

**MINUTES OF  
MUNICIPAL COUNCIL  
WORKSESSION MEETING  
June 26, 2017**

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 6:05 p.m. by Council President Lombardi , followed by the Pledge of Allegiance.

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

Councilmember Coyle was absent.

Also present were Township Clerk Russomanno, Clerk McCray, Township Attorney Northgrave, Business Administrator Ruane, Health Director Elliott, Assistant Public Works Director Russomanno, Township Engineer O'Brien, 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 30, 2016 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.

Mr. Messai, 434 Alpine St, Perth Amboy, he complained about Harold's Deli in Raritan Center.

Maria Orchid, 83 Jefferson Avenue, does the new tax software make it affordable for residents?

Ms. Ruane, No, this is for internal software.

Ms. Orchid asked if we could get some flyers out to promote the Farmers Market in Clara Barton. She also asked if there were other companies besides JFK.

Ms. Ruane replied there were nine (9) other bidders.

Fred Wolke, 10 Peake Road, regarding Items d & e Under Planning, where is this in budget?

Ms. Ruane, it's not in budget, it a grant for Edison housing part.

Mr. O'Brien will be meeting with the CDBG regarding the grant monies.

Mr. Northgrave explained the Affordable Housing Grants.

John Poyner, Roosevelt Blvd, gave a report on behalf of the Environmental Commission on their recent clean ups and beautification projects. There is a upcoming project for July 9<sup>th</sup>, at the Edison Memorial Tower that he needs about 200 volunteers. You can sign up on their website.

Esther Nemitz, 162B Fay Street, in reference to article she passed out to all Councilmembers regarding bee hives. She also referred to an article on Traffic signs.

Bruce Diamond, 74 Calvert West, when something gets denied before the planning board why can they go to court.

Mr. Northgrave explained it is their constitutional right to challenge the decision by the board.

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Mr. Wolke, yesterday he joined Walt Stochel on a walk of Smith House property. What can be done about the dilapidated house owned by township and the high grass?

Mr. Russomanno explained that the house has been boarded up several times, as far as the grass it is passive recreational property. He will send someone to check the house tomorrow.

Ms. Orchid, asked the engineer to follow up on the water problem in her neighborhood.

Mr. O'Brien has a meeting this week and should have additional information for the July meeting, but it is mostly drainage.

Mr. Diamond asked if we can just fire burn the house down.

Fire Chief Latham, EPA will not allow us to.

Mr. Poyner, had a question on redevelopment plan, he noticed square footage to building on the 4<sup>th</sup> story set back 10 feet. He asked which entity checks on this.

Mr. Northgrave answered Planning Board.

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

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

Councilmember Gomez, Finance Committee will be meeting with directors over the next few weeks.

**6. POINTS OF LIGHT:**

Council President Lombardi, announced the ribbon cutting is tomorrow for a new Zinburger Restaurant, July 4<sup>th</sup> we will have Fire Works display at Lake Papaiani at 9:00 pm and July 12<sup>th</sup> at 7:00pm we will have the Public Hearing on the Budget.

**7. FROM THE BUSINESS ADMINISTRATOR:**

a. through g. No comments were made

**8. FROM THE DEPARTMENT OF FINANCE:**

a. through f. No comments were made.

**9. FROM THE DEPARTMENT OF LAW:**

a. and b. No comments were made.

**10. FROM THE DEPARTMENT OF PLANNING AND ENGINEERING:**

a. through e. No comments were made.

**11. FROM THE DEPARTMENT OF PUBLIC WORKS:**

a. and b. No comments were made.

**12. FROM THE CHIEF OF FIRE:**

a. No comment was made.

- 13. FROM THE CHIEF OF POLICE:**  
a. and b . No comments were made.
- 14. FROM THE TOWNSHIP CLERK:**  
a. No comment was made  
b. Resolution was added to agenda regarding fee waiver for church.
- 15. FROM THE COUNCIL MEMBER TO THE PLANNING BOARD:**  
Councilmember Sendelsky gave his report as follows:

**Minutes of Planning Board Meeting of June 19, 2017**

Six resolutions were approved as follows: #P12-2016 Shore to Shore (Approved Preliminary) #P18-2016 Mocchi Inman Plaza, Inc (Preliminary) #P5184 Edison Land Investment-939 Route One, #P5182 Pagoda Homes, 214 Oxford Avenue, #P5183 RMG Properties, 990 Inman Avenue, and #P3-2017 The Conti Group - 2045 Lincoln Highway.

Next was a public presentation by Fred Heyer of Heyer & Gruel for comments and recommendation on Resolution R.330-052017 for 720 Route One to be investigated for an Area in Need of Re-development. The council had sent this property to the Planning Board for a public hearing to see if the property in question was an area in need of re-development. Mr. Heyer explained that this was a non-condemnation resolution and that the property owner was on board with this plan. There are 5 lots contained in Block 182.A on northbound Route 1. The entire property consists of 8.4 acres which currently has 2 residential structures, the old Shanghi restaurant which is fire damaged and the Wendy's restaurant. Some of the parcel meets criteria "B" which is abandonment of use. Anyone that has driven this stretch of Route 1 knows that this area is in serious disrepair and is need of redevelopment. The Planning board voted unanimously to send this back to the Council recommending the property be deemed an area in need of redevelopment.

Next was resolution R.364-062017 from council for 2165 and 2205 Lincoln Highway to be investigated as an area in need of redevelopment. It was approved unanimously to recommend further study by our planner and to send back to council.

We had some old business that was carried over from the previous meeting case #P5180 Goldberg Builders, 9 Cutter Avenue Block 604 Lot4.01. Which was a proposal to demolish an existing dwelling and subdivide lot and construct 2 new single family homes. Variances were requested for lot width on both homes. Lot width required was 85 and proposed was 67.75. The planning board gave the applicant an opportunity to attempt to purchase property on either side of the subject property. Selling would make the existing lots non-conforming. The public was given an opportunity to speak on just this aspect. Some residents voiced there opposition to the project. stating that it would change the character of their neighborhood. A motion was made to deny the application which did not pass. Then a motion was made to approve the project and one planning board member reversed their vote so this also did not pass. So the application was deemed not approved

The first new case was #P20-09/10-2017 Dr. Anthony Acello, 1037 Amboy Avenue Block 727 Lot 1.02. They were seeking an amended approval to retain the existing building, construct on lots 2-5 a smaller four story mixed use building with professional; and retail offices on the first floor and a totals of 15 residential apartments on the upper floors and stripe additional parking on lot 1.A. The applicant's engineer and planner Angelo Valettuto stated that the plan conforms with the AR Zone. He stated that there would be 5 one bedroom units on the fourth floor and on the ground floor the doctor would move his office there and in additional have a retail space too. The first floor area of the new building will have a total of 4,000 square feet and common area (3 different uses). The board said that they would approve a variance for a maximum of 10 parking spaces which the applicant will have to pay for in accordance with the parking ordinance. The public asked some questions after which a motion was made for preliminary approval. The application was approved with the following conditions: adhering to our planner and

engineer's report, a maximum of 10 parking spot variance (with 29 existing spaces). The application was unanimously approved for preliminary only.

The next Case was #P5187 Toranco Oak Tree Associates 3900 and 3910 Park Avenue Block 727 Lot 82. The proposal was for a minor subdivision - to subdivide the property in order to convert units in the front office building into condominium ownership. Variances were requested for Lot width , Parking for lot 8.02 and parking within 10 feet of side or rear line. The entire parcel consists of 7.95 acres. This was approved unanimously including the lot width variance of lot #62.02.

The final next case was #P7-2017 Equistar Chemicals - 340 Meadow Road. Block 366.B Lot#16. It is a proposal to construct a 184 Square foot addition to the Fire Pump House . Variances were requested for front and side yard setbacks. The variances were requested because the pump house needs to be close to the existing fire line as possible so as not to reduce the pressure in the line. A larger pump house means better safety to the plant. Mr. Bignell stated that in lieu of additional shrubbery due to homeland security restrictions, the applicant would add new landscape stone on the property. The positives of the variance outweighed the negatives. This was unanimously approved conditioned on our planner and engineer's reports. The other applications were carried over to a special meeting on Tuesday July 11, 2017.

**Respectfully Submitted Councilman Leonard D. Sendelsky**

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

- O.1978-2017                      No comment was made
- O.1979-2017                      No comment was made
- O.1980-2017                      No comment was made
- O.1981-2017                      No comment was made

**17. DISCUSSION ITEMS:**

**Council President Lombardi:**

- a. Update from Freeholder Tomaro on light at Woodland Avenue they have awarded a contract work should start end of July.
- b. Letter received from NJDOT regarding a public meeting on June 29, 2017, Thursday here in Council Chambers from 4:00pm to 7:00pm. Our Engineer will be in attendance.

**Councilmember Coyle:**

- a. Absent

**Councilmember Diehl:**

- a. Thanked Esther for the Honey bees Newspaper article.
- b. He asked Mr. Elliot what are the procedures on standing water.

Mr. Elliot explained the procedure, and that Resident can call our Health Department to report any place they see of standing water.

- c. He had received several phone calls about noise from mowers. The ordinance states 8am – 8pm.
- d. He asked Mr. Northgrave for an update on Top Golf.

Mr. Northgrave, he received a letter asking for a little more time, they expect to have measurements done by the beginning of August. They are working on a solution to build a screening. We should hear from them by middle of August.

He thanked Mr. Northgrave for the movement we have had and continue with this.

**Councilmember Gomez:**

- a. Awareness to property maintenance, for resident to be our eyes and ears. If you see something please let us know.
- b. July 12<sup>th</sup> Mayor presentation of Budget at 7:00pm

**Councilmember Patil:**

- a. None

**Councilmember Sendelsky:**

- a. Resolution of Recognition for Miss New Jersey on Wednesday.
- b. Thank Engineer and DPW cross walk of signage.
- c. He asked about slowing traffic down on Harding and Talmadge Bridge.

Captain Shannon will bring to the attention of Traffic Division.

- d. Farmers Market it is a great market everything is priced right, do visit on Sunday.

**Councilmember Shah:**

- a. A lot of construction mid day on weekend Wood Avenue and New Dover Road

Mr. Russomanno said it was on Woodbridge side.

- e. Freeholders came out with a new resolution how does this impact our police?

Captain Shannon it doesn't impact us. The County Prosecutor will be the voice for the County.

On a motion made by Councilmember Diehl seconded by Councilmember Sendelsky, with all in favor, the meeting was adjourned at 7:35pm.

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Michael R. Lombardi  
Council President

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Cheryl Russomanno, RMC  
Municipal Clerk