

**MINUTES OF
MUNICIPAL COUNCIL
WORKSESSION MEETING
June 20, 2016**

The Worksession Meeting of the Municipal Council of the Township of Edison was held in the Council Chambers of the Municipal Complex. The meeting was called to order at 6:02 p.m. by Council President Lombardi , followed by the Pledge of Allegiance.

Present were Councilmembers Diehl, Gomez, Lombardi, Patil, Sendelsky and Shah.

Also present were Township Clerk Russomanno, Deputy Clerk McCray, Township Attorney Nee, Business Administrator Ruane, Director of Public Works Haines, Health Camille Spearnock, Township Engineer Kataryniak, Fire Chief Latham, Police Captain Shannon and Cameraman Cologna.

The Clerk advised that 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 and Tribune, The Star Ledger and the Sentinel on December 12, 2015 and posted in the Main Lobby of the Municipal Complex on the same date.

Council President Lombardi opened the meeting for comments from the public.

Bruce Diamond, 74 Calvert Ave West, Unfinished O.1931-2016 have any of those properties changed in this. Items e & f under Planning and Engineering please explain.

Mr. Kataryniak, explained item e put out a bid so we have a list of qualified engineer companies for the township to use on any future work or projects.

Mr. Kataryniak, item f. to continue landfill closure.

Mr. Diamond asked about the amount of fill used on the property on Calvert.

Mr. Kataryniak will go out tomorrow to investigate. The DEP and EPA have requirements and they should have a certification on the fill.

Mr. Diamond expressed his concerns on sidewalk waivers and also he feels we should not grant zoning variances to build two houses.

Councilmember Sendelsky at the planning board he asked they don't grant sidewalk waivers.

Councilmember Diehl asked Mark to follow up with the mountain of fill and if you find too much dirt what is the time line.

Mr. Kataryniak, he will be notified to stop all work immediately.

Fred Wolke, 10 Peake Road, Item 11 E , good idea but are we limiting ourselves to these people.

Mr. Kataryniak, it is a short list, each year we will publicly solicit.

Esther Nemitz, 162B Fay Street, item 10 A , Ms. London sent her the documents

Mr. Kataryniak said we received a comment letter from the court master to include and refine between now and October 7th. We need to submit our financial plan, draft marketing and included affordable house. Within the next couple of meeting will be before the council to adopt.

Hearing no further comments, this public hearing was closed, on a motion made by Councilmember Diehl seconded by Councilmember Gomez, with all in favor.

5. APPROVAL OF MINUTES

- a. and b Accepted as submitted

6. REPORTS FROM ALL COUNCIL COMMITTEES:

Council Vice President Gomez, Public Safety will be meeting tonight regarding promotional process for Fire Department.

7. POINTS OF LIGHT

Council President Lombardi reminded everyone Public Hearing on the Budget will be July 11, 2016 at 7:00pm, 2016 Summer Teen Programs started June 15th at Stelton Community Center and Minnie Veal . Our July 4th Celebration will be at Lake Papaianni Park. Congratulations to Councilmember Diehl on being a Grandpa of a Baby Boy.

8. FROM THE BUSINESS ADMINISTRATOR:

- a. through c No comments were made.

9. FROM THE DEPARTMENT OF FINANCE:

- a. through f. No Comments were made.

- g. Council Vice President Gomez, on behalf of the Finance Committee, Government Strategy has proved to be of exception value. They have set us in the right direction.

10. FROM THE DEPARTMENT OF LAW:

- a. and b. No comments were made.

- c. Councilmember Sendelsky spoke to Ms. Ruane about going out to bond to get street paved.

- d. through f. No comments were made.

11. FROM THE DEPARTMENT OF PLANNING AND ENGINEERING:

- a. through f. No comments were made.

12. FROM THE DEPARTMENT OF PUBLIC WORKS:

- a. No comment was made.

13. FROM THE DEPARTMENT OF RECREATION:

- a. No comment was made.

14. FROM THE CHIEF OF FIRE:

- a. No comment was made.

15. FROM THE CHIEF OF POLICE:

a and b. No comments were made.

16. FROM THE TOWNSHIP CLERK:

a. through c. No comments were made.

d. Council President Lombardi, we will be adding the three resolutions for candidates for appointing a new councilmember to fill vacancy.

17. FROM THE COUNCIL MEMBER TO THE PLANNING BOARD:

Councilmember Sendelsky report as follows:

Report on Regular Planning Board Meeting of June 14, 2016

Three resolutions were to be adopted, 1 redevelopment study, five new cases and one final approval were scheduled to be heard but case #P5174 (a minor subdivision on Brook Avenue) was held over to the next meeting due to time constraints past 10 PM.

The first resolution was #P5169 Fox and Foxx Development Park Avenue. The applicant had sent two distinctly different elevations in to the board which was part of the condition for final approval. The other major condition was that the house on Park Avenue have the front elevation facing Park Avenue. Preliminary and final approval was granted with those conditions with 6 yes votes and 1 abstention.

The second resolution was #P4-2016 Edison Land Investment 939 Route One which received preliminary and final by a vote of 5 yes and 2 abstentions.

The third resolution was Section 31 Capital Project Review - Roosevelt Hospital Phase I. The resolution was unanimously approved .

Case #P2-2015 Neuroham Real Estate Holdings which had previously received preliminary approval was in for final approval. Both the engineer and planner said that the applicant had met all conditions for final approval. Adjoining neighbors thought that they would have an opportunity to comment on the project again but the Planning Board Attorney said that the public comment portion was over. The chair allowed the public to comment again because of the misunderstanding. Mr. Clarkin the attorney for the applicant agreed to add 100 feet of 4 foot high fence along Oak Tree Road because at the request of the neighbors because it did not interfere with the site triangle . Both the Planner and Engineer concurred. Final approval was granted with that condition added. The vote was five yes and two abstentions.

The First new case was the Redevelopment Study for 225 Raritan Center Parkway Block 390DD Lot 8.B. Mr. John Barry from Heyer and Gruel Planning Consultants made a brief presentation before the board. The site is slightly under 14 acres. The site is vacant and the eastern third of the property is wetlands (conservation easement). There are also areas on the site that need remediation from the early days of the Raritan Arsenal. He stated that the property met Criteria "E" for an area in need of re-development. The property has been vacant for decades and there are no proposals for development. As a result the property is stagnant and unproductive and represents a negative impact on the community due to its low value and minimal contribution to the Township's Tax Base. The Board voted 6 yes and 1 abstention to send back to the Council with the recommendation that the property based on the above criteria is an area in need of re-development.

The next case was #P5170 Ravindra Viswanath a minor subdivision at 127 Mundy Avenue. The applicant proposed to demolish an existing one story house and subdivide into two new single family homes. The existing zone is an RBB zone. The area requires a lot size of 10,000 sf and the proposed new subdivision would have new lot sizes of 8,273.59 each respectively. Many residents came out as objectors stating that the area floods and lacks sufficient drainage during rainstorms to allow two homes. The board voted unanimously to deny the application.

The next case was #P5171Waltuma LLC a minor subdivision at 122 Waltuma Avenue. Block 694R Lots 71C.2. The applicant proposed to demolish an existing single family home and construct 3 new single family homes. The

applicant requested a sidewalk waiver and the board objected and made a condition of the approval that sidewalks be installed as well as blue spruce & Norwegian spruce trees be substituted for white pines. The board voted unanimously with the stated conditions.

The last case heard was #P5173 Fox and Foxx Development a minor subdivision at 35 Dorothy Avenue Block 694.R Lot 71.C2. The applicant proposed to demolish an existing home and construct 3 new single family homes. No variances were requested. Only one lot required a width variance from 75 to 70. The applicant agreed to comply with Mr. Carley and Bignell's reports and the board voted unanimously to approve.

Respectfully Submitted, Councilman Leonard D. Sendelsky

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

O.1930-2016	No comments were made
O.1931-2016	No comments were made
O.1932-2016	No comments were made
O.1933-2016	No comments were made

19. **COMMUNICATIONS:**

a. Councilmember Sendelsky, asked for update on the waiver fee for BAPS.

Mr. Kataryniak explained the procedure.

b. Accepted.

20. **DISCUSSION ITEMS:**

Council President Lombardi:

a. Resolution of Recognition for Gold Award Girl Scouts, He thanked the twelve girls that will be receiving this award for their hard work and approves this resolution.

Councilmember Diehl

a. He spoke with Mayor and Mr. Northgrave regarding investigations on three homes selling fire arms. We will continue to be proactive on this.

Councilmember Gomez:

None

Councilmember Karabinchak:

None

Councilmember Patil:

None

Councilmember Sendelsky:

None

Councilmember Shah:

None

21. CLOSED SESSION:

The Council retired to Closed Session at 6:52 p.m., on a motion made by Councilmember Diehl, seconded by Councilmember Sendelsky and duly carried. The Township Clerk read the following Resolution into the record:

CLOSED SESSION RESOLUTION

WHEREAS, Article VI of the Open Public Meetings Act provides that a public body may hold a closed session; and

WHEREAS, the Township Council will during this meeting enter into discussion of the following matters:

- 1) Tax Appeals

WHEREAS, the matters to be discussed in closed session are to remain in the strictest of confidence by all Council Members in furtherance of their fiduciary duties to the Township of Edison;

NOW, THEREFORE, BE IT RESOLVED, matters discussed at this meeting will be released to the public when the reasons for discussing and acting upon them in closed session no longer exists.

The Council returned from Closed Session at 7:30 p.m., on a motion made by Councilmember Sendelsky seconded by Councilmember Patil and duly carried.

On a motion made by Councilmember Diehl , seconded by Councilmember Sendelsky , with all in favor, the meeting was adjourned at 7:31pm.

Michael R. Lombardi
Council President

Cheryl Russomanno, RMC
Municipal Clerk