

November 30, 2021

A Regular Meeting of the Piscataway Township Council was held on November 30, 2021 at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey. The meeting was called to order by Council President, Kapil Shah, at 7:30 pm.

Council President Shah 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 or dial in information, and, to the extent known, the agenda by posting a copy of the notice on the Municipal Building, Municipal Court and the two Municipal Library Bulletin Boards, Municipal Website, providing a copy to the official newspapers of the Township and by filing a copy in the office of the Township Clerk in accordance with a certification by the Clerk which will be entered in the minutes.

The Township continues to use the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19, as a part of the Township's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers.

In order to make sure a clear record of the meeting can be made and that all parties are heard in an organized fashion, all members of the public will be muted during the meeting. If a member of the public wishes to speak during any public comment portion, please press \*9 (star nine) in order to raise your hand to speak. We will unmute members of the public individually if they have their hand raised. When it is your turn to speak, you will hear a notification that you have been unmuted. It is at that time that you should begin to ask any questions you may have. You will have three minutes to speak, at the conclusion of which you will be muted again, and the council or administration will respond as necessary. 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. 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 line, we ask that if you wish to speak, that you dial in on a separate line so that we can recognize you as a separate individual.

Individuals may also submit written comments to the Township Clerk up to forty-eight (48) hours prior to the meeting, to be read by the Township Clerk during the Public Comment Portion of the meeting. Said comments shall be limited to three minutes of reading.

Thank you in advance for your patience as we continue to move the Township forward during this Health Emergency.

On roll call, there were present: Messrs. Bullard, Lombardi, Uhrin, and Shah.

There were no comments from Administration and Council on the Adjournment of any Agenda items.

Mr. Shah opened the meeting to the Public for comments regarding the Consent Agenda Items.

David Akins, 39 Ambrose Valley Ln, spoke.

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

The Clerk read for FIRST READING the following ORDINANCE: ORDINANCE AUTHORIZING REMOVAL OF DEED RESTRICTION AS TO CERTAIN PROPERTIES PREVIOUSLY SOLD BY THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

RESOLUTION offered by Mr. Bullard seconded by Mrs. Lombardi, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE AUTHORIZING REMOVAL OF DEED RESTRICTION AS TO CERTAIN PROPERTIES PREVIOUSLY SOLD BY THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:30 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey as well as by telephonic conference on the 14<sup>th</sup> day of December, 2021.

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: Messrs. Bullard, Lombardi, Uhrin, and Shah answered yes.

The Clerk read for FIRST READING the following ORDINANCE: AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 6702, LOT 6.02 (40 KINGSBRIDGE ROAD), AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY

RESOLUTION offered by Mr. Bullard seconded by Mrs. Lombardi, BE IT RESOLVED, by the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 6702, LOT 6.02 (40 KINGSBRIDGE ROAD), AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY be and is hereby adopted on the first reading, that it be published in the official newspaper, and that a second reading and public hearing be held at 7:30 p.m., prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey as well as by telephonic conference on the 14<sup>th</sup> day of December, 2021.

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: Messrs. Bullard, Lombardi, Uhrin, and Shah answered yes.

Mr. Rouse entered the meeting.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE APPROPRIATING \$925,000, \$583,645.96 OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND, \$13,690 OF WHICH IS FROM CAPITAL SURPLUS AND \$327,664.04 OF WHICH IS FROM A DEVELOPER'S CONTRIBUTION FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.

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

Section 1. \$925,000 is hereby appropriated, \$583,645.96 of which is from the Capital Improvement Fund, \$13,690 of which is from capital surplus and \$327,664.04 of which is from a developer's contribution, for the Winter Circle Road Improvement/Rehabilitation Project and preliminary planning and engineering expenses for future road improvements, including all work and materials necessary therefor and incidental thereto, in and by the Township of Piscataway, in the County of Middlesex, New Jersey (the "Township").

Section 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

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

Mr. Shah opened the Meeting to the Public for Comments. There being no comments, this portion was closed to the public.

RESOLUTION offered by Mrs. Lombardi, seconded by Mr. Bullard: BE IT RESOLVED, By the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE APPROPRIATING \$925,000, \$583,645.96 OF WHICH IS FROM THE CAPITAL IMPROVEMENT FUND, \$13,690 OF WHICH IS FROM CAPITAL SURPLUS AND \$327,664.04 OF WHICH IS FROM A DEVELOPER'S CONTRIBUTION FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY was introduced on the 9<sup>th</sup> day of November, 2021 and had passed the first reading and was published on the 13<sup>th</sup> day of November, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on November 30, 2021, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, in the official newspaper.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 2021-34.  
On roll call vote: Messrs. Bullard, Lombardi, Rouse, Uhrin, and Shah answered yes.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE APPROPRIATING \$1,500,000, \$300,000 OF WHICH IS FROM THE SEWER-CAPITAL IMPROVEMENT FUND, \$450,000 OF WHICH IS FROM CAPITAL SURPLUS AND \$750,000 OF WHICH IS FROM THE SEWER UTILITY BUDGET – CAPITAL OUTLAY, FOR VARIOUS SEWER UTILITY IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.

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

Section 1. \$1,500,000 is hereby appropriated, \$300,000 of which is from the Sewer-Capital Improvement Fund, \$450,000 of which is from Sewer Capital Surplus and \$750,000 of which is from the Sewer Utility Budget – Capital Outlay, for various sewer utility improvements, including preliminary planning and engineering services for various sewer improvements (professional and consultants for design and improvements), including, but not limited to sewer infiltration and inflow, sewer study and stormwater regulation consultants and improvements to Maple Avenue yard and building for sewer equipment and including, but not limited to, design, building improvements and heating, ventilation and air conditioning systems, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto, in and by the Township of Piscataway, in the County of Middlesex, New Jersey (the “Township”).

Section 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

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

Mr. Shah opened the Meeting to the Public for Comments. There being no comments, this portion was closed to the public.

RESOLUTION offered by Mr. Bullard, seconded by Mr. Uhrin: BE IT RESOLVED, By the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE APPROPRIATING \$1,500,000, \$300,000 OF WHICH IS FROM THE SEWER-CAPITAL IMPROVEMENT FUND, \$450,000 OF WHICH IS FROM CAPITAL SURPLUS AND \$750,000 OF WHICH IS FROM THE SEWER UTILITY BUDGET – CAPITAL OUTLAY, FOR VARIOUS SEWER UTILITY IMPROVEMENTS IN AND BY THE TOWNSHIP OF PISCATAWAY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY was introduced on the 9<sup>th</sup> day of November, 2021 and had passed the first reading and was published on the 13<sup>th</sup> day of November, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on November 30, 2021, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, in the official newspaper.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 2021-35.  
On roll call vote: Messrs. Bullard, Cahn, Lombardi, Rouse, Uhrin, and Shah answered yes.

The Clerk read for SECOND READING the following ORDINANCE: ORDINANCE FOR THE ACQUISITION OF RIGHTS OF WAY, EASEMENTS AND LAND IN FEE SIMPLE FOR THE IMPROVEMENT OF MORRIS LANE IN PISCATAWAY TOWNSHIP, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

WHEREAS, Morris Lane is currently in need of improvement; and

WHEREAS, the improvement of said roadway is in the best interest of the residents of the Township of Piscataway; and

WHEREAS, it is necessary for the improvement of this roadway to acquire easements, rights of way and, if required, land in fee simple, in regard to certain properties on or along Morris Lane; and

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

- A. As part of the improvements to Morris Lane, it is necessary to acquire easement interests, rights of way and, if required, land in fee simple, in a portion of the properties set forth on Schedule A attached hereto and made a part hereof.
- B. The Township Council has determined that the acquisition of the aforesaid easements, rights of way, rights and fee simple interests on the properties designated on Schedule A is necessary for the safety of the public and conforms to the public interest.
- C. The Township Attorney, Assistant Township Attorney, or special counsel and such other appropriate officials as necessary be and are hereby authorized to acquire said land interests, either by negotiation or by instituting action by exercising the Township's right of eminent domain (condemnation).
- D. Counsel for said acquisition, by negotiation or condemnation, shall commence and complete proceedings as expeditiously as possible, and said Township Attorney, Assistant Township Attorney or special counsel, as the case may be, shall receive reasonable compensation for their services in accordance with their contracts with the Township.
- E. The Township Attorney, Assistant Township Attorney and other appropriate officials be and are hereby authorized to hire and employ such appraisers, consultants and experts as may be appropriate to effectuate said acquisitions, whether by negotiation or eminent domain proceedings, and to pay said consultants and experts a reasonable fee for their services.

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.

All other ordinances in conflict or 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 hereby 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 twenty (20) days after the first publication thereof, by summary, after final passage, in the manner provided by law.

Mr. Shah opened the Meeting to the Public for Comments. There being no comments, this portion was closed to the public.

RESOLUTION offered by Mr. Bullard, seconded by Mr. Uhrin: BE IT RESOLVED, By the Township Council of Piscataway Township, New Jersey that AN ORDINANCE ENTITLED: ORDINANCE FOR THE ACQUISITION OF RIGHTS OF WAY, EASEMENTS AND LAND IN FEE SIMPLE FOR THE IMPROVEMENT OF MORRIS LANE IN PISCATAWAY TOWNSHIP, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY was introduced on the 9<sup>th</sup> day of November, 2021 and had passed the first reading and was published on the 12<sup>th</sup> day of November, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the aforesaid Ordinance, having had a second reading on November 30, 2021, be adopted, passed, and after passage, be published, together with a notice of the date of passage or approval, in the official newspaper.

BE IT FURTHER RESOLVED that this Ordinance shall be assigned No. 2021-36. On roll call vote: Messrs. Bullard, Cahn, Lombardi, Rouse, Uhrin, and Shah answered yes.

RESOLUTION 21-415

RESOLUTION offered by Mrs. Lombardi seconded by Mr. Bullard:

**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 November 30, 2021 Regular Meeting appear to have the unanimous approval of all members of the Township Council:

- a. RESOLUTION – Authorizing Award of Contract for Professional Services Phase 1 Concept Plan for Ecological Park – Block 5601, Lot 4.08 – 1707 South Washington Avenue – CME Associates – Not to Exceed \$99,883.00.
- b. RESOLUTION – Authorizing Refund of Overpayment of Taxes – Various Blocks and Lots.

**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 November 30, 2021 Regular meeting and adopted by separate vote.

On roll call vote: Messrs. Bullard, Lombardi, Rouse, Uhrin, and Shah answered yes.

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

RESOLUTION 21-416

**WHEREAS**, the Township of Piscataway requires Professional Services for the Phase 1 Concept Plan for the Ecological Park (Former Halper Farm) on Block 5601, Lot 4.07 (1707 South Washington Avenue) (the "Project"); and

**WHEREAS**, CME Associate, Parlin, NJ, has submitted a proposal dated November 17, 2021, for Professional Services related to said Project, a copy of which is attached hereto and made a part hereof ("Proposal"), with a cost not to exceed \$99,883.00; and

**WHEREAS**, CME Associates, Parlin, 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 2021; and

**WHEREAS**, pursuant to a Recommendation to Award Contract dated November 17, 2021, the Township Director of Public Works recommends awarding the contract for the Project to CME Associates; and

**WHEREAS**, there is funding available pursuant to certification # R-2021-0114;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Piscataway that the Township Council does hereby authorize CME Associates, Parlin, NJ, to provide Professional Services for the Phase 1 Concept Plan for the Ecological Park (Former Halper Farm) on Block 5601, Lot 4.07 (1707 South Washington Avenue), at the rates set forth in said Proposal, with such services not to exceed \$99,883.00 in cost.

RESOLUTION 21-417

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

BLOCK	LOT	QUAL	NAME	YEAR	AMOUNT	REASON
6602	35		CORELOGIC	2021	\$ 3,702.37	Paid by Bank & Title Company
6305	5		CORELOGIC	2021	\$ 2,840.10	Paid by Bank & Title Company
6304	2		CORELOGIC	2021	\$ 1,949.71	Paid by Bank & Title Company
2709	27		CORELOGIC	2021	\$ 3,231.33	Paid by Bank & Title Company
1826	13.01		CORELOGIC	2021	\$ 1,914.89	Paid by Bank & Property Owner
4301	8.03		CORELOGIC	2021	\$32,159.07	Paid by Bank & Property Owner
3801	1.05		CORELOGIC	2021	\$ 2,283.59	Paid by Bank & Title Company
3301	3.06	C0425	CORELOGIC	2021	\$ 1,533.42	Paid by Bank & Title Company

2809	1		CORELOGIC	2021	\$ 2,110.77	Paid by Bank & Title Company
2503	2		CORELOGIC	2021	\$ 2,540.84	Paid by Bank & Title Company
2307	29.01		CORELOGIC	2021	\$ 1,878.99	Paid by Bank & Title Company
2301	34		CORELOGIC	2021	\$ 2,620.59	Paid by Bank & Title Company
1503	110	C0232	CORELOGIC	2021	\$ 1,752.83	Paid by Bank & Title Company
1501	31.01		CORELOGIC	2021	\$ 1,696.75	Paid by Bank & Title Company
1414	49.01		CORELOGIC	2021	\$ 1,785.35	Paid by Bank & Title Company
1412	17.01		CORELOGIC	2021	\$ 1,524.74	Paid by Bank & Title Company
612	6		CORELOGIC	2021	\$ 1,791.64	Paid by Bank & Title Company
411	15.01		CORELOGIC	2021	\$ 1,383.67	Paid by Bank & Title Company
407	33.01		CORELOGIC	2021	\$ 1,782.49	Paid by Bank & Title Company
7203	2		CORELOGIC	2021	\$ 2,190.21	Paid by Bank & Title Company
7303	3		CORELOGIC	2021	\$ 2,218.50	Paid by Bank & Title Company
7706	1		CORELOGIC	2021	\$ 2,264.46	Paid by Bank & Title Company
8003	6		CORELOGIC	2021	\$ 2,014.90	Paid by Bank & Title Company
8203	60		CORELOGIC	2021	\$ 2,494.20	Paid by Bank & Title Company
8207	28		CORELOGIC	2021	\$ 2,362.47	Paid by Bank & Title Company
8308	6		CORELOGIC	2021	\$ 2,940.90	Paid by Bank & Title Company
8801	427	C0398	CORELOGIC	2021	\$ 959.35	Paid by Bank & Title Company
8901	8.01	C0207	CORELOGIC	2021	\$ 1,044.28	Paid by Bank & Title Company
9001	44.14	C2002	CORELOGIC	2021	\$ 3,024.45	Paid by Bank & Title Company
10002	2	C2190	CORELOGIC	2021	\$ 1,497.17	Paid by Bank & Owner
11402	28		CORELOGIC	2021	\$ 2,042.54	Paid by Bank & Title Company
302	93		Wells Fargo	2021	\$ 2,147.00	Paid by Bank Tax Exempt
417	15.01		Wells Fargo	2021	\$ 1,501.59	Paid by Bank & Title Company
1401	13		Wells Fargo	2021	\$ 1,901.63	Paid by Bank & Title Company
1905	12.01		Wells Fargo	2021	\$ 2,077.30	Paid by Bank & Title Company
9803	15.01		Wells Fargo	2021	\$ 2,901.07	Paid by Bank & Title Company
<b>Total</b>					<b>\$106,065.16</b>	

**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.

**ANNOUNCEMENTS & COMMENTS FROM OFFICIALS:**

Council members and Mayor wished everyone Happy Holidays

There is no current Agenda December 7, 2021 for the Council to consider.

OPEN TO PUBLIC:

David Akins 39 Ambrose Valley Ln spoke

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 7:57pm. Motion by Mrs. Lombardi and carried unanimously.

Respectfully submitted,

Monica Orlando, Deputy Township Clerk

Accepted:

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Kapil Shah  
Council President