLLOWS:

Section 1. \$1,235,000 is hereby appropriated from the Capital Improvement Fund of the Township of Piscataway, in the County of Middlesex, New Jersey (the "Township"), to provide for the Pipe Lining Project, the acquisition of a single-axle vehicle with salter and plow, the acquisition of a Mason body truck with salter and plow, the acquisition of a mini excavator trailer, Sunset Pump Station upgrades and a feasibility study, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.

Section 2. 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 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 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

Council President Lombardi opened the meeting to remote attendees for comments. There being no comments, the public portion was closed.

Council President Lombardi 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: ORDINANCE APPROPRIATING \$1,235,000 FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FOR VARIOUS SEWER UTILITY IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.

was introduced on the 2nd day of January 2026 and had passed the first reading and was published on the 8th day of January 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on January 20, 2026, 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. 2026-03.

On roll call vote, Councilmembers Cahill, Epinosa, Leibowitz, Rashid, Uhrin, & Lombardi answered yes.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE APPROPRIATING \$3,915,374, \$3,000,000 OF WHICH IS FROM THE CAPITAL SURPLUS FUND AND \$915,374 OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND, TO PROVIDE FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, AS FOLLOWS:

Section 1. \$3,915,374 is hereby appropriated, \$3,000,000 of which is from the Capital Surplus Fund and \$915,374 of which is from the Capital Improvement Fund, by the Township of Piscataway, in the County of Middlesex, New Jersey (the "Township"), to provide for the reconstruction of the wash bay, the Sidewalk Repair Program, the rehabilitation of 625 Maple Avenue for the Department of Public Works and landscaping improvements to the Green Acres Comfort Station for the Department of Community Development, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.

Section 2. 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 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 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

Council President Lombardi opened the meeting to remote attendees for comments. There being no comments, the public portion was closed.

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

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Rashid, seconded by Councilmember Leibowitz, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that an ORDINANCE ENTITLED: ORDINANCE APPROPRIATING \$3,915,374, \$3,000,000 OF WHICH IS FROM THE CAPITAL SURPLUS FUND AND \$915,374 OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND, TO PROVIDE FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.

was introduced on the 2nd day of January 2026 and had passed the first reading and was published on the 8th day of January 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on January 20, 2026, 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. 2026-04.

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

The Clerk read for FIRST READING the following ORDINANCE: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER VII (7), TRAFFIC, SECTION 14, PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS.

RESOLUTION offered by Councilmember Uhrin, seconded by Councilmember Espinosa, 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 VII (7), TRAFFIC, SECTION 14, PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS.

be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:00 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 10th day of February 2026.

BE IT FURTHER RESOLVED that a copy of this Ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and final passage, and a copy of this Ordinance shall be made available at the Office of the Township Clerk for any interested member of the public.

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

The Clerk read for FIRST READING the following ORDINANCE: AN ORDINANCE VACATING ALL OF THE RIGHT, TITLE AND INTEREST OF THE TOWNSHIP OF PISCATAWAY IN THE ENTIRETY OF ROTHE PLACE

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Espinosa, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that an ORDINANCE ENTITLED: AN ORDINANCE VACATING ALL OF THE RIGHT, TITLE AND INTEREST OF THE TOWNSHIP OF PISCATAWAY IN THE ENTIRETY OF ROTHE PLACE

be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:00 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 10th day of February 2026.

BE IT FURTHER RESOLVED that a copy of this Ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and final passage, and a copy of this Ordinance shall be made available at the Office of the Township Clerk for any interested member of the public.

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

The Clerk read for FIRST READING the following ORDINANCE: AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, ADDING CHAPTER IV (4) LICENSING AND BUSINESS REGULATIONS, SECTION 16, HOTELS AND MOTELS.

Public Safety Director Keith Stith spoke about the importance of this ordinance stating that the Motel 6 received over 700 calls in the year 2025 and that a fully-operational meth lab was found in the Extended Stay.

RESOLUTION offered by Councilmember Uhrin, seconded by Councilmember Espinosa, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that an ORDINANCE ENTITLED: AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, ADDING CHAPTER IV (4) LICENSING AND BUSINESS REGULATIONS, SECTION 16, HOTELS AND MOTELS

be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:00 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 10th day of February 2026.

BE IT FURTHER RESOLVED that a copy of this Ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and final passage, and a copy of this Ordinance shall be made available at the Office of the Township Clerk for any interested member of the public.

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

RESOLUTION #26-47

RESOLUTION offered by Councilmember Cahill, 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 January 20, 2026 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Settlement Agreement and General Release – Township of Piscataway and New York SMSA Limited Partnership d/b/a Verizon Wireless.
- b. RESOLUTION – Authorizing CY2026 & CY2027 Wrecker Approvals.
- c. RESOLUTION – Authorizing Refund of 2026 Retail Food License Fee – China Magic.
- d. RESOLUTION – Authorizing Award of Contract – US Postal Master – Annual Permit Fee for Bulk Mail – US Post Master – Not to Exceed \$100,000.00.
- e. RESOLUTION – Authorizing Award of Contract – Newsletter Services – Universal Mailing Services – Not to Exceed \$17,500.00.
- f. RESOLUTION – Authorizing Tax Appeal Settlement – Block 2402, lot 31.01 & Block 2406, Lot 27.02 – Ridgedale Gardens.
- g. RESOLUTION – Authorizing Multi-Party Traffic Signal Agreement – 1690 South Washington Avenue.
- h. RESOLUTION – Authorizing Award of Bid – 2025-2026 janitorial Services – Year 2 – Excel Facilities Services, LLC – Not to Exceed \$99,049.00.
- i. RESOLUTION – Authorizing Competitive Contracting for Police Off-Duty Detail Management System.
- j. RESOLUTION – Authorizing Cancellation of Taxes Due to 100% Disabled Veteran Status.
- k. RESOLUTION – Authorizing One Day Temporary Food License Fee Adjustment for Rutgers Community Food Market that runs from February through April 2026.
- l. MOTION – Accept Council Meeting Minutes – December 16, 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 January 20, 2026 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 #26-48

WHEREAS, the Township of Piscataway (the "Township") wishes to enter into a Settlement Agreement and General Release (the "Agreement") with New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the parties wish to resolve their dispute and enter into the Agreement in lieu of litigation; and

WHEREAS, the Township Attorney has reviewed the Agreement and recommends execution of same; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway that the Mayor is hereby authorized to execute, and the Township Clerk to attest to the Settlement Agreement and General Release in substantially the form annexed hereto, subject to changes agreed upon by the Mayor, upon the advice of the Township Attorney, and to take any and all actions necessary to finalize such settlement, including any payments as provided for in the Agreement.

RESOLUTION #26-49

WHEREAS, the Township of Piscataway (the "Township") wishes to approve wreckers for CY 2026 and CY 2027 rotating wrecker services list; and

WHEREAS, the Township received six (6) applications for a light duty license and three (3) applications for a heavy duty license; and

WHEREAS, pursuant to a Memorandum from the Public Safety Director, dated January 20, 2026, which is attached hereto and made a part hereof, said Public Safety Director recommends that the following light duty wreckers be approved for the 2026 and 2027 rotating wrecker services list:

1. Guaranteed Motor Towing Service, Inc.
2. Mike's Towing & Recovery
3. Central Jersey Garage
4. Piscataway Auto & Truck
5. Ted's Towing
6. Scott Flowers Towing Inc.

WHEREAS, pursuant to the above referenced Memorandum, the Public Safety Director recommends that the following heavy duty wreckers be approved for the 2026 and 2027 rotating wrecker services list:

1. Guaranteed Motor Towing Service, Inc.
2. Mike's Towing & Recovery
3. Scott Flowers Towing Inc.

WHEREAS, approval as either a light duty or heavy duty wrecker for 2026 and 2027 does not waive a company's current violations of the Piscataway Township Code, pursuant to Pisc. Code §4-12.16, said violations and warnings received in the prior approval period of CY 2026 and CY 2027 shall remain intact and shall be counted towards a suspension and possible license revocation for this approval period; 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 approve the following six (6) light duty wrecker applications and three (3) heavy duty wrecker applications for the 2026 and 2027 rotating wrecker services list, subject to receipt of application fees and updated documentation, and issue any necessary approvals regarding same:

LIGHT DUTY

1. Guaranteed Motor Towing Service, Inc.
2. Mike's Towing & Recovery
3. Central Jersey Garage
4. Piscataway Auto & Truck
5. Ted's Towing
6. Scott Flowers Towing, Inc.

HEAVY DUTY

1. Guaranteed Motor Towing Service, Inc.
2. Mike's Towing & Recovery
3. Scott Flowers Towing, Inc.

RESOLUTION #26-50

WHEREAS, on December 16, 2025, the Township of Piscataway (the “Township”) received a payment in the amount of three-hundred and twenty-five dollars (\$325.00) from China Magic, Piscataway, NJ, as it pertains to a 2026 Retail Food License fee; and

WHEREAS, China Magic, Piscataway, NJ, was sold and ceased operations at the end of December 2025 and as a result, the 2026 Retail Food License is no longer required; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to return the fee for said 2026 Retail Food License in the amount of three-hundred and twenty-five dollars (\$325.00) to China Magic, Piscataway, NJ.

RESOLUTION #26-51

WHEREAS, the Township of Piscataway (the “Township”) is in need of Postage for Bulk Mail Newsletters, Tax Bills under Piscataway Township Permit #927 (the “Postage”); and

WHEREAS, pursuant to N.J.S.A. § 40A:11-5(2), any contract the amount of which exceeds the bid threshold, may be negotiated and awarded by the governing body without public advertising for bids and bidding if it is to be entered into with the United States of America or any board, body, officer, agency, or authority thereof; and

WHEREAS, the Township Business Administrator recommends awarding a contract for the Postage under Piscataway Township Permit #927 to US Postmaster, Edison, NJ, in the amount not to exceed \$100,000.00 for CY 2026; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:30-5.4 is attached hereto and made a part hereof; 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 enter into a contract for Postage for Bulk Mail Newsletters, Tax Bills under Piscataway Township Permit #927 with US Postmaster, Edison, NJ, for a total cost not to exceed \$100,000.00 for CY 2026.

RESOLUTION #26-52

WHEREAS, the Township of Piscataway (the “Township”) is in need of Printing and Mailing of the Township Newsletters (the “Printing”); and

WHEREAS, N.J.S.A. 40A:11-3 allows the Township to receive quotations in lieu of public bidding if the contract amount is less than or equal to the Township bid threshold; and

WHEREAS, pursuant to a Resolution, dated July 22, 2025, the Township increased their bid threshold to \$53,000.00; and

WHEREAS, the Township Business Administrator recommends awarding a contract for the Printing to Universal Mail Services, Piscataway, NJ, in the amount not to exceed \$17,500.00 for CY 2026; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:30-5.4 is attached hereto and made a part hereof; 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 enter into a contract for Printing and Mailing Services for the Township Newsletter with Universal Mailing Services, Piscataway, NJ, in the amount not to exceed \$17,500.00 for CY 2026.

RESOLUTION #26-53

WHEREAS, the Township of Piscataway and the following property owner has been engaged in litigation on a tax appeal which is pending in the Tax Court; and

WHEREAS, the Municipal Tax Assessor and Special Counsel for Tax Appeals have recommended the following settlement regarding the assessed value of the property for the specified year:

Block 2402, Lot 31.01				301 N. Randolphville Rd.
Ridgedale Gardens				
	2022	2022	2023	2023
	Assessment	Proposed	Assessment	Proposed Assessment
		Assessment		
Land	4,436,000		4,436,000	
Improvements	5,184,000	WITHDRAW	5,924,000	WITHDRAW
Total	9,620,000		10,360,000	

	2024 Assessment	2024 Proposed Assessment	2025 Assessment	2025 Proposed Assessment
Land	4,436,000	4,436,000	4,436,000	4,436,000
Improvements	7,256,000	6,273,200	7,256,000	6,723,200
Total	11,692,000	10,709,200	11,692,000	10,709,200

Block 2406, Lot 27.02
Ridgedale Gardens

300 N. Randolphville Rd.

	2022 Assessment	2022 Proposed Assessment	2023 Assessment	2023 Proposed Assessment
Land	10,670,400		10,670,400	
Improvements	12,469,600	WITHDRAW	14,249,600	WITHDRAW
Total	23,140,000		24,920,000	

	2024 Assessment	2024 Proposed Assessment	2025 Assessment	2025 Proposed Assessment
Land	10,670,400	10,670,400	10,670,400	10,670,400
Improvements	17,453,600	15,160,400	17,453,600	15,160,400
Total	28,124,000	25,830,800	28,124,000	25,830,800

WHEREAS, the Special Counsel for Tax Appeals, as well as appraisal consultants retained by the Township, have advised that the proposed settlement fully conforms with the public interest; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the settlement of the above Tax Appeal, as recommended by the Municipal Tax Assessor and Special Counsel for Tax Appeals and as specifically set forth above, be and the same is hereby approved; and

BE IT FURTHER RESOLVED that upon notification from the Assessor that the above settlement has been approved by the Tax Court, the Tax Collector and other appropriate officials, the appropriate municipal officials be and are hereby authorized to issue the refund and/or credit corresponding to the aforementioned assessed value.

RESOLUTION #26-54

WHEREAS, the Township of Piscataway (the "Township") and the County of Middlesex (the "County"), have agreed to enter into a Multi-Party agreement with M&M Realty Partners at Piscataway, LLC (the "Developer") in regard to the installation of a traffic signal at intersection of South Washington Avenue and the southern driveway of the Developer site near Knox Drive (the "Agreement"); and

WHEREAS, the Developer has agreed to bear 100% of the cost of all design engineering services, construction costs based on the final as built quantities, construction of the emergency vehicle pre-emption system, and construction of the communication link to the County's Advanced Traffic Management System; and

WHEREAS, the County shall at its own costs and expense, take ownership for and be responsible for the operation and maintenance of the traffic signal at the intersection and record all rights-of-way and property maps provided by the Developer; and

WHEREAS, the Township Attorney has reviewed the Agreement and recommends execution of same; 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 enter into a Multi-Party Agreement with the County of Middlesex, the Township of Piscataway and M&M Realty Partners at Piscataway, LLC, for the installation of traffic signals at the intersection of South Washington Avenue and the southern driveway of the Developer site near Knox Drive; and

BE IT FURTHER RESOLVED that the municipal officials be and are hereby authorized to take any action and execute any documents in order to effectuate said Agreement and the installation of said traffic signal.

RESOLUTION #26-55

WHEREAS, on October 16, 2024, the Township of Piscataway (the "Township") received eight (8) bids for the 2025-2026 Janitorial Services for Various Municipal Buildings and Facilities (the "Services"); and

WHEREAS, Excel Facility Service, LLC, Nutley, 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 January 12, 2026, 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 Excel Facility Service, LLC, Nutley, NJ, the lowest qualified bidder, in the amount not to exceed \$99,049.00, after the satisfactory completion of the 2025 contract; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:30-5.4 is attached hereto and made a part hereof; 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 award a 2026 contract for the Janitorial Services for Various Municipal Buildings and Facilities to Excel Facility Service, LLC, Nutley, NJ, the lowest qualified bidder, in the amount not to exceed \$99,049.00, subject to all bid specifications and contract documents.

RESOLUTION #26-56

WHEREAS, the Township of Piscataway wishes to award a contract for a Police Off-Duty Detail Management System; and

WHEREAS, N.J.S.A. 40A:11-4.1(a) allows the Township to use competitive contracting in lieu of public bidding for a Police Off-Duty Detail Management System; and

WHEREAS, N.J.S.A. 40A:11-4.3 requires initial governing body authorization to competitively contract for such software; 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 use competitive contracting, pursuant to N.J.S.A. 40A:11-4 et. seq., to award a contract for Police Off-Duty Detail Management System.

RESOLUTION #26-57

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

BLOCK	LOT	QUAL	NAME	YEAR	AMOUNT	REASON
3901	57.02		ANTOINE, HANS	2026	3,880.40	100% Disabled Veteran
3901	57.02		ANTOINE, HANS	2026	3,319.91	100% Disabled Veteran
3901	57.02		ANTOINE, HANS	2026	560.50	100% Disabled Veteran

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

RESOLUTION #26-58

WHEREAS, the Rutgers Community Farmers Market (the "Market") wishes to bring healthy food from local farms to the Rutgers Busch Campus geared to providing fresh produce to students with SNAP benefits; and

WHEREAS, the Township of Piscataway (the "Township") wishes to support access to healthy and nutritious food to Piscataway residents and students and facilitate vendors to attend by requiring a single temporary health license for the duration of the Market from February 2026 through April 2026; and

WHEREAS, all vendors must still comply with the applicable health regulations governed by N.J.A.C. 8:24 et seq. and Chapter X, Section 4 of the Revised General Ordinances of the Township of Piscataway; and

NOW, THEREFORE BE IT RESOVLED by the Township Council of the Township of Piscataway, that the appropriate municipal officials hereby authorize all vendors participating in the Rutgers Community Food Market to obtain only one (1) temporary health license for the period of February 2026 through April 2026; and

BE IT FURTHER RESOLVED that the total fee for said temporary health license shall one-hundred dollars (\$100.00); and

BE IT FURTHER RESOLVED that all participating vendors must comply with the applicable health regulations governed by N.J.A.C. 8:24 et seq. and Chapter X, Section 4 of the Revised General Ordinances of the Township of Piscataway.

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilmember Cahill reassured the residents that the Council's top priority is the safety of them, businesses, and the community as a whole.

- Councilmember Espinosa spoke about the success of the Dr. MLK Jr. Breakfast from the previous weekend and reminded residents of the free rabies clinic on January 31st and February 7th.
- Councilmember Leibowitz reminded residents of the very first Autism Celebration and Resource Fair happening on March 22nd. Thank you to those who donated during the toy drive.
- Councilmember Rashid thanked the Mayor for reading the Muslim Heritage Month proclamation, but wishes she could have had more notice to inform Muslim residents. She also read a quote by Dr. MLK Jr. stating that she hopes his words will have an impact all year-round.
- Councilmember Uhrin wished the Piscataway Pop Warner cheerleaders good luck in their global competition in February.
- Mayor Wahler gave an update on the Township's salt situation.
- Business Administrator Paula Cozzarelli gave an update on the upcoming weather event and reminded residents to not park their cars on snow-covered streets. She also announced that she received the official letter allocating \$2.9 million grant to clean up the Ecological Park. Finally, the Department of Administration will be reaching out to Councilmembers to meet about the 2026 budget.
- Township Attorney Raj Goomer had no comments.
- Council President Lombardi thanked the Civil Rights Advisory Commission for a very successful Dr. MLK Jr. Breakfast as well as the DPW for their hard work during this winter season. She also congratulated the new officers within the volunteer fire companies.

The Council considered the matters on the agenda for February 10, 2026:

- ORDINANCE – SECOND READING – Amending Chapter 7 – Traffic – Section 14 Parking Prohibited at All Times On Certain Streets – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – Vacating All of the Right, Title, and Interest of the Township of Piscataway in the Entirety of Rothe Place – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- ORDINANCE – SECOND READING – Adding Chapter 4 Licensing and Business Regulations, Section 16, Hotels and Motels – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- RESOLUTION – Authorizing Changer Order #1 – 2025-2026 Sidewalk Repair Program to Include Curbs, Driveways, & Handicap Ramps – Messercola Excavating – Not to Exceed \$43,760.00.
- RESOLUTION – Authorizing Purchases from Various NJ State Contract and Approved Cooperative Vendors.

OPEN TO PUBLIC – REMOTE ATTENDEES:

- Brian Rak, 1247 Brookside Rd, asked why the Township was putting out videos about the Hotel & Motel ordinance, but the ordinance itself was not placed on the agenda until a few hours before the meeting. He spoke about the CAD data he analyzed from the last three (3) months regarding calls from various locations throughout town. Finally, he asked about the employment status of a police officer who was arrested last year as well as the multiple lawsuits filed against the Township/PD.
 - Township Attorney Raj Goomer advised the Councilmembers to please not respond as Mr. Rak has a pending lawsuit against the Township; however, Mr. Goomer responded. He stated that the Hotel & Motel ordinance was still being worked on up until the afternoon of the meeting, which is why it was not on the agenda until then. He also said that the officer Mr. Rak mentioned was terminated three (3) days after the incident.
- Jessica Kratovil, 1247 Brookside Rd, asked if the Hotel & Motel ordinance has been changed to be “constitutional” and when it would be available for the public to read. She also made comments about the recent videos the Township has been posting on their social media pages.
 - Council President Lombardi told Ms. Kratovil that the ordinance will be available to read beginning tomorrow.
 - Township Attorney Raj Goomer informed the public that multiple attorneys have reviewed the Hotel & Motel ordinance and he is comfortable with the way it is currently written.

- Rayna Patel asked why the Hotel & Motel ordinance was not open for public comment. She said she is offended by the language being used regarding this ordinance.
 - Council President Lombardi explained that first reading ordinances are not open to the public. When this ordinance goes to second reading, there will be a public comment portion.
- Ally Brachman, 241 Vasser Dr, said she is disappointed in the lack of transparency from the Council as well as the videos being published.
 - Councilmember Cahill said that she believes the new version of the Hotel & Motel ordinance, which will be available tomorrow, will answer some of the concerns brought before the Council tonight.
- Craig Aumack, 3 Lake Park Dr, asked how the Township “will identify the bad people.”

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

OPEN TO PUBLIC – IN PERSON ATTENDEES:

- Nancy Selgado-Cowan, 124 Stanton Ave, thanked Mayor Wahler for acknowledging the school board members who were present at the Dr. MLK Jr. Breakfast. She said that the school board wants to work on bettering their relationship with the Township; therefore, there will be one (1) representative – Mr. Prashant Patel – at each Council meeting and one (1) representative at each Planning Board and Zoning Board meeting – Ms. Loretta Rivers.
 - Mayor Wahler asked that Ms. Selgado-Cowan talk to the Superintendent about not being able to use Fellowship Farm as a polling location.
- Dana Gabriele, 1351 Centennial Ave, spoke about various incidents that have happened at her place of business (Gabriele’s Bar & Grill) with her employees and those that have either stayed or visited the Motel 6.
- Tina P., 1014 Stelton Rd, is the manager of Burger King in the same parking lot as the Motel 6. She, too, spoke about her concerns to public safety, her business, and the employees.
- Colleen N., 48 Wagner Ave, supports the ordinance because of the strain the Motel 6 is putting on the police force as well as the myriad public safety issues.
- Michelle, Gabriele’s Bar & Grill employee, described her encounters with those staying at the Motel 6.
- Nicole, Gabriele’s Bar & Grill employee, appreciates that the Council is trying to hold someone accountable for the situation. She also mentioned that this situation is effecting the real estate market in the Township.
- Lisa, Gabriele’s Bar & Grill, stated that she is uneasy when coming into work because of those staying at the Motel 6.
- Jose Medina, 321 Perrine Ave, is a retired Piscataway Police Department and thanked the Council for their efforts in trying to get a handle on the situation with Motel 6, as it has been going on for far too long.
- Jenna, former Gabriele’s Bar & Grill employee, shared her experiences with patrons of the Motel 6.
- Eric M., owner of Petrucci’s, is having an ongoing issue with a handful of individuals loitering in front of the business causing customers to feel uncomfortable as well as various public safety concerns.
- Vincent B., local real estate agent, says that the crime rate increase is making prospective buyers reconsider this area.
- Mr. Shah, manager of Party City in South Plainfield, discussed their issues with Motel 6 as well and thanked the Mayor and Council for their help.
- Owner of 1380 Centennial Ave also spoke about the issues his business is having with individuals from Motel 6. He is concerned, however, that the lease terms will just become shorter to abide by the ordinance and that the problem will not actually be solved.
- Kimberly Newbert, 48 Wagner Ave, is concerned about public safety and supports the ordinance in order to make that area of Piscataway safer.
- Christine T., 309 River Rd, supports the ordinance in order to make the town a safer place for taxpayers.
- Marcia Silverstein, 27 Seward Ave, supports helping those who actually need assistance, but does not support helping those who either do not need it or are taking advantage.

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

There being no further business to come before the council, the meeting was adjourned at 8:39 pm. Motion by Councilmember Cahill, seconded by Councilmember Espinosa, carried unanimously.

Respectfully submitted,

Jennifer Johnson

Jennifer Johnson, Deputy Township Clerk

Accepted:

Michele Lombardi

Michele Lombardi
Council President