October 6, 2026

A Regular Meeting of the Piscataway Township Council was held on October 6, 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.

Councilmember Rashid made a motion to vote on whether the Council supports or opposes warehouses and to remove item #9 from the agenda.

Councilmember Leibowitz seconded the motion.

Township Attorney Raj Goomer advised the Council President to not accept this motion for a vote.

Council President Lombardi denied the motion for a vote.

Councilmember Leibowitz asked about items g, k, m, n, o, p, q, u, v, w, and bb.

Township Attorney Raj Goomer, Business Administrator Paula Cozzarelli, and Mayor Wahler responded with the relevant information.

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

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

Brian Rak, 1247 Brookside Rd, asked about item g.

Jessica Kratovil, 1247 Brookside Rd, asked about item p.

Township Attorney Raj Goomer and Business Administrator Paula Cozzarelli responded to both individuals.

There being no further 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 about items g and w.

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

RESOLUTION #26-230

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Espinosa.

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 October 6, 2026 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

a. RESOLUTION – Authorizing Acceptance of Project and Release of Retainage – Installation of Bollards at Oak Place – T.R. Weniger.
b. RESOLUTION – Authorizing Change Order No. 2 – 2024-2026 Milling and Road Surface Preparation for DPW Resurfacing of Various Streets – Black Rock Enterprises, LLC – Not to Exceed $3,373.05.
c. RESOLUTION – Authorizing Cancellation of Taxes Due to 100% Disabled Veteran Status.
d. RESOLUTION – Authorizing Refund of Overpayment of Taxes – Block 2101, Lot 9.05 & Block 1512, Lot 11.01.
e. RESOLUTION – Authorizing Award of Contract for Appraisal Services – Sockler Realty Services Group, Inc. – Various Properties on Old New Brunswick Road, 71 Jefferson Drive, 550 Hoes Lane, Various Properties on Blackford Avenue, & 1682 W 7th Street – Not to Exceed $40,000.00.
f. RESOLUTION – Authorizing Tax Appeal Settlements:
    - Block 9601, Lot 44 – 6 Bayberry Close.
    - Block 1505, Lot 48.01 – 73 Hamilton Boulevard.
g. RESOLUTION – Authorizing Chapter 159 – FY2026 Community Development Block Grant (CDBG) – $282,421.00.
h. RESOLUTION – Authorizing Return of Sterling Village Security Deposit and Payment of Arrears to Piscataway Township – Apt. 314.
i. RESOLUTION – Authorizing Return of Engineering and Inspection Fees:
    - Block 5204, Lot 1.04 – 451 Stelton Road.
    - Block 12204, Lot 30.02 – 530 Blue Ridge Avenue.
j. RESOLUTION – Authorizing Refund of MCCC Fee – 258 Pinelli Drive.
k. RESOLUTION – Authorizing Settlement Agreement and Release – 41 Ethel Road West LLC.
l. RESOLUTION – Authorizing Award of Bid - 2025-2027 Snow Plowing Services – RJM Landscape & Design – Year Two Not to Exceed $125,000.00.
m. RESOLUTION – Authorizing Cancellation of Balances – Various General Improvement Authorizations.
n. RESOLUTION – Authorizing Cancellation of Old Escrow Balances and Closing Associated Bank Accounts.
o. RESOLUTION – Authorizing Award of Professional Appraisal Services Contract – Block 11303, Lot 6 – 600 Park Avenue – Sterling DiSanto & Associates – Not to Exceed $2,500.00.
p. RESOLUTION – Authorizing an Area in Need of Redevelopment Study with Condemnation Designation – 1 Centennial Avenue.
q. RESOLUTION – Authorizing Purchases from Approved Cooperative Vendors.
r. RESOLUTION – Authorizing Assignment of Contracts to Artheon.
s. RESOLUTION – Authorizing Amending Resolution #26-203 – Release of On-Site Improvements Performance Cash Bond – Block 1013, Lot 5.01 – 33 Parkside Avenue.
t. RESOLUTION – Authorizing Acceptance of Project and Release of Retainage – Ethel Road West Sidewalk Construction – Special Assessment Phase II - Lancha Construction Corp.
u. RESOLUTION – Authorizing Agreements with Middlesex County:
    - Improvement of West Seventh Street (CR 601) from South Washington Avenue to Clinton Avenue.
    - Improvement of New Market Road (CR 665) from Conrail Tracks to Washington Avenue.
    - Improvements for South Washington Avenue from Eleventh Street to the Dunellen Line.
v. RESOLUTION – Authorizing Award of Contract Through Sourcewell – 2026-2027 Pre-Engineered Steel Building at 625 Maple Avenue N – DPW Storage Facility – Clearspan – Not to Exceed $458,878.00.
w. RESOLUTION – Authorizing Award of Bid – 2026 Pre-Engineered Wooden Salt Dome – Bulk Storage Inc. – Not to Exceed $916,975.00.
x. RESOLUTION – Confirming the Sale of The Township’s Energy Savings Obligation Refunding Bonds.

y. RESOLUTION – Amending Resolution #26-222 to Include Appraisal for Block 11301, Lot 4 – Sockler Realty Services Group Inc. – Not to Exceed $11,550.00.
z. MOTION – Accept Council Meeting Minutes – August 11 & September 1, 2026.
aa. MOTION – Accept Report of Clerk's Account – July & August 2026.
bb. MOTION – Accept Financial Report – July 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 October 6, 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 #26-231

WHEREAS, the Township of Piscataway (the "Township") awarded a contract to T.R. Weniger, Inc., Piscataway, NJ, for the Installation of Bollards at Oak Place (the "Project"), in the amount not to exceed $48,524.00; and

WHEREAS, due to certain field adjustments and minor quantities changes on the Project, T.R. Weniger, Inc. 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 $22,140.75 decrease in the total amount of the Project from the original contract amount for a final completed total in the amount of $26,383.25, a 45.63% decrease; and

WHEREAS, pursuant to a Memorandum from the Township Supervisor of Engineering dated August 28, 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 $26,383.25 and recommends the release of the retainage in the amount of $527.66, upon the posting of a two (2) year maintenance bond in the amount of $26,383.25; 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 Installation of Bollards at Oak Place Project with T.R. Weniger, Inc., Piscataway, NJ, from $48,524.00 to a final completed total of $26,383.25, and execute a change order in the amount of a $22,140.75 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 T.R. Weniger, Inc., Piscataway, NJ, in the amount of $527.66, upon the posting of a two (2) year maintenance bond in the amount of $26,383.25.

RESOLUTION #26-232

WHEREAS, the Township of Piscataway (the "Township") awarded a contract to Black Rock Enterprises, LLC, Old Bridge, NJ, for the 2024-2026 Milling and Road Surface Preparation for DPW Resurfacing of Various Streets (the "Project"), in the amount not to exceed $368,370.00; and

WHEREAS, the Township previously approved a change order in the amount of $14,967.19 for a final cost not to exceed $383,337.19; and

WHEREAS, additional work is necessary for the Services that was not included in the original scope of work outlined by the Township and not anticipated in the proposal from Black Rock Enterprises, LLC, Old Bridge, NJ to the Township for the Project; and

WHEREAS, this change order would represent an additional $3,373.05 increase in the total amount of the Services for a final total not to exceed $386,710.24, for a total percent increase of 4.98%; and

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

WHEREAS, the Administration and the Township Officials have reviewed the Amended Proposal from Black Rock Enterprises, LLC, Old Bridge, NJ a copy of which is attached hereto and made a part hereof, and recommend approving 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 for the Services with Black Rock Enterprises, LLC, Old Bridge, NJ, from $383,337.19 to a final total not to exceed $386,710.24 and execute the enclosed Contract Change Order in the amount of $3,373.05, subject to all bid specifications and contract documents.

RESOLUTION #26-233

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

BLOCK	LOT	QUAL	NAME	YEAR	AMOUNT	REASON
9401	1		Worth, Keiana	2026	1,750.73	100% Disabled Veteran
9401	1		Worth, Keiana	2026	3,900.74	100% Disabled Veteran
9401	1		Worth, Keiana	2027	5,053.50	100% Disabled Veteran
6820	5.01		Redrup, Jeffrey	2026	796.37	100% Disabled Veteran
6820	5.01		Redrup, Jeffrey	2026	3,643.96	100% Disabled Veteran
6820	5.01		Redrup, Jeffrey	2027	4,205.66	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 #26-234

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

BLOCK	LOT	NAME	YEAR	AMOUNT	REASON
2101	9.05	Staples, Lindsey	2026	2,720.73	Bank paid and owner paid
1512	11.01	Matthew Huffman & Leonard Giuliano	2026	2,051.58	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 #26-235

WHEREAS, the Township of Piscataway (the “Township”) is in need of Professional Appraisal Services (the “Services”) for Old New Brunswick (Blocks: 4401 & 4601, Lots: 1.01, 11, 10, 4.03, 4.05, 7.01), 71 Jefferson Drive (Block: 7508, Lot: 3), 550 Hoes Lane (Block: 11319, Lot: 9.01), Blackford Avenue Improvements (Blocks: 2601, 2602, 2603, 2604, 2605, 2606, Lots: 5, 6, 7, 8, 9.01, 10.01, 11, 12.02, 18, 19, 20.01, 22.01, 23.01, 28, 7.01, 5.01, 4, 3.02, 6.01, 5, 4, 3, 2, 1, 6, 5, 4, 3, 2, 1, 6, 5, 4), and 1682 W 7th Street (Blocks: 401, Lots: 8.01) ; and

WHEREAS, Sockler Realty Services Group, Inc., Hightstown, NJ (“Sockler”), has submitted proposals (the “Proposals”) dated July 10, 2026, September 9, 2026, September 01, 2026, and September 09, 2026, respectively for Professional Appraisal Services related to said Improvements, copies of which are attached hereto and made a part of hereof, for total not to exceed $40,000.00; and

WHEREAS, pursuant to a Recommendation to Award, the Township Administrator recommends awarding a contract for the Services to Sockler in the total amount not to exceed $40,000.00; and

WHEREAS, Sockler 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 Old New Brunswick (Blocks: 4401 & 4601, Lots: 1.01, 11, 10, 4.03, 4.05, 7.01), 71 Jefferson Drive (Block: 7508, Lot: 3), 550 Hoes Lane (Block: 11319, Lot: 9.01), Blackford Avenue Improvements (Blocks: 2601, 2602, 2603, 2604,

2605, 2606, Lots: 5, 6, 7, 8, 9.01, 10.01, 11, 12.02, 18, 19, 20.01, 22.01, 23.01, 28, 7.01, 5.01, 4, 3.02, 6.01, 5, 4, 3, 2, 1, 6, 5, 4, 3, 2, 1, 6, 5, 4), and 1682 W 7th Street (Blocks: 401, Lots: 8.01) , at the rates set forth in said Proposals, with such services not to exceed the total amount of $40,000.00 in cost.

RESOLUTION #26-236

WHEREAS, the Township of Piscataway and the following property owners have been engaged in litigation on tax appeals which are pending in the Tax Court; and

WHEREAS, the Municipal Tax Assessor and Special Counsel for Tax Appeals have recommended the following settlements regarding the assessed value of the properties for the specified years:

Block 9601 Lot 44 — 6 Bayberry Cloe
Zhang, Wei

	2025 Assessment	2025 Proposed Assessment	2026 Assessment	2026 Proposed Assessment
Land	341,400	341,400	356,100	356,100
Improvements	226,600	143,600	225,300	142,900
Total	568,000	485,000	581,400	499,000

Block 1505 Lot 48.01 — 73 Hamilton Blvd
DuBois, Richard

	2026 Assessment	2026 Proposed Assessment
Land	328,900	328,900
Improvements	587,500	511,100
Total	916,400	840,000

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

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

BE IT FURTHER RESOLVED that upon notification from the Assessor that the above settlements have been approved by the Tax Court, the Tax Collector and other appropriate officials, the appropriate municipal officials be and are hereby authorized to issue the refunds and/or credits corresponding to the aforementioned assessed values.

RESOLUTION #26-237

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 $282,421.00 from the U.S. Department of Housing and Urban Development 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
FY 2026 Community Development Block Grant (CDBG) $282,421.00

BE IT FURTHER RESOLVED that the like sum of $ $282,421.00 is hereby appropriated under the caption of:

FY 2026 Community Development Block Grant (CDBG) $282,421.00

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 #26-238

WHEREAS, the Township of Piscataway (the "Township") is in possession of a Security Deposit being held on behalf of Barbara Byleckie, in the amount of $936.11 (including accrued interest), posted with the Township for Apartment 314 at Sterling Village; and

WHEREAS, there is an outstanding balance owed to the Township for Unpaid Rent in the amount of $1,053.00; and

WHEREAS, the Township Finance Department recommends the release of said Security Deposit in the amount of $936.11 to the Township of Piscataway for Unpaid Rent; and

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to release said Security Deposit held on behalf of Barbara Byleckie in regard to Apartment 314 at Sterling Village in the total amount of $936.11 to the Township of Piscataway.

RESOLUTION #26-239

WHEREAS, Wawa, Inc., Wawa, PA, requests the release of Engineering and Inspection Fees in the original amount of $59,339.94, which was posted with the Township of Piscataway on June 25, 2024, regarding improvements for Block 5204, Lot 1.04 (451 Stelton Road) in regard to Planning Board Application # 19-PB-19; and

WHEREAS, pursuant to a Request for Release of Funds dated August 18, 2026, and a memorandum from the Township Supervisor of Engineering dated September 1, 2026, copies of which are attached hereto and made a part hereof, said Township Supervisor of Engineering advised that all inspections have been completed and recommends the release of the remaining Engineering and Inspection Fees in the amount of $56,605.24; and

WHEREAS, Tejas Patel, Piscataway, NJ, requests the release of Engineering and Inspection Fees in the original amount of $682.00, which was posted with the Township of Piscataway on November 28, 2023, regarding improvements for Block 12204, Lot 30.02 (530 Blue Ridge Avenue); and

WHEREAS, pursuant to a Request for Release of Funds dated December 24, 2025, and a memorandum from the Township Supervisor of Engineering dated September 1, 2026, copies of which are attached hereto and made a part hereof, said Township Supervisor of Engineering advised that all inspections have been completed and recommends the release of the remaining Engineering and Inspection Fees in the amount of $2.37; 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 Engineering and Inspection Fees in the amount of $56,605.24 to Wawa, Inc., Wawa, PA, regarding improvements for Block 5204, Lots 1.04 (451 Stelton Road) in regard to Planning Board Application # 19-PB-19; and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and are hereby authorized to release Engineering and Inspection Fees in the amount of $2.37 to Tejas Patel, Piscataway, NJ, regarding improvements for Block 12204, Lots 30.02 (530 Blue Ridge Avenue).

RESOLUTION #26-240

WHEREAS, Dahlia Moyal, North Brunswick, NJ, requests the return of an application fee for a Municipal Certificate of Continued Compliance in the amount of $150.00 regarding 258 Pinelli Drive; and

WHEREAS, the Township Finance Department recommended the return of said payment in the amount of $150.00, as the application fee was paid twice; 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 an application fee in the amount of $150.00 to Dahlia Moyal, North Brunswick, NJ.

RESOLUTION #26-241

WHEREAS, the Township of Piscataway (the "Township") wishes to enter into a Settlement Agreement and Release regarding a Non-Residential Development Fee (the

"Agreement") with 41 Ethel Road West, LLC, Piscataway, NJ, 08854 ("Owner"), a copy of which is attached hereto; and

WHEREAS, Owner is the developer/owner of certain real property located at 41 Ethel Road West, Piscataway, NJ, also officially identified on the Piscataway Township tax map as Block 9201, Lot 46 (the "Property"); and

WHEREAS, the Township initially assessed a Non-Residential Development Fee upon the Property in the amount of $289,298.88 pursuant to statewide non-residential development fee regulations; and

WHEREAS, Owner paid said fee under protest or disputed the calculation of the fee to the Director of the New Jersey Division of Taxation; and

WHEREAS, after a review of the property metrics, valuation, and applicable statutory guidelines, the parties have mutually agreed to adjust the valuation and revise the final fee obligation to $274,423.80 to avoid further administrative or legal disputes; and

WHEREAS, the revision results in a direct overpayment and the Township shall issue a refund to 41 Ethel Road West LLC in the exact amount of $14,875.08 upon execution of the Agreement; and

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

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

BE IT FURTHER RESOLVED that the appropriate municipal officials are hereby authorized to refund 41 Ethel Road West LLC the amount of $14,875.08 in overpaid Non-Residential Development Fees upon execution of the Agreement.

RESOLUTION #26-242

WHEREAS, on September, 11, 2025, the Township of Piscataway (the "Township") received two (2) bids for the 2025-7-Bid-Snow Plowing Services (the "Services"); and

WHEREAS, the Township previously awarded a contract to RJM Landscape and Design for the Services for the first year of the Services in the amount of $125,000.00; and

WHEREAS, pursuant to a Recommendation to Award dated September 25, 2026, a copy of which is attached hereto and made a part hereof, the Township Director of Public Works recommends awarding the second year of the contract for the Services to RJM Landscape & Design, Scotch Plains, NJ, who was the lowest qualifying bidder , in the amount not to exceed $125,000.00 for a one (1) year term from November 1, 2026 to April 30, 2027; 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 second year of the 2025-2027-Bid-Snow Plowing Services to RJM Landscape & Design, Scotch Plains, NJ, in the amount not to exceed $125,000.00, for a one (1) year term from November 1, 2026 to April 30, 2027, subject to all bid specifications and contract documents.

RESOLUTION #26-243

WHEREAS, certain general capital improvement appropriation balances remain dedicated for projects now completed; and

WHEREAS, it is necessary to formally cancel the balances so that the unexpended balances may be returned to the respective capital fund accounts and corresponding unused debt authorizations be cancelled;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of Township of Piscataway, in the County of Middlesex and State of New Jersey certain such capital ordinance balances in Ord#10-01, Ord#12-28, Ord#13-06, Ord#13-07, Ord#17-29, and Ord#19-31, are hereby canceled and all funds remaining shall be allocated to respective capital accounts.

RESOLUTION #26-244

WHEREAS, certain old escrow balances remain on the books of the Township of Piscataway; and

WHEREAS, it is necessary to formally cancel said escrow balances and to close the appropriate bank accounts, which are to be, thereafter, transferred to the Current Fund;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Piscataway, County of Middlesex, State of New Jersey that the old escrow balances be cancelled and transferred to Current Fund and that the appropriate bank accounts be closed.

RESOLUTION #26-245

WHEREAS, the Township of Piscataway (the "Township") requires appraisal services in regard to 600 Park Avenue, Piscataway, NJ (Block: 11303, Lot: 6) (the "Property"); and

WHEREAS, Sterling DiSanto & Associates, Somerville, NJ ("Sterling DiSanto"), has submitted a proposal (the "Proposal") dated September 16, 2026, for Professional Appraisal Services for said Property, a copy of which are attached hereto and made a part of hereof, for total not to exceed $2,500.00; and

WHEREAS, Sterling DiSanto was previously qualified under the Fair and Open Process to provide Appraisal Services to the Township 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 appropriate municipal officials be and are hereby authorized to enter into a contract with Sterling DiSanto & Associates, Somerville, NJ, to provide Professional Appraisal Services for 600 Park Avenue, Piscataway, NJ (Block: 11303, Lot: 6).

RESOLUTION #26-246

WHEREAS, N.J.S.A. 40A:12A-1 et seq., the "Local Redevelopment and Housing Law" authorizes a municipal governing body to cause a preliminary investigation to be made to determine whether an area is in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-5 authorizes the governing body of a municipality to determine that a delineated area is in need of redevelopment within the meaning of N.J.S.A. 40A:12A-1 et seq., where the governing body concludes by Resolution that any of the conditions as are more specifically described in said section are found to affect the delineated area; and

WHEREAS, N.J.S.A. 40A:12A-6 provides that no area of a municipality shall be determined to be a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, N.J.S.A. 40A:12A-6 also requires that a municipal body, by resolution provide whether the redevelopment area determination will authorize the use of eminent domain (a "Condemnation Redevelopment Area") or not authorize the use of eminent domain (a "Non-Condemnation Redevelopment Area"); and

WHEREAS, certain lands located within the Township of Piscataway, commonly known as 1 Centennial Avenue, respectively, is significantly underutilized; and

WHEREAS, the Township Council is desirous of authorizing the Piscataway Township Planning Board to undertake an investigation, in accordance with the section aforesaid, to determine whether certain parcels of land, commonly known as 1 Centennial Avenue, is, in fact, a redevelopment area, within the meaning of N.J.S.A. 40A:12A-1, et seq.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, as follows:

1. The Piscataway Township Planning Board be and hereby is authorized to undertake an investigation to determine whether the area hereinafter described is a redevelopment area pursuant to and in accordance with N.J.S.A. 40A:12A-5 and 40A:12A-6, and other appropriate law.
2. The area to be investigated is designated on the Tax Map of the Township of Piscataway as 1 Centennial Avenue.

3. The redevelopment area determination shall authorize the Township to use all these powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain. Therefore, the redevelopment area shall be a Condemnation Redevelopment Area, and the Township is authorized by this Resolution to utilize the power of eminent domain to acquire any property in the delineated area.
4. The Township Clerk shall forward a certified copy of this resolution to the following:
    a. The Planning Board Secretary
    b. The Township Attorney

RESOLUTION #26-247

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	Rich Tree Service	24-GNSV1-108523	T0465 - Tree Trimming, Pruning, and Removal Services - Statewide exp 6/30/2028	$650,000.00	01-201-26-335-2
Somerset County Cooperative Contract	Statewide Striping Corporation	CC-0042-26	Pavement Marking and Striping Various Roads, Various Municipalities	$100,000.00	01-201-26-270-2-029
OMNIA PARTNERSHIP FORMALLY (US COMMUNITIES)	AMAZON	LS4679 and R-TC-17006	VARIOUS SUPPLIES	$150,000.00	Various Department OE
OMNIA PARTNERSHIP FORMALLY (US COMMUNITIES)	AMAZON	LS4679 and R-TC-17006	Books and other Library Materials	$125,000.00	01-201-29-390-2

RESOLUTION #26-248

WHEREAS, the Township of Piscataway (the "Township") previously awarded contracts to Naik Consulting Group, P.C., Edison, NJ ("Naik"), for the Professional Engineering Services listed on Schedule 1 of the Consent Letter (the "Contracts"); and

WHEREAS, Artheon, Inc., formerly known as CME Associates, East Brunswick, NJ ("Artheon"), has acquired a majority of the assets and business of Naik, excluding Naik's surveying division, and Naik has requested the Township's consent to the assignment of the Contracts to Artheon by letter dated March 31, 2026, executed by Naik and Artheon on October 1, 2026, a copy of which is attached hereto and made a part hereof ("Consent Letter"); and

WHEREAS, pursuant to the Consent Letter, Artheon assumes all obligations under the Contracts, including liability for Naik's prior work, Naik remains jointly and severally liable, and the rates, scope and cost of the Contracts remain unchanged; and

WHEREAS, Artheon, as CME Associates, was previously qualified under the Fair and Open Process to provide professional services for Professional Engineering Services by the Township of Piscataway for 2026; and

WHEREAS, the Supervisor of Engineering recommends consenting to the assignment of the Contracts to Artheon; 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 consent to the assignment of the Contracts from Naik to Artheon, effective upon the Township's execution of the Consent Letter, and authorizes the appropriate municipal officials to execute the Consent Letter upon receipt of Artheon's insurance certificates and compliance documents; and

BE IT FURTHER RESOLVED that this consent is limited to the Contracts and does not apply to any other contract with Naik, and the appropriate municipal officials be and are hereby authorized to transfer the unexpended balances of the purchase orders issued to Naik under the Contracts to Artheon.

RESOLUTION #26-249

WHEREAS, the Township of Piscataway previously passed Resolution #26-203 authorizing the release of an On-Site Improvements Performance Cash Bond to DNT Holdings Group LLC, Piscataway, NJ in the amount of $4,971.60; and

WHEREAS, there was an unintentional omission in the said resolution regarding the conditioning of the release of said Bond upon the posting of a 2 Year Maintenance Bond in the amount of $621.45; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that Resolution #26-203 is hereby amended to reflect 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, subject to DNT Holdings Group LLC posting a 2 Year Maintenance Bond in the amount of $621.45.

RESOLUTION #26-250

WHEREAS, Lancha Construction, Corp, Jamesburg, NJ ("Lancha Construction"), entered into a contract with the Township of Piscataway for the Ethel Road West Sidewalk Construction – Special Assessment Phase 2 - Project (the "Project"), in the amount not to exceed $221,912.08; and

WHEREAS, as specified in the Change Order Form signed by the Supervisor of Engineering of the Township of Piscataway dated September 29, 2026, a copy of which is attached hereto and made a part hereof, there is a decrease in the Contract Quantities needed by the Township of Piscataway ("Township") for Lancha Construction; and

WHEREAS, this change order would represent a $69,542.08 decrease in the amount of the contract from the previous total for a final cost not to exceed $152,370.00, a 31.33% decrease from the original contract amount; and

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

WHEREAS, pursuant to a Memorandum, dated September 30, 2026, the Township Supervisor of Engineering recommends that the Township approve the Final Change Order Request, accept the Project, and release the retainage in the amount of

$3,047.40 subject to the posting of a two (2) year maintenance bond in the amount of $152,370.00; 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 Project with Lancha Construction, Corp, Jamesburg, NJ, from $221,912.08, to a final total not to exceed $152,370.00 and execute the enclosed Final change Order in the amount of a $69,542.08 decrease; and

BE IT FURTHER RESOLVED by the Township Council of the Township of Piscataway that the appropriate municipal officials be and are hereby authorized to accept the Project and return retainage funds to Lancha Construction, Corp, Jamesburg, NJ in the amount of $3,047.40, conditioned upon posting a two (2) year maintenance bond in the amount of $152,370.00.

RESOLUTION #26-251

WHEREAS, the Township of Piscataway (the "Township") wishes to enter into three agreements with the County of Middlesex (the "County") for the improvement of County roadways within the Township (collectively, the "Agreements"), copies of which are attached hereto; and

WHEREAS, the Agreements provide for the improvement of (a) West Seventh Street (C.R. 601) from South Washington Avenue to Clinton Avenue, with the Borough of South Plainfield as an additional party; (b) New Market Road (C.R. 665) from the Conrail tracks to Washington Avenue, with the Borough of Dunellen as an additional party; and (c) South Washington Avenue from Eleventh Street to the Dunellen line; and

WHEREAS, under the Agreements the County will design, bid, and administer construction of the projects, and the Township will acquire right-of-way within the Township and bear the cost of sidewalks, work within the municipal right-of-way, police traffic directors or traffic control, and specified traffic signal shares, subject to annual appropriation; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Piscataway that the Mayor is hereby authorized to execute, and the Township Clerk to attest to the Agreements in substantially the form annexed hereto, subject to changes agreed upon by the Mayor, upon the advice of the Township Attorney, and to take any and all actions necessary to implement the Agreements; and

BE IT FURTHER RESOLVED that any expenditure under the Agreements shall be subject to appropriation and to certification of the availability of funds by the Chief Financial Officer.

RESOLUTION #26-252

WHEREAS, the Township of Piscataway is in need of 2026-2027 Pre-Engineered Steel Building for Site at 625 Maple Avenue N. DPW Storage Facility (the “Building”); and

WHEREAS, the Township of Piscataway Assistant Director of Public Works-Sewers recommends awarding a contract for the Building through Sourcewell Contract #051926-CSS PEMB (Pre-Engineered Metal Buildings) to ClearSpan, Glastonbury, CT, in an amount not to exceed $458,878.00; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Piscataway, that the appropriate municipal officials be and are hereby authorized to enter into a contract with ClearSpan, Glastonbury, CT, for the 2026-2027 Pre-Engineered Steel Building for Site at 625 Maple Avenue N. DPW Storage Facility in the amount not to exceed $458,878.00 through Sourcewell Contract #051926-CSS PEMB (Pre-Engineered Metal Buildings).

RESOLUTION #26-253

WHEREAS, on October 1, 2026, the Township of Piscataway (the “Township”) received one (1) bid for the 2026 Pre-Engineered Salt Storage Dome (the “Dome”); and

WHEREAS, pursuant to a Recommendation to Award dated October 2, 2026, a copy of which is attached hereto and made a part hereof, the Township Assistant Director of Public Works reviewed the bid and recommends awarding a contract for the Dome to Bulk Storage Inc., Beecher, IL, who is the lowest qualifying bidder, in the amount not to exceed $916,975.00; 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 Pre-Engineered Salt Storage Dome to Bulk Storage Inc., Beecher, IL, in the amount not to exceed $916,975.00, subject to all bid specifications and contract documents.

RESOLUTION #26-254

WHEREAS, on February 13, 2024, the Township Council of the Township of Piscataway, in the County of Middlesex, New Jersey (the "Township"), adopted Bond Ordinance #24-07, entitled, "Energy Savings Obligation Refunding Bond Ordinance of the Township of Piscataway, in the County of Middlesex, New Jersey, Providing for the Acquisition, Construction and Installation of Energy Conservation Improvements, Appropriating Not to Exceed $20,000,000 Therefor and Authorizing the Issuance of Not to Exceed $20,000,000 Energy Savings Obligation Refunding Bonds to Provide for Such Improvements" (the "ESIP Bond Ordinance"); and

WHEREAS, the ESIP Bond Ordinance authorizes the Township to finance certain energy conservation improvements as further described in the Township's energy savings plan as approved by the Board of Public Utilities Office of Clean Energy, provided that the energy savings generated from reduced energy use from such energy conservation improvements will be sufficient to cover the cost of such energy conservation improvements (the "ESIP Savings"); and

WHEREAS, on February 14, 2024, the Local Finance Board in the Division of Local Government Services, approved the Township's authorization and issuance of the Energy Savings Obligation Refunding Bonds, provided that debt service on such Energy Savings Obligation Refunding Bonds is provided through the ESIP Savings (the "Local Finance Board Approval"); and

WHEREAS, on September 1, 2026, the Township adopted Resolution #26-228, entitled, "Resolution Determining the Form and Other Details of $23,472,000 General Improvement Bonds, Series 2026, and $12,070,000 Energy Savings Obligation Refunding Bonds, Series 2026, of the Township of Piscataway, in the County of Middlesex, New Jersey, and Providing for their Sale" (the "Bond Resolution"); and

WHEREAS, pursuant to the terms of the Bond Resolution, the Township is authorized to issue, among others, not to exceed $12,070,000 Energy Savings Obligation Refunding Bonds pursuant to the maturity schedule set forth in Section 2 of the Bond Resolution; and

WHEREAS, pursuant to the terms of the Bond Resolution, the Township held a competitive sale for such Energy Savings Obligation Refunding Bonds on October 6, 2026 at 11:30 a.m.; and

WHEREAS, based on the results of such sale, and in order to comply with the requirements of N.J.S.A. 40A:11-4.6 and the Local Finance Board Approval, the Township wishes to confirm the final maturity schedule for such Energy Savings Refunding Bonds as set forth in Exhibit A attached hereto.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY as follows:

Section 1. The recitals to this resolution are incorporated herein in full by reference thereto.

Section 2. The maturity schedule for the Township's Energy Savings Obligation Refunding Bonds shall be as set forth in Exhibit A attached hereto.

Section 3. Any action taken prior to the date hereof by the Township Administrator, Chief Financial Officer, Bond Counsel to the Township, Municipal Advisor to the Township and any other officials and professionals, to effectuate the terms of this resolution, including preparation of the Supplemental Notice of Sale set forth in Exhibit B attached hereto (the "NOS Supplement") and the publication and/or

posting and distribution of same, and the preparation of the "Supplement dated October 1, 2026 to Preliminary Official Statement dated September 29, 2026" and the publication and/or posting and distribution of same, is hereby ratified, confirmed and approved, as if authorized prior to the date thereof.

Section 4. Except to the extent amended by the terms of the NOS Supplement or the terms hereof, the terms of the Bond Resolution shall remain in full force and effect.

Section 5. This resolution shall take effect immediately.

EXHIBIT A

Final Maturity Schedule for Energy Savings Obligation Refunding Bonds

Year	Principal Amount	Year	Principal Amount
2027	$295,000	2037	$ 525,000
2028	235,000	2038	570,000
2029	260,000	2039	615,000
2030	290,000	2040	665,000
2031	320,000	2041	720,000
2032	340,000	2042	775,000
2033	370,000	2043	835,000
2034	405,000	2044	895,000
2035	445,000	2045	960,000
2036	485,000	2046	1,030,000

EXHIBIT B
Supplemental Notice of Sale for Energy Savings Obligation Refunding Bonds

SUPPLEMENTAL NOTICE OF SALE

Township of Piscataway, in the County Middlesex, New Jersey
Energy Savings Obligation Refunding Bonds, Series 2026

This Supplement (this "Supplement") amends and supplements the information set forth in the Notice of Sale posted September 29, 2026 (the "Notice of Sale") for the Township of Piscataway $12,070,000* Energy Savings Obligation Refunding Bonds, Series 2026 (the "Energy Savings Obligation Bonds"):

Revised Par Amount:	$11,035,000*
Minimum Bid:	$11,035,000 (Par)
Maximum Bid:	$11,586,750 (Par plus 5% original issue premium)
Bid Security:	Good faith check or wire transfer in the amount of $220,700 received by the Township (prior to bidding)

Revised Principal Amortization Requirements:

For purposes of calculating the bid, the principal of the Energy Savings Obligation Bonds will mature on March 1 in the following amounts:

Year	Principal Amount	Year	Principal Amount
2027	$295,000	2037	$ 525,000
2028	235,000	2038	570,000
2029	260,000	2039	615,000
2030	290,000	2040	665,000
2031	320,000	2041	720,000
2032	340,000	2042	775,000
2033	370,000	2043	835,000
2034	405,000	2044	895,000
2035	445,000	2045	960,000
2036	485,000	2046	1,030,000

Bids should be submitted based on the amounts stated above. In determining the Final Amortization Requirements, the Township of Piscataway will not increase or decrease the total Revised Amortization Requirements by more than 10% of such amount without prior consent of the winning bidder.

PADMAJA RAO
Chief Financial Officer
Dated: October 1, 2026

RESOLUTION #26-255

WHEREAS, the Township passed Resolution #26-222 approving a contract for Appraisal Services, but a parcel of land was unintentionally omitted from one of the proposals; and

WHEREAS, the Township received a revised proposal dated October 2, 2026 for Professional appraisal services from Sockler Realty Services Group, Inc., Hightstown, NJ, for 551 Highland Avenue (Block 11302, Lot 2.03 – Subdivided into Proposed Lots 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, and 4) (the "Services") in the amount of $8,550.00, an increase of $950.00 from the original contract of $7,600.00 for that portion of the Services; and

WHEREAS, as part of the contract, the Township previously awarded for the appraisal of 1844 West 7th Street (Block 603, Lot 55) for an amount not to exceed $3,000; 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 amend Resolution # 26-222 and the contract with Sockler Realty Services Group, Inc., Hightstown, NJ, to provide Professional Appraisal Services for 1844 West 7th Street (Block 603, Lot 55) and for 551 Highland Avenue (Block 11302, Lot 2.03 – Subdivided into Proposed Lots 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, and 4), increasing the contract by $950.00 from $10,600.00 to $11,550.00.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XII (12), PARKS AND RECREATION AREAS, SECTION 1, USE OF PARKS, PLAYGROUNDS, FIELDS, RINKS AND COURTS; HOURS; PERMITS, SUBSECTION 1.1, HOURS OF OPERATION; PROHIBITED ACTS, TO ESTABLISH HOURS OF OPERATION FOR THE PICKLE BALL COURTS LOCATED AT DURHAM PARK

WHEREAS, the Township of Piscataway (the "Township") owns, operates and maintains public pickle ball courts located at Durham Park, Charles Terrace, in the Township of Piscataway; and

WHEREAS, the Mayor and Township Council of the Township of Piscataway, County of Middlesex, find it to be in the best interest of the public health, safety and welfare of the residents of the Township to establish specific hours of operation for the pickle ball courts located at Durham Park; and

WHEREAS, the Mayor and Township Council of the Township of Piscataway, County of Middlesex, find it in the best interest of the public to amend Chapter XII, Parks and Recreation Areas, Section 1, Use of Parks, Playgrounds, Fields, Rinks and Courts; Hours; Permits, subsection 1.1, Hours of Operation; Prohibited Acts, of the Revised General Ordinances of the Township of Piscataway in order to establish said hours of operation; and

BE IT THEREFORE ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter XII, Parks and Recreation Areas, Section 1, Use of Parks, Playgrounds, Fields, Rinks and Courts; Hours; Permits, of the Revised General Ordinances of the Township of Piscataway is hereby amended with additions shown in italics with text as follows:

CHAPTER XII

PARKS AND RECREATION AREAS

12-1 USE OF PARKS, PLAYGROUNDS, FIELDS, RINKS AND COURTS; HOURS; PERMITS.

* * *

12-1.1 Hours of Operation; Prohibited Acts.

It shall be unlawful for any person or vehicle to be or remain in or upon any of the public parks, playgrounds, fields, rinks, courts, and parking areas in the Township between dusk of any day and dawn of the following day. The prohibition shall not apply

to Township-sponsored events, and persons or organizations who are in possession of a valid permit issued by the Director of Parks and Recreation under this section to use the public parks, playgrounds, fields, rinks, courts or parking areas during specified hours. It shall be unlawful for any person to perform motor vehicle maintenance or repairs in or upon any of the public parks, playgrounds, fields, rinks, courts, and parking areas in the Township.

Notwithstanding the foregoing, the pickle ball courts located at Durham Park shall be open for use only during the following hours:

Monday through Friday: 7:30 a.m. to 6:00 p.m.
Saturday and Sunday: 9:00 a.m. to 6:00 p.m.

It shall be unlawful for any person to use, or to be or remain in or upon, the pickle ball courts located at Durham Park at any time other than during the hours set forth above. This prohibition shall not apply to Township-sponsored events, or to persons or organizations who are in possession of a valid permit issued by the Director of Parks and Recreation under this section to use said courts during specified hours.

The Director of Parks and Recreation shall cause signage setting forth the hours of operation for the pickle ball courts located at Durham Park to be posted at or adjacent to said courts.

* * *

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

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

This Ordinance shall take effect immediately upon second reading, final passage and publication.

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.

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

RESOLUTION offered by Councilmember Espinosa, seconded by Councilmember Uhrin, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XII (12), PARKS AND RECREATION AREAS, SECTION 1, USE OF PARKS, PLAYGROUNDS, FIELDS, RINKS AND COURTS; HOURS; PERMITS, SUBSECTION 1.1, HOURS OF OPERATION; PROHIBITED ACTS, TO ESTABLISH HOURS OF OPERATION FOR THE PICKLE BALL COURTS LOCATED AT DURHAM PARK

was introduced on the 1st day of September 2026 and had passed the first reading and was published on the Township website on the 4th day of September 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on October 6, 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. 2026-16.

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 ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 6201, LOT 4.02,

AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY, COMMONLY KNOWNS AS 30 KNIGHTSBRIDGE ROAD

WHEREAS, the Township of Piscataway (the "Township") is committed to redeveloping the area known and designated on the Township of Piscataway Tax Map as Block 6201, Lot 4.02, commonly known as 30 Knightsbridge Road (the "Property" or Redevelopment Area"); and

WHEREAS, the Township previously authorized an In Need of Redevelopment Study to be completed for the Property by 4Site Planning, LLC., and authorized the Township Planning Board to undertake a preliminary investigation to determine whether the Property should comprise a Non-Condemnation Area in Need of Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on October 7, 2025, the Township determined the Property as a Non-Condemnation Area in Need of Redevelopment; and

WHEREAS, the Township Planning Board authorized 4Site Planning, LLC., to prepare a redevelopment plan for the Redevelopment Area, which plan is entitled, "30 Knightsbridge Road Redevelopment Plan" dated August 10, 2026 ("Redevelopment Plan") and attached hereto as Exhibit A; and

WHEREAS, on August 12, 2026, the Planning Board of the Township held a public hearing regarding the Redevelopment Pan and by Resolution on said date, recommends adoption of same; and

WHEREAS, the Township Council reviewed the Redevelopment Plan and now desires to adopt the Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, as follows:

Section 1. The Township hereby approves and establishes the aforementioned Redevelopment Plan, for the area known and designated on the Township of Piscataway Tax Map as Block 6201, Lot 4.02, commonly known as 30 Knightsbridge Road, prepared by 4Site Planning, LLC.,("Redevelopment Plan") and attached hereto as Exhibit A pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 2. The aforementioned Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Piscataway regulating development in the area addressed by said Redevelopment Plan, unless otherwise noted in said Redevelopment Plan.

Section 3. Final adoption of said Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Piscataway Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township is hereby amended to include the boundaries described in the aforementioned Redevelopment Plan and the provisions therein.

Section 4. All of the provisions of said Redevelopment Plan shall supersede the applicable development regulations of the Township's ordinances, as and where expressly indicated, for the Property. In the event of any inconsistencies between the provisions of said Redevelopment Plan and any prior ordinance of the Township of Piscataway, the provisions of said Redevelopment Plan shall govern.

Section 5. Should any section, paragraph, sentence, or clause of this Ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

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

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

Jessica Kratovil, 1247 Brookside Rd, expressed her opposition to warehouses.

Brian Rak, 1247 Brookside Rd, stated that the Township's messaging is inconsistent.

Township Attorney Raj Goomer responded accordingly.

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

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

Pratik Patel, 29 Redbud Rd, made comments opposing this ordinance.

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

Before taking a vote, the Councilmembers had a discussion about the ordinance.

Councilmember Cahill gave more context on the permitted use of the land, which is not residential.

Township Attorney Raj Goomer clarified that the redevelopment plan is to help the Township have more control over what a developer puts in a space with an existing permitted use. It is not changing the permitted use of the land.

Councilmember Leibowitz said that she appreciates the public dialogue; however, the Council needs to consider what the residents want and not just work with the developer. She also asked if this project was a PILOT.

Councilmember Rashid said that the Township cannot attract new businesses if we keep doing the same things.

RESOLUTION offered by Councilmember Cahill, seconded by Councilmember Uhrin, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey, that AN ORDINANCE ENTITLED: AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 6201, LOT 4.02, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY, COMMONLY KNOWNS AS 30 KNIGHTSBRIDGE ROAD

was introduced on the 1st day of September 2026 and had passed the first reading and was published on the Township website on the 4th day of September 2026.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on October 6, 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. 2026-17.

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

ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:

- Councilmember Cahill reminded residents of the upcoming Barktober event on October 24th.
- Councilmember Carmichael reminded residents of the Multicultural Festival happening on October 10th.
- Councilmember Espinosa announced that the Bike Tour has been rescheduled to October 17th.
- Councilmember Leibowitz asked a question about Township email addresses. She also believes that community discussions should be had about 30 Knightsbridge Rd and other big projects happening within the town. Councilmember Leibowitz is concerned with the ICE activity and wants to place a moratorium on the ways that ICE is able to utilize Township space. Finally, she brought up the fact that there is no space in town for residents to hold a meeting for free.
- Councilmember Rashid commended the PD on their safe streets event and thanked everyone who participated in the Mental Health Fair last week. She reminded residents that voting for the 250th Art Contest is still open in the Municipal Building and that vote by mail ballots have gone out for the November 3rd General Election. Councilmember Rashid also pushed for the Council to do an ordinance or resolution on AI data centers.
    - Township Attorney Raj Goomer reminded the Council that he and his legal team must see all resolutions and ordinances before they are introduced at meetings.
- Councillmember Uhrin wished the Piscataway Braves cheerleading teams good luck as they compete this weekend.
- Mayor Wahler discussed the Township's double A+ bond rating.
- Business Administrator Paula Cozzarelli gave an update on the Ecological Park.
- Township Attorney Raj Goomer had no comments.
- Council President Lombardi thanked all the residents and staff who participated in and helped put together the 3rd Annual Townwide Yard Sale. She also reminded residents that October is Breast Cancer Awareness Month.

AGENDA SESSION FOR NOVEMBER 5, 2026:

- RESOLUTION – Authorizing Final Special Assessments for Ethel Road W and Suttons Lane.

OPEN TO PUBLIC – REMOTE ATTENDEES

- Brian Rak, 1247 Brookside Rd, asked for an update on the ICE resolution.
    - Township Attorney Raj Goomer said that he would look into it.
- Richard Sroczynski, 116 Mountain Ave, asked about the use of flock cameras.
    - Township Attorney Raj Goomer said that any flock cameras that are being used in Piscataway belong to Middlesex County. The Township does not own any.
    - Mayor Wahler added that the Township does use license plate readers in authorized police vehicles.
- Jessica Kratovil, 1247 Brookside Rd, discussed her opposition to warehouses as well as her desire for the Township to ban flock cameras.

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

OPEN TO PUBLIC – IN PERSON ATTENDEES

- Rob Freeman, 2 Haywood Ave, spoke about the speeding issue in his neighborhood and made suggestions about what could be done.
- Don, First Ave, asked when the last time the Township striped the roads. He also wants the brook in Possumtown Park to be dredged.
    - Mayor Wahler responded that lots of striping will be taking place in the next couple of months and that the NJDEP approvals are extremely difficult to get in terms of dredging.
- Paul Yunos, 18 Brandywine Circle, asked that the Council consider putting more pickleball courts at Quibbletown Park.
- Pratik Patel, 29 Redbud Rd, spoke about affordable housing.

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

There being no further business to come before the Council, the meeting was adjourned at 8:58 pm. Motion by Councilmember Cahill, seconded by Councilmember Leibowitz, carried unanimously.

Respectfully submitted,

Jennifer Johnson

Jennifer Johnson
Deputy Township Clerk

Accepted:

Michele Lombardi

Michele Lombardi
Council President