

**MINUTES OF  
MUNICIPAL COUNCIL  
WORKSESSION MEETING  
July 24, 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 6:04 p.m. by Council President Lombardi , followed by the Pledge of Allegiance.

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

Also present were Township Clerk Russomanno, Clerk McCray, Township Attorney London, Business Administrator Ruane, Health Director Elliott, Assistant Public Works Director Russomanno, Fire Chief Latham, Police Captain Kelly 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.

Maria Orchid, 83 Jefferson Avenue asked if more police can patrol in Clara Barton area due to recent incidents. When will utility work be finished in Clara Barton. She would also like to see more signs for promotion of the Farmers Market. She asked if we could look into a traffic light at corner of Old Post Road and Blvd of the Eagles and recommend more funding for the Middlesex Green Way.

Ms. Ruane, the utility work should be done by fall.

Julian Zimmet, 17 Stiles Road, he asked how do we figure the sewer tax bill. He understands it is strictly by amount of water used. However he has a credit with the water company and his sewer bill doubled.

Ms. Ruane, asked for a copy of all his information, she will contact the water company and follow up for the adjustment on his sewer bill.

John Poyner, Roosevelt Blvd. gave an update regarding the Environmental projects the committee has completed and upcoming events. On the July 9<sup>th</sup> Edison Tower clean up there were over one hundred volunteers. He thanked Mr. Elliot, Mr. Russomanno and the JFK Team for all their help at the tower. The 2<sup>nd</sup> Annual Block Party in Clara Barton is scheduled for August 12, 2017. He asked if police can patrol during the block party and if a fire truck can be there.

Ms. Ruane asked he send his request in writing.

Esther Nemitz, 162B Fay Street, noted a few typo's on the planning report from Heyer & Gruel. She also spoke about an article in the Home News regarding the funding of CDBG programs it also featured a letter from Senator Diegnan regarding Menlo Park Veteran Home the loss of funding for Medical Transport.

Bruce Diamond ,74 Calvert Avenue, he asked if some notification can go out perhaps a Nixle when the church by Nevesky is letting out and police are directing traffic. He asked for a follow up on the water problem on Calvert.

Ms. Ruane, the Engineer is on vacation she will let him know for next meeting.

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

**5. APPROVAL OF MINUTES**

a. Accepted as submitted.

**6. 2017 CALENDAR YEAR BUDGET:**

a. No comment was made.

**7. 2017 SOLID WASTE BUDGET:**

a. No comment was made.

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

Councilmember Coyle, Environmental Commission, John Poyner gave the report, he added great things are going on with the commission and he is very proud of all our members and volunteers.

Councilmember Gomez as Chairman of the Finance Committee he thanked the committee, Council President Lombardi, Councilmember Sendelsky, Fred Wolke, Himanshu Majmundar and Charles Burton for all their efforts and late nights. He proceeded with a Power Point Presentation report of the 2017 Municipal Budget.

Council President Lombardi also thanked all the Department heads for all their hard work in preparing their budgets.

Council President Lombardi reported the Public Safety Committee has finished their review regarding the Fire Promotion and Hiring Ordinance it went to the attorney and administration with hopes to have an Ordinance to introduce in August.

**9. POINTS OF LIGHT**

Councilmember Sendelsky, on June 24<sup>th</sup> the NJDOT held a Public Meeting here to present the actual plans. There was a Ribbon Cutting on July 19, 2017 to mark the beginnings of Oak Tree Road and Woodland Avenue Light, which should take approximately six months. On July 20, 2017 PSE & G in conjunction with our Fire Department did a Gas Leak drill, report as follows:

**7/20/17 Gas Leak Response Exercise Lake View Boulevard, Edison NJ**

The Edison Township Fire Department in conjunction with PSE&G participated in a gas leak Response exercise on 123/124 Lakeview Boulevard. The scenario was that a contractor hit a gas line going into a residential house and the gas readings upon presence on scene by PSE&G were way above the normal. Edison Fire Department Chief Latham, Fire Training Captains and OEM Director Andrew Toth and Edison Police Department was on the scene first and then, The Edison Construction Official, Health Department, Engineering and DPW were on the scene to assist if needed. Edison Fire Department and police evacuated nearby actor homeowners from the scene and were put on buses to put in a cool place and a mock shelter. The temperature was 95 degrees and there was a heat advisory in effect. The heat and humidity made it a challenge for all who participated. The Edison Township Fire Rehab tent was set up over three hundred feet away in case of an explosion. Middlesex County OEM and County Fire Marshall provided support. We learned from each other and the best way to insure a proper response to an emergency is to train and communicate with all the agencies (incident command system). The drill was a success and much was learned by all. All Departments cooperating and Working together made this a successful training exercise.

Council President Lombardi is happy to see that light, it's been a long time coming.

Councilmember Diehl, it has been decades on this light. There will be three lights along that stretch of Oak Tree Road, but we feel safety is first priority. We should also make sure there is proper signage with lights and notices to all residents when the road will be shut down.

Council President Lombardi stated there should be at least a two week window for proper notification to residents.

Councilmember Sendelsky, our July 4<sup>th</sup> we had a great turn out for the Fire Works Display.

**10. FROM THE BUSINESS ADMINISTRATOR:**

a. through d. No comments were made.

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

a. through f. No comments were made.

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

a. and b. No comments were made.

c. Councilmember Coyle asked for clarification.

Mr. Elliot explained this is an Annual Grant Money from the Governor Council.

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

a. No comment was made.

b. Councilmember Coyle asked about the Settlement Agreement.

Ms. London, this is a dispute from another law firm settled.

Ms. Ruane said it goes back from 2008 through 2013, all Legal file belong to the town.

c. and d. No comments were made.

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

a. and b. No comments were made.

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

a. through d. No comments were made.

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

a. No comment was made.

b. Councilmember Sendelsky asked why bid rejected.

Ms. Ruane explained all the reasons.

c. No comment was made.

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

a. through e. No comments were made.

**18. FROM THE TOWNSHIP CLERK:**

a. through c. No comments were made.

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

Councilmember Sendelsky gave his reports as follows:

**Edison Township Special Planning Board Meeting July 11, 2017**

Case #P6-2017 Car Max Auto Superstore - 1015 Route 1 Block 198.L Lot 39 (currently Clayton Block). This was carried over from the meeting of June 18, 2017 because of the late hour. The proposed project was a proposal to construct a pre owned automobile sales and acquisitions business and leave the existing telecommunications tower intact. The parcel was already deemed an area in need of re-development by the council and planning board. The retail sales and service area building is proposed to be 49,754 Square feet.

Mr. Hudak represented that he was the real estate manager for Car Max. He stated that they were the largest car reseller in the country. He said that they were transparent with their customers and that their sticker price on the car is non-negotiable. They also have companies that help their clients to finance the purchased car. He said that here is a customer/employee parking lot consisting of 294 spaces and is 3.67 acres in size along with a sales display lot which has 311 spaces and 3.47 acres in size. They have reduced the size of these lots in order to reduce the amount of light coming from the site. They also stated that the light would be lowered varying percentages after closing hours that the lights that are near the residential areas would have shields on them. There is also a back area where they store cars that cannot sell and they auction them off on site. He stated that they run a car auction on site during off peak morning hours. This auction area is attached to the car wash which is located north of the sales service building. The water for the car wash is recycled. The car wash and the auction building is 3,670 sf in size. The hours of operation are 7:30 AM to 9 PM Monday through Saturday and they are closed Sunday. They stated that this particular store would be the hub for the Northeast region. All cars needing work, repair etc will come to this site as well as the cars to be auctioned. A motion was made and seconded for preliminary and final approval with the following conditions: subject to our planning and engineering experts reports, subject to a light and sound study to be done before the project begins and prior to issuance of a preliminary certificate of occupancy, subject to the lights being reduced in foot candles after 9pm as indicated on the lighting drawing and subject to the species of trees to be planted to be worked out with our planner. The project was unanimously approved.

**Respectfully Submitted Councilman Len Sendelsky**

**Minutes of Regular Planning Board Meeting of July 17, 2017**

The first item on the agenda was Comments on Council Resolution R364-062017 for 2165 and 2205 Lincoln Highway sent to the Planning board to be investigated as an area in need of re-development. The study area is located in the "LI" or light industrial zone. A presentation was made by Mr. John Barry of Heyer and Gruel Planners. He stated that there are two properties one consisting of 24.3 acres (undeveloped buffer area) and the second consisting of 31.0 acres (plant area) for a total of 56 acres. The undeveloped parcel of 24.3 acres met criteria "C" of the MLUL. The property includes undeveloped vacant land which has remained undeveloped for more than 10 years prior to the adoption of the resolution. Therefore it meets the criteria for an "area in need of re development". The second parcel of 31 acres meets the "area in need of re-development requirements" under the "b" and "d" criteria. The "b" criteria is satisfied because the former industrial operation has been discontinued. The

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buildings are in disrepair and several portions of the site have been demolished. Criteria "d" also applies due to the presence of environmental contamination and the obsolescence of the facility. A motion was made and seconded that the planning board agrees that the two parcels are an area in need of re development and to send it back to the council.

The first case to be heard was #P5185- 48 River Drive LLC, 5 & 11 Sycamore Avenues, a minor subdivision for Block 106 lots 65A and 66A. The property is in an RA zone. This project was previously approved with jogged lot lines and the proposal was to straighten out the lines and therefore it would not need any variances. A motion was made and seconded and was unanimously approved with the following conditions: they will comply with the professionals reports, the jogged lot lines will be eliminated, and there are no changes to the existing plan.

The next case was #P5186 Fox and Foxx Development 940 Beatrice Parkway, Block#916, Lot 7 & 8. This was a proposal to perfect the approval on Application #P5137 which was previously approved on July 18, 2011. It was a proposal to demolish existing house and build 2 new single family homes. No variances were requested. The proposed houses would be 3500 sf , 5 bedrooms and 2 car garages. A motion was made and seconded to approve with the following conditions: that they comply with the engineers and planners reports, that the elevations on the two houses are different and that if there are any changes to the approved plan they must come back before the planning board. The project was unanimously approved.

The next case was #P5190 Tony & Sons Builders 9 Plaza Place, Block 260, Lots #12,13, 14, & 15 which was a proposal to subdivide the subject property into 2 lots and build a new single family home on the new lot. Each new lot would be 5,831 sf with 53 and 54 foot wide lots with 75 foot being the requirement. The existing zone requires 7,500 sf . The applicant said that he would comply with Mr. Carley and Bignell's reports. The Planner stated that the variance would be granted under the flexible "C". The property owner stated that the new house would sell for between \$465,000-\$475.000 . The new lots would meet or exceed the parking requirements. The applicant agreed to video camera the existing sewer line to check its adequacy. The planner stated that 76% of the lots in the neighborhood were non-conforming within a 200 foot radius. The board decided to carry the application until August 14, 2017 because the police and fire reports were not yet submitted.

The last bit of business was Case #P5162 Shea which was already given preliminary approval and was now seeking final approval after meeting the additional information requested from the board . A motion was made and seconded to grant final approval subject to our professionals reports and subject to no deviation from the approved plans. The meeting was then adjourned.

The next planning board meeting will be on Monday, **August 14, 2017.**

**Respectfully Submitted Councilman Leonard Sendelsky**

**20. DISCUSSION ITEMS:**

**Council President Lombardi:**

- a. He asked Ms. Ruane to find out about the land Mr. Stochel was referring to in a letter.

**Councilmember Coyle:**

- a. Resolution of Recognition – JP Stevens
- b. Thanked the Health Department on their clean up of the complaints

**Councilmember Diehl**

- a. None

**Councilmember Gomez:**

- a. Resolution of Recognition – JFK Hospital

**Councilmember Patil:**

- a. None

**Councilmember Sendelsky:**

- a. He asked for follow up on the Telephone Pole on Oak Tree Road
- b. Thanked Ms. Ruane and Department of Public Works for the Cross walk
- c. He asked Jay for updates on Sutton Lane Bridge.

Mr. Elliot, they started site work.

- d. Resolution of Recognition – JFK Hospital

**Councilmember Shah:**

- a. None

On a motion made by Councilmember Gomez , seconded by Councilmember Sendelsky, with all in favor, the meeting was adjourned at 7:22pm.

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Michael R. Lombardi  
Council President

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Cheryl Russomanno, RMC  
Municipal Clerk