

April 14, 2026

A Regular Meeting of the Piscataway Township Council was held on April 14, 2026 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President Lombardi at 7:00 p.m.

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

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

No comments were made.

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: AN ORDINANCE ENTITLED: CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Council of the Township of Piscataway in the County of Middlesex finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Council hereby determines that a 1.5 % increase in the budget for said year, amounting to \$ 854,956.23 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Council of the Township of Piscataway, in the County of Middlesex, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Township of Piscataway shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$ 1,994,897.87 and that the CY 2026 municipal budget for the Township of Piscataway be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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 Espinosa, seconded by Councilmember Leibowitz, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

was introduced on the 12th day of March 2026 and had passed the first reading and was published on the 18th day of March 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on April 14, 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. 2026-08.

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

Council President Lombardi opened the meeting to remote attendees for comments regarding the CY2026 Municipal Budget.

There being no comments, the public portion was closed.

Council President Lombardi opened the meeting to in person attendees for comments regarding the CY2026 Municipal Budget.

There being no comments, the public portion was closed.

RESOLUTION #26-111

RESOLUTION offered by Councilmember Espinosa, seconded by Councilmember Uhrin.

Be it Resolved by the TOWNSHIP COUNCIL of the TOWNSHIP of PISCATAWAY, County of MIDDLESEX that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 52,725,270.31 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,
- (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in

		Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
(d) \$	-	(Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
(e) \$	-	(Sheet 44) Arts and Culture Trust Fund Levy
(f) \$	4,318,060.60	(Item 5 Below) Minimum Library Tax

1. General Revenues			
Surplus Anticipated	08-100		\$17,500,000.00
Miscellaneous Revenues Anticipated	13-099		\$23,022,702.70
Receipts from Delinquent Taxes	15-499		\$1,100,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES	07-190		\$52,725,270.31
(Item 6(a), Sheet 11)			
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:			
Item 6, Sheet 42	07-195	-	
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	-	
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY			-
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191		
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192		\$4,318,060.60
Total Revenues	13-299		\$98,666,033.61

SUMMARY OF APPROPRIATIONS

5. GENERAL APPROPRIATIONS:	xxxxxx	xxxxxxxxxxxxxx
Within "CAPS"	xxxxxx	xxxxxxxxxxxxxx
(a & b) Operations Including Contingent	34-201	\$51,599,398.96
(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	\$7,743,851.20
(g) Cash Deficit	46-885	-
Excluded from "CAPS"	xxxxxx	xxxxxxxxxxxxxx
(a) Operations – Total Operations Excluded from "CAPS"	34-305	\$12,760,365.75
(c) Capital Improvements	44-999	\$11,102,891.00
(d) Municipal Debt Service	45-999	\$12,976,800.70
(e) Deferred Charges – Municipal	46-999	-
(f) Judgements	37-480	-
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)	29-405	-
(g) Cash Deficit	46-885	-
(k) For Local District School Purposes	29-410	-
(m) Reserve for Uncollected Taxes	50-899	\$2,482,726.00
6. SCHOOL APPROPRIATIONS – TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)	07-195	-
Total Appropriations	34-499	\$98,666,033.61

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, REPEALING AND REPLACING CHAPTER XXI (21) ZONING, SECTION 21 AFFORDABLE HOUSING AND REPEALING CHAPTER XXI (21) ZONING, SECTION 23 COLLECTION, MAINTENANCE AND EXPENDITURE OF DEVELOPMENT FEES

WHEREAS, on March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c.2), which legislation amended the Fair Housing Act, and required each municipality to provide its fair share of affordable housing obligation for the Fourth Round from July 1, 2025 to June 30, 2035 under the Mount Laurel Doctrine based on a new process and updated methodology; and

WHEREAS, the new law established the Affordable Housing Dispute Resolution Program (the “Program”), an alternative dispute resolution program with retired judges to resolve cases regarding the Fair Housing Act; and

WHEREAS, the Township of Piscataway having filed a resolution of participation in the Affordable Housing Dispute Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. Seq. (the “Fair Housing Act” or “FHA” or “Act”) on January 24, 2025, for the Fourth Round; and

WHEREAS, on February 20, 2026, the Middlesex County Mount Laurel Judge, the Hon. Thomas D. McCloskey, J.S.C. (“Judge McCloskey”) entered an Order and Decision (“2026 Court Order”) which set forth how the Township would comply with its affordable housing obligations, and whereby the Municipal Code of the Township of Piscataway is to be amended to include provisions addressing the Township’s constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985, as amended and supplemented; and

WHEREAS, this Ordinance is intended to provide assurances that low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that low- and moderate-income households shall occupy those units; and

WHEREAS, this Ordinance shall apply except where inconsistent with applicable law; and

WHEREAS, the Planning Board of the Township of Piscataway has adopted a Housing Element and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq.; and

WHEREAS, the Housing Element and Fair Share Plan have been endorsed by the governing body; and

WHEREAS, this Ordinance implements and incorporates the adopted and endorsed Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act of 1985, as amended and supplemented;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Piscataway as follows:

SECTION 1. Chapter 21 Zoning, Section 23, Collection, Maintenance and Expenditure of Development Fees, of the Municipal Code of the Township of Piscataway is hereby repealed.

SECTION 2. Chapter 21 Zoning, Section 21, Affordable Housing, of the Municipal Code of the Township of Piscataway is hereby repealed and replaced as follows:

CHAPTER 21 ZONING

21-21.1 Affordable Housing.

a. Introduction & Applicability

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in the Township of Piscataway consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
2. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.
3. The Planning Board of the Township of Piscataway has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very

low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.

4. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
5. Applicability
 1. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality's most recently adopted HEFSP.
 2. This Ordinance shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very low-, low- and moderate-income housing units.
 3. Projects receiving federal Low Income Housing Tax Credit financing and are proposed for credit shall comply with the low/moderate split and bedroom distribution requirements, maximum initial rents and sales prices requirements, affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

21-21.2 Definitions.

As used herein the following terms shall have the following meanings:

Accessory apartments

Means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling. Accessory apartments are also referred to as "accessory dwelling units".

Act

Means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

Adaptable

Means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the "State Uniform Construction Code Act," P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

Administrative agent

Means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

Affirmative marketing

Means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

Affirmative Marketing Plan

Means the municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

Affirmative Marketing Process or Program

Means the actual undertaking of Affirmative Marketing activities in furtherance of each project with very low- low- and moderate-income units.

Affordability assistance

Means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner's association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency

repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

Affordability average

Means an average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income households.

Affordable

Means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

Affordable housing development

Means a development included in a municipality's housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

Affordable Housing Dispute Resolution Program or "the Program"

Refers to the dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

Affordable Housing Monitoring System or "AHMS"

Means the Department's cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

Affordable unit

Means a housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

Age-restricted housing

Means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

Agency

Means the New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

Assisted living residence

Means a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

Barrier-free escrow

Means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

Builder's remedy

Means court-imposed site-specific relief for a litigant who seeks to build affordable housing for which the court requires a municipality to utilize zoning techniques, such as mandatory set-asides or density bonuses, including techniques which provide for the economic viability of a residential development by including housing that is not for low- and moderate-income households.

Certified household

Means a household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

CHOICE

- Means the no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.
- “COAH” or the Council
Means the Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).
- Commissioner
Means the Commissioner of the Department of Community Affairs.
- Compliance certification
Means the certification obtained by a municipality pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1), that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next round begins, which is also known as a “judgment of compliance” or “judgment of repose.” The term “compliance certification” shall include a judgment of repose granted in an action filed pursuant to section 13 of P.L.1985, c. 222 (C.52:27D-313).
- Construction
Means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217 (N.J.S.A. 52:27D-119 et seq.).
- County-level housing judge
Means a judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share plans and housing elements with the Act.
- DCA and Department
Mean the State of New Jersey Department of Community Affairs.
- Deficient housing unit
Means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.
- Department
Means the New Jersey Department of Community Affairs.
- Developer
Means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
- Development
Means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.
- Development fee
Means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.
- Dispute Resolution Program
Means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).
- Division
Means the Division of Local Planning Services within the Department of Community Affairs.
- Emergent opportunity
Means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.
- Equalized assessed value or "EAV"

Means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

Equity share amount

Means the product of the price differential and the equity share, with the equity share being the whole number of years that have elapsed since the last non-exempt sale of a restricted ownership unit, divided by 100, except that the equity share may not be less than five percent and may not exceed 30 percent.

Exit sale

Means the first authorized non-exempt sale of a restricted unit following the end of the control period, which sale terminates the affordability controls on the unit.

Exclusionary zoning litigation

Means litigation challenging the fair share plan, housing element, ordinances, or resolutions that implement the fair share plan or housing element of a municipality based on alleged noncompliance with the Act or the Mount Laurel doctrine, which litigation shall include, but shall not be limited to, litigation seeking a builder's remedy.

Extension of expiring controls

Means extending the deed restriction period on units where the controls will expire in the current round of a housing obligation, so that the total years of a deed restriction is at least 60 years.

Fair share obligation

Means the total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

Fair share plan

Means the plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

FHA

Means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

Green Building Strategies

Means the strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

HMFA or the Agency

Means the New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

Household income

Means a household's gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

Housing element

Means the portion of a municipality's master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. at N.J.S.A. 52:27D-304.1.

Housing region

Means a geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

Inclusionary development

Means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate-income households.

Judgment of compliance or Judgment for repose

Means a determination issued by the Superior Court approving a municipality's fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

Low-income household

Means a household with a household income equal to 50 percent or less of the regional median income.

Low-income unit

Means a restricted unit that is affordable to a low-income household.

Major system

Means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

Mixed use development

Means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities may be considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

Moderate-income household

Means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

Moderate-income unit

Means a restricted unit that is affordable to a moderate-income household.

MONI

Means the no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

Municipal housing liaison or MHL

Means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

Municipal affordable housing trust fund

Means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

Municipal development fee ordinance

Means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

New construction

Means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include

new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

New Jersey Affordable Housing Trust Fund or "NJ AHTF"

Means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the "Neighborhood Preservation Nonlapsing Revolving Fund" and "Balanced Housing" mean the NJ AHTF.

New Jersey Housing Resource Center or Housing Resource Center

Means the online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

95/5 restriction

Means a deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

Non-exempt sale

Means any sale or transfer of ownership of a restricted unit to one's self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a class A beneficiary; and the transfer of ownership by court order.

Nonprofit

Means an organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

Non-residential development

Means any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

Non-residential development fee

Means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

Order for repose

Means the protection a municipality has from a builder's remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

Payment in lieu of constructing affordable units

Means the prior approval of the payment of funds to the municipality by a developer when affordable units were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

Prospective need

Means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

Qualified Urban Aid Municipality

Means a municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

Person with a disability

Means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

Price differential

Means the difference between the controlled sale price of a restricted unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of a restricted unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

Prior round unit

Means a housing unit that addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

Program

Means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L.2024, c. 2 (C.52:27D-313.2).

Random selection process

Means a lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans' preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

RCA administrator

Means an appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

RCA project plan

Means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

Receiving municipality

Means, for the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality's fair share obligation.

Reconstruction

Means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

Recreational facilities and community centers

Means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

Regional contribution agreement or RCA

Means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality's affordable housing obligation to another municipality within its housing region.

Regional median income

Means the median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

Rehabilitation

Means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

Rent

Means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

Residential development fee

Means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

Restricted unit

Means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

Spending plan

Means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

State Development and Redevelopment Plan or State Plan

Means the plan prepared pursuant to sections 1 through 12 of the "State Planning Act," P.L.1985, c. 398 (C.52:18A-196 et al.), designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to subsection f. of section 5 of P.L.1985, c. 398 (C.52:18A-200).

Supportive housing household

Means a very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or special needs housing. Such populations include, but are not limited

to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in Section 2 of P.L. 1977), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit Program, the McKinney–Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant’s self-identification of household members on the affordable housing application.

Supportive housing sponsoring program

Means grant or loan program which provided financial assistance to the development of the unit.

Supportive housing unit

Means a restricted rental unit that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. A supportive housing unit is intended to provide long-term, community-based housing for individuals with intellectual or developmental disabilities, as defined at N.J.S.A. 30:6D-25(b). Such units must be leased subject to the affordability controls established herein; remain subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and the project’s Affirmative Marketing Program. A supportive housing unit may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services. Supportive housing units are also referred to as permanent supportive housing units.

Transitional housing

Means temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2) provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

Treasurer

Means the Treasurer of the State of New Jersey.

UHAC

Means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

UHORP

Means the Agency's Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

Unit type

Means type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance),

multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

Very-low-income household

Means a household with a household income less than or equal to 30 percent of the regional median income.

Very-low-income housing

Means housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

Very-low-income unit

Means a restricted unit that is affordable to a very-low-income household.

Veteran

Means a veteran as defined at N.J.S.A. 54:4-8.10.

Veterans' preference

Means the agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

Weatherization

Means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

21-21.3 Monitoring and Reporting Requirements

The municipality shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan:

- a. The municipality shall provide electronic monitoring data with the Department pursuant to P.L 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department's website at <https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.
- b. On or before February 15 of each year, the municipality shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.
- c. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

21-21.4 Municipality-wide Mandatory Set-Aside

- a. A mandatory on-site affordable housing set-aside requirement shall apply beginning with the effective date of this article to any residential development, including the residential portion of a mixed-use project, which consists of five or more new residential units. The minimum mandatory on-site affordable housing set-aside shall be 20% for both for-sale and rental units.
- b. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.
- c. All such affordable units shall be governed by this ordinance, the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., and successor regulation, and all other applicable laws.
- d. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.

- e. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
- f. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.
- g. In the event that the inclusionary set-aside of 20% of the total number of residential units does not result in a full integer, the developer shall round the set-aside upward to construct a whole additional affordable unit, regardless if the fractional unit is less than 0.5. For example, if seven total units are developed at an inclusionary site, a 20% set-aside would require 1.4 affordable units. Per the requirement above, the developer shall round up the 0.4 unit to one whole affordable unit so as to construct a total of two (2) affordable housing units.

21-21.5 New Construction

- a. (Per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.). Per the definition of “New Construction,” this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.
- b. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.
- c. Completion Schedule (previously known as phasing). Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50
75	75
90	100

21-21.6 Design.

The following design requirements apply to affordable housing developments, excluding prior round units.

- a. Design of 100 percent affordable developments:
 - 1. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - 2. Each bedroom in each restricted unit must have at least one window.
 - 3. Restricted units must include adequate air conditioning and heating.
- b. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.
 - 1. Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - 2. Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.
 - 3. Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development,

except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.

4. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 5. Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.
 6. Each bedroom in each restricted unit must have at least one window.
 7. Restricted units must be of the same unit type as market-rate units within the same building.
 8. Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- c. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:
1. Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 2. Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 3. Restricted units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses may be exempt from this requirement. The proper ratio for restricted to market-rate unit type shall be subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.
 4. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 5. Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
 6. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 7. Each bedroom in each restricted unit must have at least one window; and
 8. Restricted units must include adequate air conditioning and heating.

21-21.7 Utilities.

- a. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
- b. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.A.C. 5:80-26.13(e).

21-21.8 Low/moderate split and bedroom distribution.

- a. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
- b. In each affordable housing development, at least 50% of the restricted units within each bedroom distribution rounded up to the nearest whole number shall be very low- or low-income units. The municipality has chosen to allow rounding.
- c. Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development.
- d. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:
 - i. At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;
 - ii. Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;
 - iii. The combined number of efficiency and one-bedroom units shall be no greater than 20%, rounded down, of the total number of low- and moderate-income units. The municipality has chosen to allow rounding.
 - iv. At least 30% of all low- and moderate-income units, rounded up shall be two-bedroom units. The municipality has chosen to allow rounding.
 - v. At least 20% of all low- and moderate-income units, rounded up shall be three-bedroom units. The municipality has chosen to allow rounding.
 - vi. The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.
- e. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least 5% of those restricted units.

21-21.9 Accessibility requirements.

- a. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.
- b. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
 - 1. An adaptable toilet and bathing facility on the first floor;
 - 2. An adaptable kitchen on the first floor;
 - 3. An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;
 - 4. An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
 - 5. If not all of the foregoing requirements in b.i. through b.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and

6. An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
 - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (b) To this end, the builder of restricted units shall deposit funds within the municipal Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
 - (c) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - (d) The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
 - (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the municipal Affordable Housing Trust Fund and earmarked appropriately.
7. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

21-21.10 Affordable Housing Programs

- a. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.
- b. Inclusionary zoning and new construction programs shall be implemented in accordance with the Township’s adopted Fourth Round Housing Element and Fair Share Plan, as amended, and consistent with the terms of the Consent Order entered between the Township and Fair Share Housing Center on December 15, 2025, and subject to the terms of any future Order from the Court.

21-21.11 Rehabilitation Programs

(Per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation). The Township will continue its participation in its municipal rehabilitation program, which is administered by the Township’s Administrative Agent, until the rehabilitation obligation has been fully met.

- a. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
- b. Both ownership and rental units shall be eligible for rehabilitation funds.

- c. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
- d. The municipality shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.
- e. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.
- f. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:
 - 1. If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.
 - 2. If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant's current rent or the maximum rent permitted under UHAC.
 - 3. Rents in rehabilitated units may increase annually based on the standards in UHAC.
 - 4. At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.

21-21.12 Extension of Controls Program

(For ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k)).

- a. An extension of affordability controls program is established to maintain and extend the affordability of deed restricted units scheduled to come out of their affordability control period, subject to N.J.A.C. 5:97-6.14 and UHAC, including the following:
 - 1. The affordable unit meets the criteria for prior cycle (April 1, 1980 - December 15, 1986) or post December 15, 1986 credits set forth in N.J.A.C. 5:97.
 - 2. The affordability controls for the unit are scheduled to expire in the current round; or in the next round of housing obligations if the municipal election to extend controls is made no earlier than one year before the end of the current round;
 - 3. The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards.
 - 4. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work.
 - 5. The municipality shall adhere to the process for extending controls pursuant to UHAC for extending ownership units and rental units, either inclusionary or 100% affordable developments.
 - 6. The deed restriction for the extended control period shall be filed with the County Clerk.

21-21.13 Assisted Living Residence (per N.J.A.C. 5:97-6.11).

- a. An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of

apartments in the facility shall be restricted to low- and moderate-income households.

- b. The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.
- c. A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.
- d. Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.
- e. Low- and moderate-income residents cannot be charged any upfront fees.
- f. The units shall comply with UHAC with the following exceptions:
 1. Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;
 2. The deed restriction may be on the facility, rather than individual apartments or rooms;
 3. Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and
- g. Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

21-21.14 Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).

- a. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
 1. The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
 2. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
 3. Occupancy shall not be restricted to youth under 18 years of age.
 4. In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.
 5. The bedrooms and/or units shall comply with UHAC with the following exceptions:
 - (a) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;
 - (b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).
 6. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.
 7. Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.
 8. The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:
 - (a) An Affirmative Marketing Plan in accordance with I.1 above; and
 - (b) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or

another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.

9. The sponsor/owner shall complete annual monitoring as directed by the MHL.
10. The section 'Zoning for Inclusionary Development' at N.J.A.C. 5:97-6.4 details the standards for municipalities to rezone specific sites through the establishment of an inclusionary zoning district in the municipal code, but not necessarily to be included in with these affordable housing provisions to administer affordable units. Any new inclusionary zoning districts should also reference adherence with the municipal affordable housing provisions found herein. In addition, the FHA was amended per P.L. 2024, c.2 to eliminate N.J.S.A 52:27D-329.3 which had been the statutory authority for payments in-lieu of constructing affordable units.
11. The section 'Redevelopment' at N.J.A.C. 5:97-6.6 details the standards for municipalities to include formally designated redevelopment sites in their HEFSP. Any redevelopment sites should also reference adherence with the municipal affordable housing provisions found herein.
12. The section 'Municipally sponsored and 100 percent affordable developments' at N.J.A.C. 5:97-6.7 details the standards for municipalities to include 100% affordable housing sites in their HEFSP. Any such sites should also reference adherence with the municipal affordable housing provisions found herein to the extent such provisions are not superseded by state or federally funded affordable housing programs per the applicability section of UHAC at N.J.A.C. 5:80-26.1.

21-21.15 Regional Income Limits.

1. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.
2. Regional income limits are based on regional median income, which is established by a regional weighted average of the "median family incomes" published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
3. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8 income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

21-21.16 Maximum Initial Rents And Sales Prices.

1. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
2. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
3. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60% of regional median income. The maximum rent may be increased to no more than 70 percent of regional median income for moderate-income units within affordable developments where very-low-income units compose at least 13 percent of the restricted units; however, the number of units with rent affordable to households earning 70 percent of regional median income may not exceed the number of very-low-income units in excess of 13 percent (rounded up) of the restricted units.
4. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.
5. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development must achieve an

affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.

6. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.
7. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household;
 - c. A two-bedroom unit shall be affordable to a three-person household;
 - d. A three-bedroom unit shall be affordable to a four and one-half person household; and
 - e. A four-bedroom unit shall be affordable to a six-person household.
8. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household; and
 - c. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.
9. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
10. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.
11. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics

Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.

21-21.17 Affirmative Marketing.

1. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.
2. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 3 and is required to be followed throughout the period of deed restriction.
3. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.
 - a. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
 - b. There shall be a regional preference for all households that live and/or work in Housing Region 3 comprising Hunterdon, Middlesex, and Somerset Counties.
 - c. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
 - d. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low-, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.
4. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
5. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Process, the Administrative Agent shall consider the use of language translations where appropriate.
6. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.
7. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph.
8. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on

subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

9. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
10. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales.

21-21.18 Selection of Occupants of Affordable Housing Units.

1. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
2. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.

21-21.19 Occupancy Standards.

1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
 - a. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;
 - b. Provide a bedroom for every two adult occupants;
 - c. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and
 - d. Avoid placing a one-person household into a unit with more than one bedroom.

21-21.20 Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

1. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80- 26.6, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.
2. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
3. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.
4. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
5. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
 - a. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
 - b. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.
6. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
7. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
8. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the

difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.

9. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

21-21.21 Price Restrictions for Restricted Ownership Units and Resale Prices.

1. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:
 - a. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.
 - b. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C 5:80-26.7.
 1. If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.
 2. If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3
 - c. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:
 1. Those that render the unit suitable for a larger household or the addition of a bathroom.
 2. The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);
 - d. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.
2. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

21-21.22 Buyer Income Eligibility.

1. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30% of median income, low-income ownership units shall be reserved for occupancy by households with a

gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.

2. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) must first be advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.
3. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
4. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

21-21.23 Limitations on Indebtedness Secured by Ownership Unit; Subordination.

1. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
2. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

21- 21.24 Control Periods for Restricted Rental Units.

1. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R.

3432 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.

2. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9% Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
3. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.
4. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.
5. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
6. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
7. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 - a. Sublease or assignment of the lease of the unit;
 - b. Sale or other voluntary transfer of the ownership of the unit;
 - c. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
 - d. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

21-21.25 Rent Restrictions for Rental Units; Leases and Fees.

1. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
2. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
3. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
 - a. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
4. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
5. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
6. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
7. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.

8. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

21-21.26 Tenant Income Eligibility.

1. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
 - a. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of the regional median income by household size.
 - b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of the regional median income by household size.
 - c. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of the regional median income by household size.
2. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - e. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
3. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

21-21.27 Municipal Housing Liaison.

1. The Municipal Housing Liaison shall be approved by municipal resolution.
2. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in N.J.A.C. 5:99-1 et seq.
3. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:
 - a. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
 - b. The oversight of the Affirmative Marketing Plan and affordability controls.
 - c. When applicable, overseeing and monitoring any contracting Administrative Agent.
 - d. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.
 - e. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.
 - f. Coordinating meetings with affordable housing providers and administrative agents, as needed.
 - g. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.

- h. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
 - i. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in S.3.h. above has been duly recorded.
 - j. Listing on the municipal website contact information for the MHL and Administrative Agents.
- 21-21.28 Administrative Agent.
1. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.
 2. The fees for administrative agents shall be paid as follows:
 - a. Administrative agent fees related to rental units shall be paid by the developer/owner.
 - b. Administrative agent fees related to initial sale of units shall be paid by the developer.
 - c. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
 - d. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.
 3. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
 4. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
 - a. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
 - b. Affirmative marketing:
 1. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.
 2. Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
 - c. Household certification.
 1. Soliciting, scheduling, conducting and following up on interviews with interested households.
 2. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 3. Providing written notification to each applicant as to the determination of eligibility or non-eligibility within 5 days of the determination thereof.
 4. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.
 5. Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
 6. Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
 - d. Affordability controls.

1. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
 2. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.
 3. Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
 4. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
- e. Records retention.
1. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
 2. Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
- f. Resales and re-rentals.
1. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
 2. Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
- g. Processing requests from unit owners.
1. Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
 2. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
 3. Notifying the municipality of an owner's intent to sell a restricted unit.
 4. Making determinations on requests by owners of restricted units for hardship waivers.
- h. Enforcement.
1. Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
 2. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 3. Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;
 4. Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and
 5. Creating and publishing a written operating manual for each affordable housing program administered by the Administrative

Agent setting forth procedures for administering the affordability controls.

- i. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.

21- 21.29 Responsibilities of The Owner of a development containing affordable units.

1. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
 - a. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - b. The total number of units in the project and the number of affordable units.
 - c. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - d. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
 - e. A projected construction schedule.
 - f. The location of any common areas and elevators.
 - g. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.
2. In addition to the items in U.1. above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
 - a. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
 - b. Provide to the administrative agent a description of any applicable fees.
 - c. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
 - d. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.
 - e. Provide to the administrative agent a proposed form of lease for any rental units.
 - f. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
 - g. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.
3. In addition to the items in U.1. above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
 - a. Proposed pricing for all units, including any purchaser options and add-on items.
 - b. Condominium or homeowner association fees and any other applicable fees.
 - c. Estimated real property taxes.
 - d. Sewer, water, trash disposal, and any other utility assessments.
 - e. Flood insurance requirement, if applicable.

- f. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

21-21.30 Enforcement of Affordable Housing Regulations

1. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
2. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - a. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 1. A fine of not more than \$5,000 or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 2. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the municipal Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 3. In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
3. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.
4. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
 - a. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
 - b. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to

any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.

- c. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
 - d. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
 - e. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
 - f. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
5. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a reasonable amount of time and be released within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.
 6. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the

property is located. Any loan issued in violation of this subsection is void as against public policy.

7. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.
8. Appeals
 - a. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter must be filed, in writing, with the municipal housing liaison. A decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action.

21-21.31 Development Fees.

1. Purpose
 - a. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.
2. Basic Requirements
 - a. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.
 - b. The municipality shall not spend development fees until the court has approved a plan for spending such fees.
3. Residential Development Fees
 - a. Imposed fees
 1. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.
 2. When an increase in residential density is permitted pursuant to a “d” variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a “bonus” development fee of 6.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.
 Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.
 - b. Eligible exactions, ineligible exactions and exemptions for residential development
 1. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by

agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.

2. Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.

3. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

4. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.

5. (Reserved)

4. Non-Residential Development Fees

a. Imposition of fees

1. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.

2. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

3. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

b. Eligible exactions, ineligible exactions and exemptions for non-residential development

1. The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.

2. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

c. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.

d. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis

for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.

- e. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.

5. Collection Procedures

- a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
- d. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
- e. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
- f. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
- h. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.

6. Appeal of development fees

- a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- b. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-

bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

7. Municipal Affordable Housing Trust Fund

- a. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 1. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
 2. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 3. Rental income from municipally operated units;
 4. Repayments from affordable housing program loans;
 5. Recapture funds;
 6. Proceeds from the sale of affordable units; and
 7. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- c. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.
- d. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
 1. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
 2. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
 3. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 4. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 5. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 6. Revocation of compliance certification or a judgment of compliance and repose;
 7. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
 8. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- e. All interest accrued in the municipal affordable housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.

8. Use of Funds

- a. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of

housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.

- b. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
- c. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
 - 1. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
 - 2. Affordability assistance for very low income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
- d. No more than 20% of all municipal affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

9. Monitoring

- a. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

10. Ongoing Collection of Fees

- a. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.
- b. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its municipal Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).

11. Emergent Affordable Housing Opportunities. Requests to expend municipal affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

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 to 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 or provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.

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

There being no comments, the public portion was closed.

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

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Leibowitz, seconded by Councilmember Cahill, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER XXI (21) ZONING, SECTION 21 AFFORDABLE HOUSING AND REPEALING CHAPTER XXI (21) ZONING, SECTION 23 COLLECTION, MAINTENANCE AND EXPENDITURE OF DEVELOPMENT FEES.

was introduced on the 12th day of March 2026 and had passed the first reading and was published on the 22nd day of March 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on April 14, 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. 2026-09.

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

The Clerk read for SECOND READING the following ORDINANCE: AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXI (21) ZONING

WHEREAS, the Township of Piscataway wishes to amend and supplement Chapter XXI Zoning:

BE IT ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter XXI Zoning, is hereby amended and supplemented to read as follows:

Section 1

Section 21-401, Zones Created, shall be amended as follows:

Block 1301, Lot 1.03 shall be designated AH-4, Affordable Housing 4
Block 5201, Lots 9, 10, 11, 15, 16, 17, 18.01,19.01 and the unimproved portion of
Rothe Place shall be designated AH-5, Affordable Housing 5
Block 2101, Lots 8, 9, 9.01 and 9.02 shall be designated AH-6, Affordable Housing
6

Section 2

Section 21-402, Zoning Map, shall be supplemented to add the following zoning
categories: AH-4, Affordable Housing 4; AH-5, Affordable Housing 5, and AH-6,
Affordable Housing 6.

Section 3

A new section shall be included and shall read as follows:

21-33.1 Development Standards and Requirements in the AH-4, Affordable
Housing 4 Zone

21-33.2 Permitted Uses and Zone Standards

- A. Permitted principal use: A maximum of 420 Townhomes, stacked
Townhomes and apartments consisting of multi-family rental housing
units, including up to 336 market-rate rental units and 84 affordable low,
very low and moderate income units consistent with the Fair Housing
Act (P.L. 2024, c. 2)
- B. Required on site improvements (which shall be considered permitted
accessory uses and structures) shall include a club house building
including a rental/sales office, active and passive recreational facilities,
including tot-lots, fitness trail with workout stations, in ground pool for
adults and young children, open space/buffer areas and bicycle racks.
- C. On-site parking,

On-site parking shall comply with the design standards of the
Piscataway Township Site Plan Ordinance, except as may be
permitted in this section. The minimum number of spaces
required by the Residential Site Improvements Standards
shall be provided. Parking areas or parking access aisles
shall not be closer than 15 feet to any principal building, no
closer than thirty-five (35) feet to any front property line, nor
closer than ten (10) feet to any side property line, provided the
principal building is not greater than three stories. Accessible
parking spaces shall be provided in accordance with the New
Jersey State Uniform Construction Code Barrier Free
Subcode (N.J.A.C 5:23-7.10). Handicap accessible parking
spaces shall be located in close proximity to the entranceway
of each principal building. Electric vehicle charging stations
shall be provided in accordance with (P.L. 2021.c.171).

D. Design Standards including required setbacks shall be as follows:

Maximum Gross Density	11 units/acre
Minimum Lot Frontage	350 feet
Minimum Affordable Housing Requirement	20 percent
Minimum Setback to Public Right-Of-Way	35 feet
Minimum Setback to Property Line:	
Principal Building	35 feet
Accessory Building	50 feet
Maximum Building Height	
Residential Buildings	50 feet (4 stories)
Residential Garages	20 feet (1 ½ stories)
Club Facility & Rental Office	25 feet (1 story)
Maintenance Buildings	25 feet (1 ½ stories)
Maximum Number of Units/Building	24 units
Minimum Building to Building Setback:	
Front to Front	40 feet
Rear to Rear	40 feet
Side to Side	25 feet
Minimum Building Setback to Street/Parking Area:	
Building Setback to Main Access Drive	20 feet
Building Front Setback to Parking Area/Aisle	20 feet

Building Side Setback to Parking 10 feet
Area/Aisle

- E. Signage.
 - Entrances: Two monument signs shall be constructed, with one at each entrance (Lakeview Avenue and New Brunswick Avenue). These monument signs may be either one-sided or two-sided. The message portion of each sign may include letters, numbers, logos or graphic elements and shall be a maximum of 100 square feet per side.
 - Clubhouse: One monument sign shall be constructed in front of the clubhouse and may either be one-sided or two-sided. The message portion of the sign may include letters, numbers, logos or graphic elements and shall be a maximum of 32 square feet per side.
 - Directional Signs: Up to two directional signs shall be installed for each internal roadway and shall be a maximum of 10 square feet each. All directional signs shall be set back a minimum of 10 feet from each internal roadway.
 - Building Identification: The numbering of buildings shall comply with section 14-3 of the Township Municipal Code.
- F. Interpretation. Except as hereby amended and supplemented, the Zoning Code of the Township shall remain in full force and effect.

Section 4

A new section shall be included and shall read as follows:

21-34.1 Development Standards and Requirements in the AH-5, Affordable Housing 5 Zone

21-34.2 Permitted Uses and Zone Standards.

- A. Permitted principal use. 35 multi-family rental housing units including 28 market rate rental units and 7 affordable low, very low and moderate income units consistent with the Fair Housing Act (P.L. 2024, c. 2).
- B. Required on-site improvements (which shall be considered permitted accessory uses and structures) shall include an outdoor recreational area for adults and children and bicycle racks.
- C. On-site parking.

On-site parking shall comply with the design standards of the Piscataway Township Site Plan Ordinance, except as may be permitted in this section. Parking areas or parking access aisles shall not be closer than four (4) feet to any principal building, nor closer than seven (7) feet to any property line. Accessible parking spaces shall be provided in accordance with the New Jersey State Uniform Construction Code Barrier Free Subcode (N.J.A.C 5:23-7.10). Handicap accessible parking spaces shall be located in close proximity to the entranceway of the principal building.

Parking shall be provided in accordance with the Residential Site Improvement Standards. Electric vehicle charging stations shall be provided in accordance with (P.L. 2021.c.171).

D. Design Standards including required setbacks shall be as follows:

Minimum Lot Area	53,000 square feet
Minimum Lot Frontage	170 feet
Minimum Gross Density	28 units/acre
Minimum Affordable Housing Requirement	20 Percent
Minimum Setback to Public Right-Of-Way	50 feet
Minimum Setback to Property Line:	
Principal Building – South Washington Ave	75 feet
Principal Building – Turner Place	60 feet
Principal Building – Side Yard	20 feet
Principal Building – Rear Yard	75 feet
Accessory Building	5 feet
Maximum Building Height:	
Residential Buildings	50 feet (4 stories)
Maximum Number of Units/Building	35 units
Minimum Building Setback to Street/Parking Area:	

Building Side Setback to Parking Area/Aisle	5 feet
Parking Stall Setback – South Washington Ave	7 feet
Parking Stall Setback – Turner Place	13 feet
Maximum Building Coverage	20%

- E. Signage.
 - a. Monument signs are only permitted in a front yard.
 - b. One monument sign shall be permitted for each frontage.
 - c. Monument signs shall be a maximum 12 feet long with a maximum height of 5 feet.
 - d. Monument signs shall have minimum setback of 10’ to the property line.
 - e. Monument signs shall complement the architecture.
 - f. Monument signs shall be externally illuminated. Backlit ‘halo’ style lighting is also permitted.
 - g. Directional Signs: Up to two directional signs shall be installed for each internal roadway and shall be a maximum of 10 square feet each. All directional signs shall be set back a minimum of 10 feet from each internal roadway.
 - h. Building Identification: The numbering of the building shall comply with Section 14-3 of the Township Municipal Code.
- F. Interpretation. Except as hereby amended and supplemented, the Zoning Code of the Township shall remain in full force and effect.

Section 5

A new section shall be included as section 21-35 as follows:

21-35.1 Development Standard and Requirements in the AH-6, Affordable Housing 6 zone

21-35.2 Permitted Uses and Zone Standards

- A. Permitted principal use: A maximum of 220 multi-family rental housing units including 176 market rate rental units and 44 affordable low, very low and moderate income units consistent with the Fair Housing Act (P.L. 2024, c. 2).
- B. Required on site improvements (which shall be considered permitted accessory uses and structures) shall include a clubhouse area including a rental office; passive and active recreational uses including gym/workout area, dog park, sports courts, swimming pools, BBQ areas, outdoor dining areas, fire pits, tot lots, fitness trail, bicycle racks, maintenance building and such other amenities that are usual and customary for a residential development of this size and type. Recreational accessory uses may be included within a building, on the roof, where appropriate, or elsewhere on site for the exclusive use of residents of the development and their guests.
- C. On-site parking. On-site parking shall comply with the design standards of the Piscataway Township Site Plan Ordinance, except as may be permitted in this section. The minimum number of spaces required by the Residential Site Improvements Standards shall be provided. Parking areas or parking access aisles shall not be closer than 20 feet to any principal building, no closer than thirty-five (35) feet to any front property line, nor closer than ten (10) feet to any side property line. Accessible parking spaces shall be provided in accordance with the New Jersey State Uniform Construction Code Barrier Free Subcode (N.J.A.C 5:23-7.10). Handicap accessible parking spaces shall be located in close proximity to the entranceway of each principal building. Electric vehicle charging stations shall be provided in accordance with (P.L. 2021.c.171).
- D. Design Standards including required setbacks shall be as follows:

Minimum Tract Area	8 acres
Minimum Gross Density	27 units/acre
Minimum Lot Width	320 feet
Minimum Affordable Housing Requirement	20 Percent

Minimum Setback to Stelton Road Right- 50 feet
Of-Way

Minimum Setback Covered Porch to 40 feet
Stelton Road Right-Of-Way

Minimum Setback to Side and Rear of 40 feet
Property Lines

Accessory Building 30 feet

Maximum Building Height:

a. Building(s) within transitional zone (Height measured per Section 21-3.b) (Within 150' from existing Stelton Road ROW)

1. Front units facing Stelton Road (2.5 stories) 35 feet

2. Other units in transition zone (3 stories) 55 feet

b. Balance of site (Height measured as specified herein) (Beyond 150' transitional zone)

1. North side of building(s) facing Stelton Road (4 stories total – 3 stories over parking) 50 feet

2. Balance of building(s) (5 stories total – 4 stories over parking) 59 feet

3. Accessory/maintenance building 25 feet (1.5 stories)

Building height for the balance of the site shall be measured as follows:

Building height shall mean the vertical dimension measured from the finished floor of the building lobby to the surface of the flat roof of the building. The building height shall not include air conditioning equipment, air handling equipment, elevator penthouses, skylights and solar collector systems and other customary roof mounted utilities. Provided that such equipment shall not be greater than 12 feet in height nor closer than 12 feet from each roof edge. All rooftop equipment shall be shielded by an aesthetic false wall/and or mansard roof not greater than 7 feet higher than the maximum permitted building height. Roof amenities shall comply with building height standards.

Maximum Number of Units/Building 175 units

Minimum Building Setback to Street/Parking Area

Building Setback to Main Access Drive 20 feet

Building Front Setback to Parking 10 feet
Area/Aisle

Building Side Setback to Parking 10 feet minimum
Area/Aisle Width: roadway

Main Access Drive (Divided) 20 feet (each way)

Main Access Drive (Individual) 30 feet

Parking Access Aisle 24 feet (90° parking stalls)

Off-Site Street Parking Requirements:

Resident Parking Residential Site Improvement Standards

Parking Area/Aisle Setback to Property 10 feet line

Parking Stall Size (Standard) 9'X18'

Tandem parking may be permitted within a parking garage if assigned to the same tenant.

E. Signage.

- a. Monument signs are only permitted in the front yard.
- b. One monument sign shall be permitted for each driveway.
- c. Monument signs shall be a maximum 12 feet long with a maximum height of 5 feet.
- d. Monument signs shall have minimum setback of 20' from the edge of the roadway.

- e. Monument signs shall complement the architecture.
 - f. Monument signs shall be externally illuminated. Backlit 'halo' style lighting is also permitted.
 - g. Directional Signs: Up to two directional signs shall be installed for each internal roadway and shall be a maximum of 10 square feet each. All directional signs shall be set back a minimum of 10 feet from each internal roadway.
 - h. Building Identification: The numbering of buildings shall comply with Section 14-3 of the Township Municipal Code.
- F. Fences: Fences shall be subject to Section 21-619 of the Township Zoning Code, except sports court fencing shall be a maximum of 8 feet.
- G. Interpretation. Except as hereby amended and supplemented, the Zoning Code of the Township shall remain in full force and effect.

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

There being no comments, the public portion was closed.

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

There being no comments, the public portion was closed.

RESOLUTION offered by Councilmember Uhrin, seconded by Councilmember Leibowitz, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: N ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXI (21) ZONING

was introduced on the 12th day of March 2026 and had passed the first reading and was published on the 22nd day of March 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on April 14, 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. 2026-10.

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

RESOLUTION #26-112

RESOLUTION offered by Councilmember Uhrin, seconded by Councilmember Leibowitz.

WHEREAS, the Revised General Ordinances of the Township of Piscataway permit the adoption of Resolutions, Motions or Proclamations by the Township Council of the Township of Piscataway as part of the Consent Agenda, upon certain conditions; and

WHEREAS, each of the following Resolutions, Motions or Proclamations to be presented before the Township Council at its April 14, 2026 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Cancellation of Taxes Due to 100% Disabled Veteran Status.
- b. RESOLUTION – Authorizing Refund of Overpayment of Taxes – Block 9601, Lot 18 & Block 1511, Lot 7.01.
- c. RESOLUTION – Authorizing Purchased from Various NJ State Contract and Approved Cooperative Vendors.
- d. RESOLUTION – Authorizing Award of Bid – 2026 Street Tree Replacements – Downes Tree Service Co., Inc. – Not to Exceed \$172,270.00.
- e. RESOLUTION – Authorizing Acceptance of Project and Release of Retainage – Ethel Road West Sidewalk Construction Special Assessment Project – Discover Construction, LLC.
- f. RESOLUTION – Authorizing Acceptance of Project and Release of Retainage – Suttons Lane Sidewalk Construction – Special Assessment Project – Discover Construction, LLC.
- g. RESOLUTION – Authorizing Return of Street Opening Bonds:
 - Block 1406, Lot 47 – 82 Lakeview Avenue.

- Block 6307, Lot 29 – 505 Lynwood Street.
 - Block 1816, Lot 33.01 – 1105 Smith Street.
 - Block 11901, Lot 9.01 – 19 Mayfield Lane \$1,500.00.
 - Block 11901, Lot 9.01 – 19 Mayfield Lane \$500.00.
 - Block 7108, Lot 3 – 409 Runyon Avenue.
- h. RESOLUTION – Authorizing Return of Cash Bonds:
- Block 11317, Lots 4.01, 28 & 29.01 – 580 Hoes Lane West – 21-PB-15 – Safety & Stabilization Guarantee & Off-Site Improvements.
 - Block 11317, Lots 4.01, 28 & 29.01 – 500 Hoes Lane – 21-PB-15 – Two (2) Mill & Pave Option - Off-Site Improvements.
- i. RESOLUTION – Authorizing Return of Escrow:
- Block 8601, Lot 4 – 90 International Avenue – 19-ZB-43V.
 - Block 4202, Lot 7 – 30 Duke Road – 21-PB-03/04V.
- j. RESOLUTION – Authorizing Release of Engineering & Inspection Fees:
- Block 11317, Lot 28.01 – 580 Hoes Lane – 21-PB-15.
- k. RESOLUTION – Designating Block 1901, Lot 64.01 as a Non-Condemnation Area in Need of Redevelopment and Authorizing a Redevelopment Plan.
- l. RESOLUTION – Authorizing 2026 Solicitors and Peddlers Licenses – Various Individuals.
- m. RESOLUTION – Authorizing Refund of Picnic Fee – Teresa Douglas & Michele Telfor-Sessoms.
- n. RESOLUTION – Authorizing Renewal of Two Year Contract for Public Health Services with Middlesex County – Not to Exceed \$485,102.49 for 2026 and \$494,804.54 for 2027.
- o. RESOLUTION – Authorizing Award of Bid 2026 Road Reconstruction of Boxwood Road & Owen Place – Reivax Contracting Corp. – Not to Exceed \$452,793.00.
- p. RESOLUTION – Authorizing Return of Soil Erosion/Sediment Control Bond – Block 8804, Lot 16 – 27 Wood Lake Drive.
- q. RESOLUTION – Authorizing Award of Bid – Ethel Road West Sidewalk Construction – Special Assessments Phase II – Lancha Construction Corp. – Not to Exceed \$221,912.08.
- r. RESOLUTION – Authorizing Award of Bid – 2026 – Old New Brunswick Road Improvements Phase II – Top Line Construction Corp. – Not to Exceed \$1,450,057.37.
- s. RESOLUTION – Authorizing Award of Professional Appraisal Services Contract for Brunella Avenue Improvements – Sockler Realty Services Group – Not to Exceed \$23,250.00.
- t. RESOLUTION – Authorizing Modification of One-Day Temporary License Requirement & Fee – Popcorn for the People.
- u. RESOLUTION – Amending Resolution #26-92 - Authorizing Return of Two Performance Surety Bonds – Block 4701, Lot 1 – 225 Old New Brunswick Road – 21-ZB-72/73V.
- v. MOTION – Accept Financial Report – January & February 2026.
- w. MOTION – Accept Report of Clerks Account – January 2026.
- x. MOTION – Accept Council Meeting Minutes – February 10, 2026.

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 April 14, 2026 Regular meeting and adopted by separate vote.

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

RESOLUTION #26-113

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

BLOCK	LOT	QUAL	NAME	YEAR	AMOUNT	REASON
7910	7.02		Joseph Bono Jr.	2026	\$2,205.22	100% Disabled Veteran
7910	7.02		Joseph Bono Jr.	2026	\$686.07	100% Disabled Veteran
7101	11		Georgette Bush	2026	\$158.78	100% Disabled Veteran

7101 11 Georgette Bush 2026 \$2,041.41 100% Disabled Veteran

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

RESOLUTION #26-114

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

BLOCK	LOT	NAME	YEAR	AMOUNT	REASON
9601	18	Li, Jin	2026	\$2,416.47	Bank paid and owner paid
1511	7.01	Jiao, Wan	2026	\$2,078.82	Bank paid and owner paid

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

RESOLUTION #26-115

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.

EXHIBIT A

Agency	Vendor Name	Contract Number	Commodity	Not to Exceed	Account Number(s)
NJ State Contract	Chas s Winner Inc	26-FLEET-129161	T2776 - Police Pursuit and Special Service vehicles: SUVs, Trucks Statewide	\$800,000.00	01-201-26-280-2, 01-201-25-240-2, 01-201-28-365-2, 01-201-28-370-2, 01-201-20-165-2, 01-201-25-265-2, 01-201-22-195-2, 08-215-26-2603-0000, 07-201-55-551-2000, 07-201-55-904-2000
Bergen County Co-Op	Dejana Truck Equipment, Cliffside Body Corporation, Gabrielli Truck Sales, H.A. DeHart & Son, Inc., Hudson County Motors, Nielsen Ford of Morristown, Inc., North Jersey Truck Center, PARAMUS FORD, INC., Pellegrino Auto Group, REED	BC-BID-24-06	Class 4-8 Trucks	\$800,000.00	01-201-26-280-2, 01-201-25-240-2, 07-201-55-551-2000, 07-201-55-904-2000

	SYSTEMS, LTD, ROUTE 23 AUTOMALL LLC, Tony Sanchez LTD, United Ford, Winner Ford				
ESCNJ	Fisher & Son Company, Inc., JCW Inc. dba Natural Green Lawn Care	ESCNJ 24/25-25	Lawn Care Products and Services	\$500,000.00	01-201-28-365-1; 01- 201-26-310-2

RESOLUTION #26-116

WHEREAS, on February 26, 2026, the Township of Piscataway (the “Township”) received five (5) bids for the 2026 Street Tree Replacements (the “Services”); and

WHEREAS, pursuant to a Recommendation to Award dated March 24, 2026, a copy of which is attached hereto and made a part hereof, said Landscape Architect recommends awarding a 2026 contract for the Services to Downes Tree Service Co., Inc, Hawthorne, NJ, the lowest qualified bidder, in the amount not to exceed \$172,270.00; 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

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 Street Tree Replacements to Downes Tree Service Co., Inc, Hawthorne, NJ, in the amount not to exceed \$172,270.00, subject to all bid specifications and contract documents.

RESOLUTION #26-117

WHEREAS, the Township of Piscataway (the “Township”) awarded a contract to Discover Construction, LLC, Dayton, NJ, for the Ethel Road West Sidewalk Improvements (the “Project”), in the amount not to exceed \$76,912.50; and

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

WHEREAS, this change order would represent a \$35,290.93 decrease in the total amount of the Project from the original contract amount for a final completed total in the amount of \$41,621.57, a 45.88% decrease; and

WHEREAS, pursuant to a Memorandum from the Township Supervisor of Engineering dated March 25, 2026, a copy attached hereto and made a part hereof, the Township Supervisor of Engineering recommends the acceptance of the Project in the total contract amount of \$41,621.57 and recommends the release of the retainage in the amount of \$832.43, upon the posting of a two (2) year maintenance bond in the amount of \$41,621.57; 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 Ethel Road West Sidewalk Improvements Project with Discover Construction, LLC, Dayton, NJ, from \$76,912.50 to a final completed total of \$41,621.57, and execute a change order in the amount of a \$35,290.93 decrease, subject to all bid specifications and contract documents; and

BE IT FUTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to accept the Project and return retainage funds to Discover Construction, LLC, Dayton, NJ, in the amount of \$832.43, upon the posting of a two (2) year maintenance bond in the amount of \$41,621.57.

RESOLUTION #26-118

WHEREAS, the Township of Piscataway (the “Township”) awarded a contract to Discover Construction, LLC, Dayton, NJ, for the Suttons Lane Sidewalk Improvements (the “Project”), in the amount not to exceed \$140,925.00; and

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

WHEREAS, this change order would represent a \$71,216.49 decrease in the total amount of the Project from the original contract amount for a final completed total in the amount of \$69,708.51, a 45.88% decrease; and

WHEREAS, pursuant to a Memorandum from the Township Supervisor of Engineering dated March 25, 2026, a copy attached hereto and made a part hereof, the Township Supervisor of Engineering recommends the acceptance of the Project in the total contract amount of \$69,708.51 and recommends the release of the retainage in the amount of \$1,394.17, upon the posting of a two (2) year maintenance bond in the amount of \$69,708.51; 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 Suttons Lane Sidewalk Improvements Project with Discover Construction, LLC, Dayton, NJ, from \$140,925.00 to a final completed total of \$69,708.51, and execute a change order in the amount of a \$71,216.49 decrease, subject to all bid specifications and contract documents; and

BE IT FUTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to accept the Project and return retainage funds to Discover Construction, LLC, Dayton, NJ, in the amount of \$1,394.17, upon the posting of a two (2) year maintenance bond in the amount of \$69,708.51.

RESOLUTION #26-119

WHEREAS, Arrow Sewer and Drain, Bernardsville, 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 5, 2024, regarding repairs and inspections for Block 1406, Lot 47 (82 Lakeview Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated March 9, 2026, and a Memorandum from the Township Supervisor of Engineering dated March 9, 2026, 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 Arrow Sewer and Drain; and

WHEREAS, Anil Sharma, 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 October 25, 2023, regarding repairs and inspections for Block 6307, Lot 29 (505 Lynwood Street); and

WHEREAS, pursuant to a Request for Release of Funds dated February 12, 2026 and a Memorandum from the Township Supervisor of Engineering dated March 9, 2026, 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 Anil Sharma; and

WHEREAS, Megnauth Prasad, Bernardsville, 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 April 28, 2025, regarding repairs and inspections for Block 1816, Lot 33.01 (1105 Smith Street); and

WHEREAS, pursuant to a Request for Release of Funds dated March 6, 2026 and a Memorandum from the Township Supervisor of Engineering dated March 16, 2026, 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 Megnauth Prasad; and

WHEREAS, Gladwin Dsouza, Piscataway, NJ, requests the return of a Street Opening Bond in the amount of \$1,500.00, posted with the Township of Piscataway (the "Township") on October 3, 2024, regarding repairs and inspections for Block 11901, Lot 9.01 (19 Mayfield Lane); and

WHEREAS, pursuant to a Request for Release of Funds dated November 5, 2025 and a Memorandum from the Township Supervisor of Engineering dated February 26, 2026, 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 Gladwin Dsouza; and

WHEREAS, Gladwin Dsouza, Piscataway, NJ, requests the return of a Street Opening Bond in the amount of \$500.00, posted with the Township of Piscataway (the "Township") on April 29, 2022, regarding repairs and inspections for Block 11901, Lot 9.01 (19 Mayfield Lane); and

WHEREAS, pursuant to a Request for Release of Funds dated November 5, 2025 and a Memorandum from the Township Supervisor of Engineering dated February 26, 2026, 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 Gladwin Dsouza; and

WHEREAS, Naeem Iqbal, 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 April 28, 2025, regarding repairs and inspections for Block 7108, Lot 3 (409 Runyon Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated March 26, 2026 and a Memorandum from the Township Supervisor of Engineering dated March 31, 2026, 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 Naeem Iqbal; 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 Arrow Sewer and Drain, Bernardsville, NJ, in the amount of \$2,000.00, regarding Block 1406, Lot 47 (82 Lakeview Avenue); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to return said Street Opening Bond to Anil Sharma, Piscataway, NJ, in the amount of \$2,000.00, regarding Block 6703, Lot 29 (505 Lynwood Street); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to return said Street Opening Bond to Megnauth Prasad, Bernardsville, NJ, in the amount of \$2,000.00, regarding Block 1816, Lot 33.01 (1105 Smith Street); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to return said Street Opening Bond to Gladwin Dsouza, Piscataway, NJ, in the amount of \$1,500.00, regarding Block 11901, Lot 9.01 (19 Mayfield Lane); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to return said Street Opening Bond to Gladwin Dsouza, Piscataway, NJ, in the amount of \$500.00, regarding Block 11901, Lot 9.01 (19 Mayfield Lane); and

BE IT FURTHER RESOLVED, that the appropriate municipal officials be and are hereby authorized to return said Street Opening Bond to Naeem Iqbal, Piscataway, NJ, in the amount of \$2,000.00, regarding Block 7108, Lot 3 (409 Runyon Avenue).

RESOLUTION #26-120

WHEREAS, Abdul H. Basit, Piscataway, NJ, requests the release of a Safety & Stabilization Guarantee Cash Bond in the amount of \$5,000.00 and a Performance Cash Bond in the amount of \$26,204.40, posted with the Township of Piscataway on December 14, 2021, for improvements on Block 11317, Lot(s) 4.01, 28 & 29.01 (580 Hoes Lane West), regarding Planning Board Application #21-PB-15; and

WHEREAS, pursuant to Requests for Release of Funds dated January 20, 2026 and a letter from the Township Supervisor of Engineering dated February 20, 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 Safety & Stabilization Guarantee Cash Bond and the Performance Cash Bond to Abdul H. Basit, subject to the posting an Off-Site Improvement Maintenance Bond in the amount of \$2,544.30 and an On-Site Landscaping Maintenance Bond in the amount of \$731.25, with both Bonds to run a period of two (2) years; and

WHEREAS, Abdul H. Basit, Piscataway, NJ, requests the release of a Performance Cash Bond for Off-Site Improvements in the amount of \$2,200.00 posted with the Township of Piscataway on November 2, 2022, for improvements on Block 11317, Lot(s) 4.01, 28 & 29.01 (500 Hoes Lane West), regarding Planning Board Application #21-PB-15; and

WHEREAS, pursuant to Requests for Release of Funds dated January 20, 2026 and a letter from the Township Supervisor of Engineering dated February 27, 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 advised the release of said Performance Cash Bond; and

WHEREAS, Husne Tamseel, Edison, NJ, requests the release of a Performance Cash Bond for Off-Site Improvements in the amount of \$2,200.00 posted with the Township of Piscataway on November 2, 2022, for improvements on Block 11317, Lot(s) 4.01, 28 & 29.01 (500 Hoes Lane West), regarding Planning Board Application #21-PB-15; and

WHEREAS, pursuant to Requests for Release of Funds dated January 20, 2026 and a letter from the Township Supervisor of Engineering dated February 27, 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 advised the release of said Performance Cash Bond; 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 Safety & Stabilization Guarantee Cash Bond in the amount of \$5,000.00 and Performance Cash Bond in the amount of \$26,204.40, to Abdul H. Basit, Piscataway, NJ, for improvements on Block 11317, Lot(s) 4.01, 28 & 29.01 (580 Hoes Lane West), regarding Planning Board Application #21-PB-15, subject to the posting of an Off-Site Improvements Maintenance Bond in the amount of \$2,544.30, and an On-Site Perimeter Landscaping Maintenance Bond in the amount of \$731.25, with both Bonds to run for a period of two (2) years with the Township; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release said Performance Cash Bond for Off-Site Improvements in the amount of \$2,200.00 to Abdul H. Basit, Piscataway, NJ, for improvements on Block 11317, Lot(s) 4.01, 28 & 29.01 (500 Hoes Lane West), regarding Planning Board Application #21-PB-15; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release said Performance Cash Bond for Off-Site Improvements in the amount of \$2,200.00 to Husne Tamseel, Edison, NJ, for improvements on Block 11317, Lot(s) 4.01, 28 & 29.01 (500 Hoes Lane West), regarding Planning Board Application #21-PB-15.

RESOLUTION #26-121

WHEREAS, on September 23, 2019, Michael Tomaro, Piscataway, NJ, posted an escrow check with the Township of Piscataway in the amount of \$2,500.00 for Zoning Board Application #19-ZB-43V regarding Block 8601, Lot 4 (90 International Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated February 19, 2026, and a Memorandum from the Township Supervisor of Planning dated March 11, 2026, copies of which are attached hereto and made a part hereof, the Supervisor of Planning and Finance Department approved the release of the unexpended escrow fees in the amount of \$46.25 to Michael Tomaro, Piscataway, NJ; and

WHEREAS, on March 2, 2021, Goldman Rutgers Land Limited Partnership, Madison, NJ, posted an escrow check with the Township of Piscataway in the amount of \$18,000.00 for Planning Board Application #21-PB-03/04V regarding Block 4202, Lot 7 (30 Duke Road); and

WHEREAS, pursuant to a Request for Release of Funds dated February 10, 2026, and a Memorandum from the Township Supervisor of Planning dated March 9, 2026, copies of which are attached hereto and made a part hereof, the Supervisor of Planning and Finance Department approved the release of the unexpended escrow fees in the amount of \$11,691.36 to Goldman Rutgers Land Limited Partnership, Madison, NJ; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Michael Tomaro, in the amount of \$46.25 for Zoning Board Application #19-ZB-43V regarding Block 8601, Lot 4 (90 International Avenue); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Goldman Rutgers Land Limited Partnership, in the amount of \$11,691.36 for Planning Board Application #21-PB-03/04V regarding Block 4202, Lot 7 (30 Duke Road).

RESOLUTION #26-122

WHEREAS, Abdul H. Basit, Piscataway, NJ, requests the release of Engineering and Inspection Fees in the original total amount of \$1,091.85, which was posted with the

Township of Piscataway on December 14, 2021, regarding improvements to Block 11317, Lot 4.01, 28 and 29.01 (580 Hoes Lane); and

WHEREAS, pursuant to a Request for Release of Funds dated January 20, 2026 and a Memorandum from the Township Supervisor of Engineering dated March 2, 2026, copies of which are attached hereto and made a part hereof, said Supervisor of Engineering advised that all inspections and deductions for the project are complete and recommends the release of remaining Engineering and Inspection Fees; 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 the remaining Engineering and Inspection Fees in the amount of \$46.62, to Abdul H. Basit, Piscataway, NJ, regarding improvements on Block 11317, Lot 4.01, 28 and 29.01 (580 Hoes Lane).

RESOLUTION #26-123

WHEREAS, the Township of Piscataway (the "Township") contains certain property designated as Block 1901, Lot 64.01 (44 Stelton Road) on the Piscataway Township Tax Map (the "Property"); and

WHEREAS, the Township authorized the Township Planning Board to undertake a preliminary investigation to determine whether the Property comprises a Non-Condemnation Area in Need of Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, after completing the preliminary investigation, reviewing the report by James F. Clarkin, IV, PP, AICP., and hearing testimony, the Township Planning Board recommended that the Property be found to be a Non-Condemnation Area in Need of Redevelopment because it meets Criteria A, B, and H of N.J.S.A. 40A:12A-5, with said determination memorialized in a Resolution by the Township Planning Board on April 8, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway that the Township Council agrees with the recommendation of the Township Planning Board and does hereby designate Block 1901, Lot 64.01 (44 Stelton Road) as a Non-Condemnation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

BE IT FURTHER RESOLVED that in accordance with N.J.S.A. 40A-12A-6b(5)(c) the Clerk of the Township of Piscataway shall forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs; and

BE IT FURTHER RESOLVED that in accordance with N.J.S.A. 40A-12A-6b(5)(d), within ten (10) days of the Township Council's adoption of the within resolution, the Clerk of the Township of Piscataway shall serve notice of the Township Council's determination and this Resolution upon the record owner of property within the Non-Condemnation Redevelopment Area, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent; and

BE IT FURTHER RESOLVED that 4Site Planning, LLC is hereby authorized to prepare a Redevelopment Plan for the Property and present same to the Township Planning Board for its review and recommendation.

RESOLUTION #26-124

WHEREAS, Alexandra Arcelay has applied with the Township of Piscataway for a 2026 Peddler's License; and

WHEREAS, pursuant to a letter from the Piscataway Township Police Department, dated March 30, 2026, a copy of which is attached hereto and made a part hereof, the Piscataway Township Police Department recommends the approval of a 2026 Peddler's License to Alexandra Arcelay; and

WHEREAS, Graycen Ecme Dubin has applied with the Township of Piscataway for 2026 Solicitor's Licenses; and

WHEREAS, pursuant to letters from the Piscataway Township Police Department, each dated March 16, 2026, copies of which are attached hereto and made a part hereof, the Piscataway Township Police Department recommends granting Solicitor's Licenses to Graycen Ecme Dubin; and

WHEREAS, Thomas Robert Osborn has applied with the Township of Piscataway for 2026 Solicitor's Licenses; and

WHEREAS, pursuant to letters from the Piscataway Township Police Department, each dated March 16, 2026, copies of which are attached hereto and made a part hereof, the Piscataway Township Police Department recommends granting Solicitor's Licenses to Thomas Robert Osborn; and

WHEREAS, Jonathan David Austin has applied with the Township of Piscataway for 2026 Solicitor's Licenses; and

WHEREAS, pursuant to letters from the Piscataway Township Police Department, each dated March 16, 2026, copies of which are attached hereto and made a part hereof, the Piscataway Township Police Department recommends granting Solicitor's Licenses to Jonathan David Austin; 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 Peddler's License to Alexandra Arcelay; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to issue 2026 Solicitor's Licenses to Graycen Ecme Dubin, Thomas Robert Osborn, and Jonathan David Austin.

RESOLUTION #26-125

WHEREAS, Teresa Douglas, Piscataway, NJ, requests the return of a Picnic and Alcohol Permit Fee in the amount of \$400.00, posted with the Township of Piscataway for a picnic at Possumtown Park on June 13, 2026; and

WHEREAS, Michelle Telfor-Sessoms, Piscataway, NJ, requests the return of a Picnic and Alcohol Permit Fee in the amount of \$400.00, posted with the Township of Piscataway for a picnic at Riverside Park on July 18, 2026; 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 a Picnic and Alcohol Permit Fee in the amount of \$400.00, pursuant to receipt #223038, to Teresa Douglas.

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to return a Picnic and Alcohol Permit Fee in the amount of \$400.00, pursuant to receipts #223034 and #223035, to Michelle Telfor-Sessoms.

RESOLUTION #26-126

WHEREAS, pursuant to the authority contained in the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq., the Township of Piscataway (the "Township") deems it to be in the public interest to enter into a Shared Services Agreement with the County of Middlesex (the "County") for the furnishing by the County of public health services of a technical and professional nature; and

WHEREAS, public health services are beneficial to the residents of the Township; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:30-5.4 is attached hereto and made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that appropriate municipal officials be and hereby are authorized to execute all documents necessary to enter into a Shared Services Agreement with the County of Middlesex for the furnishing by the County of public health services of a technical and professional nature for the period of January 1, 2026 through December 31, 2027 in the amounts of \$485,102.49 for CY 2026 and \$494,804.54 for CY 2027; and

BE IT FURTHER RESOLVED that a copy of said Shared Services Agreement shall be available for public inspection at the office of the Township Clerk.

RESOLUTION #26-127

WHEREAS, on April 2, 2026, the Township of Piscataway (the "Township") received nine (9) bids for the 2026 Road Reconstruction of Boxwood Road and Owen Place (Alt #1) (the "Project"); and

WHEREAS, pursuant to a Recommendation to Award dated April 7, 2026, a copy of which is attached hereto and made a part hereof, the Township Director of Public Works recommends awarding a contract for the Project to Reivax Contracting Corp. Flemington, NJ, who is the lowest qualifying bidder, in the amount not to exceed \$452,793.00; 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

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 Reconstruction of Boxwood Road and Owen Place (Alt #1) to Reivax Contracting Corp. Flemington, NJ, in the amount not to exceed \$452,793.00, subject to all bid specifications and contract documents.

RESOLUTION #26-128

WHEREAS, on March 13, 2026, Michael Thompson, Piscataway, NJ, posted a check with the Township of Piscataway in the total amount of \$1,000.00 as a Soil Erosion / Sediment Control and Driveway Bond for regarding Block 8804, Lot 16 (27 Woodlake Drive); and

WHEREAS, pursuant to a Request for Release of Funds dated March 19, 2026 and a Memorandum from the Township Supervisor of Engineering dated March 27, 2026, the Township Engineering Division approved the release of the Soil Erosion / Sediment Control and Driveway Bond in the amount of \$1,000.00 without the posting of a Maintenance Bond; 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 the Soil Erosion / Sediment Control and Driveway Bond to Michael Thompson, Piscataway, NJ, in the amount of \$1,000.00 regarding Block 8804, Lot 16 (27 Woodlake Drive).

RESOLUTION #26-129

WHEREAS, on April 2, 2026, the Township of Piscataway (the "Township") received ten (10) bids for the Ethel Road West Sidewalk Construction – Special Assessments Phase II (the "Project"); and

WHEREAS, pursuant to a Recommendation to Award dated April 9, 2026, a copy of which is attached hereto and made a part hereof, said Supervisor of Engineering recommends awarding a 2026 contract for the Project to Lancha Construction Corp, Jamesburg, NJ, the lowest qualified bidder, in the amount not to exceed \$221,912.08; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:30-5.4 is attached hereto and made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to award a contract for the Ethel Road West Sidewalk Construction – Special Assessments Phase II to Lancha Construction Corp, Jamesburg, NJ, in the amount not to exceed \$221,912.08 subject to all bid specifications and contract documents.

RESOLUTION #26-130

WHEREAS, on April 9, 2026, the Township of Piscataway (the "Township") received seven (7) bids for the 2026 Old New Brunswick Road Improvements – Phase II (the "Project"); and

WHEREAS, pursuant to a Recommendation to Award dated April 10, 2026, a copy of which is attached hereto and made a part hereof, said Assistant Supervisor of Engineering recommends awarding a 2026 contract for the Project to Top Line Construction Corp, Somerville, NJ, the lowest qualified bidder, in the amount not to exceed \$1,450,057.37; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:30-5.4 is attached hereto and made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to award a contract for the 2026 Old New Brunswick Road Improvements – Phase II to Top Line Construction Corp, Somerville, NJ, in the amount not to exceed \$1,450,057.37 subject to all bid specifications and contract documents.

RESOLUTION #26-131

WHEREAS, the Township of Piscataway (the "Township") is in need of Professional Appraisal Services (the "Services") for Brunella Avenue Road Improvement Permanent & Temporary Construction Easement Takings; and

WHEREAS, Sockler Realty Services Group, Inc., Hightstown, NJ, has submitted a proposal (the "Proposal") dated March 5, 2026, for Professional Appraisal Services related to said Improvements, a copy of which is attached hereto and made a part of hereof, with a cost not to exceed \$23,250.00; and

WHEREAS, pursuant to a Recommendation to Award, dated April 10, 2026, the Township Administrator recommends awarding a contract for the Services to Sockler Realty Services Group, Inc., Hightstown, NJ, in the amount not to exceed \$23,250.00; and

WHEREAS, Sockler Realty Services Group, Inc., Hightstown, NJ, was previously qualified under the Fair and Open Process to provide professional services for Professional Appraisal Services – Various Projects by the Township of Piscataway for 2026; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:30-5.4 is attached hereto and made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to award a contract to Sockler Realty Services Group, Inc., Hightstown, NJ, to provide Professional Appraisal Services for Brunella Avenue Road Improvement Permanent & Temporary Construction Easement Takings, at the rates set forth in said Proposal, with such services not to exceed \$23,250.00 in cost.

RESOLUTION #26-132

WHEREAS, Popcorn for the People is a nonprofit organization located in Piscataway that provides meaningful employment and job training opportunities to adults with autism and other developmental disabilities; and

WHEREAS, the Township of Piscataway (the "Township") recognizes the importance of supporting organizations that promote inclusive employment and positively contribute to the community; and

WHEREAS, the Township wishes to encourage the participation of Popcorn for the People in local events by reducing financial barriers and requiring a single temporary health license for the events to be held at the East Jersey Old Town from April 2026 through December 2026; and

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

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials hereby authorize Popcorn for the People to obtain only one (1) temporary health license for the period of April 2026 through December 2026; and

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

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

RESOLUTION #26-133

WHEREAS Resolution # 26-92 regarding the release of the Cash Bond in the amount of \$8,460.36 for Off-Site Improvements for Block 4701, Lot 1 (225 Old New Brunswick Road) is as amended as follows:

WHEREAS, on September 29, 2022 and October 13, 2022, 225 Old New Brunswick Road LLC, Howell, NJ, posted a Performance Surety Bond in the amount of \$76,143.24 and a Cash Bond in the amount of \$8,460.63 with the Township of Piscataway, regarding improvements for Block 4701, Lot 1 (225 Old New Brunswick Road); and

WHEREAS, pursuant to a Request for Release of Funds dated January 12, 2026, and a Memorandum from the Township Supervisor of Engineering dated February 11, 2026, copies of which are attached hereto and made a part hereof, the Township Engineering Division finds that all improvements required and covered have been satisfactorily installed and recommends the release of the Performance Surety Bond and Cash Bond subject to the posting of an On-Site Perimeter Landscaping Maintenance Bond in the amount of \$3,158.25 and an Off-Site Improvements Maintenance Bond in the amount of \$7,417.20 to run for a period of two (2) years; and

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release the Performance Surety Bond in the amount of \$76,143.24 and Cash Bond in the amount of \$8,460.36 to 225 Old New Brunswick Road LLC, Howell, NJ, regarding improvements for Block 4701, Lot 1 (225 Old New Brunswick Road), conditioned upon the posting of an On-Site Perimeter Landscaping Maintenance Bond in the amount of \$3,158.25 and an Off-Site Improvements Maintenance Bond in the amount of \$7,417.20 to run for a period of two (2) years; and

BE IT FURTHER RESOLVED that the remainder of Resolution # 26-92 remains in full force and effect.

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilmember Cahill thanked all staff involved in preparing the budget.
- Councilmember Carmichael did not have any comments.
- Councilmember Espinosa reminded residents of the upcoming Bike Rodeo happening on Saturday, May 30th at the Little League Complex.
- Councilmember Leibowitz asked how the Council is informed about litigation. She thanked the members of the Council who attended the Autism Resource Fair; however, Councilmember Leibowitz also commented that seems to be a difference regarding how certain types of events are advertised. She gave an update on the Cultural Arts Commission and their upcoming projects. Finally, Councilmember Leibowitz made a motion to pass a resolution regarding ICE.
 - Raj responded to the questions about litigation. He also advised the Council to please hold off on voting on the ICE resolution for several reasons – he has not had a chance to review it, we are still waiting on guidance from the Department of Justice, and the language needs to be revised.
 - Councilmember Leibowitz withdrew the motion.
- Councilmember Rashid commented on the ICE resolution. She recognized the many holidays that have happened since the last meeting and congratulated Councilmember Leibowitz on a successful Autism Resource Fair. Councilmember Rashid reminded residents of Councilmember Lombardi's upcoming Community Clean Up Day on April 18th. She spoke about a recent water quality policy workshop hosted by the Lower Raritan Watershed Partnership that she attended where she learned about some contamination at Riverside Park. Councilmember Rashid asked that the library meeting rooms be reopened for community members looking to hold meetings. Lastly, as part of the Cultural Arts Commission, she told residents to be on the look-out for more information regarding the Summer Concert Series.
 - Raj responded to the contamination information.
 - Councilmember Espinosa clarified that the organization (Lower Raritan Watershed Partnership) is not blaming the Township. Councilmember Rashid confirmed, stating that they want all stakeholders to be involved.
 - Mayor Wahler mentioned that the Township has been trying to work with this organization for a long time and it is not right for certain individuals to be blaming one particular Councilmember – Councilmember Carmichael.
 - Councilmember Carmichael said she spoke with both this organization and Councilmember Rashid and told them they should be going to the county for more information.
- Councilmember Uhrin stated that Saturday's Little League Opening Day was incredibly successful with over 350 kids participating this year. He also thanked all of the coaches and volunteers for their hard work.
- Mayor Wahler did not have any comments.
- Business Administrator Paula Cozzarelli thanked the Council for their support of this year's budget. She also gave an update on the Ecological Park and various capital improvement projects.
- Township Attorney Raj Goomer wished the Sikh community a Happy Vaisakhi and Happy Ugadi to the Hindu community.
- Council President Lombardi thanked emergency services for their response to the structure fire that happened last week. She too reminded residents of her upcoming Community Clean Up Day, which already has over 350 individuals signed up. Council President Lombardi also mentioned that it is Autism Awareness Month.

OPEN TO PUBLIC – REMOTE ATTENDEES

- Brian Rak, 1247 Brookside Rd, read the definition of “leaked” and asked Raj what he meant when he said that a public document was leaked.
 - Raj clarified that he meant it was intentionally leaked to the press for political reasons within one day of the Township receiving the complaint.
- Sarah Radford, 13 Dunbar Ave, commented on the Mayor’s behavior during the Council meetings.
- Jessica Kratovil, 1247 Brookside Rd, thanked Councilmember Leibowitz for the additional ICE resolution. She also thanked Councilmember Rashid for attending the Lower Raritan Watershed Partnership meeting and is disappointed in the Township’s general response.
- Craig Aumack, 3 Lake Park Dr, thinks that the Township should put notices at Riverside Park that the water is contaminated.

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

OPEN TO PUBLIC – IN PERSON ATTENDEES

- Costas Efthymious, 58 Curtis Ave, discussed his ongoing issues with property maintenance.
- Curtis Grubbs, 1750 W 3rd St, asked about upgrades to Hazelwood Park, the sidewalks, as well as spraying for mosquitos.
 - Township Attorney Raj Goomer and Mayor Wahler responded.
- Dawn Weeks, 215 Wykoff Ave, stated that there is approximately \$125,000 in opioid settlement money that is not being used and asked what the plan was for spending that money.
 - Business Administrator Paula Cozzarelli responded accordingly, stating that the Township is using it for education, prevent, and recovery support.

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

Mayor Wahler spoke about the stabbing which occurred that night (April 14th) at Motel 6, stating that the public safety issues are very serious and very real.

Township Attorney Raj Goomer elaborated on the Mayor’s point regarding the Motel 6 and although he usually does not comment on pending litigation, gave the Council an update regarding the complaint submitted by Motel 6 against the Township since it was released to the press. The complaint states that there are no crime issues and that a summons regarding an excessive call violation was dismissed; however, Mr. Goomer states that fact is not true. There was an administrative hearing and the motel owner did not appear in court.

Council President Lombardi commented that public safety is a quality of life issues in Piscataway.

Councilmember Cahill agreed with Council President Lombardi and the Mayor in that there is a problem with misinformation being spread by responsible and intelligent people. All members of the Council should be correcting misinformation whenever it is being spread. She also mentioned that this lawsuit is going to cost the taxpayers a lot of money.

There being no further business to come before the Council, the meeting was adjourned at 8:10 pm. Motion by Councilmember Espinosa, seconded by Councilmember Rashid, carried unanimously.

Respectfully submitted,

Jennifer Johnson

Jennifer Johnson
Deputy Township Clerk

Accepted:

Michele Lombardi

Michele Lombardi
Council President