

**AGENDA
MUNICIPAL COUNCIL
COMBINED MEETING
Wednesday, September 9, 2026
6:00 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call.
3. Adequate Notice of this meeting as required by the Open Public Meetings Act of 1975, has been provided by an Annual Notice sent to The Home News Tribune, The Star Ledger, and Desi Talk on November 17, 2025 and posted in the Main Lobby of the Municipal Complex on the same date.

NOTICE: Effective after March 1, 2026, the complete text of each legal notice for the Township of Edison may be obtained or viewed by the public on the official internet website (www.edisonnj.gov). In addition, a hyperlink will be provided no later than March 1, 2026 by the Secretary of State to the legal notice webpage of each public entity in the State of New Jersey. The aforementioned is in accordance with P.L. 2025, c.72.

4. **COUNCIL PRESIDENT’S REMARKS**

5. **RESOLUTIONS OF RECOGNITION:**

Resolution R.494-092026 – National Library Card Sign-up Month (September)

6. **UNFINISHED BUSINESS:
ORDINANCES FOR FURTHER CONSIDERATION, PUBLIC HEARING, AND
FINAL ADOPTION:**

**O.2284-2026 AN ORDINANCE AMENDING CHAPTER 25, “TREES,” OF
THE TOWNSHIP CODE TO RESCIND CHAPTER 25
SECTION 17 – BAMBOO.**

**O.2285-2026 AN ORDINANCE AMENDING CHAPTER 17 “RESIDENTIAL
RENTAL UNITS” TO REPLACE THE PROPOSED RENTAL
REGISTRATION CODE PROVISIONS WITH UPDATED
DEFINITIONS AND REQUIREMENTS FOR REGISTRATION
AND INSPECTION.**

7. **NEW BUSINESS:
PROPOSED ORDINANCES PUBLIC HEARING SET DOWN FOR SEPTEMBER 23,
2026.**

**O.2286-2026 BOND ORDINANCE PROVIDING FOR THE ACQUISITION
OF PROPERTY IN AND BY THE TOWNSHIP OF EDISON, IN
THE COUNTY OF MIDDLESEX, NEW JERSEY,
APPROPRIATING \$600,000 THEREFOR AND
AUTHORIZING THE ISSUANCE OF \$570,000 BONDS OR
NOTES OF THE TOWNSHIP TO FINANCE PART OF THE
COST THEREOF.**

**O.2287-2026 AN ORDINANCE OF THE TOWNSHIP OF EDISON, IN THE
COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING
THE ACQUISITION OF CERTAIN PROPERTY IDENTIFIED
AS BLOCK 82.14, LOT 3.02 ON THE OFFICIAL TAX MAP OF
THE TOWNSHIP FOR PUBLIC PURPOSES**

8. **ADMINISTRATIVE AGENDA
FROM MAYOR SAM JOSHI:**
 - a. Resolution Appointing Christine McCaan to the Cultural Arts Commission (Resolution R.476-092026)
9. **FROM THE BUSINESS ADMINISTRATOR:**
 - a. Resolution for member participation in a cooperative pricing system – Monmouth-Ocean Educational Services Commission. (Resolution R.477-092026)
 - b. Resolution of the Township of Edison authorizing the execution of first amendment to affordable housing funding agreement with the housing authority of the Township of Edison for the Robert E. Holmes Gardens (Resolution R.478-092026)
10. **FROM THE DEPARTMENT OF FINANCE:**
 - a. Resolution authorizing disbursements for the period ending September 2, 2026. (Resolution R.468-092026)
 - b. Resolution authorizing a refund for redemption of tax sale certificates totaling \$ 1,238,077.20 (Resolution R.469-092026)
 - c. Resolution authorizing a refund for redemption of tax overpayments totaling \$ 15,646.92. (Resolution R.470-092026)
 - d. Resolution authorizing a refund for 100% Exempt Vet totaling \$ 35,950.53. (Resolution R.471-092026)
 - e. Resolution Chapter 159 2026 Recycling Tonnage Grant \$203,318.92. (Resolution R.472-092026)
 - f. Resolution Chapter 159 2026 Municipal Recycling Enhancement Grant \$9,800.00. (Resolution R.473-092026)
 - g. Resolution Chapter 159 Chapter 159_2026 Municipal Court Alcohol Education, Rehabilitation & Enforcement \$2,082.54. (Resolution R.474-092026)
 - h. Resolution Chapter 159 Chapter 159_2026_Clean Communities Grant \$217,318.92. (Resolution R.475-092026)
11. **FROM THE DEPARTMENT OF PLANNING AND ENGINEERING:**
 - a. Resolution providing refund of the unused portion of developers escrow fees – 180 Talmadge Rd., \$256.86. (Resolution R.479-092026)
 - b. Resolution providing refund of the unused portion of developers escrow fees – Vikas Sharma – 36 Rainford Rd - \$2,667.50. (Resolution R.480-092026)
 - c. Resolution providing refund of the unused portion of developers escrow fees – Priyanka Bangale – 2229 Lincoln Hwy - \$3,371.25. (Resolution R.481-092026)
 - d. Resolution providing refund of the unused portion of developers escrow fees – Goldside Developers – 2026 Oak Tree Rd. - \$412.50. (Resolution R.482-092026)
 - e. Resolution authorizing a professional services contract with AP Engineering P.C. for sidewalk evaluation and ADA/PROWAG compliance assessment – NTE \$96,000.00. (Resolution R.483-092026)
 - f. Resolution authorizing a non-refundable grant of \$1,241.00 (\$45.72 for 2025 and \$1,194.28 for 2026) from the Township's Affordable Housing Down Payment/Closing Cost Affordability Assistance Program for the tax differential of a Fair Market sale unit to an affordable housing unit (31 Lehigh Avenue) (Resolution R.484-092026)
12. **FROM THE DEPARTMENT OF PUBLIC WORKS:**
 - a. Resolutions to release street opening escrow (3) (Resolution R.485-092026 – Resolution R.487-092026)
 - b. Resolution accepting bid and awarding contract to New Jersey Overhead Door for overhead door maintenance and repair – NTE \$165,000.00 (Resolution R.488-092026)
 - c. Resolution awarding contract/purchase order(s) to various vendors for the furnishing of plumbing supplies, equipment, and accessories – NTE \$80,000.00 (Resolution R.489-092026)

- d. Resolution authorizing an emergency contract/po with EMR Power Systems LLC for the repair of the generator for the Department of Public Safety – NTE \$105,000.00 (Resolution R.490-092026)
- 13. **FROM THE DEPARTMENT OF HEALTH:**
 - a. DLPH PHIG Grant acceptance.
- 14. **FROM THE CHIEF OF FIRE:**
 - a. Resolution authorizing an emergency contract/po with Aurora Environmental for the replacement of the above ground diesel tank and remediation of leak/spill for the Department of Public Safety – NTE \$76,420.00 (Resolution R.491-092026)
 - b. Resolution authorizing the refund of fire prevention revenue collected but not required - \$140.00. (Resolution R.492-092026)
- 15. **UNFINISHED BUSINESS:**
ORDINANCES FOR FURTHER CONSIDERATION, PUBLIC HEARING, AND FINAL ADOPTION:
 - O.2284-2026 AN ORDINANCE AMENDING CHAPTER 25, “TREES,” OF THE TOWNSHIP CODE TO RESCIND CHAPTER 25 SECTION 17 – BAMBOO.**
 - O.2285-2026 AN ORDINANCE AMENDING CHAPTER 17 “RESIDENTIAL RENTAL UNITS” TO REPLACE THE PROPOSED RENTAL REGISTRATION CODE PROVISIONS WITH UPDATED DEFINITIONS AND REQUIREMENTS FOR REGISTRATION AND INSPECTION.**
- 16. **NEW BUSINESS:**
PROPOSED ORDINANCES PUBLIC HEARING SET DOWN FOR SEPTEMBER 23, 2026.
 - O.2286-2026 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF PROPERTY IN AND BY THE TOWNSHIP OF EDISON, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$570,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.**
 - O.2287-2026 AN ORDINANCE OF THE TOWNSHIP OF EDISON, IN THE COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 82.14, LOT 3.02 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP FOR PUBLIC PURPOSES**
- 17. **PUBLIC COMMENT ON THE RESOLUTIONS**
- 18. **PROPOSED RESOLUTIONS**

Copies of these Resolutions are available for review only and are posted in the Council Chambers. Anyone desiring a copy may contact the Township Clerk after the meeting.

Consent Agenda

R.468-092026 Resolution authorizing disbursements for the period ending September 2, 2026.

R.469-092026 Resolution authorizing refund for redemption of tax sale certificates

Error! Unknown document property name.

- totaling \$ 1,238,077.20
- R.470-092026 Resolution authorizing refund for redemption of tax overpayments totaling \$ 15,646.92.
- R.471-092026 Resolution authorizing refund for 100% Exempt Vet totaling \$ 35,950.53.
- R.472-092026 Resolution requesting approval for Items for Revenue and Appropriations, aka Chapter 159 - 2026 Recycling Tonnage Grant \$203,318.92.
- R.473-092026 Resolution requesting approval for Items for Revenue and Appropriations, aka Chapter 159 - 2026 Municipal Recycling Enhancement Grant in the amount of \$9,800.00.
- R.474-092026 Resolution requesting approval for Items for Revenue and Appropriations, aka Chapter 159 - 2026 Municipal Court Alcohol Education, Rehabilitation & Enforcement in the amount of \$2,082.54.
- R.475-092026 Resolution requesting approval for Items for Revenue and Appropriations, aka Chapter 159 – 2026 Clean Communities Grant in the amount of \$217,318.92.
- R.476-092026 Resolution appointing Christine McCaan to the Cultural Arts Commission, term to expire March 13, 2028.
- R.477-092026 Resolution authorizing the Township of Edison to enter into a Cooperative pricing agreement with Monmouth-Ocean Educational Services Commission.
- R.478-092026 Resolution of the Township of Edison authorizing the execution of first amendment to affordable housing funding agreement with the housing authority of the Township of Edison for the Robert E. Holmes Gardens in the amount of \$500,000.00
- R.479-092026 Resolution providing refund of the unused portion of Developers Escrow Fees to 180 Talmadge Rd., in the amount of \$256.86.
- R.480-092026 Resolution providing refund of the unused portion of Developers Escrow Fees to Vikas Sharma of 36 Rainford Rd in the amount of \$2,667.50.
- R.481-092026 Resolution providing refund of the unused portion of Developers Escrow Fees to Priyanka Bangale of 2229 Lincoln Hwy in the amount of \$3,371.25.
- R.482-092026 Resolution providing refund of the unused portion of Developers Escrow Fees to Goldside Developers of 2026 Oak Tree Rd. in the amount of \$412.50.
- R.483-092026 Resolution authorizing a professional services contract with AP Engineering P.C. for sidewalk evaluation and ADA/PROWAG compliance assessment not to exceed \$96,000.00.
- R.484-092026 Resolution authorizing a non-refundable grant of \$1,241.00 (\$45.72 for 2025 and \$1,194.28 for 2026) from the Township's Affordable Housing Down Payment/Closing Cost Affordability Assistance Program for the tax differential of a Fair Market sale unit to an affordable housing unit (31 Lehigh Avenue).
- R.485-092026 Resolution to release street opening escrow for permit Dev-26-0936, 3875 Park Avenue aka Block 1019, Lot 1.02 to Lewis Environmental LLC in the amount of \$1,707.00.
- R.486-092026 Resolution to release street opening escrow for permit DEV-26-1046, 6 Kenlen Dr. aka Block 267.07, lot 3 to Galina Legasova-Saxen in the amount of \$880.00.
- R.487-092026 Resolution to release street opening escrow for permit DEV-26-1043, 94 Stony Rd aka Block 161.10, lot 41 to Lochiatto Paving & Masonry Co. in the amount of \$1,520.00.
- R.488-092026 Resolution accepting bid and awarding contract to New Jersey Overhead Door for overhead door maintenance and repair not to exceed \$165,000.00.
- R.489-092026 Resolution awarding contract/purchase order(s) to various vendors for the furnishing of plumbing supplies, equipment, and accessories not to exceed \$80,000.00.
- R.490-092026 Resolution authorizing an emergency contract/po with EMR Power

Systems LLC for the repair of the generator for the Department of Public Safety not to exceed \$105,000.00.

R.491-092026 Resolution authorizing an emergency contract/po with Aurora Environmental for the replacement of the above ground diesel tank and remediation of leak/spill for the Department of Public Safety not to exceed \$76,420.00.

R.492-092026 Resolution authorizing the refund of fire prevention revenue collected but not required totaling \$140.00.

R.493-092026 DLPH PHIG Grant acceptance

19. **ORAL PETITIONS AND REMARKS:**

20. **REPORTS FROM ALL COUNCIL COMMITTEES:**

21. **POINTS OF LIGHT:**

22. **DISCUSSION ITEMS:**

Councilmember Brescher

- a. Polanski Park
- b. Taxes - Town/BOE/County
- c. Roads blocked - Woodrow Wilson barricade

Councilmember Dima

- a.

Councilmember Kentos

- a.

Councilmember Patel

- a.

Councilmember Patil

- a. Faulkner Act
- b. Expense details for Military Vehicle
- c. Road Paving
- d. Light Transit
- e. Budget Updates
- f. Potholes
- g. Data Center
- h. Police Substation

Councilmember Shmuel

- a.

Council President Coyle

- a. Finance
- b. Future tax revenue
- c. Economic Developer & Development
- d. Affordable Housing
- e. Updates and communications
- f. Sewer & Water Updates

23. **ADJOURNMENT**

ORDINANCE O.2284-2026

**AN ORDINANCE AMENDING CHAPTER 25, "TREES," OF THE TOWNSHIP CODE TO
RESCIND CHAPTER 25 SECTION 17 - BAMBOO**

WHEREAS, the Township of Edison, the County of Middlesex, State of New Jersey, (hereinafter the "Township") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Township is committed to ensure the order and protection of persons and property of the Township, and for the preservation of the public health, safety, and welfare of the municipality and its inhabitants; and

WHEREAS, N.J.S.A. 40:48-2 authorizes the Township to make, amend, repeal and enforce ordinances it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

WHEREAS, the Township wishes to rescind the previously passed bamboo ordinance and delete Chapter 25 Section 17 of the Edison Code; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of Edison, in the County of Middlesex, State of New Jersey that Section 17 of Chapter 25 of the Township Code be and hereby is amended as follows:

Deletions are indicated by ~~strikethroughs~~

Additions are indicated by **bold and underline**

Language that remains unchanged is not highlighted in anyway

~~§ 25-17 BAMBOO - PURPOSE.~~

~~The purpose of this section 25-17 is to protect and promote the public health through the control of the growth of bamboo.~~

~~§25-17.1 Definitions.~~

~~As used in this section 25-17, the following terms shall have the meanings indicated:~~

BAMBOO

~~Any monopodial (running) woody grass from the genera of bamboos, including, but not limited to, Bambusa, Phyllostachys and Pseudosasa, as well as common bamboo, golden bamboo and arrow bamboo.~~

BUFFER ZONE

~~A distance of at least 10 feet from any property line or right of way, whether public or private, or from any neighboring property, whichever is more restrictive for the landowner or possessor.~~

TOWNSHIP

~~The Township of Edison, Middlesex County, New Jersey.~~

~~§25-17.2 Regulation of the planting, growing or cultivating of bamboo.~~

~~Subject to certain exemptions set forth in this section **25-17**, no persons, residents, citizens, property owners and/or tenants of the Township shall plant, cultivate, or cause to grow any bamboo on any lot and/or parcel of ground within the geographic boundaries of the Township of Edison, except for:~~

- ~~a. Where the root system of such bamboo plants is entirely contained within an above-ground planter, barrel, or other above-ground vessel of such design, material and location as to entirely prevent the spread of growth of the bamboo plants' root system beyond the container in which it is planted; and~~
- ~~b. Whether planted or growing in a container, as described herein, all bamboo shall be located, trimmed and maintained so that no part of the plant shall be closer than 10 feet from any property line.~~

~~§25-17.3 Exemptions.~~

Error! Unknown document property name.

~~————— This section, 25-17 shall not apply to any landowner or possessor who, prior to the effective date of this section, has planted or caused to grow bamboo on any property within the Township limits unless the Health Department, Zoning Officer, or their designee, determines that any portion of such bamboo has been allowed to grow upon, extend roots across, or extend branches, stalks or leaves over any public way or any private property not owned by or in the possession of such land owner, tenant, or any possessor of said land. In the event bamboo is located upon any property within the Township of Edison, the owner and occupant of said property shall jointly and severally be required to confine such species to prevent encroachment, spread, invasion or intrusion of same onto any other private or public property or public right-of-way. In lieu of confining the species, the property owner or occupant may elect to totally remove the bamboo from the property. Failure to properly confine such bamboo shall require removal as set forth below. The cost of said removal shall be at the bamboo property occupant and owner's expense.~~

~~§25-17.4 Complaint notice; order for removal and compliance.~~

~~————— Whenever a complaint is received by the Township of Edison regarding the encroachment of any bamboo plant or root, or whenever the Township, on its own observations and inspections, determines that there is an encroachment of bamboo plants or roots on the property of another landowner or tenant in possession of the property, or both, or any bamboo planting is found to lack appropriate physical barriers to prevent its spread or growth, or is found to have spread beyond the ten (10) foot buffer from boundaries of a property, the Township shall cause notice to be served and the following actions to occur:~~

- ~~a. The notice shall be mailed by certified mail, return receipt requested, properly addressed and with sufficient postage, and also by first class mail. Notice by certified mail shall be deemed complete on the date of personal delivery or the date the certified mail is marked refused or unclaimed or otherwise undeliverable by the United States Post Office. First class mail shall be deemed delivered within five calendar days of its being mailed by the Township.~~
- ~~b. The notice shall specify the nature of the violation(s).~~
- ~~c. The notice shall state that the violation(s) must be corrected within forty five (45) calendar days from the date of the received or returned mailing.~~
- ~~d. The notice shall state specifically what must be done by the responsible party to correct the violation(s).~~

~~§25-17.5 Violations.~~

- ~~a. Any person, partnership, limited liability company, corporation or other entity determined by any court of competent jurisdiction to have violated this section 25-17 shall be subject to pay a fine of not less than \$100 per day for each day the violation exists after the date for removal as set forth in the notice which was sent to the violator and received by the violator as defined above. Each day of a continuing violation shall constitute a separate offense for which an additional fine can be levied. The per-day fine will be in addition to a penalty for failure to comply with this section.~~
- ~~b. In the event a property owner fails to correct a notice of violation within the time specified in the notice of violation, the Township may, but is not obligated to, thereafter:~~
 - ~~1. Township personnel authorized by the Health Department and/or Zoning Officer may enter the property and are authorized to remove or have removed any encroaching bamboo and to take all reasonable steps to eradicate the regrowth of the bamboo on the public rights-of-way, including sidewalks, and to restore such land to its normal condition prior to such removal and eradication.~~
 - ~~2. The cost of the corrective action together with any civil penalties, legal fees and other costs shall be recoverable from the responsible party.~~
 - ~~3. The Township may also place a municipal lien against the property for all costs incurred by the Township in bringing the property into compliance. The amount of the lien shall be authorized by Resolution adopted by the Municipal Council, and shall be added to and become a part of the taxes next to be assessed and levied upon the property, shall bear interest at the same rate as taxes, and shall be collected and enforced by the same officer and in the same manner as taxes.~~

- ~~c. Any person violating the provisions of this section 25-17 shall, upon conviction, be punishable by a fine of not more than one thousand dollars (\$1,000.00) per violation and/or community service as determined by any court of competent jurisdiction.~~
- ~~d. The provisions of this section 25-17 shall be overseen and enforced by the Health Department and/or the Zoning Officer or their designees.~~

SECTION II. It is the intent of the Municipal Council to incorporate the additions, amendments and/or supplements contained in this Ordinance in to the Code. All of the remaining provisions in Chapter XXV of the Code shall remain unchanged and have full force and legal effect. All other resolutions and ordinances governing bamboo trees enacted and inconsistent herewith are hereby modified pursuant to the terms of this Ordinance.

SECTION III. This Ordinance shall take effect after twenty (20) days of its final passage by the Municipal Council, upon approval by the Mayor and publication as required by law.

EXPLANATION: AN ORDINANCE AMENDING CHAPTER 17 “RESIDENTIAL RENTAL UNITS” TO REPLACE THE PROPOSED RENTAL REGISTRATION CODE PROVISIONS WITH UPDATED DEFINITIONS AND REQUIREMENTS FOR REGISTRATION AND INSPECTION

WHEREAS, the Township of Edison (hereinafter referred to as the “Township”) is a public body corporate and politic in the County of Middlesex, State of New Jersey; and

WHEREAS, Chapter 17, Section 17.2 of the Township Ordinances was enacted pursuant to a duly approved ordinance to regulate and control the registration of residential rental units and provide for continuous monitoring and inspection of those units within the Township of Edison ; and

WHEREAS, the original ordinance requires updating to properly reflect registration costs and inspection standards and the Township Council has determined that the enforcement of these updated standards is in the best interest of the health and safety of Edison Township residents; and.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Edison, in the County of Middlesex, State of New Jersey that Chapter 17 Section 2 - “Residential Rental Units” be modified to delete Section 17-2 in its entirety and replace it with the following:

SECTION I

§ 17-2. RESIDENTIAL RENTAL UNITS.

§ 17-2.1. Construction of Provisions.

This section, being necessary for the welfare of the Township and its inhabitants, shall be construed to effectuate the general intended purposes of ensuring that all rental units within the Township are in a safe and habitable condition.

§ 17-2.2. Definitions.

As used in this section the following words or phrases when used in this section shall have the following meaning:

AGENT — The individual or individuals designated by the Landlord as the person(s) authorized by the owner to perform any duty imposed upon the owner by this section.

CERTIFICATE OF COMPLIANCE — The certificate issued by the Township Clerk or designee attesting that all rental units in a rental facility have been properly registered and the rental facility inspected in accordance with this section.

LANDLORD — Means the person or persons who own or purport to own any residential rental unit as defined herein.

OCCUPANT — Means any person (including an owner or operator) over one (1) year of age living and sleeping in a rental unit or rooming unit.

OWNER — Any person or group of persons, firm, corporation, or officer thereof, partnership association, or trust, who owns, operates, exercises control over or is in charge of a rental facility.

RENTAL BUILDING – An independent structure or building containing Rental Units which constitutes or which is a part of a Rental Facility.

RENTAL FACILITY — Every building, group of buildings or a portion thereof, containing five (5) or more Rental Units, regardless of individual unit ownership, which is kept, used, maintained, advertised or held out to be a place where living accommodations are supplied, whether furnished or unfurnished, for pay or other consideration, to one (1) or more individuals and is meant to include apartments and apartment complexes but not hotels or motels.

RENTAL UNIT — Any dwelling unit, including single-family homes and owner-occupied two-family homes, which is available for lease or rental purposes and is meant to include individual apartments located within apartment complexes, but shall not include rental facilities containing less than five (5) units, group homes, subsidized senior citizen housing, and assisted living units. Excluded from this definition and from the operation of this section are motels, hotels, boarding

houses, and similar-type buildings and those buildings in which one-third (1/3) or more of the occupied space is devoted to commercial purposes and housing units are less than three (3) units.

SENIOR CITIZENS — Persons sixty-two (62) years of age or older.

§ 17-2.3. Annual Registration and Inspection Required.

Every landlord within the Township shall, by January 15 of each and every year, file under oath with the Municipal Clerk of the Township a statement for each rental unit which shall include the following information, on forms provided by the municipality and available at the Township Clerk's office:

a. The address of the premises; the name address, and phone number of the owner of the premises and the record owner or owners of the rental business if not the same persons; in the case of a partnership, the names, addresses, and phone numbers of all general partners; if the record owner is a corporation, the name address and telephone number of the registered agent of said corporation; the name, address and telephone number of the superintendent and/or the name, address and telephone number of the agent in charge of the premises; the number of rental units in the premises; the number of square feet in the entire premises, building or combination of buildings;

1. The number or other designation of each rental unit;
2. The approximate total square footage for each rental unit, including a specification as to the exact number of sleeping rooms and kitchen facilities contained in the rental unit;
3. The effective date of the most recent lease, if any, including the total number of occupants of each rental unit;
4. If no lease, then the date that the last increase in the base rent became effective;
5. If the address of any record owner is not located in the State of New Jersey, the name and address of a person who resides in the State of New Jersey and who is authorized to accept notices from a tenant and to issue receipts therefor and to accept service of process on behalf of the record owner;
6. An acceptable affidavit of fire alarm system inspection and test for all premises where a common area automatic fire alarm is required and an acceptable affidavit of fire sprinkler system inspection and test for all premises where a fire sprinkler system is required;

b. The Township shall conduct an annual inspection of all Rental Facilities pursuant to the terms as set forth within this Chapter. The purpose of said inspection is to ensure that Rental Units contained in each Rental Facility comply with the requirements of the statutes and regulations of the State of New Jersey, the Housing and Property Maintenance Code, the Township of Edison Municipal Code and meets minimal standards of habitability in order to preserve the health, safety and general welfare of the tenants therein. The owner of the rental facility shall be notified of the date and time of the inspection and shall be responsible for obtaining access for the inspection of rental units with the consent of the tenant residing therein.

c. Failure of the owner to submit such required information required by Subsection 17-2.3(a) shall be deemed a violation of this Article and shall subject the owner to the penalties set forth in Subsection 17-2.17.

§ 17-2.4. Registration Required for Certificate of Compliance.

(a) All rental units shall be registered with the Township Clerk of the Township of Edison, or their designee, or such other person as designated by the Mayor of the Township of Edison pursuant to this section. Upon proper registration, payment of all fees, and appropriate inspections as provided for herein having been completed the Township Clerk shall issue a Certificate of Compliance for each Rental Facility. In the first year of enactment of this ordinance, all Rental Facilities shall receive a Temporary Certificate of Compliance upon proper registration. The Temporary Certificate of Compliance shall be valid until the Township completes its initial Rental Facility inspection.

(b) After the initial inspection period is complete, a Certificate of Compliance issued to a Rental Facility pursuant to this subsection shall be valid until the completion of inspections for the year following its issuance.

§ 17-2.5. Prohibition on Occupancy

For rental facilities containing five (5) or more units, no person shall hereafter occupy any rental unit nor shall the owner permit occupancy of any rental unit within the Township of Edison which has not been registered in accordance with this section.

§ 17-2.6. Indexing and Filing of Forms.

- a. The Township Clerk or designee shall index and file the registration forms. In doing so, the Township Clerk or designee shall follow the mandates of N.J.S.A. 46:8-28.1. and N.J.S.A. 55:13A-12, as amended and supplemented, so that the filing of the registration form will simultaneously satisfy the registration requirements of N.J.S.A. 46:8-28.1 and N.J.S.A. 55:13A-12 to the extent that it applied to the property being registered and will also satisfy the registration requirements of this section.
- b. Every person required to file a registration form pursuant to this section, shall file an amended registration form within forty-five (45) days after any change in the information required to be included thereon. No fee shall be required for the filing of an amendment.

§ 17-2.7. Records; Availability to Public.

A copy of the registration statements shall be kept at the office of the Township Clerk and shall be available for public inspection and copying during normal business hours subject to reasonable statutorily permissible redactions.

§ 17-2.8. Inspection Officers, Identification and Conduct.

Inspection officers as designated by the Township of Edison shall be supplied with official identification and shall exhibit such identification when entering any Rental Facility and Rental Unit or any part of any premises subject to this section. Inspection officers are authorized and directed to make inspections to determine compliance with this section. For this purpose he or she is authorized to enter and examine any rental unit, yard, or part of either at all reasonable times, and every owner, landlord or agent shall provide him or her free access to it. Inspectors shall conduct themselves so as to avoid intentional embarrassment or inconvenience to occupants.

§ 17-2.9. Refusal of Entry for Inspection; Use of Search Warrants.

- a. Should the inspection officer be denied access, the inspection officer may, upon affidavit, apply to the Judge of the Municipal Court of the Township for a search warrant, setting forth the actual conditions and circumstances that provide a reasonable basis for believing that a violation of this section may exist and that conditions on the premises may pose a hazard to resident health and/or safety, including one or more of the following:
 1. Observation of the external condition of the premises and its public areas has resulted in the belief that violations of the municipal code exist.
 2. Circumstances such as age of building, type of building, particular use of premises or other factors make systematic inspections of such building necessary in the interest of

public health and safety.

- b. If the Judge of the Municipal Court of the Township is satisfied as to the matter set forth in such affidavit, they shall authorize the issuance of a search warrant permitting access to an inspection of that part of the premises in or upon which the violation or health or safety concern may exist.
- c. Where the inspection officer or his agent in possession of an administrative warrant is refused entry or access or is otherwise impeded or prevented by the owner, landlord, agent or occupant from conducting an inspection of the premises, the person who prevents access shall be in violation of this section and subject to the penalties hereunder.

§ 17-2.10. Procedures for Inspections and Issuance of Certificates of Rental Housing Compliance

- a. Inspection. The Township shall conduct annual inspections of all Rental Facilities within the Township of Edison (the “Rental Housing Compliance Inspection”). Subsequent to the initial inspection, individual rental unit inspections shall be conducted on a recurring basis as follows:
 - (i) rental units which are part of any building, structure and land appurtenant thereto consisting of five (5) units or more, shall be eligible for random inspection every three (3) years from the initial inspection, and at such other times as may be required by State law.
- 1. Each year, inspections of Rental Facilities and the buildings, structures and lands appurtenant thereto containing five (5) or more rental units shall be inspected as follows: (1) the Township Inspector shall select a ten (10%) percent sampling at random (minimum of one (1) Rental Unit per Rental Facility) of units to be inspected; (2) if five (5%) percent or more of the inspected units reveal Major Violations as defined below, Edison Township shall provide the owner with a notice of the Major Violation(s), and if the owner fails to cure the Major Violation(s) within thirty (30) days, then all units in the entire Rental Building in which the Rental Unit(s) having Major Violations is located may be inspected. If less than five (5%) of the inspected units reveal major violations, no further Rental Housing Compliance Inspections shall be conducted until the next inspection cycle, unless required to obtain a Certificate of Continuing Occupancy for a new tenant or the Township receives information from the current occupant that conditions have deteriorated and necessitate a new inspection. An inspection for a Certificate of Continuing Occupancy for individual Rental Units pursuant to **Section 14-1.6k** shall constitute an appropriate inspection to satisfy the 10 percent minimum within this section for Rental Facilities and may trigger additional inspections if major violations are uncovered during the inspection. When 10 percent of Rental Units in a Rental Facility are inspected in a given registration period as a result of either the random inspection process or as a result of the Certificate of Continuing Occupancy process, there shall be no further random inspections in that period.
- 2. Major Violations for the purpose of this section shall mean the existence of one (1) or more of the following conditions at the building or structure:
 - i. Roof/chimney in substantial disrepair;
 - ii. Any sink in non-working order;
 - iii. Any bathtub in non-working order;

- iv. Any sink, lavatory, bathtub or shower not connected to hot and cold water;
 - v. Any insect or rodent infestation (an “infestation” shall be defined as evidence of a significant presence of pests within or on the perimeter of the building);
 - vi. Overcrowding;
 - vii. Existence of illegal habitable area; and
 - viii. A finding of five (5) or more minor violations within an individual unit during one inspection, or if the same minor violation is found in one-third (1/3) of the inspected units of a Rental Facility.
3. Minor Violations: Any other violations not specifically enumerated as a Major Violation and that do not pose an immediate threat to the health and safety of the tenant shall be deemed to be minor violations.
- b. The Township inspector shall inspect the building interior, exterior and outside premises to ensure the Rental Facility and Rental Unit comply with the standards set forth in the applicable property maintenance codes and state statutes.
 - c. In the first twelve (12) months of this Chapter, Conditional Certificates of Continued Rental Housing Compliance shall issue for all registered Rental Facilities pending inspection. Upon satisfactory completion of the initial inspections, the Rental Facility shall be issued a Certificate of Rental Housing Compliance applicable to all units in the facility which shall remain valid until the completion of inspections in the following year.
 - d. Within ten (10) business days of completing the inspections for a Rental Facility, the Township Inspector shall issue either a Certificate of Rental Housing Compliance, a Conditional Certificate of Rental Housing Compliance, or a denial of rental housing compliance in accordance with the following:
 - 1. If the inspected rental units comply with the above-referenced codes and regulations, the Township Inspector shall issue a Certificate of Rental Housing Compliance approving the Rental Facility for occupancy.
 - 2. If the inspected rental units fail to comply with all of the above-referenced codes and regulations, but none of the violations are determined to require the immediate removal of all occupants, in accordance with applicable laws, rules and regulations; the Township Inspector shall issue a Conditional Certificate of Rental Housing Compliance which allows the tenant(s) to continue to occupy or move into the rental facility prior to repairs being completed. The Conditional Certificate of Rental Housing Compliance shall include a list of all necessary repairs and shall provide that the repairs be completed within thirty (30) days. The Township Inspector may extend the period for compliance up to sixty (60) additional days if deemed reasonably necessary to effectuate the needed repairs; any request for an extension shall not be unreasonably withheld, conditioned or delayed.
 - 3. If the owner/landlord fails to make the required repairs within the allotted time the Township Inspector shall deny the issuance of a Certificate of Rental Housing Compliance, in which event inspected units that have not been repaired shall not be

occupied until all required repairs are completed and approved.

4. If the Township fails to inspect the required number of units within the applicable inspection period, a Conditional Certificate of Rental Housing Compliance shall issue until all inspections are completed.
 5. In the event that the Major Violation of overcrowding is applicable, the Township shall issue a Conditional Certificate of Rental Housing Compliance, which shall remain valid provided that the landlord is diligently pursuing the lawful removal of the unauthorized occupants from the Rental Unit.
- e. Additional inspections may be scheduled upon the receipt of a credible report from the tenant of a Rental Unit that conditions warrant further investigation. The Inspector shall make reasonable efforts to determine if the Landlord has been notified of these issues prior to scheduling an inspection of the unit and, if not, shall give the Landlord a reasonable opportunity to first address the issue without the scheduling of an inspection. An inspection shall not be necessary if the Landlord provides evidence that the reported violation has been abated within a reasonable period. If the Inspector determines that an inspection is necessary and the inspection reveals Major Violations as defined within this section, the Landlord shall be responsible for the inspection fee and the Inspector shall determine if additional inspections of the Rental Building are warranted. If the Inspector determines that no inspection is necessary, or in the event that no Major Violations are discovered upon this inspection, the Landlord shall not be charged an inspection fee.

§ 17-2.11. Fees.

- a. At the time of the filing of the registration form, the owner, agent, or landlord of the property must pay the annual registration fee of Ten Dollars (\$10.00) per rental unit.
- b. The fee for a Certificate of Rental Housing Compliance Inspection carried out pursuant to this Chapter shall be Seventy-Five Dollars (\$75.00). If a Rental Unit is inspected upon a change in occupancy and receives a Certificate of Continued Occupancy, that inspection shall also be deemed a Rental Housing Compliance Inspection and no additional inspection fee shall be due other than the fee for the Certificate of Rental Housing Compliance Inspection.
- c. Reinspection fee for denials – Initial reinspection: no charge; additional reinspection fees: Seventy Five Dollars (\$75.00) per unit.
- d. There shall be a missed appointment fee of twenty-five (\$25.00) dollars per missed appointment, if the missed appointment is the fault of the Landlord.
- e. If the Owner or Landlord of the property is a senior citizen who resides in a unit of the property and rents out the remaining unit(s) and would otherwise qualify under the State of New Jersey property tax deduction under N.J.S.A. 54:4-8.41, there shall be no fee upon proof of age and residence.
- f. If any fee is not paid within thirty (30) days of its due date, a late fee surcharge of thirty (\$30.00) dollars will be assessed.

§ 17-2.12. Providing Certificate of Rental Housing Compliance to Tenants.

Every owner, agent or landlord shall provide each occupant or tenant occupying a Rental Unit with a copy of the Certificate of Rental Housing Compliance required by this section for that occupant or tenant's individual Rental Unit. This particular provision shall not apply to any hotel, motel or guest house registered with the State of New Jersey pursuant to the Hotel and Multiple Dwelling Act as defined in N.J.S.A. 55:13A-3.

§ 17-2.13. Maximum Number of Occupants; Posting.

The maximum number of occupants shall be disclosed in the lease for each Rental Unit. It shall be unlawful for any person, including the landlord, agent, tenant or registered tenant to allow a greater number of persons than the posted maximum number of occupants to sleep in or occupy overnight the Rental Unit.

§ 17-2.14. Payments of Taxes and Other Municipal Charges Required.

No Rental Unit may be registered or reregistered and no Certificate of Rental Housing Compliance shall issue for any property containing a rental unit unless all municipal taxes and sewer charges and any other municipal assessments are paid current.

§ 17-2.15. Other Rental Unit Standards. [Added 4-25-2024 by Ord. No. O.2215-2024]

All dwelling units shall be maintained in accordance with the Uniform Construction Code and Chapter 15, the Property Maintenance Code of the Township of Edison Municipal Code.

§ 17-2.16. Occupant Standards. [Added 4-25-2024 by Ord. No. O.2215-2024]

- a. Compliance with other laws. The maintenance of all Rental Facilities and the conduct engaged in upon the premises by occupants and their guests shall at all times be in full compliance with all applicable ordinances and regulations of the Township of Edison and with all applicable state and federal laws.
- b. Penalties. Any landlord, tenant or other person violating the provisions of this section shall be subject to the penalty provisions of this section.

§ 17-2.17. Violations; Penalties. [Added 4-25-2024 by Ord. No. O.2215-2024]

Any owner, agent, landlord or tenant who violates any of the provisions of this section hereof, including but not limited to material misstatements contained in the registration statement required herein, shall be liable in the Municipal Court for a fine of two hundred (\$200.00) dollars for a first offense, five hundred (\$500.00) dollars for a second offense and not more than the maximum penalty stated in Chapter I, Section 1-5 for any subsequent offense. Each day that a violation occurs shall be deemed a separate and distinct violation and subject to the penalty provisions of this section.

SECTION II

SEVERABILITY. If any 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, which shall otherwise remain in full force and effect.

SECTION III

REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION IV

EFFECTIVE DATE. This ordinance shall take effect immediately upon this passage and publication in accordance with the law.

ORDINANCE O.2286-2026

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF
PROPERTY IN AND BY THE TOWNSHIP OF EDISON, IN THE
COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING
\$600,000 THEREFOR AND AUTHORIZING THE ISSUANCE
OF \$570,000 BONDS OR NOTES OF THE TOWNSHIP TO
FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
EDISON, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all
members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby
authorized to be undertaken by the Township of Edison, in the County of Middlesex, New Jersey
(the "Township"), as a general improvement. For the improvement or purpose described in Section
3(a), there is hereby appropriated the sum of \$600,000, including the sum of \$30,000 as the down
payment required by the Local Bond Law. The down payment is now available by virtue of
provision for down payment or for capital improvement purposes in one or more previously
adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by
application of the down payment, negotiable bonds are hereby authorized to be issued in the
principal amount of \$570,000 pursuant to the Local Bond Law. In anticipation of the issuance of
the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and
within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing
of which the bonds are to be issued is the acquisition of property located at 401 Division Street,
also known as Block 82.14, Lot 3.02 on the tax maps of the Township, including all related costs
and expenditures incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued
for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the
appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. 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 bond 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 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 40 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$570,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$50,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the cost of the purpose described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ORDINANCE O.2287-2026

AN ORDINANCE OF THE TOWNSHIP OF EDISON, IN THE COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 82.14, LOT 3.02 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP FOR PUBLIC PURPOSES

WHEREAS, the Township Council (the “Council”) of the Township of Edison, in the County of Middlesex, New Jersey (the “Township”) has determined that a need exists to acquire certain real property in the Township identified on the Official Tax Map of the Township as Block 82.14, Lot 3.02 (the “Property”) for public purposes as is authorized by law, including for open space; and

WHEREAS, *N.J.S.A. 40A:12-5(a)(1)* of the Local Land and Buildings Law, *N.J.S.A. 40A:12-1 et seq.*, authorizes municipalities to acquire any real property, capital improvement, or personal property by purchase, gift, devise, lease, exchange, condemnation or installment purchase agreement; and

WHEREAS, the Council has determined that the public interest will be served by the acquisition of the Property to facilitate open space and other public purposes; and

WHEREAS, the Council desires to authorize the acquisition of the Property including through a negotiated sale or, if necessary, through eminent domain proceedings pursuant to the Eminent Domain Act of 1971, *N.J.S.A. 20:3-1 et seq.* (the “EDA”).

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

SECTION 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION 2. The acquisition of the Property by any of the following methods: (i) consummation of a purchase and sale contract which is the product of direct negotiations with the owner of the Property, (ii) gift, grant or contribution by the owner of the Property, or (iii) condemnation of the Property carried out pursuant to the EDA, is hereby authorized and directed for the purposes provided for herein, and for such other municipal purposes as may be authorized by law.

SECTION 3. The Township Attorney, and/or other special legal counsel, are hereby authorized and directed to perform or carry out, or cause to be performed or carried out, any studies, surveys, tests, soundings, borings, appraisals, title searches and title report reviews as reasonably necessary to determine the value of the Property, the location and quality of the Property and any environmental matters associated with the Property.

SECTION 4. The Township Attorney, and/or other special legal counsel, are hereby authorized to negotiate with the Property’s owner(s), including by making an offer to purchase the Property from the owner for the fair market value of the Property and to undertake all bona fide negotiations with the owner(s) of the Property or its representatives, as required by law, and the Township Attorney, and/or other special legal counsel are authorized to file and pursue any condemnation action, as necessary.

SECTION 5. The Mayor, Council and such other officials, consultants, agents, employees and professionals of the Township as may be necessary and appropriate are hereby authorized and directed to take any and all actions, including the execution of any agreement, necessary to effectuate the purposes of this Ordinance.

SECTION 6. Any and all actions taken by the Township, its officials, employees and agents, prior to adoption hereof, in connection with the acquisition of the Property, are hereby ratified and approved.

SECTION 7. This Ordinance shall take effect in accordance with applicable law.

RESOLUTION R.476-092026

APPROVAL OF DISBURSEMENT OF FUNDS BY THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF EDISON FOR THE PERIOD ENDING SEPTEMBER 2, 2026

WHEREAS, the Director of Finance of the Township of Edison has transmitted
to the Township Council a Report of Disbursements made through, September 2, 2026.

Fund	ISSUED/CHECKS	ACH	TOTAL AMOUNT
Current	12,478,815.04	85,749.41	12,564,564.45
Affordable			
Housing	-	-	-
Capital	475,779.44	-	475,779.44
Cash			
Performance	-	-	-
CDBG	-	-	-
Developers			
Escrow	23,871.25	-	23,871.25
Dog (Animal			
Control)	-	-	-
Federal			
Forfeited	-	-	-
Employee Tax	-	-	-
Grant Funds	296.92	2,600.00	2,896.92
Law			
Enforcement	-	-	-
Open Space	16,563.13	-	16,563.13
Park			
Improvements	-	-	-
Payroll			
Deductions	-	-	-
Sanitation Fund	40,775.74	-	40,775.74
Self Insurance	-	-	-
Sewer Utility	3,477,352.60	29,762.47	3,507,115.07
Street Opening	-	-	-
Tree Fund	-	-	-
Tree Planting	-	-	-
Trust	22,676.80	-	22,676.80
Tax Sale			
Redemption	97,148.59	-	97,148.59
Edison Water			
Utility	109,002.69	-	109,002.69
Edison Landfill			
Closure Trust	-	-	-
TOTAL	16,742,282.20	118,111.88	16,860,394.08

/s/ Lina Vallejo
Chief Financial Officer

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the Township
of Edison, that the above-referenced disbursements report is hereby approved.

RESOLUTION R.469-092026

Authorizing refund for redemption of tax sale certificates

WHEREAS, the Tax Collector of the Township of Edison, Lorraine Morris, reports and advises that at various sales of land for delinquent taxes held by the Edison Township Collector of Taxes, Middlesex County, New Jersey, the attached listing of tax sale certificates were sold; and

WHEREAS, the Tax Collector further reports that the said tax sale certificates have been redeemed thereof, and further advises that the purchasers of said property are legally entitled to a refund of monies paid at the time of redemption.

NOW THEREFORE, BE IT RESOLVED, by the Municipal Council of the Township of Edison, that the aforementioned recitals are incorporated herein as though fully set forth at length.

BE IT FURTHER RESOLVED, by the Municipal Council of the Township of Edison, that the appropriate official of the Township is hereby authorized to draw checks to the noted parties in the amounts specified on the attached listing, totaling **\$1,238,077.20**.

RESOLUTION R.470-092026

Authorizing refund for tax overpayments

WHEREAS, the Tax Collector of the Township of Edison, Lorraine Morris, reports and advises that on various properties located within the Township of Edison, overpayments of real estate taxes have been made due to erroneous or duplicate payments, and

WHEREAS, applications have been made to the Tax Collector for refunds of the said overpayments, and the Tax Collector advises that the requesters are entitled to refunds as provided the attached listing; and

NOW THEREFORE, BE IT RESOLVED, by the Municipal Council of the Township of Edison, that the aforementioned recitals are incorporated herein as though fully set forth at length.

BE IT FURTHER RESOLVED, by the Municipal Council of the Township of Edison that the appropriate official of the Township is hereby authorized to draw checks to the noted parties in the amounts specified on the attached listing totaling **\$15,646.90**.

RESOLUTION R.471-092026

Authorizing Cancellation and Refund of Taxes for Exempted Disabled Veteran

WHEREAS, pursuant to N.J.S.A. 54:4-3.30, the dwelling of a disabled veteran shall be exempt from real property taxes; and

WHEREAS, Attached listing includes veterans who have been determined to have suffered a 100% service-related disability, with the determination of said disability being retroactive to the indicated effective date; and their respective owned properties, identified with their block, lot and qualifier, were already billed for indicated tax year; and

WHEREAS, pursuant to N.J.S.A. 54:4-3.32, the governing body of a municipality may cancel by resolution taxes due on a property which would have been exempt had the claim been made at the time they were due; and

WHEREAS, as permitted by N.J.S.A. 54:4-3.32, Township Code Section 5-7(d) also authorizes the return of property taxes for the current year and prior year but not greater than for a twenty-four (24) month period in the aggregate, or, should the Veteran's Administration determine that a veteran's disability date is greater than twenty-four (24) months from the date the applicant submits his/her application with the Tax Assessor's office, the Township will only be obligated to return taxes for a period of no greater than twenty-four (24) months from receipt of a completed application to the Tax Assessor; and

WHEREAS, pursuant to Township Code Section 5-7(d) the listed applicants are also due a refund of property taxes paid from the effective date of the determination; and the Tax Collector has reviewed the applications, approvals and taxes paid and recommends that the listed applicants are entitled to receive refund of paid taxes in the amount indicated on the attached list.

NOW THEREFORE, BE IT RESOLVED, by the Municipal Council of the Township of Edison, that the aforementioned recitals are incorporated herein as though fully set forth at length.

BE IT FURTHER RESOLVED, by the Township Council of the Township of Edison that property taxes due and assessed as specified on the attached list be cancelled for the indicated quarters, tax years and amounts, and also refunded for the municipal property taxes already paid from the effective date; and

BE IT FURTHER RESOLVED, by the Municipal Council of the Township of Edison that the appropriate official of the Township is hereby authorized to draw checks to the noted disabled parties for the taxes already paid during the applicable exemption periods set forth and for the amount specified in the attached list totaling **\$ 35,950.53**.

TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY
RESOLUTION R.472-092026

**FORM OF RESOLUTION REQUESTING
APPROVAL OF ITEMS OF REVENUE AND
APPROPRIATION PER NJSA 40A:4-87**

WHEREAS, N.J.S. 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 thereof was not determined at the time of the adoption of the budget; and

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

WHEREAS, the Township has received in the amount of \$203,318.92 from New Jersey Department of Environmental Protection and wishes to amend its CY 2026 budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the Township of Edison 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 Current Fund Budget for the CY 2026 in the amount of \$203,318.92 which is now available as a revenue under:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Public & Private Programs Off-Set with Appropriations:

2026 Recycling Tonnage Grant.....\$203,318.92

BE IT FURTHER RESOLVED that a like sum of \$203,318.92 is and the same are hereby appropriated under the caption of:

General Appropriations:

Operations excluded from "CAPS": Public & Private Programs Off-Set by Revenues:

2026 Recycling Tonnage Grant.....\$203,318.92

BE IT FURTHER RESOLVED, that the Township CFO forward a certified copy of this resolution and any other appropriate backup to the Director of Local Government Services through the online Financial Automation Submission Tracking ("FAST") system.

TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY
RESOLUTION R.473-092026

**FORM OF RESOLUTION REQUESTING
APPROVAL OF ITEMS OF REVENUE AND
APPROPRIATION PER NJSA 40A:4-87**

WHEREAS, N.J.S. 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 thereof was not determined at the time of the adoption of the budget; and

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

WHEREAS, the Township has received in the amount of \$9,800.00 from Middlesex County Department of Planning Division of Solid Waste Management and wishes to amend its CY 2026 budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the Township of Edison 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 Current Fund Budget for the CY 2026 in the amount of \$9,800.00 which is now available as a revenue under:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Public & Private Programs Off-Set with Appropriations:

2026 Municipal Recycling Enhancement Grant.....\$9,800.00

BE IT FURTHER RESOLVED that a like sum of \$9,800.00 is and the same are hereby appropriated under the caption of:

General Appropriations:

Operations excluded from "CAPS": Public & Private Programs Off-Set by Revenues:

2026 Municipal Recycling Enhancement Grant.....\$9,800.00

BE IT FURTHER RESOLVED, that the Township CFO forward a certified copy of this resolution and any other appropriate backup to the Director of Local Government Services through the online Financial Automation Submission Tracking ("FAST") system.

TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY
RESOLUTION R.474-092026

**FORM OF RESOLUTION REQUESTING
APPROVAL OF ITEMS OF REVENUE AND
APPROPRIATION PER NJSA 40A:4-87**

WHEREAS, N.J.S. 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 thereof was not determined at the time of the adoption of the budget; and

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

WHEREAS, the Township has received in the amount of \$2,082.54 from Administrative Office of the Courts and wishes to amend its CY 2026 budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the Township of Edison 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 Current Fund Budget for the CY 2026 in the amount of \$2,082.54 which is now available as a revenue under:

Miscellaneous Revenues:
Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Public & Private Programs Off-Set with Appropriations:

2026 Municipal Court Alcohol Education, Rehabilitation & Enforcement.....\$2,082.54

BE IT FURTHER RESOLVED that a like sum of \$2,082.54 is and the same are hereby appropriated under the caption of:

General Appropriations:
Operations excluded from "CAPS": Public & Private Programs Off-Set by Revenues:

2026 Municipal Court Alcohol Education, Rehabilitation & Enforcement.....\$2,082.54

BE IT FURTHER RESOLVED, that the Township CFO forward a certified copy of this resolution and any other appropriate backup to the Director of Local Government Services through the online Financial Automation Submission Tracking (“FAST”) system.

TOWNSHIP OF EDISON
MIDDLESEX COUNTY, NEW JERSEY
RESOLUTION R.475-092026

**FORM OF RESOLUTION REQUESTING
APPROVAL OF ITEMS OF REVENUE AND
APPROPRIATION PER NJSA 40A:4-87**

WHEREAS, N.J.S. 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 thereof was not determined at the time of the adoption of the budget; and

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

WHEREAS, the Township has received in the amount of \$217,300.73 from State of NJ – Clean Communities Fund and wishes to amend its CY 2026 budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the Township of Edison 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 Current Fund Budget for the CY 2026 in the amount of \$217,300.73 which is now available as a revenue under:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Public & Private Programs Off-Set with Appropriations:

FY 2026 Clean Communities Grant.....\$217,300.73

BE IT FURTHER RESOLVED that a like sum of \$217,300.73 is and the same are hereby appropriated under the caption of:

General Appropriations:

Operations excluded from "CAPS": Public & Private Programs Off-Set by Revenues:

FY 2026 Clean Communities Grant.....\$217,300.73

BE IT FURTHER RESOLVED, that the Township CFO forward a certified copy of this resolution and any other appropriate backup to the Director of Local Government Services through the online Financial Automation Submission Tracking ("FAST") system.

TOWNSHIP OF EDISON
RESOLUTION R.476-092026

**A RESOLUTION REAPPOINTING CHRISTINE MCCANN AS A MEMBER TO THE
TOWNSHIP OF EDISON CULTURAL ARTS COMMISSION**

WHEREAS, the Mayor and the Township of Edison Municipal Council (hereinafter referred to collectively as “Township”) are desirous of engaging in improved cultural preservation, growth and more effectively; and

WHEREAS, the Township created the Commission for the Cultural Arts in the Township Code at §2-114.2 to aid in the Township’s cultural preservation, growth and development; and

WHEREAS, the appointment of Christine McCann as a member to the Commission expired on March 13, 2026,;

WHEREAS, the Mayor desires to reappoint Christine McCann as a member to the Commission to fill the term vacancy mentioned herein.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Municipal Council hereby confirms the Mayor’s reappointment of Christine McCann to fill the vacancy on the Edison Cultural Arts Commission, effective immediately, and to expire on March 13, 2028.
3. A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.
4. This Resolution shall take effect immediately.

RESOLUTION R.477-092026

RESOLUTION FOR MEMBER PARTICIPATION IN A COOPERATIVE PRICING SYSTEM

**A RESOLUTION AUTHORIZING THE TOWNSHIP OF EDISON
TO ENTER INTO A COOPERATIVE PRICING AGREEMENT**

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Monmouth-Ocean Educational Services Commission (MOESC), hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on September 9, 2026, the governing body of the Township of Edison, County of Middlesex, State of New Jersey, pursuant to N.J.A.C 5:34-7.6 (a), duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Monmouth-Ocean Educational Services Commission (MOESC).

AUTHORITY

Pursuant to the provisions of N.J.S.A. 40A:11-11(5) and N.J.A.C 5:34-7.6 (a), the Mayor, or designee, is hereby authorized to enter into a Cooperative Pricing Agreement with Monmouth-Ocean Educational Services Commission (MOESC), the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall comply with the Public School Contracts Law (N.J.S.A. 18A:18A-1 et seq.), Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.), and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

CERTIFICATION

I hereby, certify that the above resolution was adopted by the Mayor and Council of the Township of Edison at a meeting of said governing body held on September 9, 2026.

BY: _____

ATTEST BY: _____

TOWNSHIP OF EDISON

RESOLUTION R.478-092026

**RESOLUTION OF THE TOWNSHIP OF EDISON AUTHORIZING THE EXECUTION
OF FIRST AMENDMENT TO AFFORDABLE HOUSING FUNDING AGREEMENT
WITH THE HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON FOR THE
ROBERT E. HOLMES GARDENS**

WHEREAS, on June 10, 2026, the City Council of the Township of Edison (“Township”) adopted a Resolution authorizing the Mayor of Edison to execute an Affordable Housing Funding Agreement (the “Agreement”) for the rehabilitation and upgrading of the Robert E. Homes Gardens residential project (the “Project”); and

WHEREAS, the Agreement was executed by and between the Township and the Housing Authority of the Township of Edison (“Authority”) on June 26, 2026 whereby the Township would fund the Authority the amount of \$2,135,876.00 (“Fund Amount”) for the rehabilitation of the 90-unit Robert E. Holmes Gardens project (“Project”); and

WHEREAS, the Authority has determined that the Fund Amount was insufficient to pay for the permit and approval fees necessary for the Project; and

WHEREAS, the Authority has requested that the Township fund an additional \$500,000.00 to pay for the permit and approval fees; and

WHEREAS, the Township has agreed to fund the additional \$500,000.00 to the Authority as requested; and

WHEREAS, the Township and the Authority have agreed to enter into a First Amendment to the Affordable Housing Funding Agreement (“First Amendment”) in which the Township shall fund the Authority an additional \$500,000.00 for permit and approval fees required to be paid by the Authority for the Project; and

WHEREAS, the Township Council of the Township of Edison has determined that it is in the best interests of the Township to execute the First Amendment; and

WHEREAS, the Attorney for the Township of Edison has further determined that the First Amendment is in proper form and recommends that the Mayor of the Township of Edison execute the First Amendment.

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

1. The First Amendment to the Affordable Housing Funding Agreement is approved and should be executed by the Mayor of the Township of Edison.
2. A copy of this Resolution shall be filed in the Office of the Township Clerk.
3. This Resolution shall take effect immediately.

Explanation: This resolution provides for the refund of the unused portion of Developers Escrow Fees posted by APPLICANT for the Planning Board application.

TOWNSHIP OF EDISON
RESOLUTION R.479-092026

WHEREAS, The Township Board Secretary advised that the Developer Escrow Fees posted by 180 TALMADGE ROAD, LLC for a project located at 180 TALMADGE RD and

WHEREAS: the applicant was required to Post Developers Escrow Fees, pursuant to Township Ordinance: and

WHEREAS; ON (10/26/10 180 TALMADGE ROAD, LLC) posted fees on deposit with the Township of Edison in the account# 7760296116 for Developers Escrow Fees; and

WHEREAS; the applicant has requested the return of the unused portion of Developers Escrow Fees, as provided by law; and

WHEREAS; it is now in order that the sum of \$256.86, plus accrued interest, if applicable, which represents the amount due and owing the applicant, be returned to 180 TALMADGE ROAD, LLC; and

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON that the sum of \$256.86 plus accrued interest, if applicable be refunded to 180 TALMADGE ROAD, LLC

BE IT FURTHER RESOLVED that the Director of Finance be and is hereby authorized to refund the sum of \$256.86 to the applicant.

Explanation: This resolution provides for the refund of the unused portion of Developers Escrow Fees posted by APPLICANT for the Planning Board application

TOWNSHIP OF EDISON
RESOLUTION R.480-092026

WHEREAS, The Township Board Secretary advised that the Developer Escrow Fees posted by VIKAS SHARMA for a project located at 36 RAINFORD RD and

WHEREAS: the applicant was required to Post Developers Escrow Fees, pursuant to Township Ordinance: and

WHEREAS; ON (11/08/24) VIKAS SHARMA) posted fees on deposit with the Township of Edison in the account# DE24 l 104VI for Developers Escrow Fees; and

WHEREAS; the applicant has requested the return of the unused portion of Developers Escrow Fees, as provided by law; and

WHEREAS; it is now in order that the sum of\$2,667.50, plus accrued interest, if applicable, which represents the amount due and owing the applicant, be returned to VIKAS SHARMA; and

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON that the sum of \$2,667.50 plus accrued interest, if applicable be refunded to VIKAS SHARMA

BE IT FURTHER RESOLVED that the Director of Finance be and is hereby authorized to refund the sum of\$2,667.50 to the applicant.

Explanation: This resolution provides for the refund of the unused portion of Developers Escrow Fees posted by APPLICANT for the Planning Board application

TOWNSHIP OF EDISON
RESOLUTION R.481-092026

WHEREAS, The Township Board Secretary advised that the Developer Escrow Fees posted by PRIYANKA BANGALE for a project located at 2229 LINCOLN HWY and

WHEREAS: the applicant was required to Post Developers Escrow Fees, pursuant to Township Ordinance: and

WHEREAS; ON (07/01/25 PRIYANKA BANGALE) posted fees on deposit with the Township of Edison in the account# DE250626PR for Developers Escrow Fees; and

WHEREAS; the applicant has requested the return of the unused portion of Developers Escrow Fees, as provided by law; and

WHEREAS; it is now in order that the sum of \$3,371.25, plus accrued interest, if applicable, which represents the amount due and owing the applicant, be returned to PRIYANKA BANGALE; and

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON that the sum of \$3,371.25 plus accrued interest, if applicable be refunded to VIKAS SHARMA

BE IT FURTHER RESOLVED that the Director of Finance be and is hereby authorized to refund the sum of \$3,371.25 to the applicant.

Explanation: This resolution provides for the refund of the unused portion of Developers Escrow Fees posted by APPLICANT for the Planning Board application

TOWNSHIP OF EDISON
RESOLUTION R.482-092026

WHEREAS, The Township Board Secretary advised that the Developer Escrow Fees posted by GOLDSIDE DEVELOPERS for a project located at 2026 OAK TREE RD and

WHEREAS: the applicant was required to Post Developers Escrow Fees, pursuant to Township Ordinance: and

WHEREAS; ON (06/12/14 GOLDSIDE DEVELOPERS) posted fees on deposit with the Township of Edison in the account# 7763090782 for Developers Escrow Fees; and

WHEREAS; the applicant has requested the return of the unused portion of Developers Escrow Fees, as provided by law; and

WHEREAS; it is now in order that the sum of \$412.50, plus accrued interest, if applicable, which represents the amount due and owing the applicant, be returned to GOLDSIDE DEVELOPERS; and

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON that the sum of \$412.50 plus accrued interest, if applicable be refunded to GOLDSIDE DEVELOPERS

BE IT FURTHER RESOLVED that the Director of Finance be and is hereby authorized to refund the sum of \$412.50 to the applicant.

RESOLUTION R.483-092026

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH AP ENGINEERING P.C. FOR SIDEWALK EVALUATION & ADA/PROWAG COMPLIANCE ASSESSMENT

WHEREAS, the Township of Edison (the Township) has the need for engineering services, and the Township is authorized pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. (“Local Contracts Law”) to contract for “professional services” as it may require; and

WHEREAS, AP ENGINEERING P.C., 201 Arlington Ave, Suite 2F, Staten Island, NY 10303, has submitted a proposal for Sidewalk Evaluation & ADA/PROWAG Compliance Assessment; and

WHEREAS, the Local Contracts Law, more specifically N.J.S.A. 40A:11-5, allows for the awarding of a contract for "professional services" without public advertising for bids; and

WHEREAS, this Contract is not awarded through a “fair and open process” pursuant to N.J.S.A. 19:44A-20.5, et seq.; and

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the acquisition will exceed \$17,500.00; and

WHEREAS; the total amount of this contract shall be in the amount not to exceed \$96,000.00; and

WHEREAS, prior to contract the vendor will have completed and submitted a Business Entity Disclosure Certification which certifies that they have not made any reportable contributions to a political or candidate committee in the Township of Edison in the previous one year, and that the contract will prohibit the vendor from making any reportable contributions through the term of this one-year contract; and

WHEREAS, pursuant to N.J.A.C. 5:30-11.10 funds for Open-End Contracts shall be committed at the time an order is placed and shall not exceed the unit price; and

WHEREAS, no amount shall be chargeable or certified until such time as goods or services are ordered or otherwise called for. Prior to incurring the liability by placing the order, the certification of available funds shall be made by the Chief Financial Officer or Certifying Financial Officer. It shall be the responsibility of the official responsible for issuing the purchase order to notify and seek the certification of availability of funds of the Chief Financial Officer or Certifying Finance Officer, as appropriate (N.J.A.C. 5:30-5.5(b)); and

WHEREAS, the Township Council accepts Edison Township’s recommendations as described herein.

NOW, THEREFORE, IT IS RESOLVED by the Township Council of the Township of Edison, as follows:

1. The Township is hereby authorized to execute a contract and any other necessary documents, with AP ENGINEERING P.C., in an amount not to exceed \$96,000.00 as set forth above.
2. This contract is awarded pursuant to N.J.S.A. 40A:11-5 and 19:44A-20.5 et. seq, and without competitive bidding.
3. The Mayor of the Township may, upon ten (10) days written notice, and without cause, terminate the Services Contract(s).
4. The Business Disclosure Entity Certification and the Determination of Value shall be placed on file with this resolution.
5. The Township Clerk shall advertise notice of this action in a legal newspaper pursuant to N.J.S.A. 40A:11-1, et seq. and in compliance with the Local Public Contracts Law guidelines.

CERTIFICATION OF AVAILABILITY OF FUNDS

I hereby certify that funds in the amount of **\$96,000.00** will be available in Account No. **C-04-25-2256-106-490 Engineering Section 20 Costs [R6-05736]**.

Lina Vallejo
Chief Financial Officer

Date

Explanation: Authorizing a non-refundable grant of \$1,241.00 (\$45.72 for 2025 and \$1,194.28 for 2026) from the Township's Affordable Housing Down Payment/Closing Cost Affordability Assistance Program for the tax differential of a Fair Market sale unit to an affordable housing unit (31 Lehigh Avenue).

RESOLUTION R.484-092026

EDISON TOWNSHIP

WHEREAS, by Resolution the Township Council approved, authorized and established a Market To Affordable Program pursuant to N.J.A.C. 5:97-8.8(a), to assist eligible owner/s in the purchase of eligible affordable housing units in the Township of Edison, to use these existing Fair Market value properties as Affordable Housing units (Unit), and committed one million dollars from the Township's Affordable Housing Trust Fund for this purpose; and

WHEREAS, the Township Council also approved and adopted a Manual at that time for the Down Payment/Closing Cost Affordability Assistance Program in accordance with the Court's directives, which set forth the application process for applicants to comply with in order to participate in the Program; and

WHEREAS, a Unit was located and an application to participate in the Program was submitted, reviewed and deemed complete and in compliance by the Township's Administrative Agent with the requirements to purchase; and

WHEREAS, the Unit at 31 Lehigh Avenue is now subject to a property tax reduction for the 2025 and 2026 tax years, based on an affordable assessed value that is lower than the current market-rate assessment; and

WHEREAS, the Buyer is entitled to a non-refundable grant of \$1,241.00 (\$45.72 for 2025 and \$1,194.28 for 2026) to be paid from the Township's Affordable Housing Trust Fund in order to provide affordability assistance by reducing the costs for the Buyer; and

WHEREAS, the Township will distribute these funds on behalf of the Buyer to Edison Township's Tax Collector; and

WHEREAS, the Township Council desires to award these funds to provide assistance in the tax differential of an affordable unit at 31 Lehigh Avenue in the amount of \$1,241.00 (\$45.72 for 2025 and \$1,194.28 for 2026) for the purpose and under the terms set forth herein under the Down Payment/Closing Cost Affordability Assistance Program with respect to such grant.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Edison, Middlesex County, as follows:

1. The Township Council hereby approves and authorizes a non-refundable grant in the amount of \$1,241.00 from the Township's Affordable Housing Trust Fund account T-13-00-0000-000-006 with respect to the Down Payment/Closing Cost Affordability Assistance Program, to be paid to Edison Township's Tax Collector for the purposes set forth herein with respect to such grant.
2. That an original certified copy of this resolution shall be forwarded to the Municipal Housing Liaison.

RESOLUTION R.485-092026

RESOLUTION TO RELEASE STREET OPENING ESCROW

WHEREAS, the Township Department of Public Works advises the following have deposited Escrow Funds for Street Opening Permits; and

WHEREAS, notification has been received stating that all work has been inspected and restored as per the requirements of the Road Opening Permit; and

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON, that the Finance Department is hereby authorized to release Street Opening Escrow Funds, under reference number STO0001052, to the following:

Permit Number: DEV-26-0936

Opening Location: 3875 PARK AVE

Block/Lot: 1019/1.02

Applicant's Name & Address:

**LEWIS ENVIRONMENTAL LLC
155 RAILROAD PLAZA
ROYERSFORD PA 19468**

Initial Deposit Date: 3/6/2006

Deposit Amount: \$1,707.00

Paid by & refunded to:

**LEWIS ENVIRONMENTAL LLC
155 RAILROAD PLAZA
ROYERSFORD PA 19468**

BE IT FURTHER RESOLVED that the Township Council of the Township of Edison forwards a certified true copy of the resolution to the Director of Finance.

RESOLUTION R.486-092026

RESOLUTION TO RELEASE STREET OPENING ESCROW

WHEREAS, the Township Department of Public Works advises the following have deposited Escrow Funds for Street Opening Permits; and

WHEREAS, notification has been received stating that all work has been inspected and restored as per the requirements of the Road Opening Permit; and

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON, that the Finance Department is hereby authorized to release Street Opening Escrow Funds, under reference number STO0001150, to the following:

Permit Number: DEV-26-1046

Opening Location: 6 KENLEN DR

Block/Lot: 267.07/3

Applicant's Name & Address:

**GALINA LEGASOVA-SAXEN
6 KENLEN DR
EDISON, NJ 08817**

Initial Deposit Date: 7/2/2026

Deposit Amount: \$880.00

Paid by & refunded to:

**GALINA LEGASOVA-SAXEN
6 KENLEN DR
EDISON, NJ 08817**

BE IT FURTHER RESOLVED that the Township Council of the Township of Edison forwards a certified true copy of the resolution to the Director of Finance.

RESOLUTION R.487-092026

RESOLUTION TO RELEASE STREET OPENING ESCROW

WHEREAS, the Township Department of Public Works advises the following have deposited Escrow Funds for Street Opening Permits; and

WHEREAS, notification has been received stating that all work has been inspected and restored as per the requirements of the Road Opening Permit; and

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON, that the Finance Department is hereby authorized to release Street Opening Escrow Funds, under reference number STO0001148, to the following:

Permit Number: DEV-26-1043

Opening Location: 94 STONY RD

Block/Lot: 161.10/41

Applicant's Name & Address:

**LOCHIATTO PAVING & MASONRY CO
1607 RT.27
EDISON, NJ 08817**

Initial Deposit Date: 6/23/2026

Deposit Amount: \$1520.00

Paid by & refunded to:

**LOCHIATTO PAVING & MASONRY CO
1607 RT.27
EDISON, NJ 08817**

BE IT FURTHER RESOLVED that the Township Council of the Township of Edison forwards a certified true copy of the resolution to the Director of Finance.

RESOLUTION R.488-092026

RESOLUTION ACCEPTING BID AND AWARDING CONTRACT TO NEW JERSEY OVERHEAD DOOR FOR OVERHEAD DOOR MAINTENANCE AND REPAIR

WHEREAS, bids were received by the Township of Edison on June 25, 2026 for Public Bid 26-08-31 Overhead Door Maintenance and Repair; and

WHEREAS, Resolution R.413-072026 awarded MINER LTD., 11827 Tech Com Road, Suite 115, San Antonio, TX, 78233; and

WHEREAS, MINER LTD. has communicated to the Township that their firm will not sign the contract nor be able to perform the services required of this bid and therefore have their award rescinded; and

WHEREAS, NEW JERSEY OVERHEAD DOOR, 377 Van Dyke Place, Bayville, NJ 08721 submitted the lowest legally responsible, responsive bid; and

WHEREAS, the initial contract shall be for one (1) year from execution of the contract with options to renew for two (2) one (1) year renewals, upon mutual agreement of both parties, at the same prices, conditions, requirements and terms of the contract, subject to and contingent upon appropriation of sufficient funds each renewal year; and

WHEREAS, the total amount of this contract, not to exceed \$165,000.00, cannot be encumbered at this time; and

WHEREAS, pursuant to N.J.A.C. 5:30-11.10 funds for Open-End Contracts shall be committed at the time an order is placed and shall not exceed the unit price; and

WHEREAS, no amount shall be chargeable or certified until such time as goods or services are ordered or otherwise called for. Prior to incurring the liability by placing the order, the certification of available funds shall be made by the Chief Financial Officer or Certifying Financial Officer. It shall be the responsibility of the official responsible for issuing the purchase order to notify and seek the certification of availability of funds of the Chief Financial Officer or Certifying Finance Officer, as appropriate (N.J.A.C. 5:30-5.5(b)); and

WHEREAS, the Township Council accepts Edison Township's recommendations as described herein and as submitted on the summary spreadsheet.

NOW, THEREFORE, IT IS RESOLVED by the Township Council of the Township of Edison, as follows:

1. All bids have been reviewed, and the bids submitted by NEW JERSEY OVERHEAD DOOR, for Public Bid 26-08-31 Overhead Door Maintenance and Repair, is determined to be the lowest legally responsible, responsive bid for selected items on the bid summary sheet.
2. The Mayor, or his designee, is hereby authorized to execute a contract in the collective not to exceed amount of \$165,000.00, for the first year and any succeeding renewal year, contingent upon appropriation of sufficient funds each renewal year and any other necessary documents, as described herein.

RESOLUTION R.489-092026

RESOLUTION AWARDING CONTRACT/PURCHASE ORDER(S) TO VARIOUS VENDORS FOR THE FURNISHING OF PLUMBING SUPPLIES, EQUIPMENT, AND ACCESSORIES

WHEREAS, there is a need to purchase for various plumbing supplies, equipment, and accessories for the Department of Public Works; and

WHEREAS, N.J.S.A. 40A:11-11 et seq., authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, in accordance with the authority set forth in N.J.S.A. 40A:11-12 of the Local Public Contracts Law, public bidding is not required when the purchase is under a state contract; and

WHEREAS, various vendors have been awarded the following contracts:

- BC-BID-25-35 Plumbing Supplies, Equipment, and Accessories through State Co-Op #11BCCP
- T3027 Plumbing and Heating, Ventilation and Air Conditioning (HVAC) Supplies/Equipment -Statewide (NJ State Contract); and

WHEREAS, the total not to exceed amount of \$80,000.00, cannot be encumbered at this time; and

WHEREAS, this not to exceed amount cannot be encumbered at this time; and

WHEREAS, pursuant to N.J.A.C. 5:30-11.10 funds for Open-End Contracts shall be committed at the time an order is placed and shall not exceed the unit price; and

WHEREAS, no amount shall be chargeable or certified until such time as goods or services are ordered or otherwise called for. Prior to incurring the liability by placing the order, the certification of available funds shall be made by the Chief Financial Officer or Certifying Financial Officer. It shall be the responsibility of the official responsible for issuing the purchase order to notify and seek the certification of availability of funds of the Chief Financial Officer or Certifying Finance Officer, as appropriate (N.J.A.C. 5:30-5.5b); and

WHEREAS, the Township Council accepts Edison Township's recommendations as described herein.

NOW, THEREFORE, IT IS RESOLVED by the Township Council of the Township of Edison, as follows:

3. The Mayor, or his designee, is hereby authorized to execute a contract/purchase order(s) in the amount not to exceed \$80,000.00 and any other necessary documents, with various vendors as approved via the various pricing system contracts as set forth above.
4. This contract is authorized pursuant to the authority set forth in N.J.S.A. 40A:11-11 et seq. and N.J.S.A. 40A:11-12 et seq.

RESOLUTION R.490-0920026

**RESOLUTION AUTHORIZING AN EMERGENCY CONTRACT/PO WITH EMR POWER SYSTEMS
LLC FOR THE REPAIR OF THE GENERATOR FOR THE DEPARTMENT OF PUBLIC
SAFETY**

WHEREAS, an emergency condition exists in which the Township needs to repair the generator that services 911 Communications to avoid a potential system outage; and

WHEREAS, EMR POWER SYSTEMS LLC, PO BOX 3787, Trenton, NJ 08629 submitted a quote in the amount of \$100,984.77; and

WHEREAS, the total not to exceed amount of \$105,000.00 will be awarded to cover any additional parts/labor to complete the emergency repairs; and

WHEREAS, pursuant to Local Public Contract Law N.J.S.A. 40A:11-6 et seq, a contract may be awarded and immediate delivery of goods or the performance of services may be provided when an emergency affects the public health, safety or welfare; and

WHEREAS, the Township Council accepts Edison Township’s recommendations as described herein.

NOW, THEREFORE, IT IS RESOLVED by the Township Council of the Township of Edison, as follows:

1. The Mayor, or his designee, is hereby authorized to execute a contract/purchase order in the amount not to exceed \$105,000.00 and any other necessary documents with EMR POWER SYSTEMS LLC as described herein.
2. This contract is awarded pursuant to N.J.S.A. 40A:11-6 et seq.

CERTIFICATION OF AVAILABILITY OF FUNDS

I hereby certify that funds in the amount of **\$105,000.00** are available as follows:

- **\$50,000** for the above in Account No. **C-04-22-2163-103-001 Public Works Gen Building Improvements [R6-05813]**
- **\$30,000** for the above in Account No. **C-04-25-2256-106-005 Engineering Various Facility Building Improvements [R6-05813]**
- **\$12,500** for the above in Account No. **6-01-25-0240-000-030 Police Department Materials & Supplies [R6-05813]**
- **\$12,500** for the above in Account No. **6-01-25-0265-001-026 Fire Fighting Maintenance of Other Equipment [R6-05813]**

Lina Vallejo
Chief Financial Officer

Date

RESOLUTION R.491-092026

RESOLUTION AUTHORIZING AN EMERGENCY CONTRACT/PO WITH AURORA ENVIRONMENTAL FOR THE REPLACEMENT OF THE ABOVE GROUND DIESEL TANK AND REMEDIATION OF LEAK/SPILL FOR THE DEPARTMENT OF PUBLIC SAFETY

WHEREAS, an emergency condition exists in which the Township needs to replace the above ground diesel tank at Fire House #5 and remediate the property from the diesel leak/spill; and

WHEREAS, AURORA ENVIRONMENTAL, 1102 Union Avenue, Union Beach, NJ 07735 submitted a quote in the amount of \$76,420.00; and

WHEREAS, pursuant to Local Public Contract Law N.J.S.A. 40A:11-6 et seq, a contract may be awarded and immediate delivery of goods or the performance of services may be provided when an emergency affects the public health, safety or welfare; and

WHEREAS, the Township Council accepts Edison Township’s recommendations as described herein.

NOW, THEREFORE, IT IS RESOLVED by the Township Council of the Township of Edison, as follows:

1. The Mayor, or his designee, is hereby authorized to execute a contract/purchase order in the amount not to exceed \$76,420.00 and any other necessary documents with AURORA ENVIRONMENTAL as described herein.
2. This contract is awarded pursuant to N.J.S.A. 40A:11-6 et seq.

CERTIFICATION OF AVAILABILITY OF FUNDS

I hereby certify that funds in the amount of **\$76,420.00** are available for the above in Account No. **C-04-23-2192-103-002 Various Building Improvements [R6-05835]**.

Lina Vallejo
Chief Financial Officer

Date

RESOLUTION R.492-092026

Authorizing the refund of Fire Prevention Revenue Collected, but Not Required

WHEREAS, on the following dates, amount and payment type, Fire Smoke Inspection fees were collected and posted in the total amount of \$140.00 from the indicated payer, with location and contact information provided on the list; and

Payer,	Amount	Pay Type	Date
Diana Lunt 49 Home Street Metuchen, NJ 08840	\$140.00	Check # 2673	07/6/2026

WHEREAS, the payer, Diana Lunt, paid a duplicate payment of \$140.00 for a residential smoke inspection that had already been paid for on July 6th, 2026 ; and

WHEREAS, for refunds of their paid \$140.00 smoke inspection fee, and the Fire Marshal advises that the requesters are entitled to refunds, since the fee was duplicated; and

WHEREAS, the Municipal Council of the Township of Edison desires to authorize the refund of the collected, but no longer required, revenue fees.

NOW THEREFORE, BE IT RESOLVED, by the Municipal Council of the Township of Edison, that the aforementioned recitals are incorporated herein as though fully set forth at length.

BE IT FURTHER RESOLVED, by the Municipal Council of the Township of Edison that the appropriate official of the Township is hereby authorized to draw a check to the noted parties in the amount specified on listing above for collected, but no longer required Fire Prevention Revenues totaling **\$140.00**, and that this Resolution shall take effect immediately.

RESOLUTION R.493-092026

**A RESOLUTION AUTHORIZING THE TOWNSHIP OF EDISON TO ACCEPT A
GRANT FROM THE NEW JERSEY DEPARTMENT OF HEALTH DIVISION OF
LOCAL PUBLIC HEALTH FOR THE LOCAL PUBLIC HEALTH INFRASTRUCTURE
GRANT PROGRAM 2027**

WHEREAS, the Township of Edison (hereinafter referred to as “Township”) is a municipal corporation in the County of Middlesex, State of New Jersey; and

WHEREAS, on August 3, 2026 the Township’s Municipal Council enacted Resolution R-434-082026 which allowed the Township applied for a grant with the New Jersey Department of Health – Division of Local Public Health for the Local Public Health Infrastructure grant; and

WHEREAS, on August 27, 2026, the State of Jersey informed the Township that it would receive \$119,372.00 in grant funding; and

WHEREAS, it is in best interests of the Township to receive this grant funding and to execute any and all necessary documents with the New Jersey Department of Health – Division of Local Public Health for the Local Public Health Infrastructure grant.

NOW, THEREFORE, BE IT RESOLVED, by the Township of Edison, County of Middlesex, State of New Jersey that the Mayor along with the Director of Health are hereby authorized to execute any and all documents and agreements necessary with the New Jersey Department of Health – Division of Local Public Health for receipt of a grant in the amount of \$119,372.00 for the Public Health Infrastructure Grant upon review by the Township Attorney.