August 11, 2026

A Regular Meeting of the Piscataway Township Council was held on August 11, 2026 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President Lombardi at 7:05 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.

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

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

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

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

Pratik Patel, 29 Redbud Rd, asked for clarification regarding items g and o.

Business Administrator Paula Cozzarelli provided the relevant information.

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

RESOLUTION #26-197

RESOLUTION offered by Councilmember Espinosa, seconded by Councilmember Cahill.

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 August 11, 2026 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

a. RESOLUTION – Authorizing Cancellation of Taxes – 100% Disabled Veteran Status.
b. RESOLUTION – Authorizing Refund of Picnic Fees.
c. RESOLUTION – Authorizing Contract Amendment No. 2 – Normandy Drive Improvements – Remington & Vernick – Not to Exceed $72,690.00.
d. RESOLUTION – Authorizing Return of Sterling Village Security Deposits.
e. RESOLUTION – Authorizing Return of Escrow:
    - Block 187, Lot 42 – 349 William St. – 04-ZB-63/64V.
    - Block 859.2, Lot 10.01 – 16 Logan Ln. – 04-ZB-05.
    - Block 34, Lot 1.01 – 332 Rock Ave. – 04-PB-01/12V.
    - Block 796, Lot 3 – 954 River Rd. – 04-PB-93/94V.

- Block 277, Lot 71 – 4 Stelton Rd. – 04-ZB-75V.
- Block 60, Lot 5 – Muriel Ave. – 04-PB-36.
- Block 45, Lot 48 – 1815 West Fifth St. – 03-ZB-43V.
- Block 811, Lot 1.01 – 145 11th St. – 21-ZB-02V.
- Block 7501, Lot 27.03 – 505 Sidney Rd. – Admin. Review.
- Block 701.8, Lots 1 & 46 – 1203 Stelton Rd. – 02-PB-71V.

f. RESOLUTION – Authorizing Return of Cash Bonds:
- Block 12204, Lot 30.02 – 530 Blue Ridge Ave. – On-Site Improvements.
- Block 1013, Lot 5.01 – 33 Parkside Ave. – On-Site Improvements.

g. RESOLUTION – Authorizing Chapter 159 – National Opioids Trust-TEVA - $4,079.70.

h. RESOLUTION – Authorizing Chapter 159 – National Opioids Trust - $14,065.87.

i. RESOLUTION – Authorizing Award of Contract for Professional Appraisal Services – Holly Lane and South Randolphville Road – Sockler Realty Services, Inc. – Not to Exceed $10,500.00.

j. RESOLUTION – Authorizing Award of Contract for Sewer Utility Rate Review – PKF O'Connor Davies – Not to Exceed $35,000.00.

k. RESOLUTION – Authorizing Award of Bid – 2026 Sidney Road Roadway Improvements – Jads Construction Company, Inc. – Not to Exceed $289,337.25.

l. RESOLUTION – Authorizing Award of Bid – 2026 South Randolphville Road Roadway Improvements – Not to Exceed $494,617.65.

m. RESOLUTION – Authorizing Award of Bid – 2026 Green Acres Restroom Building Assembly & Site Work – McCauley Construction Company, Inc. – Not to Exceed $629,720.00.

n. RESOLUTION – Authorizing Award of Contract – Retention of BBK for Local Government Wireling NPRM Coalition – Best Best & Krieger – Not to Exceed $3,000.00.

o. RESOLUTION – Authorizing Extension of Agreement for Ambulance Services with HMH Hospitals Corporation d/b/a JFK University Medical Center – Not to Exceed $80,000.00.

p. RESOLUTION – Authorizing Professional Architectural Services Contract – New Department of Public Works Facility at 625 Maple Avenue – Netta Architects – Not to Exceed $396,500.00.

q. MOTION – Accept Report of Clerk's Account – June 2026.

r. MOTION – Accept MOTION – Accept Council Meeting Minutes – May 14, June 11 & 30 & July 21, 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 August 11, 2026 Regular meeting and adopted by separate vote.

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

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

RESOLUTION #26-198

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

BLOCK	LOT	QUAL	NAME	YEAR	AMOUNT	REASON
2101	3		Gonzalez, Emel	2026	1,980.08	100% Disabled Veteran
2101	3		Gonzalez, Emel	2026	2,194.78	100% Disabled Veteran
2101	3		Gonzalez, Emel	2027	4,179.66	100% Disabled Veteran
3201	1.01	C0315	Pierce, Clifford	2026	2,058.83	100% Disabled Veteran
3201	1.01	C0315	Pierce, Clifford	2026	2,104.58	100% Disabled Veteran
3201	1.01	C0315	Pierce, Clifford	2027	4,051.49	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 #26-199

WHEREAS, North Stelton AME Church, Piscataway, NJ, requests the return of a Picnic Permit Fee in the amount of $250.00, posted with the Township of Piscataway for a picnic at Riverside Park on August 22, 2026; and

WHEREAS, the Piscataway Township Department of Parks and Recreation recommended the return of said Picnic Permit Fee, in the amount of $250.00, as the picnic was cancelled; 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 Permit Fee in the amount of $250.00, pursuant to receipt no. 223045 to North Stelton AME Church.

RESOLUTION #26-200

WHEREAS, R&V Engineers, Morganville, NJ was awarded a contract for Professional Services for Normandy Drive Improvements (the "Project"); and

WHEREAS, additional work is required for the Project that was not included in the original scope of work outlined by the Township of Piscataway and not anticipated in R&V Engineers' proposal to the Township for said Project; and

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

WHEREAS, the Supervisor of Engineering, pursuant to a memorandum dated July 22, 2026, has reviewed the Contract Amendment Request No. 2 from R&V Engineers dated July 14, 2026, in the amount of $72,690.00, a copy of which is attached hereto and made a part hereof, and recommends approval of same; 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 amend the total contract amount with R&V Engineers from $307,500.00 to $380,190.00, an increase of not to exceed $72,690.00, due to unanticipated work required for the Professional Services for Normandy Drive Improvements, subject to all proposal specifications and contract documents.

RESOLUTION #26-201

WHEREAS, the Township of Piscataway (the "Township") is in possession of a Security Deposit being held on behalf of Margaret Adams, in the amount of $612.61 posted with the Township for Apartment 554 at Sterling Village; and

WHEREAS, there is an outstanding balance owed to the Township for removal of Abandoned property in the Apartment in the amount of $591.00; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit, in the amount of $591.00 to the Township of Piscataway for Removal of Property and in the amount of $21.61 to Margaret Adams; and

WHEREAS, the Township of Piscataway (the "Township") is in possession of a Security Deposit being held on behalf of Melvin Davis, in the amount of $884.33 posted with the Township for Apartment 142 at Sterling Village; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit, in the amount of $884.33 to Melvin Davis; and

WHEREAS, the Township of Piscataway (the "Township") is in possession of a Security Deposit being held on behalf of Carole Bogart, in the amount of $962.38 as well as overpaid rent in the amount of $100.16 posted with the Township for Apartment 248 at Sterling Village; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit, in the amount of $962.38 and the addition of Pre-Paid Rent in the amount of $100.16 for a total of $1,062.54 to the Estate of Carole Bogart; and

NOW, THEREFORE, BE IT RESOLVED that the appropriate municipal officials be and are hereby authorized to release said Security Deposit in the amount of $591.00 to the Township of Piscataway and in the amount of $21.61 to Margaret Adams in regard to Apartment 554 at Sterling Village; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release said Security Deposit in the amount of $884.33 to Melvin Davis in regard to Apartment 142 at Sterling Village; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release said Security Deposit in the amount of $962.38 and Pre-Paid Rent in the amount of $100.16, for a total amount of $1,062.54 to the Estate of Carole Bogart in regard to Apartment 248 at Sterling Village.

RESOLUTION #26-202

WHEREAS, on August 4, 2004, Price, Meese, Shulman & D'Arminio, P.C., posted an escrow check on behalf of New York SMSA Limited Partnership with the Township of Piscataway in the amount of $700.00 for Zoning Board Application #04-ZB-63/64V regarding Block 187, Lot 42 (349 William Street); and

WHEREAS, pursuant to a Request for Release of Funds dated June 4, 2026, copy of which is 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 $60.62 to New York SMSA Limited Partnership; and

WHEREAS, on February 2, 2004, Demetrius Kambitsis, posted an escrow check #4201 with the Township of Piscataway in the amount of $250.00 for Zoning Board Application #04-ZB-05 regarding Block 859.2, Lot 10.01 (16 Logan Lane); and

WHEREAS, pursuant to a Request for Release of Funds dated June 4, 2026, copy of which is 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 $167.87 to Demetrius Kambitsis; and

WHEREAS, on May 12, 2004, Richard Stevens, posted an escrow check #1012 with the Township of Piscataway in the amount of $250.00 for Planning Board Application #04-PB-01/12V regarding Block 34, Lot 1.01 (332 Rock Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated June 4, 2026, copy of which is 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 $143.09 to Richard Stevens; and

WHEREAS, on September 24,2004, Tyrannus Evangelical Holiness Church, Highland Park, NJ, posted an escrow check #2074 with the Township of Piscataway in the amount of $2,500.00 and on November 24, 2004, Tyrannus Evangelical Holiness Church, Highland Park, NJ, posted an additional two escrow checks, #2102 and #2103, with the Township of Piscataway in the amounts of $1,000.00 and $2,000.00 for Zoning Board Application #04-ZB-93/94V regarding Block 796, Lot 3 (954 River Road); and

WHEREAS, pursuant to a Request for Release of Funds dated June 23, 2026, and a Memorandum from the Township Supervisor of Planning dated June 23, 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 $380.14 to Tyrannis Evangelical Holiness Church, Highland Park, NJ; and

WHEREAS, on October 4, 2004, Kennedy I. Nwankwo posted an escrow check #2191 with the Township of Piscataway in the amount of $2,500.00 for Planning Board Application #04-ZB-75V regarding Block 277, Lot 71 (4 Stelton Rd); and

WHEREAS, pursuant to a Request for Release of Funds dated June 23, 2026, and a Memorandum from the Township Supervisor of Planning dated June 23, 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 $464.35 to Kennedy Nwankwo; and

WHEREAS, on December 15, 2004, Giovan Realty Development Corporation, Lebanon, NJ, posted an escrow check #1097 with the Township of Piscataway in the amount of $500.00 for Planning Board Application #04-PB-36 regarding Block 60, Lot 5 (Muriel Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated June 23, 2026, and a Memorandum from the Township Supervisor of Planning dated June 23, 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 $598.55 to Thomas J. Giovannucci; and

WHEREAS, on August 27, 2003, Cheryl Blodgett, posted an escrow check #291 with the Township of Piscataway in the amount of $1,000.00 for Zoning Board Application #03-ZB-43V regarding Block 45, Lot 48 (1815 West Fifth Street); and

WHEREAS, pursuant to a Request for Release of Funds dated June 4, 2026, a copy of which is 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 $621.70 to Cheryl Blodgett; and

WHEREAS, on February 11, 2021, and April 5, 2021, Paul E. Rabouin Contracting, Piscataway, NJ, posted escrow checks with the Township of Piscataway in the amounts of $1,000.00 each for Zoning Board Application #21-ZB-02V regarding Block 811, Lot 1.01 (145-155 11th Street); and

WHEREAS, pursuant to a Request for Release of Funds dated December 3, 2025, and a Memorandum from the Township Supervisor of Planning dated July 8, 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 $107.59 to the Paul E. Rabouin, Piscataway, NJ; and

WHEREAS, on September 13, 2022, Airosmith, Inc. Saratoga Springs, NY, posted an escrow check #9879 with the Township of Piscataway in the amount of $1,500.00 for Administrative Review regarding Block 7501, Lot 27.03 (318 West Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated June 17, 2026, and a Memorandum from the Township Supervisor of Planning dated June 17, 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 $1,229.75 to Airosmith, Inc. Saratoga Springs, NY; and

WHEREAS, on June 27, 2003, John Pallay/Stelton Mower, Piscataway, NJ, posted an escrow check with the Township of Piscataway in the amount of $3,500.00 for Planning Board Application #02-PB-71V regarding Block 701.8, Lot(s) 1 & 46 (1203 Stelton Road); and

WHEREAS, pursuant to a Request for Release of Funds dated June 4, 2026, copy of which is 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 $2,450.08 to John Pallay Jr.; 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 New York SMSA Limited Partnership, in the amount of $60.62 for Zoning Board Application #04-ZB-63/64V regarding Block 187, Lot 42 (349 William Street); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Demetrius Kambitsis, in the amount of $167.87 for Zoning Board Application #04-ZB-05 regarding Block 859.2, Lot 10.01 (16 Logan Ave); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Richard Stevens, in the amount of $143.09 for Planning Board Application #04-PB-01/12V regarding Block 34, Lot 1.01 (332 Rock Avenue); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Tyrannus Evangelical Holiness Church, in the amount of $380.14 for Zoning Board Application #04-ZB-93/94V and Planning Board Application #04-PB-93/94V regarding Block 796, Lot 3 (954 River Road); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Kennedy Nwankwo, in the amount of $464.35 for Zoning Board #04-ZB-75V regarding Block 277, Lot 71 (4 Stelton Rd); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Thomas J. Giovannucci, in the amount of $598.55 for Planning Board Application #04-PB-36 regarding Block 60, Lot 5 (Muriel Avenue); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Cheryl Blodgett in the amount of $621.70 for Zoning Board Application #03-ZB-43V regarding Block 45, Lot 48 (1815 West Fifth Street); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to thePaul Rabouin in the amount of $1,000.00 for Zoning Board Application #21-ZB-02V regarding Block 811, Lot 1.01 (145-155 11th Street); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to Airosmith, Inc. Saratoga Springs, NY, in the amount of $1,229.75 for Administrative Review regarding Block 7501, Lot 27.03 (318 West Avenue); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release unexpended escrow fees to John Pallay, in the amount of $3,500.00 for Planning Board Application #02-PB-71V regarding Block 701.8, Lot(s) 1 & 46 (1203 Stelton Road).

RESOLUTION #26-203

WHEREAS, on November 28, 2023, Tejas Patel, Piscataway, NJ posted a check with the Township of Piscataway in the total amount of $16,368.00 as a Performance Cash Bond for Off-Site Improvements regarding Block 12204, Lots 30.02 (530 Blue Ridger Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated June 2, 2026, and a Memorandum from the Township Supervisor of Engineering dated June 10, 2026, the Township Engineering Division approved the release of the On-Site Improvements Performance Cash Bond in the total amount of $16,368.00 to Tejas Patel, Piscataway, NJ; and

WHEREAS, on March 23, 2022, DNT Holding Group L.L.C., Piscataway, NJ posted a check with the Township of Piscataway in the total amount of $4,971.60 as a Performance Cash Bond for On-Site Improvements regarding Block 1013, Lot 5.01 (33 Parkside Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated July 16, 2026, and a Memorandum from the Township Supervisor of Engineering dated July 30, 2026, the Township Engineering Division approved the release of the On-Site Improvements Cash Bond in the total amount of $4,971.60 to DNT Holding Group L.L.C., Piscataway, NJ; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release the On Site Improvements Performance Cash Bond to Tejas Patel, Piscataway, NJ, in the amount of $16,368.00, for Block 12204, Lots 30.02; 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 On-Site Improvements Performance Cash Bond to DNT Holdings Group LLC, Piscataway, NJ, in the amount of $4,971.60, for Block 1013, Lot 5.01.

RESOLUTION #26-204

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount, and

WHEREAS, the Township of Piscataway has received notice of an award of $4,079.70 from the NATIONAL OPIOIDS TRUST SETTLEMENT AGREEMENT-TEVA and wishes to amend its Calendar Year 2026 Budget to include this amount as revenue, and

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Piscataway in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year Calendar Year 2026:

Amount Received for	
NATIONAL OPIOIDS TRUST-TEVA	$4,079.70

BE IT FURTHER RESOLVED that the like sum of $ $4,079.70 is hereby appropriated under the caption of:

NATIONAL OPIOIDS TRUST-TEVA	$4,079.70

BE IT FURTHER RESOLVED, that the Director of Finance forward a certified copy of this resolution electronically to the Director of Local Government Services.

RESOLUTION #26-205

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the

budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount, and

WHEREAS, the Township of Piscataway has received notice of an award of $14,065.87 from the NATIONAL OPIOIDS TRUST SETTLEMENT AGREEMENT and wishes to amend its Calendar Year 2026 Budget to include this amount as revenue, and

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Piscataway in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year Calendar Year 2026:

Amount Received for	
NATIONAL OPIOIDS TRUST	$14,065.87

BE IT FURTHER RESOLVED that the like sum of $ $14,065.87 is hereby appropriated under the caption of:

NATIONAL OPIOIDS TRUST	$14,065.87

BE IT FURTHER RESOLVED, that the Director of Finance forward a certified copy of this resolution electronically to the Director of Local Government Services.

RESOLUTION #26-206

WHEREAS, the Township of Piscataway (the “Township”) is in need of Professional Appraisal Services (the “Services”) for Holly Lane and South Randolphville Road Improvement Permanent & Temporary Construction Easement Takings; and

WHEREAS, Sockler Realty Services Group, Inc., Hightstown, NJ, has submitted a proposal (the “Proposal”) dated July 22, 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 $10,500.00; and

WHEREAS, pursuant to a Recommendation to Award, dated August 6, 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 $10,500.00; 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 Holly Lane and South Randolphville Road Improvement Permanent & Temporary Construction Easement Takings, at the rates set forth in said Proposal, with such services not to exceed $10,500.00 in cost.

RESOLUTION #26-207

WHEREAS, the Township of Piscataway requires Professional Services for the Sewer Utility Rate Review (the “Services”); and

WHEREAS, PKF O’Connor Davies, Cranford, NJ has submitted a Proposal for said Services dated July 23, 2026, a copy of which is attached hereto and made a part hereof (“Proposal”), with a cost not to exceed $35,000.00; and

WHEREAS, PKF O’Connor Davies, Cranford, NJ, was previously qualified under the Fair and Open Process to provide professional services for Professional Auditing / Financial Services for 2026; and

WHEREAS, the Township Business Administrator recommends awarding a contract for the Services to PKF O’Connor Davies, Cranford, NJ; 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 Township Council does hereby authorize, PKF O’Connor Davies, Cranford, NJ, to provide Professional Services for the Sewer Utility Rate Review, at the rates set forth in said Proposal, with such services not to exceed $35,000.00.

RESOLUTION #26-208

WHEREAS, on August 6, 2026, the Township of Piscataway (the "Township") received four (4) bids for the 2026 Sidney Road Roadway Improvements (the "Project"); and

WHEREAS, pursuant to a Recommendation to Award dated August 7, 2026, a copy of which is attached hereto and made a part hereof, the Township Assistant Supervisor of Engineering reviewed the bids and recommends awarding a contract for the Project to JADS Construction Co. South River, NJ, who is the lowest qualifying bidder, in the amount not to exceed $289,337.25; 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 Sidney Road Roadway Improvements to JADS Construction Co. South River, NJ, in the amount not to exceed $289,337.25, subject to all bid specifications and contract documents.

RESOLUTION #26-209

WHEREAS, on August 6, 2026, the Township of Piscataway (the "Township") received three (3) bids for the 2026 South Randolphville Road Roadway Improvements (the "Project"); and

WHEREAS, pursuant to a Recommendation to Award dated August 7, 2026, a copy of which is attached hereto and made a part hereof, the Township Assistant Supervisor of Engineering reviewed the bids and recommends awarding a contract for the Project to JADS Construction Co. South River, NJ, who is the lowest qualifying bidder, in the amount not to exceed $494,617.65; 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 South Randolphville Road Roadway Improvements to JADS Construction Co. South River, NJ, in the amount not to exceed $494,617.65, subject to all bid specifications and contract documents.

RESOLUTION #26-210

WHEREAS, the Township of Piscataway is in need of 2026 Green Acres Restroom Building Assembly and Site Work (the "Assembly and Site Work"); and

WHEREAS, on August 6, 2026, the Township of Piscataway (the "Township") received five (5) bids for Assembly and Site Work; and

WHEREAS, pursuant to a Recommendation to Award Contract, dated August 6, 2026, a copy of which is attached hereto and made a part hereof, the Township Landscape Architect recommends awarding a contract for the Assembly and Site Work to McCauley Construction Company, Inc., Leonardo, NJ, in an amount not to exceed $629,720.00; 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 Green Acres Restroom Building Assembly and Site Work, to McCauley Construction Company, Inc., Leonardo, NJ, in the amount not to exceed $629,720.00, subject to all bid specifications and contract documents.

RESOLUTION #26-211

WHEREAS, the Township requires Professional Legal services for the Local Government Wireline NPRM Coalition (the "Services"); and

WHEREAS, Best Best and Krieger, Washington, DC, has submitted a Proposal for said Services, a copy of which is attached hereto and made a part hereof ("Proposal"), with a cost not to exceed $3,000.00; and

WHEREAS, Best Best and Krieger, Washington, DC, was previously qualified under the Fair and Open Process to provide professional services for Legal Services 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 for the the Local Government Wireline NPRM Coalition Services to Best Best and Krieger, Washington, DC, in the amount not to exceed $3,000.00 subject to all bid specifications and contract documents.

RESOLUTION #26-212

WHEREAS, the Township of Piscataway is in the process of obtaining Proposals and awarding a contract for Ambulance Services for the Township; and

WHEREAS, the Township wishes to extend the current agreement with HMH Hospitals Corporation D/B/A JFK University Medical Center for the interim period until the new contract is awarded for a period up to sixty (60) days and not to exceed eighty thousand ($80,000) dollars in cost; and

WHEREAS, per N.J.S.A. 40A:11-6, the Township has a need to continue to have uninterrupted ambulance services during the proposal and award process so that the Township residents' health, safety, and welfare would not be affected; 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, County of Middlesex and State of New Jersey, that the appropriate municipal officials be and do hereby approve an extension of the contract with HMH Hospitals Corporation D/B/A JFK University Medical Center for Ambulance Services for up to sixty (60) additional days, in the amount not to exceed $80,000.00, subject to all contract documents.

RESOLUTION #26-213

WHEREAS, the Township of Piscataway requires Professional Services for the Comprehensive Architectural Services for the New Department of Public Works Facility (the "Services"); and

WHEREAS, Netta Architects, Mountainside, NJ, has submitted a Proposal for Services related to said Project dated July 23, 2026, a copy of which is attached hereto and made a part hereof ("Proposal"), with a cost not to exceed $396,500.00; and

WHEREAS, Netta Architects, Mountainside, NJ, was previously qualified under the Fair and Open Process to provide professional services for Professional Engineering Services – Special Projects, Environmental, Etc. 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 RESOVLED by the Township Council of the Township of Piscataway that the Township Council does hereby authorize Netta Architects, Mountainside, NJ, to provide Professional Services for the Comprehensive Architectural Services for the New Department of Public Works Facility, at the rates set forth in said Proposal, with such services not to exceed $396,500.00.

The Clerk read for FIRST READING the following ORDINANCE: ORDINANCE FOR THE ACQUISITION OF RIGHTS OF WAY, EASMENTS AND LAND IN FEE SIMPLE FOR THE IMPROVEMENT OF BLACKFORD AVENUE AND HOLLY LANE IN PISCATAWAY TOWNSHIP, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

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: ORDINANCE FOR THE ACQUISITION OF RIGHTS OF WAY, EASMENTS AND LAND IN FEE SIMPLE FOR THE IMPROVEMENT OF BLACKFORD AVENUE AND HOLLY LANE IN PISCATAWAY TOWNSHIP, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

be and is hereby adopted on the first reading, that it be published on the Township website, and that a second reading and public hearing be held at 7:00 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 1st day of September 2026.

BE IT FURTHER RESOLVED that a copy of this Ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and

final passage, and a copy of this Ordinance shall be made available at the Office of the Township Clerk for any interested member of the public.

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

The Clerk read for SECOND READING the following ORDINANCE: AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XXI ZONING OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY TO ESTABLISH AND ENACT THE AFFORDABLE HOUSING – 7 (AH-7) ZONE TO ADDRESS COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, the Township of Piscataway (the "Township" or "Piscataway") having filed a resolution of participation in the Affordable Housing Dispute Resolution 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; and

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, on September 26, 2025, November 13, 2025, December 4, 2025, and December 17, 2025, Judge Jacobson conducted settlement conferences on notice to and with the participation of all parties in accordance with the statutory framework and Directive #14-24 with the goal of reaching a resolution, and at which time no settlement was achieved; and

WHEREAS, during the session conducted on December 17, 2025, the parties were directed to meet with the Special Adjudicator and if no settlement was reached, further directed to file final written submissions in support of their respective positions by December 31, 2025, whereupon the submittals were filed with the Program by M&M on December 12, 2025 and December 15, 2025 and by the Township on December 16, 17 and 31, 2025: and

WHEREAS, in its filing of December 31, 2025, the Township represented its intention to amend its originally filed HEFSP and satisfy its obligations in accordance its submitted summary of proposed compliance mechanisms (the "Proposed Compliance Mechanisms"), and to adopt an Amended HEFSP in accordance with the terms of the

Proposed Compliance Mechanisms, not the least of which would include, inter alia, the M&M Property; and

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

WHEREAS, due to the complexity of the issues involved and the number of challenges that were assigned to the Program, Judge Jacobson issued the Program's recommendation to the Middlesex County Mount Laurel Judge, the Hon. Thomas D. McCloskey, J.S.C. ("Judge McCloskey"), on February 17, 2026 ("February 2026 Recommendation Report"); and

WHEREAS, the February 2026 Recommendation Report recommended an order directing that the proposed Amended HEFSP of the Township facially complies with the FHA and Mt. Laurel doctrine but can be approved only subject to conditions to ensure actual compliance to ensure the creditworthiness of all mechanisms in the revised HEFSP for the Fourth Round, that the challenges of FSHC and M&M are preserved pending further settlement negotiations concerning M&M's proposed development on Hoes Lane and the specific conditions necessary for all Fourth Round mechanisms to ensure a compliant HEFSP, that the Township shall follow the procedure set forth in N.J.S.A. 52:27D-304.1(f)(2)(c) and (d) to adopt and file an Amended HEFSP and implementing resolutions by March 16, 2026 or adopt a binding resolution by this date to commit to adopting the implementing ordinances and resolutions following resolution of the dispute with FSHC and M&M with necessary adjustments to reflect the resolution of the dispute, that the Court schedule a Fairness and/or Compliance Hearing to approve the Amended HEFSP and issue a Certification of Compliance and Repose, and that the Township be granted continued immunity from exclusionary zoning litigation for the duration of the compliance process conditioned upon the Township's following the Court's directions and demonstrating good faith in both implementation of the Amended HEFSP and in the continued settlement conferences as recommended by the Program; and

WHEREAS, on February 20, 2026, Judge McCloskey entered an Order and Decision ("February 2026 Court Order") accepting the Program's recommendations and requiring the Township to adopt an Amended HEFSP in accordance with the mechanisms as approved in the February 2026 Recommendation Report and February 2026 Court Order, subject to and including, however, the recommendation that settlement negotiations continue under the jurisdiction of the Court, pursuant to the terms and conditions set forth in the February 2026 Court Order, so as to enable the Court's issuance of a compliance certification; and

WHEREAS, on February 10, 2026, the Township Council adopted Resolution #26-96, which was filed with the Court on March 16, 2026, and which committed that the Township shall adopt the implementing ordinances, redevelopment plans in accordance with the Local Redevelopment and Housing Law, and resolutions required to comply with the Township's Fourth Round Affordable Housing obligations as amended and described in the Proposed Compliance Mechanisms provided in the Township's filing with the Court dated December 31, 2025 within a reasonable time following resolution of the dispute over the issuance of a compliance certification, with necessary adjustments to reflect the resolution of the dispute; and

WHEREAS, due to the Township's participation in the Program and agreement to revise its Fourth Round HEFSP, the Township prepared an Amended Fourth Round HEFSP pursuant to N.J.S.A. 40:55D-28b(3), which was adopted by the Planning Board on March 11, 2026, endorsed by the Township Council on March 12, 2026 via Resolution #26-98, and filed with the Court on March 16, 2026; and

WHEREAS, in order to effectuate the compliance mechanisms of the Township's Amended Fourth Round HEFSP, the Township has agreed to rezone the Macedonia Freewill Baptist Church Site, consisting of the properties identified as 315 Roosevelt Avenue (Block 10514, Lot 15.09), 321 Roosevelt Avenue (Block 10514, Lot 15.10), 325 Roosevelt Avenue (Block 10514, Lot 15.11), 318 Highland Avenue (Block 10514, Lot 15.12), and 322 Highland Avenue (Block 10514, Lot 15.13) to provide a realistic opportunity for the construction of up to 83 affordable housing units on the subject site; and

WHEREAS, the Township wishes to amend and supplement Chapter XXI Zoning of the Revised General Ordinances of the Township of Piscataway to permit the development of affordable housing within a new zone known as "Affordable Housing – 7 (AH-7) Zone," which shall include the following properties as identified on the Township tax map: 315 Roosevelt Avenue (Block 10514, Lot 15.09), 321 Roosevelt Avenue (Block

10514, Lot 15.10), 325 Roosevelt Avenue (Block 10514, Lot 15.11), 318 Highland Avenue (Block 10514, Lot 15.12), and 322 Highland Avenue (Block 10514, Lot 15.13);

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

Section 1.

Section 21-401, Zones Created, shall be amended and supplemented to add the following zoning category:

AH-7, Affordable Housing – 7.

Section 2.

Section 21-402, Zoning Map, shall be amended and supplemented to add the following amendments to the zoning map:

Block 10514, Lots 15.09, 15.10, 15.11, 15.12 and 15.13 shall be designated AH-7, Affordable Housing – 7.

Section 3.

A new section of Chapter XXI Zoning of the Revised General Ordinances of the Township of Piscataway shall be established and shall read as follows:

Section 21-36 Development Standards and Requirements in the AH-7, Affordable Housing – 7 Zone.

Section 21-36.1 Purpose, Intent and Establishment of Properties in the AH-7 Zone.

The following properties are included and established within a new affordable housing zone, “Affordable Housing – 7 (AH-7) Zone,” as part of the Township of Piscataway’s compliance with its affordable housing obligations per the Township’s Fourth Round Housing Element and Fair Share Plan (“HEFSP”), as amended, and as set forth in the Court Order dated February 20, 2026:

1. The site consisting of the properties located at 315 Roosevelt Avenue, 321 Roosevelt Avenue, 325 Roosevelt Avenue, 318 Highland Avenue, and 322 Highland Avenue, identified as Block 10514, Lots 15.09, 15.10, 15.11, 15.12 and 15.13 on the Township tax map and currently zoned as the R-7.5 Residential Zone, is hereby rezoned to be included in the AH-7 Zone to permit the construction of a maximum of 83 affordable residential units.

Section 21-36.2 Permitted Uses.

a. Permitted Principal Uses.
    1. 100% affordable multifamily and/or age-restricted residential development at a maximum density of eighty-three (83) residential affordable housing units on a minimum 75,000 sq. ft. lot area.
b. Permitted Accessory Uses.
    1. Accessory uses associated with residential development, which may include, but are not limited to the following:
        (a) Detached and attached private garages, parking spaces and parking areas and/or lots.
        (b) Loading areas.
        (c) Leasing office.
        (d) Lobby area.
        (e) Streetscape improvements.
        (f) Gardens, hardscape patio areas, landscape features.
        (g) Private passive or active recreational facilities and amenity spaces including, but not limited to, walking paths, a community area/clubroom and gym/exercise area.
        (h) Stormwater management facilities.
        (i) Green building techniques and green roofs.
        (j) Solar roof mounted systems; ground solar arrays shall be expressly prohibited.
        (k) Signage as permitted and regulated by this Zone.
        (l) Fences subject to Section 21-619 of the Revised General Ordinances of the Township of Piscataway.
        (m) Private trash/recycling enclosures.
        (n) Parking, streets and driveways subject to the New Jersey Residential Site Improvements Standards ("RSIS") and as further regulated by this Zone.
        (o) EV Car Charging Stations and associated infrastructure.

(p) Utility structures.
(q) Other accessory uses and structures considered incidental to residential buildings and as approved by the Planning Board.

Section 21-36.3 Affordable Housing Requirements.

a. Development in the AH-7 Zone shall yield up to 83 affordable housing units.
b. Affordable units provided, including the bedroom and income distribution of said units, shall be constructed, administered, and monitored in conformance with the requirements of the amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.); UHAC (N.J.A.C. 5:80-26.1 et seq.); N.J.A.C. 5:99; the Township's Fourth Round Housing Element and Fair Share Plan ("HEFSP"), as may be amended; the Township's Affordable Housing Regulations Ordinance; and any other applicable affordable housing law or supplemental Orders from the Court as may be amended.
c. Controls on affordability shall be consistent with the requirements of the amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and UHAC (N.J.A.C. 5:80-26.1 et seq.).

Section 21-36.4 Area, Bulk, Design, and Parking Standards.

a. Maximum Gross Density: 83 affordable residential units.
b. Minimum Lot Area: 75,000 square feet
c. Minimum Lot Width: 350 feet
d. Minimum Lot Depth: 200 feet
e. Minimum Front Yard Setback
    1. Principal Building: 35 feet
    2. Accessory Structure / Use: 15 feet
f. Minimum Side Yard Setback
    1. Principal Building: 10 feet
    2. Accessory Structure / Use: 10 feet
g. Minimum Rear Yard Setback
    1. Principal Building: 25 feet
    2. Accessory Structure / Use: 25 feet
h. Maximum Impervious Coverage: 75 %
i. Maximum Building Coverage: 25%
j. Maximum Building Height
    1. Principal Building: 3 stories / 40 feet
    2. Accessory Structure: 1 story / 18 feet
k. Maximum Number of Principal Buildings: 1
l. Building design. The design of the residential building(s) shall complement the character of the Township's residential neighborhoods and conform to the following:
    1. Floor plans shall be provided for each of the buildings. Architectural design shall be consistent with the architect's project elevation to be reviewed and approved by the Planning Board.
    2. The building(s) shall include breaks in the facades with the use of different colors and building materials to break up the building lengths and provide visual interest.
    3. All building elevations shall be constructed with the same level of architectural design, interest and use of high-quality building materials. The use of cement board siding, full dimensional brick and stone accented with decorative trim, mouldings and columns are strongly encouraged. The use of vinyl siding and EIFS building materials shall be prohibited.
    4. All HVAC and mechanical equipment shall be inconspicuously placed or adequately screened from view.
m. Recreational facilities and amenity spaces.
    1. A minimum of 2,000 square feet of private passive or active recreational facilities and amenity spaces shall be provided, which shall include a minimum 1,000 square-foot community space/clubroom and a minimum 500 square-foot gym/exercise area.
    2. A perimeter walking trail shall be provided along required landscaped buffer areas.
n. Parking and Loading.
    1. Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21, shall be referenced to determine the minimum number of required on-site parking

spaces, size of parking spaces, and construction details concerning project streets and drives, sidewalks, water supply and sanitary sewers. The number of parking spaces specified per Table 4.4 of N.J.A.C. 5:21-4.14 shall be the presumptive number of parking spaces required, which are inclusive of required guest parking; however, the parking ratios in Table 4.4 of N.J.A.C. 5:21-4.14 shall be used to calculate the minimum number of required parking spaces in the AH-7 Zone. Accessible parking spaces shall be provided and signed in accordance with the standards of 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.

2. Parking areas or parking access aisles shall not be closer than 10 feet to any principal building or lot line.
3. Tandem parking may be permitted within a parking garage if assigned to the same tenant.
4. Electric vehicle parking and infrastructure shall be provided as required per the State's Electric Vehicle requirements per N.J.S.A. 40:55D-66.20.

o. Fences shall be subject to Section 21-619 of the Revised General Ordinances of the Township of Piscataway.
p. Unless specified otherwise by the requirements of this Zone, all design and construction standards shall comply with the design and construction standards of the Piscataway Township Ordinances.

Section 21-36.5 Signage Requirements.

a. Entrances:
    1. One (1) monument sign may be constructed at each entrance into the site; however, only one (1) monument sign shall be permitted for each street frontage (Highland Avenue and Roosevelt Avenue), regardless of the number of entry points.
    2. All monument signs shall be permitted within required yards but shall be set back at least 10 feet from any right-of-way and at a distance which permits safe and adequate sightlines for ingress/egress and along adjacent rights-of-way.
    3. The entrance monument sign(s) may either be one-sided or two-sided. The message portion of each sign may include letters, numbers, logos, or graphic elements and shall be uniform in design, lettering and color.
    4. Each sign shall have a maximum height of 6 feet from grade and a shall have a maximum area of 32 square feet per side.
    5. Monument signs shall not be internally illuminated.
b. Directional Signs:
    1. Up to two (2) directional signs shall be installed for each internal roadway and shall be a maximum of 10 square feet each.
    2. All directional signs shall be set back a minimum of 10 feet from each internal roadway.
c. Building Identification:
    1. Building numbering shall comply with Section 14-3 of the Revised General Ordinances of the Township of Piscataway.

Section 21-36.6 Refuse and Recycling Requirements.

a. Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining a screened enclosure, a separate building, or an interior area within the residential dwelling where all trash and refuse containers shall be stored while awaiting pickup.
b. The refuse and recycling area shall be provided at a minimum of 5 square feet per unit.

Section 21-36.7 Landscaping and Streetscape Requirements.

a. Landscaping shall be provided as part of all development applications and is to be integrated into building arrangements, topography, parking, buffering and other site features. Landscaping shall include trees, shrubs, ground cover, berms, flowers, and similar materials, and shall be designed to provide aesthetic, buffering, climatological, environmental, ornamental, and other similar functions. All landscaping plans shall be prepared by a New Jersey licensed landscape architect, or other individual deemed suitably qualified by the Board. The landscaping plan shall include detailed construction drawings for all site

landscaping, common areas, recreation areas, walking trails, signage, and all street frontage and streetscape improvements including but not limited to street trees, ornamental lighting and brick paver walkways.

b. A minimum planted buffer of not less than 10 feet shall be established and maintained around the perimeter of the sites developed pursuant to this section. This perimeter buffer shall be planted with a dense grouping of landscape materials which may include fencing, decorative walls and berms. Site driveways, with or without sidewalk(s) connecting the public street to the site, are permitted to pierce this required buffer, as are underground utility and drainage connections.
c. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing a variety of landscape material, including but not limited to landscaped fencing, shrubs, lawn area, ground cover, and trees. The use of coniferous and/or deciduous trees native to the area shall be used to lessen the visual impact of the structures and paved areas.
d. All plant material shall consist of native landscape plantings.
e. Landscaping shall be designed to create a complete integration of the various elements of site design.
f. A sidewalk and curbing shall be required to be installed along the property frontage as directed by the Township and/or Planning Board Engineer.

Section 21-36.8 Infrastructure Improvements, Utilities, and Easements.

a. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available and permitted by the applicable utility companies, and in all events, shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.
b. Underground conduits shall be required along all street frontages.
c. Permanent and temporary construction easements shall be required along all street frontages.
d. The Township has not prepared utility, roadway or traffic studies on the existing conditions, capacity, or reports on upgrades required to support the proposed development. As directed by the Township Engineer and/or Board Engineer, the Developer shall provide utility, roadway and traffic studies evaluating the existing conditions, capacity and details of any necessary upgrades required to support the proposed development. The Developer shall be responsible for contributing towards any infrastructure upgrades in accordance with the Municipal Land Use Law (MLUL).

Section 21-36.9 Green Building Standards.

a. All development shall incorporate green building design practices consistent with the New Jersey Green Building Manual or equivalent national standards.
b. Site and building design shall promote energy efficiency, water conservation, indoor environmental quality, and sustainable material use through:
    1. Energy-efficient lighting and HVAC systems;
    2. Use of renewable energy sources, including solar photovoltaic or solar thermal systems;
    3. Low-impact development strategies such as pervious paving and rain gardens;
    4. Water-efficient landscaping utilizing native and drought-tolerant species; and
    5. Recycling and reuse of construction materials when able.
c. Green roofs or rooftop vegetation are encouraged for stormwater management.
d. Developers shall include Green Building plans outlining compliance measures as part of the site plan application.

Section 21-36.10 Climate Resiliency Standards.

a. Development shall incorporate climate adaptation and resiliency strategies consistent with N.J.A.C. 7:8 (Stormwater Management).
b. Projects shall evaluate vulnerabilities to flooding, extreme heat, and severe weather events and incorporate mitigation measures such as:
    1. Risen floor elevations above FEMA base flood elevations where applicable;
    2. On-site stormwater detention and infiltration features;
    3. Use of flood-tolerant landscaping and tree canopy for cooling and shade;

4. Backup power and grid-ready infrastructure to maintain systems during outages.

c. All development applications shall include a brief Climate Resiliency Assessment demonstrating how the proposed development addressed projected climate impacts and enhances resilience.

Section 4.
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.
Section 5.
In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Piscataway, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Piscataway are hereby ratified and confirmed, except where inconsistent with the terms hereof.
Section 6.
The Township Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Middlesex County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).
Section 7.
After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Piscataway for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.
Section 8.
This Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to his, then this Ordinance shall be deemed approved.
Section 9.
This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Middlesex County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

Before opening the public portion, Township Attorney Raj Goomer made comments regarding the number of units being decreased from 83 to 50, the fact that this will now be age-restricted housing (55+ only), and the builders remedy immunities.

Councilmembers Cahill and Carmichael asked clarifying questions to which Township Attorney Raj Goomer responded.

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

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

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

The following individuals spoke in opposition of the ordinance:

- Andrew Morris, 410 Highland Ave
- Syed Ahmed, 399 Highland Ave
- Annette Masaryk, 502 Runyon Ave
- Pratik Patel, 29 Redbud Rd
- Paul Sinkler, 434 Fisher Ave
- Brian Fortney, 731 River Rd
- Abhay Patki, 58 Lincoln Ave
- Prashant Shah, 426 Roosevelt Ave
- Resident at 237 Highland Ave
- Mr. Kumar, Highland Ave

- Mike Darbig, 19 Lincoln Ave
- Lettice Smith, 270 Roosevelt Ave
- Loretta Gray, 318 Rivercrest Dr
- Shelly Reid, 247 Highland Ave
- Ester Neals, 240 Highland Ave
- Jeff Williams, 155 Park Ave
- Gary Marker, 4 Martin Ln
- Tiffany Grant, 2 Salem St
- Yalin Li, 122 Overbrook Rd
- Craig Hensal, 1 Dey St

There being no further comments, this portion of the meeting 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: AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XXI (21) ZONING OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY TO ESTABLISH AND ENACT THE AFFORDABLE HOUSING – 7 (AH-7) ZONE TO ADDRESS COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS

was introduced on the 30th day of June 2026 and had passed the first reading and was published on the Township website on the 2nd day of July 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on August 11, 2026, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, on the Township website.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 2026-14.

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

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilmember Cahill commented on how great National Night Out was this year, reminded residents of the Concerts in the Park, and thanked the residents that came out to the meeting tonight for making their voices heard.
- Councilmember Carmichael echoed Councilmember Cahill's comments about National Night Out.
- Councilmember Espinosa reminded residents of his 3rd Annual Bike Tour which is happening on September 26th this year.
- Councilmember Leibowitz reminded residents of the remaining Concerts in the Park happening on August 20th and 27th.
- Councilmember Rashid wished everyone a happy and safe rest of the summer.
- Councilmember Uhrin had no comments.
- Mayor Wahler gave updates on various road improvement projects.
- Business Administrator Paula Cozzarelli reported that it is business as usual in the Township. No updates.
- Township Attorney Raj Goomer had no comments.
- Council President Lombardi thanked the PD for a great National Night Out, thanked the New Market Fire Company for saving a kitten, and also reminded residents of the final Concert in the Parks dates.

AGENDA SESSION FOR SEPTEMBER 1, 2026:

- ORDINANCE – SECOND READING – Acquisition of Right of Way Fee Simple Easements for Holly Lane and Blackford Avenue Road Improvements – OPEN TO PUBLIC – RESOLUTION Adopting Ordinance.
- ORDINANCE – FIRST READING – Amending Chapter 12 Parks and Recreation – Establishing Hours for Pickle Ball Courts at Durham Park – RESOLUTION Adopting Ordinance.

OPEN TO PUBLIC – REMOTE ATTENDEES

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

OPEN TO PUBLIC – IN PERSON ATTENDEES

- Pratik Patel, 29 Redbud Rd, made comments about taxes.

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

There being no further business to come before the Council, the meeting was adjourned at 9:04 pm. Motion by Councilmember Espinosa, seconded by Councilmember Leibowitz, carried unanimously.

Respectfully submitted,

Jennifer Johnson

Jennifer Johnson
Deputy Township Clerk

Accepted:

Michele Lombardi

Michele Lombardi
Council President