

**MINUTES OF
MUNICIPAL COUNCIL
WORKSESSION MEETING
August 22, 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 6:05 p.m. by Council President Lombardi , followed by the Pledge of Allegiance.

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

Councilmember Diehl was absent.

Also present were Township Clerk Russomanno, Clerk McCray, Township Attorney London, Business Administrator Ruane, Public Works Director Haines, Health Director Elliott, 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.

Walt Stochel, 2118 Oak tree Road, regarding Paving program the striping is being done now, why are some cross walks two parallel lines and other are slashes.

Mark Kataryniak, explained standard is parallel the slashes are done when close to school.

Mr. Stochel, regarding O.1934-2016, are we also looking into prioritizing the sewer system.

Ms. Ruane explained they will be doing a analysis on prioritizing.

Mr. Stochel asked how many employees are there in our sewer department and will there be a lay off.

Ms. Ruane replied we have twelve employees and water company would takes employees if we prioritize.

Mr. Stochel asked what vehicles would have the GPS tracking system.

Ms. Ruane explained which department and vehicles and how the system would track.

Esther Nemitz – 162b Fay Street, on the new Ordinances regarding affordable housing she would like to see the name of the projects not just lot and block numbers.

Mr. Kataryniak explained why they are not in the Ordinance.

Attorney London, also explained why they are not in Ordinance and only the addresses are in the court documents.

Ms. Nemitz commented on the side walk code, we don't want to waive if we don't have to .

Council President Lombardi said if you are within 2 miles of a school no sidewalk waiver will be issued. Beyond 2 miles of a school you would still have to go before the proper board.

John Poyner , Roosevelt Blvd., asked if Item C under Police is that the Body Cams.

Ms. Ruane replied yes.

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

5. APPROVAL OF MINUTES

a. through c. No comments were made.

6. REPORTS FROM ALL COUNCIL COMMITTEES:

None

7. POINTS OF LIGHT-

Council President Lombardi announced the September 11th Remembrance Ceremony will be at 10:00am at the Memorial in Papianni Park. He will be the Master of Ceremonies this year.

8. FROM THE BUSINESS ADMINISTRATOR:

a. through g. No comments were made.

9. FROM THE DEPARTMENT OF FINANCE:

a. through f. No comments were made.

10. FROM THE DEPARTMENT OF HEALTH:

a. No comment was made.

11. FROM THE DEPARTMENT OF LAW:

a. through i. No comments were made.

j. Councilmember Coyle ask if this is an extension of what presently have. He feels Chris does a wonderful job.

Ms. Ruane explained this is a supplemental company for grants regarding Buildings, redevelopment and NJDOT grant funding.

Councilmember Coyle asked if there would be quarterly reports.

Ms. Ruane replied yes.

k. through p. No comments were made.

q. Is being pulled off agenda.

12. FROM THE DEPARTMENT OF PLANNING AND ENGINEERING:

a. through c. No comments were made.

d. Council President Lombardi asked for a description what the outside company does.

Mark Kataryniak, explained this a renewal of Affordable Housing Agent , with a not to exceed amount thru COAH fund.

Attorney London said it is a requirement.

e. No comment was made.

13. FROM THE DEPARTMENT OF PUBLIC WORKS:

a. and b. No comments were made.

14. FROM THE DEPARTMENT OF RECREATION:

a. through c. No comments were made.

15. FROM THE CHIEF OF FIRE:

a. and b. No comments were made.

16. FROM THE CHIEF OF POLICE:

a. through c. No comments were made.

17. FROM THE TOWNSHIP CLERK:

a. through g. No comments were made.

18. FROM THE COUNCIL MEMBER TO THE PLANNING BOARD:

Councilmember Sendelsky , Report on August 15, 2016 Edison Planning Board Meeting.

Three new cases, a presentation of the Final Redevelopment plan for Our Lady of Peace Church School, a presentation regarding the final Edison Township Housing Element & Fair Share Plan, and 2 Resolutions to be adopted were scheduled to be heard. Resolutions for case number P5171 Waltuma LLC Minor Subdivision @122 Waltuma Avenue and Case #P5173 Fox and Foxx Minor subdivision @35 Dorothy Avenue were both approved .

John Barry of Heyer & Gruel Planners gave the board an overview of our Lady of Peace Re-development plan. The Planning board had found the site to be an area in need of re-development and the council voted to designate it as such. Now that the parcel is designated as an area in need of re-development because it was an obsolete structure and not used for many years, he was before the board with the modified zoning and future use for the property. The property will be used for 100% affordable housing for senior citizens. The existing zoning laws for the property will be modified to allow for a 3 story building 40 feet in height which is 5 feet greater than the existing zoning. The parking will be governed by the RSIS (Residential Site Improvement Standards) and there will be a minimum of 1 parking space per unit and we will encourage the developer to provide pedestrian amenities. The zoning laws will be amended to allow this site to have multi-family development for the purpose of Senior Citizen Affordable housing. The board was asked to determine if they agreed that the plan was consistent with our master plan and if approved it would be sent back to the council for their consideration. The board unanimously approved the plan and sent it back to the council.

Leslie London Esq. of McManimon Scott and Bauman made a presentation along with Shirley Bishop our professional planner with the Final draft of the Edison Township Housing Element & Fair Share Plan before the board. Ms. London explained to the Board that Judge Wolfson and the NJ State Supreme Court urged Municipalities to settle out of court with the Fair Housing Center along and other objectors rather than have him impose his ruling on the towns which could be higher than a negotiated settlement. Negotiations went on for several months the town

was looking for a smart plan. No one could agree on what the township's affordable housing number should be. The final number was agreed to be 1,310 units. This took into account some projects that were already completed. Then they needed to determine who would be in the plan. Only Rivendel and K-Land became part of the plan along with the Kilmer project (which is 100% affordable). The Township of Edison Housing element & Fair Share Plan draft was approved in July of 2016 when the Planning Board approved the proposal. It then went back to Judge Wolfson and M & M Realty objected to the plan. M & M Realty agreed not to be part of the Preliminary hearing but reserved the right to be a part of the final hearing. Because of Judge Wolfson's conflict with M & M Realty the case then went to Judge Natalie. He gave the go ahead but we must comply with the Terms of the Special Master. October 7, 2016 is the final hearing. If the planning board approves this plan it will go back to the council. If the Judge approves this plan it will stand for 10 years.

Shirley Bishop made her presentation before the board. She stated that her previous presentation did not change. The data from the 2010 census inventory and demographics were used to come up with the number of affordable units that were required. Our Municipalities affordable housing obligation is cumulative and includes affordable housing needs for the entire period from 1987- 2025. She stated that the Court Master, Judge, and Fair Share Housing Center have signed off on this plan. Two intervening parties showed up and complained about the lack of handicapped affordable two bedroom units. She explained that these units are adaptable if the need for a handicapped unit arises. For the new proposed units at Camp Kilmer 2 days/week busing was suggested. After opening it up to the public and the board for questions the planning board voted to send it back to the Council for their Consideration.

The next case heard was #P5172946 Fox & Foxx for a minor subdivision at 65 Waltuma Avenue. It is designated as Block #694.T, Lot 1C. They proposed to demolish an existing single home in disrepair and construct 2 new single family homes. The lots required variances for lot area 7,500 sf required and 6,359 sf and 6,358 sf were proposed respectively and lot width where 75 feet is required and 59.71 feet and 57.8 feet are proposed. Jeff Kraft surveyor and Planner was qualified and gave sworn testimony. He testified that many of the lots in the area were undersized, approximately 70% within a 200 foot radius. Two people from the public commented on the proposal and it was unanimously approved by the board.

The Final Case that was heard was Case #P7-2016 Lincoln Property Management on Rte 27, Block 1143 Lot 3.C. This is the former Brick Church Property and the proposal was to build 2 Buildings 1 medical office and 1 mixed use building. The Medical Office Building will be an urgent care building with one doctor and staff. The second building will have 3 tenants including a 24 hour coffee shop. Testimony was given by the applicants engineer Bill Lund, their traffic engineer and their architect. The public did not comment on the application due to the late hour and the need for additional testimony on sound and buffering. It was carried over to the September 19, 2016 meeting. Case # P7-2016 Branca Properties Inc at 3 Kilmer road was also held over.

Respectfully Submitted - Councilman Leonard D. Sendelsky

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

O.1934-2016 BOND ORDINANCE PROVIDING FOR THE ANALYSIS OF THE WATER AND SEWER SYSTEM APPROPRIATING \$300,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$285,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

O.1935-2016 AN ORDINANCE AMENDING THE TOWNSHIP CODE REGARDING THE APPLICATION FEE FOR THE ENTRY LEVEL POLICE OFFICER CANDIDATES.

O.1936-2016 THIS ORDINANCE ADOPTS THE “AMBOY AVENUE REDEVELOPMENT PLAN” PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

20. COMMUNICATIONS:
None

21. DISCUSSION ITEMS:

Council President Lombardi:

- a. He recognized Mayor Lankey was in attendance on this meeting.
- b. He gave a brief update on the Light at Oaktree and Woodland. He asked Mr. Kataryniak to follow up with the County Engineer. .

Councilmember Coyle:

- a. He also commented on the great job done on the pipe line break, very impressed.

Councilmember Diehl

- a. absent

Councilmember Gomez:

- a. None

Councilmember Patil:

- a. None

Councilmember Sendelsky:

- a. Steve Lombardi will be retiring after 39 years of services and we will be recognizing him on Wednesday.
- b. Regarding our recent 48” water main break on July 31st he gave a brief report and thanked all directors, administration and OEM along with American water cooperation.

Councilmember Shah:

- a. None

22. CLOSED SESSION:

The Council retired to Closed Session at 6:45 p.m., on a motion made by Councilmember Gomez , 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) Contract Negotiations

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 7:20 p.m., on a motion made by Councilmember Gomez seconded by Councilmember Sendelsky and duly carried.

On a motion made by Councilmember Patil, seconded by Councilmember Sendelsky, with all in favor, the meeting was adjourned at 7:21pm.

Michael R. Lombardi
Council President

Cheryl Russomanno, RMC
Municipal Clerk