

**MINUTES OF  
MUNICIPAL COUNCIL  
WORKSESSION MEETING  
June 24, 2019**

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 6:04 p.m. by Council President Gomez, followed by the Pledge of Allegiance.

Present were Councilmembers Coyle, Diehl, Gomez, Joshi, Lombardi, Patil, and Sendelsky

Also present were Township Clerk Russomanno, Deputy Clerk McCray, Township Attorney Northgrave, Business Administrator Ruane, Acting Recreation Director Fircha, Public Works Director Russomanno, Township Engineer O’Krepyk, Fire Chief Latham, Police Captain Schreck and Cameraman Cologne.

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 1, 2018 and posted in the Main Lobby of the Municipal Complex on the same date.

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

Maria Orchid, 83 Jefferson Avenue, she thanked the council for their participation in Projection Graduation. Students had a lot of fun and memories. She attended the Sustainable Jersey Summit as member of Edison Green Team. She learned a lot besides roofing for schools there are other programs available for landscaping, lighting and a web site that you can learn where your water comes from.

Anthony DeMorin , 15 Rodak Circle , he wants to give recognition to the DPW workers for a great job in cleaning up Veterans Memorial Park. I ask all of you to attend a Library Meeting, it’s a three ring circus, he actually feels sorry for Councilmember Joshi. They are building a private office for the new position of Chief of Staff. My concern is the work environment for the employees they are constantly being bullied. You need to be aware of this constant fear.

Councilmember Sendelsky was this brought to the attention of the Library Board. This is a personnel issue not something you can talk about in public forum.

Mr. DeMorin said he will not reveal his source.

Council President Gomez, added the Business Administrator currently sites on the board as well.

Councilmember Vice President Patil asked if Ms. Ruane can ask the board about this issue along with some safety issues. He recollects the Township was helping with some bids.

Ms. Ruane, they did receive bids but didn’t move forward.

Councilmember Joshi, he asked Mr. Northgrave if he is allowed to be present in the Library Board Closed Session meetings regarding personnel issue. The Board has not allowed him in those meeting.

Mr. Northgrave, will look at law and advise.

Council Vice President Patil said he was allowed when he was on the board.

Lois Wolke, 10 Peake Road, item 11 F under law, there were three bidders found it odd it didn't go to highest bidders could someone explain.

Mr. Northgrave, said this issue we will be going into closed session on tonight. He explained the sale contemplated an amount of money and clean up the property, 1.5 million to remove mulch and to guarantee their performance. The EPA wants it cleaned up. The other two bids were larger numbers, however they did not conform the bid which required a two million dollar Performance Bond.

Ms. Wolke, item 11 D what is the amount of the settlement.

Mr. Northgrave explained her employment ended, a law suit was filed she approached us if we change the condition. We agreed to resolve for no money.

Ms. Wolke, item 9 C Tax Exempt status.

Ms. Ruane, will get a report from the Tax Assessor for Wednesday.

Bruce Diamond, 74 Calvert Avenue, Item 11 F he asked if we can go back out to bid.

Mr. Northgrave avoided answering we will be in closed session on this issue.

Esther Nemitz, 162B Fay Street, she asked for improvements in the sound on channel 15 it did get a little better. Regarding the Library Board she has complained about the book mobile and things that need to be fixed at the Clara Barton Branch. The township owns those buildings.

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

5. **ADMINISTRATIVE AGENDA;  
FROM MAYOR THOMAS LANKEY:**
  - a. No comments were made.

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

Councilmember Coyle is working with the DOT on some beautification projects on Route 1.

Councilmember Joshi, Library Board, it has come to his attention funds were not transferred over to the other bank which they voted on and approved to move because the interest rate was about 1% more. The amount is 1.2 million dollars. The Director said it's inconvenient to travel so far.

Councilmember Lombardi, did the board express any disappointment that the Director defied the vote.

Councilmember Joshi, they did express some concern, they did reiterate they voted for the transfer. One trustee will follow up with the Treasurer.

Council President Gomez asked does the director have the ability to supersede the board.

Councilmember Joshi, no, vision comes from the trustees to the director she has to implement the policies she doesn't have the ability to go against the trustees. He will follow up to make sure the transfer did occur.

Council President Gomez, the director does not have the authority to not follow thru with that. Report back to us what actions need to be taken.

Council Vice President asked if this is an Operating Account.

Councilmember Joshi, no it a Trust Fund they have been saving over time.

Councilmember Lombardi, Budget is on the Agenda for Introduction, the Finance Committee will be meeting with Directors.

Councilmember Patil, asked Councilmember Diehl if the Board of Education has any plans.

Councilmember Diehl, they have not contacted him at all.

Councilmember Sendelsky, on behalf of Planning Board he will explain when he gives his report.

**7. POINTS OF LIGHT**

Council President Gomez thanked everyone who participated in Family Day it was a great event. He also thanked all the departments that made it possible. July 4<sup>th</sup> Event at Lake Papaiani music starts at 5:45 and 9:15pm Fire Works start. July 8<sup>th</sup> is the next Committee of the Whole meeting at 6:30pm, Saturday, July 13<sup>th</sup> from 9:00am – 12:00pm Residential Paper Shred Program at Papaiani Park and on Monday, July 29<sup>th</sup> at 6:00pm Public Hearing on the 2019 Calendar Year Budget.

**8. FROM THE BUSINESS ADMINISTRATOR:**

a. and b. No comments were made.

b. Councilmember Patil asked for explanation.

Ms. Ruane, we do this Ordinance every year.

Councilmember Patil, would like details on the budget, department by department when the Mayor does his presentation.

c. through h. No comments were made.

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

a. through c. No comments were made.

**10. FROM THE DEPARTMENT OF HEALTH:**

a. and b. No comments were made.

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

a. through c. No comments were made.

d. Councilmember Lombardi, asked how much did we spend on this case.

Mr. Northgrave will get back to him.

e. No comments were made.

f. Councilmember Patil had some questions.

Mr. Northgrave said we will be going into closed session on this.

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

a. and h. No Comments were made.

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

a. Councilmember Patil, asked about the change order of \$66,530.31

Mr. Russomanno, explained

b. and c. No comments were made.

**14. FROM THE CHIEF OF POLICE:**

a. No comments were made

**15. FROM THE TOWNSHIP CLERK:**

a. and b. No comments were made.

c. Councilmember Patil, questioned do we have to have special election?

Mr. Northgrave explained today is the accepting the petition and before July 15, 2019 we have to have a Public Hearing and vote on the proposed Ordinance. He explained the process if we were to have a special election.

**16. FROM THE COUNCIL MEMBER TO THE PLANNING BOARD:**

Councilmember Sendelsky gave report as follows:

**Edison Planning Board Meeting of June 17, 2019**

The Following Resolutions were Approved:

**#P7-2019-** William Grant & Sons- 130 Fieldcrest Avenue

**#P3-2019-** Factory Direct Enterprises - 3025 Woodbridge Avenue

**#P4-2019-** General Electric International- 199-219 Lafayette Avenue

**Concept Presentation from The Edison Board of Education's Architect SSP for six school additions /renovations** that will be going out for a public referendum. The total estimated cost of both the hard & soft costs for all of the projects will be 189 million dollars.

If approved by the referendum:

J P Stevens High School will receive a total of 130,000sf of additions (69,000sf footprint)

Edison High will receive 97,000 sf in additions (63,000sf footprint)

John Adams will receive 29,000sf in additions (18,000sf footprint)

Lincoln Elementary School will receive 27,000 sf in additions.

John Marshall Elementary School will receive 18,000 sf in additions

James Madison Intermediate School will receive 30,000 sf in additions

**Final: RAS33, LLC (Royal Albert's Palace) Case P11-2018 Received Final Approval Presentation from Bignell Planning Consultants on Mandy's Towing R.605-102017**

By Bignell Planning. The Edison Council asked Mr. Bignell to undertake a study to see if 18-20 Vineyard Road Block 1100. Lots 37-A, 38-A, 39-A fit the criteria as an area in need of redevelopment. The commercial site is surrounded by residential development. The site meets Area in Need of redevelopment criteria "D" which is for buildings and improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement of design etc. The business has grown over the years and does towing and impounding of cars and trucks for the state of NJ and it is a 24/7 operation. They do automotive repair, towing (16 tow trucks) to tow disabled trucks and tractor trailers which are impounded on site. Mr. Bignell represented that because the site meets criteria "D" and that the operation has expanded beyond the size of the site. The board voted to approve the site as an area in need of redevelopment and sent it back to council for their approval.

**Presentation from Bignell Planning Consultants on JK Estates R.178-032019**

Presentation was made by Bignell Planning to determine if the former Air Products Site 1696 Oak Tree Road Block 546-1, Lot 37 is an area in need of redevelopment. The site is 7.65 Acres in size. The site has had environmental issues and ongoing environmental cleanup and monitoring. The site was a former industrial acetylene and oxygen plant. The acetylene gas creates calcium hydroxide as a byproduct - a lime slurry pond was removed from the site as part of the cleanup. The planning board recommended that the health inspector should require fencing blocking off the entrance to the site as well as prohibiting any storage - including trailers on the site and to discourage dumping on the site. Industrial operations were terminated on the site in 2002. Mr. Bignell noted that the site meets both Redevelopment Criteria "D" Obsolete Layout Criteria as well as Criteria "C" a property that has been vacant for over 10 plus years.

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**JK Estates (Continued)**

Mr. Bignell stated that there are thousands of pages of environmental studies on the site. He stated that there are monitoring wells that are still on the site and will stay on the site no matter what the ultimate use is. There are also certain deed restrictions on the site. The site also has 676 feet of frontage on Oak Tree Road. The planning board voted to approve the site as an area in need of redevelopment and to send back to the council for their approval.

**New Business**

**Case #P-2019 Shopping Center Associates - Corner of Lafayette and Route one (Former Macaroni Grill) Block 691.B, Lots 6.1,6.K, 6.M, & 7.E**

Proposal to construct a 3,560 sf Shake Shack and a True food Kitchen for a total square footage of 12,285 sf building. The old Macaroni grill will be demolished and a new building with one common wall and two restaurants will be built. The building will share an electrical room and sprinkler room. A request for a front yard setback variance and a fourth wall sign variance were requested. The approval was granted unanimously by the board with the condition that all professionals reports will be adhered to.

**Case P# 10-2019 - Primrose Schools 23 Nevsky Street, Block 590 Lot 14**

This was a proposal to renovate a one story building a portion of which would be used as a child care facility. 11,500 square feet of the existing 23,600 sf vacant building will be used for the child care facility the balance will remain vacant until a tenant can be secured. There will be a staff of 22 people (including part time employees) There are 88 parking spaces on site. There are 3 existing variances on the site. The approval was granted unanimously by the board with the condition that all professionals reports are adhered to.

**Case P-11-2019RG- Edison Urban Renewal LLC-2165 and 2205 Lincoln Highway, Block 124/Lot 2.E & 20.02**

A proposal to demolish existing structures on the former Mobil Chemical site on Rte 27 and construct a new 900,000 sf (footprint) warehouse building on the site. The warehouse will contain 1,119,000 sf of warehouse (including mezzanine) and a 27,022 sf office component in a single building. The site will have 464 parking spaces and have 158 loading docks (86 on one side and 72 on the other). The building will be a

speculative built building and could potentially have two tenants if necessary with the building being split down the middle and having loading docks on both the east and west side. The entire site will be fenced. The approval was granted unanimously.

Councilmember Patil, asked about the 287 ramp.

Councilmember Sendelsky, he is working with the state on the acceleration lane to get done? It will help with traffic to move cars faster.

Mr. Northgrave added they have been meeting with the state, they are continuing to talk the discussions are ongoing.

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

**O.2044-2019** No comments were made.

**18. COMMUNICATIONS:**

a. No comments were made.

**19. DISCUSSION ITEMS:**

**Council President Gomez:**

a. None

**Councilmember Coyle:**

a. He stated to Ms. Ruane in discussion on a few used car lots still not complying with their resolutions approved.

b. Edmund Street a meeting is being scheduled for next week.

**Councilmember Diehl**

a. Good to see Red Ellis here tonight.

b. Committee of the Whole is Monday July 8<sup>th</sup> at 6:30pm here in Council Chambers.

**Councilmember Joshi:**

a. Reider Road & Fred Place can we look into putting a stop sign. Also there is a pile of dirt behind Fred place neighbors.

Mr. Russomanno, will check out tomorrow the dirt. The police said we cannot put a stop sign there perhaps maybe a reflecting line.

b. Zoning & Planning board meetings so long? Can we suggest a 2<sup>nd</sup> date for the hearing knowing if it is dragged out to open another date?

Mr. Northgrave, the board sends out additional notices when it's carried over.

- c. He sent Ms. Ruane the information quote regarding Facebook Live for our meeting. She said there is money in the Capital account. He feels there is no reason to hold off on this.

Council President Gomez said it's only fair this council should get a copy to review before a decision is made.

**Councilmember Lombardi:**

- a. He asked if the Library Board is taking any action regarding the Book Mobile.

Ms. Ruane has expressed the Council concerns they are looking into replacing some type of Book Mobile Program they have formed a sub committee.

**Councilmember Patil:**

- a. He asked if the DPW Department will be working on the School cross walks and sign since school is now closed.

Mr. Russomanno explained the Road Department Division works along with Officer Tim Alexander.

**Councilmember Sendelsky:**

- a. He asked Ms. Ruane he heard the Book Mobile get more books checked out than the Library.

Ms. Ruane replied that's true for the Clara Barton Branch.

- b. He asked for an update on 73 Kenmore Road easement.

Mr. O'Krepky reported notices have been prepared the intent is to provide to all people in easement area.

- c. 445 Plainfield Road, pot holes

Mr. O'Krepky, he sent Brian out to the site, it's a water issue not drainage.

- d. He asked Ms. Ruane to follow up with Mr. Elliot on the Oak Tree Road Air Products site.

- e. He saw on social media Suez was visiting resident's house on their own without anyone in the Township knowing, this Council or Mayor. He was quite upset. He appreciated the Mayor making a statement that if this continues, please call the police. They do not have the authority to do this.

**20. CLOSED SESSION:**

The Council retired to Closed Session at 7:34 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) Potential litigation

**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 8:12 p.m., on a motion made by Councilmember Diehl seconded by Councilmember Sendelsky and duly carried.

On a motion made by Councilmember Sendelsky, seconded by Councilmember Diehl, with all in favor, the meeting was adjourned at 8:13pm.

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Alvaro Gomez  
Council President

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Cheryl Russomanno, RMC  
Municipal Clerk