

February 10, 2026

A Regular Meeting of the Piscataway Township Council was held on February 10, 2026 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Councilmember 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, Carmichael, Espinosa, Leibowitz, Rashid, Uhrin, & Lombardi.

Council President Lombardi led the salute to the flag.

Mayor Wahler read the following proclamation in honor of Black History Month:

WHEREAS, Black History Month is observed each February to celebrate the culture and achievements of African Americans whose contributions have strengthened and enriched our nation; and

WHEREAS, Black History Month also provides a crucial opportunity for all Americans to learn, understand and reflect on the enormous burdens and sacrifices placed upon African Americans including the brutality and lasting impacts of the transatlantic human trade and Jim Crow laws; and

WHEREAS, historical sites and narratives related to all aspects of past and present African American life must be preserved to properly guide the shaping of our nation into a truly more perfect union; and

WHEREAS, New Jersey and Middlesex County in particular have been home to the full breadth of the African American experience; and

WHEREAS, numerous slave ships brought enslaved Africans to destinations of subjugation through Perth Amboy; and

WHEREAS, Thomas Mundy Peterson of the same municipality was the first African American man to vote after the passage of the 15th Amendment to the U.S. Constitution; and

WHEREAS, among the collection of historical structures at East Jersey Old Town Village in Piscataway, the Cato Hoagland House was the home of a free African American who purchased it in 1862 and lived in it until 1899; and

WHEREAS, African Americans continue to play a vital role in shaping our nation and contribute mightily to its economic, cultural, spiritual and political growth.

NOW, THEREFORE, I, Brian C. Wahler, Mayor of the Township of Piscataway, County of Middlesex, State of New Jersey, do hereby recognize the month of February as

Black History Month

and encourage all residents to acknowledge the contributions and enduring legacy of African Americans in our community and country.

Council President Lombardi opened the meeting to members of the Administration and the Council regarding the adjournment of any agenda items.

Councilmember Leibowitz motioned to remove item #9 (ORDINANCE – SECOND READING – Adding Chapter 4 Licensing and Business Regulations, Section 16, Hotels and Motels – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance) from the agenda.

Councilmember Rashid seconded the motion for removal.

On a roll call vote, Councilmembers Cahill, Carmichael, Espinosa, Uhrin, & Lombardi voted no. Councilmembers Leibowitz and Rashid voted yes.

The ordinance remained on the agenda.

Councilmember Rashid asked about Consent Agenda item 10m.

Council President Lombardi provided the relevant information.

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 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.

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 VII, Traffic, Section 14, Parking Prohibited At All Times on Certain Streets, 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 14, Parking Prohibited At All Times on Certain Streets, of 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

* * *

7-14 PARKING PROHIBITED DURING AT ALL TIMES ON CERTAIN STREETS.

* * *

Name of Street	Sides	Location
* * *		
Centennial Avenue	Both	From the southerly curblineline of Old New Brunswick Road to a point 500 feet south
[Center Street]	[South]	[From New Market Road to Levgar Street]
* * *		
Possumtown Road West	South	From Middlesex Borough line to Centennial Avenue
<i>Prospect Street</i>	<i>Both</i>	<i>From 125 feet south of Center Street to the Center Street intersection; West side from 75 feet south of Center Street to the Center Street intersection</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 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 VII (7), TRAFFIC, SECTION 14, PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS.

was introduced on the 20th day of January 2026 and had passed the first reading and was published on the 25th day of January 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on February 10, 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. 2026-05.

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

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, ADDING CHAPTER IV LICENSING AND BUSINESS REGULATIONS, SECTION 16, HOTELS AND MOTELS

WHEREAS, the Mayor and Township Council of the Township of Piscataway, Middlesex County, find it in the best interest of the public to add Chapter IV, Licensing and Business Regulations, Section 16, Hotels and Motels, of the Revised General Ordinances of the Township of Piscataway regarding the addition of licensing for Hotels and Motels within the Township; and

BE IT THEREFORE ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter IV, Licensing and Business Regulations, Section 16, Hotels and Motels, of the Revised General Ordinances of the Township of Piscataway are hereby added as follows:

CHAPTER IV LICENSING AND BUSINESS REGULATIONS

SECTION 4-16 HOTELS AND MOTELS

4-16.1 Definitions.

As used in this article, the following terms shall have the meanings indicated:

CRIME INVOLVING MORAL TURPITUDE

A criminal offense that, by its statutory elements, necessarily involves dishonesty, fraud, deception, or conduct demonstrating baseness, vileness, or depravity, and which evidences a lack of good moral character or a disregard for the duties owed to the public. An offense shall constitute a crime involving moral turpitude only where the conviction requires proof of intentional or knowing morally corrupt conduct, and shall not include offenses that may be committed through negligence, recklessness, or strict liability.

GUEST

A person or group of people who occupy the establishment, typically for a fee, and who are provided access to a lodging unit with associated amenities and services. Any such person so occupying space in a Motel/Hotel shall be deemed a "transient occupant" prior to the 90th day of occupancy.

HOTEL

An establishment in which each lodging unit has access only via internal hallways or a lobby and in which each unit is separately equipped with individual sleeping and bathroom facilities, offered to transient occupant. The definition of "Hotel" includes any

building, related structure, accessory building and land appurtenant thereto, and any part thereof. The term "Hotel" is distinct from the terms "Motel," "boarding house," "rooming house" or "apartment hotel."

MOTEL

A group of attached, semidetached or detached one- or two-story structures consisting of individual dwelling units, each unit consisting of a bedroom, bathroom and each having a separate entrance leading from a parking area or courtyard and not through a central lobby for the use of the unit's occupants. The units, with the exception of the apartment of the manager or caretaker, are designed and used exclusively or primarily to accommodate Guests and have no cooking facilities.

OCCUPANCY

The use or possession or the right to the use or possession of any room(s) or portion thereof in any Motel/Hotel for sleeping purposes.

OPERATOR

Any person, as defined herein, and including agents, employees, and independent contractors thereof, responsible for the day-to-day management and performance of Motel/Hotel activities.

PERSON

Any individual, firm, partnership, joint venture, association, social club, fraternal organization, joint-stock company, corporation, estate, trust, business trust, receiver, trustee, syndicate or any other group or combination acting as a unit.

TRANSIENT OCCUPANT

One whose presence in Piscataway Township is temporary or fleeting for a period of time up to the 89th day of occupancy.

4-16.2 License required.

No person shall engage in the business of conducting a Motel or Hotel without first having applied for and obtained from the Township a license therefor as hereinafter provided. All Hotels and Motels must apply for an initial license on or before April 30th, 2026. License applications for following years must be filed by December 1st of the preceding year (For Example: License applications must be filed by December 1st, 2026 for the 2027 license year).

4-16.3 Application for license; change in information.

- A. In addition to the requirements of Section 4-1.2 above, each applicant for such license shall make a written application annually on a form supplied by the Township Clerk, setting forth, but not limited to:
 1. A description of the buildings, structures and accommodations upon said lands, including a statement of the number of housing or lodging units and the maximum number of persons who can be accommodated at any given time.
 2. A description of the character of said buildings or structures as to size and type of construction.
 3. A description of vehicle parking spaces and facilities.
 4. The name and address of the owner of said lands and buildings, if different from the applicant.
 5. The name and address of the Operator, if different from the applicant.
 6. Written consent by the owner of said lands and buildings authorizing applicant to file for a license and operate a Hotel or Motel on the premises.
 7. The name or names of the person or persons on the licensed premises upon whom process may be served.
 8. A detailed description of the manual register or computer system used for the registration of persons to whom accommodations are extended or copy of same.
 9. Whether any person constituting the individual or partnership applicant has ever been convicted of any crime. If a corporate applicant, whether the corporate applicant or any stockholder holding 5% or more of the stock thereof or any director or officer thereof, has ever been convicted of any crime. In either case, if so, the details thereof, including, with respect to each conviction, the name of the person convicted, the date thereof, the nature of the

crime, the court in which the conviction was entered and the punishment imposed.

10. In the case of corporate applicants, the names and residences of all stockholders holding 5% or more of any stock of the corporation, as well as the names and residences of all officers of the corporation and the office held by each.
 11. Notwithstanding any provision limiting ownership, or requiring disclosure or a background check for any person or entity holding five percent (5%) or more ownership interest, such requirement shall not apply to shareholders, members, partners, or equity holders of a hotel that is owned directly or indirectly by a publicly traded corporation or institutional entity whose securities are registered with the U.S. Securities and Exchange Commission or equivalent regulatory authority, and which operates hotels under a nationally recognized hotel brand. For purposes of this section, compliance with federal and state securities disclosure, governance, and reporting requirements shall be deemed sufficient in lieu of individual background checks for such owners.
- B. Any change in any of the information set forth in the application during the term of the license shall be communicated by the licensee in writing to the Township Clerk within 7 days of the change.

4-16.4 Investigation and approval of application.

- A. In addition to the requirements of Section 4-1.3 in regard to Police review, the Township Clerk shall forward said application to the Code Enforcement official, Zoning Officer, Health Officer and to the Fire Official, who shall inspect the premises to determine whether or not the premises comply with applicable health, fire and municipal code regulations/statutes. If the premises do not comply, said officials shall attach to the application a written list of violations and return the same to the Township Clerk, who shall in turn forward said findings to the applicant. If the premises do comply, said officials shall provide a notice of satisfactory inspection to the Township Clerk.
- B. Upon filing an application with the Township Clerk's Office, the applicant (licensee), stockholder holding 5% or more of the stock of a corporation, director or officer of the corporation (unless exempted pursuant to Section 4-16.3(A)(11), shall authorize and consent to a criminal background check by the Township Police Department. Any subsequent individual changes to ownership or personnel must undergo the same criminal background check and provide authorization and consent for the Police Department to complete the background check upon application to transfer said license. Upon receipt of the results of the criminal background check, the Police Department shall conduct a review pursuant to Section 4-1.3. The Township Clerk shall then notify the applicant of said results.
- C. The Township Clerk shall present said application, with said notices of satisfactory inspection and police background check memoranda to the Business Administrator for final approval. The Township Business Administrator may require additional information to determine whether an applicant should be issued a license. In such case, the Township Business Administrator may order an investigation of the premises and of the information set forth in said application as may be deemed necessary.
- D. Upon approval by the Business Administrator, the Township Clerk shall issue the License.

4-16.5 Criminal convictions barring issuance of license.

No such license shall be issued to any person who has been convicted of a crime involving moral turpitude; nor shall any such license be issued to any corporation in which any stockholder holding 5% or more of any of the stock thereof, or in which any director or officer shall have been convicted of a crime involving moral turpitude.

4-16.6 License Fee

- A. The annual fee for said license shall be \$250.00 plus \$20.00 for each room or unit.
- B. License fees shall not be apportioned, regardless of the date on which such license may be issued.

4-16.7 Term and display of license.

- A. All initial licenses issued under the provisions of this Section shall be for the term from May 1st, 2026 to December 31, 2026. Licenses for following years shall be for a term of one year commencing on January 1st and expiring on December 31st .
- B. All licenses shall be displayed pursuant to Section 4-1.6.

4-16.8 Transfer of license.

- A. Each license shall be valid only to the applicant to whom it is issued and to such applicant to whom the license may be transferred as hereinafter provided.
- B. The application for a license by the transferee shall be the same as an original application for a license.
- C. The transferee's application shall be accompanied by the consent of the current licensee and a transfer fee equal to 20% of the annual license fee of the license sought to be transferred.
- D. The Business Administrator, with the consent of the licensee and upon payment of the transfer fee, may transfer to such applicant any license issued under the terms and provisions of this chapter. Said transfer fee shall be retained by the Township whether the transfer is granted or not.

4-16.9 Guest registration and occupancy.

- A. Guest registration required.
 - 1. No room shall be rented directly to any person who is a minor.
 - 2. Each licensee shall maintain on the licensed premises a manual or computer register log containing the following Guest's information:
 - i. The full name and address, if any, of each person to occupy the unit;
 - ii. Date and time of check-in and check-out;
 - iii. The unit number assigned to each Guest; and
 - 3. The record log shall be made immediately available for inspection by any officer of the Piscataway Code Enforcement Department:
 - i. Said log shall be kept by the Motel/Hotel Licensee or Operator for a period of not less than three (3) years; and
 - ii. Failure to maintain the log as required herein, failure to provide the log upon request, altering the log so that the information is incomplete, or otherwise obstructing the inspection of the log shall be a basis for suspension or revocation of the license.
 - 4. The duties imposed on a Licensee or Operator by this article shall not be interpreted or applied so as to violate or cause the violation of the Americans with Disabilities Act of 1990 and its amendments (see 42 U.S.C. § 12101 et seq.).
- B. Occupancy.
 - 1. The sleeping accommodations of a Motel/Hotel shall be rented only for the use of Guests as Transient Occupants. No unit shall be used or occupied on any permanent basis.
 - 2. No Guest shall use or occupy a Hotel/Motel, or any portion thereof, for a period exceeding eighty nine (89) consecutive days, regardless of whether the Guest occupies the same or different rooms during such period, unless the Guest satisfies the provisions of Subsection B(3) below. Occupation or use by a Guest for a portion of a calendar day shall constitute a full day.
 - 3. A minimum of seven (7) days prior to the expiration of the eighty nine (89) day limit, it shall be an affirmative duty of the Operator or Licensee to petition the Township Business Administrator in writing to permit a guest to avail themselves of the use of the Motel/Hotel for a period longer than eighty nine (89) days when such Guest provides:
 - i. Proof of current, valid residency more than 30 miles from the Township of Piscataway and is utilizing the Motel/Hotel while performing a temporary function or service in Piscataway Township, such as employment on a construction project; or

- ii. Where the Guest is in need of temporary quarters while improvements are being performed on the Guest's primary residence making it temporarily uninhabitable, where such time frame remains limited to a definite timeline and where vacancy of the Motel/Hotel will occur at the conclusion of the construction project or the primary residence becomes habitable; or
 - iii. Where the Guest requires a short, defined period to arrange alternative accommodation.
 - iv. Where the Guest is a victim of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined under the Prevention of Domestic Violence Act of 1991, N.J.S.A. 2C:25-19 et seq., the Sexual Assault Survivor Protection Act of 2015, N.J.S.A. 2C:14-13 et seq., or N.J.S.A. 2C:12-10, and requires temporary lodging for purposes of safety, protection, or relocation, provided that the Guest submits reasonable documentation evidencing such status. Any extension granted pursuant to this subsection shall be limited to a defined and temporary period reasonably necessary for the Guest to secure safe alternative housing. Any documentation submitted pursuant to this subsection, including but not limited to documentation related to victims of domestic violence, dating violence, sexual assault, or stalking, shall be maintained in a confidential manner by the Township Business Administrator. Such records shall not be deemed public records subject to disclosure under the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., or the common law right of access, to the extent permitted by law, and shall be used solely for the purpose of administering and enforcing this ordinance.
4. Extension Prohibited
- i. Following Felony Arrest or Charge of Guest.
 - 1. A Guest shall not be eligible for an extension of occupancy beyond eighty nine (89) consecutive days if, during the Guest's stay at the Hotel or Motel, the Guest is arrested for, or formally charged with, a felony offense occurring on or directly related to the Hotel or Motel premises.
 - 2. This subsection shall not apply to any Guest who is involved in a criminal matter solely as a victim, witness, or reporting party, or who is otherwise not arrested for or formally charged with a felony offense in connection with the incident.
 - 3. A determination under this subsection shall be based exclusively on official law enforcement records and shall not require a criminal conviction. Nothing in this section shall be construed to create a presumption of guilt or to affect the rights of any individual in a criminal proceeding.
 - ii. For negatively affecting the quality of life for other guests such as noise violations, parking violations or violation of occupancy limits.
 - iii. Violation of any Township Ordinance while as a guest of the Hotel or Motel.
5. The prohibition set forth in this subsection applies only to the extension of occupancy beyond eighty nine (89) consecutive days and shall not require termination of a Guest's occupancy prior to the expiration of the eighty nine (89) day limit otherwise permitted under this Chapter. The decision to permit any stay longer than eighty nine (89) days remains at the sole discretion of the Township

Business Administrator and may be appealed pursuant to Section 4-16.13 below.

6. Should a guest not be permitted to extend their occupancy for any additional time period, the Operator and Licensee shall require the Guest to vacate within two (2) weeks of notification of the decision.
7. The Motel/Hotel is precluded from providing hourly rentals or rent for a period of less than 6 hours.

4-16.10 Inspections by the Township.

Code Enforcement, Health Officer, or Fire Official may inspect the licensed premises and any unit, whether occupied or unoccupied, to determine compliance with health, fire and other municipal and state regulations and codes.

4-16.11 Suspension or revocation of license.

- A. Any license issued under this chapter may be suspended or revoked by the Business Administrator with thirty (30) days notice for the following reasons:
 1. Fraud or misrepresentation in any application for a license or transfer thereof.
 2. Fraud, misrepresentation or other dishonesty in the operation of the Hotel or Motel.
 3. A violation of any provision of this Code.
 4. Whenever a license is issued pending the results of an investigation or background check, and the results of the investigation or background check are such as would have resulted in a denial of the application.
 5. Conviction of a crime involving moral turpitude by:
 - i. The licensee, if an individual;
 - ii. Any stockholder holding 5% or more of the stock of a corporate licensee; or
 - iii. Any director or officer of said corporate licensee.
- B. Any license under this chapter is subject to an immediate suspension or revocation, if it is determined by the Business Administrator that a condition exists at the licensed premises that poses an imminent threat to the health, safety and welfare of the public.
- C. Upon a revocation or suspension of the license occurring, the licensee shall be served with a written notice from the Township Business Administrator setting forth the grounds of the revocation or suspension.
- D. In the event the license is suspended or revoked, and the licensee has failed to either timely appeal, or a final appeal decision has been issued affirming the suspension or revocation pursuant to Section 4-16.13 below, the Motel/Hotel operator shall cause the Guests to be removed from the Motel/Hotel within 48 hours from Notice of same from the Township Business Administrator. The Motel/Hotel operator shall be responsible for relocating the Guests and any and all costs associated with the relocation of Guests. In the event the Motel/Hotel operator fails to meet said responsibility and the Township is required to arrange and provide for the relocation of said Guests, all costs and expenses incurred by the Township in the course of action associated with said relocation shall become a lien against the property.

4-16.12 Appeal Process.

- A. Right to Appeal. A decision, revocation or suspension pursuant to Sections 4-16.9 and 4-16.12 may be appealed to the Piscataway Township Business Administrator.
- B. Time for Appeal. Appeals must be filed not later than ten (10) business days from the receipt of the notice of suspension or revocation.
- C. Procedure for Appeal. Requests for an appeal must be timely submitted in writing to the Business Administrator. The request must clearly identify the action challenged and include a statement of reasons in support of reversal. Upon receiving such an appeal, the Business Administrator shall, within reasonable time, schedule a mutually agreeable date for a hearing.
- D. Conduct of Hearing. The hearing authorized by this section shall be conducted before a three (3) person panel composed as follows:
 1. The Director of Public Safety / Police Chief or their designee; and

2. The Piscataway Township Zoning Officer; and
 3. The Piscataway Township Mayor or their designee.
- E. Disposition of Appeal. After reviewing the licensee's written submissions and the record of the formal hearing, if any, the panel shall issue a written decision upholding, reversing, or modifying the original decision, revocation or suspension.
- F. If the panel recommends a reversal of a decision, revocation or suspension, the panel's decision shall be forwarded to the Business Administrator, who shall issue a Notice of the reversal, together with a copy of the panel's decision to the licensee.
- G. If the original determination is upheld, the panel shall so notify the appellant and provide a copy of its written decision.

4-16.13 Late fees.

All licenses issued under this article are subject to a \$250 late fee if the license is not renewed by the expiration date of the current license.

4-16.14 Violations and penalties.

A violation of any provision of this chapter may subject the licensee and operator to fines assessed by the Court as follows:

- A. First offense: \$250 per day for each day in violation and a mandatory court appearance.
- B. Second offense: \$1,000 per day for each day in violation and a mandatory court appearance.
- C. Subsequent offense: \$2,000 per day for each day in violation and a mandatory court appearance.

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.

Before opening to the public, Council President Lombardi read a statement in support of the above ordinance.

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

- Jessica Kratovil, 1247 Brookside Rd, spoke in opposition of the ordinance.
- Township Attorney Raj Goomer clarified and corrected some of the points Ms. Kratovil made.
- Brian Rak, 1247 Brookside Rd, also spoke in opposition of the ordinance.
- Raisa Rubin-Stankiewicz, New Jersey Coalition to End Homelessness, wants to work with the Council to come up with a better solution than the ordinance.
- Jenna, Coming Home Middlesex County, spoke of her personal and professional experience with the homeless population. She is in opposition of this ordinance.
- Kapil Shah, 423 Netherwood Ave, spoke in support of the ordinance because he believes it will help public safety.

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

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

- Sierra Hart, Housing and Economic Justice with New Jersey Coalition to End Domestic Violence, asked the Council to remove this ordinance from consideration.
- Milda Torres, Director of Middlesex County Family Justice Center, spoke in opposition of the ordinance.

- Duane Norwood, ACLU of New Jersey, urged the Council to reject the ordinance as written.
 - Township Attorney Raj Goomer reiterated that this ordinance has been reviewed by many attorneys.
- Heather Simms, Collaborative Support Programs of New Jersey, spoke in a professional and personal capacity in opposition to this ordinance.
- Eileen O'Donnell, Coming Home Middlesex County, stated the reasons why this ordinance does not make sense to her.
- Anne Dealy, Collaborative Support Programs of New Jersey, gave statistical information to show her opposition for this ordinance.
- Sheila Mazar, 46 Wickley Ave, from the League of Women Voters of the Greater New Brunswick Area spoke in opposition of the ordinance as an individual living in Piscataway and as a representative of the organization. She also asked the Council to use their "political influence" to encourage the legislators in Legislative District 17 to provide more affordable housing across the State of New Jersey.
- Staci Berger, 233 Ellis Parkway, spoke in opposition of the ordinance.
- Dana Gabriele, 1351 Centennial Ave, owner of Gabriele's Bar & Grill spoke in support of the ordinance. She thanked the Council for trying to help her and her business, as well as all of the other businesses around Motel 6.
- Ralph Johnson, 39 E Burgess Dr, commented that he has not seen the Council speak with any community members or professionals to get their input on the ordinance.
- Nancy Corradino, 14 Jefferson Dr, former Board of Education member stated that her primary responsibility as a BOE member was educating the students and keeping all students and staff safe. Similarly, the Council's primary responsibility is to keep the community safe.
- Rayna Patel, Collaborative Support Programs of New Jersey, spoke in opposition of the ordinance.
- Nancy Selgado-Cowan, 124 Stanton Ave, spoke of her experience as a Board of Education member and suggested that the Council start a Task Force.
- Richard Ettenhuber, 48 Wagner Ave, spoke in support of the ordinance. He asked about increased police patrol in the Motel 6 area as well as financial recourse with the County and State.
 - Township Attorney Raj Goomer provided relevant information.

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

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Uhrin, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: AN ORDINANCE 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

was introduced on the 20th day of January 2026 and had passed the first reading and was published on the 28th day of January 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on February 10, 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. 2026-06.

On roll call vote: Councilmembers Cahill, Carmichael, Espinosa, Uhrin, & Lombardi answered yes. Councilmembers Leibowitz & Rashid answered no.

RESOLUTION #26-59

RESOLUTION offered by Councilmember Uhrin, seconded by Councilmember Espinosa.

WHEREAS, the Revised General Ordinances of the Township of Piscataway permit the adoption of resolutions 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 to be presented before the Township Council at its January 2, 2026 Reorganization Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Change Order #1 – 2025-2026 Sidewalk Repair Program to Include Curbs, Driveways & Handicap Ramps – Messercola Excavating – Not to Exceed \$43,760.00.
- b. RESOLUTION – Authorizing Purchases from Various NJ State Contract and Approved Cooperative Vendors.
- c. RESOLUTION – Adopting Central Jersey Joint Insurance Fund 2026 Safety Incentive Program.
- d. RESOLUTION – Authorizing 2026 Amusement License – Circle Stelton Holding Company, LLC t/a Circle Bowl & Entertainment.
- e. RESOLUTION – Approval of 2026 Solicitors License.
- f. RESOLUTION – Authorizing Award of Contract Through TIPS USA – Piscataway Storage Area Network (SAN) Upgrade for Backup Server, DR Server and Production Server – Cxtec – Not to Exceed \$194,680.00.
- g. RESOLUTION – Authorizing Award of Contract – Harbor Consultants Inc. – Affordable Housing Professional Services – Not to Exceed \$88,000.00.
- h. RESOLUTION – Authorizing Award of a Two Year Contract – OverDrive, Inc. for Non-Print Materials for Piscataway Township Library - Not to Exceed \$85,000.00.
- i. RESOLUTION – Authorizing Award of a Two Year Contract – STELLA Consortium (Library Automation Services) Not to Exceed \$230,000.00.
- j. RESOLUTION – Authorizing Submission of FY2026 Local Recreation Improvement Grant – Application to New Jersey DCA for Riverside Park Field Lighting System Upgrades.
- k. RESOLUTION – Authorizing Return of Cash Performance Bond – Equity Land Group, LLC – Block 5302, Lot 1.01 – 521 Stelton Road – Off-Site Improvements - 20-ZB-09/10V.
- l. RESOLUTION – Authorizing Transfer of Block 2101, Lot 11.03 – 73 Old New Brunswick Road.
- m. RESOLUTION – Committing to the Adoption of Ordinances and Resolutions Implementing Zoning Changes Following the Resolution of the Challenge to the Township’s Fourth Round Housing Element and Fair Share Plan.
- n. RESOLUTION – Authorizing Award of Professional Services Contract – Orris Avenue Road Improvements – Grotto Engineering – Not to Exceed \$40,423.13.
- o. RESOLUTION – Authorizing Award of Contract for Professional Appraisal Services – Tax Appeals and Commercial Property Valuation – Sterling DiSanto & Associates – Not to Exceed \$35,000.00.
- p. RESOLUTION – Authorizing Award of Bid – 2025 Road Program for Curbs, Sidewalks and ADA Ramps – KM Construction Corp. – Not to Exceed \$2,244,782.10.
- q. RESOLUTION – Authorizing Advertising RFP for Redevelopment, Affordable Housing and PILOT Financial Advisory Services.
- r. RESOLUTION – Authorizing Return of Cash Bonds:
 - Block 6402, Lot 4 – 312 Patton Ave. – Street Opening Bond.
 - Block 8601, Lot 16 – 42 International Ave. – Soil Erosion/Sediment Control Bond.
- s. RESOLUTION – Authorizing Return of Sterling Village Security Deposit – Apt. 337.
- t. RESOLUTION – Authorizing Return of Performance Surety and Cash Bonds:
 - Block 4401, Lot 8.05 – Old New Brunswick Road at Centennial Avenue and Route 287(SB) – 16-PB-06.
 - Block 8601, Lot 25.03 – 8 Brotherhood Street – Off-Site Improvements and Safety & Stabilization Guarantee - 21-PB-32/33V.
 - Block 11201, Lots 4 & 5 – 75 Highland Avenue – Off-Site Improvements.
 - Block 6815, Lot 2 – 10 Plainfield Avenue – 12-PB-04/05V.

- Block 1401, Lots 4.01 & 15.01 – 15 Stelton Road – 18-ZB-32/33/34V.

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 February 10, 2026 Regular meeting and adopted by separate vote.

On roll call vote: Councilmembers Cahill, Carmichael, Espinosa, Leibowitz, Uhrin, & Lombardi answered yes. Councilmember Rashid answered yes to all items, but abstained from item m.

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

RESOLUTION #26-60

WHEREAS, the Township of Piscataway (the “Township”) awarded a contract to Messercola Excavating, Inc., Plainfield, NJ, for the 2025-2026 Township Sidewalk Repair Project (the “Project”) in the amount not to exceed \$443,625.00; and

WHEREAS, due to additional quantities of contracted sidewalk work, which were not included in the original scope of work outlined by the Township and same was not anticipated in the proposal from Messercola Excavating, Inc. to the Township for the Project; and

WHEREAS, this change order would represent a \$43,760.00 increase in the total amount of the Project from the original contract amount for a final total not to exceed \$487,385.00, a 9.86% increase; and

WHEREAS, N.J.A.C. 5:30-11.3 authorizes a municipality to approve change orders up to twenty (20) percent to the originally contracted amount; and

WHEREAS, pursuant to a request from the Township Assistant Director of Public Works, dated January 14, 2026, said Township Director recommends approving Change Order No. 1; and

WHEREAS, the CFO has certified funds are available; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to amend the total contract amount for the 2025-2026 Township Sidewalk Repair Project with Messercola Excavating, Inc., Plainfield, NJ, from \$443,625.00 to a final total not to exceed \$487,385.00 and execute a Change Order in the amount of \$43,760.00.

RESOLUTION #26-61

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that contracts exceeding the bid threshold be awarded by resolution of the governing body; and

WHEREAS, N.J.S.A. 40A:11-12a, N.J.A.C. 5:34-7.29(c), and N.J.S.A. 52:34-6.2 et. seq. permit a contracting unit to purchase goods and services under the State of New Jersey Cooperative Purchasing Program or other approved cooperative systems without advertising for bids; and

WHEREAS, the Township of Piscataway (the “Township”) has a need to acquire various goods and services through such cooperative and state contracts which may, in the aggregate, exceed the bid threshold; and

WHEREAS, the Township intends to enter into contracts with various approved cooperative vendors as listed in Exhibit A, attached and incorporated herein, authorized by this resolution, subject to all conditions of the current cooperative contracts and availability of funds; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the Purchasing Agent is hereby authorized to purchase certain goods or services from those approved New Jersey State Contract Vendors and/or other approved cooperative vendors listed in Exhibit A, attached hereto, pursuant to the terms of the cooperative or state contracts, the availability of funds, and not to exceed as authorized by the Township Council in the Township 2026 Temporary and Permanent Budgets; and

BE IT FURTHER RESOLVED that the CFO shall certify the availability of funds for all purchases via the appropriate purchase order prior to the commitment of funds, and that all purchases shall be subject to the Local Public Contracts Law.

Agency	Vendor Name	Contract Number	Commodity	Not to Exceed	Account Number
BERGEN COUNTY CO-OP	SHI	CKO4	TECH-IT, PCTV, TWP. LIBRARY , POLICE	\$50,000.00	01-201-20-175-2, 01-201-20-125-2, 01-201-29-390-2, 01-201-25-240-2
BERGEN COUNTY CO-OP	Kompan, Inc., Lakeshore Learning Material, Miller Buildings Inc., Carrier Class Green Infrastructure, Corby Associates Inc., Ben Shaffer Recreation, MRC Inc.	BC-BID-24-35	Park & Playground Equipment and General Supplies	\$300,000.00	01-201-28-365-2
BERGEN COUNTY CO-OP	JCW, Inc. dba Natural Green Lawn Care	23/24-09	LANDSCAPING SERVICES AND MATERIALS	\$500,000.00	01-201-28-365-2
BERGEN COUNTY CO-OP	Ben Shaffer Recreation, EZ Docks Unlimited, LLC, George Ely Associates, Inc., Great Lakes Recreation Co., LLC dba Boyce Recreation, Liberty Parks and Playgrounds, Inc., and MRC Inc.	24/25-01	PLAYGROUND EQUIPMENT, SITE FURNISHINGS, OUTDOOR CIRCUIT TRAINING EQUIPMENT AND RELATED PRODUCTS	\$300,000.00	01-201-28-365-2
ESCNJ	A&K Equipment Company	<u>ESCNJ</u> <u>23/24-04</u>	Trucks - Class 4-8 (Accessory and Body Awards)	\$50,000.00	01-201-26-280-2
ESCNJ	Stewart & Stevenson Power Products LLC	<u>ESCNJ</u> <u>22/23-46</u>	GENERATOR EQUIPMENT AND MAINTENANCE ESCNJ 22/23-46 exp 06/29/2026	\$50,000.00	01-201-26-300-2
ESCNJ	Deere & Company	<u>ESCNJ</u> <u>22/23-12</u>	Grounds Equipment exp 02/21/2026	\$30,000.00	01-201-26-310-2
ESCNJ	Downes Forestry Products	<u>ESCNJ</u> <u>24/25-03</u>	PLAYGROUND AND RECREATIONAL AREA SURFACING MATERIALS, INSTALLATION AND INSPECTIONS - ESCNJ 24/25-03	\$45,000.00	01-201-28-370-2
ESCNJ	Foley Caterpillar	<u>ESCNJ</u> <u>22/23-12</u>	Grounds Equipment exp 02/21/2026	\$275,000.00	01-201-28-370-2
ESCNJ	Foley Power Systems	<u>ESCNJ</u> <u>22/23-46</u>	GENERATOR EQUIPMENT AND MAINTENANCE ESCNJ 22/23-46 exp 06/29/2026	\$45,000.00	01-201-28-370-2
ESCNJ	Magic Touch Construction	<u>ESCNJ</u> <u>24/25-16</u>	Plumbing Services Time and Material exp 08/29/2026	\$80,000.00	01-201-31-440-2; 01-201-26-300-2
ESCNJ	W.B MASON	23/24-15	OFFICE SUPPLIES	\$51,000.00	Various department OE
ESCNJ	COURIER PRINTING	24/25-10	PRINTING SERVICES-TWP. NEWSLETTERS	\$19,000.00	01-201-20-100-2
ESCNJ	RIDGEWOOD PRESS	24/25-10	PRINTING SERVICES- ENVELOPES	\$22,000.00	01-201-20-115-2
ESCNJ	CONCEPT PRINTING	24/25-10	PRINTING SERV- BUSINESS CARDS, POSTER	\$2,500.00	01-201-20-115-2
ESCNJ	Partac	21/22-10	Field Supplies	\$3,000.00	01-201-28-370-2

ESCNJ	Riddell	25/26-25	Football Reconditioning	\$7,000.00	01-201-28-370-2
ESCNJ	Riddell	21/22-10	Football Equipment	\$3,500.00	01-201-28-370-2
ESCNJ	Whirl Const	24/25-03	Equipment installation	\$25,000.00	01-201-28-370-2
ESCNJ	Ben Shaffer	24/25-03	Park and Play Equipment	\$25,000.00	01-201-28-370-2
ESCNJ	Concept Printing	24/25-10	Promotional items	\$5,000.00	01-201-28-370-2
ESCNJ	Krueger International	22/23-08	Library furniture	\$60,000.00	50-201-26-100-4-000
ESCNJ	Musco	24/25-06	Athletic Field Lighting	\$300,000.00	01-201-28-370-2
HCESC CO-OP (Hunterdon County)	WB Mason	HCESC-Cat-25-02	Custodial Supplies & Equipment	\$55,000.00	01-201-26-300-2
HCESC CO-OP (Hunterdon County)	Metuchen Center	HCESC-CAT-24-03	Apparel/Equipment	\$85,000.00	01-201-28-370-2
HCESC CO-OP (Hunterdon County)	Staples	HCESC-CAT-25-05	Office Supplies	\$2,500.00	01-201-28-370-2
HCESC CO-OP (Hunterdon County)	JCT Solutions (Johnston GP, Inc.)	HCESC-Tech-R22-02	Network wiring	\$60,000.00	50-201-26-100-4-000
HCESC CO-OP (Hunterdon County)	Coskey Electronic Systems, LLC	HCESC-CAT-25-06-R	Technology Supplies and Equipment	\$25,000.00	50-201-26-100-4-000
HCESC CO-OP (Hunterdon County)	B & H Foto and Electronics Corp	HCESC-CAT-25-06-R	Technology Supplies and Equipment	\$15,000.00	50-201-26-100-4-000
MIDDLESEX COUNTY-CO-OP	Morton Salt	<u>B-25-560</u>	Rock Salt exp 11/30/2026	\$300,000.00	01-201-26-290-2
MIDDLESEX COUNTY-CO-OP	Stavola Construction Materials, LLC	<u>B-25-097</u>	Maintenance and Repair Materials FOB Plant or Quarry (Roadway Materials) exp 6/15/2026	\$1,000,000.00	01-201-26-290-2
NJ STATE CONTRACT	Campbell Foundry	25-COMG-109583	T0148 Catch Basin Castings, Inlets & Manholes - Statewide exp 6/15/2029	\$50,000.00	01-201-26-290-2
NJ STATE CONTRACT	Custom Bandag	25-FLEET-82627	M8000 Tires, Tubes and Services - Statewide (GOODYEAR) exp 6/30/2027	\$75,000.00	01-201-26-300-2
NJ STATE CONTRACT	Custom Bandag	25-FLEET-81812	M8000 Tires, Tubes and Services - Statewide (BRIDGESTONE) exp 6/30/2027	\$75,000.00	01-201-26-300-2
NJ STATE CONTRACT	Home Depot	18-FLEET-00234	M8001 Walk-In Building Supplies exp 12/31/2026	\$40,000.00	01-201-26-300-2
NJ STATE CONTRACT	Lowes	23-FLEET-22885	M8001 Walk-In Building Supplies exp 7/31/2027	\$10,000.00	01-201-26-300-2
NJ STATE CONTRACT	Rich Tree Service	24-GNSV1-108523	T0465 - Tree Trimming, Pruning, and Removal Services - Statewide exp 6/30/2028	\$250,000.00	01-201-26-335-2
NJ STATE CONTRACT	WW Grainger	25-FLEET-96861	M0002 Facilities, Maintenance and Repair & Operations (MRO) and Industrial Supplies exp 08/31/2026	\$40,000.00	01-201-26-310-2
NJ STATE CONTRACT	WW Grainger	25-COMG-96978	M0002 CUSTOM ORDERS - Facilities, Maintenance and Repair & Operations (MRO) and Industrial Supplies exp 08/31/2026	\$40,000.00	01-201-26-310-2

NJ STATE CONTRACT	Chas s Winner Inc	25-FLEET-109065	T2103 Cargo Vans, Gasoline/Diesel/Electric Engines, with Various Drivetrains and Roof Configurations exp 05/29/2028	\$800,000.00	01-201-26-280-2
NJ STATE CONTRACT	Chas s Winner Inc	24-FLEET-107621	T2101 - Vehicles, Trucks, Class 3, Pickup/Utility/ Dump, with Snow Plow Option exp 05/08/2028	\$800,000.00	01-201-26-280-2
NJ STATE CONTRACT	Chas s Winner Inc	24-FLEET-103120	T2100 Vehicles, Trucks, Class 2, Pickup/Utility, with Snow Plow Option - Statewide exp 03/20/2028	\$800,000.00	01-201-26-280-2
NJ STATE CONTRACT	Chas s Winner Inc	20-FLEET-01392	T2007 Sport Utility Vehicles, Gasoline /Hybrid/ Electric exp 02/18/2026	\$800,000.00	01-201-26-280-2
NJ STATE CONTRACT	FEDEX EXPRESS SERVICES	GOVERNMENT	OVERNIGHT DELIVERY	\$1,000.00	01-201-20-115-2
NJ STATE CONTRACT	PITNEY BOWES	NJ CONTRCT#4 158	LEASE MAIL MACHINE	\$70,000.00	01-201-20-115-2
NJ STATE CONTRACT	PITNEY BOWES	NJ CONTRCT#4 158	RENTAL MAIL MAHCINE	\$70,000.00	01-201-20-115-2
NJ STATE CONTRACT	PITNEY BOWES	NJ CONTRCT#4 158	POSTAGE-METER	\$70,000.00	01-201-20-115-2
NJ STATE CONTRACT	PITNEY BOWES	NJ CONTRCT#4 158	SUPPLIES	\$10,000.00	01-201-20-115-2
NJ STATE CONTRACT	C.F.I	NJV00013828	APPROVED NJ DISTRIBUTOR -OFFICE FURNITURE	\$300,000.00	01-201-20-115-2
NJ STATE CONTRACT	Eagle Point Gun/TJ Morris & sons – Ammunition /Range Supplies	#17-FLEET-00721	Ammunition/Range Supplies	\$70,000.00	01-201-25-240-2
NJ STATE CONTRACT	Chas s Winner Inc	20-Fleet-01189	Vehicles	\$300,000.00	01-201-25-240-2
NJ STATE CONTRACT	Chas s Winner Inc	T0106, 17-FLEET-00761, 17-FLEET-00768, 17-FLEET-00719, 17-FLEET-00748	Vehicle Equipment and Upfitting;	\$200,000.00	01-201-25-240-2
NJ STATE CONTRACT	GTBM	T3121	– E-Ticketing / InfoCop	\$55,000.00	01-201-25-240-2
NJ STATE CONTRACT	Motorola/Vesta	T0109, Contract #A83909	911 – 911 Equipment	\$300,000.00	01-201-25-240-2
NJ STATE CONTRACT	Lowes	23-FLEET-22885	General Supplies	\$50,000.00	01-201-26-280-2
NJ STATE CONTRACT	Home Depot	18-FLEET-00234	General Supplies	\$50,000.00	01-201-26-280-2
NJ STATE CONTRACT	Grainger	25-FLEET-96861	Custodial Supplies	\$35,000.00	01-201-26-280-2
NJ STATE CONTRACT	S&S Worldwide	17-FOOD-00253	Arts and Craft Supplies	\$25,000.00	01-201-28-370-2
NJ STATE CONTRACT	Point Blank Enterprises, Inc.	17-FLEET-00754,	Enforcement firearms equipment and supplies	\$40,000.00	01-201-25-240-2
NJ STATE CONTRACT	MES Service Company LLC	26-FLEET-113795	Life Safety	\$40,000.00	01-201-25-240-2

NJ STATE CONTRACT	CDW GOVERNMENT , LLC	CONTRACT# 20-TELE-01511 #89849 VENDOR ID:V00001715	TECHNOLOGY/SOFTWARE	\$25,000.00	01-201-20-125-2
NJ STATE CONTRACT	Shaw/Patcraft	23-FOOD-47764	Flooring	\$150,000.00	01-201-29-390-2
NJ STATE CONTRACT	Interface	23-FOOD-47763	Flooring	\$150,000.00	01-201-29-390-2
NJ STATE CONTRACT	GREAT OPENINGS	NJSC #25-COMG-94161	Furniture	\$20,000.00	50-201-26-100-4-000
NJ STATE CONTRACT	Superior Office Supplies	25-COMG-103708	Copiers and Displays	\$10,000.00	01-201-29-390-2
NJ WSCA-MANGED BY NASPO VALUE POINT	PBG Networks	Master agreement is AR3230; Extreme is 21-TELE-01518	Extreme Switches/Networking	\$125,000.00	01-201-20-125-2
NJ WSCA-MANGED BY NASPO VALUE POINT	Sharp Electronics Corporation	188627	Copiers and Displays	\$55,000.00	01-201-20-125-2
NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM	Ben Shaffer Recreation, Corby Associates, Downes Forest Products LLC, Great Lakes Recreation Co. LLC dba Boyce Recreation, Liberty Parks and Playgrounds, Inc., Whirl Corporation and Z-TECH Contracting LLC	24/25-03	PLAYGROUND AND RECREATIONAL AREA SURFACING MATERIALS, INSTALLATION AND INSPECTIONS	\$150,000.00	01-201-28-365-2
NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM	Pumping Services Inc.	B445-19	FURNISH AND DELIVER VARIOUS MANUFACTURERS EQUIPMENT AND SPARE PARTS FOR A TWO (2) YEAR PERIOD, (NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM) exp 7/31/27	\$250,000.00	01-201-31-440-2
NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM	Pumping Services Inc.	B454-8	VARIOUS MANUFACTURER PUMPS AND MOTORS REPAIR AND REPLACEMENT AND INSTALLATION FOR A ONE (1) YEAR PERIOD (NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM)	\$250,000.00	01-201-31-440-2
NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM	Raritan Group Inc.	<u>B482-2</u>	B442A FURNISH AND DELIVER PIPE, FITTINGS, VALVE AND ACCESSORIES TO THE PVSC WAREHOUSE FOR A ONE (1) YEAR PERIOD (North Jersey Wastewater Cooperative	\$12,000.00	01-201-31-440-2

			Pricing System)		
OMNIA PARTNERSHIP FORMALLY (US COMMUNITITIES)	AMAZON	LS4679 and R-TC-17006	VARIOUS SUPPLIES	\$65,000.00	Various department OE
OMNIA PARTNERSHIP FORMALLY (US COMMUNITITIES)	CDW	23-6692-02	Technology Products, Solutions and Related Services	\$65,000.00	01-201-20-125-2
OMNIA PARTNERSHIP FORMALLY (US COMMUNITITIES)	SHI	Contract Number: 2024056-02	Total Cloud Solutions and Computer Services	\$50,000.00	01-201-20-125-2
OMNIA PARTNERSHIP FORMALLY (US COMMUNITITIES)	eMazzanti under TD SYNEX	R200803	Computer Related Services	\$50,000.00	01-201-20-125-2
OMNIA PARTNERSHIP FORMALLY (US COMMUNITITIES)	AMAZON	LS4679 and R-TC-17006	Books and other Library Materials	\$75,000.00	01-201-29-390-2
SOMERSET COUNTY CO-OP	Campbell Freightliner	CC-0129-25	Original Equipment Manufactured and Non-Equipment Manufactured Parts & Repairs Heavy Duty Vehicles over 14,500 GVW exp 11/25/2027	\$30,000.00	01-201-26-280-2
SOMERSET COUNTY CO-OP	D&B Auto Supply	CC-0113-24	Automotive and Light Duty Truck Aftermarket Parts	\$90,000.00	01-201-26-280-2
SOMERSET COUNTY CO-OP	Denville Line Painting	CC-0042-24	Pavement Marking and Striping Various Roads, Various Municipalities exp 03/25/2027	\$210,000.00	01-201-26-290-2
SOMERSET COUNTY CO-OP	Gifford Auto Body	CC-0029-24	Collision Repairs & Vehicle Painting exp 9/23/2025	\$82,000.00	01-201-26-280-2
SOMERSET COUNTY CO-OP	Hose Shop	CC-0129-25	Original Equipment Manufactured and Non-Equipment Manufactured Parts & Repairs Heavy Duty Vehicles over 14,500 GVW exp 11/25/2027	\$20,000.00	01-201-26-280-2
SOMERSET COUNTY CO-OP	National Fuel Oil (Gasoline)	CC-0045-24	Unleaded Gasoline, Regular 87 Octane, Mid-Grade 89 Octane and Premium 93 Octane exp 05/13/2027	\$400,000.00	01-201-26-280-2
SOMERSET COUNTY CO-OP	National Fuel Oil (Diesel)	CC-0036-25	Red Dyed #2 Diesel Fuel (Ultra Low Sulfur Diesel) and Red Dyed Winter Blend Diesel and Fuel Oil exp 10/24/2027	\$400,000.00	01-201-26-280-2
SOMERSET COUNTY CO-OP	National Highway Products	CC-0099-24	Traffic Control Signs, Supports & Highway Devices	\$85,000.00	01-201-26-300-2

SOMERSET COUNTY CO-OP	Norcia, Inc.	CC-0129-25	Original Equipment Manufactured and Non-Equipment Manufactured Parts & Repairs Heavy Duty Vehicles over 14,500 GVW exp 11/25/2027	\$55,000.00	01-201-26-280-2
SOURCEWELL-NATIONAL CO-OP (ADVERTISEMENT REQUIRED)	Ford OEM Parts (Multiple Dealers)	080124-FMC	Automotive parts, service and supplies exp 11/14/2028	\$35,000.00	01-201-26-280-2
SOURCEWELL-NATIONAL CO-OP (ADVERTISEMENT REQUIRED)	Teletrac Navman	081524-GVR	Gasboy, Veeder-Root, ANGI, Teletrac Navman & Konect (Vontier Companies) exp 11/18/2028	\$37,000.00	01-201-26-280-2
SOURCEWELL-NATIONAL CO-OP (ADVERTISEMENT REQUIRED)	STAPLES-ADVANTAGE	#070924-SCC	OFFICE SUPPLIES	\$53,000.00	Various department OE
SOURCEWELL-NATIONAL CO-OP (ADVERTISEMENT REQUIRED)	Storr Tractor	112624-TTC	Landscape & Grounds Maintenance	\$200,000.00	01-201-28-365-2
TIPS-USA	Cxtec	230105	TECHNOLOGY SOLUTIONS PRODUCTS AND SERVICES	\$300,000.00	01-201-20-125-2
UNION COUNTY CO-OP	Weldon Materials Inc.	UCCP-50-2025	Road Materials exp 01/08/2027	\$25,000.00	01-201-26-300-2

RESOLUTION #26-62

WHEREAS, the Township of Piscataway (the “Township”) is a member of the Central Jersey Municipal Joint Insurance Fund (“CENTRAL JIF”); and

WHEREAS, it is the policy of CENTRAL JIF to achieve the best and most practical degree of freedom from accidents and/or injuries; and

WHEREAS, the CENTRAL JIF endeavors to ensure that all of their members, employees, volunteers, and public are provided with a safe and healthy environment free from any recognized hazards; and

WHEREAS, the CENTRAL JIF endeavors to ensure that all of their members are in compliance with applicable safety and health requirements; and

WHEREAS, the CENTRAL JIF’s Safety Committee is made up of representatives of the Fund’s Municipalities, along with the professionals employed by the Fund; and

WHEREAS, the new Program will assist all the Central JIF members in becoming or maintaining compliance with all Public Employees occupational Safety and Health (PEOSH) Requirements; and

WHEREAS, the Central JIF has adopted the new 2026 SAFETY INCENTIVE PROGRAM which should succeed in providing a safe, healthful and pleasant environment; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey that the Central Jersey Municipal Joint Insurance Fund SAFETY INCENTIVE PROGRAM be adopted by the Township of Piscataway.

RESOLUTION #26-63

WHEREAS, Circle Stelton Holding Company, LLC d/b/a Circle Bowl and Entertainment has applied with the Township of Piscataway (the “Township”) for a 2026 Amusement Games License; and

WHEREAS, pursuant to a letter from the Township Police Department dated January 20, 2026, a copy of which is attached hereto and made a part hereof, the Township Police Department recommends the approval of a 2026 Amusement Games License to Circle Stelton Holding Company, LLC d/b/a Circle Bowl and Entertainment; 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 issue a 2026 Amusement Games License to Circle Stelton Holding Company, LLC d/b/a Circle Bowl and Entertainment.

RESOLUTION #26-64

WHEREAS, Mohammad Asim Khan has applied with the Township of Piscataway (the Township) for a Solicitor's License for 2026; and

WHEREAS, pursuant to a letter from the Township Police Department, dated January 22, 2026, a copy of which is attached hereto and made a part hereof, the Township Police Department recommends granting a Solicitor's License to Mohammad Khan; 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 issue a Solicitor's License for 2026 to Mohammad Asim Khan.

RESOLUTION #26-65

WHEREAS, the Township of Piscataway (the "Township") is in need of a Storage Area Network (SAN) upgrade for Backup Server, DR Server and Production Server (the "Upgrade"); and

WHEREAS, the Township Assistant Network Administrator recommends awarding a contract for the Upgrade through TIPS USA Contract 230105 to Cxtec, Syracuse, NY, in an amount not to exceed \$194,680.00; 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, the CFO has certified funds are available; 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 with Cxtec, Syracuse, NY, for the Storage Area Network (SAN) upgrade for Backup Server, DR Server and Production Server, in the amount of \$194,680.00 through TIP USA Contract 230105.

RESOLUTION #26-66

WHEREAS, the Township of Piscataway (the "Township") awarded a contract to Harbor Consultants, Inc., Cranford, NJ, for 2025 Affordable Housing Professional Services (the "Services"); and

WHEREAS, the Township has determined that it is necessary and in the best interest of the Township to amend said contract to provide an increase in the appropriation for said Services; and

WHEREAS, the original contract amount for said services was not to exceed \$25,000.00, and the need for additional services requires an amendment to increase the total contract by an amount not to exceed \$63,000.00 for a final total amount not to exceed \$88,000.00; and

WHEREAS, N.J.A.C. 5:30-11.6 authorizes the Township to approve changes within scope for professional services for a project; and

WHEREAS, pursuant to a request from the Township Business Administrator, said Administrator recommends approving the contract amendment in the amount of \$63,000.00 for a new contract sum of \$88,000.00; and

WHEREAS, the CFO has certified funds are available; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to amend the total contract amount with Harbor Consultants, Inc., Cranford, NJ for 2025 Affordable Housing Professional Services to a final total not to exceed \$88,000.00 and execute the contract amendment request in the amount of \$63,000.00.

RESOLUTION #26-67

WHEREAS, the Piscataway Township Public Library (the "Library") has a need for non-print materials; and

WHEREAS, pursuant to recommendation to award from the Township Library Director dated November 11, 2025, a copy of which is attached hereto and made a part hereof, the Library desires to enter into a two (2) year agreement for non-print materials

for calendar years 2026 and 2027 with Overdrive, Inc., Cleveland, OH for an amount not to exceed \$40,000.00 for CY2026 and \$45,000.00 for CY2027, for a total not to exceed \$85,000.00; and

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

WHEREAS, N.J.S.A. 40A:11-5(1)(q) of the Local Public Contracts Law specifically exempts “Library and educational goods and services” from the public bidding provisions of the Local Public Contracts Law; 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

WHEREAS, Overdrive, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Overdrive, Inc. has not made any reportable contributions to a political or candidate committee in the Township of Piscataway in the previous one year, and that the contract will prohibit Overdrive, Inc. from making any reportable contributions through the term of the contract; 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 two (2) agreement with Overdrive, Inc., Cleveland, OH as described above for a fee amount not to exceed \$40,000.00 for CY2026 and \$45,000.00 for CY2027, for a total not to exceed \$85,000.00; and

BE IT FURTHER RESOLVED that the Agreement is awarded without competitive bidding as “Library and educational goods and services” under the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(q); and

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

RESOLUTION #26-68

WHEREAS, the Piscataway Township Public Library (the “Library”) has a need for automation services; and

WHEREAS, pursuant to a recommendation to award from the Township Library Director dated November 25, 2025, a copy of which is attached hereto and made a part hereof, the Library desires to enter into an agreement for automation services with STELLA Consortium (“STELLA”), Edison, NJ, a not-for profit organization; and

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

WHEREAS, N.J.S.A. 40A:11-5(1)(q) of the Local Public Contracts Law specifically exempts “Library and educational goods and services” from the public bidding provisions of the Local Public Contracts Law; and

WHEREAS, the Administration has recommended that the Township Council of the Township of Piscataway authorize proper officials to enter into a two (2) year agreement with STELLA for the automation services for the Library for a fee not to exceed \$115,000.00 for CY2026 and \$115,000.00 for CY2027, for a total not to exceed \$230,000.00; 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

WHEREAS, STELLA has completed and submitted a Business Entity Disclosure Certification which certifies that STELLA has not made any reportable contributions to a political or candidate committee in the Township of Piscataway in the previous one year, and that the contract will prohibit STELLA from making any reportable contributions through the term of the contract; 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 two (2) year agreement with STELLA as described above for a fee not to exceed \$115,000.00 for CY2026 and \$115,000.00 for CY2027, for a total not to exceed \$230,000.00; and

BE IT FURTHER RESOLVED that the Agreement is awarded without competitive bidding as “Library and educational goods and services” under the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(q); and

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

RESOLUTION #26-69

WHEREAS, the Township of Piscataway desires to apply for and obtain a grant from the New Jersey Department of Community Affairs Local Recreation Improvement Grant for approximately \$100,000 for the Quibbletown Park Field Lighting System Upgrades; and

WHEREAS, the Township of Piscataway does hereby authorize the application for such a grant and recognizes and accepts that the Department may offer lesser or a greater amount upon receipt of the grant agreement from the New Jersey Department of Community Affairs; and

BE IT THEREFORE RESOLVED, that the Township of Piscataway does further authorize the execution of any such grant agreement; and also, upon receipt of the executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Piscataway and the New Jersey Department of Community Affairs; and

BE IT FURTHER RESOLVED, that the Mayor, Business Administrator, and/or Director of Parks and Recreation are hereby authorized to sign and submit the application, and that they did or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

RESOLUTION #26-70

WHEREAS, Equity Land Group, LLC, Piscataway, NJ, requests the release of a Performance Cash Bond in the original amount of \$42,635.40, posted with the Township of Piscataway (the "Township") on November 19, 2021, regarding Zoning Board Application #20-ZB-09/10V for Block 5302, Lot 1.01 (521 Stelton Road); and

WHEREAS, pursuant to a Request for Release of Funds dated December 15, 2025 and a letter from the Township Supervisor of Engineering dated December 15, 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 Cash Bond in the amount of \$42,635.40 to Equity Land Group, LLC, Piscataway, NJ, upon the posting of two (2) two-year Maintenance Bonds for: On-Site Perimeter Landscaping in the amount of \$5,329.43 and On-Site Storm Water Management System in the amount of \$16,162.05 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 Performance Cash Bond in the amount of \$42,635.40 to Equity Land Group, LLC, Piscataway, NJ, regarding Zoning Board Application #20-ZB-09/10V for Block 5302, Lot 1.01 (521 Stelton Road), subject to Equity Land Group, LLC posting two (2) two-year Maintenance Bonds for: On-Site Perimeter Landscaping in the amount of \$5,329.43 and On-Site Storm Water Management System in the amount of \$16,162.05 with the Township.

RESOLUTION #26-71

WHEREAS, the Township of Piscataway ("Township") has received a formal request seeking the Township's approval of a sale and consent to the transfer of certain real property known and designated on the Township of Piscataway Tax Map as Block 2101, Lot 11.03, commonly known as 73 Old New Brunswick Road, Piscataway, NJ 08854 (the "Property"); and

WHEREAS, the Property is subject to specific agreements, covenants, or deed restrictions – including a Deed Restriction recorded in the Middlesex County Clerk's Office – which require Township approval prior to any transfer of ownership; and

WHEREAS, the Seller of the Property is identified as Valencia Piscataway, LLC and/or Sterling Piscataway, LLC and Piscataway-BNE, LLC, acting as Tenants in Common (collectively, the "Seller"); and

WHEREAS, the proposed Purchaser of the Property is identified as 214 East First Associates LLC, Briar Lane Associates, LLC, East Fifth Associates LLC, Landmark at Riverside, LLC, and West First Apartments L.L.C., acting as Tenants in Common (collectively, the "Purchaser"); and

WHERE, the Township Council has reviewed the request and determined that approval of the sale of the Property and consent to the transfer thereof from Seller to Purchaser, as set forth in Exhibit A, is appropriate and in the best interests of the Township;

NOW, THEREFORE, BE IT RESOLVED by the Township Council hereby acknowledges, approves, and consents to the sale and transfer of the Property from the Seller to the Purchaser. The Mayor is hereby authorized to execute any and all documents, certificates, or consents necessary to effectuate the Township's approval of this transfer. The appropriate Township officials and staff are hereby authorized to execute any related instruments or modified deed restrictions required to finalize the transfer of the Property.

RESOLUTION #26-72

WHEREAS, on March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c. 2), amending the Fair Housing Act, N.J.S.A. 52:27D-302 et seq. (the "Act") and requiring each municipality to provide its fair share of affordable housing obligation under the Mount Laurel Doctrine based on a new process and updated methodology; and

WHEREAS, the amendment to the Act established the Affordable Housing Dispute Resolution Program (the "Program"), an alternative dispute resolution program with retired judges to resolve cases regarding disputes under the Act; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1.f.(1)(a), each municipality was required to determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3 by resolution describing the basis for the determination and binding the municipality to adopt a housing element and fair share plan based on that determination; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1.f.(1)(b), each municipality was required to make a binding resolution by no later than January 31, 2025 setting forth that municipality's present and prospective fair share obligation for the Fourth Round; and

WHEREAS, on January 23, 2025, the Township Council of the Township of Piscataway (the "Township Council") adopted Resolution #25-74, accepting a Present Need obligation of 150 units and setting forth a Prospective Need obligation of 504 units as the Township's Fourth Round (2025 to 2035) affordable housing obligation; and

WHEREAS, on January 25, 2025, the Township filed a declaratory judgment action seeking a certification of compliance with the Township's Fourth Round Affordable Housing obligations; and

WHEREAS, on February 27, 2025, the New Jersey Builders Association (the "Builders") filed a challenge to the Township's calculation of its Present and Prospective Need affordable housing obligations;

WHEREAS, on March 25, 2025, the Township participated in a settlement conference and session before its assigned Program Member, the Honorable Mary C. Jacobson, J.S.C. (Ret.) ("Judge Jacobson"); and

WHEREAS, on April 14, 2025, Judge Jacobson issued the Program's recommendation to the Middlesex County Mount Laurel Judge, the Hon. Thomas D. McCloskey, J.S.C. ("Judge McCloskey"), that the Township's Present Need affordable housing obligation be set at 150 units and the Prospective Need affordable housing obligation be set at 539 units; and

WHEREAS, on April 24, 2025, Judge McCloskey entered an Order and Decision accepting the Program's recommendation and setting the Township's Present Need affordable housing obligation be set at 150 units and the Prospective Need affordable housing obligation be set at 539 units; and

WHEREAS, the FHA required the Township adopt a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, on June 11, 2025, the Planning Board of the Township of Piscataway (the "Planning Board") adopted the Township's Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, on June 13, 2025, the Township filed a copy of the Township's adopted Fourth Round Housing Element and Fair Share Plan with the Program; and

WHEREAS, on June 17, 2025, the Township Council of the Township of Piscataway (the "Township Council") adopted Resolution #25-224 endorsing the Fourth Round Housing Element and Fair Share Plan, which was adopted by the Planning Board on June 11, 2025; and

WHEREAS, on June 18, 2025, the Township filed a copy of Resolution #25-224 with the Program; and

WHEREAS, on August 21, 2025, M&M at Hoes Lane, LLC (“M&M”) filed a challenge to the Township’s Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, on September 2, 2025, Fair Share Housing Center (“FSHC”) filed a challenge to the Township’s Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Township participated in three settlement conferences with the Program between September 26, 2025 and December 18, 2025; and

WHEREAS, in response to the challenges filed by M&M and FSHC, the three settlement conferences, and discussions with the Program-appointed Special Adjudicator, Jennifer Beahm, PP, on December 31, 2025 the Township filed opposition to these challenges on December 16, 2025 and supplemented that filing on December 31, 2025, which included proposed amendments to the Township’s Housing Element and Fair Share Plan (HEFSP) as set forth in the chart attached hereto as Exhibit A; and

WHEREAS, the Act required the Program to issue a decision on the Housing Element and Fair Share Plan and Certification of Compliance by December 31, 2025; and

WHEREAS, due to the complexity of the issues involved and the number of challenges that were assigned to the Program, the Program had not issued a decision to the Middlesex County Mount Laurel Judge on the Township’s Housing Element and Fair Share Plan and Certification of Compliance as of February 9, 2026; and

WHEREAS, under N.J.S.A. 52:27D-304.1(f)(2)(d), as an alternative to adopting all necessary implementing ordinances and resolutions by the March 16, 2026 statutory deadline, a municipality involved in a continuing dispute over the issuance of compliance certification may adopt a binding resolution by March 16, 2026 to commit to adopting the implementing ordinances and resolutions following resolution of the dispute, with necessary adjustments to reflect the resolution of the dispute; and

WHEREAS, the Township is involved in a continuing dispute over the issuance of a compliance certification as of the date of this Resolution; and

WHEREAS, the Township has committed to the construction of the following projects with the affordable housing set-aside as noted in the table below, subject to change based on necessary adjustments to reflect the resolution of the dispute over the issuance of a compliance certification:

Project Address/Block and Lot	Project Type	Affordable Housing Set-Aside (in Units)
616 William Street Block 3101, Lot 26.02	Inclusionary (Family)	2
19 Stelton Road Block 1401, Lot 5	Inclusionary (Family)	3
9 Stelton Road Block 1401, Lot 2	Inclusionary (Family)	2
320-328 Stelton Road Block 2101, Lots 8, 9, 9.01 and 9.02	Inclusionary (Family)	43
1791 South Second Street and 1776 South Second Street Block 201, Lot 1.01 and Block 202 Lot 42.02	Inclusionary (Family)	36
60 Lakeview Avenue Block 1301, Lot 1.03	Inclusionary (Family)	84
15-17 Stelton Rd Block 1401, Lot 15.11	Inclusionary (Family)	2
14 Turner Pl, 12 Turner Pl, 4 Rothe Pl, 8 Turner Pl, 6 Turner Pl, 3 Rother Pl, 4 Turner Pl, 1514 S Washington Ave Block 5201, Lots 9, 10, 11, 15, 16, 17, 18.01 & 19.01	Inclusionary (Family)	7
444 Hoes Lane Block 7401, Lot 2.03	Inclusionary (Family)	95
450 Rivercrest Drive, 5160 Orchard Street, and 5170 Orchard Street Block 7305, Lots 19.01, 20 and 21	Inclusionary (Age-Restricted)	3
1700 South Washington Avenue Block 5701, Lot 11	Inclusionary (Age-Restricted)	39
44 Stelton Rd Block 1901, Lot 64.01	Inclusionary (Age-Restricted)	32
120 Sylvan Avenue Block 5701, Lot 12	Inclusionary (Age-Restricted)	18
315 Roosevelt Avenue, 321 Roosevelt Avenue, 325 Roosevelt Avenue, 318 Highland Avenue, and 322 Highland Avenue	100% Affordable Housing Development	Up to 83

Block 10514, Lots 15.09, 15.10, 15.11, 15.12 and 15.13		
Extension of Controls	TBD	TBD

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that Township shall adopt the implementing ordinances, redevelopment plans in accordance with the Local Redevelopment and Housing Law and resolutions required to comply with the Township’s Fourth Round Affordable Housing obligations as amended and described on the attached chart dated December 31, 2025 within a reasonable time following resolution of the dispute over the issuance of a compliance certification, with necessary adjustments to reflect the resolution of the dispute.

RESOLUTION #26-73

WHEREAS, the Township of Piscataway (the “Township”) awarded a contract to Grotto Engineering Associates, LLC, Clark, NJ, for professional services related to the Orris Avenue Road Improvements Project (the “Project”); and

WHEREAS, additional work is necessary for the Project that was not included in the original scope of work outlined by the Township and not anticipated in the proposal from Grotto Engineering Associates, LLC, Clark, NJ, to the Township for the Project; and

WHEREAS, N.J.A.C. 5:30-11.6 authorizes the Township to approve change orders for professional services for a project; and

WHEREAS, pursuant to a request from the Township Supervisor of Engineering dated January 4, 2026, a copy attached hereto and made a part hereof, said Supervisor of Engineering recommends approving Contract Amendment Request No. 1 in the amount of \$40,423.13 for a new contract sum of \$188,473.13; and

WHEREAS, the CFO has certified funds are available; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to amend the total contract amount with Grotto Engineering Associates, LLC, Clark, NJ, for the Orris Avenue Road Improvements Project to a final total not to exceed \$188,473.13 and execute the enclosed Contract Amendment Request in the amount of \$40,423.13.

RESOLUTION #26-74

WHEREAS, the Township of Piscataway (the “Township”) Tax Assessor’s office requires appraisal services in regard to Tax Appeals and Commercial Property Valuation; and

WHEREAS, Sterling DiSanto & Associates, Somerville, NJ (“Sterling DiSanto”) was previously qualified under the Fair and Open Process to provide Appraisal Services to the Township for 2026; and

WHEREAS, the CFO has certified funds are available; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that appropriate municipal officials be and are hereby authorized to enter into a contract with Sterling DiSanto & Associates, Somerville, NJ, to provide Professional Appraisal Services for Tax Appeals and Commercial Property Valuation at the rates set forth in Sterling DiSanto’s RFQ response, with such services not to exceed \$35,000.00 in cost.

RESOLUTION #26-75

WHEREAS, on February 3, 2026, the Township of Piscataway (the “Township”) received ten (10) bids for the 2026 Road Program for Curbs, Sidewalks, and ADA Ramps (the “Program”); and

WHEREAS, pursuant to a Recommendation to Award dated February 6, 2026, a copy of which is attached hereto and made a part hereof, the Township Assistant Supervisor of Engineering reviewed the bids and recommends awarding a contract for the Program to KM Construction Corp., Irvington, NJ, who is the lowest qualifying bidder, in the amount not to exceed \$2,244,782.10; and

WHEREAS, the CFO has certified funds are available; 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 contract for the 2026 Road Program for Curbs, Sidewalks, and

ADA Ramps to KM Construction Corp., Irvington, NJ, in the amount not to exceed \$2,244,782.10, subject to all bid specifications and contract documents.

RESOLUTION #26-76

WHEREAS, the Township of Piscataway (the "Township") is in need of Redevelopment, Affordable Housing and PILOT Financial Advisory Services (the "Services"); and

WHEREAS, the Township seeks to authorize the advertisement of an RFP for such Services; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to advertise an RFP for Redevelopment, Affordable Housing and PILOT Financial Advisory Services.

RESOLUTION #26-77

WHEREAS, Donald J. Merriman, Jr., Piscataway, NJ, requests the return of a Street Opening Bond in the amount of \$2,000.00, posted with the Township of Piscataway (the "Township") on September 11, 2024, regarding repairs and inspections for Block 6402, Lot 4 (312 Patton Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated December 12, 2025 and a Memorandum from the Township Supervisor of Engineering dated December 12, 2025, copies of which are attached hereto and made a part hereof, the said Supervisor of Engineering advised that the repairs and inspections have been made according to Township specifications and therefore recommended the return of said Street Opening Bond to Donald J. Merriman, Jr.; and

WHEREAS, Chetan B. Khamar, Piscataway, NJ, requests the return of a Soil Erosion/Sediment Control and Driveway Bond in the amount of \$1,000.00, posted with the Township of Piscataway (the "Township"), regarding repairs and inspections for Block 8601, Lot 16 (42 International Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated December 22, 2025, and a Memorandum from the Township Supervisor of Engineering dated January 16, 2026, copies of which are attached hereto and made a part hereof, the said Supervisor of Engineering advised that all the necessary inspections and approvals were granted and therefore recommended the return of said Soil Erosion/Sediment Control and Driveway Bond to Chetan B. Khamar; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to return said Street Opening Bond to Donald J. Merriman, Jr., Piscataway, NJ, in the amount of \$2,000.00, regarding Block 6402, Lot 4 (312 Patton Avenue); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to return said Soil Erosion/Sediment Control and Driveway Bond to Chetan B. Khamar, Piscataway, NJ, in the amount of \$1,000.00, regarding Block 8601, Lot 16 (42 International Avenue).

RESOLUTION #26-78

WHEREAS, the Township of Piscataway (the "Township") is in possession of a Security Deposit being held on behalf of Thelma Kohler, in the amount of \$1,030.86, which includes interest, posted with the Township for Apartment 337 at Sterling Village; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit in the amount of \$1,030.86 to Thelma Kohler; and

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release said Security Deposit in regard to Apartment 337 at Sterling Village in the total amount of \$1,030.86 to Thelma Kohler.

RESOLUTION #26-79

WHEREAS, Shantilal Patel, Piscataway, NJ, request the release of an Off-Site Performance Cash Bond in the original amount of \$12,434.00 and a Safety and Stabilization Guarantee in the amount of \$5,000.00, both posted with the Township of Piscataway (the "Township") on January 12, 2023, for improvements to Block 8601, Lot 25.03 (8 Brotherhood Street) regarding Planning Board Application #21-PB-32/33V; and

WHEREAS, pursuant to a Request for Release of Funds dated November 10, 2025 and a letter from the Township Supervisor of Engineering dated January 16, 2026, 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 the release of the Off-Site Performance Cash Bond and the Safety and Stabilization Guarantee to Shantilal Patel without the posting of a Maintenance Bond; and

WHEREAS, DVS Realty, LLC, Piscataway, NJ, requests the release of a Performance Surety Bond in the original amount of \$41,401.80 and a Cash Bond in the amount of \$4,600.20, both posted with the Township of Piscataway (the "Township") on October 11, 2016, for improvements to Block 6815, Lot 2 (10 Plainfield Avenue) regarding Planning Board Application #12-PB-04/05V; and

WHEREAS, pursuant to a Request for Release of Funds dated October 23, 2025 and a letter from the Township Supervisor of Engineering dated January 16, 2026, 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 the release of the Performance Surety Bond and Cash Bond to DVS Realty, LLC without the posting of a Maintenance Bond; and

WHEREAS, on September 23, 2016, IPT Piscataway DC, LLC, Piscataway, NJ, posted a Performance Surety Bond in the original amount of \$5,760,720.00 and a Cash Bond in the amount of \$640,080.00 with the Township of Piscataway (the "Township") for improvements to Block 4401, Lot 8.05 (Old New Brunswick Road at Centennial Avenue and Route 287) regarding Planning Board Application #19-PB-06; and

WHEREAS, pursuant to Resolution #18-347, the Township released 70% of said bonds, with the Performance Surety Bond reduced to \$1,728,216.00 and the Cash Bond reduced to \$192,024.00; and

WHEREAS, pursuant to a Request for Release of Funds dated November 18, 2025 and a letter from the Township Supervisor of Engineering dated January 16, 2026, 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 the release of the Performance Surety Bond in the amount of \$1,728,216.00 and the Cash Bond in the amount of \$192,024.00 to IPT Piscataway DC, LLC and Build-To-Core Industrial Partnership I Piscataway Holdco LLC, respectively; and

WHEREAS, Kilmainham Builders II LLC, Warren, NJ, request the release of an Off-Site Performance Cash Bond in the original amount of \$6,706.80, posted with the Township of Piscataway (the "Township") on November 3, 2023, for improvements to Block 11201, Lot 4 & 5 (75 Highland Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated September 29, 2025 and a letter from the Township Supervisor of Engineering dated January 16, 2026, 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 the release of the Off-Site Performance Cash Bond to Kilmainham Builders II LLC subject to posting of a two (2) year Maintenance Bond in \$838.35; and

WHEREAS, Kilmainham Builders II LLC, Warren, NJ, request the release of a Performance Surety Bond in the original amount of \$286,703.45 and a Cash Bond in the original amount of \$26,063.95, posted with the Township of Piscataway (the "Township") on December 28, 2020 and January 5, 2021, respectively, for improvements to Block 1401, Lot 4.01 & 15.01 (15 Stelton Road); and

WHEREAS, pursuant to Resolution #23-294, the Township released 70% of said bonds, with the Performance Surety Bond reduced to \$86,011.04 and the Cash Bond reduced to \$7,819.19; and

WHEREAS, pursuant to a Request for Release of Funds dated September 29, 2025 and a letter from the Township Supervisor of Engineering dated January 6, 2026, 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 the release of the Performance Surety Bond and Cash Bond to Kilmainham Builders II LLC subject to posting of three (3) two (2) year Maintenance Bonds as follows: 1) Off-Site Improvements in the amount of \$39,095.93, 2) On-Site Perimeter Landscaping in the amount of \$1,619.25, and 3) On-Site Storm Water Management System in the amount of \$18,766.50; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release an Off-Site Performance Cash Bond in the amount of \$12,434.00 and a Safety and Stabilization Guarantee in the amount of \$5,000.00 to Shantilal Patel, Piscataway, NJ, for improvements to Block 8601, Lot 25.03 (8 Brotherhood Street) regarding Planning Board Application #21-PB-32/33V; 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 \$41,401.80 and a Cash Bond in the amount of \$4,600.20 to DVS Realty, LLC, Piscataway, NJ, for improvements to Block 6815, Lot 2 (10 Plainfield Avenue) regarding Planning Board Application #12-PB-04/05V; 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 \$1,728,216.00 to IPT Piscataway DC, LLC, Piscataway, NJ, and the release of the Cash Bond in the amount of \$192,024.00 to Build-To-Core Industrial Partnership I Piscataway Holdco, LLC, Piscataway, NJ, for improvements to Block 4401, Lot 8.05 (Old New Brunswick Road at Centennial Avenue and Route 287) regarding Planning Board Application #19-PB-06; and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to release of an Off-Site Improvements Performance Cash Bond in the amount of \$6,706.80 to Kilmainham Builders II LLC, Warren, NJ, for improvements on Block 11201, Lots 4 & 5 (75 Highland Avenue) subject to the posting of a two (2) year Maintenance Bond in the amount of \$838.35; and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to release of a Performance Surety Bond in the amount of \$86,011.04 and Cash Bond in the amount of \$7,819.19 to Kilmainham Builders II LLC, Warren, NJ, for improvements on Block 1401, Lots 4.01 & 15.01 (15 Stelton Road) subject to the posting of the following: two (2) year Maintenance Bonds: 1) Off-Site Improvements in the amount of \$39,095.93, 2) On-Site Perimeter Landscaping in the amount of \$1,619.25, and 3) On-Site Storm Water Management System in the amount of \$18,766.50.

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilmember Cahill thanked all the residents for coming out and voicing their concerns. She said they will continue to work together on improving the situation. She wished everyone a Happy Valentine's Day and a safe holiday weekend.
- Councilmember Carmichael reiterated that the safety of the residents is the Council's top priority and the ordinance passed tonight was a good first step.
- Councilmember Espinosa said he is looking forward to working with everyone to make sure all residents are safe.
- Councilmember Leibowitz thanked the Mayor for supporting Black History Month with the proclamation he read earlier. She reminded everyone that registration for a free table for the Autism Resource Fair as well as the opportunity to sponsor the event will be closing soon. Finally, she said that the safety of the residents and the success of our businesses is her top priority and that we should consider establishing a task force to address the issue of homelessness.
- Councilmember Rashid thanked the residents for coming out and sharing their views. She said that the ordinance could have been made better if we worked closer together.
- Councilmember Uhrin echoed comments made by Councilmembers Cahill and Espinosa. He also thanked the Piscataway Elks for their donation to the Community Outreach Advisory Board.
- Mayor Wahler said that the Township received a federal grant, with help from Senator Booker's office, for a new senior citizen bus.
- Business Administrator Paula Cozzarelli thanked the Chief of Staff, Dana Korbman, as well as the Director of Aging, Amy Bauman, for their help in securing the federal grant announced by the Mayor. She also gave an update on the Local Recreation Improvement Grant which was on the agenda tonight.
- Township Attorney Raj Goomer had no comments.
- Council President Lombardi thanked all the residents for coming out tonight. She thanked the Piscataway Township Police Department and the Office of

Emergency Management for their hard work over the last weekend in opening up the three (3) warming centers, keeping the YMCA open as an overnight shelter, and offering transportation to those who may have needed it.

The Council considered the matters on the agenda for March 12, 2026:

- 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
- RESOLUTION – Authorizing Award of Professional Services for Tax Appeal Attorney – Venezia & Noland, PC – Not to Exceed \$35,000.00.

OPEN TO PUBLIC – REMOTE ATTENDEES:

- Brian Rak, 1247 Brookside Rd, why was the information regarding the warming centers not advertised?
 - Council President Lombardi and Councilmember Cahill responded with the relevant information.
- Jessica Kratovil, 1247 Brookside Rd, clarified her husband's comments by saying that there are other ways the Township could have done outreach.

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

OPEN TO PUBLIC – IN PERSON ATTENDEES:

- Carlos Almeida, President of PBA Local 93, thanked the Mayor, Council, and the Business Administrator for working to improve the quality of life here in Piscataway. He stated that the PD appreciates the ongoing dialogue and they are listening to the concerns of all residents.
- Costas Efthymious, 58 Curtis Ave, spoke about his ongoing issues with property maintenance.
- Nancy Selgado-Cowan, 124 Stanton Ave, would like all Councilmembers to receive the same treatment.
 - Mayor Wahler asked Ms. Selgado-Cowan to work with the school superintendent to make sure Fellowship Farm Administration Building is available for the Township to use as a polling location for the June 2nd Primary Election.
- Ryan Espinosa, 1 High Point Way, spoke to and about the Board of Education members in the audience.
 - Council President Lombardi suggested that Mr. Espinosa go to a Board of Education meeting instead.
- Curtis Grubbs, 1750 W 3rd St, thanked the Council for passing the ordinance as well as working hard to get salt for the snow storm.

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 8:44 pm. Motion by Councilmember Cahill, seconded by Councilmember Rashid, carried unanimously.

Respectfully submitted,

Jennifer Johnson

Jennifer Johnson, Deputy Township Clerk

Accepted:

Michele Lombardi

Michele Lombardi
Council President