



# Borough of Middlesex

Middlesex, New Jersey

## Mayor and Council Regular Meeting

### Agenda

Kelsey Meixner  
Borough Clerk  
732 356-7400 x236  
[www.middlesexboro-nj.gov](http://www.middlesexboro-nj.gov)

Tuesday, June 16, 2026

7:00 PM

1200 Mountain Avenue

- I. **MAYOR'S STATEMENT:** Under the provisions of N.J.S.A. 10:4-6 et seq., notice of the time and place of this meeting was given by way of an annual meeting notice to the Star Ledger, Courier News and Home News, and posted at Borough Hall.
- II. **SALUTE TO FLAG**
- III. **ROLL CALL**

Attendee Name	Present	Absent	Late	Arrived
Mayor Jack Mikolajczyk				
Council President Michael Conahan				
Councilwoman Jennifer Clock				
Councilman Joseph DeScenza				
Councilman Kevin Dotey				
Councilman Kenneth Griggs				
Councilwoman Shannon Quinn				
Interim Administrator Matthew Geist				
Interim Deputy Administrator Leonard Vidal				
Borough Attorney Christopher Corsini				

- IV. **PRESENTATIONS**
  - 1. Green Brook Pump Station Permanent Restoration and Perimeter Floodwall
  - 2. Community Energy Planning Grant Presentation
- V. **APPOINTMENTS**
  - 1. Appointing Vincent Lella to the Parks Improvement Committee as A Regular Member with a Term Expiring 12/31/2028
  - 2. Appointing Robert Bunting as a Regular Member of the Parks Improvement

Committee with a Term Expiring 12/31/2028

3. Appointing Douglas Rex as a Regular Member of the Parks Improvement Committee with a Term Expiring 12/31/2028

**VI. PROCLAMATIONS**

**VII. ORDINANCE(S) FOR INTRODUCTION**

1. **Ordinance 2174-26** AN ORDINANCE AMENDING CHAPTER 154 (CERTIFICATES, BIRTH, MARRIAGE, DEATH) OF THE MUNICIPAL CODE OF THE BOROUGH OF MIDDLESEX TO SET FEES FOR MARRIAGES AND CIVIL UNIONS SOLEMNIZED BY THE MUNICIPAL CLERK
2. **Ordinance 2175-26** AN ORDINANCE GRANTING MUNICIPAL CONSENT FOR THE OPERATION OF A CABLE TELEVISION SYSTEM WITHIN THE BOROUGH OF MIDDLESEX, NEW JERSEY TO CSC TKR, LLC, D/B/A CABLEVISION OF RARITAN VALLEY
3. **Ordinance 2176-26** AN ORDINANCE CREATING A NEW CHAPTER 191 ENTITLED LOW SPEED ELECTRIC VEHICLES AND PROVIDING FOR THE REGULATION THEREOF

**VIII. ORDINANCE(S) FOR PUBLIC HEARING AND FINAL ADOPTION**

1. **Ordinance 2170-26** AN ORDINANCE CREATING A NEW CHAPTER 191 ENTITLED LOW SPEED ELECTRIC VEHICLES AND PROVIDING FOR THE REGULATION THEREOF
2. **Ordinance 2171-26** AN ORDINANCE AMENDING CODE SECTION 332-44 WITHIN CHAPTER 332 ENTITLED "SEWERS" TO REVISE THE CURRENT USE CHARGE APPEAL PROCESS
3. **Ordinance 2172-26** AN ORDINANCE AMENDING CHAPTER 56 OF THE MUNICIPAL CODE TITLED "LAND USE PROCEDURES"
4. **Ordinance 2173-26** AN ORDINANCE AMENDING THE LINCOLN BOULEVARD REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-7

**IX. ADOPTION OF MINUTES**

1. Approval of the May 12, 2026 Regular and Executive Meeting Minutes

**X. MAYOR'S REPORT**

**XI. COUNCIL MEMBER REPORTS**

**XII. ADMINISTRATOR'S REPORT**

**XIII. PRIVILEGE OF THE FLOOR**

During the conduct of the meeting, unless a Public Hearing is held or the Regular Order of Business is waived, the audience does not participate. A Public Portion is held and

individuals commenting from the audience will be provided an opportunity to address the Council but will not be permitted to speak again until everyone has had an opportunity to speak. If a group is represented by an attorney, the attorney will be given an opportunity to speak on behalf of all of the members of the group. The Council, pursuant to the Open Public Meeting Act, will not publicly discuss personnel matters and may choose not to respond to comments made by members of the public during this portion of the meeting; however, the Council will give all comments appropriate consideration and will refer all individual complaints to the Mayor or appropriate Borough representative for resolution.

**XIV. NEW BUSINESS/CONSENT AGENDA/RESOLUTIONS:** Matters listed within the Consent Agenda have been referred to members of the Borough Council for reading and study, are considered to be routine and will be enacted by one motion of the Council. If separate discussion is desired, the item may be removed from the Consent Agenda by Council action. The Resolutions listed below were submitted to the Borough Council for review and will be adopted by one motion.

1. **Resolution 155-2026** Authorizing The Award Of A Competitive Contract To Tk1 Solutions, LLC Of 300 Perrine Road, Suite 300, Old Bridge, NJ 08857 For A One-Year Term Commencing On March 1, 2026 In An Amount Not To Exceed \$99,981.00
2. **Resolution 156-2026** Acceptance of Standing Reports
3. **Resolution 157-2026** Authorizing the Tax Collector to Waive 2026 Sewer Billing Appeals for Various Properties
4. **Resolution 159-2026** Approval of the Reimbursement of \$300.00 to Farmers Market on 28 Inc, for Duplicate Board of Health License Payment
5. **Resolution 160-2026** Authorizing the Tax Collector to Cancel Off 3rd and 4<sup>th</sup> Qtr. 2026 Taxes for Block 196, Lot 1
6. **Resolution 161-2026** Authorizing the Tax Collector to Issue a Tax Title Lien Redemption for Block 291, Lot 43
7. **Resolution 162-2026** Approving the Renewal of Liquor Licenses for the Year 2026-2027
8. **Resolution 163-2026** Authorizing the Mayor to Execute the Clinical Services Agreement Between Rutgers, the State University of New Jersey and the Borough of Middlesex Effective July 1, 2026 through June 30, 2027
9. **Resolution 164-2026** Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Sherman Ave, Maple St, and Lee Dr Improvements Project
10. **Resolution 165-2026** Accepting The Resignation Of Maya Nodes Of Middlesex, NJ As Summer Playground Counselor In The Recreation Department, Effective Immediately
11. **Resolution 166-2026** Accepting The Hiring Of Collin Curran Of Middlesex, NJ As Summer Playground Counselor In The Recreation Department, Effective June 29, 2026

12. **Resolution 167-2026** Accepting The Resignation Of Chelsea Hackney Of Hillsborough, NJ As Records Clerk In The Police Records Department, Effective June 24, 2026
13. **Resolution 168-2026** Governing Body Certification Of The Annual Audit
14. **Resolution 169-2026** A Resolution Authorizing Reimbursement Of Medicare Premiums For Certain Eligible Pensioners Under Chapter III, Public Law 1973, NJ Health Benefits Plans
15. **Resolution 170-2026** Special Items Of Revenue And Appropriation
16. **Resolution 171-2026** Grant Agreement Between Middlesex Borough and The State of New Jersey by and for The Department of Environmental Protection Grant Identifier: GC2024-00111-P1
17. **Resolution 172-2026** Approval of the Towing Licenses for 2026/2027 (Expiring 5/31/2027)
18. **Resolution 173-2026** Approving the Transfer of the 24 passenger 2015 Ford F550 from the Department of Senior Services to the Office of Emergency Management
19. **Resolution 174-2026** Declaring Surplus Item
20. **Resolution 175-2026** Approving Right-Of-Way Use To Pilot Fiber
21. **Resolution 176-2026** Authorizing The Application To The NJ Clean Energy Program Community Energy Planning Grant Program
22. **Resolution 177-2026** Accepting the Resignation of Christian Dulin from the Middlesex Police Department Effective June 21, 2026
23. **Resolution 178-2026** Accepting the Resignation of Joshua Pham from the Middlesex Police Department Effective June 18, 2026
24. **Resolution 179-2026** Amending Resolution 25-2026 Regular Meeting Dates

**XV. NON-CONSENT AGENDA/RESOLUTIONS:** Matters listed within the Non-Consent Agenda will be individually addressed and acted upon accordingly. Council reserves the right to refer an item to Committee for further review and discussion. The Resolutions listed below were submitted to the Borough Council for review and will be adopted individually by motion.

1. **Resolution 180-2026** Pay All Claims

**XVI. AGENDA WORKSHOP ITEM**

**XVII. PRIVILEGE OF THE FLOOR ON AGENDA WORKSHOP ITEMS**

During the conduct of the meeting, unless a Public Hearing is held or the Regular Order of Business is waived, the audience does not participate. A Public Portion is held at the end of the meeting. Individuals commenting from the audience will be provided an opportunity

to address the Council but will not be permitted to speak again until everyone has had an opportunity to speak. If a group is represented by an attorney, the attorney will be given an opportunity to speak on behalf of all of the members of the group. The Council, pursuant to the Open Public Meeting Act, will not publicly discuss personnel matters and may choose not to respond to comments made by members of the public during this portion of the meeting; however, the Council will give all comments appropriate consideration and will refer all individual complaints to the Mayor or appropriate Borough representative for resolution.

**XVIII. EXECUTIVE SESSION**

1. **Resolution 181-2026** Executive Session

1. Public Safety - Illegal Occupancies

**XIX. ADJOURNMENT**

1. The next regular meeting will be July 14, 2026



# Middlesex County Utilities Authority

## Green Brook Pump Station (GBPS) New Perimeter Floodwall & Mechanical Improvements

*Borough of Middlesex*

*Board Presentation*

*June 16, 2026*

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# Agenda

- ▶ Introductions
- ▶ Green Brook Pump Station Overview
- ▶ Past Flooding Impacts
- ▶ Selected Flood Mitigation Alternative
- ▶ Other Mitigation Alternatives Evaluated
- ▶ New Floodwall Aesthetics
- ▶ Meeting with County Office of Engineering
- ▶ Conformance with Borough's Master Plan
- ▶ Project Schedule and Financing
- ▶ Questions and Comments





## Green Brook Pump Station (GBPS) Overview

### ► Operational:

- Since 1980

### ► Sewer Flow Capacity:

- 40-MGD (millions of gallons per day)

### ► Services:

- 14 Communities Including Portions of:
  - Middlesex County
  - Somerset County
  - Union County

### ► Population:

- Over 200,000 People





## Past Flooding Impacts

- ▶ **Hurricane Ida - September 2021**
  - ▶ GBPS non-operational for 10 days
  - ▶ Partial Operation (16 MGD) for 20 days
  - ▶ Fully operational after 30 days
  - ▶ Total Costs: \$3.55 Million
  
- ▶ **Hurricane Irene - August 2011**
  - ▶ GBPS non-operational for 3 days
  - ▶ Estimated Costs: \$50,000
  
- ▶ **Hurricane Floyd - September 1999**
  - ▶ GBPS non-operational for 30 days
  - ▶ Estimated Costs: \$402,000
  
- ▶ **No reported flood events involving significant inundation 1980-1998**



GBPS During Hurricane Ida Sept-2021  
Two (2) Lower Levels Under Water





## Flood Mitigation Alternatives Evaluated

### ▶ Dry Flood-Proofing

- ▶ Hydrostatic Pressure on Vertical Walls Safety Factor Less Than 1
- ▶ Ability of Structure to Resist Uplift Safety Factor Less Than 1
- ▶ Limited Space for Reinforcing Walls/Relocating Equipment
- ▶ Not Practicable

### ▶ Wet Flood-Proofing

- ▶ Inability to Service Pump Station During Failure - Lower Pumping Capacity
- ▶ Can't Waterproof Some Systems in Dry Well
- ▶ Not Practicable

### ▶ Pump Station Relocation

- ▶ Cost Prohibitive: \$162 million
- ▶ Not Practicable

### ▶ No Action

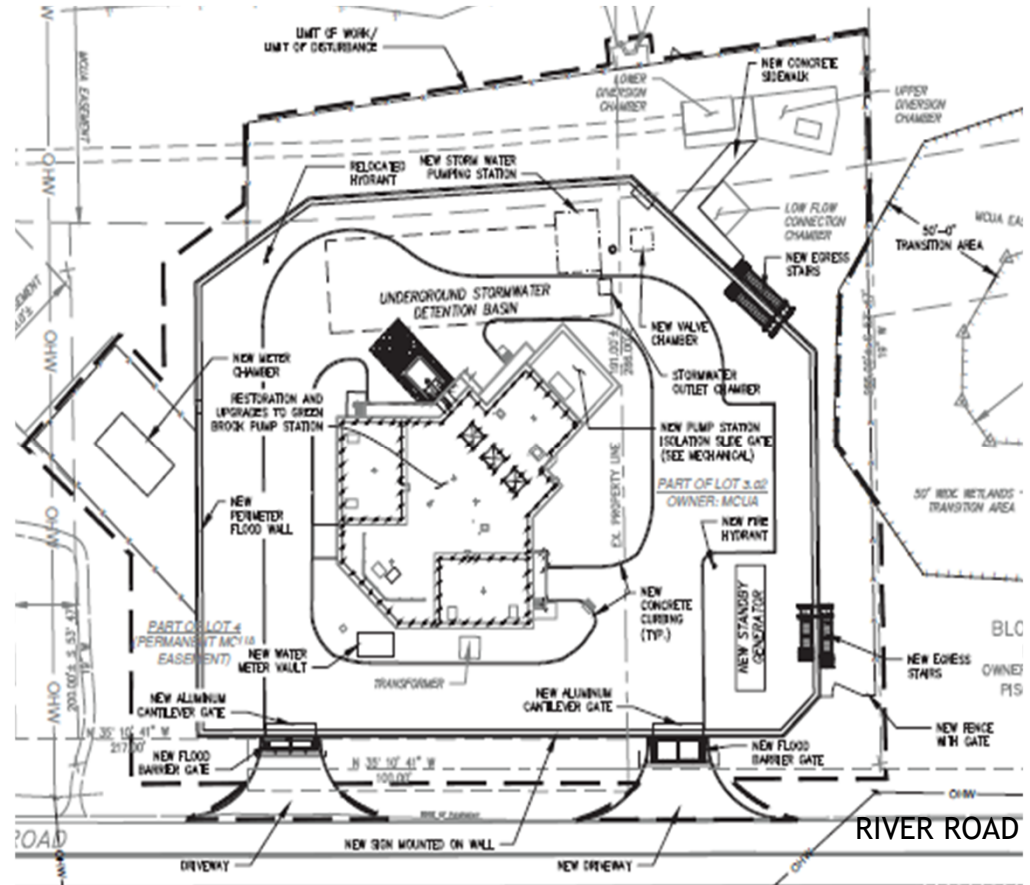
- ▶ Repeated Flooding Further Damaging Facility and Incurring High Costs





## Selected Flood Mitigation Alternative

- ▶ Perimeter Floodwall with Two Flood Barrier Gates
- ▶ A Hydraulic and Hydrologic Assessment was Performed which Indicated that the Construction of the Floodwall will Not Adversely Affect Flood Elevations on the Raritan
- ▶ Stormwater Detention Basin
- ▶ Stormwater Pumping Station
- ▶ Standby Generator
- ▶ Construction will Require Removal of 59 Trees
  - ▶ Tree Replacement Fund Contribution Estimated at \$14,600





## New Floodwall Aesthetics

▶ **Height of Floodwall Adjacent to River Road:**

- ▶ 5 to 8 Feet
- ▶ Floodwall Fascia and Color to Match Existing South Lincoln Avenue Floodwall



▶ **Height of Floodwall Adjacent to The River:**

- ▶ Max. 14 Feet
- ▶ Floodwall Color to Match Existing South Lincoln Avenue Floodwall





## Meeting with County Office of Engineering

- ▶ Currently No Plans Pending for Widening River Road in Proximity to the Pump Station
- ▶ Detouring of Traffic Around River Road was Discouraged; Temporary Lane Closures would be Acceptable
- ▶ The use of Flagger or the Installation of Temporary Traffic Signals would be Acceptable
- ▶ The Amazon Warehouse Driveway must Remain Clear
- ▶ A Traffic Control Plan will be Prepared and Submitted to the Middlesex County Office of Engineering for Review and Approval
- ▶ Construction Projected to Generate Approximately 5 to 10 Truck Trips per day with a Maximum of 30 Truck Trips per day During Certain Periods of Construction.





## Project Schedule and Financing

### ▶ Anticipated Start of Active Construction:

- ▶ 2nd Quarter 2028

### ▶ Projected Construction Duration:

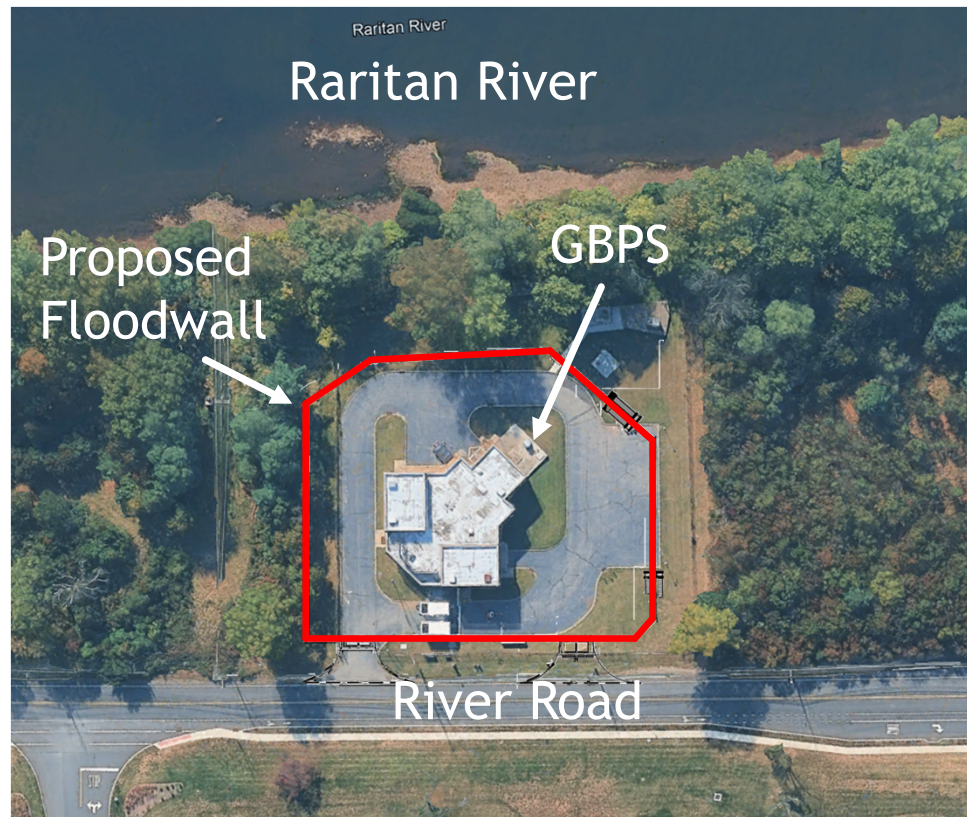
- ▶ Approximately 3-years

### ▶ Estimated Construction Cost:

- ▶ Total Project Costs (TPC): \$50-\$60M

### ▶ Funding Sources:

- ▶ FEMA: 90% Flood Mitigation
- ▶ NJ I-Bank:
  - ▶ Mechanical Improvements
  - ▶ 10% Flood Mitigation





## Green Brook Pump Station (GBPS) New Perimeter Floodwall

# Questions / Comments





# Middlesex Borough Community Energy Plan

APRIL 2026





This report was made possible through a grant from New Jersey's Clean Energy Program™. New Jersey's Clean Energy Program is brought to you by the New Jersey Board of Public Utilities.

### **ABOUT THE NEW JERSEY BOARD OF PUBLIC UTILITIES (NJBPU)**

The New Jersey Board of Public Utilities (“NJBPU” or “Board”) is the state agency with authority to oversee the regulated utilities, which provide critical services such as natural gas, electricity, water, telecommunications, and cable television. The law requires the Board to ensure safe, adequate, and proper utility services at reasonable rates for customers in New Jersey.

### **ABOUT THE NEW JERSEY CLEAN ENERGY PROGRAM (NJCEP)**

NJCEP, established on January 22, 2003, in accordance with the Electric Discount and Energy Competition Act (EDECA), provides financial and other incentives to the State's residential customers, businesses and schools that install high-efficiency or renewable energy technologies, thereby reducing energy usage, lowering customers' energy bills and reducing environmental impacts. The program is authorized and overseen by the New Jersey Board of Public Utilities (NJBPU).

### **ABOUT SUSTAINABLE JERSEY**

Sustainable Jersey is a certification program for municipalities in New Jersey. Launched in 2009, Sustainable Jersey is a nonprofit, nonpartisan organization that supports community efforts to reduce waste, cut greenhouse gas emissions, and improve environmental equity. It provides tools, training and financial incentives to support and reward communities as they pursue sustainability programs. Sustainable Jersey is one hundred percent voluntary and each town can choose whether it wants to get certified and the actions it wants to do in order to achieve enough points to get certified.

### **PREPARED BY**



Engineering  
& Design

*Kristin J. Russell, PP, AICP, NJ License #33LI00585800*  
*The original of this report was signed and sealed in accordance with N.J.S.A 45:14A-12*

*CED Project No. MDB0041*

# Table of Contents

I. Introduction .....	1
II. Community Overview.....	3
» Electricity and Natural Gas Usage .....	4
» Community GHG Emissions from Energy Use .....	5
III. Work Plan .....	6
» Strategy 1: Reduce Energy Consumption and Emissions from the Transportation Sector ..	7
» Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources .....	9
» Strategy 3: Maximize Energy Efficiency and Conservation and Reduce Peak Demand.....	12
» Strategy 6: Support Community Energy Planning and Action with an Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income and Environmental Justice Communities .....	17
IV. References .....	20
V. Data Sources .....	21

# List of Figures

- » Figure 1. Population Characteristics for Middlesex Borough .....3
- » Figure 2. Amount of Electricity Purchased by Sector (KWH)..... 4
- » Figure 3. Amount of Natural Gas Purchased by Sector (Therms)..... 4
- » Figure 4. 2020 Community-Scale Energy-Related GHG Emissions by Sector and Energy Type (MT CO2E) .....5
- » Figure 5. Public EV charging stations near Middlesex.....8
- » Figure 6. Energy Use Intensity (kBtu/ft2) of Municipal Buildings vs. National Median of Building Type ..... 14
- » Figure 7. Local Government Projects ..... 15

# I. Introduction

Middlesex Borough is committed to addressing climate change and reducing greenhouse gas emissions. This Community Energy Plan details the specific strategies Middlesex will pursue in the coming years to reduce greenhouse gas emissions from the local energy system. The Plan covers municipal operations such as municipal building efficiency, as well as public policies and programs designed to support the community in reducing emissions.

The Borough ratified this Community Energy Plan on June 16, 2026. During the creation of this plan, the Borough provided opportunity for public input with an in-person and comment session.

Starting in October 2024, the Middlesex Borough Environmental Commission began reviewing the Sustainable Jersey Guide for Sustainable Energy Communities and Community Energy Plan Workplan Template and meeting with municipal staff to determine how to prioritize and implement the high-impact initiatives. Relevant community data was gathered from the Sustainable Jersey Data Center. The draft Community Energy Plan was presented at a public meeting on April 22, 2026, and again on June 16, 2026 when the final community Energy Plan was adopted by municipal resolution.

## Co-benefits of Sustainable Energy

The sustainable energy transition offers an opportunity to realize various co-benefits in our community and beyond. Besides reducing GHG emissions, implementing this plan will improve:

- » Public health
  - Lower concentrations of ground-level outdoor air pollutants
  - Removal of indoor air pollution sources
- » Social equity
  - Better affordable transportation
  - More affordable renewable energy
- » Resiliency
  - More dependable electric grid
  - Decreased reliance on imported energy

Middlesex’s Community Energy Plan establishes how the municipality will promote the transition to sustainable energy over the next several years. Initiatives were selected based on demonstrated effectiveness, unique local opportunities, and co-benefits for the community as a whole, such as improved local air quality, energy savings for residents, and workforce development.

Climate change is one of the greatest threats to our future prosperity in Middlesex, and globally. New

Jersey is both a significant source of greenhouse gas (GHG) emissions and a state particularly vulnerable to climate change. Increasing heat waves, intense storms, and sea-level rise caused by climate.

According to the New Jersey Department of Environmental Protection's NJ Greenhouse Gas Emissions Inventory Report, New Jersey adds almost 100 million metric tons of CO<sub>2</sub>e to the atmosphere annually.

New Jersey can mitigate the local and global impacts of climate change with a rapid transition from the current GHG-intensive energy system to one that optimizes energy use and produces energy with minimal GHG emissions.

Recognizing New Jersey's role in climate change mitigation, the State of New Jersey has established a goal of 100% clean energy in the state by 2050. The New Jersey Energy Master Plan: Pathway to 2050 outlines the state's strategies for achieving that goal while also addressing issues of social and economic inequity. To promote action at the local level in support of the state's goals, the New Jersey Board of Public Utilities (NJBPU) launched the Community Energy Plan Grant Program, offering support and funding for municipalities to develop a Community Energy Plan. Middlesex Borough received the Community Energy Plan Grant and completed this plan as a participant of the grant program.



# II. Community Overview

Middlesex Borough is a 3.5-square mile suburban community of 5,567 households located in Middlesex County. According to the 2023 US Census American Community Survey, the racial composition of Middlesex’s 14,518 residents is 61% white, 12% Asian or Pacific Islander, and 7% Black; 5% of the population is Hispanic/Latinx.

Middlesex’s median household income is \$107,063, with 8% of households below the U.S. poverty threshold. Middlesex’s 2020 Municipal Revitalization Index (MRI) score, a measure of a municipality’s economic conditions, is 30 out of a possible 100, which ranks 207th of New Jersey’s 564 municipalities (Sustainable Jersey Community Profile Data by Municipality). In other words, Middlesex’s overall economic conditions are better than most New Jersey municipalities.

**FIGURE 1. POPULATION CHARACTERISTICS FOR MIDDLESEX BOROUGH**

Population	Households	Median Household Income	Percent of Population in Poverty	NJ DCA MRI Score*	NJ DCA MRI Rank*
14,518	5,567	\$107,063	8%	30	207

Demographic Source: 2023 US Census American Community Survey Population Characteristics (BO2001, DP05, DP03, DP02, S1701, S1901)

MRI Source: New Jersey Department of Community Affairs

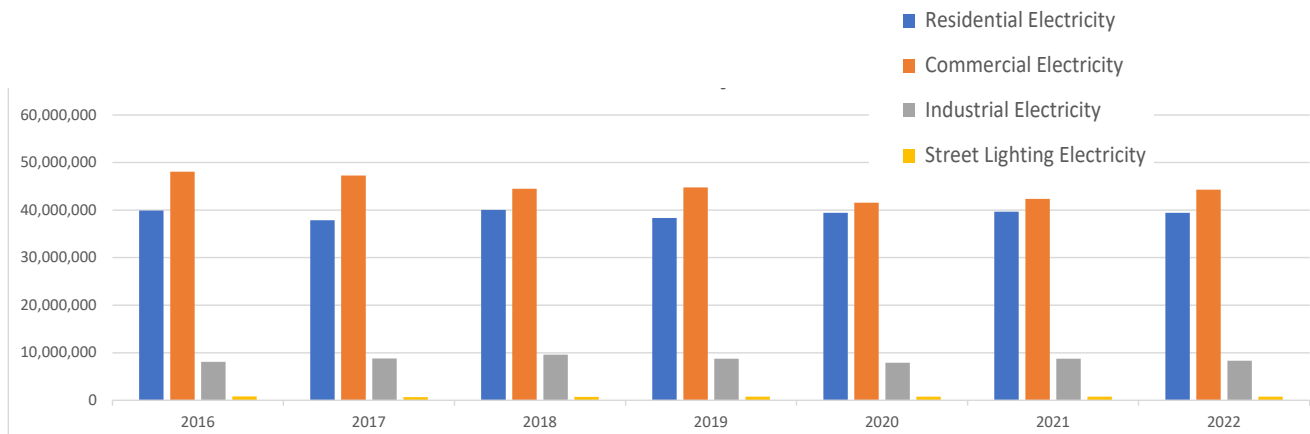
\* MRI = Municipal Revitalization Index

# Electricity and Natural Gas Usage

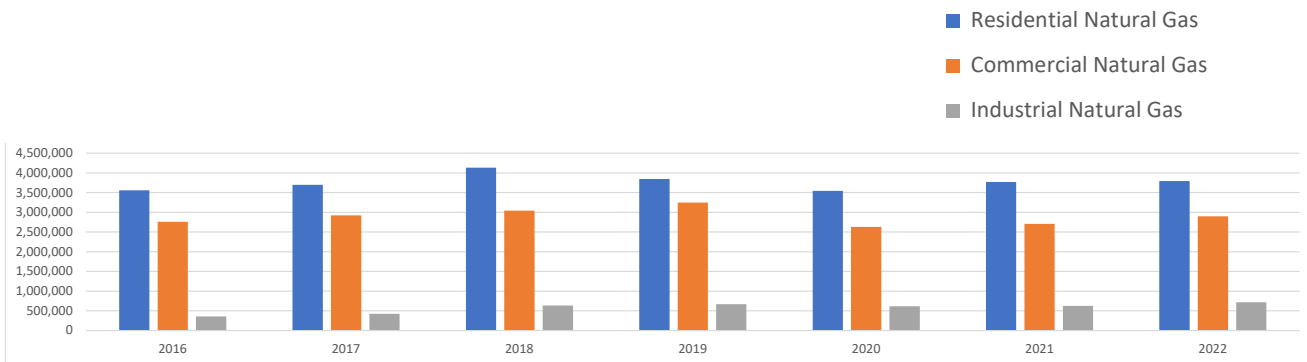
Most electricity and natural gas use is currently associated with buildings. Utility companies generally organize electricity and natural gas use into four sectors – residential, commercial, industrial, and street lighting. The commercial sector includes nonprofits and government entities such as schools and municipal buildings, as well as businesses.

As illustrated in Figures 2 and 3 below, the commercial sector accounts for the majority of electricity, while the residential sector accounts for the majority of natural gas use in Middlesex. In other words, both residential and commercial buildings present opportunity for energy use reductions.

**FIGURE 2. AMOUNT OF ELECTRICITY PURCHASED BY SECTOR (KWH)**



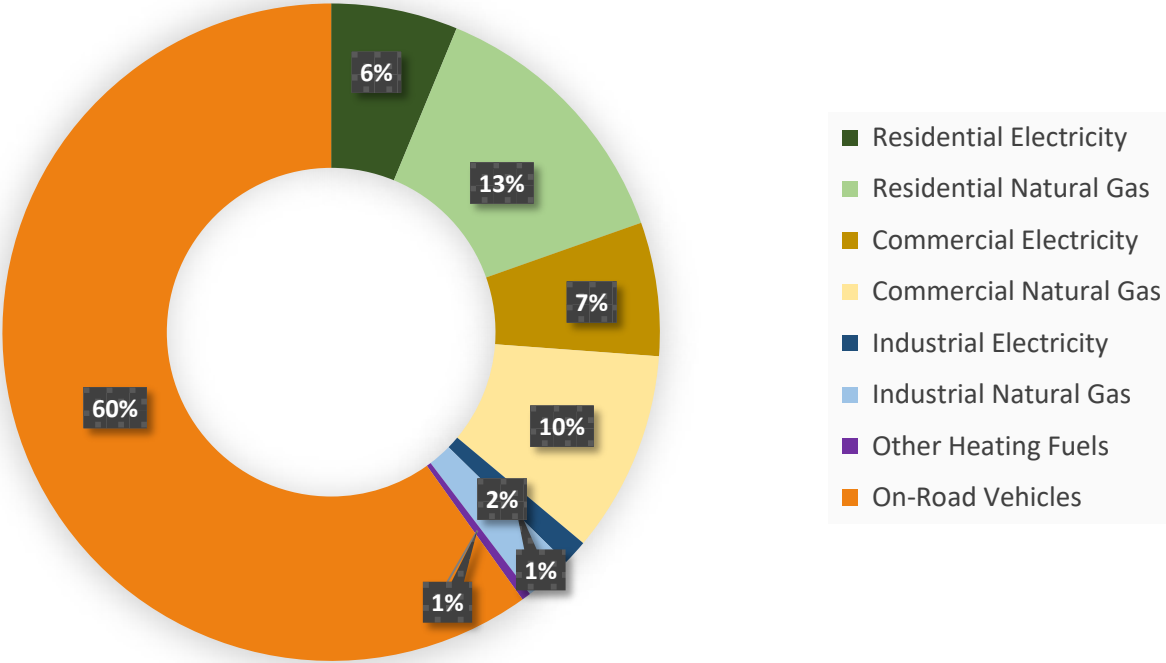
**FIGURE 3. AMOUNT OF NATURAL GAS PURCHASED BY SECTOR (THERMS)**



# Community GHG Emissions from Energy Use

In 2020, the total community-wide greenhouse gas emissions from electricity, natural gas/heating fuel, and transportation energy use in Middlesex was 141,400 metric tons CO<sub>2</sub>e. The largest share of community emissions came from on-road vehicles, followed by residential natural gas usage.

**FIGURE 4. 2020 COMMUNITY-SCALE ENERGY-RELATED GHG EMISSIONS BY SECTOR AND ENERGY TYPE (MT CO<sub>2</sub>E)**



# III. Work Plan

The Middlesex Borough Community Energy Plan is primarily an implementation and action plan. This section details the initiatives selected as Borough priorities for the next four years (2026-2030). These initiatives will generate significant greenhouse gas emissions reductions for both municipal operations and the wider community while providing numerous local co-benefits, such as improved air quality and creation of local jobs.

The initiatives selected are listed below, organized by the Strategies of the New Jersey Energy Master Plan: Pathway to 2050. Each Strategy section includes one or more initiatives. Implementation details are provided for each initiative, including the initiative lead person/entity, the time frame for implementation, and any significant obstacles to successful implementation.

## 1 STRATEGY 1

### **Reduce Energy Consumption and Emissions from the Transportation Sector**

1.6 Install Public EV Charging Infrastructure

## 2 STRATEGY 2

### **Accelerate Deployment of Renewable Energy and Distributed Energy Resources**

2.10 Support Community Solar as Project Ambassador

2.11 Support Community Solar Outreach Coordinator

## 3 STRATEGY 3

### **Maximize Energy Efficiency and Conservation and Reduce Peak Demand**

3.1 Upgrade Energy Efficiency for Municipal Facilities

3.2 Residential Energy Efficiency Outreach Campaign

## 6 STRATEGY 6

### **Support Community Energy Planning and Action with an Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income and Environmental Justice Communities**

6.4 Support Low- and Moderate-Income Community Solar Subscriptions

# Strategy 1: Reduce Energy Consumption and Emissions from the Transportation Sector

Transportation accounts for over 40% of New Jersey’s greenhouse gas emissions, primarily due to on-road gasoline consumption (NJDEP, “Transportation & Emissions”). Fossil fuel-powered transportation also produces local air pollution that significantly harms the health

and quality of life of residents. Middlesex can electrify municipal fleet vehicles and promote transportation electrification in the community to lessen the negative impact of our transportation system on our community and the world.



Photo credit: Arturs Laucis Adobe Stosk

## Initiative 1.6: Install Public EV Charging Infrastructure

### DESCRIPTION:

Install electric vehicle charging infrastructure, including chargers, signage, and safety and accessibility features, for public use.

**LEAD:** DPW

**START DATE:** Q4 2028

**PRIORITY:** Low

**ANTICIPATED LENGTH:** 6 months

**FUNDING SOURCES:** Municipal budget, NJBPU EV Tourism grant

### DEPARTMENTS INVOLVED:

- Department of Public Works
- Finance Department
- Borough Administrator
- Governing Body
- Mayor's Office

### OBSTACLES/BARRIERS:

- Choice of parking space relies on the ability to connect to electricity, strategically located for frequent use, etc.
- There may be objections to funding charging of community EVs with taxpayer money.

### POTENTIAL SOLUTIONS:

- The Borough may charge a fee for use of the charging station to gradually recuperate the costs.

### COMMUNITY NOTES:

There is one Level 2 EV charger in Middlesex Borough. Additional nearby chargers are in Piscataway and Bound Brook.

Station Name: Straight Edge

Address: 700 South Ave., Middlesex

### MEASURES OF SUCCESS:

The goal of this initiative is to provide one public EV charging stations per 10,000 residents.

### NEXT STEPS:

1. Inventory possible public parking lots and/or lots on municipal property to install EV Chargers.
2. Scope and price out project for installation as demonstration projects.
3. Evaluate usage levels.

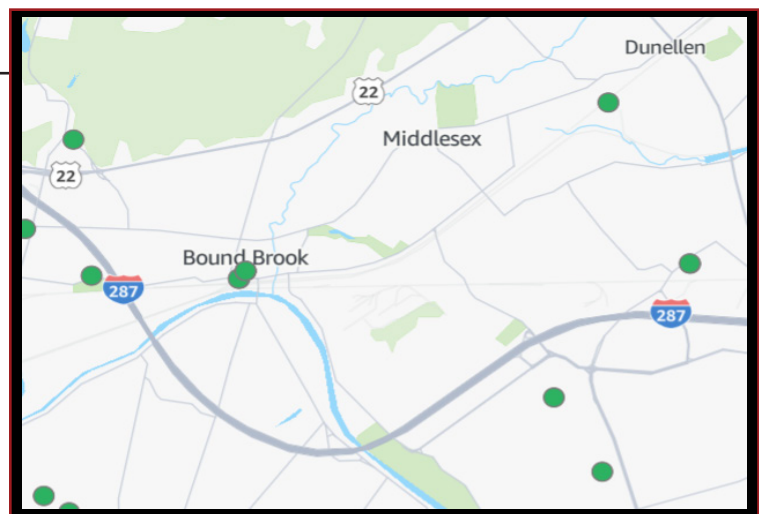


FIGURE 5. PUBLIC EV CHARGING STATIONS NEAR MIDDLESEX

## Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources

Expanding renewable energy generation is necessary to eliminate greenhouse gas emissions from our energy system. New Jersey's most readily available renewable resource is sunlight, which more and more utility customers can now access thanks to declining prices and new systems like

community solar. Middlesex can continue to refine local policies regarding solar and other renewable resources to promote local growth of renewable generation capacity.



Photo credit: Saman Kouretchian, US Dept. of Energy.

## Initiative 2.10: Support Community Solar as a Project Ambassador

### DESCRIPTION:

Facilitate connections between community solar developers and the local site owner, anchor subscribers, nonprofit sponsors, and/or affordable housing property owners. Municipalities can lend credibility to the multi-benefit opportunity of a potential community solar project.

**LEAD:** Green Team

**START DATE:** Q4 2028

**PRIORITY:** Low

**ANTICIPATED LENGTH:** 1 year

**FUNDING SOURCES:** Municipal budget

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### DEPARTMENTS INVOLVED:

- Green Team

### OBSTACLES/BARRIERS:

- Steep learning curve.

### POTENTIAL SOLUTIONS:

- Find trustworthy partners. Familiarize the municipality with *Community Solar: Sustainable Jersey How-to Guide*

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### COMMUNITY NOTES:

While the Ambassador role may be a budget item, various funding resources are available for implementation, including NJ's Clean Energy Program's Administratively Determined Incentive (ADI) (which goes to the project owner) and Investment Tax Credits (ITC).

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### MEASURES OF SUCCESS:

The goal of this initiative is to support residents and site owners to acquire solar.

### NEXT STEPS:

1. Identify a municipal ambassador to research community solar opportunities, including anchor subscription models and hosting local large-scale installations.
2. Determine what community benefits are necessary to incentivize participation.
3. Determine municipal capacity for a supportive role in an existing project or lead role with site owners/ developers on a new project anywhere in their electric utility service area.
4. Engage in community outreach to encourage participation.

## Initiative 2.11: Support Community Solar as an Outreach Coordinator

### DESCRIPTION:

Use municipal resources and networks (mailing lists, websites, etc.) to educate the community about community solar in general and the details of local projects (e.g., subscription rates and requirements).

**LEAD:** Green Team

**START DATE:** Q1 2026

**PRIORITY:** High

**ANTICIPATED LENGTH:** 1 year

**FUNDING SOURCES:** Municipal budget

---

### DEPARTMENTS INVOLVED:

- Green Team

### OBSTACLES/BARRIERS:

- Steep learning curve.

### POTENTIAL SOLUTIONS:

- Middlesex has already partnered with Solar Simplified.
- Familiarize the municipality with *Community Solar: Sustainable Jersey How-to Guide*

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### COMMUNITY NOTES:

While the Coordinator role may be a budget item, various funding resources are available for implementation, including NJ's Clean Energy Program's Administratively Determined Incentive (ADI) (which goes to the project owner) and Investment Tax Credits (ITC).

Middlesex has already established a partnership with Solar Simplified.

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### MEASURES OF SUCCESS:

The goal of this initiative is for the municipality to provide educational solar resources in order for the community to make informed decisions about solar energy.

### NEXT STEPS:

1. Identify a municipal outreach coordinator be responsible for community engagement with residents and businesses.
2. With Project Ambassador, engage in community outreach to encourage participation.

## Strategy 3: Maximize Energy Efficiency and Conservation and Reduce Peak Demand

Energy efficiency and conservation are the most cost-effective methods of reducing greenhouse gas emissions from the energy system. Improving energy efficiency also generates local jobs, reduces local pollution, improves health and comfort, and adds resiliency to the energy system.

Middlesex can utilize energy efficiency to lower costs in municipal operations and encourage the community to follow suit to realize these many benefits.



Photo credit: Fokke Baarssen Adobe Stock

## Initiative 3.1: Upgrade Energy Efficiency in Municipal Facilities

### DESCRIPTION:

Upgrade municipal facilities to be more energy efficient. New Jersey's Clean Energy Program and the electric and natural gas utilities offer incentive programs that guide municipalities through the upgrade process, starting with walk-through audits to establish the most effective measures to reduce energy use. Following implementation, showcase upgrades in energy efficiency outreach to local commercial entities.

### LEAD:

Administration

### START DATE:

Q2 2026

### PRIORITY:

High

### ANTICIPATED LENGTH:

9 months

### FUNDING SOURCES:

Utility energy incentive programs

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### DEPARTMENTS INVOLVED:

- All Departments

### OBSTACLES/BARRIERS:

- Funding

### POTENTIAL SOLUTIONS:

- Grants

---

### COMMUNITY NOTES:

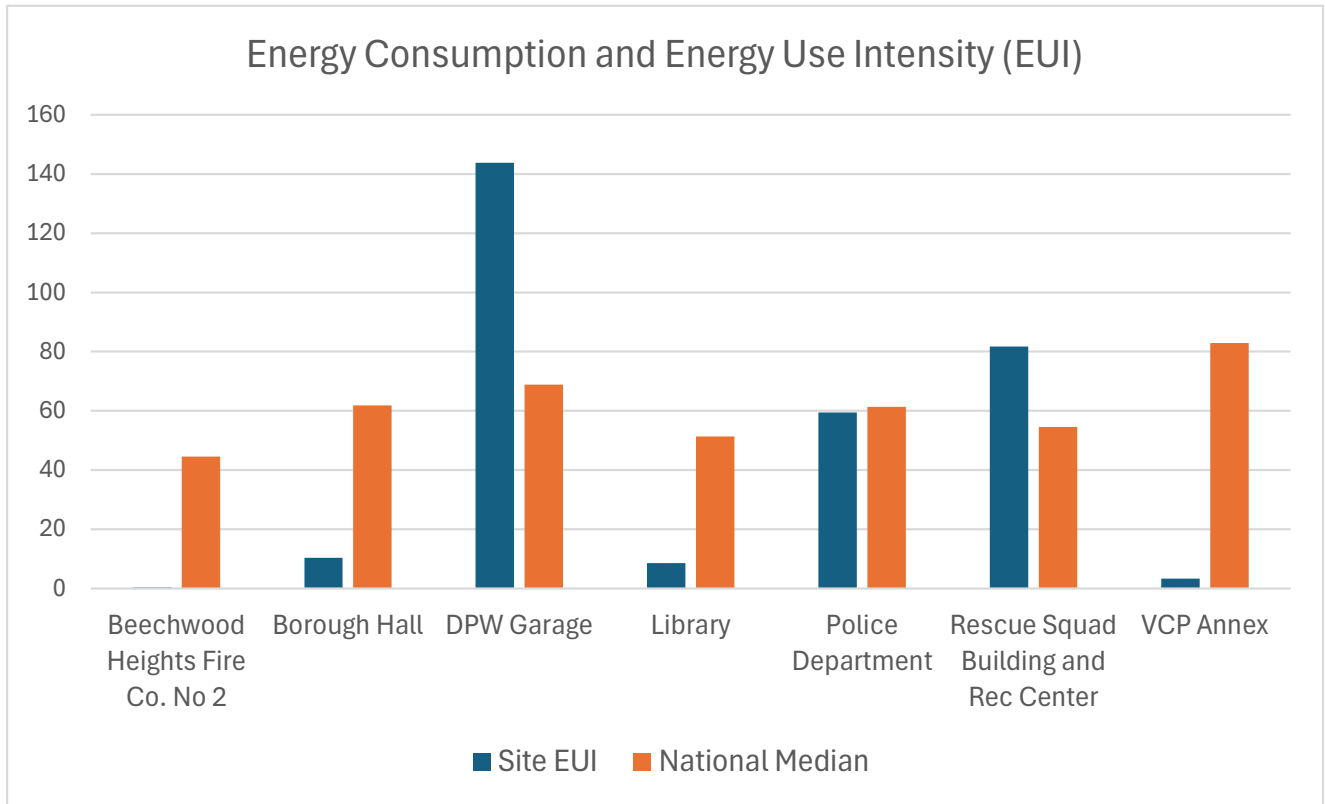
The Borough currently owns five buildings, with an additional nine owned by the Board of Education. Figure 6 below shows the energy use intensity (the annual amount of energy used per square foot) of the Borough's buildings compared to the national median for the corresponding property type. Energy usage is tracked monthly in the Borough's ENERGY STAR Portfolio Manager account. Buildings where the bar is higher than the national median may have room for efficiency improvements.

Audits on various Board of Education buildings took place in 2012, and work through retrofits and the Direct Install program took place on several occasions between 2011 and 2016 (see Figure 7 below. Source: Sustainable Jersey, NJCEP Local Government Projects 2008-2021). Energy technical assistance is available from Sustainable Jersey.

Middlesex is currently Bronze Certified with Sustainable Jersey, and may consider Sustainable Jersey Gold Star in Energy in the future. This step would require reducing greenhouse gas emissions from municipal operations and facilities by at least 3.6% per year for three consecutive years.

## Continued Initiative 3.1: Upgrade Energy Efficiency in Municipal Facilities

FIGURE 6. ENERGY USE INTENSITY (KBTU/FT2) OF MUNICIPAL BUILDINGS VS. NATIONAL MEDIAN OF BUILDING TYPE



# Continued Initiative 3.1: Upgrade Energy Efficiency in Municipal Facilities

## FIGURE 7. LOCAL GOVERNMENT PROJECTS

NJCEP Local Government Projects 2008-2021							
Note: NJCEP application data shows when the application was last updated; the date marked may not indicate precisely when work was completed. Data is available through March 2021.							
Year	Project Type	NJCEP Program	Invoiced Incentive	Applicant	Premise Sq. Ft	Street Address	Annual Electric Savings (KWh)
2012	Audit	Local Government Energy Audit	\$6,305.00	Middlesex Board of Education	20,397	Von E. Mauger Middle Fisher Ave	
2012	Audit	Local Government Energy Audit	\$2,295.00	Middlesex Board of Education	20,397	Watchung Elementary 1 Fisher Ave	
2012	Audit	Local Government Energy Audit	\$2,295.00	Middlesex Board of Education	26,821	Hazelwood Elementary 800 Hazelwood Ave	
2012	Audit	Local Government Energy Audit	\$2,295.00	Middlesex Board of Education	29,482	Parker Elementary 150 South Lincoln Ave	
2016	Work	Direct Install	\$25,037.86	Middlesex Board of Education		Parker ES 50 Lincoln Blvd	49,057.84
2016	Work	Direct Install	\$18,095.84	Middlesex Board of Education	20,397	Watchung Elementary 1 Fisher Ave	33,533.78
2016	Work	C & I Retrofit	\$6,810.00	Middlesex Board of Education	26,821	800 Hazelwood Ave	30,601.00
2016	Work	C & I Retrofit	\$3,465.00	Middlesex Board of Education	26,821	800 Hazelwood Ave	0.00
2015	Work	C & I Retrofit	\$1,253.50	Middlesex Boro Rescue Squad	7,952	Rescue Squad Building 1400 Mountain Avenue	2,082.39
2011	Work	Direct Install	\$17,028.85	Middlesex, Borough of	11,512	Municipal Building 1200 Mountain Avenue	22,459.49
2011	Work	Direct Install	\$9,347.72	Middlesex, Borough of	5,200	DPW 110 Main Street	2,545.35
2012	Work	Direct Install	\$8,387.68	Middlesex, Borough of	14,200	Library 1300 Mountain Ave	9,645.15
2012	Work	C & I Retrofit	\$736.00	Middlesex, Borough of	7,952	Rescue Squad Building 1400 Mountain Avenue	1,173.12

### MEASURES OF SUCCESS:

Implement either a building audit (such as LGEA) or identify and apply for an energy equipment upgrade incentive for each municipal facility

### NEXT STEPS:

1. Administration works with Finance Department and Sustainable Jersey to fill out and submit applications for all Middlesex buildings for PSE&G Direct Install program.
2. Administration coordinates with DPW to complete Direct Install assessment process.
3. Administration brings together DPW, Finance, and Engineering departments to review Scope of Work proposals.
4. Administration meets with PSE&G energy efficiency representatives and Sustainable Jersey staff to determine next steps.

## Initiative 3.2: Residential Energy Efficiency Outreach Campaign

### DESCRIPTION:

Implement an outreach effort to help residents take advantage of energy efficiency incentive programs offered by New Jersey’s electric and natural gas utilities, including Home Performance with ENERGY STAR and Comfort Partners

### LEAD:

Green Team

### START DATE:

Q1 2026

### PRIORITY:

Medium

### ANTICIPATED LENGTH:

6 months

### FUNDING SOURCES:

Municipal budget, utility partners, grants

### DEPARTMENTS INVOLVED:

- Green Team
- Administration
- Health Department
- Municipal Clerk
- Green Team

### OBSTACLES/BARRIERS:

- 27% of Middlesex residents rent their home.

### POTENTIAL SOLUTIONS:

- Outreach campaign will emphasize that renters must work with building owners to get enrolled in utility incentive programs.

### COMMUNITY NOTES:

Figure 4: 2020 Community-scale Energy-related GHG Emissions by Sector on page 5 shows that the residential building sector is the second most significant source of emissions for Middlesex (13%), behind only transportation (60%).

PSE&G offers a Whole Home Energy Solutions assessment with a participating contractor, providing an in-depth check of a home’s health and safety, air quality, HVAC and water heater efficiency, and more. Results could qualify for up to \$6,000 in rebates and up to \$25,000 in interest-free, on-bill repayment to help pay for home energy upgrades. Utility partners may provide financial support for mailings and other outreach strategies.

### MEASURES OF SUCCESS:

The goal of this initiative is to implement an outreach campaign promoting residential utility energy efficiency incentive programs. Ultimately, the Borough should aim to get 5% of residents to participate in Home Energy assessment during the campaign. Having already made considerable progress, only an additional 1.2% participation is needed to meet this goal.

### NEXT STEPS:

1. Identify utility partner points of contact for electric and natural gas.
2. Work with utility representative to create an outreach plan focused on whole home energy assessment programs.
3. Identify residents that have already utilized residential energy efficiency programs to be advocates in outreach campaign.
4. Green Team schedules community workshop, in partnership with utility representatives.
5. Information about residential incentive programs is published on municipal website.

# Strategy 6: Support Community Energy Planning and Action with an Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income and Environmental Justice Communities

New Jersey’s Energy Master Plan calls for Community Energy Plans like this one to drive a rapid shift to a clean energy system that specifically benefits low- and moderate-income (LMI) and environmental justice (EJ) residents. Under the current system, low- and moderate-income residents often struggle to afford energy resources such as electricity and gasoline. Meanwhile, environmental justice communities

suffer from health problems related to pollution from the fossil-fuel-based energy system. By integrating the needs of LMI and EJ communities with local energy initiatives, Middlesex can alleviate burdens on these communities caused by the current system while mitigating global climate change.



Source: Monkey Business Adobe Stock

## Initiative 6.2: Conduct Energy Efficiency Outreach to Low- and Moderate-Income Residents

### DESCRIPTION:

Promote state and utility energy efficiency programs for low- and moderate-income (LMI) residents using community-serving institutions as messengers, using non-English promotional materials where appropriate, and emphasizing co-benefits of energy efficiency upgrades (health, safety, and comfort).

### LEAD:

Green Team

### START DATE:

Q1 2026

### PRIORITY:

Medium

### ANTICIPATED LENGTH:

6 months

### FUNDING SOURCES:

Municipal budget

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### DEPARTMENTS INVOLVED:

- Green Team
- Health Department

### OBSTACLES/BARRIERS:

- Target audience may be skeptical of programs.

### POTENTIAL SOLUTIONS:

- Work with trusted community organizations and houses of worship.
- Outreach campaign will be provided in relevant languages and include materials featuring statements from residents who have participated in energy efficiency programs.

---

### COMMUNITY NOTES:

175 residential energy efficiency projects were completed in Middlesex between 2008 to 2021, which is 3.87% of the housing units in the Borough. This number includes projects from the Home Performance with ENERGY STAR, Comfort Partners, Weatherization Assistance Program, and PSEG Whole House programs (Sustainable Jersey, Lifetime Residential Energy Efficiency Program Participation Rate (2021)).

The Green Team will coordinate this initiative parallel to Initiative 3.2.

---

### MEASURES OF SUCCESS:

The goal of this initiative is to create awareness of the energy efficiency and utility assistance resources available to low- and moderate-income residents, bringing participation to 5% (an additional 35 projects).

### NEXT STEPS:

1. Green Team identifies residents that have already utilized residential energy efficiency programs to be advocates in outreach campaign.
2. Green Team schedules community workshop, in partnership with utility representatives.
3. Green Team promotes residential incentive programs and advertises the workshop.
4. Green Team hosts workshop.
5. Green Team provides text about residential incentive programs to Borough clerk to publish on municipal website.

## Initiative 6.4: Support Low- and Moderate-Income Community Solar Subscriptions

### DESCRIPTION:

As a partner in a community solar project, implement a policy that reserves some project capacity for LMI residents and/or a discount for LMI subscribers to the project.

### LEAD:

Green Team

### START DATE:

Q1 2026

### PRIORITY:

Medium

### ANTICIPATED LENGTH:

3 years

### FUNDING SOURCES:

Municipal budget

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### DEPARTMENTS INVOLVED:

- Department of Public Works
- Procurement Department
- Municipal Planner

### OBSTACLES/BARRIERS:

- The Community Solar Energy Pilot Program is now closed.

### POTENTIAL SOLUTIONS:

- Seek alternate funding and resources.

---

### COMMUNITY NOTES:

No community solar projects currently exist in Middlesex, and no project proposals have been submitted to the Community Solar Energy Pilot Program.

This initiative should be pursued along with Initiative 2.11.

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### MEASURES OF SUCCESS:

The goal of this initiative is to create an equity-focused community solar project in Middlesex.

### NEXT STEPS:

1. Environmental Commission to form community solar advisory committee that includes procurement staff, municipal planner, DPW, and community members.
2. Determine what community benefits are necessary to incentivize participation, including requirements that over half of project capacity is reserved for low- and moderate-income residents, and that low- and moderate-income subscribers receive at least 15% discount on the rate.
3. Governing Body approves list of criteria via municipal resolution.
4. Advisory committee finds development partner.

# IV. References

- EIA (U.S. Energy Information Administration). 2021. New Jersey State Profile and Energy Estimates. <https://www.eia.gov/state/analysis.php?sid=NJ>.
- NJDEP (New Jersey Department of Environmental Protection). 2020. New Jersey Scientific Report on Climate Change At-A-Glance. <https://www.nj.gov/dep/climatechange/pdf/scientific-report-on-climatechange-at-a-glance.pdf>.
- NJDEP. 2020. "Transportation and Emissions." <https://www.nj.gov/dep/aqes/opea-trans-emissions.html>. NJDEP. 2021. New Jersey Environmental Justice Mapping Tool. <https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=34e507ead25b4aa5a5051dbb85e55055>.
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- SEIA (Solar Energy Industries Association). 2022. "Top 10 Solar States." <https://www.seia.org/researchresources/top-10-solar-states-0>. State of New Jersey. 2018. New Jersey's Railroad Network. <https://www.state.nj.us/transportation/refdata/gis/maps/RailRoadlines.pdf>.
- State of New Jersey. 2020. 2019 New Jersey Energy Master Plan: Pathway to 2050. State of New Jersey, [https://nj.gov/emp/docs/pdf/2020\\_NJBPU\\_EMP.pdf](https://nj.gov/emp/docs/pdf/2020_NJBPU_EMP.pdf).

# V. Data Sources

Almost all data used in this plan is sourced from the Sustainable Jersey Data Center.

Community Overview		
SECTION, MAP, OR TABLE	ORIGINAL SOURCE(S)	LINK TO DATA
General Information Section	U.S. Census American Community Survey (ACS)	<a href="#">SJ Community Profile Data by Municipality</a>
Current Housing Units by Year Built Chart U.S. Census ACS	U.S. Census ACS	<a href="#">SJ Community Profile Data by Municipality</a>
Number of Units by Structure Type Chart	U.S. Census ACS	<a href="#">SJ Community Profile Data by Municipality</a>
Commercial & Industrial Properties Map	NJ MOD IV Tax Data	<a href="#">Commercial &amp; Industrial Properties Map</a>
Commercial & Industrial Properties Data	NJ MOD IV Tax Data	<a href="#">Commercial &amp; Industrial Properties Data</a>

Energy Use Data		
SECTION, MAP, OR TABLE	ORIGINAL SOURCE(S)	LINK TO DATA
Amount of Electricity Used by Sector (kWh) Chart	NJ Investor-Owned Utilities	<a href="#">SJ Aggregated Community-Scale Utility Energy Data</a>
Amount of Natural Gas Used by Sector (Therms) Chart	NJ Investor-Owned Utilities	<a href="#">SJ Aggregated Community-Scale Utility Energy Data</a>
Number of Occupied Housing Units by Primary Heating Fuel	U.S. Census ACS	<a href="#">SJ Community Profile Data by Municipality</a>
Greenhouse Gas (GHG) Emissions Charts	SJ GHG Emissions by Municipality	<a href="#">SJ Community-Scale Greenhouse Gas (GHG) Emissions Data</a>

Energy Efficiency and Renewable Energy Data		
SECTION, MAP, OR TABLE	ORIGINAL SOURCE(S)	LINK TO DATA
Solar Installations Chart	NJCEP Solar Installation Data	<a href="#">Solar Installation Data</a>
Commercial Energy Efficiency Program Participation Data	New Jersey Clean Energy Program (NJCEP) Data	<a href="#">SJ Energy Efficiency Program Participation (2008-2021) Data - Lifetime Commercial Participation</a>
Residential Program Participation Data	NJCEP Data	<a href="#">SJ Energy Efficiency Program Participation (2008-2021) - Lifetime Commercial Participation</a>
Energy Efficiency Projects Completed by Municipality Data	NJCEP Data	<a href="#">SJ NJCEP Local Government Projects 2008-2021</a>

E1

SPONSORED BY:  
SECONDED BY:

JPD  
JH

**CITY OF HOBOKEN  
RESOLUTION NO.:**

**RESOLUTION TO ADOPT THE HOBOKEN COMMUNITY ENERGY PLAN (CEP) AS PART OF THE NEW JERSEY BOARD OF PUBLIC UTILITIES CEP GRANT PROGRAM**

**WHEREAS**, New Jersey Board of Public Utilities (NJBPU) authorizes and oversees the NJCEP program and has created a Community Energy Plan Grant program for municipalities to develop a community energy plan (CEP) to meet the goals of the New Jersey’s Energy Master Plan; and,

**WHEREAS**, New Jersey’s Energy Master Plan: Pathway to 2050 (“EMP”) established that community-level action is necessary to achieve the state’s goal of 100% clean energy by 2050; and,

**WHEREAS**, Community Energy Planning is the process by which communities collaboratively select and strategically implement emissions-reducing initiatives that fulfill the EMP goals (“Process”); and,

**WHEREAS**, by way of Resolution No. 22-291 the City was awarded a grant from the NJBPU to formulate a Community Energy Plan, and;

**WHEREAS**, the City of Hoboken Climate Action Plan calls for the community to achieve net zero energy by 2030 and carbon neutrality by 2050, and for municipal operations to achieve net zero energy by 2025 and carbon neutrality by 2035; and,

**WHEREAS**, the City of Hoboken is invested in developing a community energy plan to help the state achieve its goal of 100% clean energy by 2050; and,

**WHEREAS**, one virtual stakeholder engagement meeting was held on August 28, 2023 with the Hoboken Green Team to solicit feedback on the CEP; and,

**WHEREAS**, the resulting Community Energy Plan will help the City of Hoboken to plan for and invest in renewable energy and to work towards a better environment for all residents by using the state’s Energy Master Plan (“EMP”) as a guide to develop sustainable strategies that increase clean energy production, reduce energy use, and cut emission.

**NOW, THEREFORE, BE IT RESOLVED**, the Hoboken City Council officially adopts the Hoboken Community Energy Plan as the guiding document to continue to improve energy efficiency in the City of Hoboken.

**Meeting Date: October 4, 2023**

APPROVED: \_\_\_\_\_

APPROVED AS TO FORM: \_\_\_\_\_

**JASON FREEMAN**  
**BUSINESS ADMINISTRATOR**

**BRIAN ALOIA, ESQ.**  
**CORPORATION COUNSEL**

✓ Vote Record - CC - Resolution		Yes/Aye	No/Nay	Abstain/Alternate	Absent
<input type="checkbox"/> Adopted <input type="checkbox"/> Denied <input type="checkbox"/> Carried	Phil Cohen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mike DeFusco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Doyle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiffany Fisher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jennifer Giattino	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joe Quintero	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ruben Ramos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Michael Russo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Emily Jabbour	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# City of Hoboken Community Energy Plan



September 2023

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



This report was made possible through a grant from New Jersey's Clean Energy Program™. New Jersey's Clean Energy Program is brought to you by the New Jersey Board of Public Utilities.

**ABOUT THE NEW JERSEY BOARD OF PUBLIC UTILITIES (NJBPUB)**

The New Jersey Board of Public Utilities ("NJBPUB" or "Board") is the state agency with authority to oversee the regulated utilities, which provide critical services such as natural gas, electricity, water, telecommunications, and cable television. The law requires the Board to ensure safe, adequate, and proper utility services at reasonable rates for customers in New Jersey.

**ABOUT THE NEW JERSEY CLEAN ENERGY PROGRAM (NJCEP)**

NJCEP, established on January 22, 2003, in accordance with the Electric Discount and Energy Competition Act (EDECA), provides financial and other incentives to the State's residential customers, businesses and schools that install high-efficiency or renewable energy technologies, thereby reducing energy usage, lowering customers' energy bills and reducing environmental impacts. The program is authorized and overseen by the New Jersey Board of Public Utilities (NJBPUB).

**ABOUT SUSTAINABLE JERSEY**

Sustainable Jersey is a certification program for municipalities in New Jersey. Launched in 2009, Sustainable Jersey is a nonprofit, nonpartisan organization that supports community efforts to reduce waste, cut greenhouse gas emissions, and improve environmental equity. It provides tools, training and financial incentives to support and reward communities as they pursue sustainability programs. Sustainable Jersey is one hundred percent voluntary and each town can choose whether it wants to get certified and the actions it wants to do in order to achieve enough points to get certified.



## Table of Contents

- I. Introduction
- II. Community Overview
  - 1) Electricity and Natural Gas Usage Data
  - 2) Community GHG Emissions from Energy Use
  - 3) Municipal Operations GHG Emissions
- III. Work Plan\*
  - Strategy 1: Reduce Energy Consumption and Emissions from the Transportation Sector
  - Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources
  - Strategy 3: Maximize Energy Efficiency and Conservation and Reduce Peak Demand
  - Strategy 4: Reduce Energy Consumption and Emissions from the Building Sector
  - Strategy 6: Support Community Energy Planning and Action with an Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income and Environmental Justice Communities
  - Strategy 7: Expand the Clean Energy Innovation Economy
- IV. References

\*Strategy 5 of the New Jersey Energy Master Plan has not been included in Hoboken's Community Energy Plan because Strategy 5 encourages changes to state-level energy distribution.

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



## Figures

- I. Maps
  - 1. Solar Generation Potential
  - 2. Commercial and Industrial Properties of Hoboken
  
- II. Charts
  - 1. Amount of Electricity Purchased by Sector
  - 2. Amount of Natural Gas Purchased by Sector
  - 3. Vehicle Miles Traveled by Vehicle Type
  - 4. Overall GHG Emissions of Hoboken by Subsector
  - 5. Means of Transportation to Work (2020)
  - 6. Means of Transportation to Work (2020)
  - 7. Vehicle Miles Traveled by Vehicle in 2020
  
- III. Tables
  - 1. Population Characteristics
  - 2. Primary Heating Fuels of Occupied Housing Units
  - 3. Means of Transportation to Work
  - 4. Energy Efficiency Incentives Utilized in Hoboken's Municipal Buildings

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



# I. Introduction

The City of Hoboken is committed to addressing climate change and reducing greenhouse gas emissions. This Community Energy Plan details the specific strategies Hoboken will pursue in the coming years to reduce greenhouse gas emissions from the local energy system. The Plan covers municipal operations such as the municipal vehicle fleet and buildings, as well as public policies and programs designed to support the community in reducing emissions.

Climate change is one of the greatest threats to our future prosperity in Hoboken, and globally. New Jersey is both a significant source of greenhouse gas (GHG) emissions and a state particularly vulnerable to climate change. Increasing heat waves, intense storms, and sea-level rise caused by climate change will dramatically alter our coastal state for many years to come (NJDEP, *Scientific Report on Climate Change*). According to the New Jersey Department of Environmental Protection's NJ Greenhouse Gas Emissions Inventory Report, New Jersey adds almost 100 million metric tons of CO<sub>2</sub>e to the atmosphere annually. New Jersey can mitigate the local and global impacts of climate change with a rapid transition from the current GHG-intensive energy system to one that optimizes energy use and produces energy with minimal GHG emissions.

Recognizing New Jersey's role in climate change mitigation, the State of New Jersey has established a goal of 100% clean energy in the state by 2050. The New Jersey Energy Master Plan: Pathway to 2050 outlines the state's strategies for achieving that goal while also addressing issues of social and economic inequity. To promote action at the local level in support of the state's goals, the New Jersey Board of Public Utilities (NJBPU) launched the Community Energy Plan Grant Program, offering support and funding for municipalities to develop a Community Energy Plan. The City Hoboken received the Community Energy Plan Grant and completed this Plan as a participant of the grant program.

Hoboken City ratified this Community Energy Plan on June 26, 2023. During the creation of this plan, the City provided several opportunities for public input, taking care to enable low- and moderate-income residents to participate. One virtual public comment session was held on August 28, 2023 to collect and solicit feedback on the Energy Plan, from the Hoboken Green Team residents.

Starting in July 2022, the Green Team began reviewing the Sustainable Jersey Guide for Sustainable Energy Communities and Community Energy Plan Workplan Template and meeting with municipal staff to determine how to prioritize and implement the high-impact initiatives. Relevant community data was gathered from the Sustainable Jersey Data Center. Hoboken Green Teams provide the leadership to develop plans, implement programs and assist with educational opportunities that support the creation of a sustainable community. In August of 2011, the Mayor and City Council formally established the Hoboken Green Team by resolution. The Hoboken Green Team is comprised of volunteers who meet monthly to focus on completing actions required for Sustainable Jersey certification, as well as other volunteer initiatives to promote environmental sustainability in our community. Environmental Services Staff presented the draft Community Energy Plan at a public meeting on August 28, 2023.

Hoboken's Community Energy Plan establishes how the municipality will promote the transition to sustainable energy over the next several years. Initiatives were selected based on

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



demonstrated effectiveness, unique local opportunities, and co-benefits for the community as a whole, such as improved local air quality, energy savings for residents, and workforce development.

## II. Community Overview

The City of Hoboken is a 1.2 square mile community of approximately 24,983 households located in Hudson County. According to the 2020 US Census American Community Survey, the racial composition of Hoboken’s 53,283 residents is divided into 5 largest ethnic groups. In Hoboken, NJ are 77% White, 15% Hispanic or Latino Origin, Asian and Pacific Islander and Hawaiian 12%, Black 3%, and Other 8%. Hispanic or Latino Origin refers to a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race.

Hoboken’s median household income is \$153,438 with 7.0% of the population for whom poverty status is determined in Hoboken, NJ (3.66k out of 51.9k people) live below the poverty line, a number that is lower than the national average of 12.8%. Hoboken’s Municipal Revitalization Index (MRI) score, a measure of a municipality’s economic conditions, is 16, which ranks 445th of New Jersey’s 564 municipalities (Sustainable Jersey Community Profile Data by Municipality). In other words, Hoboken’s overall economic conditions are healthier than most New Jersey municipalities.

**Table 1: Population Characteristics for Hoboken**

Population	Households	Median Household Income	Percent of Population in Poverty	NJ DCA MRI Score*	NJ DCA MRI Rank*
53,283	24,983	\$153,438	7.0%	16	445

Source: Sustainable Jersey. Community Profile Data by Municipality

*Municipal Revitalization Index (MRI) Distress Score and Rank - The MRI, developed by New Jersey Department of Community Affairs (NJ DCA), scores and ranks New Jersey’s municipalities according to eight separate indicators that measure diverse aspects of social, economic, physical, and fiscal conditions in each locality. 2017 data is used for 2015.*

*\*MRI = Municipal Revitalization Index (MRI)*

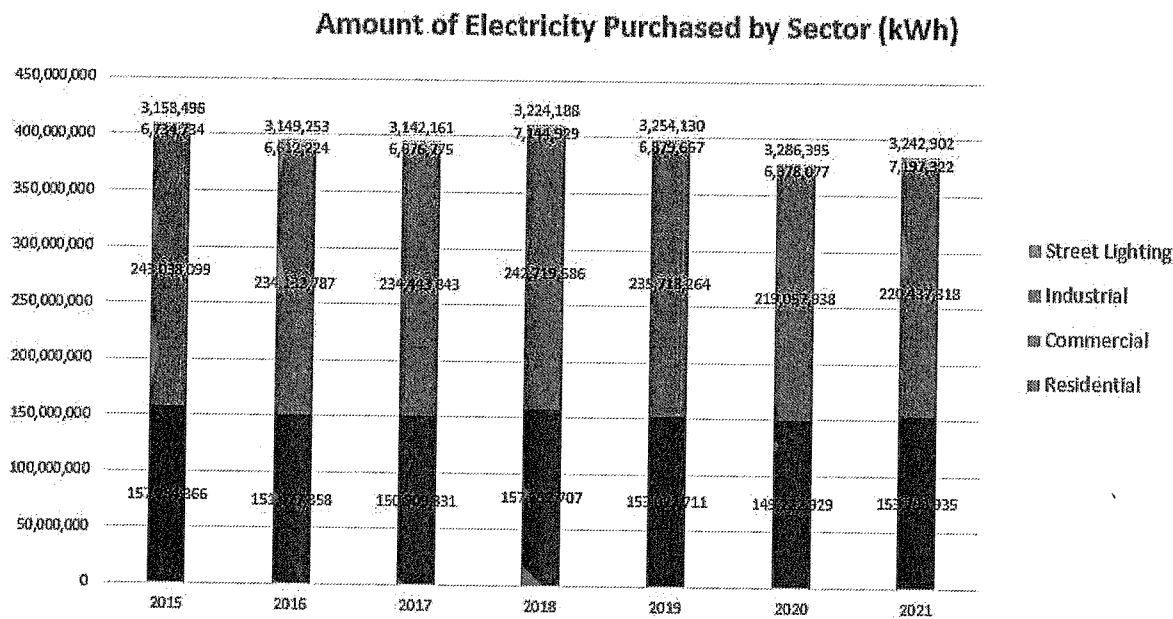
### Electricity and Natural Gas Usage Data

According to energy data provided by Sustainable Jersey, the primary emitters of energy for electric and natural gas are associated with residential and commercial buildings. PSE&G, the primary utility company in Hoboken organizes electricity and natural gas use into four sectors – residential, commercial, industrial, and street lighting. The commercial sector includes nonprofits and government entities such as schools and municipal buildings, as well as businesses.



Chart 1 and Chart 2 show that the commercial sector accounts for most of the electricity and natural gas use in Hoboken. From this data, it is inferred that commercial buildings present the greatest opportunity for energy use reductions.

Chart 1. Amount of Electricity Purchased by Sector

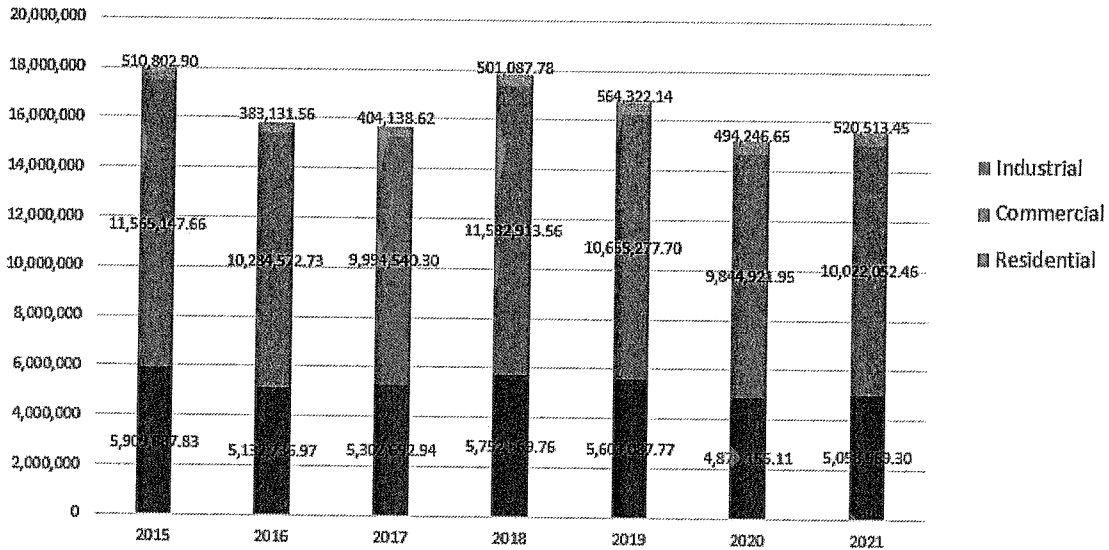


Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data  
Note: electricity values represent purchased electricity and do not include customer-generated electricity, such as from rooftop solar.



**Chart 2. Amount of Natural Gas Purchased by Sector**

**Amount of Natural Gas Purchased by Sector (Therms)**



Source: Sustainable Jersey. Aggregated Community-Scale Utility Energy Data

**Heating Fuel Usage Data**

The primary heating fuels of occupied housing units in 2020 are divided into six (6) categories, including: Utility Gas, Electricity, Bottled, tank or propane gas, Fuel oil and kerosene, Wood, and Other or no heating fuel. Utility Gas is the primary heating fuel of occupied housing. In comparison to the year of 2015, the percentage of utility gas reduced by 5%, from 67% to 57. Electricity usage increased to 37%. Other or no heating fuel category increased slightly compared to 2015, by 1%, while all other categories remained saw no change.

**Table 2: Primary Heating Fuels of Occupied Housing Units**

Year	Utility gas	Electricity	Bottled, tank, or propane gas	Fuel oil, kerosene, etc.	Wood	Other or no heating fuel
2015	62%	33%	2%	2%	0%	1%
2020	57%	37%	2%	2%	0%	2%

Source: Sustainable Jersey. Community Profile Data

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



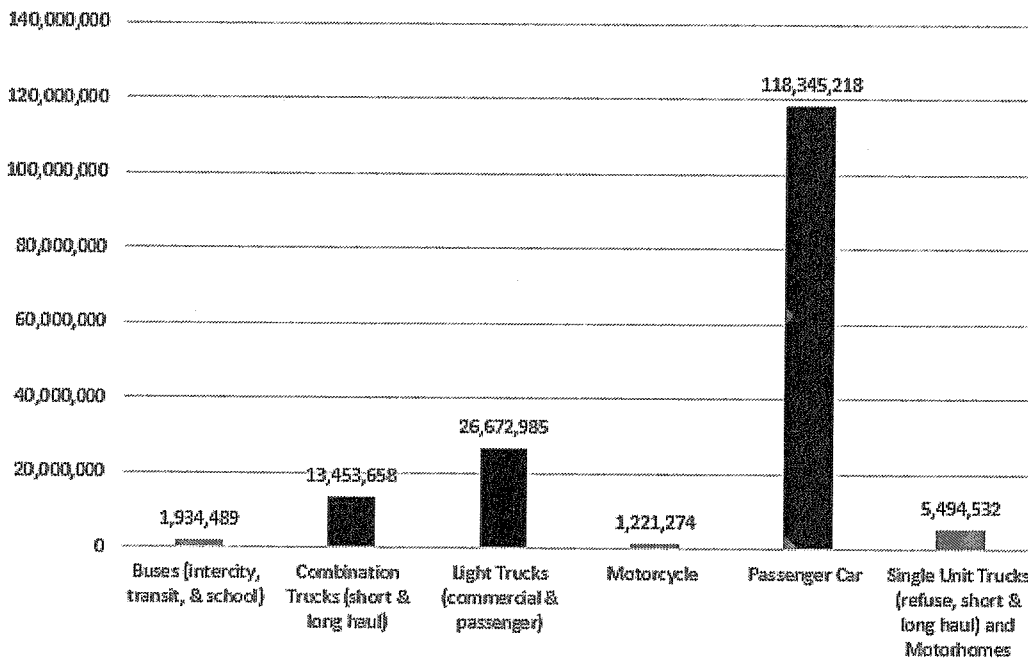
### Vehicle Miles Traveled by Vehicle Type

There are six types of vehicles used: Buses, Combination Trucks, Light Trucks, Motorcycle, Passenger Car, Single Unit Trucks and Motorhomes.

As shown in the Chart 3 on the following page, Passenger Cars account for most of the Vehicle Miles Traveled use in Hoboken, out of the other modes of transportation. In 2020, passenger cars were estimated to have traveled 118,345,218 miles.

**Chart 3. Vehicle Miles Traveled by Vehicle Type**

**2020 Vehicle Miles Traveled by Vehicle Type**



Source: Sustainable Jersey. Vehicle Miles Traveled (VMT) Data.

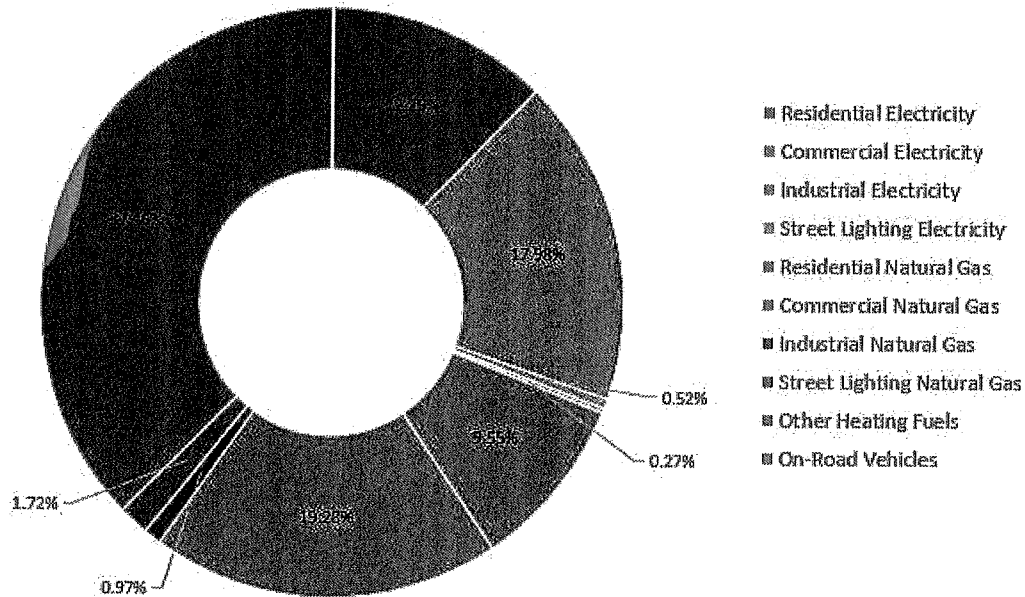
### Community GHG Emissions from Energy Use

In 2020, the total community-wide greenhouse gas emissions from electricity, natural gas/heating fuel, and transportation energy use in Hoboken was estimated to be **272,009 metric tons CO<sub>2</sub>e**. The largest share of community emissions came from On-Road Vehicles, followed by Commercial Natural Gas Use. Chart 4, on the following page illustrates the Hoboken community's overall GHG emissions by sub-sector in 2020. It is important to note that the City of Hoboken is currently undergoing an update to the GHG Emissions Inventory to help inform the future update to the Climate Action Plan, that was originally adopted in 2019.



### Chart 4. Overall GHG Emissions of Hoboken by Subsector

#### 2020 Community-Scale Energy-Related GHG Emissions by Sector and Energy Type (MT CO2e)



Source: Sustainable Jersey. Community-Scale Greenhouse Gas (GHG) Emissions Data

#### Transportation Data

The means of transportation to work are organized into eight sectors. The car sector includes cars, trucks, or vans. Other sectors include Public Transport, Taxis, Motorcycle, Bicycle, Walking, Other Means, and those that worked from home.

As shown in the data below, the public transport sector accounts for most of the means of transportation to work and cars, trucks, or van follows the next most means of transportation. One notable difference in the data is that from 2015 to 2020, the percentage of people who worked from had increased by nearly 8%. This could be due to the COVID 19 Pandemic, beginning in March of 2020. Additionally, being a commuter town, the primary mode of transportation is public transportation.

See Table 3 and Chart 5 below, show the transportation data by percentage for the Means of Transportation.

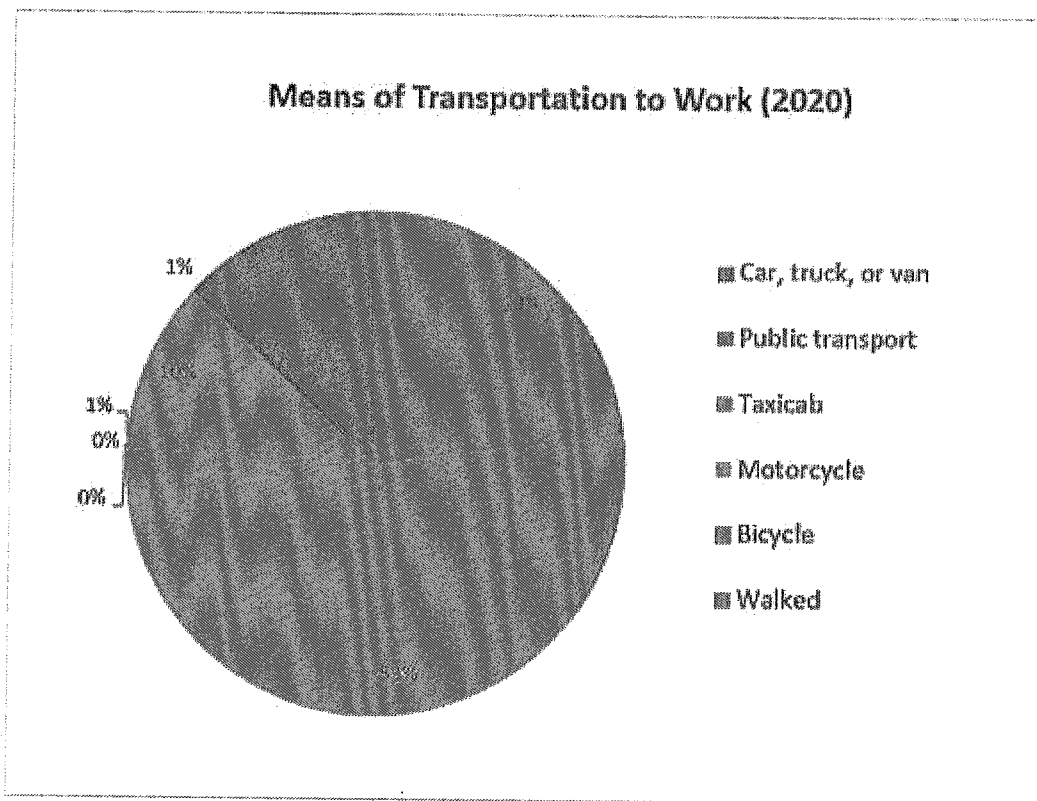


**Table 3: Means of Transportation to Work**

Year	Total Workers	Car, truck, or van	Public transport	Taxicab	Motorcycle	Bicycle	Walked	Other means	Worked at home
2015	34,416	30%	58%	0%	0%	1%	8%	0%	4%
2020	35,161	23%	53%	1%	0%	1%	10%	1%	12%

Source: Sustainable Jersey. Community Profile Data.

**Chart 5. Means of Transportation to Work (2020)**



Source: Sustainable Jersey. Community Profile Data.

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



### III. Work Plan

The Hoboken Community Energy Plan is primarily an implementation and action plan. This section details a roadmap of all the initiatives selected as city priorities for the next four years (2024-2028). The intent of these initiatives will be to generate significant greenhouse gas emissions reductions for both municipal operations and the wider community while providing numerous local co-benefits, such as improved air quality and creation of local jobs.

The initiatives are organized by the Strategies of the New Jersey Energy Master Plan: Pathway to 2050. Each Strategy section includes one or more initiatives. Implementation details are provided for each initiative, including the initiative lead person/entity, the time frame for implementation, and any significant obstacles to successful implementation.

**Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources**

2.1 Adopt Supportive Zoning and Permitting for Solar

**Strategy 3: Maximize Energy Efficiency and Conservation and Reduce Peak Demand**

3.3 Commercial Energy Efficiency Outreach Campaign

**Strategy 4: Reduce Energy Consumption and Emissions from the Building Sector**

4.1 Construct New Municipal Buildings as Model Green Buildings

**Strategy 6: Support Community Energy Planning and Action with an Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income and Environmental Justice Communities**

6.3 Support Shared Mobility Programs

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



## Strategy 1: Reduce Energy Consumption and Emissions from the Transportation Sector

Transportation accounts for over 40% of New Jersey’s greenhouse gas emissions, primarily due to on-road gasoline consumption (NJDEP, “Transportation & Emissions”). Fossil fuel-powered transportation also produces local air pollution that significantly harms the health and quality of life of residents. Hoboken is working towards electrifying our municipal fleet vehicles and promote transportation electrification in the community to lessen the negative impact of our transportation system on our community and the world.

In April 2019, the City of Hoboken adopted a Climate Action Plan to achieve greenhouse gas reductions in ways that improve quality of life, environmental and public health, and resilience for present and future generations of Hoboken residents. In 2021, to help support the City of Hoboken’s ambitious Climate Action Plan goal of being carbon neutral by 2030, the City of Hoboken unveiled its first phase of City-owned, publicly accessible level 2 electric vehicle charging stations at Garage B, Garage D, and on First Street between Washington Street and Court Street. Finally, in July 2022, the City expanded the number of level 2 electric vehicle charging stations at Garages B and D and added electric vehicle charging stations to the Midtown Garage and the municipal parking lot at 1301 Jefferson Street. To learn more visit: <https://www.hobokennj.gov/resources/electric-vehicle-charging-in-hoboken>.

Acknowledging the reality that most Hoboken residents lack access to charging facilities at their place of residence, the City of Hoboken launched a six-month pilot Green Pass program to provide discount garage parking for Resident On-Street Parking Permit holders while they are charging their electric vehicle or plug-in hybrid electric vehicle in Garage B, Garage D, and Midtown Garage. Members of the Green Pass program will be eligible for a discounted parking rate of \$6 for up to eight hours while charging at Garage B, Garage D, and Midtown Garage.

In April 2022, the City secured nearly \$1.2 million in State funding for the purchase of the City’s first two electric garbage trucks and two electric HOP shuttle buses. The new garbage trucks and buses will bring the City to a total of 19 electric or hybrid vehicles and will provide significant cost and environmental benefits as part of Hoboken’s Climate Action Plan to reduce greenhouse gas emissions. By replacing two garbage trucks and two buses with electric alternatives, the City will save an estimated \$1.1 million in fuel over the next 15 years based on current usage rates, as well as additional cost savings through reduced maintenance and operations compared to the current vehicles. By switching to the four new electric vehicles, the City will also eliminate the consumption of roughly 17,500 gallons of diesel fuel on an annual basis.

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



## Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources

Expanding renewable energy generation is necessary to eliminate greenhouse gas emissions from our energy system. New Jersey's most readily available renewable resource is sunlight, which more and more utility customers can now access thanks to declining prices and new systems like community solar. Hoboken can continue to refine local policies regarding solar and other renewable resources to promote local growth of renewable generation capacity.

In May 2018, the City of Hoboken adopted Ordinance #18-294 authorizing the establishment of the Renewable Energy Program for the purpose of providing more clean, green energy at a lower electricity price than what PSE&G is currently offering. This program is a major step toward achieving the City's goal of reaching net-zero energy by 2030, as established by Hoboken's Climate Action Plan. On August 18, 2021, an electricity supply auction was held, and the City of Hoboken signed a contract with Direct Energy to provide an additional 10% renewable electricity (like solar and wind) as the Standard Offering. In this program, PSE&G will continue to distribute residents' electricity and will remain their utility, but residents will buy their electricity supply through the Hoboken Renewable Energy Program. The program also offers residents the option to choose to have 100% of their electricity derived from renewable sources. See more here: <https://www.njaggregation.us/hoboken/>

In Fall 2021, the City of Hoboken launched a new solar energy assistance program to reduce select residents' electricity costs by 25%. The Hoboken Community Solar Program was authorized by the City Council and provided qualifying residents of the City with the ability to buy solar energy from a solar energy supplier at a price lower than that offered by PSE&G. Through its' participation the City provided access to low-to-moderately income (LMI) residents who cannot install solar panels on their own roofs to achieve the savings and environmental benefits of solar energy from an offsite solar project. To learn more, visit: <https://www.hobokennj.gov/resources/community-solar> or <https://njcleanenergy.com/renewable-energy/programs/community-solar>.

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



### Initiative 2.1 Adopt Supportive Zoning and Permitting for Solar

Description: Provide supportive zoning and permitting for private solar installations on private residences and businesses in Hoboken.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Ann Holtzman, CFM, Zoning Officer	Jan 2024	Medium	12 months	N/A

Departments involved:

- Environmental Services
- Zoning Office
- The Construction Official
- Fire Code Official
- Building Department

Obstacles/Barriers:

- Timing of an ordinance getting passed.
- Finding available space in Hoboken for new solar panels on private residences.
- Some residents may want to keep aesthetic regulations on rooftop solar PV.
  - Hoboken press release will cite studies that show solar panels create less glare than other common building materials such as steel and glass (NREL).

Community notes:

The City has a solar ordinance (Z-78) that has regulations on the solar installation. The ordinance contains definitions and explanations on roof installation, uninhabitable building installation, ground-mounted installation, signage requirements, approval and permitting. The municipality has no special permitting process for solar system applications.

Measures of Success:

The goal of this initiative is a new ordinance that removes aesthetic restrictions on rooftop solar and establishes flat fees for solar permitting.

Next steps:

1. Municipal planner updates municipal ordinance to remove restrictions on visibility and glare of rooftop solar systems and establish flat fees for solar permitting.
2. City Council for approval of updated ordinance.
3. New permitting fees implemented.
4. Outreach via Nixle, Social Media, Press Releases and Newspaper advertisements.

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



### Strategy 3: Maximize Energy Efficiency and Conservation and Reduce Peak Demand

Energy efficiency and conservation are the most cost-effective methods of reducing greenhouse gas emissions from the energy system. Improving energy efficiency also generates local jobs, reduces local pollution, improves health and comfort, and adds resiliency to the energy system. Hoboken can utilize energy efficiency to lower costs in municipal operations and encourage the community to follow suit to realize these many benefits.

The City of Hoboken installed energy efficient equipment at 12 municipal buildings in 2018. By using incentives from New Jersey’s Clean Energy Program, the City saved more than \$200,000 on the capital costs of energy efficiency upgrades and is saving more than \$100,000 on energy costs each year following installation, providing a return on investment of less than 2 years.

The City of Hoboken also received a Sustainable Jersey Small Grant funded by The Gardinier Environmental Fund to replace all lighting in Church Square Park with energy efficient LED fixtures. Church Square Park is one of the most heavily utilized parks in the community and requires dusk to dawn lighting to ensure the safety of park goers. LED fixtures are superior to traditional fixtures in efficiency, lifespan, durability, and maintenance. LED fixtures have an estimated 100,000-hour life span (lasting four times longer than traditional fixtures), require no warm-up, have no toxic chemicals, and have virtually no maintenance expenses. While this project reduces energy consumption and costs for municipal building, the City hopes to lead by example to catalyze residential and commercial LED lighting upgrades and demonstrating the value and cost savings in public investments in lighting upgrades. For more information on Hoboken’s Energy Efficiency Programs, please visit: <https://www.hobokennj.gov/resources/energy-efficiency-upgrades>.



### Initiative 3.3 Commercial Energy Efficiency Outreach Campaign

Description: Implement an outreach effort to help local businesses take advantage of energy efficiency incentive programs offered by New Jersey’s electric and natural gas utilities, including the Direct Install program.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Department of Environmental Services	Jan 2024	Medium	12 months	N/A

Departments involved:

- Environmental Services
- Hoboken Business Alliance
- Building Department
- Green Team

Obstacles/Barriers:

- Finding funding sources to support this type of outreach.
- Minimizing the “middleman” of the City’s involvement and making this a seamless option for businesses to manage.

Community notes:

Sustainable Jersey has made the City aware of their partnership with PSEG through the Sustainable Jersey–PSE&G Energy Efficiency Partnership Program, in which Sustainable Jersey will offer technical assistance to municipalities to inform the City’s Commercial Energy Efficiency Outreach Campaign. The informational packet, found here. During the meeting with the Hoboken Green Team, on August 28, 2023, members expressed how they would be interested in finding cheaper ways to reduce energy costs, such as through heat pumps in buildings.

Measures of Success:

The goal of this initiative is to reduce energy consumption and GHG emissions derived from Commercial Buildings by incentivizing programs to offset the costs of renewable energy options, such as PSEG’s Direct Install Program. Measures of success are subject, but not limited to:

- Installation of Heat Pumps
- Enrollment into the Sustainable Jersey PSEG Energy Efficiency Partnership Program – Track 2, for Commercial Buildings.
- A reduction in GHG Emissions, visible on PSEG bills for Commercial Units in Hoboken.

Next steps:

1. Municipal planner investigates PSEG partnerships, though Sustainable Jersey–PSE&G Energy Efficiency Partnership Program.
2. Planner coordinates with the Hoboken Business Alliance and Green Team on how to best communicate to Hoboken Businesses.
3. Formulate outreach campaign strategy.
4. Use City Social Media, and possible canvassing to promote this initiative.



### Strategy 4: Reduce Energy Consumption and Emissions from the Building Sector

According to New Jersey's Energy Master Plan, 62% of the state's total end-use energy consumption is associated with buildings, with space heating, water heating, appliances, and industrial uses accounting for 28% of New Jersey's greenhouse gas emissions. Decisions made during new construction and building retrofits have significant and long-lasting impacts on this energy use. Hoboken can reduce energy use and emissions from buildings by prioritizing green design in new construction and utilizing municipal buildings as models for the community.

The City of Hoboken is now offering a free PSE&G Multi-Family Direct Install Program, where our subcontractor, Franklin Energy, comes out to upgrade Multi-Family Properties to LED lightbulbs, Smart Powerstrips, Low Flow Showerheads and Faucet Aerators for all qualified units. More information can be found here: <https://homeenergy.pseg.com/multi-family>.

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



### Initiative 4.1 Construct New Municipal Buildings as Model Green Buildings

Description: Implement a policy encouraging or requiring consideration of green building practices for any new municipal construction project. Highlight incentives from NJCEP's New Construction Energy Efficiency program. Following construction, showcase green building features with on-site kiosks and digital webpages to encourage others to follow suit.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Ann Holtzman, Zoning Officer	December 2023	Low	Four months to pass policy, then ongoing	N/A

Departments involved:

- Zoning Office
- Building Department

Obstacles/Barriers:

- Some residents may oppose adding more cost to construction of municipal facilities.
  - If residents raise this issue, the Environmental Commission will create and distribute materials explaining the benefits of green building practices.

Community notes:

The City of Hoboken was honored by the U.S. Green Buildings Council (USGBC) for achieving LEED Gold certification for its commitment to sustainability. The LEED Gold rating for Hoboken was granted using the USGBC Leadership in Energy and Environmental Design (LEED) for Cities rating system. LEED for Cities enables Hoboken to measure and track sustainability metrics in energy and water use, waste generation, transportation, and community development. The City adopted a municipal code chapter in 2008 and needs updating now but this was applied nearly almost every project. In the future, the City is planning on using the updated municipal code for LEED Municipal Buildings including the DPW and Multi-Service Center buildings.

Measures of Success:

The goal of this initiative is to create an official Green Building Policy for new construction of municipal facilities.

Next steps:

1. Environmental Commission drafts Green Building Policy for municipal new construction, using the Sustainable Jersey Sample Municipal Resolution.
2. Environmental Commission presents draft to City Administrator, DPW, Engineering Department, and others, for feedback.
3. Environmental Commission finalizes Green Building Policy and presents it to the City Council for approval.

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



### Strategy 6: Support Community Energy Planning and Action with an Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income and Environmental Justice Communities

New Jersey’s Energy Master Plan calls for Community Energy Plans like this one to drive a rapid shift to a clean energy system that specifically benefits low- and moderate-income (LMI) and environmental justice (EJ) residents. Under the current system, low- and moderate-income residents often struggle to afford energy resources such as electricity and gasoline. Meanwhile, environmental justice communities suffer from health problems caused by pollution from the fossil-fuel-based energy system. By integrating the needs of LMI and EJ communities with local energy initiatives, Hoboken can alleviate burdens on these communities caused by the current system while mitigating global climate change.

In 2021, the City launched a new solar energy assistance program to reduce select residents’ electricity costs by 25%. The Hoboken Community Solar Program (“Community Solar”) was authorized by the City Council and provides qualifying residents of the City with the ability to buy solar energy from a solar energy supplier at a price lower than that offered by PSE&G. Through its’ participation the City will provide access to low-to-moderately income (LMI) residents who cannot install solar panels on their own roofs to achieve the savings and environmental benefits of solar energy from an offsite solar project. Rooftop solar in cities is usually limited due to space constraints but offsite solar opens opportunities to city dwellers despite this constraint. Community Solar also comes at no cost to the City or taxpayers.

As part of the Community Solar Program, the City and Hoboken Housing Authority entered into a Shared Services Agreement to provide solar energy to the Hoboken Housing Authority (HHA) residents. Community Solar savings, from this program, will be placed into an HHA Community Solar Fund that will go toward an energy/sustainability project with direct community benefit.

Additionally, in Fall of 2021, Solar One offered a “Green Workforce Training Program” to Hoboken residents through collaboration with local community organizations and HHA. The Green Workforce Training Program included two weeks of classroom and hands-on training in construction safety, electrical basics, and solar installation. After training, all students had the opportunity to interview for a position with Solar Energy Systems (the project’s solar installer).

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



**Initiative 6.3 Support Shared Mobility Programs**

Description: Promote and develop shared transportation networks of buses, cars, bikes, etc. with design features that particularly assist low- and moderate-income residents. Encourage shared transportation services to expand access in low-income neighborhoods and provide low-income membership options.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Ryan Sharp, Director	January 2024	High	2 years	NJDEP's eMobility grant

Departments involved:

- Transportation and Parking

Obstacles/Barriers:

- GPS technologies are used for the HOP service. GPS technologies may be delayed and unavailable due to random technology and transmission errors. They are for informational purposes only and are not intended to be relied upon as always accurate.
- Promoting the HOP service to the residents might be an obstacle.

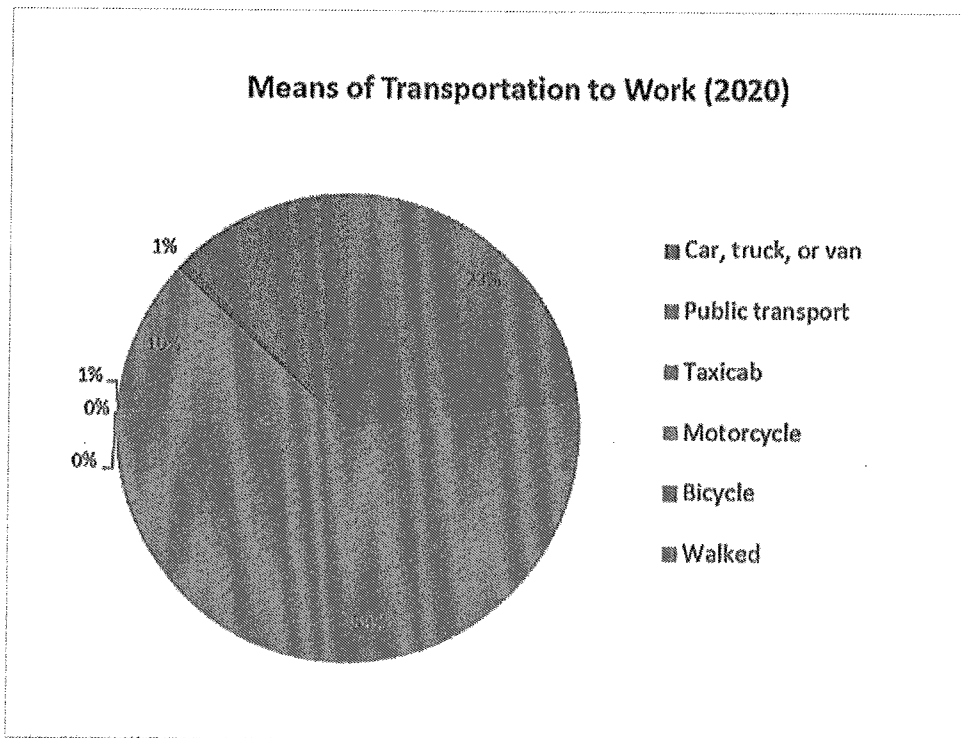
Community notes:

Like most municipalities in New Jersey, transportation in Hoboken consists primarily of public transport and then private automobile travel. Commuter data for Hoboken from the US Census shows that as of 2020, 53% of Hoboken’s working adults commute by public transport. One option could be to investigate an EV Car Share Program, as a Pilot to the City.

Chart 7, below illustrates the distribution of annual miles traveled across different types of on-road vehicles for trips that start and/or end in Hoboken.



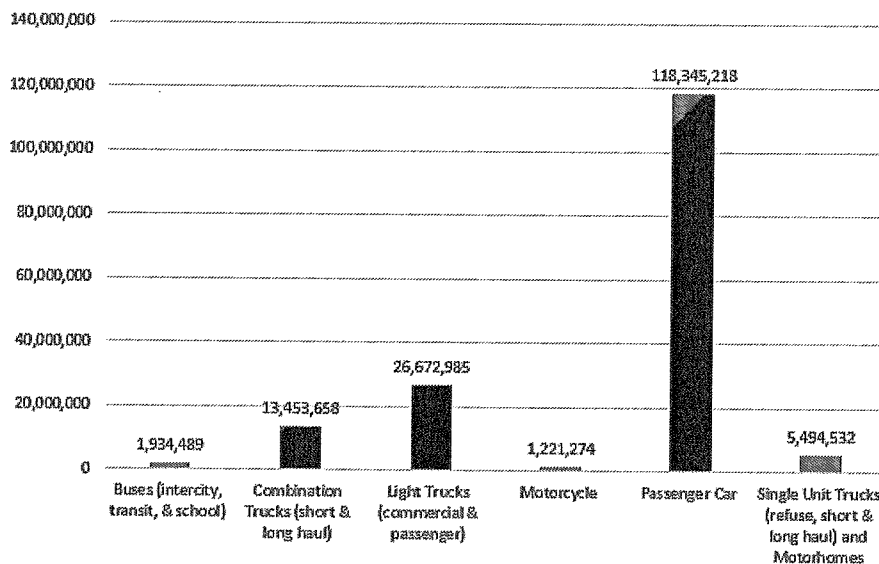
**Chart 6. 2020 Means of Transportation to Work**



Source: Sustainable Jersey. Community Profile Data by Municipality

**Chart 7. Vehicle Miles Traveled by Vehicle in 2020**

**2020 Vehicle Miles Traveled by Vehicle Type**



Source: Sustainable Jersey. Vehicle Miles Traveled (VMT)/On-Road Vehicle GHG Emissions Data  
 Note: VMT data includes mileage from alternative fuel vehicles, such as electric vehicles.

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



**Measures of Success:**

The goal of this initiative is to create and promote a shared e-mobility program in Hoboken.

**Next steps:**

1. Instate EV Car Share Programs (e.g., Zip Car Pilot Program)
2. Shared mobility committee decides on preferred type of shared mobility project that would qualify for NJDEP eMobility grant program including the HOP service.
3. Grant writer completes application for eMobility grant program.
4. Departments write and publish notices in Hoboken newsletter explaining about what and how to use the HOP service, including the updated mobile app.



### Strategy 7: Expand the Clean Energy Innovation Economy

Clean energy industries already employ thousands of residents in the state and will employ thousands more to implement the transition to 100% clean energy. Innovation in clean energy technology can generate further high-quality job growth while developing new tools for tackling greenhouse gas emissions. Hoboken can lead the charge in developing New Jersey's clean energy innovation economy through forward-thinking policies and development of clean energy resources.

The City of Hoboken performed a Microgrid Feasibility Study in 2019 to review the likelihood of having a municipally owned microgrid. The purpose of the Hoboken microgrid project is to power critical facilities when electricity from the larger grid is not available. Critical Facilities are defined by the essential nature of their service delivery – not necessarily just emergency services or ambulatory care – but facilities that absent their services the city would cease to function. The purpose of the feasibility study was to explore design alternatives within a financially viable business model to support installation of distributed energy resources, distribution infrastructure and control technologies.

Attachment: City of Hoboken\_Community Energy Plan\_final (Resolution to Adopt Hoboken Community Energy Plan)



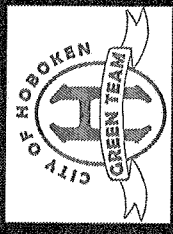
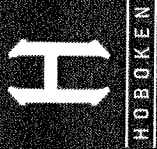
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# COMMUNITY ENERGY PLAN

City of Hoboken

Green Team Presentation: August 28, 2023

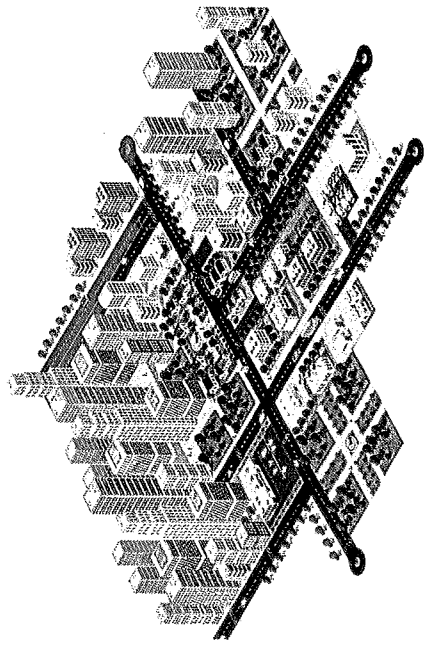


# Agenda

- Introduction – Reason for a Community Energy Plan
- Sustainable Jersey Strategies and Initiatives
- Strategies that the City of Hoboken is planning to pursue
  - 2.1 Adopt Supportive Zoning and Permitting for Solar
  - 4.1 Construct New Municipal Buildings as Model Green Buildings
  - 6.3 Support Shared Mobility Programs
- Q&A

# Introduction

- The City of Hoboken is committed to addressing climate change and reducing greenhouse gas emissions.
- This Community Energy Plan details the specific strategies Hoboken will pursue in the coming years to reduce greenhouse gas emissions from the local energy system.
- The Community Energy Plan will cover municipal operations such as the municipal vehicle fleet and buildings, as well as public policies and programs designed to support the community in reducing emissions.
- To promote action at the local level in support of the state's goals, the New Jersey Board of Public Utilities (NJBPU) launched the Community Energy Plan Grant Program, offering support and funding for municipalities to develop a Community Energy Plan.
- The Community Energy Plan came about as part of an Energy Grant Program.



# H

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# Community Energy Plan Process

## Community Energy Data

City compiled community energy usage and other community data that helps municipality prioritize energy actions.

## Team Building

Create working group of municipal representatives to lead CEP Project

## Community Energy Workplan

City created and prioritize a list of energy actions selected for implementation by the municipality



## Stakeholder Engagement

City Presentation to the Hoboken Green Team - August 28, 2023

## Community Energy Plan

Develop a CEP using Community Energy Data and Workplan

# CEP Strategies

- Strategy 1: Reduce Energy Consumption and Emissions from the Transportation Sector
- Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources
- Strategy 3: Maximize Energy Efficiency and Conservation and Reduce Peak Demand
- Strategy 4: Reduce Energy Consumption and Emissions from the Building Sector
- Strategy 6: Support Community Energy Planning and Action with an Emphasis on Encouraging and Supporting Participation by Low- and Moderate-Income and Environmental Justice Communities
- Strategy 7: Expand the Clean Energy Innovation Economy

\*Strategy 5 of the New Jersey Energy Master Plan has not been included in Hoboken's Community Energy Plan because Strategy 5 encourages changes to state-level energy distribution.



# WHAT IS HOBOKEN PLANNING TO PURSUE?

H

6

## Strategy 2: Accelerate Deployment of Renewable Energy and Distributed Energy Resources

### 2.1 Adopt Supportive Zoning and Permitting for Solar

- In 2022, the City launched a new solar energy assistance program to reduce select residents' electricity costs by 25%.
- The Hoboken Community Solar Program was authorized by the City Council and provided qualifying residents of the City with the ability to buy solar energy from a solar energy supplier at a price lower than that offered by PSE&G.
- Provides access to low-to-moderately income (LMI) residents who cannot install solar panels on their own roofs to achieve the savings and environmental benefits of solar energy from an offsite solar project

# Initiative 2.1 Adopt Supportive Zoning and Permitting for Solar

- Description: Provide supportive zoning and permitting for private solar installations on private residences and businesses in Hoboken.

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Ann Holtzman, CFM, Zoning Officer	Jan 2024	Medium	12 months	N/A

• Departments Involved:

- Environmental Services
- Zoning Office
- The Construction Official
- Fire Code Official
- Building Department

Obstacles/Barriers:

1. Timing of an ordinance getting passed.
2. Finding available space in Hoboken for new solar panels on private residences.
3. Some residents may want to keep aesthetic regulations on rooftop solar PV.

*Hoboken press release will cite studies that show solar panels create less glare than other common building materials such as steel and glass (NREL).*

# H

# Initiative 2.1: Adopt Supportive Zoning and Permitting for Solar

3.E.2.1.b

- **Community notes:** The City has a solar ordinance [Z-78] that has regulations on the solar installation. The ordinance contains definitions and explanations on roof installation, uninhabitable building installation, ground-mounted installation, signage requirements, approval and permitting. The municipality has no special permitting process for solar system applications.
- **Measure of Success:** The goal of this initiative is to adopt a new ordinance that removes aesthetic restrictions on rooftop solar and establishes flat fees for solar permitting.

- **Next steps:**

1. Municipal planner updates municipal ordinance to remove restrictions on visibility and glare of rooftop solar systems and establish flat fees for solar permitting.
2. Municipal attorney reviews and sends ordinance to Town Council for approval.
3. New permitting fees implemented.
4. Hoboken Clerk writes and publishes notice in Hoboken newsletter explaining new regulations, including the importance of removing aesthetic restrictions.

# H

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Packet Pg. 142

**Strategy 4:  
Reduce Energy  
Consumption and  
Emissions from the  
Building Sector**

**4.1 Construct New  
Municipal Buildings as  
Model Green Buildings**

- According to New Jersey's Energy Master Plan, 62% of the state's total end-use energy consumption is associated with buildings, with space heating, water heating, appliances, and industrial uses accounting for 28% of New Jersey's greenhouse gas emissions
- Hoboken can reduce energy use and emissions from buildings by prioritizing green design in new construction and utilizing municipal buildings as models for the community

# Initiative 4.1 Construct New Municipal Buildings as Model Green Buildings

3.E.2.1.b

- Description: Implement a policy encouraging or requiring consideration of green building practices for any new municipal construction project. Highlight incentives from NJCEP's New Construction Energy Efficiency program. Following construction, showcase green building features with on-site kiosks and digital webpages to encourage others to follow suit.

**Departments Involved:**

- Zoning Office
- Building Department

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Ann Holtzman, CFM, Zoning Officer	Jan 2024	Medium	12 months	N/A

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11 HOBOKEN

Packet Pg. 144

# Initiative 4.1 Construct New Municipal Buildings as Model Green Buildings

- Obstacles/Barriers:
  1. Some residents may oppose adding more cost to construction of municipal facilities.
- Measure of Success: The goal of this initiative is to create an official Green Building Policy for new construction of municipal facilities.

*If residents raise this issue, the Environmental Commission will create and distribute materials explaining the benefits of green building practices.*

• Community notes: The City of Hoboken was honored by the U.S. Green Buildings Council (USGBC) for achieving LEED Gold certification for its commitment to sustainability. The LEED Gold rating for Hoboken was granted using the USGBC Leadership in Energy and Environmental Design (LEED) for Cities rating system.

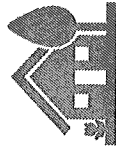
LEED for Cities enables Hoboken to measure and track sustainability metrics in energy and water use, waste generation, transportation, and community development.

- Next steps:

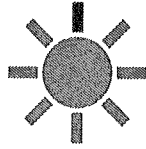
1. Environmental Commission drafts Green Building Policy for municipal new construction, using the Sustainable Jersey Sample Municipal Resolution.
2. Environmental Commission presents draft to City Administrator, DPW, Engineering Department, and municipal attorney for feedback.
3. Environmental Commission finalizes Green Building Policy and presents to the City Council for approval.

**Strategy 6:  
Support Community  
Energy Planning and  
Action with an Emphasis  
on Encouraging and  
Supporting Participation  
by Low- and Moderate-  
Income and  
Environmental Justice  
Communities**

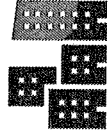
**6.3 Support Shared  
Mobility Programs**



The City and Hoboken Housing Authority entered into a Shared Services Agreement for the Community Solar Program to benefit LMI residents, living in the Hoboken Housing Authority



Community Solar savings will be placed into an HHA Community Solar Fund that will go toward an energy/sustainability project with direct community benefit



In 2021, the City and Solar One offered "Green Workforce Training Program" to Hoboken LMI residents through collaboration with local community organizations and HHA

# Initiative 6.3 Support Shared Mobility Programs

- Description: Promote and develop shared transportation networks of buses, cars, bikes, etc. with design features that particularly assist low- and moderate-income residents. Encourage shared transportation services to expand access in low-income neighborhoods and provide low-income membership options.
- Departments Involved:
  - Transportation and Parking

Lead	Start Date	Priority	Anticipated Length	Funding Sources
Ryan Sharp, P. P., AICP	Jan 2023	High	2 years	NJDEP's eMobility grant

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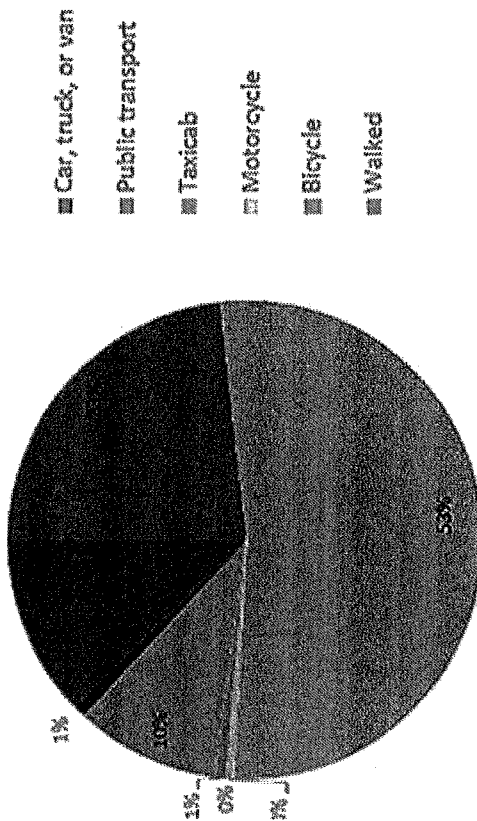
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Packet Pg. 147

## Initiative 6.3 Support Shared Mobility Programs

- Obstacles/Barriers:
  1. GPS technologies are used for the HOP service. GPS technologies may be delayed and unavailable due to random technology and transmission errors. They are for informational purposes only and are not intended to be relied upon as always accurate.
  2. Promoting the HOP service to the residents might be an obstacle.
- Community notes: Transportation in Hoboken consists primarily of public transport and then private automobile travel.

Means of Transportation to Work (2020)



# Initiative 6.3 Support Shared Mobility Programs

- Next steps:
  1. Shared mobility committee decides on preferred type of shared mobility project that would qualify for NJDEP eMobility grant program including the HOP service.
  2. Grant writer completes application for eMobility grant program.
  3. Departments write and publish notices in Hoboken newsletter explaining about what and how to use the HOP service, including the updated mobile app.

- Measure of Success: The goal of this initiative is to create and promote a shared e-mobility program in Hoboken.

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16

Packet Pg. 149

**H**

H O B O K E N

**QUESTIONS?**

A TRUE COPY OF A RESOLUTION ADOPTED BY  
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.  
AT A MEETING HELD ON: 10/4/2023

A handwritten signature in black ink, reading "James J. Sarnia", is written over a horizontal line.

CITY CLERK



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

### **Ordinance # 2174-26**

#### **Ordinance 2174-26 AN ORDINANCE AMENDING CHAPTER 154 (CERTIFICATES, BIRTH, MARRIAGE, DEATH) OF THE MUNICIPAL CODE OF THE BOROUGH OF MIDDLESEX TO SET FEES FOR MARRIAGES AND CIVIL UNIONS SOLEMNIZED BY THE MUNICIPAL CLERK**

**WHEREAS**, pursuant to N.J.S.A. 37:1-13, licensed municipal clerks in the state of New Jersey may perform solemnize marriages and civil unions; and

**WHEREAS**, the Borough of Middlesex wishes to set fees for the solemnization of the aforementioned ceremonies.

**BE IT THEREFORE ORDAINED**, by the Borough Council of the Borough of Middlesex in the County of Middlesex and State of New Jersey that Chapter 154 (Certificates, Birth, Marriage, Death) of the municipal code shall be amended as follows:

#### **Section I**

Section 154-1.1 is hereby inserted into the code, entitled "Marriages and Civil Unions Performed by the Municipal Clerk," and shall appear as follows (all text novel):

Pursuant to N.J.S.A. 37:1-13, the Borough Clerk and any deputy borough clerk appropriately licensed may, in their official capacity and in association with a license issued pursuant to Section 154-1 hereof, and upon the request of the licensee(s), solemnize a marriage or a civil union for a fee of \$100 if one applicant is a resident of the Borough of Middlesex and \$150 if neither applicant is a resident of the Borough of Middlesex. The aforementioned fee shall be made payable to the Middlesex Borough Treasurer and shall be tendered to the Borough at the time of the solemnization.

#### **Section II**

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

#### **Section III**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**Section IV**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                    **Adopted**  
**MOVER:**                    Council President Michael Conahan  
**SECONDER:**                Councilman Kevin Dotey  
**AYES:**                      Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Ordinance # 2175-26**

**Ordinance 2175-26 AN ORDINANCE GRANTING MUNICIPAL CONSENT FOR THE OPERATION OF A CABLE TELEVISION SYSTEM WITHIN THE BOROUGH OF MIDDLESEX, NEW JERSEY TO CSC TKR, LLC, D/B/A CABLEVISION OF RARITAN VALLEY**

**WHEREAS**, the Borough Council of the Borough of Middlesex (hereinafter referred to as the “Borough”) determined that CSC TKR, LLC d/b/a Cablevision of Raritan Valley, (hereinafter referred to as “the Company” or “Cablevision”) had the technical competence and general fitness to operate a cable television system in the Borough (as defined in Section 1 of this Ordinance), and by prior ordinance granted its municipal consent for Cablevision to obtain a non-exclusive franchise (the “Franchise”) for the placement of facilities and the establishment of a cable television system in the Borough; and

**WHEREAS**, the Borough, having held public hearings, has made due inquiry to review Cablevision’s performance under the Franchise, and to identify the Borough’s future cable-related needs and interests and has concluded that Cablevision has substantially complied with its obligations under the Franchise and applicable law and has committed to certain undertakings responsive to the Borough’s future cable-related needs and interests;

**WHEREAS**, the Borough has accordingly concluded that the consent should be renewed subject to the requirements set forth below; and that, provided Cablevision’s proposal for renewal embodies the commitments set forth below, the Borough’s municipal consent to the renewal of the Franchise should be given; and

**WHEREAS**, imposition of the same burdens and costs on other competitors franchised by the Borough is a basic assumption of the parties;

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Middlesex, County of Middlesex, and State of New Jersey, as follows:

**SECTION 1. DEFINITIONS**

For the purpose of this Ordinance the terms defined above shall have the meanings there indicated, and the following additional terms shall have the following meanings:

1. “Act” or “Cable Television Act” shall mean that statute of the State of New Jersey relating to cable television, known as the Cable Television Act, N.J.S.A. 48:5A-1 et seq.

2. "Application" shall mean Cablevision's application for Renewal of Municipal Consent, which application is on file in the Borough Clerk's office and is incorporated herein by reference and made a part hereof, except as modified, changed, limited or altered by this Ordinance.
100. "Board" shall mean the Board of Public Utilities of the State of New Jersey or its successor agency.
500. "Borough" shall mean the governing body of the Borough of Middlesex in the County of Middlesex, and the State of New Jersey.
5. "Company" shall mean CSC TKR, LLC d/b/a Cablevision of Raritan Valley ("Cablevision") the grantee of rights under this Ordinance.
6. "FCC" shall mean the Federal Communications Commission.
7. "Federal Act" shall mean that federal statute relating to cable communications commonly known as the Cable Communications Policy Act of 1984, 47 U.S.C. Section 521 et seq. and the Telecommunications Act of 1996, or as those statutes may be amended.
8. "Federal Regulations" shall mean those federal regulations relating to cable television services, 47 C.F.R. Section 76.1 et seq. (and, to the extent applicable, any other federal rules and regulations relating to cable television, including but not limited to, those described in 47 C.F.R. Section 76.3), or as such regulations may be amended.
1. "Municipality" shall mean the area contained within the present municipal boundaries of the Borough of Middlesex, in the County of Middlesex, and the State of New Jersey.
10. "Standard installation" shall mean the installation of drop cable to a customer's premise where the distance from the point of entry into the building being served is less than 150 feet from the active cable television system plant.
11. "State" shall mean the State of New Jersey.
50. "State Regulations" shall mean those regulations of the State of New Jersey Board of Public Utilities relating to cable television. N.J.A.C. 14:17-1.1 et seq. and N.J.A.C. 14:18-1 et seq., or as such regulations may be amended.

## **SECTION 2. STATEMENT OF FINDINGS**

A public hearing concerning the consent herein granted to Cablevision was held after proper public notice pursuant to the terms and conditions of the Act. Said hearing having been held and fully open to the public, and the Municipality having received all comments regarding the qualifications of Cablevision to receive this consent, the Borough hereby finds Cablevision possesses the necessary legal, technical, character, financial and other qualifications to support municipal consent, and that Cablevision's operating and construction arrangements are adequate and feasible.

## **SECTION 3. GRANT OF AUTHORITY**

The Borough hereby grants to Cablevision its non-exclusive consent to place in, upon, along, across, above, over, and under its highways, streets, alleys, sidewalks, public ways, and public places in the Municipality poles, wires, cables, and fixtures necessary for the maintenance and operation in the Borough of a cable television system or other communications facility, and for the provision of any communication service over such facilities. Operation and construction, pursuant to said consent, is conditioned upon prior approval of the Board of Public Utilities.

## **SECTION 4. DURATION OF FRANCHISE**

This consent granted herein shall be non-exclusive and shall be for a term of ten (10) years from the date of issuance of a Certificate of Approval by the Board.

## **SECTION 5. EXPIRATION AND SUBSEQUENT RENEWAL**

If Cablevision seeks successive consent, it shall, prior to the expiration of this consent, apply for a municipal consent and certificate of approval in accordance with N.J.S.A 48:5A-16, and applicable state and federal rules and regulations. In accordance with N.J.S.A. 48:5A-25.1, both the Borough and Cablevision shall be bound by the terms of this municipal consent until such time as Cablevision converts the municipal consent (and any certificate of approval) into a system-wide franchise.

## **SECTION 6. FRANCHISE TERRITORY**

The consent granted under this Ordinance to Cablevision shall apply to the entirety of the Borough and any property hereafter annexed.

## **SECTION 7. SERVICE AREA**

Cablevision shall be required to proffer video programming service along any public right-of-way to any person's residence within the "primary service area," as it exists on the effective date of any written approval order by the Board of this consent, at Cablevision's schedule of rates for standard and nonstandard installation.

## **SECTION 8. EXTENSION OF SERVICE**

Upon request, Cablevision shall extend service along any public right of way outside its primary service area to those residences within the franchise territory which are located in areas that have a residential home density of twenty-five (25) homes per mile or greater (as measured from the then existing primary service area), or areas with less than twenty-five (25) homes per mile where residents agree to share the cost of such extension in accordance with the line extension formula as provided by the Company in its application for municipal consent.

## **SECTION 9. FRANCHISE FEE**

Pursuant to the terms and conditions of the Cable Television Act, Cablevision shall pay to the Borough, as an annual franchise fee, a sum equal to two percent (2%) of the actual gross revenues received from all recurring charges in the nature of subscription fees paid by subscribers for its cable television reception services in the Municipality. The Company may use electronic funds transfer to make any payments to the Borough required under this Ordinance. In the event applicable law hereinafter permits a larger franchise fee to be collected, but does not fix the amount thereof, the Borough and Cablevision shall negotiate in good faith with respect to the amount thereof; provided, however, that nothing herein shall be construed to permit the Borough to require payment of a franchise fee by Cablevision that is higher than the fee paid by all other cable television service providers offering service in the Municipality.

Cablevision may use electronic funds transfer to make any payments to the Township/Borough required under this Ordinance.

## **SECTION 10. FREE SERVICE**

Subject to applicable federal law and FCC rules and orders Cablevision shall, upon written request, provide free of charge, one (1) standard installation and monthly basic cable television reception service to all State or locally accredited public schools and all municipal public libraries, as well as municipal buildings located within the Borough as listed in Exhibit A of this Ordinance.

## **SECTION 11. CONSTRUCTION/SYSTEM REQUIREMENTS**

Cablevision shall perform construction and installation of its plant and facilities in accordance with applicable State and federal law. The Company shall be subject to the following additional construction requirements with respect to the installation of its cable plant and facilities in the Borough:

- (a) In the event that the Company or its agents shall disturb any pavement, street surfaces, sidewalks, driveways or other surfaces, the Company shall at its sole expense restore and replace such disturbances in as good a condition as existed prior to the commencement of said work.
- (b) If at any time during the period of this consent, the Municipality shall alter or change the grade of any street, alley or other way or place, the Company, upon reasonable notice by the

Borough shall remove or relocate its equipment, at its own expense.

(c) Upon request of a person holding a building or moving permit issued by the Borough, the Company shall temporarily move or remove appropriate parts of its facilities so as to permit the moving or erection of buildings or for the performance of other work. The expense of any such temporary removal or relocation shall be paid in advance to the Company by the person requesting the same. In such cases, the Company shall be given not less than fourteen (14) days prior written notice in order to arrange for the changes required.

(d) During the exercise of its rights and privileges under this consent, the Company shall have the authority to trim trees upon and overhanging streets, alleys, sidewalks and public places of the Borough so as to prevent the branches of such trees from coming in contact with the wires, cables, conduits and fixtures of the Company. Such trimming shall be only to the extent necessary to maintain proper clearance for the Company's facilities.

### **SECTION 12. TECHNICAL AND CUSTOMER SERVICE STANDARDS**

Cablevision shall comply with the technical and customer service standards established for the cable industry under applicable federal and State laws, rules and regulations.

### **SECTION 13. LOCAL OFFICE OR AGENT**

Cablevision shall establish and maintain during the entire term of this consent a local area business office or agent for the purpose of receiving, investigating and resolving complaints regarding the quality of service, equipment malfunctions and similar matters. Said office shall be open daily during normal business hours, and in no event less than 9:00 a.m. to 5:00 p.m., Monday through Friday, with the exception of holidays.

### **SECTION 14. DESIGNATION OF COMPLAINT OFFICER**

The Office of Cable Television is hereby designated as the complaint officer for the Borough pursuant to the provisions of N.J.S.A. 48:5A-26. All complaints shall be reviewed and processed in accordance with N.J.A.C. 14:17-6.5.

### **SECTION 15. LIABILITY INSURANCE**

- Cablevision agrees to maintain and keep in force and effect at its sole cost at all times during the term of this consent, sufficient liability insurance naming the Borough as an additional insured and insuring against loss by any such claim, suit, judgment, execution or demand in the minimum amounts of five-hundred thousand dollars (\$500,000) for bodily injury or death to one person, and one million dollars (\$1,000,000) for bodily injury or death resulting from any one accident or occurrence stemming from or arising out of the Company's exercise of its rights hereunder.
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## **SECTION 16. PERFORMANCE BOND**

Cablevision shall obtain and maintain, at its sole cost and expense, during the entire term of this Agreement, a bond to the municipality in the amount of twenty-five thousand dollars (\$25,000.00). Such bond shall be to insure the faithful performance of its obligations as provided in this Franchise.

## **SECTION 17. RATES**

The rates of the Company for cable television service shall be subject to regulation to the extent permitted by federal and State law.

## **SECTION 18. EMERGENCY USES**

Cablevision shall be required to have the capability to override the audio portion of the system in order to permit the broadcasting of emergency messages by the Borough pursuant to state and federal requirements. The Company shall in no way be held liable for any injury suffered by the Borough or any other person, during an emergency, if for any reason the Municipality is unable to make full use of the cable television system as contemplated herein. The Borough shall utilize the state-approved procedures for such emergency uses.

## **SECTION 19. EQUITABLE TERMS**

In the event that the service of another multi-channel video program provider not subject to the Borough's regulatory authority within the Borough creates a significant competitive disadvantage to Cablevision, the Company shall have the right to request from the Borough lawful amendments to its Franchise that relieve it of burdens which create the unfair competitive situation. Should the Company seek such amendments to its Franchise, the parties agree to negotiate in good-faith appropriate changes to the Franchise in order to relieve the Company of such competitive disadvantages. If the parties can reach an agreement on such terms, the Borough agrees to support the Company's petition to the Board for modification of the consent in accordance with N.J.S.A. 48:5A-47 and N.J.A.C. 14:17-6.7.

If the parties are unable to reach an agreement on appropriate amendments to the franchise, the Borough acknowledges that the Company shall have the right to petition the Board directly for such amendments in accordance with N.J.S.A. 48:5A-47 and N.J.A.C. 14:17-6.7; provided, however, the Borough shall be under no obligation to support Cablevision's request for such relief from the Board.

In any subsequent municipal consent, Borough shall require, at a minimum, the same terms and conditions of any other provider of multi-channel video programming subject to the Borough's regulatory authority as those contained in the instant consent. In the event such subsequent consent does not contain the same terms and conditions as the instant consent, Borough agrees to support the Company's petition to the Board for modification of the consent in accordance with NJSA 48:5A-47 and NJAC 14:17-6.7 to relieve the Company of competitive disadvantages

identified in the Company's petition.

## **SECTION 20. REMOVAL OF FACILITIES**

Upon expiration, termination or revocation of this Ordinance, Cablevision at its sole cost and expense and upon direction of the Board, shall remove the cables and appurtenant devices constructed or maintained in connection with the cable services authorized herein, unless Cablevision, its affiliated entities or assignees should, within six (6) months after such expiration, termination or revocation obtain certification from the FCC to operate an open video system or any other federal or state certification to provide telecommunications.

## **SECTION 21. PUBLIC, EDUCATIONAL, AND GOVERNMENTAL ACCESS**

Cablevision shall continue to make available non-commercial public, educational and governmental (PEG) access services available to the residents of the Borough as described in the Application for municipal consent. All Cablevision support for PEG access shall be for the exclusive benefit of Cablevision's subscribers.

The Borough agrees that Cablevision shall retain the right to use the PEG access channel, or portion thereof, for non-PEG access programming, during times when the Borough is not utilizing the channel for purposes of providing PEG access programming. In the event that the Company uses said PEG access channel for the presentation of such other programming, the PEG programming shall remain the priority use and the Company's rights with respect to using the channel for non-PEG programming shall be subordinate to the Borough's provision of PEG access programming on such channel.

Cablevision shall have discretion to determine the format and method of transmission of the PEG access programming provided for in this Section 21.

## **SECTION 22. EMPLOYEE IDENTIFICATION**

- A. Each employee of the Company who routinely comes into contact with members of the public at their places of residence must wear a picture identification card clearly indicating his or her employment with the Company. The photograph on the identification card shall prominently show the employee's name and/or identification number. Such employee shall prominently display such identification card and shall show it to all such members of the public. Each employee of any contractor or subcontractor of the Company who routinely comes into contact with members of the public at their places of residence must wear a picture identification card clearly indicating his or her name, the name of such contractor or subcontractor and the name of the Company.
- B. Notwithstanding any other provision of law regulating door-to-door solicitation or other sales activities undertaken on public or private property within the Municipality, including any licensing or permit obligations required for such activities, the obligations set forth in this Section 22 of this ordinance shall be the sole conditions governing the authorization and identification required for the entrance onto public or private property imposed upon Company or its employees, agents, contractors or subcontractors for the

purpose of selling, marketing or promoting services offered by the Company to residents of the Municipality.

**SECTION 23. INCORPORATION OF APPLICATION**

All of the commitments contained in the Application and any amendment thereto submitted in writing to the Borough by the Company except as modified herein, are binding upon Cablevision as terms and conditions of this consent. The Application and any other written amendments thereto submitted by Cablevision in connection with this consent are incorporated in this Ordinance by reference and made a part hereof, except as specifically modified, changed, limited, or altered by this Ordinance, or to the extent that they conflict with State or federal law.

**SECTION 24. CONSISTENCY WITH APPLICABLE LAWS**

This consent shall be construed in a manner consistent with all applicable federal, State and local laws, as such laws, rules and regulations may be amended from time to time.

**SECTION 25. SEPARABILITY**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

**SECTION 26. NOTICE**

Notices required under this Ordinance shall in writing and shall be mailed, first class, postage prepaid, to the addresses below. Either party may change the place where notice is to be given by providing such change in writing at least thirty (30) days prior to the time such change becomes effective. The time to respond to notices under this Ordinance shall run from receipt of such written notice.

Notices to the Company shall be mailed to:

Altice USA  
1 Court Square West, 49<sup>th</sup> Floor  
Long island City, NY 11101  
Attention: Senior Vice President for Government Affairs

With a copy to:

CSC TKR, LLC d/b/a Cablevision of Raritan Valley

c/o Altice USA  
1 Court Square West  
Long island City, NY 11101  
Attention: Legal Department

Notices to the Borough shall be mailed to:

Borough of Middlesex  
1200 Mountain Avenue  
Middlesex, New Jersey 08846  
Attention: Borough Administrator

Notwithstanding anything herein to the contrary, regulatory notices from the Company to the Borough which are required pursuant to federal and state law and regulations may be served electronically upon the Borough, instead of by first class mail as described above, to an email address provided by the Borough.

**SECTION 27. EFFECTIVE DATE AND BOARD OF PUBLIC UTILITY APPROVAL**

This Ordinance shall take effect upon issuance of a Certificate of Approval as issued by the Board of Public Utilities that incorporates the material terms of this Ordinance. Nothing herein shall alter the right of the Company to seek modification of this Ordinance in accordance with N.J.S.A 48:5A-47 and N.J.A.C. 14:17-6.7. In accordance with N.J.S.A. 48:5A -25.1, the terms of this Ordinance will no longer be in effect upon Cablevision converting the municipal consent (and any certificate of approval) into a system-wide franchise.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon the passage, and publication as required by law.

**BE IT FURTHER ORDAINED** that this Ordinance shall appear in Chapter A457 (Franchises) of the Municipal Code of the Borough of Middlesex and shall replace the prior cable television franchise provisions thereof in its entirety, with the provisions of this ordinance replacing the provisions of current Article I (Cable Television).

Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**Mayor**

Attest: \_\_\_\_\_  
**Clerk**

**EXHIBIT A  
MUNICIPAL AND SCHOOL LOCATIONS TO RECEIVE FREE CABLE SERVICE**

The following locations shall receive cable service pursuant to the terms of Section 10 of Ordinance No. 2175-26:

- Watching school - 1 Fischer Ave Middlesex NJ 08846
- Parker School - 150 South Lincoln Blvd Middlesex NJ 08846
- Von E Mauger - 2 Fischer Ave Middlesex NJ 08846
- Hazelwood School -800 Hazelwood Ave Middlesex NJ 08846
- Middlesex High School - 300 JFK Blvd Middlesex NJ 08846
- Borough Hall - 1200 Mountain Ave Middlesex NJ 08846
- DPW - 110 Main Street Middlesex NJ 08846
- Middlesex Police - 1101 Mountain Ave Middlesex NJ 08846
- Recreation Center - 1400 Mountain Ave Middlesex NJ 08846

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Ordinance # 2176-26**

**Ordinance 2176-26 AN ORDINANCE CREATING A NEW CHAPTER 191 ENTITLED LOW SPEED ELECTRIC VEHICLES AND PROVIDING FOR THE REGULATION THEREOF**

**WHEREAS**, it is the desire of the Borough of Middlesex to regulate electronic bicycles, low-speed, electric bicycles, and motorized bicycles (collectively referred to low speed electric vehicles) to promote and secure the public health, safety, and welfare of the Borough of Middlesex and its inhabitants pursuant to N.J.S.A. 40:48-2; and

**BE IT THEREFORE ORDAINED**, by the Borough Council of the Borough of Middlesex in the County of Middlesex and State of New Jersey that Chapter 191 (Low Speed Electric Vehicles) of the municipal code shall be created in accordance with the following:

**Section I:**

A new Chapter 191 shall be inserted into the Borough Code of Middlesex and shall be entitled “Low Speed Electric Vehicles.”

**Section II:**

Chapter 191-1 is hereby created, shall be entitled, “Purpose,” shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

The purpose of this code is to promote public safety, protect pedestrians, and ensure the orderly and efficient use of public sidewalks by restricting the operation of electric bicycles on sidewalks within the Borough of Middlesex. The Borough of Middlesex recognizes that sidewalks are primarily intended for pedestrian use and that the operation of electric bicycles—due to their speed, weight, and motorized nature—can pose safety risks to pedestrians, particularly children, older adults, and individuals with disabilities. By limiting e-bike use to designated bicycle lanes and roadways, this ordinance seeks to reduce the potential for collisions, enhance walkability, and support a balanced approach to transportation that accommodates both cyclists, pedestrians, and motorists in a safe and equitable manner.

**Section III:**

Chapter 191-2 is hereby created, shall be entitled, “Definitions,” shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

Bicycle. Any two-wheeled vehicle having a rear drive wheel which is solely human-powered,

affixed with pedals, handlebars, and a saddle like seat, with a seat height of 25 inches or greater when the seat is in the lowest adjustable position.

Crosswalk. A portion of a roadway designated for pedestrian crossing by lines or other markings, or by the prolongation of sidewalk boundary lines across an intersection.

Electric Motorized Bicycle. Any two-wheeled vehicle with fully operable pedals and an electric motor capable of greater than 750 watts that is capable of reaching a speed greater than 28 miles per hour.

Hoverboard/Segway. Electric personal assistive mobility devices that are self-balancing non-tandem two wheeled device designed to transport one person which uses an electric propulsion system with average power of 750 watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such a propulsion system while operated by a person weighing 170 pounds is less than 20 miles per hour. This definition excludes motorized wheelchairs, motorized bicycles, motorcycles, motorized scooters, motorized skateboards, vehicle or motor vehicles.

Low-Speed Electric Bicycle. A two-wheeled vehicle with fully operable pedals and an electric motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.

Low-Speed Electric Scooter. A scooter with a floorboard that can be stood upon by the operator, with handlebars, and an electric motor that is capable of propelling the device with or without human propulsion at a maximum speed of less than 19 miles per hour.

Low-Speed Vehicle. A four-wheeled low-speed vehicle, as defined in 49 C.F.R. s.571.3(b), whose attainable speed is more than 20 miles per hour but not more than 25 miles per hour on a paved level surface and which is not powered by gasoline or diesel fuel and complies with federal safety standards as set forth in 49 C.F.R. s.571.500.

Motorcycle. Includes motorcycles, autocycles, motor bikes, electric motorized bicycles, all motor-operated vehicles of the bicycle or tricycle type, and bicycles with a motor attached, except motorized bicycles, low-speed electric bicycles, and low-speed electric scooters, as defined in this section, whether the motive power be a part thereof or attached thereto and having a saddle or seat with driver sitting astride or upon it or a platform on which the driver stands.

Motorized Scooter. A miniature motor vehicle and includes, but is not limited to, pocket bikes, super pocket bikes, scooters, mini-scooters, sport scooters, mini choppers, mini motorcycles, motorized skateboards and other vehicles with motors not manufactured in compliance with Federal Motor Vehicle Safety Standards and which have no permanent Federal Safety Certification stickers affixed to the vehicle by the original manufacturer. This term shall not include: electric personal assistive mobility devices, motorized bicycles, low-speed vehicles, low-speed electric bicycles, or low-speed electric scooters; or motorized wheelchairs, mobility scooters or similar mobility assisting devices used by persons with physical disabilities, or persons whose ambulatory mobility has been impaired by age or illness.

Scooter. A non-motorized vehicle with a floorboard that can be stood upon by the operator, with handlebars, and is propelled solely by human propulsion.

Tricycle. Any three-wheeled vehicle having a real drive wheel which is solely human-powered.

#### **Section IV:**

Chapter 191-3 is hereby created, shall be entitled, "Riding or Driving on Sidewalks, Borough-Owned Parks, or Closed Roadways Prohibited; Exceptions," shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

1. Except as hereinafter provided, no person shall use, operate or ride upon any low-speed electric bicycle or low-speed electric scooter on any public sidewalks, in Borough-owned parks or Borough-owned parking lots where motor vehicles are not permitted.
2. No person shall ride a bicycle within any marked or unmarked crosswalk. All bicyclists shall dismount and walk their bicycles when using a crosswalk to cross a roadway.
100. If a roadway is closed pursuant to a Borough or County Road Closure Permit for emergency repairs, or with the authorization of the Chief of Police of the Borough of Middlesex or his designee, no person shall use, operate, or ride upon any bicycle, tricycle, scooter, hoverboards/segways, low-speed electric bicycle, or low-speed electric scooter on the closed roadway.
500. No person shall use, operate or ride upon any bicycle, tricycle, scooter, hoverboards/segways, low-speed electric bicycle, or low-speed electric scooter on any private or public property within the Borough that is being used for an event sponsored by the Borough.
5. No person shall ride a low-speed vehicle in a reckless or careless manner which endangers or is likely to endanger the safety or welfare of themselves or other persons or property.
6. No person operating a low-speed vehicle shall attach themselves to any streetcar or vehicle, nor shall the operator of the low-speed vehicle allow others to hit or hold onto an electric vehicle during operation.

7. It shall be prohibited for a person operating a low-speed vehicle to allow another person to ride as a passenger, unless the person is carried in a proper seat, trailer or other accessory that complies with current regulations and contains adequate provision for retaining a passenger in a place and for protecting the passenger.

**Section V:**

Chapter 191-4 is hereby created, shall be entitled, “Violations and Penalties,” shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

Any person who violates any provision of this Article shall be subject to a fine not to exceed \$250.00 for a first offense; not to exceed \$1,000.00 for a second offense; and not to exceed \$2,000.00 for a third or subsequent offense.

**Section VI**

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section VII**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**Section VIII**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

<b>RESULT:</b>	<b>Adopted</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Ordinance # 2170-26**

**Ordinance 2170-26 AN ORDINANCE CREATING A NEW CHAPTER 191 ENTITLED LOW SPEED ELECTRIC VEHICLES AND PROVIDING FOR THE REGULATION THEREOF**

**WHEREAS**, it is the desire of the Borough of Middlesex to regulate electronic bicycles, low-speed, electric bicycles, and motorized bicycles (collectively referred to low speed electric vehicles) to promote and secure the public health, safety, and welfare of the Borough of Middlesex and its inhabitants pursuant to N.J.S.A. 40:48-2; and

**BE IT THEREFORE ORDAINED**, by the Borough Council of the Borough of Middlesex in the County of Middlesex and State of New Jersey that Chapter 191 (Low Speed Electric Vehicles) of the municipal code shall be created in accordance with the following:

**Section I:**

A new Chapter 191 shall be inserted into the Borough Code of Middlesex and shall be entitled “Low Speed Electric Vehicles.”

**Section II:**

Chapter 191-1 is hereby created, shall be entitled, “Purpose,” shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

The purpose of this code is to promote public safety, protect pedestrians, and ensure the orderly and efficient use of public sidewalks by restricting the operation of electric bicycles on sidewalks within the Borough of Middlesex. The Borough of Middlesex recognizes that sidewalks are primarily intended for pedestrian use and that the operation of electric bicycles—due to their speed, weight, and motorized nature—can pose safety risks to pedestrians, particularly children, older adults, and individuals with disabilities. By limiting e-bike use to designated bicycle lanes and roadways, this ordinance seeks to reduce the potential for collisions, enhance walkability, and support a balanced approach to transportation that accommodates both cyclists, pedestrians, and motorists in a safe and equitable manner.

**Section III:**

Chapter 191-2 is hereby created, shall be entitled, “Definitions,” shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

Bicycle. Any two-wheeled vehicle having a rear drive wheel which is solely human-powered,

affixed with pedals, handlebars, and a saddle like seat, with a seat height of 25 inches or greater when the seat is in the lowest adjustable position.

**Crosswalk.** A portion of a roadway designated for pedestrian crossing by lines or other markings, or by the prolongation of sidewalk boundary lines across an intersection.

**Hoverboard/Segway.** Electric personal assistive mobility devices that are self-balancing non-tandem two wheeled device designed to transport one person which uses an electric propulsion system with average power of 750 watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such a propulsion system while operated by a person weighing 170 pounds is less than 20 miles per hour. This definition excludes motorized wheelchairs, motorized bicycles, motorcycles, motorized scooters, motorized skateboards, vehicle or motor vehicles.

**Low-Speed Electric Bicycle.** A two or three-wheeled vehicle with fully operable pedals and an electric motor of less than 750 watts, that meets the requirements of one of the following classifications: "class 1 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour; or "class 2 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

**Low-Speed Electric Scooter.** A scooter with a floorboard that can be stood upon by the operator, with handlebars, and an electric motor that is capable of propelling the device with or without human propulsion at a maximum speed of less than 19 miles per hour.

**Low-speed vehicle.** A four-wheeled low-speed vehicle, as defined in 49 C.F.R. s.571.3(b), whose attainable speed is more than 20 miles per hour but not more than 25 miles per hour on a paved level surface and which is not powered by gasoline or diesel fuel and complies with federal safety standards as set forth in 49 C.F.R. s.571.500.

**Motorcycle.** Includes motorcycles, autocycles, motor bikes, bicycles with motor attached and all motor-operated vehicles of the bicycle or tricycle type, except motorized bicycles, low-speed electric bicycles, and low-speed electric scooters as defined in this section, whether the motive power be a part thereof or attached thereto and having a saddle or seat with driver sitting astride or upon it or a platform on which the driver stands.

**Motorized Scooter.** A miniature motor vehicle and includes, but is not limited to, pocket bikes, super pocket bikes, scooters, mini-scooters, sport scooters, mini choppers, mini motorcycles, motorized skateboards and other vehicles with motors not manufactured in compliance with Federal Motor Vehicle Safety Standards and which have no permanent Federal Safety Certification stickers affixed to the vehicle by the original manufacturer. This term shall not include: electric personal assistive mobility devices, motorized bicycles, low-speed vehicles, low-speed electric bicycles, or low-speed electric scooters; or motorized wheelchairs, mobility scooters or similar mobility assisting devices used by persons with physical disabilities, or

persons whose ambulatory mobility has been impaired by age or illness.

**Scooter.** A non-motorized vehicle with a floorboard that can be stood upon by the operator, with handlebars, and is propelled solely by human propulsion.

**Tricycle.** Any three-wheeled vehicle having a real drive wheel which is solely human-powered.

#### **Section IV:**

Chapter 191-3 is hereby created, shall be entitled, "Riding or Driving on Sidewalks, Borough-Owned Parks, or Closed Roadways Prohibited; Exceptions," shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

1. Except as hereinafter provided, no person shall use, operate or ride upon any Bicycle, Tricycle, Scooter, hoverboards/segways, low-speed electric bicycle, or low-speed electric scooter on any public sidewalks, in Borough-owned parks or Borough-owned parking lots where motor vehicles are not permitted.
2. No person shall ride a bicycle within any marked or unmarked crosswalk. All bicyclists shall dismount and walk their bicycles when using a crosswalk to cross a roadway.
100. If a roadway is closed pursuant to a Borough or County Road Closure Permit for emergency repairs, or with the authorization of the Chief of Police of the Borough of Middlesex or his designee, no person shall use, operate, or ride upon any bicycle, tricycle, scooter, hoverboards/segways, low-speed electric bicycle, or low-speed electric scooter on the closed roadway.
500. No person shall use, operate or ride upon any bicycle, tricycle, scooter, hoverboards/segways, low-speed electric bicycle, or low-speed electric scooter on any private or public property within the Borough that is being used for an event sponsored by the Borough.
5. No person shall ride a low-speed vehicle in a reckless or careless manner which endangers or is likely to endanger the safety or welfare of themselves or other persons or property.
6. No person operating a low-speed vehicle shall attach themselves to any streetcar or vehicle, nor shall the operator of the low-speed vehicle allow others to hit or hold onto an electric vehicle during operation.

7. It shall be prohibited for a person operating a low-speed vehicle to allow another person to ride as a passenger, unless the person is carried in a proper seat, trailer or other accessory that complies with current regulations and contains adequate provision for retaining a passenger in a place and for protecting the passenger.

**Section V:**

Chapter 191-4 is hereby created, shall be entitled, “Violations and Penalties,” shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

Any person who violates any provision of this Article shall be subject to a fine not to exceed \$250.00 for a first offense; not to exceed \$1,000.00 for a second offense; and not to exceed \$2,000.00 for a third or subsequent offense.

**Section VI**

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section VII**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**Section VIII**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                    Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



## **ORDINANCE #2170-26**

### **AN ORDINANCE CREATING A NEW CHAPTER 191 ENTITLED LOW SPEED ELECTRIC VEHICLES AND PROVIDING FOR THE REGULATION THEREOF**

**WHEREAS**, it is the desire of the Borough of Middlesex to regulate electronic bicycles, low-speed, electric bicycles, and motorized bicycles (collectively referred to low speed electric vehicles) to promote and secure the public health, safety, and welfare of the Borough of Middlesex and its inhabitants pursuant to N.J.S.A. 40:48-2; and

**BE IT THEREFORE ORDAINED**, by the Borough Council of the Borough of Middlesex in the County of Middlesex and State of New Jersey that Chapter 191 (Low Speed Electric Vehicles) of the municipal code shall be created in accordance with the following:

#### **Section I:**

A new Chapter 191 shall be inserted into the Borough Code of Middlesex and shall be entitled “Low Speed Electric Vehicles.”

#### **Section II:**

Chapter 191-1 is hereby created, shall be entitled, “Purpose,” shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

The purpose of this code is to promote public safety, protect pedestrians, and ensure the orderly and efficient use of public sidewalks by restricting the operation of electric bicycles on sidewalks within the Borough of Middlesex. The Borough of Middlesex recognizes that sidewalks are primarily intended for pedestrian use and that the operation of electric bicycles—due to their speed, weight, and motorized nature—can pose safety risks to pedestrians, particularly children, older adults, and individuals with disabilities. By limiting e-bike use to designated bicycle lanes and roadways, this ordinance seeks to reduce the potential for collisions, enhance walkability, and support a balanced approach to transportation that accommodates both cyclists, pedestrians, and motorists in a safe and equitable manner.

#### **Section III:**

Chapter 191-2 is hereby created, shall be entitled, “Definitions,” shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

**Bicycle.** Any two-wheeled vehicle having a rear drive wheel which is solely human-powered, affixed with pedals, handlebars, and a saddle like seat, with a seat height of 25 inches or greater when the seat is in the lowest adjustable position.

**Crosswalk.** A portion of a roadway designated for pedestrian crossing by lines or other markings, or by the prolongation of sidewalk boundary lines across an intersection.

**Hoverboard/Segway.** Electric personal assistive mobility devices that are self-balancing non-tandem two wheeled device designed to transport one person which uses an electric propulsion system with average power of 750 watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such a propulsion system while operated by a person weighing 170 pounds is less than 20 miles per hour. This definition excludes motorized wheelchairs, motorized bicycles, motorcycles, motorized scooters, motorized skateboards, vehicle or motor vehicles.

**Low-Speed Electric Bicycle.** A two or three-wheeled vehicle with fully operable pedals and an electric motor of less than 750 watts, that meets the requirements of one of the following classifications: "class 1 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour; or "class 2 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

**Class 1 Low-Speed Electric Bicycle.** A low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour; or

**Class 2 Low-Speed Electric Bicycle.** A low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

**Class 3 E-Bike/Motorized Bicycle/Moped.** A pedal bicycle having a helper motor characterized in that either the maximum piston displacement is less than 50 cc. or said motor is rated at no more than 1.5 brake horsepower or is powered by an electric drive motor and said bicycle is capable of a maximum speed of no more than 25 miles per hour on a flat surface or a pedal bicycle having an electric motor that is capable of propelling the bicycle in excess of 20 miles per hour with a maximum motor-powered speed of no more than 28 miles per hour on a flat surface.

**Low-Speed Electric Scooter.** A scooter with a floorboard that can be stood upon by the operator, with handlebars, and an electric motor that is capable of propelling the device with or without human propulsion at a maximum speed of less than 19 miles per hour.

**Motorcycle.** Includes motorcycles, autocycles, motor bikes, bicycles with motor attached and all motor-operated vehicles of the bicycle or tricycle type, except motorized bicycles, low-speed electric bicycles, and low-speed electric scooters as defined in this section, whether the motive power be a part thereof or attached thereto and having a saddle or seat with driver sitting astride or upon it or a platform on which the driver stands.

Motorized Scooter. A miniature motor vehicle and includes, but is not limited to, pocket bikes, super pocket bikes, scooters, mini-scooters, sport scooters, mini choppers, mini motorcycles, motorized skateboards and other vehicles with motors not manufactured in compliance with Federal Motor Vehicle Safety Standards and which have no permanent Federal Safety Certification stickers affixed to the vehicle by the original manufacturer. This term shall not include: electric personal assistive mobility devices, motorized bicycles, low-speed vehicles, low-speed electric bicycles, or low-speed electric scooters; or motorized wheelchairs, mobility scooters or similar mobility assisting devices used by persons with physical disabilities, or persons whose ambulatory mobility has been impaired by age or illness.

Scooter. A non-motorized vehicle with a floorboard that can be stood upon by the operator, with handlebars, and is propelled solely by human propulsion.

Tricycle. Any three-wheeled vehicle having a real drive wheel which is solely human-powered.

#### **Section IV:**

Chapter 191-3 is hereby created, shall be entitled, "Riding or Driving on Sidewalks, Borough-Owned Parks, or Closed Roadways Prohibited; Exceptions," shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

- A. Except as hereinafter provided, no person shall use, operate or ride upon any Bicycle, Tricycle, Scooter, hoverboards/segways, low-speed electric bicycle, or low-speed electric scooter on any public sidewalks, in Borough-owned parks or Borough-owned parking lots where motor vehicles are not permitted. The provisions of this paragraph shall not apply to self-propelled Bicycle, Tricycles, or Scooters that are used, operated, or ridden upon by a person who is under the age of 17.
- B. No person shall ride a bicycle within any marked or unmarked crosswalk. All bicyclists shall dismount and walk their bicycles when using a crosswalk to cross a roadway.
- C. If a roadway is closed pursuant to a Borough or County Road Closure Permit for emergency repairs, or with the authorization of the Chief of Police of the Borough of Middlesex or his designee, no person shall use, operate, or ride upon any Class 1 Low-Speed Electric Bicycle, Class 2 Low-Speed Electric Bicycle, Class 3 E-Bike/motorized bicycle/moped, hoverboards/segways, or low-speed electric scooter on the closed roadway.
- D. No person shall use, operate or ride upon any Class 1 Low-Speed Electric Bicycle, Class 2 Low-Speed Electric Bicycle, Class 3 E-Bike/motorized bicycle/moped, hoverboards/segways, or low-speed electric scooter on any private or public property within the Borough that is being used for an event sponsored by the Borough.
- E. No person shall ride a bicycle, tricycle, or scooter, or operate a Class 1 Low-Speed Electric Bicycle, Class 2 Low-Speed Electric Bicycle, Class 3 E-Bike/motorized

bicycle/moped, hoverboards/segways in a reckless or careless manner which endangers or is likely to endanger the safety or welfare of themselves or other persons or property.

- F. No person operating a Class 1 Low-Speed Electric Bicycle, Class 2 Low-Speed Electric Bicycle, Class 3 E-Bike/motorized bicycle/moped, hoverboards/segways, or low-speed electric scooter shall attach themselves to any streetcar or vehicle, nor shall the operator of the Class 1 Low-Speed Electric Bicycle, Class 2 Low-Speed Electric Bicycle, Class 3 E-Bike/motorized bicycle/moped, hoverboards/segways, or low-speed electric scooter allow others to hit or hold onto an electric vehicle during operation.
- G. It shall be prohibited for a person operating a Class 1 Low-Speed Electric Bicycle, Class 2 Low-Speed Electric Bicycle, Class 3 E-Bike/motorized bicycle/moped, hoverboards/segways, or low-speed electric scooter to allow another person to ride as a passenger, unless the person is carried in a proper seat, trailer or other accessory that complies with current regulations and contains adequate provision for retaining a passenger in a place and for protecting the passenger.

#### **Section V:**

Chapter 191-4 is hereby created, shall be entitled, “Violations and Penalties,” shall be placed in the aforementioned Chapter 191, and shall contain the following text (all text novel):

Any person who violates any provision of this Article shall be subject to a fine not to exceed \$250.00 for a first offense; not to exceed \$1,000.00 for a second offense; and not to exceed \$2,000.00 for a third or subsequent offense.

#### **Section VI**

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

#### **Section VII**

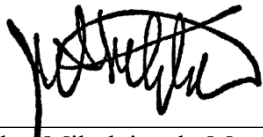
If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

#### **Section VIII**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

**ATTEST:**

\_\_\_\_\_  
Kelsey Meixner, Municipal Clerk

  
\_\_\_\_\_  
John Mikolajczyk, Mayor

INTRODUCED: May 12, 2026

DATE OF PUBLICATION OF  
INTRODUCTION: May 13, 2026

ADOPTED:

DATE OF PUBLICATION OF  
ADOPTION:



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Ordinance # 2171-26**

**Ordinance 2171-26 AN ORDINANCE AMENDING CODE SECTION 332-44 WITHIN CHAPTER 332 ENTITLED "SEWERS" TO REVISE THE CURRENT USE CHARGE APPEAL PROCESS**

**WHEREAS**, Current Code Section 332-44 governs "Appeals as to amount of bill or calculation thereof" regarding sewer use charges; and

**WHEREAS**, the Borough wishes to streamline the use charge appeal process; and

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Middlesex, in the County of Middlesex and State of New Jersey, that Section 332-44 in the Borough's Code shall be amended as follows

**SECTION I.**

Section 332-44 entitled "Appeals as to amount of bill or calculation thereof" within Chapter 332 ("Sewers"), Article III ("Use Charges"), is hereby amended as follows (~~struck through portions to be removed~~, **bolded and underlined portions** to be added):

Any dispute as to the billing or charges determined by § 332-42 and § 332-43 as to the amount of the bill or the calculation thereof may be appealed as follows:

1. Directly to the Borough Tax Collector, who shall forward the appeal to the ~~Borough Engineer~~ **Borough Finance Office. If the Borough Finance Office deems the appeal to be of sufficient complexity requiring the professional knowledge of the Borough Engineer, it shall forward said appeal to the Borough Engineer.**
- B. Said appeal shall be in writing and shall include, in sufficient detail, the relief sought and the evidence, information or documents to support the relief sought. Relief shall be granted if **(a) the Borough Finance Office agrees upon such relief; or (b) the Borough Engineer agrees in his/her official capacity upon such relief, as may be applicable.** The decision shall be final and binding.
- C. All appeals must be filed within 45 days of dispatch of such billing or charge sought to be appealed.
- D. No appeal shall be considered by the **Finance Office or** Engineer, **as may be applicable**, and an appeal shall not be considered as filed, unless payment of the entire sewer bill, including any disputed amounts, is made and received by the Borough in full.

**SECTION II.**

If any part of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

**SECTION III.**

Should any section, paragraph, sentence, or clause of this ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this ordinance are hereby declared severable.

**SECTION IV.**

All Borough of Middlesex ordinances or parts of ordinance inconsistent with enactment are hereby repealed to the extent of such inconsistency.

**SECTION V.**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

### **Ordinance # 2172-26**

#### **Ordinance 2172-26 AN ORDINANCE AMENDING CHAPTER 56 OF THE MUNICIPAL CODE TITLED “LAND USE PROCEDURES”**

**WHEREAS**, the Borough has established a Joint Land Use Board pursuant to N.J.S.A. 40:55D-25(c)(1); and

**WHEREAS**, the existing Chapter 56 titled “Land Use Procedures” requires amendment to reflect this change; and

**WHEREAS**, in consideration thereof, the Mayor and Council of the Borough of Middlesex desire to amend Chapter 56 of the Municipal Code, titled “Land Use Procedures”; and

**NOW, BE IT THEREFORE ORDAINED**, by the Borough Council of the Borough of Middlesex in the County of Middlesex and State of New Jersey, that Chapter 56 of the Municipal Code of the Borough of Middlesex, County of Middlesex, State of New Jersey titled “Land Use Procedures” is hereby amended pursuant to the provisions hereof, with additions shown **thusly** and deletions ~~thusly~~:

#### **Section I.**

Section 56-1 is hereby amended as follows:

There is hereby established, pursuant to N.J.S.A. 40:55D-1, et seq. e. 291, P.L. 1975, in the Borough of Middlesex, a Planning Board of nine members ~~consisting of the following four classes.~~ **All functions and powers of the Zoning Board of Adjustment are to be exercised by the Planning Board pursuant to N.J.S.A. 40:55D-25(c)(1). The Class I and Class III members of the Planning Board shall not participate in the consideration of applications for development which involve relief pursuant to subsection ‘d.’ of N.J.S.A. 40:55D-70. All references to the Zoning Board of Adjustment in this Chapter 56 shall refer to the Planning Board exercising the powers of the Zoning Board of Adjustment pursuant to N.J.S.A. 40:55D(c)(1). The members of the Planning Board shall consist of the following four classes:**

1. Class I: the Mayor.
2. Class II: one of the officials of the municipality other than a member of the governing body to be appointed by the Mayor.

100. Class III: a member of the governing body to be appointed by it.

500. Class IV: six other citizens of the municipality to be appointed by the Mayor. The members of Class IV shall hold no other municipal office.

## **Section II.**

Section 56-12 is hereby repealed and replaced with the following:

### **§56-12. Zoning Board of Adjustment**

1. All functions and powers of the Zoning Board of Adjustment are to be exercised by the Planning Board pursuant to N.J.S.A. 40:55D-25(c)(1). The Class I and Class III members of the Planning Board shall not participate in the consideration of applications for development which involve relief pursuant to subsection 'd.' of N.J.S.A. 40:55D-70. All references to the Zoning Board of Adjustment in this Chapter 56 shall refer to the Planning Board exercising the powers of the Zoning Board of Adjustment pursuant to N.J.S.A. 40:55D(c)(1).

## **Section III.**

Sections 56-13, 56-14, 56-15, and 56-16 are hereby repealed and shall be replaced with the designation "RESERVED."

## **Section IV.**

Sections 56-38 and 58-39 are hereby repealed and shall be replaced with the designation "RESERVED."

## **Section V.**

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

## **Section VI.**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

## **Section VII.**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law but, in no event, less than 20 days after its final passage by the Borough Council and approval by the Mayor, where such approval is required pursuant to N.J.S.A. 40:69A-181(b).

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                    **Adopted**  
**MOVER:**                    Council President Michael Conahan  
**SECONDER:**                Councilman Kevin Dotey  
**AYES:**                      Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Ordinance # 2173-26**

**Ordinance 2173-26 AN ORDINANCE AMENDING THE LINCOLN BOULEVARD REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-7**

**WHEREAS**, the Borough adopted the Lincoln Boulevard Redevelopment Plan (“Plan”) on September 18, 2007 and has amended it several times thereafter, with the latest amendment adopted July 14, 2020; and

**WHEREAS**, the Borough desires to amend the Plan in accordance with the requirements of N.J.S.A. 40A:12A-7; and

**WHEREAS**, an updated Plan, revised through March 17, 2026, has been prepared by the Borough Planner, Paul Ricci, PP, and is attached hereto as Exhibit A; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Governing Body of the Borough of Middlesex, County of Middlesex, State of New Jersey, as follows:

**SECTION ONE.** The Lincoln Boulevard Redevelopment Plan is hereby amended in accordance with Exhibit A.

**SECTION TWO.** A copy of this Ordinance is hereby transmitted to the Borough of Middlesex Land Use Board (“Land Use Board”) for consistency review pursuant to N.J.S.A. 40A:12A-7(e), and the Land Use Board hereby has 45 days to submit a report, and, if it fails to do so, then the Borough Council may proceed to adopt the Ordinance.

**SECTION THREE.** All Ordinances of the Borough of Middlesex which are inconsistent with the provisions of this Ordinance are hereby repealed as to the extent of such inconsistency.

**SECTION THREE.** If any section, subsection clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any Court of competent jurisdiction, such decision shall not affect the remaining portion of the Ordinance.

**SECTION FOUR.** This Ordinance shall take effect as provided by law.

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---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:            Adopted**

**MOVER:** Council President Michael Conahan  
**SECONDER:** Councilman Kevin Dotey  
**AYES:** Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Middlesex Borough, New Jersey

# LINCOLN BOULEVARD REDEVELOPMENT PLAN

Original Plan Prepared By:  
A. Nelessen Associates, Inc.

Revisions Prepared By:  
RicciPlanning, LLC

Prepared: June 27, 2007  
Adopted: September 18, 2007

Revised to: February 25, 2011  
Adopted: August 9, 2011

Revised to: November 18, 2016  
Adopted: December 27, 2016

Revised to: November 21, 2017  
Adopted: December 12, 2017

Revised to: April 1, 2020  
Adopted: July 14, 2020

Revised to: March 17, 2026  
Adopted: \_\_\_\_\_4, 2026

**Prepared for:**

Middlesex Borough

<b>Section 1.0</b>	<b>Description of the Plan</b>	<b>1</b>	Section 9.2	Exhibits of Building Regulations	50
<b>Section 2.0</b>	<b>Statutory Basis of the Plan</b>	<b>8</b>	<b>Section 10.0</b>	<b>Design Standards</b>	<b>66</b>
<b>Section 3.0</b>	<b>Purpose of the Plan</b>	<b>10</b>	Section 10.1	Required Architectural Standards	67
<b>Section 4.0</b>	<b>Goals of the Plan</b>	<b>12</b>	Section 10.1.1	Building Frontages / Edge Type	67
<b>Section 5.0</b>	<b>Overview</b>	<b>14</b>	Section 10.1.2	Residential	67
Section 5.1	The Rehabilitation Area	15	Section 10.1.3	Retail	67
Section 5.2	The Focus Area	15	Section 10.1.4	Mixed Units	67
Section 5.3	The Transitional Zones	16	Section 10.1.5	Live-Work	67
Section 5.4	Focus Area Illustrative Plans	16	Section 10.1.6	Office	73
Section 5.5	Proposed Rehabilitation and Redevelopment Actions	16	Section 10.1.7	Additional Architectural Standards	73
<b>Section 6.0</b>	<b>Definitions</b>	<b>20</b>	Section 10.2	Recommended Architectural Standards	74
<b>Section 7.0</b>	<b>Transportation Plan</b>	<b>23</b>	Section 10.3	Recommended Green Building Standards	75
Section 7.1	Concept Design	24	Section 10.4	Open Space and Landscape Plan Design Requirements	77
Section 7.2	Vehicular Circulation Plan	24	Section 10.5	Signage Requirements	78
Section 7.3	Pedestrian Circulation Plan	25	Section 10.6	Streetscape Requirements	78
Section 7.4	Transit Plan	25	Section 10.7	Buffers	79
Section 7.5	Loading and Disposal Requirements	25	<b>Section 11.0</b>	<b>Parking Standards</b>	<b>83</b>
<b>Section 8.0</b>	<b>Land Use Plan</b>	<b>42</b>	Section 11.1	Parking Standards	84
Section 8.1	General Requirements	43	Section 11.1.1	General Parking Requirements	84
Section 8.2	Permitted Uses	43	Section 11.1.2	Shared Parking	84
Section 8.3	Interim Uses	43	Section 11.1.3	Surface Parking	84
Section 8.4	Prohibited Uses	43	Section 11.1.4	Other Parking Requirements	84
Section 8.5	Optional Uses	44	Section 11.2	Parking Structures	85
<b>Section 9.0</b>	<b>Building regulations</b>	<b>48</b>	Section 11.3	Loading/Unloading	85
Section 9.1	Developable Parcels	49	<b>Section 12.0</b>	<b>Validity of the Plan</b>	<b>89</b>
Section 9.1.1	Developable Area / Allowable Building Footprint	49	<b>Section 13.0</b>	<b>Other Provisions</b>	<b>91</b>
Section 9.1.2	Building Type	49	Section 13.1	Zoning Map Revisions	92
Section 9.1.3	Build-to-line	49	Section 13.2	Project Signs and Advertising	92
Section 9.1.4	Identifiable Building Width	49	Section 13.3	Deviation Requests	92
Section 9.1.5	Setback and Stepbacks	49	Section 13.4	Amendment to Lincoln Boulevard Redevelopment Plan	92
Section 9.1.6	Encroachments	49	Section 13.5	Residential Additions and Commercial Renovations	92.1
Section 9.1.7	Height and Mass	49	Section 13.6	Affordable Housing	92.1
Section 9.1.8	Corner Emphasis	50	Section 13.7	Historic Preservation	92.1
Section 9.1.9	Green Roofs and Terraces	50	Section 13.8	General Provisions	92.1
Section 9.1.10	Bedroom Distribution	50	<b>Section 14.0</b>	<b>Plan Consistency Review</b>	<b>93</b>

Section 14.1	Background	94
Section 14.2	Relationship to Local Objectives Outlined in the Borough of Middlesex Master Plan	94
Section 14.3	Relationship with Zoning Ordinance	94
Section 14.4	Consistency of the Redevelopment Plan with Master Plans of Municipalities Adjacent to the Middlesex Borough	94
<b>Section 15.0</b>	<b>Redevelopment Plan Implementation</b>	<b>96</b>
Section 15.1	40A:12A-15. Implementation of Redevelopment Plan	97
Section 15.2	Redevelopment Agreement	97
Section 15.3	Tax Exemptions and Abatements	98
Section 15.4	Development Review Process	98
<b>Section 16.0</b>	<b>Schedule and Duration of the Plan</b>	<b>100</b>
Section 16.1	Schedule for Performance	101
Section 16.2	Duration of the Plan	101
Section 16.3	Certificates of Completion and Compliance	101
<b>Appendix 1.0</b>	<b>Recommended Horticultural Practices</b>	<b>102</b>
<b>Appendix 2.0</b>	<b>Stormwater Facilities</b>	<b>104</b>
<b>Appendix 3.0</b>	<b>Design Vocabulary</b>	<b>111</b>
<b>Appendix 4.0</b>	<b>Streetscape Furnishings and Pavement</b>	<b>119</b>
<b>Appendix 5.0</b>	<b>Provisions for Transitional Sub-Area A</b>	<b>123</b>
<b>Appendix 6.0</b>	<b>Provisions for Transitional Sub-Area B</b>	<b>129</b>

Exhibit 1.0 Aerial Ma	2	Exhibit 29.0 Type 1 Two-Story Townhouse	54
Exhibit 2.0 Block and Lot Map	5	Exhibit 30.0 Type 2 Two-Story Duplex	55
Exhibit 3.0 Focus Areas and Transitional Zone	6	Exhibit 31.0 Type 3 Three-Story Townhouse	56
Exhibit 3.1 Focus Areas with Illustrative Plans	7	Exhibit 32.0 Type 4 Triplex	57
Exhibit 4.0 Gateway Illustrative Plan	17	Exhibit 33.0 Type 5 Apartment	58
Exhibit 5.0 West Market Illustrative Plan	18	Exhibit 34.0 Type 6 Three-Story Mixed-Use	59
Exhibit 6.0 Town Center Illustrative Plan	19	Exhibit 35.0 Type 7 Four-Story Mixed-Use	60
Exhibit 7.0 Gateway Vehicular Circulation Plan	26	Exhibit 36.0 Type 8 Four-Story Apartment	61
Exhibit 8.0 West Market Vehicular Circulation Plan	27	Exhibit 37.0 Type 9 Five-Story Mixed-Use	62
Exhibit 9.0 Town Center Vehicular Circulation Plan	28	Exhibit 38.0 - Repealed	
Exhibit 10.0 Gateway Street Section Location Map	29	Exhibit 39.0 Gateway Key Architectural Elements	63
Exhibit 11.0 Street Section AA	30	Exhibit 40.0 West Market Key Architectural Elements	64
Exhibit 12.0 West Market Street Section Location Map	31	Exhibit 41.0 Town Center Key Architectural Elements	65
Exhibit 13.0 Street Section BB	32	Exhibit 42.0 Frontage and Edge Types	68
Exhibit 14.0 Town Center Street Section Location Map	33	Exhibit 42.1 Residential	68
Exhibit 15.0 Street Section CC	34	Exhibit 42.2 Retail	68
Exhibit 16.0 Street Section DD	35	Exhibit 42.3 Live-Work/Office	68
Exhibit 17.0 Street Section EE	36	Exhibit 42.4 Residential Walk-Up	69
Exhibit 18.0 Walking Distance from Focus Areas	37	Exhibit 43.0 Gateway Frontage Plan	70
Exhibit 19.0 - Repealed		Exhibit 44.0 West Market Frontage Plan	71
Exhibit 20.0 Gateway Pedestrian Circulation Plan	39	Exhibit 45.0 Town Center Frontage Plan	72
Exhibit 21.0 West Market Pedestrian Circulation Plan	40	Exhibit 46.0 Identifiable Building Width (IBW)	76
Exhibit 22.0 Town Center Pedestrian Circulation Plan	41	Exhibit 47.0 Gateway Landscape and Open Space Plan	80
Exhibit 23.0 Gateway Land Use Plan	45	Exhibit 48.0 West Market Landscape and Open Space Plan	81
Exhibit 24.0 West Market Land Use Plan	46	Exhibit 49.0 Town Center Landscape and Open Space Plan	82
Exhibit 25.0 Town Center Land Use Plan	48	Exhibit 50.0 Gateway Parking Plan	86
Exhibit 26.0 Gateway Building Type Location	51	Exhibit 51.0 West Market Parking Plan	87
Exhibit 27.0 West Market Building Type Location	52	Exhibit 52.0 Town Center Parking Plan	88
Exhibit 28.0 Town Center Building Type Location	53		

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**S E C T I O N 1 . 0**  
**D E S C R I P T I O N O F T H E P L A N**



This plan is the direct result of years of planning with the Middlesex Borough staff, council, planning board and community. In 2005, the Borough decided to move forward with a Community Visioning Process. This is a dynamic process wherein the community is involved in envisioning the future of a specific area of the municipality, namely the area along Lincoln Boulevard and Mountain Avenue. The process utilized five elements to ultimately create a Vision Plan: the Visual Preference Survey™, the Demographic and Policy Questionnaire, the Vision Translation Workshop, and the Professional Synthesis of all the data and finally a summary presentation to the community entitled “Did We Get It Right?”

After completing the Visioning Process in late 2005, the Borough recognized the growing opportunity along the Lincoln Boulevard Corridor. The Borough submitted for and received a Smart Growth Grant to proceed with an Area in Need of Rehabilitation declaration and a Redevelopment Plan for the Area in order to increase the quality of life and reinvent a once viable downtown in the Middlesex Borough.

The Lincoln Boulevard Rehabilitation Area has a gross area, including streets, of 191.7 acres. The Rehabilitation Area Boundary is shown on Exhibit 1.0. Lincoln Boulevard Rehabilitation Area will hereafter be referred to as the “Area”. Exhibit 2.0 Block and Lot Map indicates the lots located within the rehabilitation area.

Within the Lincoln Boulevard Rehabilitation Area, are three (3) Focus Areas. The first Focus Area is located where Lincoln Boulevard and Mountain Avenue intersect and known hereafter as the “Town Center”. The Town Center is approximately 21.5 acres gross. The second Focus Area is the Pathmark and the land adjacent to its lot and known hereafter as the “West Market”. The West Market is approximately 16.7 acres gross. The third Focus Area is the gateway to Middlesex from Bound Brook and shall be referred to hereafter as “Gateway”. The Gateway is approximately 17.4 acres gross.

The “Town Center”, “West Market” and “Gateway” Focus boundary areas are shown on Lincoln Boulevard Rehabilitation Area – Focus Areas and Transitional Zones Exhibit 3.0. Exhibit 3.1, titled Focus Areas with Illustrative Plans, indicates the optimum plans for the area.

For each of these three areas, a specific Redevelopment Plan has been generated. The Focus Area concept and regulations is discussed in Section 5.2. The remaining areas within the larger Rehabilitation Area, outside of the Focus Areas will be hereby referred to as the “Transitional Zone” (n.b., the Transitional Zone includes two defined sub-areas, which are identified in Figure 3.0).

Development requirements for the Transitional Zone are found elsewhere in the Plan.



*Simulation of Intersection of Lincoln Boulevard and Mountain Avenue showing new infill on the right and a public square on the left*



*Simulation of Mountain Avenue North of Lincoln Boulevard converted into a Boulevard*

**The study area consists of the following tax blocks and lots:**

**Transitional Zone**

Block 125, Lots 1, 3, 5, 8, 9A, 11A  
Block 126, Lots 4B, 6, 7  
Block 127, Lot 22  
Block 128, Lots 1, 2  
Block 129, Lots 3A, 3B, 4, 5  
Block 132, Lots 1, 1A  
Block 136, Lots 29, 30, 31, 32, 33  
Block 140, Lots 1, 2, 3, 5, 6  
Block 153, Lots 22, 23, 24, 25  
Block 287, Lots 57  
Block 295, Lots 31, 34, 37, 41, 43, 44, 47, 51, 55, 57, 60, 61  
Block 313, Lots 1, 4A, 8, 10  
Block 315, Lot 1  
Block 316, Lots 1, 2  
Block 318, Lots 50  
Block 319, Lots 13, 14, 18, 19, 30, 34, 36, 37, 38, 39 Block 325, Lot 1  
Block 327, Lots 15A, 16  
Block 328, Lots 18, 22  
Block 333, Lots 23, 29, 29A  
Block 333A, Lots 1, 2, 3  
Block 333B, Lots 7, 8  
Block 339, Lots 1, 13, 701, 702  
Block 340, Lots 1, 6, 8, 11, 17, 20A, 24A, 29A, 37A, 50  
Block 342, Lot 1  
Block 343, Lot 1, 12, 13, 14, 14A, 15

*Transitional Zone Sub-Area A*

Block 318, Lots 1.01 (partial), 4.02 (partial), 38.01, 43, 44, 45, 48  
Block 319, Lots 23, 24, 26, 28, 45, 47

*Transitional Zone Sub-Area B*

Block 318, Lots 19, 21

**West Market (Focus Area)**

Block 141, Lots 1, 5  
Block 144, Lot 1  
Block 144A, Lot 1  
Block 147, Lot 3  
Block 149, Lots 1, 5  
Block 150, Lot 70  
Block 153, Lot 21  
Block 349, Lots 1, 2, 3, 3A, 5, 6B, 7, 8, 10, 10A, 10B, 10C

**Town Center (Focus Area)**

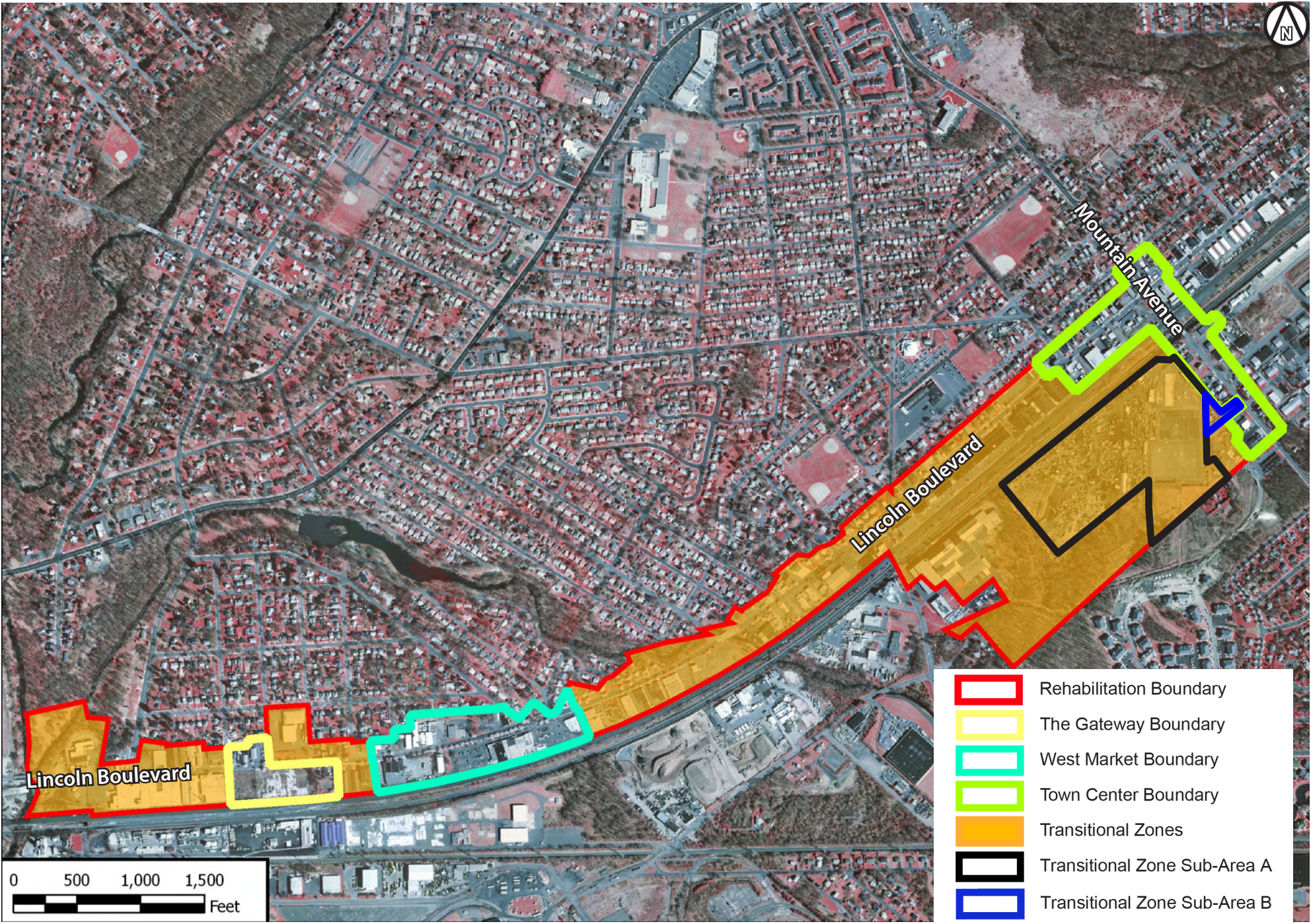
Block 285, Lots 1, 5, 33, 34, 35, 37, 39  
Block 286, Lot 1  
Block 287, Lots 1A, 2A  
Block 289, Lots 1, 60  
Block 291, Lots 1, 2, 3, 5, 60  
Block 313, Lots 23, 27, 27A  
Block 314, Lots 1, 3, 5, 9, 11, 14A, 18, 20, 23, 25, 27, 29, 29A, 31, 63  
Block 316, Lots 6, 9, 10  
Block 317, Lots 3, 7, 9, 10, 14  
Block 318, Lots 1, 1A (partial), 4A (partial), 7, 10, 11, 13, 16  
Block 319, Lots 1, 6  
Block 371A, Lot 5A

**Gateway (Focus Area)**

Block 122, Lots 2, 3, 4A  
Block 129, Lots 1, 2, 3A  
Block 348, Lots 1, 2, 3  
Block 349, Lots 1, 2, 3, 3A

Note: Further clarification is needed for Block 342 Lot 1, Block 343 Lot 1, and Block 343 Lot 13.







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**S E C T I O N 2 . 0**  
**S T A T U T O R Y B A S I S O F T H E P L A N**

The Plan has been prepared in furtherance of the Middlesex Borough Council determination on July 25, 2006, that the area meets the statutory criteria for designating an "Area in Need of Rehabilitation" pursuant to the Local Redevelopment and Housing Law, section 14 of P.L. 1992, c.79 (C.40A:12A-14). Council Resolution # 179-06. Analysis of the Area indicated that more than 50 percent of the housing stock was over 50 years old.

In order to declare an "Area in Need of Rehabilitation" the governing body needs to find that the area meets these criteria:

1. There is a significant portion of buildings that are in a substandard or deteriorating condition, and there is a continuing pattern of vacancy, abandonment or underutilization of properties in the area with a persistent incidence of property tax arrearage; OR
2. More than half of the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance; AND
3. A program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community.

The presence of an older housing stock and the need for rehabilitation to prevent continued deterioration described in Criteria 2 and 3 above and the overall development of the community are the primary reasons for the declaration.

In December 2013, the Middlesex Borough Council directed the Middlesex Planning Board to study the Lincoln Boulevard Rehabilitation Area in order to determine whether it qualifies as a non-condemnation "area in need of redevelopment" in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. In 2014, three public hearings on the investigation were held by the Planning Board. At said hearings, the Planning Board recommended that the entire study area be designated

as an area in need of redevelopment.

Based on the findings of the preliminary investigation reports, the Borough Council designated the entire Lincoln Boulevard rehabilitation area as an area in need of redevelopment in its entirety.

This Redevelopment Plan was written and revised pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body." Pursuant to the requirements of the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area that is sufficient to indicate:

Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- Any significant relationship of the redevelopment plan to: (a) the master plans of contiguous municipalities; (b) the master plan of the county in which the municipality is located; and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.). This Redevelopment Plan has been designed to meet these requirements.

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SECTION 3.0  
PURPOSE OF THE PLAN

The purpose of this Plan is to set forth the terms and conditions under which the Lincoln Boulevard Rehabilitation Area may be rehabilitated and/or redeveloped.

The basic townscape elements, including the design of the streets and circulation networks, the general massing of the buildings, and the location of major open space features, are illustrated in a form-based code. This is the newest and most appropriate type of code to assure the Borough that they can expect rehabilitation or redevelopment of superior quality and character and to assure the redeveloper that he or she can build and market a superior product that is financially feasible and will have a long term positive impact on the Middlesex Borough.

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**S E C T I O N 4 . 0**  
**G O A L S O F T H E P L A N**

By adoption of this Lincoln Boulevard Redevelopment Plan, the Borough of Middlesex seeks to accomplish the following goals (not necessarily in hierarchical order):

- A. To eliminate underutilization of the designated Area and to eliminate blighting influences.
- B. To allow for more efficient use of land and to expand the Borough's tax base by encouraging high quality mixed-use development.
- C. To expand the level of residential and commercial activity in the Lincoln Boulevard Rehabilitation Area, thereby increasing the potential for economic activity and job creation.
- D. To maximize the participation of private developer(s) while minimizing the participation of the public sector.
- E. To establish a pattern of rehabilitation and redevelopment to achieve the density and quality of housing to encourage mass transit opportunities within Middlesex.
- F. To create a well planned development Area which will provide opportunities for multi-family residential, entertainment, recreation, permanent employment, commercial and/or retail facilities within an area that is currently underutilized but has the potential for sound development that will improve quality-of-life.
- G. To provide a system of streets, sidewalks, crosswalks, paths and open spaces that encourages a safe, engaging and pedestrian-friendly experience.
- H. To provide for the creation of places which promote citizen security, pedestrian activities and social interaction.
- I. To enhance the positive visual character and safety of Lincoln Boulevard and Mountain Avenue through landscape and streetscape

improvements.

- J. To provide market-value housing and commercial and retail development through new construction of mixed-use buildings.
- K. To encourage more people to take up permanent residence within the rehabilitation area.
- L. Design buildings for modern, mixed-use housing that reflects the architectural design vocabulary of the Borough of Middlesex.
- M. To create a series of walkable nodes or Focus Areas of activity along the Lincoln Boulevard Corridor.
- N. Encourage mixed-use and live-work units to achieve a balance of jobs-to-housing within walking distance.
- O. To encourage placement of buildings and construction techniques that will contribute to future sustainability and energy conservation.
- P. To provide sufficient intensity and walkability and focus to facilitate a new train station.

The goals set forth above are intended to be broad, general policy statements. While it is possible that specific aspects of the plan may result in minor variations or deviations from these goals, it is intended that the overall result of the implementation of this plan will be consistent with the goals as set forth above.

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SECTION 5.0  
OVERVIEW

## 5.1 The Redevelopment Area

Lincoln Boulevard has a diverse past and an opportunity to expand to a great future. The Lincoln Boulevard Redevelopment Area will redefine the built environment along this important corridor and begin to reestablish a positive image of Middlesex Borough. The Lincoln Boulevard Redevelopment Area fits the statutory criteria and was declared an "Area in Need of Non-Condensation Redevelopment."

The rehabilitation and redevelopment of Lincoln Boulevard and Mountain Avenue is part of a larger pattern of redevelopment in the region. Lincoln Boulevard is the "Main Street" of Middlesex, yet it currently lacks any true pedestrian realm and appeal. It is currently inhabited by a range of industrial, commercial, retail and residential usages. However, Lincoln Boulevard has the potential to be rehabilitated and redeveloped as a pedestrian-friendly, sustainable, and aesthetically pleasing street. This Plan recommends a transformation of Lincoln Boulevard into a traditional "Main Street" allowing a diverse range of local and regional retail, office and residential uses. Further, this Plan seeks to set forth a series of standards, illustrations, and recommendations to ensure the pattern of development is consistent with the image of Middlesex expressed in the Visual Preference Survey. The initial vision plan was generated through the Community Visioning Process conducted in 2005, and is contained in the referenced report titled "Middlesex Smart Future Vision Plan."

## 5.2 The Focus Areas

The Plan includes the entire Lincoln Boulevard Rehabilitation Area, however three Focus Areas that have been selected for the first phase of the plan. The rehabilitation and redevelopment of the entirety of Lincoln Boulevard and Mountain Avenue will be phased to minimize the impact of such change. The three Focus Areas were selected due to their importance to the community and their potential future role to establish a positive method of rehabilitation and redevelopment. This Plan shall serve as the new master plan for all development within the Focus Areas and shall thus be within the jurisdiction of the Planning Board.

The first Focus Area is the Town Center. The goal of the Town Center is to encourage rehabilitation and redevelopment with the idea of creating a true "center" for Middlesex. The Town Center is the current location of the Lincoln Monument, a focal point for the Borough. The Town Center also has the potential to act as transit hub, with possibilities of a train station and/or regional bus stop where the area had previously had a train station. The concept for the Town Center features a unique plaza, three to five-story mixed-use and residential buildings, live-work units, a rehabilitated park for the Lincoln monument, and a potential location for future train station and/or bus stop.

The second Focus Area within the Study Area is the West Market. West Market is near the existing Pathmark Supermarket that is currently the major supermarket in the Lincoln Boulevard Area within Middlesex. This Focus Area will become the major retail node on Lincoln Boulevard with the Pathmark Supermarket as its anchor. The redevelopment of this Focus Area is based on the creation of an economically viable "market" streetscape with an active pedestrian realm. Within the West Market it is recommended that a substantial retail base be established in addition to Pathmark to bring life to the street. To ensure a safe and active street life, a variety of building types with residential or office above the retail at grade is recommended.

The third Focus Area is The Gateway. The Gateway is essential to establishing the entry into the Lincoln Boulevard

corridor. The Gateway is primarily residential because of the West Market and Town Center's retail focus.

The Gateway Focus Area largely comprises the former Chemray Chemical Company that burnt down approximately three decades ago. As of February 2011, the site remains vacant and contains environmental contamination. To encourage the remediation of this tract consistent with the 2007 Redevelopment Plan objectives, amendments to this Plan were undertaken in 2011. These amendments allow an increased building footprint as well as a fourth building story.

This increase in density and intensity of the tract requires that the development be limited to a maximum of 146 apartment-style units. Only one and two bedroom units shall be permitted, with the exception of providing a limited number of three-bedroom units to satisfy any state regulated affordable housing requirement. No more than 98 of these units may be two-bedroom units.

### 5.3 The Transitional Zones

The revitalization, rehabilitation and redevelopment of the entire corridor is important if Lincoln Boulevard is to become the “Main Street” of Middlesex Borough. Thus the Focus Areas are not the only areas of importance to the Plan. Areas within the Rehabilitation Area but not within the three Focus Areas are designated Transitional Zones.

Development within the Transitional Zones shall be governed by this plan and shall be according to one of following scenarios:

1. Development may occur within the Transitional Zone according to the zoning that existed immediately prior to the implementation of this Plan, with the exception of streetscape requirements located in Appendix 5.0. unless otherwise noted in this section.
2. One or more contiguous properties with a minimum frontage of 150 feet may develop seeking approval for development, may develop in accordance with the following requirements:
  - A. Permitted uses shall include retail, office and parking uses as described in Section 8.2. Non-residential mixed-use developments shall be permitted. In addition, warehouses and municipal facilities shall be permitted within the Transitional Zone Sub-Area A in accordance with the provisions stipulated in Appendix 5.0.
  - B. Building regulations shall be in conformance with Building Type 6. However, 2-story buildings shall be permitted.
  - C. Design standards shall conform to the required architectural standards within Section 10.1.
  - D. Parking requirements shall conform to the standards outlined in Section 11.0.
  - E. Warehouse development within the Transitional Zone Sub-Area A shall conform to the building regulations, design standards and parking reqs. stipulated in Appendix 5.0.
  - F. Senior affordable housing and surface parking shall be permitted within the Transitional Zone Sub-Area B in accordance with the provisions stipulated in Appendix 6.0. Parking requirements shall conform to the standards outlined in Section 11.0.

3. One or more contiguous properties with a frontage along Lincoln Boulevard of 150 feet or more seeking approval for development may apply to the Planning Board to designate the area as a new Focus Area, which shall require the amendment of this Plan. The procedures for the amendment of this Plan are outlined in Section 13.3 of this Plan.

### 5.4 Focus Area Illustrative Plans

There are three specified illustrative plans, one for each Focus Area, included in this overall Plan: Gateway, West Market, and Town Center. The three illustrative plans exhibit the recommended building and parking locations and streetscapes for each of the three Focus Areas. The illustrative plans feature diverse and contiguous pedestrian realms, linear buildings “framing” Lincoln Boulevard, street trees and behind building parking courts or decks. See Exhibits 4.0, 5.0, and 6.0 for each Focus Area Illustrative Plan.

The illustrative exhibits presented are for graphical representation. If contradictions exist between the written part of this plan and the exhibits, the written portion shall govern.

These plans are illustrative and modifications to the layout and form are allowed without the need to amend this Plan.

This Plan recognizes the need to consolidate several lots to create one larger parcel of land to implement several of the Focus Area plans. As a result, the development options for several properties within the Focus Areas are limited to the land use, layout and design requirements of the Lincoln Boulevard Redevelopment Plan. For this reason, without the assemblage of land consistent with Focus Area plans identified in this section, individual property owners may be severely limited in their development options. For this reason, this Plan allows for the development of such parcels in accordance with the zoning designations that existed immediately prior to the creation of the Focus Areas when it can be determined that a plan incompatibility exists (See Definition of Plan Incompatibility in Section 6.0). A determination that a plan incompatibility exists may be made prior to submittal of a plan for development.

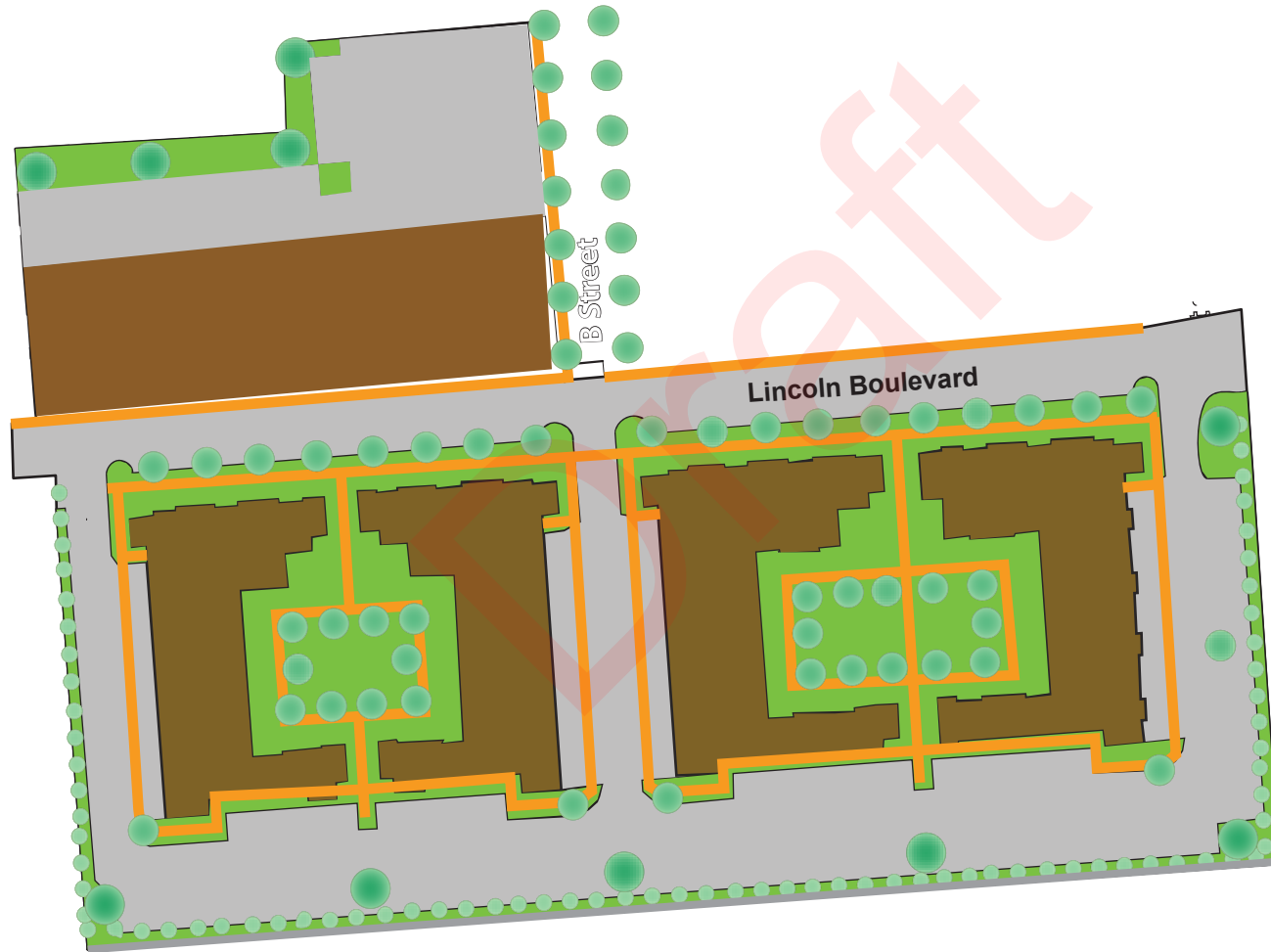
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### 5.5 Proposed Rehabilitation and Redevelopment Actions

In carrying out this Plan, developers and land owners, singly or in partnerships, are encouraged to undertake a variety of rehabilitation or redevelopment actions, including but not limited to:

- A. Clearance or rehabilitation of all dilapidated and underutilized structures.
- B. Acquisition and assembly of suitable parcels of land for the construction of the proposed uses set forth in this plan. These uses may include; retail, residential, offices, structural parking, religious facilities, and pedestrian walkways.
- C. Improvement of streetscapes.
- D. Construction of private buildings and other improvements appropriate to the purposes of this plan.
- E. Improvement, revitalization and beautification of the Area.
- F. Tax abatements and PILOT programs in accordance with the Local Redevelopment and Housing Law.

The scope of this Redevelopment Plan specifically excludes the condemnation of private property for the purpose of redevelopment via the powers of eminent domain.







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SECTION 6.0  
DEFINITIONS

Terms in this Redevelopment Plan shall be defined as indicated:

**Area** – Shall mean the Lincoln Boulevard Rehabilitation Area.

**Build-to-line** – A line parallel to the property line along which a minimum of 80% the primary facade of a building must be located.

**Building Height** – The vertical distance defined in terms of story height from the finished floor of the proposed building. Chimneys, mechanical equipment and architectural features serving no other functions except that of decoration shall be excluded for the purpose of taking heights.

**Context** – The particular combination of elements that create a specific habitat. Context includes building use, density, height and setback, and other elements of the intended habitat, including those of the private lot and building as well as those of the fronting public streetscape.

**Corridor, Urban** – A linear geographic area incorporating buildings, streets and the pedestrian realm in proper proportions to create a sense of street space.

**Curb** – The edge of the vehicular pavement detailed as a raised curb or flush to a swale. The curb usually incorporates the drainage system.

**Density** – The number of dwelling units within a standard measure of land area, usually given as units per acre. This plan does not regulate in terms of density.

**Developable Area** – The developable area is the designated area on the specific parcel or block that a building and accessory uses can be located.

**Design Professional** – A practicing urban designer that has experience with this plan, redevelopment plans in general and form-based zoning.

**Design Speed** – The velocity at which a thoroughfare

tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High (above 35 MPH). Lane width is determined by desired design speed.

**Encroachment** – The distance beyond the build-to-line that certain building elements can protrude, expressed in feet.

**Vertical Duplex** – A type of multi-family unit which has two units, one unit above the other.

**Horizontal Duplex** – A type of multi-family unit which has two units attached by a common wall; one unit next to the other.

**Elevation** – The exterior walls of a building. An elevation drawing includes material, rendered window and door openings, height and façade details. See Façade.

**Encroachment** – The distance beyond the build-to-line that certain building element can protrude. The encroachment distance is typically expressed in feet. Typical encroachments may include porches, stoops, overhangs, bow and bay windows, etc.

**Façade** – Any vertical, exterior face or wall of a building, typically containing windows and doors.

**Focus Area** – Shall mean any one of the three (3) areas specified as “Town Center”, “West Market” or “The Gateway” or other areas designated by the Planning Board.

**Green Areas** – Areas such as but not limited to courtyards, parks, balconies, roof tops, semi-public edge or parking lots referred to herein as being “green” shall be planted with grasses, bushes and trees to the greatest extent possible such as to ease stormwater runoff, create shaded areas, provide fresh air and inspire a natural aesthetic within the urban environment.

**Green Roof** – There are two types of green roofs. An

“intensive” green roof allows for major plantings such as grasses, bushes and trees. Intensive green roofs require more structure and support than a standard roof. The second type of green roof is an “extensive” green roof. An extensive green roof allows only for low level and low maintenance plantings and requires little to no additional structure. Green roofs greatly reduce stormwater runoff, decrease the cost of heating and cooling, and provide an additional amenity for units.

**Live-Work** – A dwelling unit that contains a commercial component. The commercial component can be located anywhere within the unit but is typically located on the ground floor connected internally with a stair. The occupant of the live-work unit must both reside in the dwelling unit as well as use the commercial component as his or her primary place of employment. Other residential occupants can include an employee of the business.

**Mandatory Standards** – Sentence or phrases that include the following words: “must”, “shall”, “required” or “are specified.”

**Mixed Use** – A mixed use structure is a building in which there is more than one use. Examples of mixed use are retail on the ground floor with housing above or retail on the ground floor with housing and offices above.

**Parking Space** – Each parking space shall measure 9 feet in width and 18 feet in length, except as required to meet ADA Requirements. All parking spaces shall directly connect to a driveway.

**Plan** – Shall mean this Lincoln Boulevard Redevelopment

**Plan Incompatibility** – means an administrative determination by the Zoning Officer of a land use conflict arising from the inability of a property owner to develop their property in accordance with the Redevelopment Plan because of the requirement to consolidate parcels under separate ownership into one (1) parcel with common ownership prior to developing property in accordance with the Focus Area plan.

**Redevelopment (of a specific site or sites)** – Means the clearance, replanning and construction of new buildings; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with the Development Plan.

**Rehabilitation** – Rehabilitation, in the context of this plan, shall also be understood to mean redevelopment.

**Rehabilitation (of a specific site or sites)** – Means an undertaking, by means of extensive repair, reconstruction, renovation or expansion of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

**Semi-Public Edge (or Space)** – The yard area in front of a residential unit defined by a low fence and/or gate through which a person must pass in order to gain access to the front primary entrance.

**Setback** – The required distance between the property line and the outer edge of the building wall, measured in feet.

**Sidewalk** – The paved layer of the public frontage dedicated exclusively to pedestrian activity.

**Specific Plan** – A plan that illustrates the location of proposed buildings, sidewalks, parking areas, access ways and landscaping.

**Street** – A thoroughway that has emphasis on both vehicular and pedestrian movements.

**Streetwall** – The elevations of buildings that when seen from the street or sidewalks form the space container.

**Suggestive Standards** – Sentences or phrases that include the following words: “recommended”, “may”, “suggests”, “should.”

**Tandem parking** - means that you are assigned two parking spots, configured like a single, double-length perpendicular parking spot. One space will be in front of the other, such that one car will have to pull out in order to access the second one.

**Triplex** - A type of multi-family unit which has three units in a single structure, typical above one another.

**Yard, Front** – An open and unoccupied (except for private walkways, steps, stoops, and driveways) space, unless occupied by a use as hereinafter specifically allowed, extending across the full width of the lot and lying between the front street property line and the nearest line of the building.

**Yard, Side** – An open and unoccupied space, unless occupied by a use as hereinafter specifically allowed, on the same lot with the building between the building and the side lot line, extending from the front yard to the rear yard.

**Yard, Rear** – A space unoccupied except by an ancillary building structure or use as hereinafter specifically allowed, extending across the full width of the lot between the rear line of any building, other than an ancillary building, and the rear-lot line.

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SECTION 7.0  
TRANSPORTATION PLAN

## 7.1 Concept Design

Streets are important public spaces. Streets have functional, aesthetic and perceptual characteristics that, when optimized and understood as a component of townscape, produce places with the highest value. It is from the street that the primary perception of place is formed. It is the organization of the street network, spaces, vistas and landmarks that allows easy, legible and understandable movement of both vehicles and pedestrians throughout the site. It is from the quality of streets that the perceived wealth and health of a community is determined, and thus, are a key factor in market appeal.

The Transportation Plans (see Exhibits 7.0 through 22.0) include the vehicular circulation plans for each of the focus areas, Exhibits 7.0, 8.0 and 9.0; the Street Section Location Maps and Street Sections for each of the focus areas, Exhibits 10 through 17; Walking Distance from Focus Area Exhibit 18; and the Pedestrian Circulation Plan for each Focus Area, Exhibits 20.0 through 22.0.

The street improvements identified in this section are expected to be a public/private venture with the developers contributing the costs for improvements to the sidewalk, street trees, street lights, curbs and paving with the municipality providing improvements to municipal infrastructure as approved by the municipal engineer and standards set forth in this plan. Developers and property owners will be responsible for infrastructure hookups to buildings. If approved by Council the actual construction improvements can be funded by the RAD, which is described further in the Redevelopment Plan Implementation section of this report. (See Section 15.0)

Please note that Lincoln Boulevard is a county roadway and, as a result, any modification must be approved by the County of Middlesex.

### 7.3 Pedestrian Circulation Plan

The signs of a successful streetscape are large numbers of people walking on the sidewalks, the type and quality of the walking experience and the landscape treatment of the pedestrian realm. Peak pedestrian travel time occurs during morning work trips, during lunch, on weekends and during evening dining hours.

People will walk if there are pleasant and engaging places to walk to and destinations on both ends of the walk. It is required that all sidewalks must be a minimum of 10 feet in width along retail or mixed-use frontages to allow for multiple pedestrians to interact on the sidewalk simultaneously, also encouraging more involvement with the local retail community.

It is recommended that commercial buildings be set back from the right of way an additional minimum of four (4) feet to a maximum of ten (10) feet beyond the R.O.W. line. Any property owner that complies with this recommendation will be allowed outdoor display areas or outdoor dining in those setbacks beyond the basic requirements.

The Pedestrian Circulation Plans (See Exhibits 20.0, 21.0 and 22.0) are designed to encourage walkability to retail shops and offices, to and from the potential transit hub, and to recreational/institutional uses. Exhibit 18.0 illustrates the walking times to the center of the various focus areas.

Minor modifications to the pedestrian circulation plans are allowed in the areas not along the major streets. Any derivation of street sidewalk standards, crosswalks or public plaza shall require an amendment of this plan.

### 7.4 Transit Plan

The Plan suggests the inclusion of a transit element in the Redevelopment Area. The plan currently recommends a new bus loop connecting Lincoln Boulevard, Mountain Avenue, Route 28 (Union Avenue) and Raritan Avenue. A major bus stop is recommended near the existing Lincoln Memorial with additional stops within five minute walking intervals along the entirety of the route.

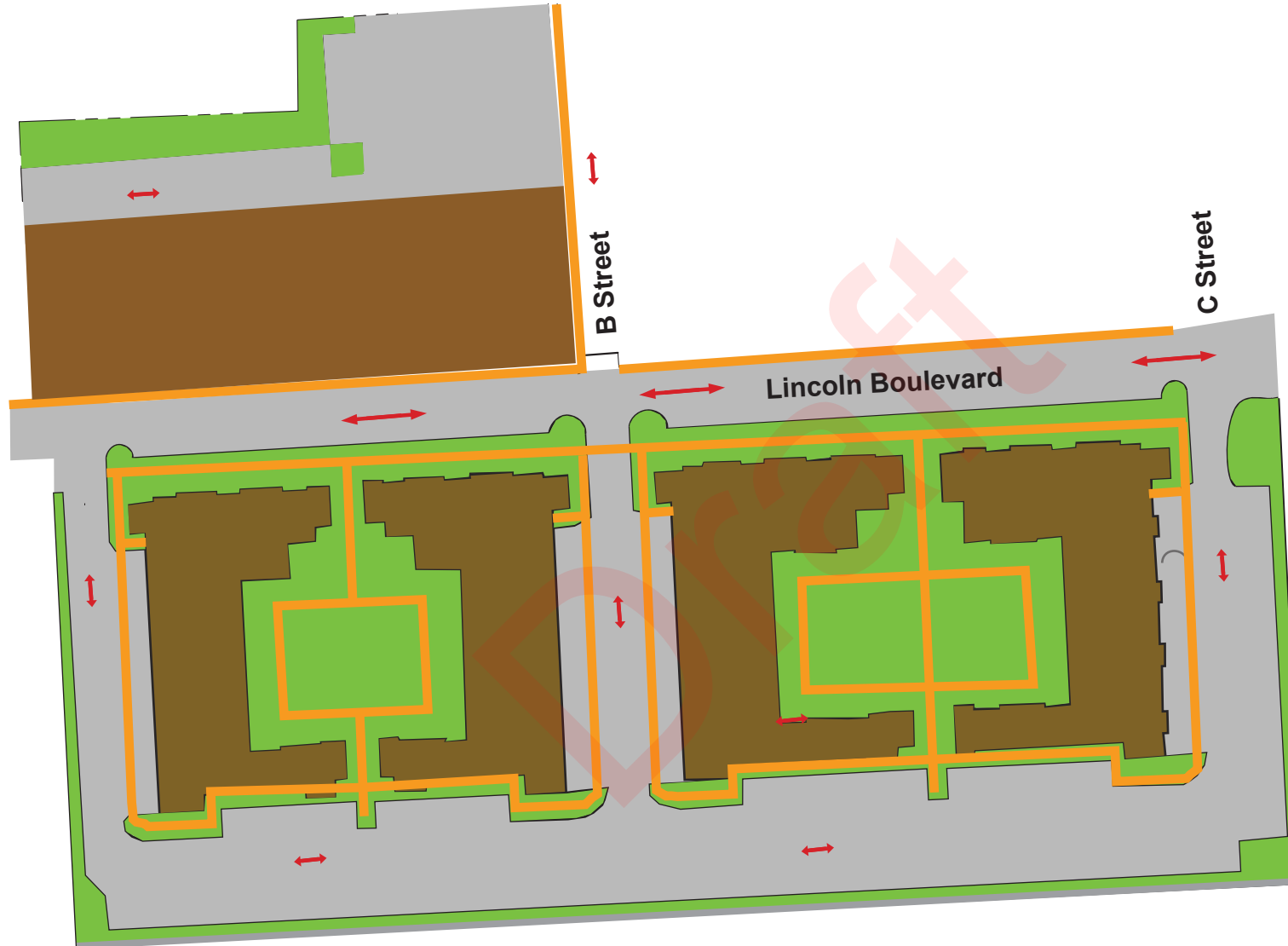
Transit is essential to establishing a mobility plan suitable for the entire region given the goal of sustainability and the impending increase in costs of energy. A bus service with appropriate headway that will connect all the nodes to the Bound Brook Station is required and should be a joint venture between the municipality, developers and NJ Transit.

Bus stops should be designed to match the architectural standards of the Focus Areas and are required to be provided by developers.

### 7.5 Loading and Disposal Requirements

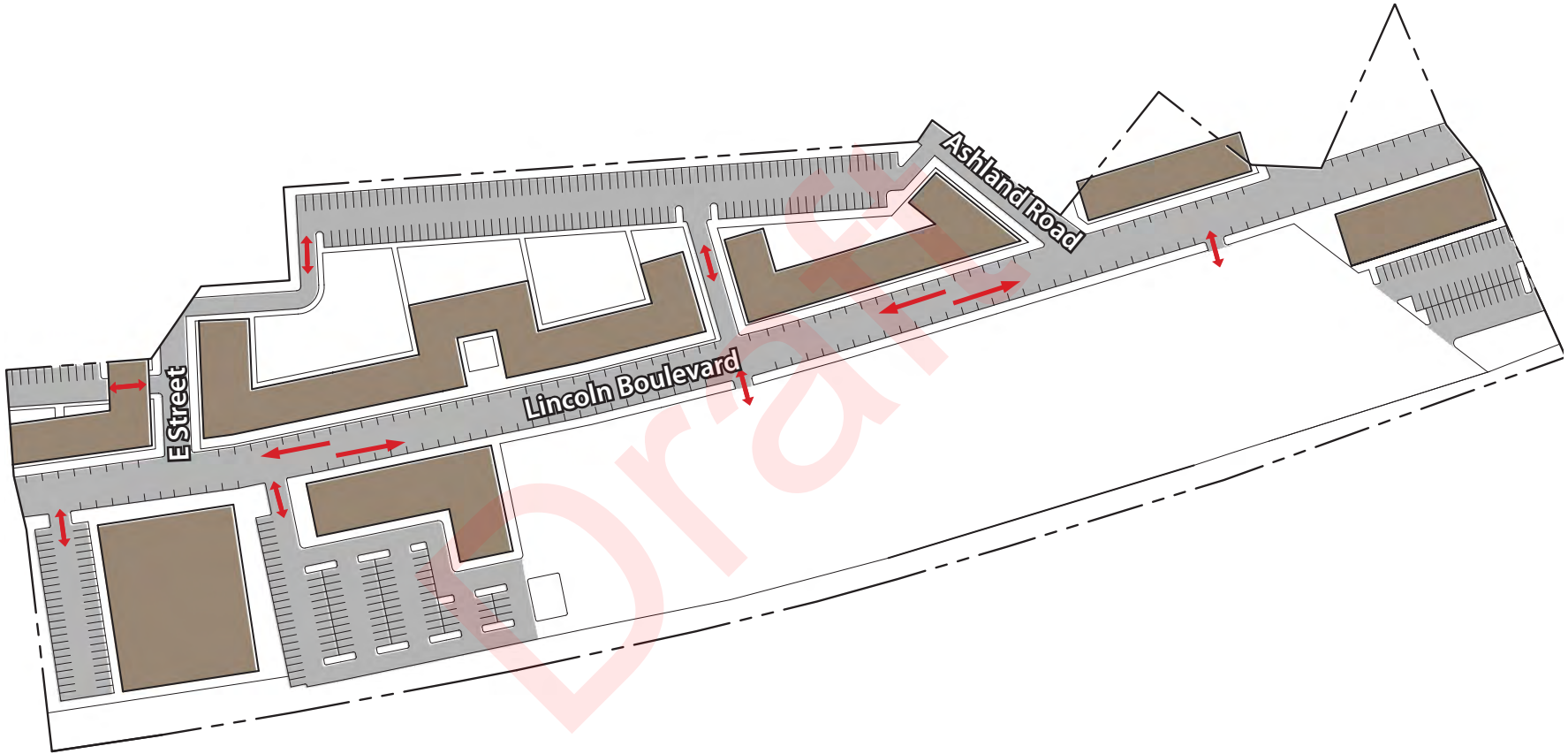
In order for the Plan to be successful it is necessary to restrict the locations of loading docks, garbage and recycling facilities. Because the Plan focuses on increasing the pedestrian realm and activity on the street, exposed loading and disposal facilities would lessen value. For those reasons there are three (3) stipulations:

- A. Each building shall be designed so as to accommodate easy, safe, and sanitary access to garbage dumpsters and recyclable containers by residents and carters. Enclosed garbage and recycling facilities shall be provided with each building and be sized for expected users with proper ventilation.
- B. All garbage and recycling shall be in the rear yards screened from view from the exterior of the building and passersby.
- C. The exterior walls and roof should match the architectural character of the buildings.
- D. Specific locations within each block must be designated as loading and package drop-off areas. At these location the parallel parking shall be removed and substituted for a short term loading area. Minimum length shall be 30 feet and designated with appropriate sign, ground texture and/or striping.



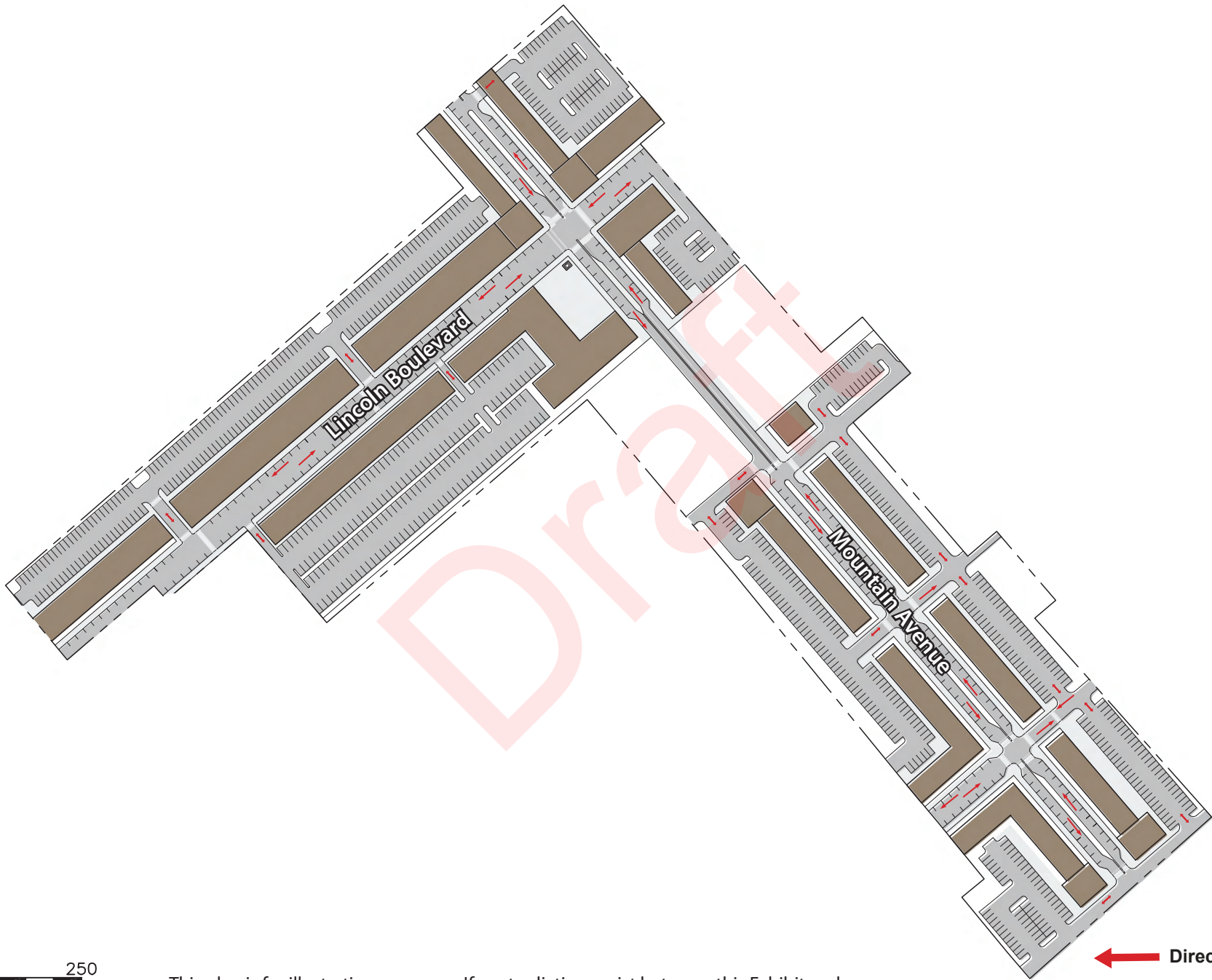
This plan is for illustrative purposes. If contradictions exist between this Exhibit and the written portion of this Plan, the written Plan shall govern.

- Direction of Traffic
- Ingress / Egress



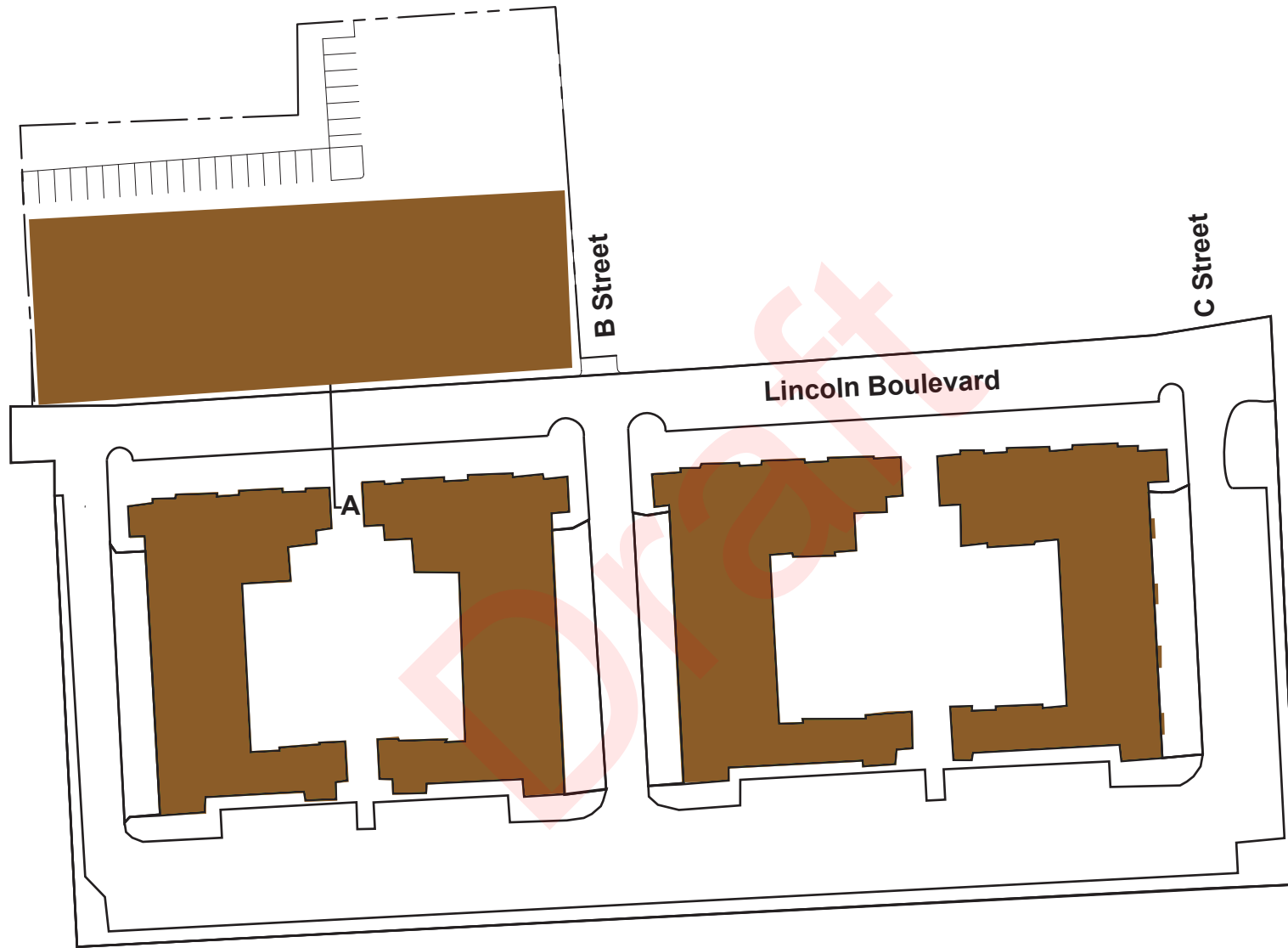
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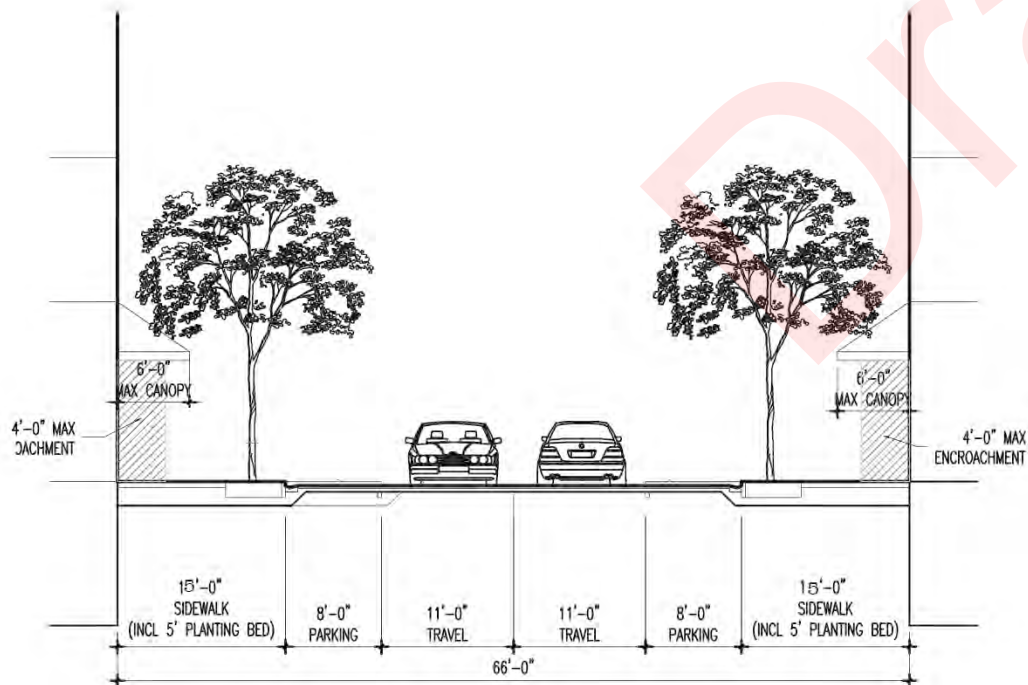
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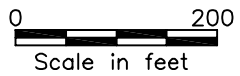
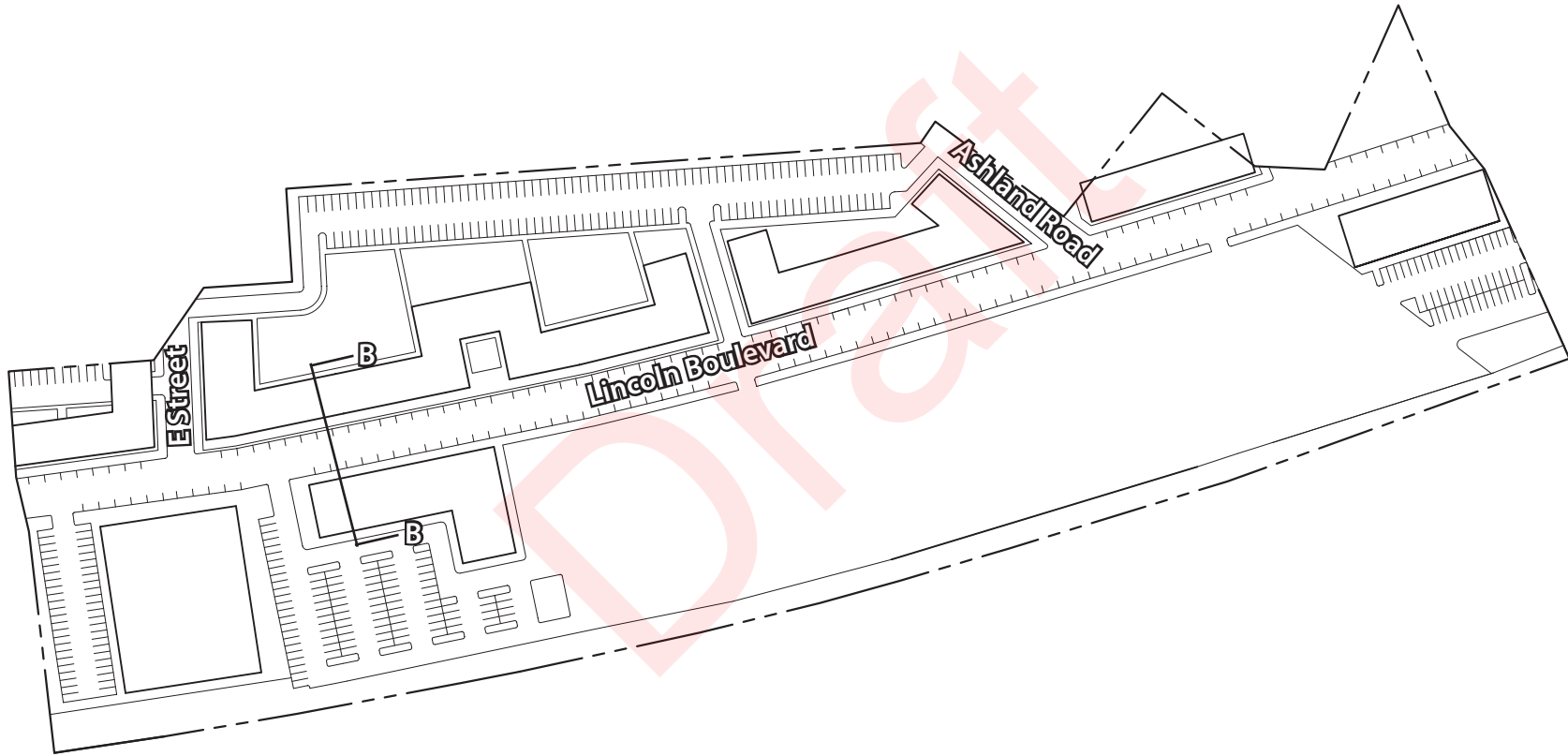
Notes:

- (1) See Section 10.6.2.b for spacing between lighting poles
- (2) See 10.3 Open Space and Landscape Plan Design Requirements

**BL : 66 : 46**

<b>BL : 66 : 46</b>			
Traffic Lanes	2, 1 Travel Lane Each Direction	Street Furniture	Benches, Refuse Cans
Parking Lanes	Both Sides	Planter Width	4-5 Feet
R.O.W. Width	66 Feet	Planter Type	Planting Well
Curb Radius	15 Feet	Tree Type	See Appendix 1.0
Vehicular Design Speed	25 mph	Tree Height	12 - 20 Feet with 6 Foot Clearance (2)
Pedestrian Crossing Time	14 seconds	Tree Spacing	18 - 25 Feet
Minimum Sidewalk Width	10 feet both sides	Notes	
Street Lighting	14 Feet (Sidewalk) (1)		



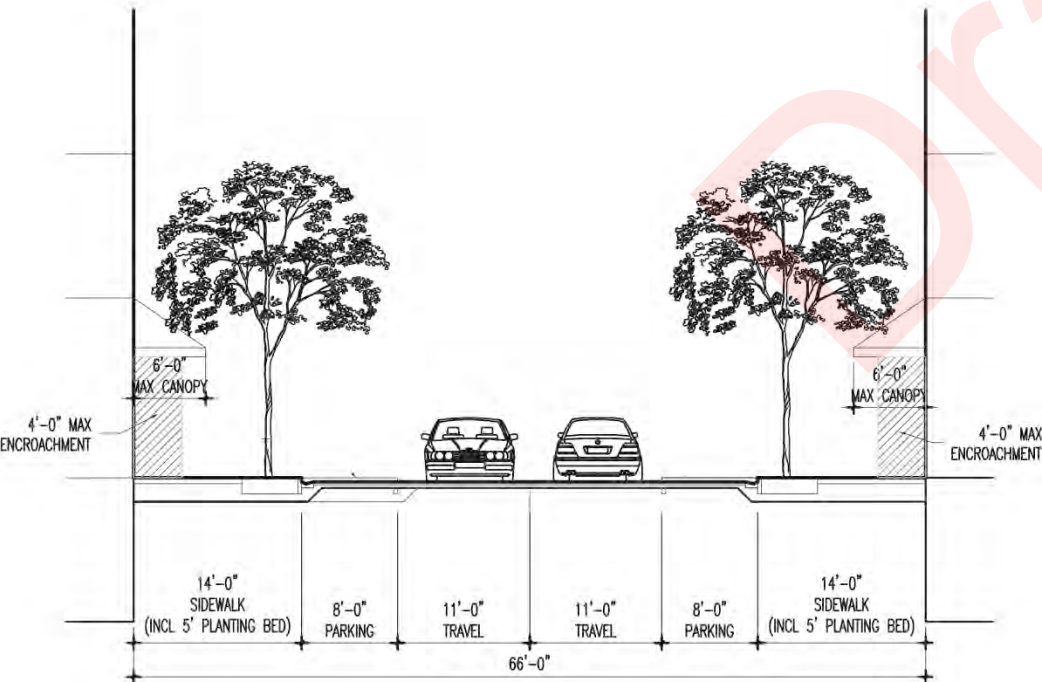


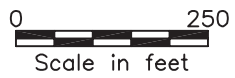
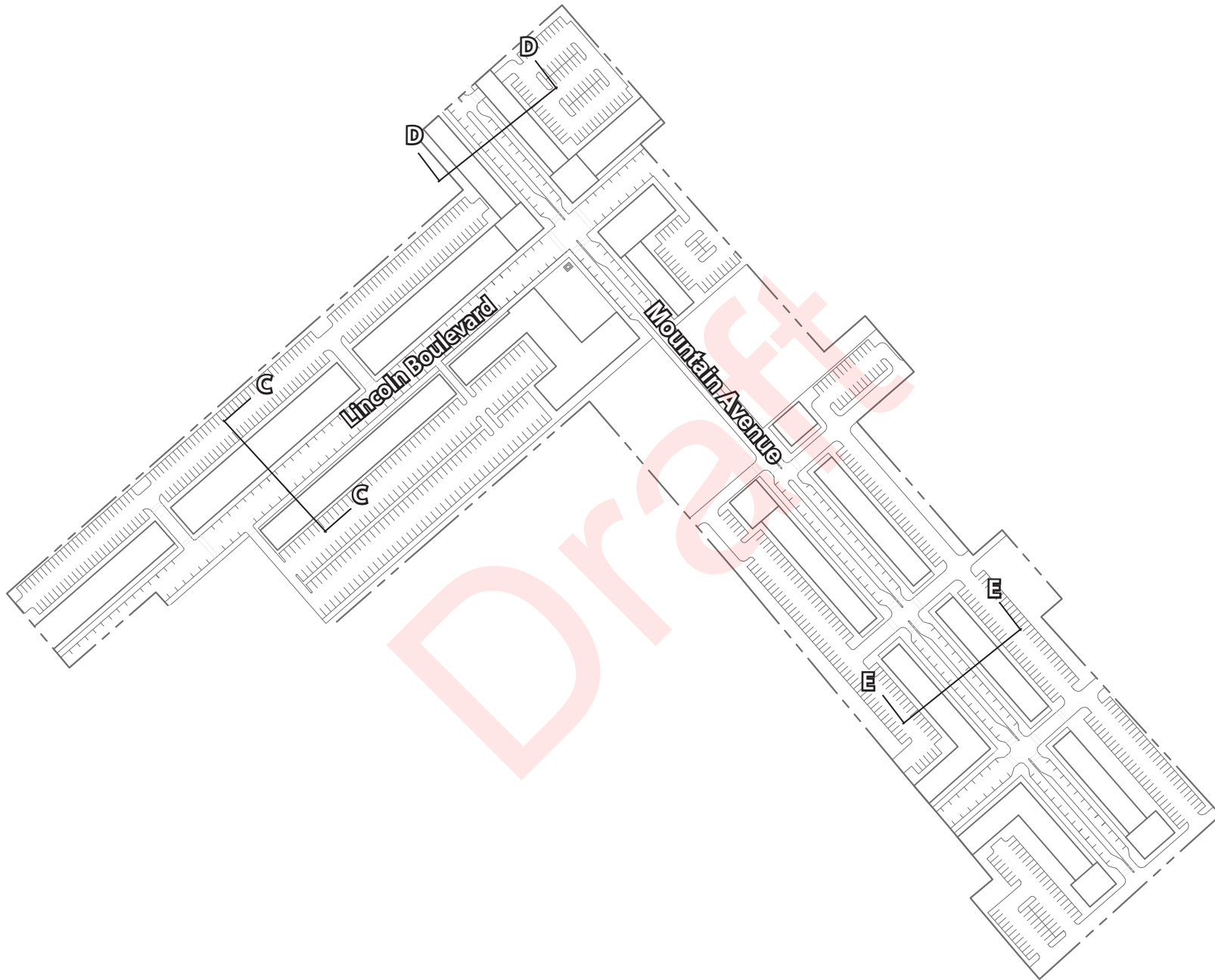
- Section Cut Line
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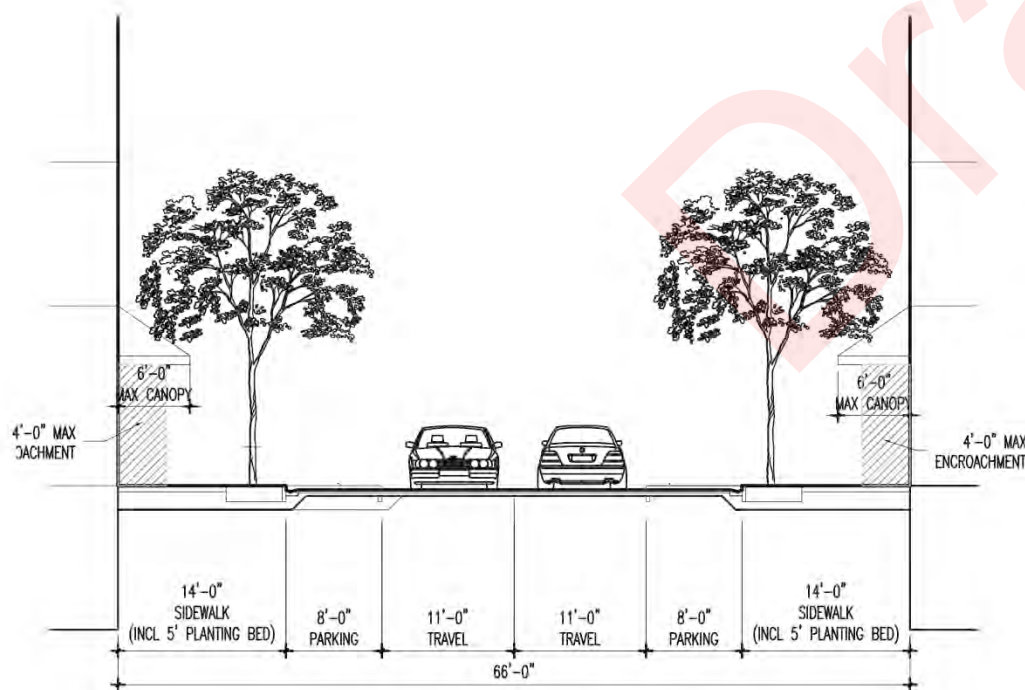
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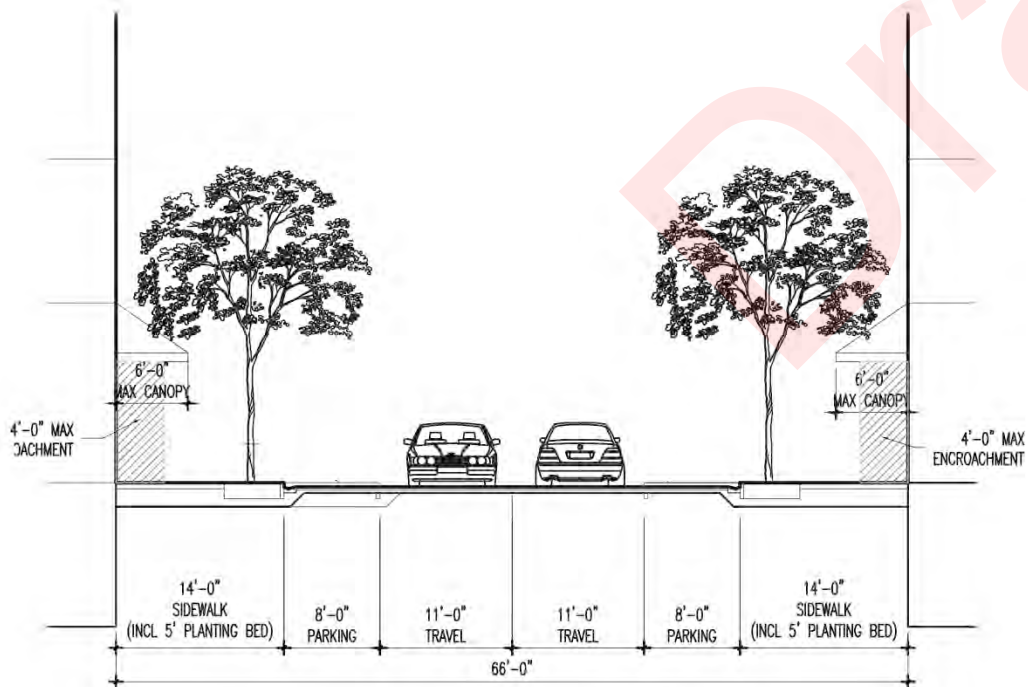


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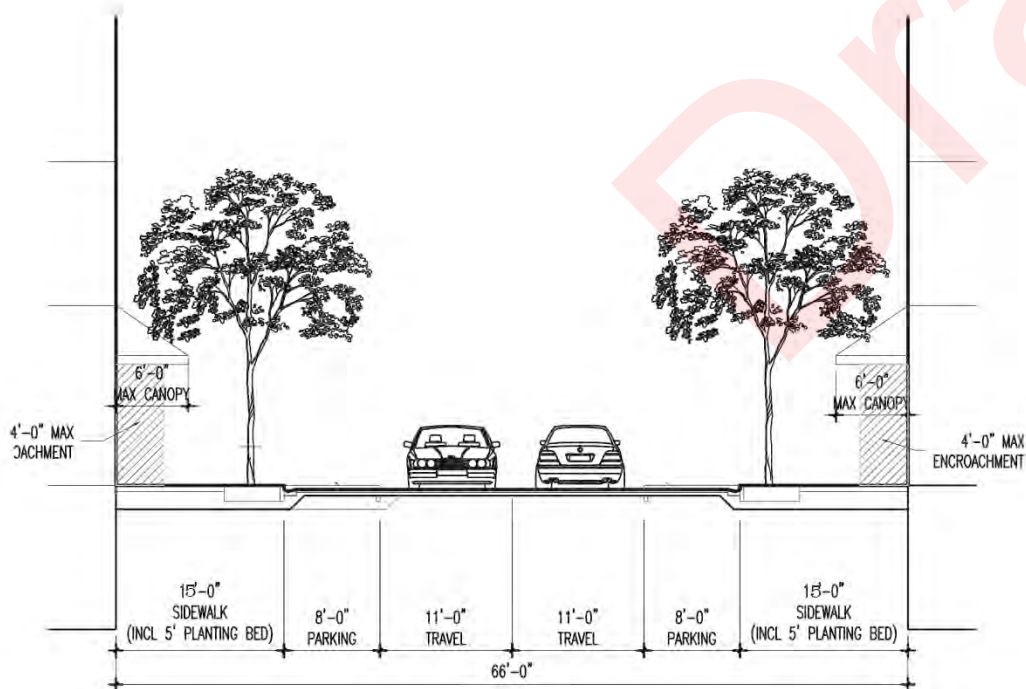


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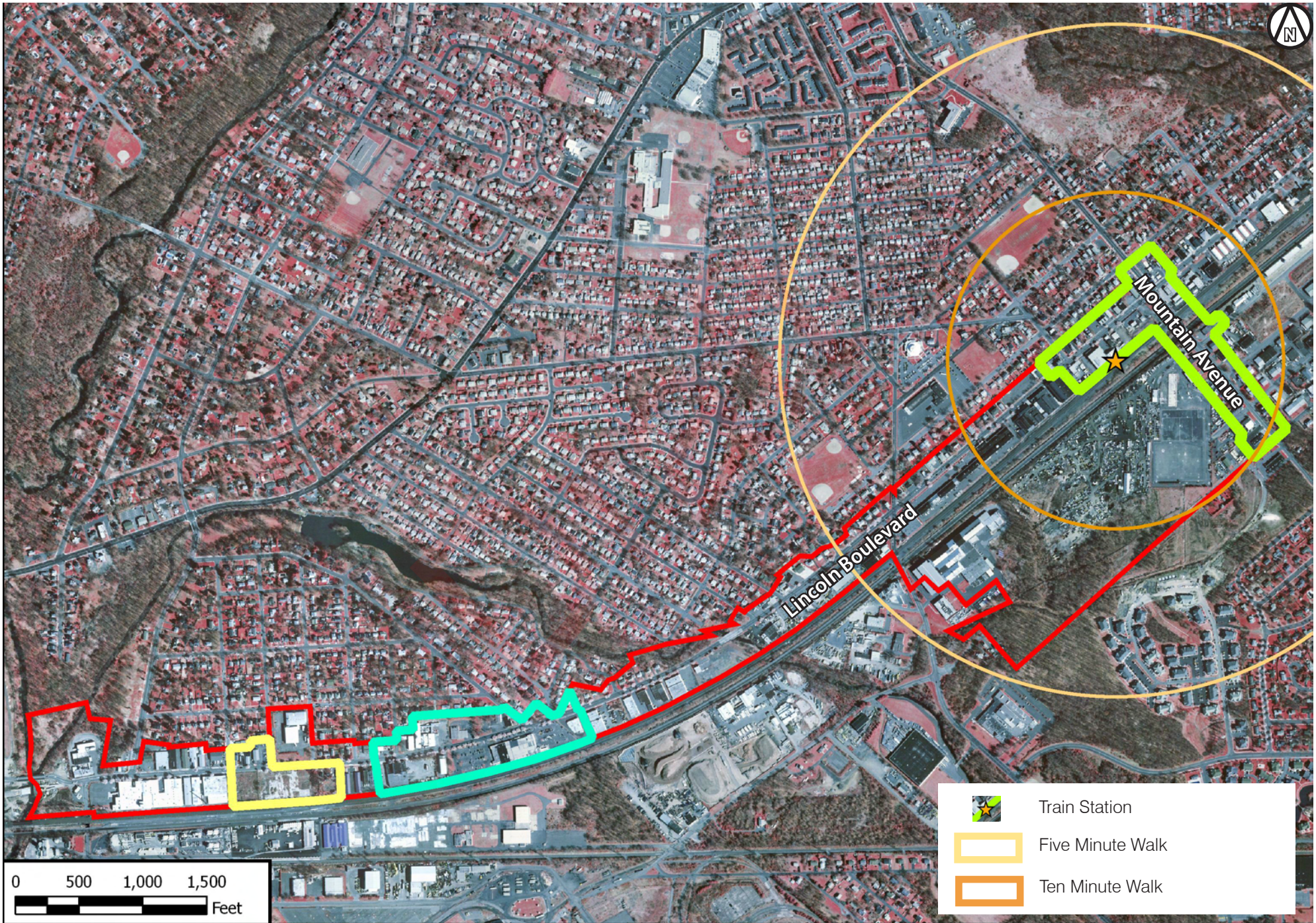
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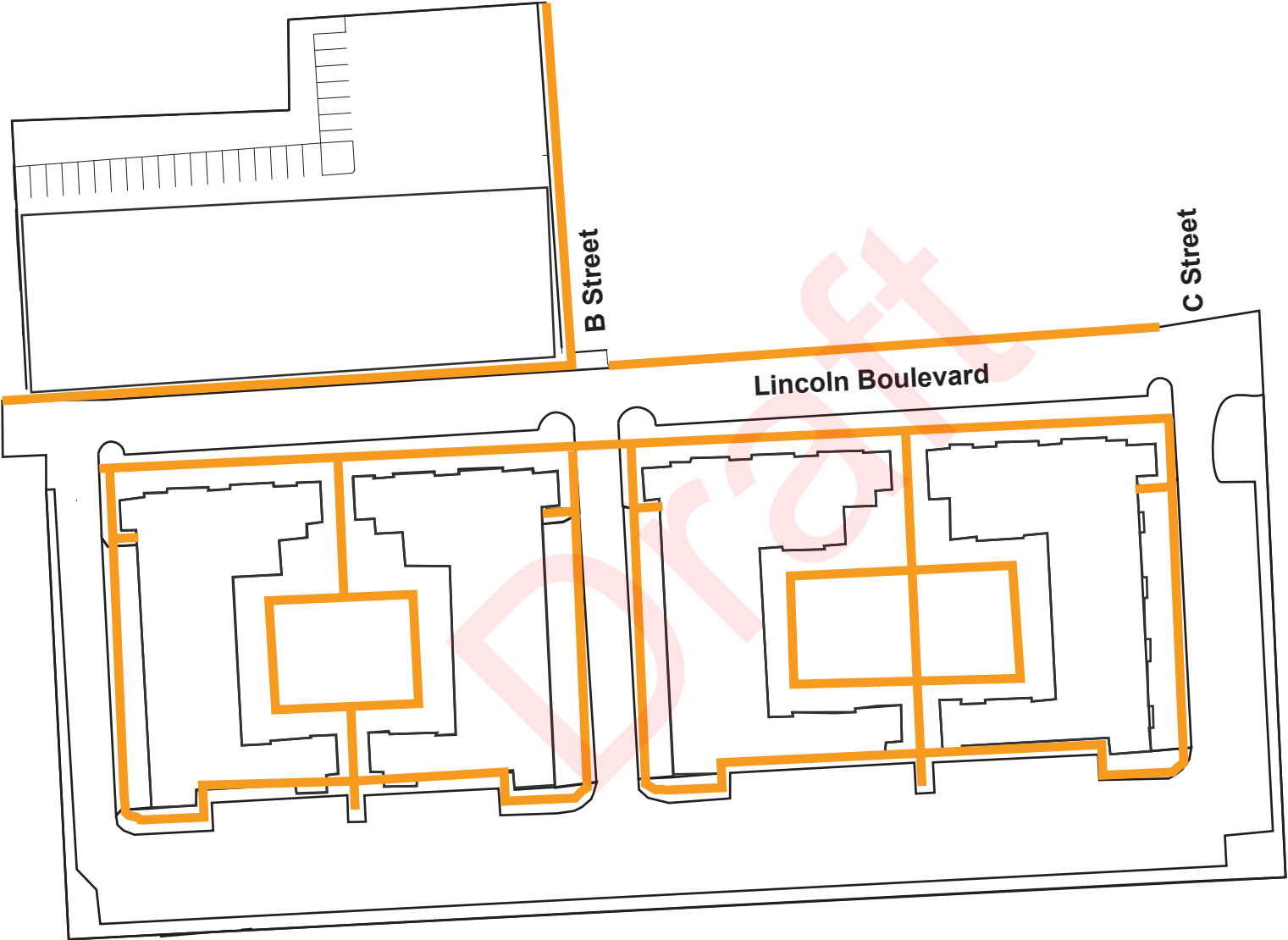
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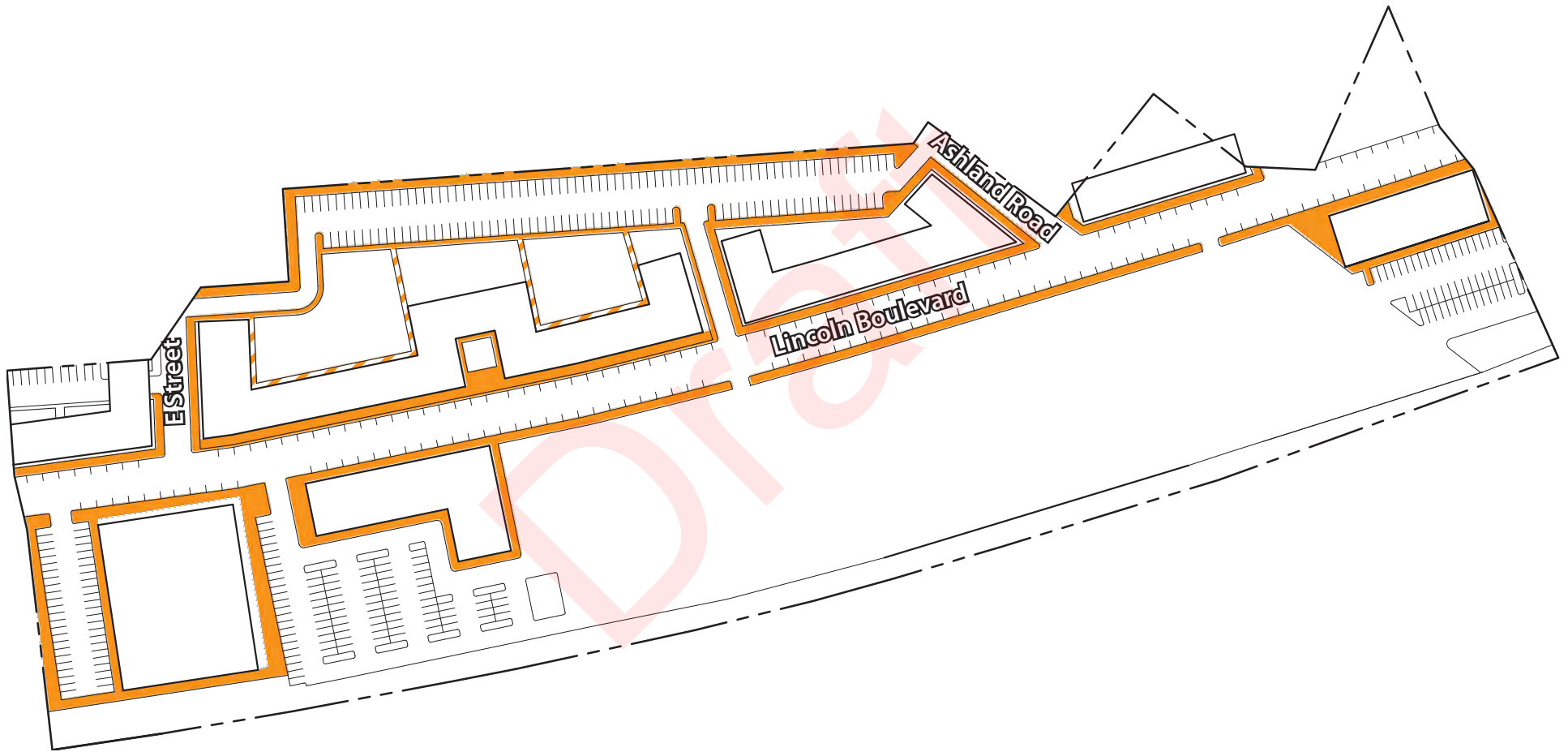




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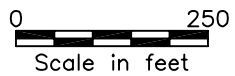
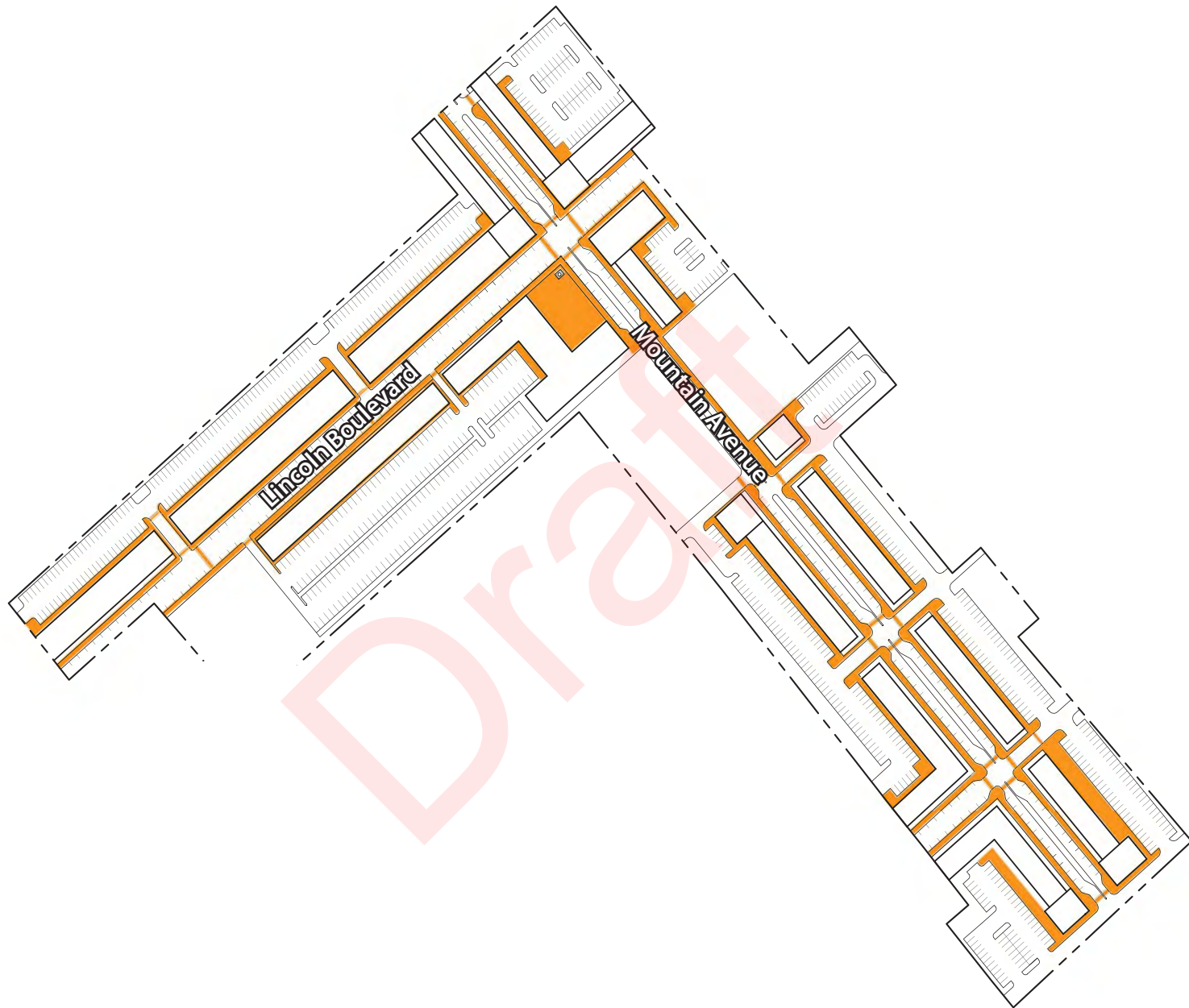
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 Sidewalk or Plaza





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-  Sidewalk or Plaza

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SECTION 8.0  
LAND USE PLAN

## 8.1 General Requirements

In the event of any conflict or inconsistency between the provisions of this Plan and the provisions of the Middlesex Borough Zoning Regulations, this Plan shall govern in those areas specified as "focus areas." Areas outside the designated "focus areas" shall be governed by the existing zoning unless otherwise specifically addressed in this plan (n.b., Transition Sub-Area A shall be governed by Appendix 5.0 and Transition Sub-Area B shall be governed by Appendix 6.0).

Specific application of the land use and development requirements of this Plan, as they affect existing uses will be as follows:

1. Existing uses that are nonconforming with the current zoning provisions will remain nonconforming unless they are expressly permitted in this Redevelopment Plan.
2. Existing principal or accessory uses of properties, permitted by the use provisions of the Land Use Regulations in effect for the Area immediately prior to the effective date of this Plan, but which are not listed as permitted uses in this Plan, will become prior nonconforming uses at the time this Plan is effective. At that time and thereafter, any modification or expansion of these prior nonconforming uses is prohibited and any new use, redevelopment or rehabilitation of such properties shall be subject to the provisions of this Plan.
3. Where Plan Incompatibility as defined in Section 6.0 exists, the zone designation that existed immediately prior to the creation of the Focus Area zoning districts may be utilized.

## 8.2 Permitted Uses

Permitted uses for the focus areas are illustrated in Exhibits 23, 24 and 25. The uses indicated on these diagrams are defined as follows:

1. Offices: General and Professional offices, including, by way of example, but not limitation, general offices, doctors', dentists', lawyers' accountants' and architects' offices.

2. Retail: Stores, restaurants, and similar facilities including by way of example, but not limitation markets, stores, convenience stores, entertainment establishments, restaurants, cafes, bars, health and fitness clubs, clothing stores, banks.
3. Parking: A structure within the redevelopment area used for the parking of automobiles and primarily to support specified uses. Multi-use structures are recommended. Parking structures are subject to review for compliance to Design Standards.
4. Residential: Includes premises available for long-term human habitation by means of ownership or rental, but excluding premises offered for rental for periods of less than a month's duration; excludes all boarding houses and rooming houses.
5. Churches, temples and other religious institutions and any facilities including by way of example but not limitation, Sunday Schools, child care facilities, meeting areas, recreation areas and the like.
6. Mixed-use: A building that combines any two or more of the permitted uses within a single building. Additionally, there can be more than one principle building containing one or more principal uses on the same lot.
7. Live-work: Units that permit ground level light commercial activity including, by way of example, but not limitation, professional offices (doctor, dentist, lawyer, architect, publisher, and other professional services), workshops (mechanic, plumber, fabricators, general contractor), or artist studios. Permission to inhabit or work in live-work units is only permitted after review by Borough Planning Board to ensure that tenancy will not become a disturbance or distraction to the neighboring uses and providing that the owner or employee of such businesses live in such unit.

8. Warehousing or distribution facilities, where specifically permitted in this Plan

## 8.3 Interim Uses

The following shall be permitted interim uses in the Area. The duration during which such uses may remain in place shall be determined by the Middlesex Borough Planning Board.

1. Surface parking facilities.
2. Any other use that will not encumber the property in any way as would hinder the ultimate development of the permanent permitted use.
3. Construction Staging Area.

## 8.4 Prohibited Uses

Any use not expressly permitted shall be prohibited within the Area. Existing uses that are prohibited under this Plan are permitted to remain as is. However, it is this Plan's assertion that any rehabilitation, redevelopment or development within the Area include only permitted uses. The following list includes examples of uses that are prohibited and is not intended to be exhaustive of all prohibited uses.

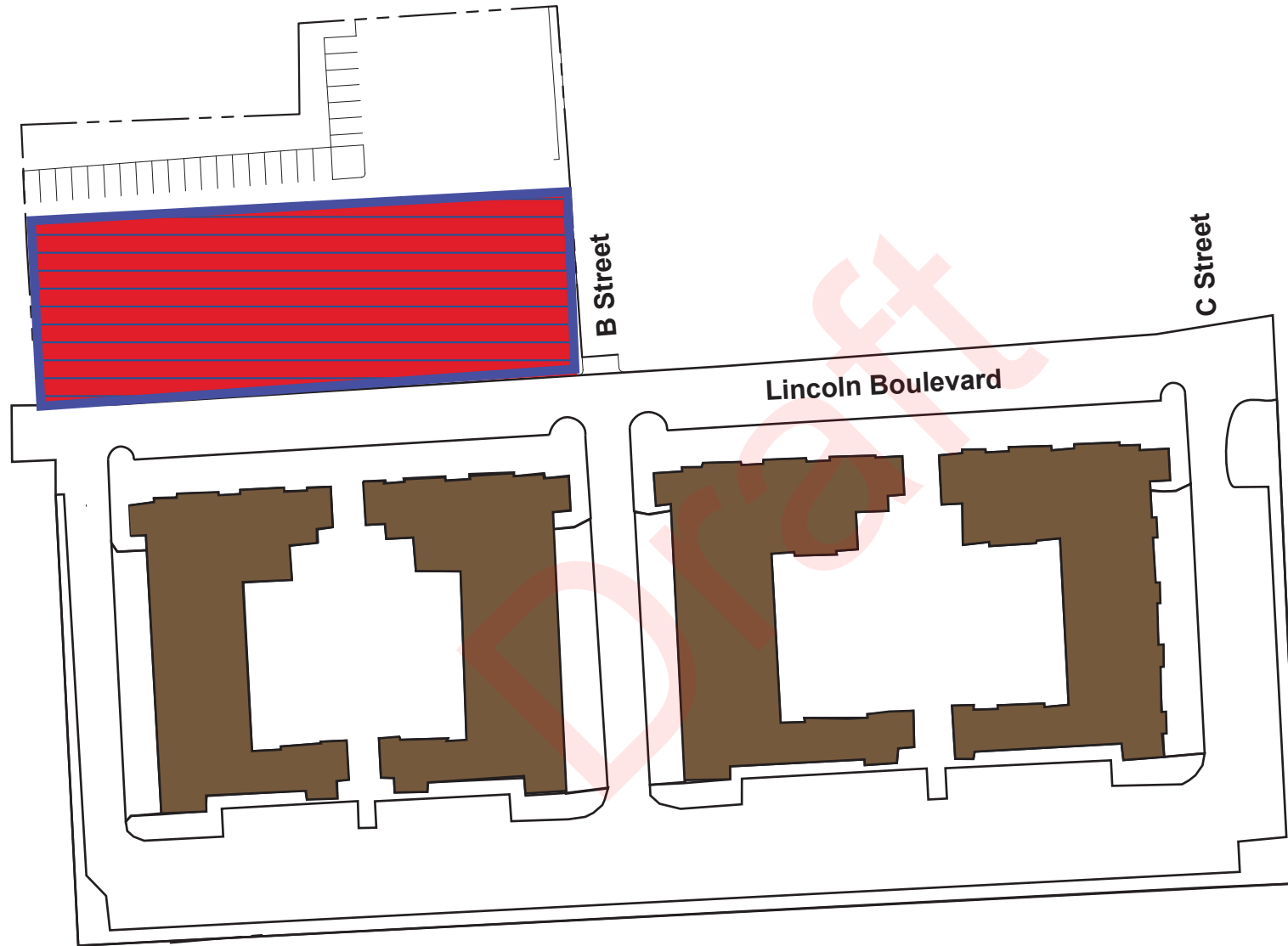
1. Gas and service stations and car wash facilities.
2. Vending machines, except when located within buildings.
3. Commercial kennels and animal husbandry facilities.
4. Automotive sales, repair, or storage.

- 
5. Junk yards, recycling facilities, and outdoor storage.
  6. Labor pool buildings and halfway houses.
  7. Industrial and/or manufacturing operations.
  8. Facilities producing adverse impacts on adjacent properties in general, usually as a result of odor, vibration, noise, pollution, or socioeconomic disruption.
  9. Structured parking facilities, except those required to meet the permitted parking requirements of permitted uses within the rehabilitation area.
  10. Industrial storage buildings and/or yards.
  11. Sale or distribution of pornographic material.

## 8.5 Optional Uses

Optional uses are indicated on Exhibits 23.0, 24.0 and 25.0 with a striped pattern. The buildings that have multiple possible uses can be either use or a combination of the two uses as defined as in Section 8.2 Permitted Uses.

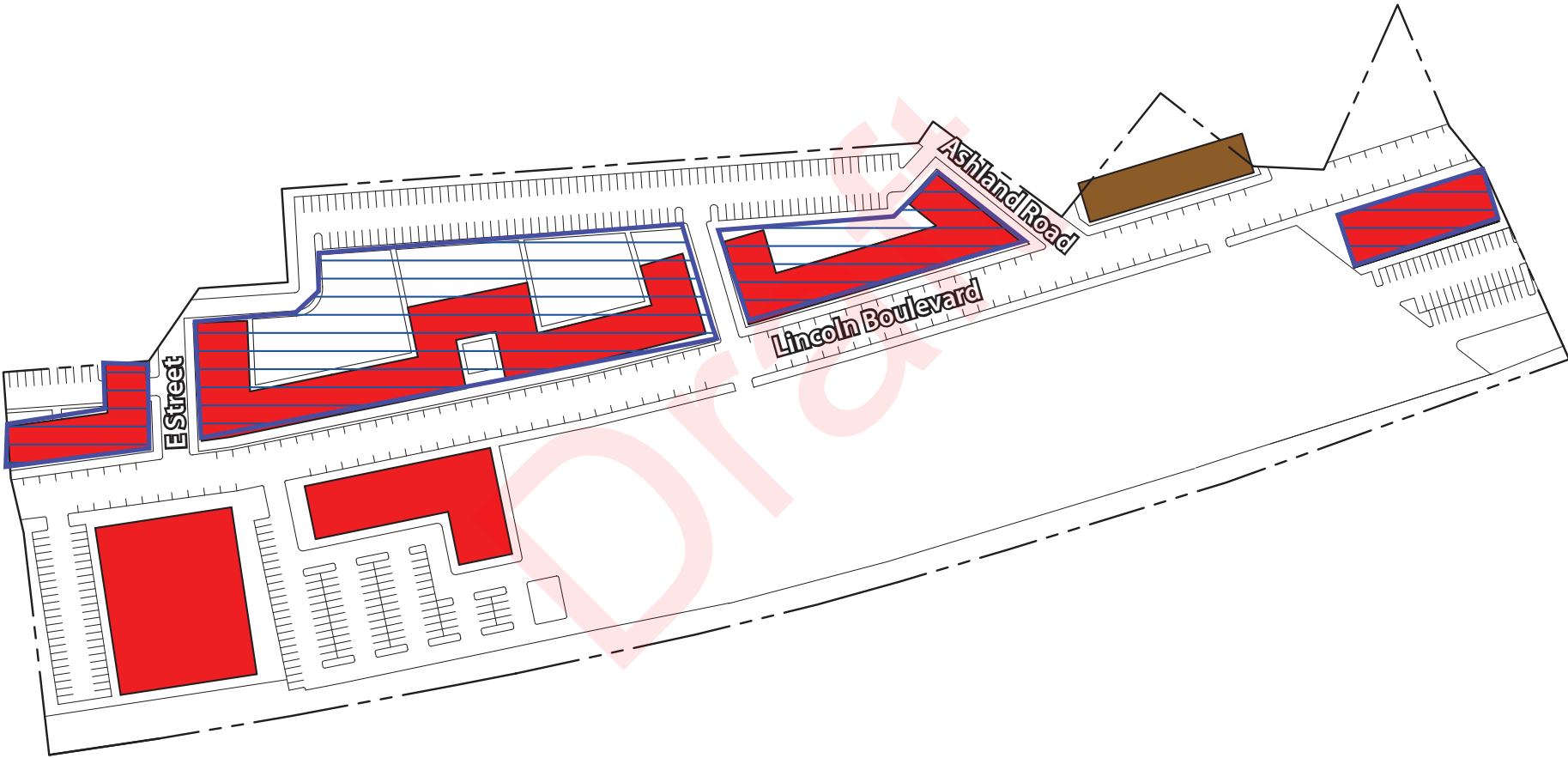
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- Residential
- Mixed-Use
- Office

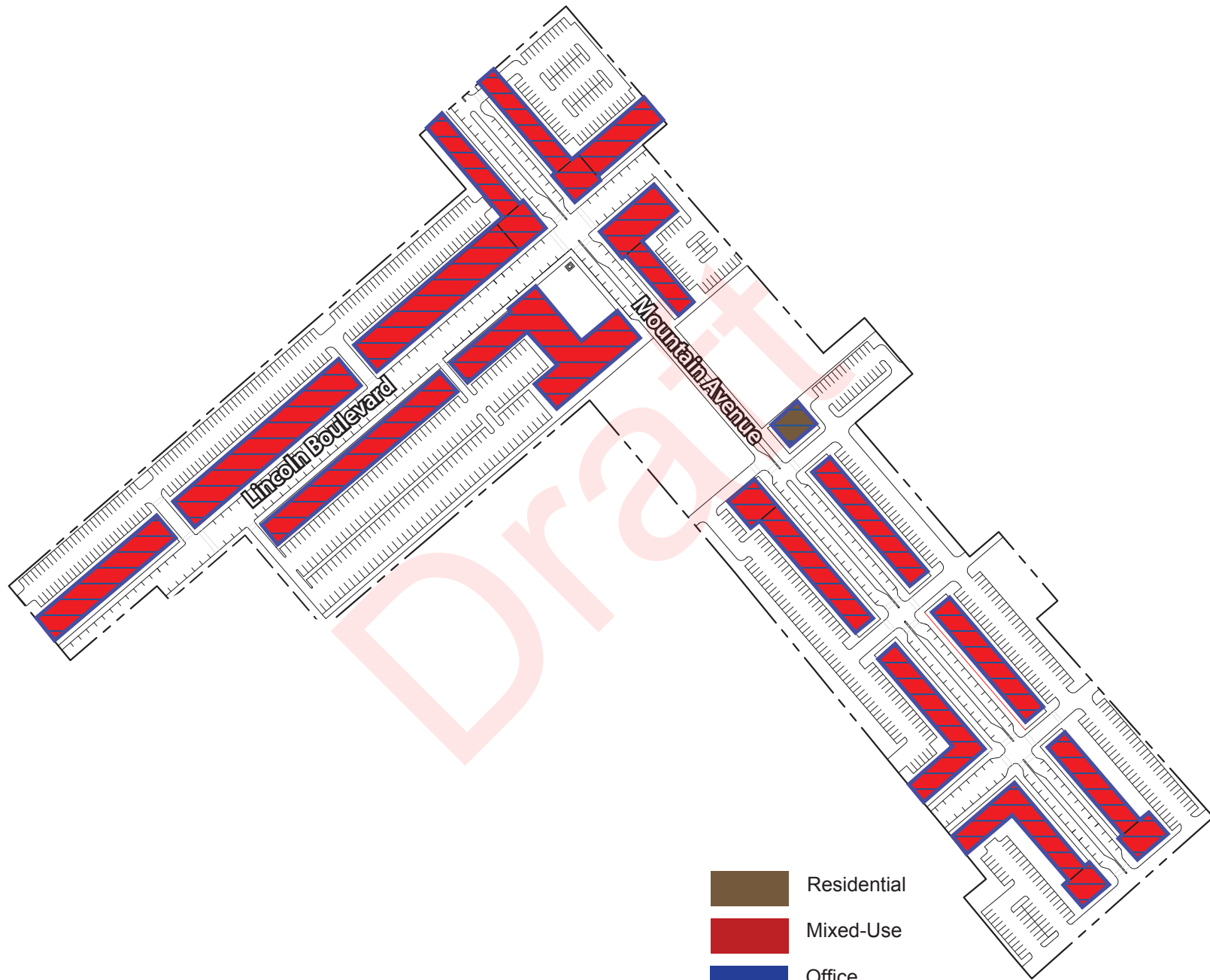
Alternate Uses Shown in Stripes



N.T.S.



- Residential
- Mixed-Use
- Office

Alternate Uses Shown in Stripes



-  Residential
-  Mixed-Use
-  Office

Alternate Uses Shown in Stripes

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**S E C T I O N 9 . 0**  
**BUILDING REGULATIONS**

## 9.1 Developable Parcels

All parcels within the Lincoln Boulevard Redevelopment Area are considered developable. However, for the purposes of this plan, the three (3) Focus Areas should be prioritized (n.b., Transition Sub-Area A shall be governed by Appendix 5.0 and Transition Sub-Area B shall be governed by Appendix 6.0). Exhibits 26.0, 27.0 and 28.0 illustrate for the location and type of development for each Focus Area. Each building has been color coded and one or more associated building regulating diagrams assigned to each building. Building Regulating Diagrams are shown in Exhibits 29.0 through 38.0.

The development regulations for each parcel are based on a form-based type of regulation that helps determine the location, mass and character of the buildings. The basic regulations have sufficient flexibility for the architects to design great buildings and streetscapes while insuring the minimum level of appropriate urban design standards.

Included in the basic standards in this a form-based code are the developable area, build-to-lines, encroachments, setbacks and step backs, bulk, height, and identifiable building width regulations applied to the recommended street network.

### 9.1.1 Developable Area / Allowable Building Footprint

The developable area is defined as the allowable building footprint of the ground floor of the building. To provide increased flexibility, this Redevelopment Plan has been amended to permit deviations to the designated building footprints. The building footprints for each of the Focus Area buildings are shown on Exhibits 26.0 through 28.0.

### 9.1.2 Building Types

There are nine (9) building types specified for the three focus areas. They are illustrated in Exhibits 29.0 to 37.0.

### 9.1.3 Build-to line

The built-to-line is the recommended location of the facade of a building which generally follows the property lines except where a plaza or specific setbacks are required. The build-to-line regulation assures that an appropriate street wall is formed. The build-to line is diagramed in Exhibits 29.0 through 38.0. These building types can have a four (4) to eight (8) foot set back from the R.O.W. line along Lincoln Boulevard in order to accommodate outdoor displays or dining expressly confined to those setback areas.

### 9.1.4 Setbacks

A setback is the horizontal distance between the property line and the outer edge of the building wall, expressed in feet. Setbacks are required as shown in the Building Regulating Diagrams. See Exhibits 29.0 through 38.0.

### 9.1.5 Identifiable Building Width

The Identifiable Building Width (IBW), Exhibit 46.0, is the distance between the terminal edges of a bay space or building reflected on the façade of a building. Each IBW should contain distinct materials, color, and/or window and door types with varying edge treatment to give each IBW a sense of individuality. To maximize the feel of a traditional "Main Street" the IBW spacings must vary between sixteen (16) and forty (40) feet. Mandating IBW spacing allows for unit articulation and a varying street façade giving larger buildings a feeling that they are many smaller ones. This is a fundamental urban design characteristic which must be respected.

If the architecture expressed along Lincoln Boulevard and Mountain Avenue is modern in nature rather than a more traditional style the IBW articulation may be slightly different. Modern buildings are typically larger with larger window/glass openings and new materials. To create a compatibility with the building rhythm of the traditional streetscape, the expression of the building must be apparent in the architectural articulation of the proposed buildings. In modern style buildings a minimum IBW width

of twenty (20) and a maximum of fifty (50) feet is required. However, if there are instances for a component to exhibit a smaller width, such as a corner element such articulation is encouraged.

### 9.1.6 Encroachments

Encroachment is the distance beyond the build-to-line that certain building elements can protrude, expressed in feet. Building elements include, but are not limited to, overhangs, built out cornices, steps, porches, porticos, balconies, bow and boxed-out windows, chimneys, awnings, etc., and are more commonly allowed in upper levels of mixed-use buildings and in the semi-public area of residential structures. The number of feet of allowed encroachments is illustrated in the table associated with each Building Type Regulating Diagram. See Exhibits 29.0 through 37.0.

### 9.1.7 Height and Mass

The height and mass of the buildings are determined by a combination of the above design regulations, the

items specifically stated in the following sections of this Plan. For the purposes of establishing the appropriate visual spatial character that respects the Vision Plan, for each parcel within each Focus Area, the proposed buildings shall exhibit characteristics of height and mass that are consistent with the parameters set forth in this section, and specified for each parcel. Height is expressed in the number of stories with the range of feet per story from floor to floor to be determined on a building by building basis.

Typically the ground floors are higher (taller), the middle floors are lower and the top floors can be higher. The total number of stories is illustrated for each parcel within the Focus Areas.

To the extent that the development of any parcel is to be undertaken in phases, the portion of the total mass to be required or permitted applies to each phase. In no event

however, shall such determination permit development in any phase as would cause the entire parcel to be developed in a manner that is not consistent with the standards set forth in this section.

### 9.1.8 Corner Emphasis/Key Architectural Elements

Corners which are major architectural landmarks can have additional height or embellishments. Such expression can include projections, towers, roof forms, height increases or other architectural appurtenances appropriate to the scale and architectural expression and style selected. Major landmarks are located on the primary corners at the intersection of primary streets. The corner of Lincoln Boulevard and Mountain Avenue is the area that will serve as the center and should be the more elaborate landmark which could act as a gateway marker. In addition major embellishments are to be included on the indicated locations with The Gateway Focus Area. Minor landmarks are recommended on secondary corners along major streets. Major landmarks should be more prominent than minor landmarks. See Exhibits 39.0, 40.0 and 41.0. See Appendix 3.0 for visual examples of architectural elements.

### 9.1.9 Green Roofs and Terraces

Green roofs and green terraces are recommended but not required. Also termed eco-roofs, rooftop gardens, vegetated rooftops and sky gardens, green roofs go beyond the traditional rooftop gardens that utilize containers and planters to house vegetation and plantings. Instead, green roofs are comprised of an engineered roofing system that enables the growth of vegetation. The engineered rooftop is typically comprised of the following components: an insulation layer, a waterproof membrane, a root barrier, a drainage layer, a geotextile or filter mat and a growing medium.

The engineered roofing system allows for extensive plant cultivation over a significant portion of the roof enabling several benefits. Most notably, green roofs can improve local air quality, conserve energy by providing significant insulation for the building, reducing stormwater runoff

via infiltration and evapotranspiration as well as reducing the urban heat island effect. The urban heat island effect occurs in urban and suburban environments, mainly during summer months, whereby the man-made materials such as steel, glass, concrete and asphalt that comprise the built environment absorb the solar energy of the sun and heat up. The heat absorbed effectively traps heat within the urban environment and keeps the local community at a higher temperature even into the evening after the sun goes down. The heat island effect can be experienced by anyone who goes from a large suburban parking lot to a shaded park on a hot summer day. The presence of plantings within the urban and suburban environment can dampen this effect.

Green roofs can be found in two forms: intensive and extensive. Intensive green roofs are considerably more substantial in terms of the amount and type of vegetation supported and also in terms of cost and maintenance required. They can be thought of as true rooftop gardens. Intensive green roofs can support planting depths up to 8" but require higher load bearing structural roofs. Extensive green roofs are lighter and less expensive and support a less intensive vegetative cover. Extensive green roofs can be considered rooftop meadows versus rooftop gardens. They are covered with a grasses, sedums and wildflowers within a planting bed between 2" and 6". Maintenance is minimal and little irrigation is required beyond rainfall.

Currently, initiatives exist to promote the widespread use of green roofs. Further, several agencies and organizations exist to help educate and provide technical support to architects, designers and contractors seeking to build green roofs.

The benefits of green roofs to the local environment and community will be maximized if a comprehensive green roof policy is established as opposed to green roofs being implemented on a piecemeal basis. Ideally a green roof strategy should be incorporated into the Middlesex Stormwater Management Plan.

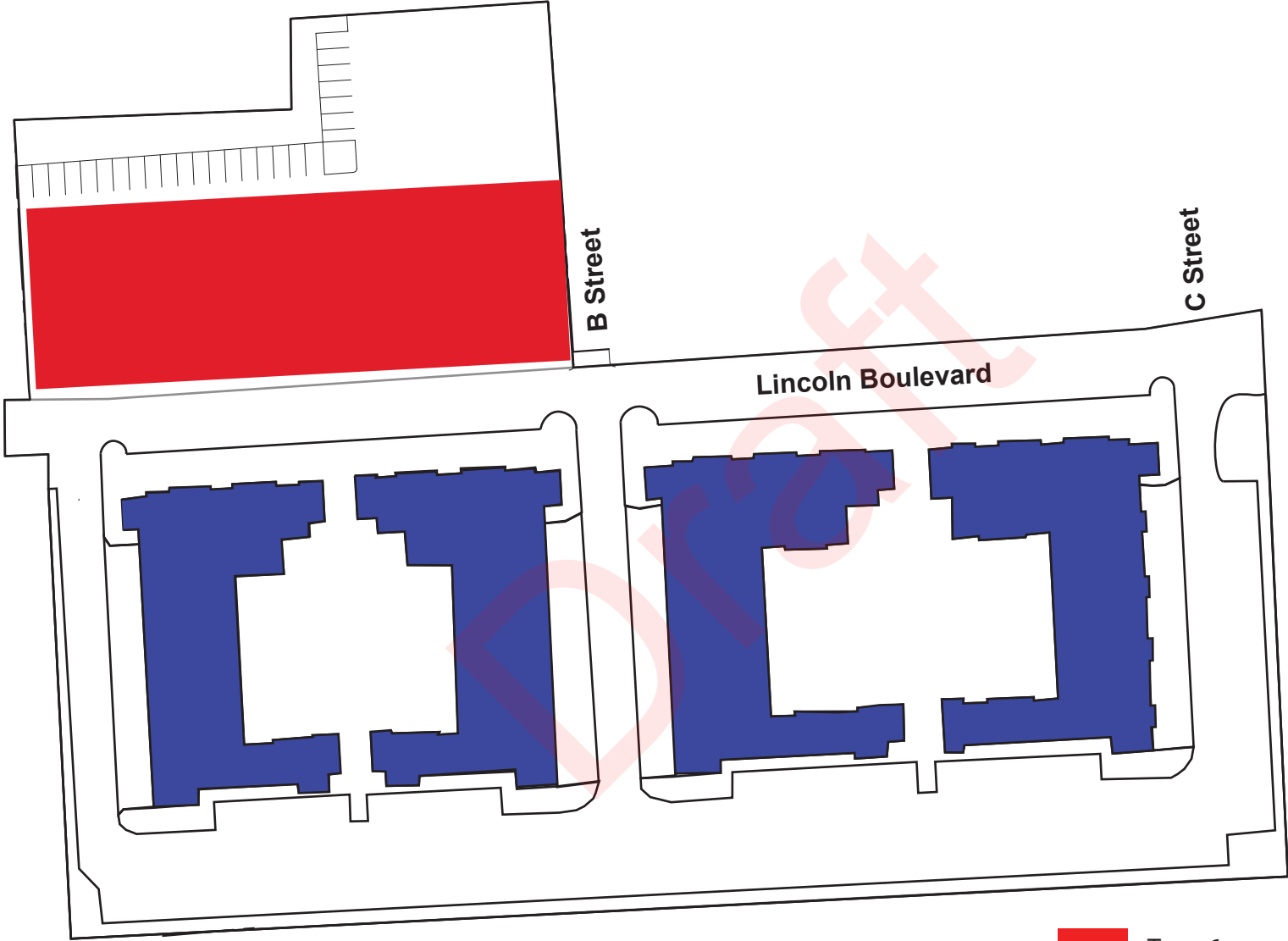
### 9.1.10 Bedroom Distribution

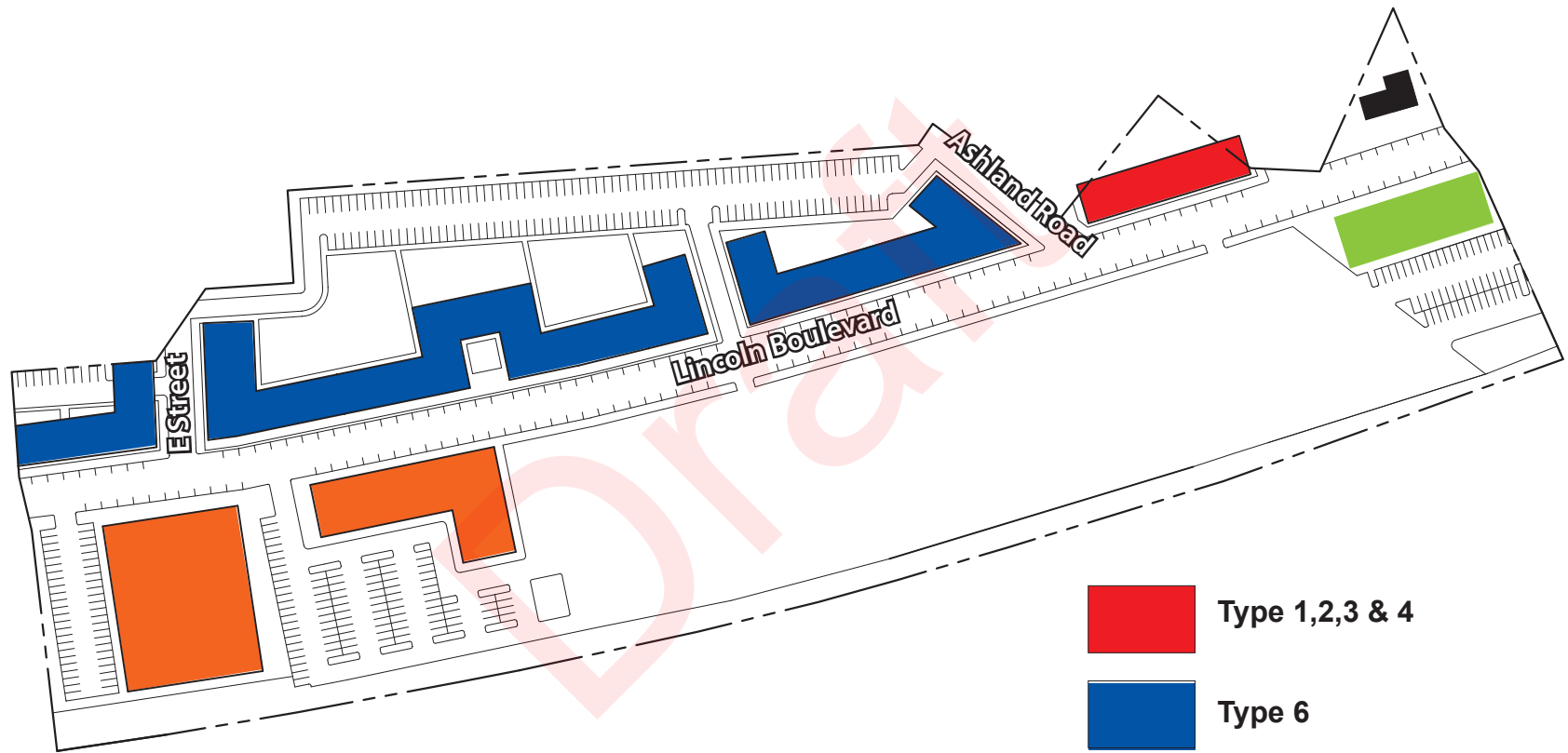
The bedroom distribution shall consist of 1 and 2 bedrooms except as required to satisfy state low and moderate-income housing requirements as follows:






- A minimum of 70% of the units shall be 1-bedroom units.

## 9.2 Exhibits of Building Regulations

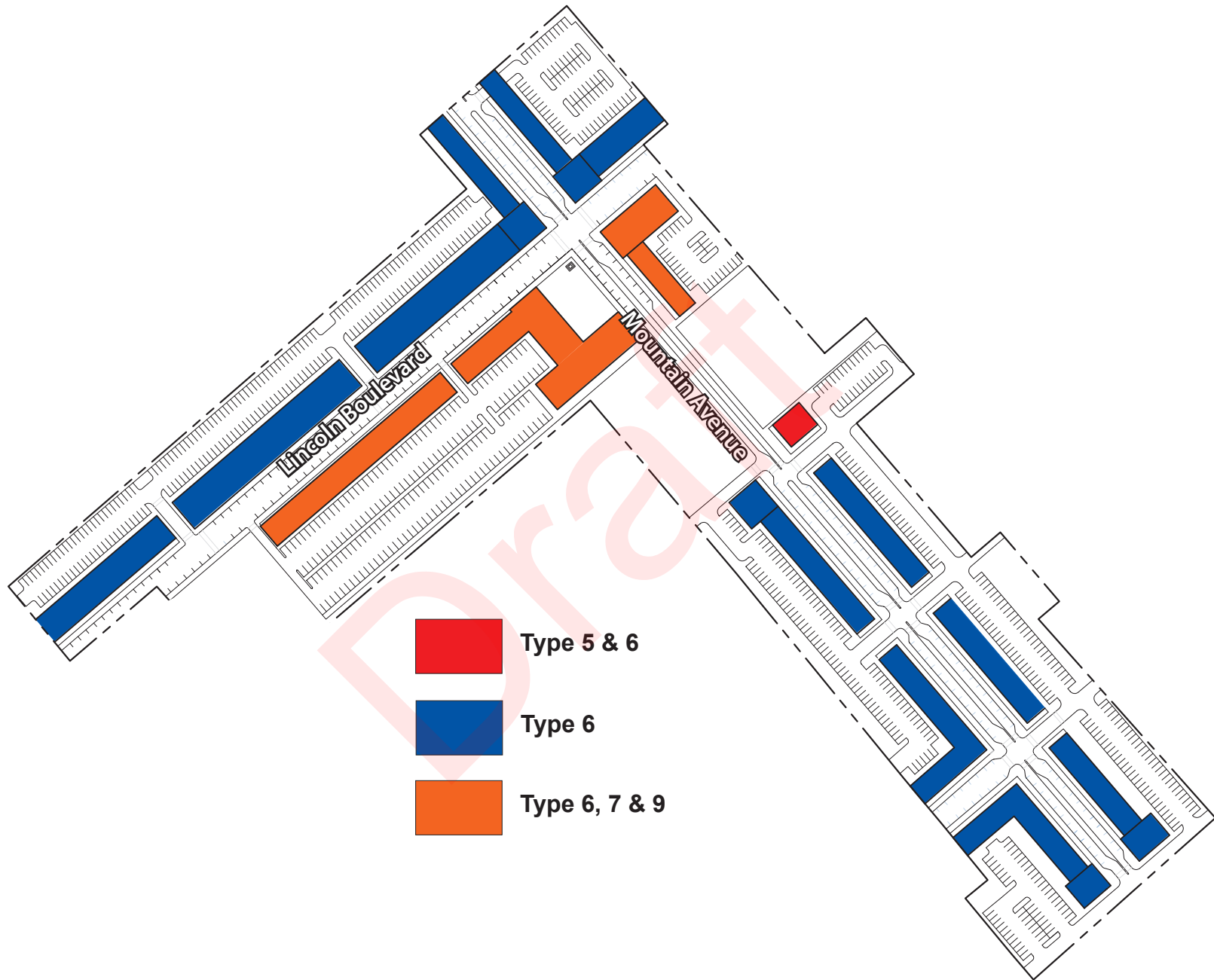
There are nine (9) different building types within the Focus Areas of the Lincoln Boulevard Rehabilitation Area. The building types depict the relationships between developable area, build-to-lines, setbacks, IBWs and encroachments in cross-sections and program tables. The building types could also be applicable to the Transitional Zones. Each typology is explained in the Building Type Regulating Diagrams illustrated in Exhibits 29.0 through 37.0.



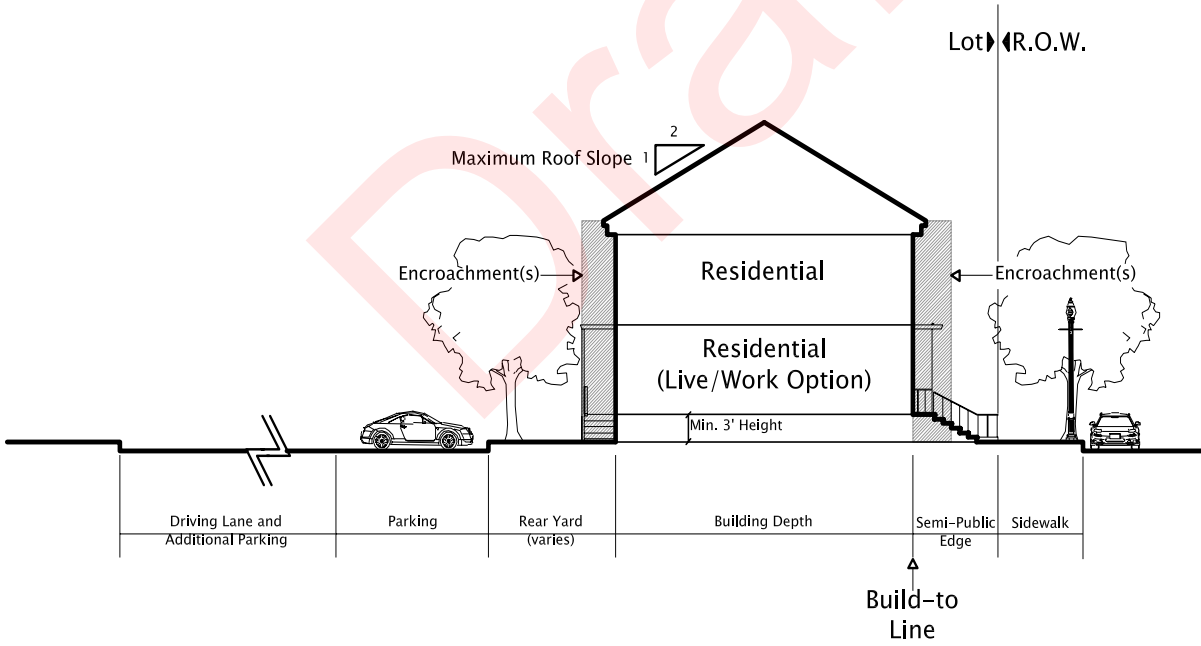


-  Type 1,2,3 & 4
-  Type 6
-  Type 6 & 7
-  Type 6, 7 & 9
-  Existing Single-Family House to remain

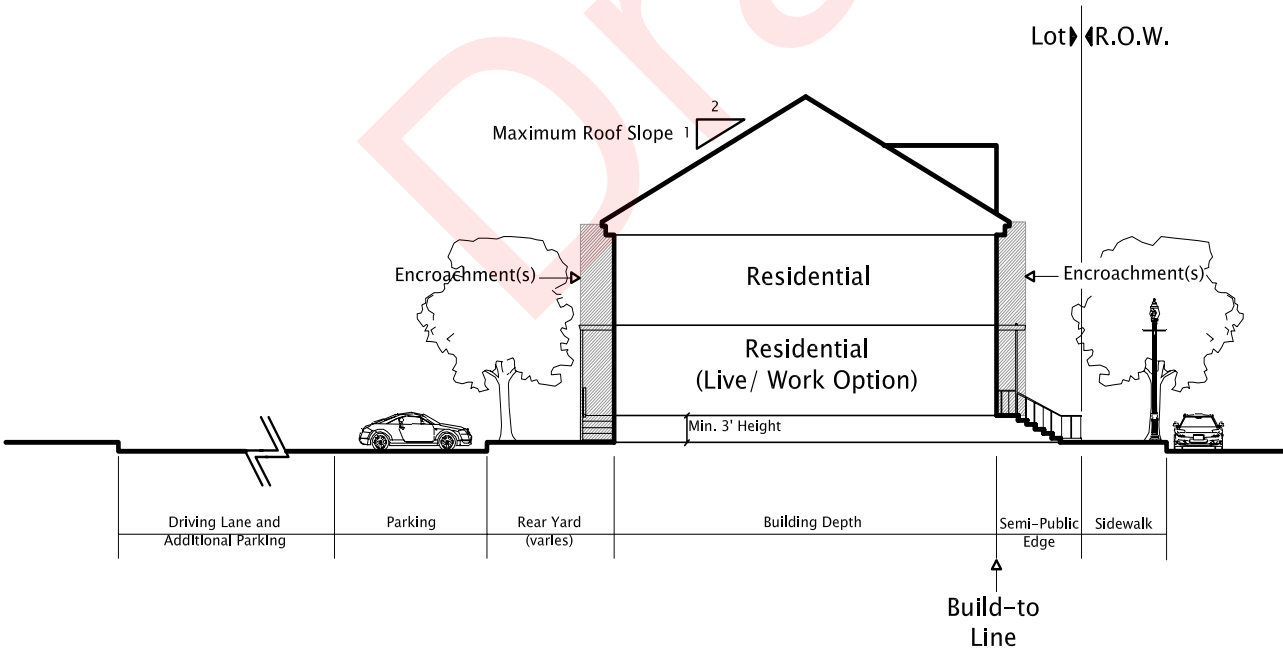




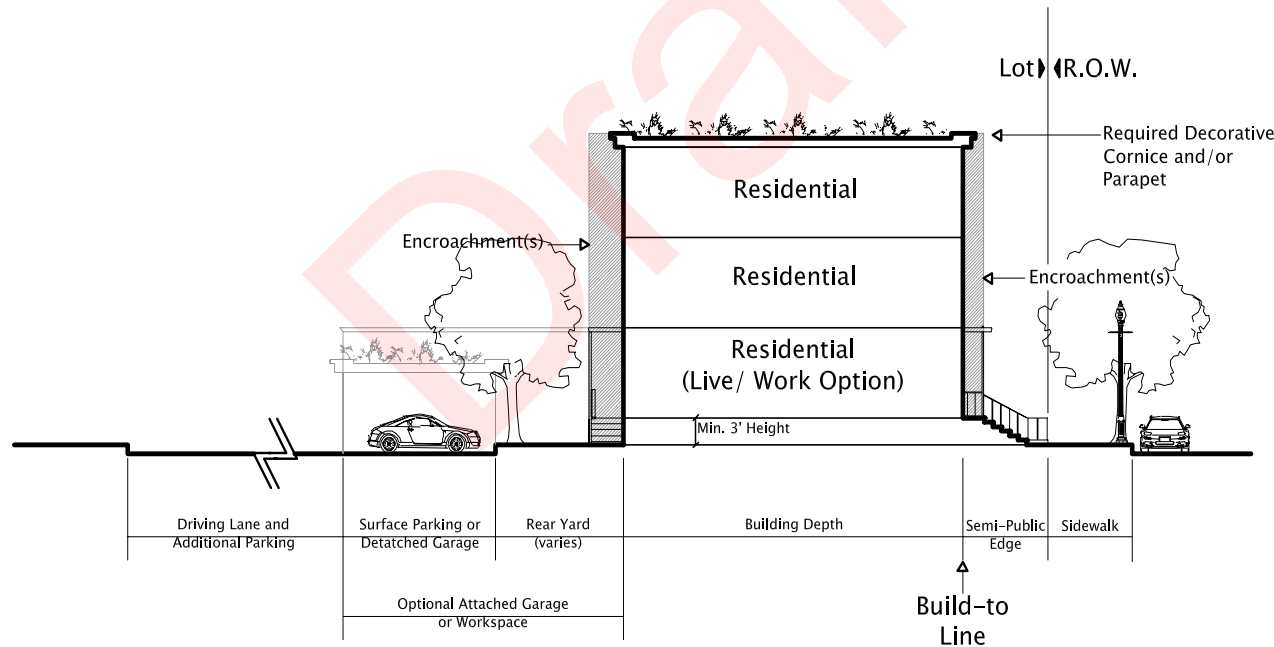
Townhouse - Two-Story			
Type	Townhouse	Building Depth	35 Feet Minimum
Building Setback / Semi-Public Edge	9 Feet	Maximum Encroachments	4 Feet
Sidewalk Width	10 Feet Minimum	Rear Yard	10 Feet Minimum
Max Height	2 Stories	Parking Location	Surface lot in rear or detached garage
Green Roof	n/a	Live-Work Option?	Yes



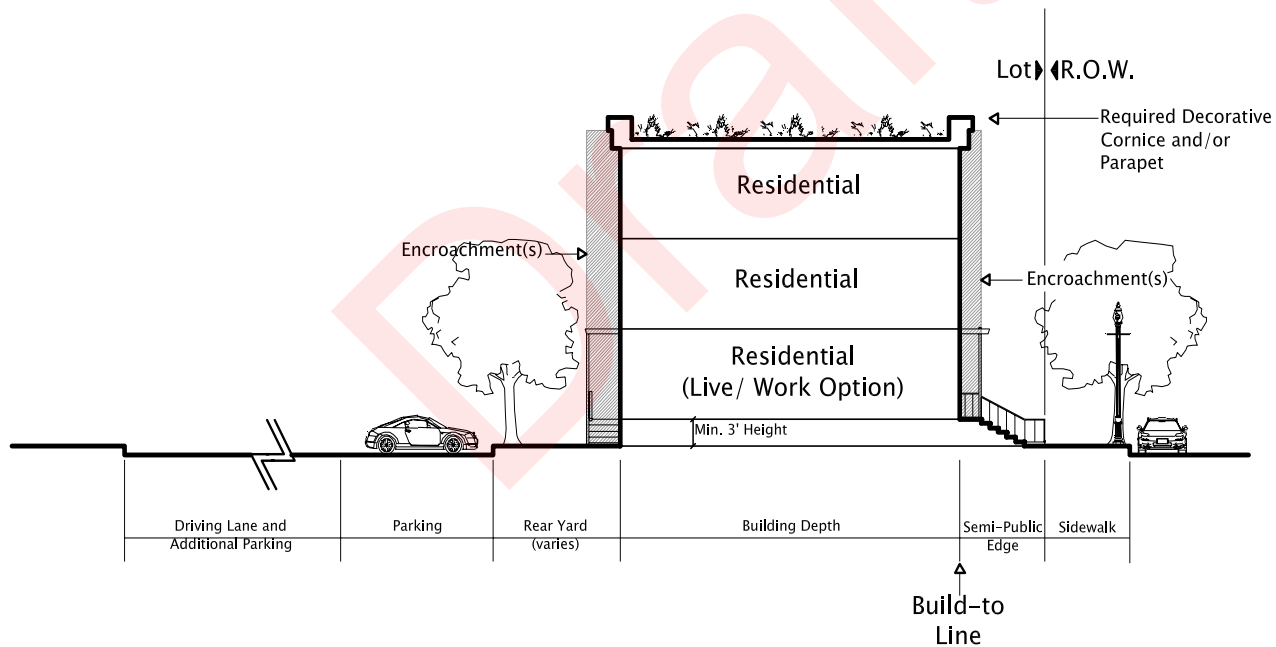
Duplex - Two-Story Pitched Roof			
Type	Townhouse	Building Depth	45 Feet Minimum
Building Setback / Semi-Public Edge	9 Feet	Maximum Encroachments	4 Feet
Sidewalk Width	10 Feet Minimum	Rear Yard	Minimum 10 Feet
Max Height	2 Stories	Parking Location	Surface lot in rear or detached garage
Green Roof	n/a	Live-Work Option?	Yes



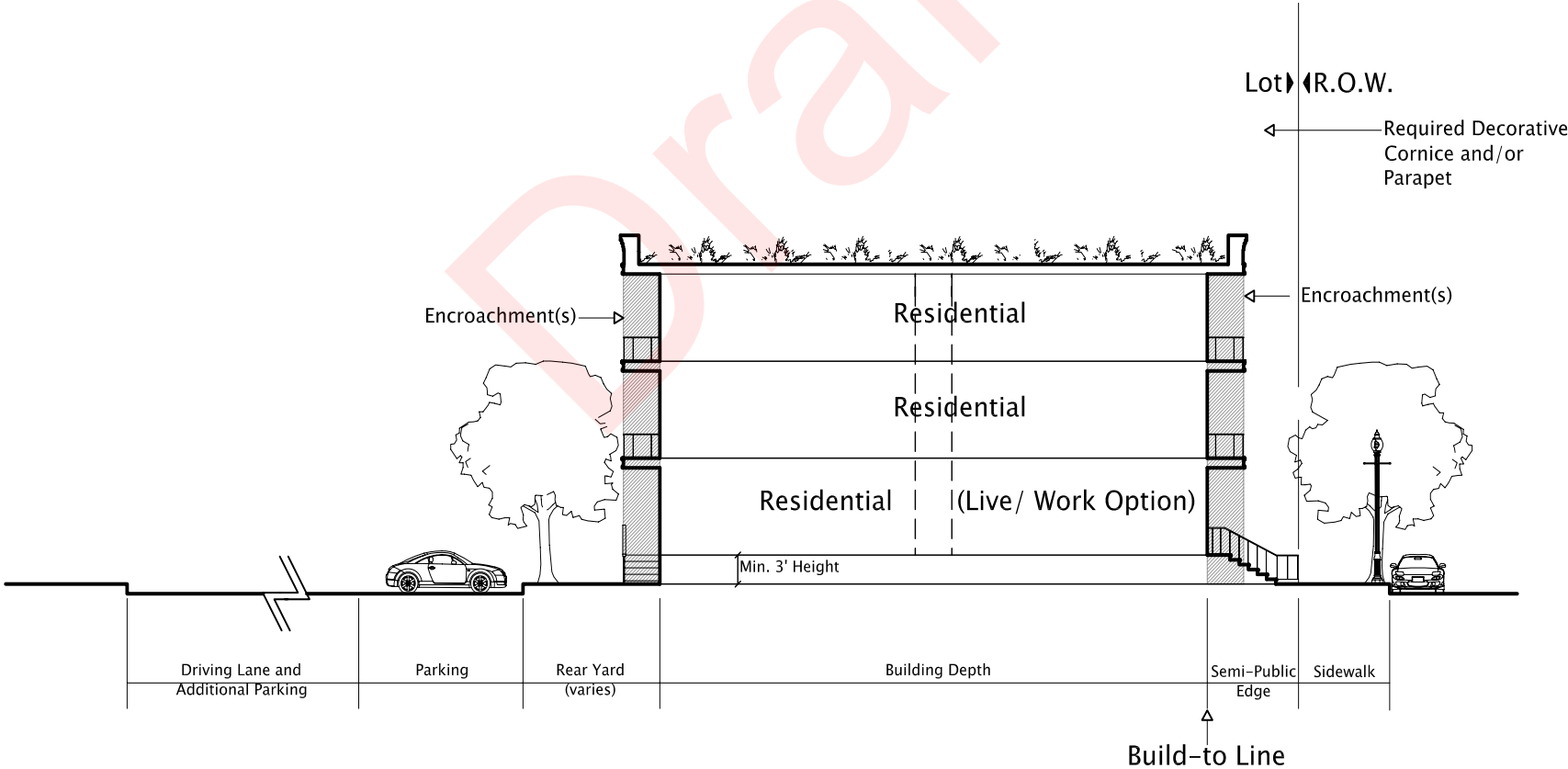
Townhouse - Three-Story (w/ Surface Parking)			
Type	Townhouse	Building Depth	40 Feet minimum
Building Setback / Semi-Public Edge	9 Feet	Maximum Encroachments	4 Feet
Sidewalk Width	10 Feet Minimum	Rear Yard	Minimum 10 Feet
Max Height	3 Stories	Parking Location	Surface lot in rear or detached garage
Green Roof	Recommended	Live-Work Option?	Yes



Triplex - Three-Story Flat Roof			
Type	Duplex	Building Depth	45 Feet minimum
Building Setback / Semi-Public Edge	9 Feet	Maximum Encroachments	4 Feet
Sidewalk Width	10 Feet Minimum	Rear Yard	Minimum 10 Feet
Max Height	3 Stories	Parking	Surface Lot in rear
Green Roof	Recommended	Live-Work Option?	Yes, on ground floor only

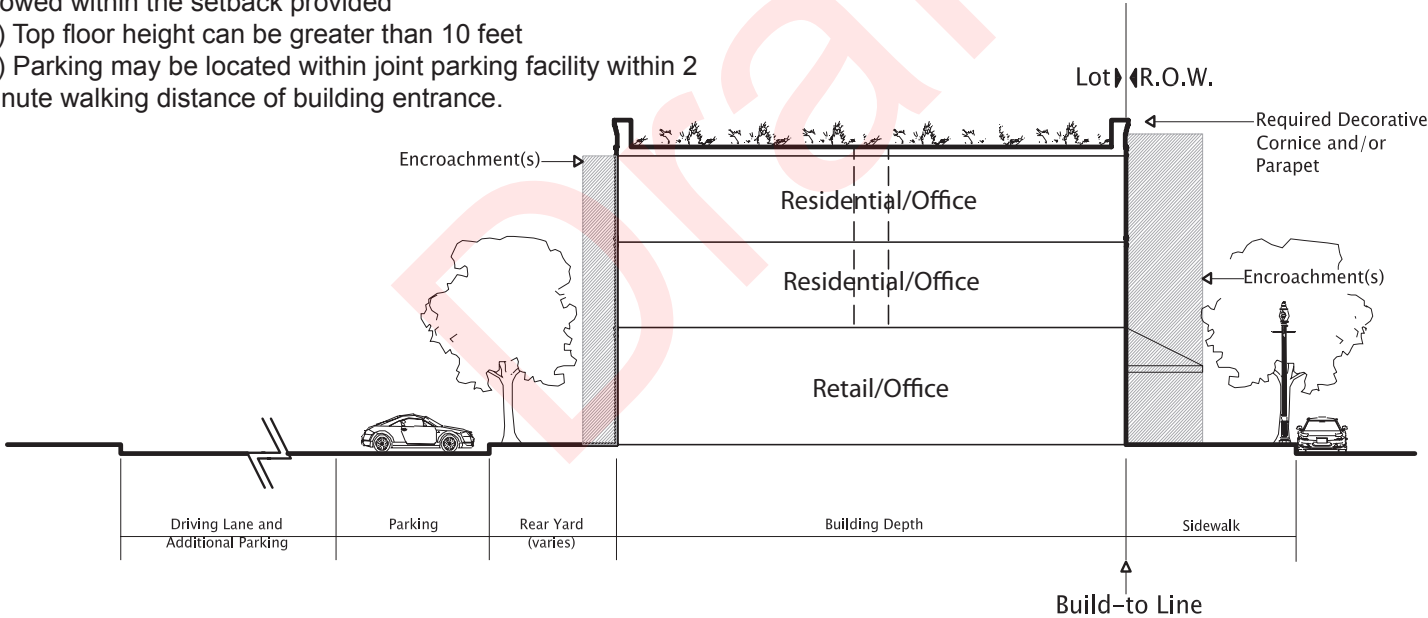


<b>Apartment - Three-Story</b>			
Type	Double Loaded Corridor	Building Depth	45 - 60 Feet
Building Setback / Semi-Public Edge	9 Feet	Maximum Encroachments	4 Feet
Sidewalk Width	10 Feet Minimum	Rear Yard	Minimum 10 Feet
Max Height	3 Stories	Parking Location	Surface Lot in rear
Green Roof	Recommended	Live-Work Option	Yes, street side unit



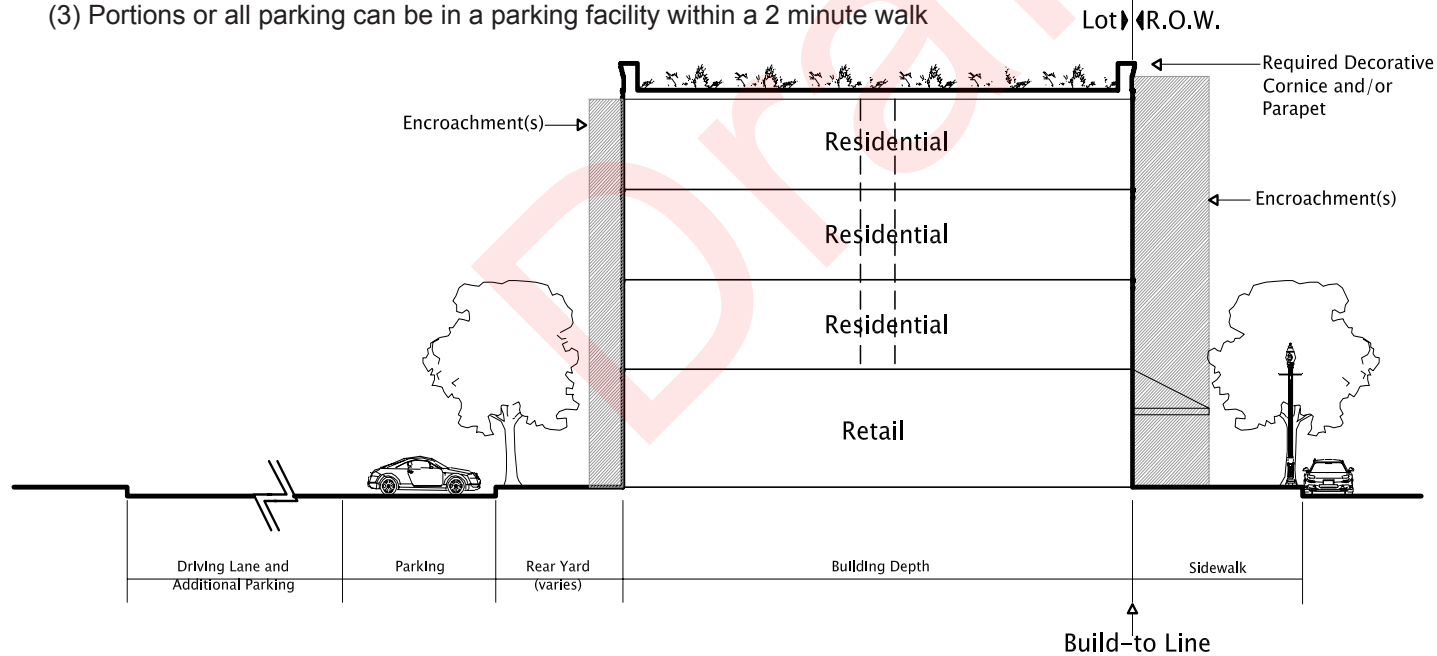
Mixed-Use - Three-Story			
Type	Double Loaded Corridor	Building Depth	45 - 60 Feet
Building Setback / Semi-Public Edge	4 - 8 Feet Optional Along Street Edge (1)	Maximum Encroachments	4 Feet (Awnings up to 6 Feet Maximum)
Sidewalk Width	10 Feet Minimum	Rear Yard	Minimum 10 Feet
Max Height	3 Stories (2)	Parking Location	Surface Lot in Rear (3)
Green Roof	Recommended	Live-Work Option?	No

- (1) If setback is used, an outdoor cafe or outdoor display is allowed within the setback provided
- (2) Top floor height can be greater than 10 feet
- (3) Parking may be located within joint parking facility within 2 minute walking distance of building entrance.

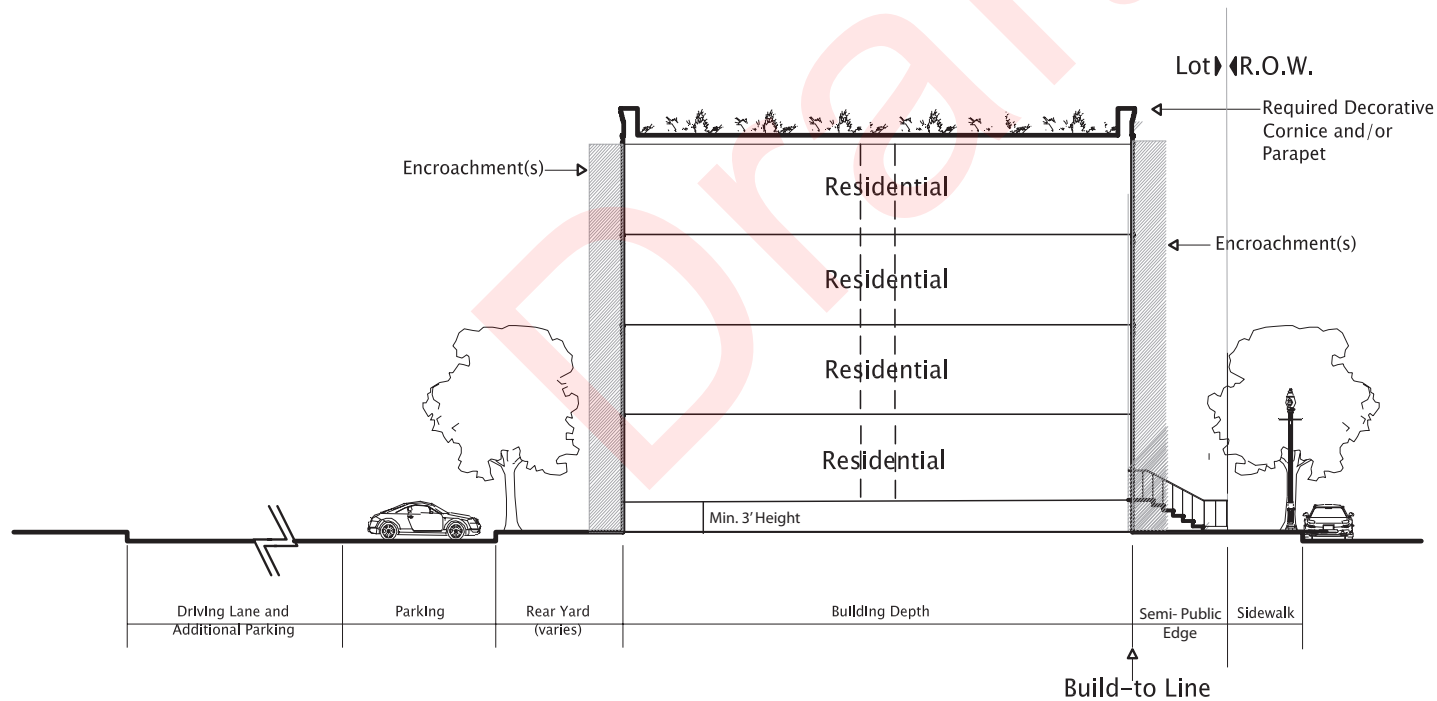


Mixed-Use - Four-Story			
Type	Double Loaded Corridor	Building Depth	45 ( single loaded corridor on either side of building)
Building Setback / Semi-Public Edge	4 - 8 Feet Optional Along Street Edge (1)	Maximum Encroachments	4 Feet (Awnings up to 6 Feet Maximum)
Sidewalk Width	10 Feet Minimum	Rear Yard	Minimum 10 Feet
Max Height	4 Stories (2)	Parking Location	Surface Lot in rear (3)
Green Roof	Recommended	Live-Work Option?	No

- (1) Additional setbacks allowed for extended displays and/or outdoor cafes.
- (2) Top floor can higher than the lower floors
- (3) Portions or all parking can be in a parking facility within a 2 minute walk

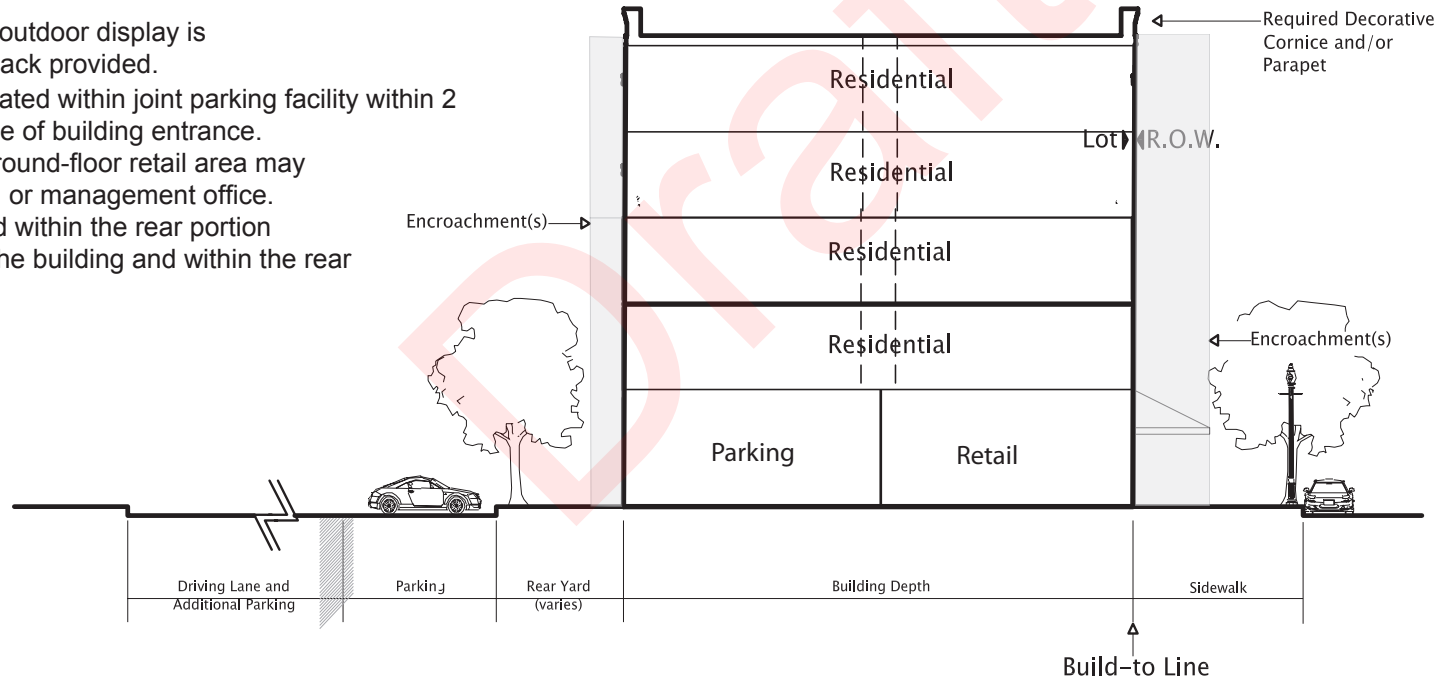


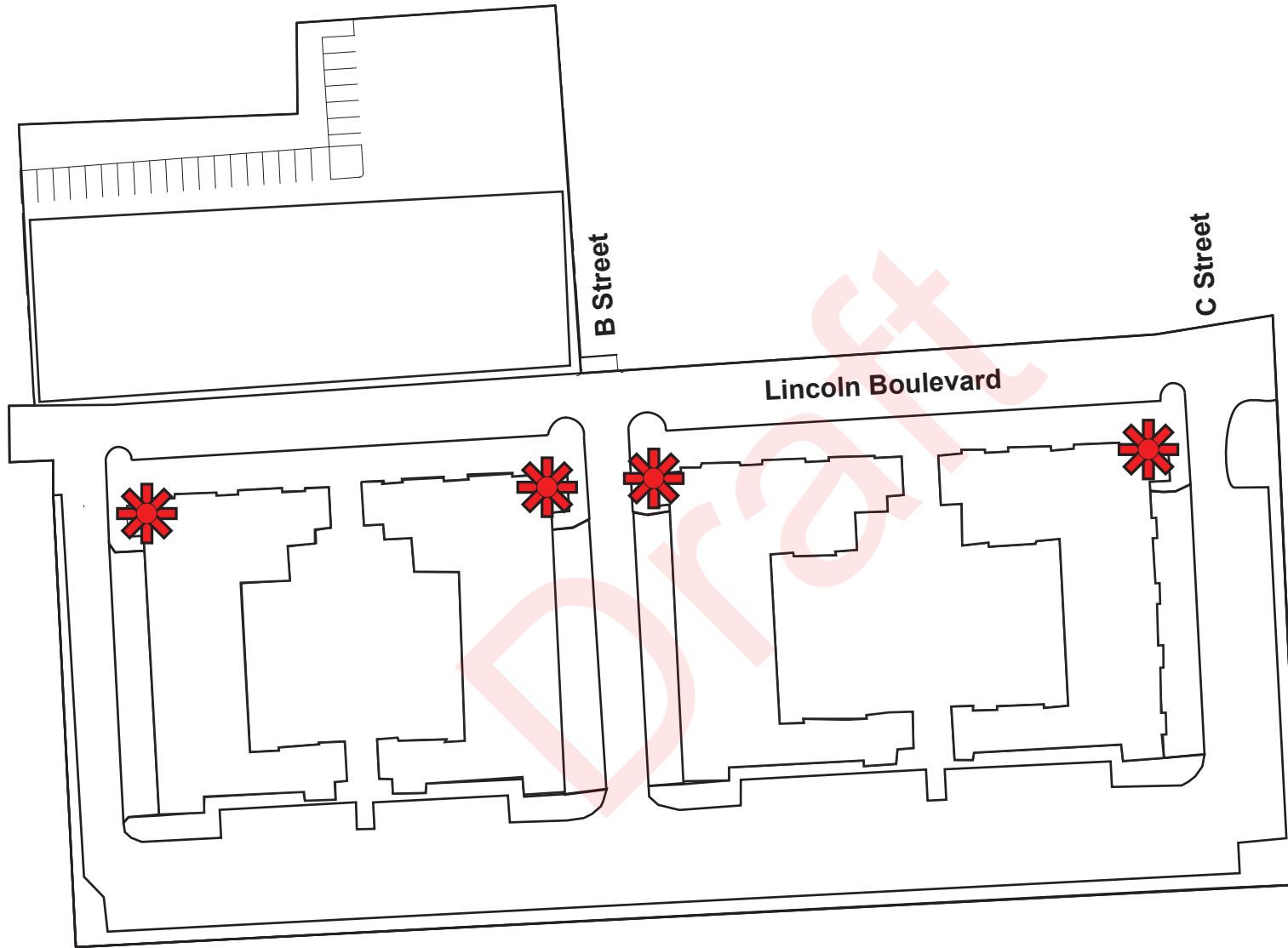
Apartment- Four-Story			
Type	Double Loaded Corridor	Building Depth	45 - 60 Feet
Building Setback / Semi-Public Edge	9 Feet	Maximum Encroachments	4 Feet
Sidewalk Width	10 Feet Minimum	Rear Yard	Minimum 10 Feet
Max Height	4 Stories / 49 Feet	Parking Location	Surface Lot in side and rear
Green Roof	Recommended	Live-Work Option?	No



Mixed-Use - Five-Story			
Type	Double Loaded Corridor	Building Depth	150 Feet Maximum
Building Front Yard Setback	4-8 Feet	Maximum Encroachments	4 Feet (Awnings up to 6 Feet Maximum)
Sidewalk Width	10 Feet Minimum	Rear Yard	Minimum 55 Feet
Max Height	5 Stories	Parking Location	See Notes (2 and 4)
Green Roof	Recommended	Live-Work Option?	No

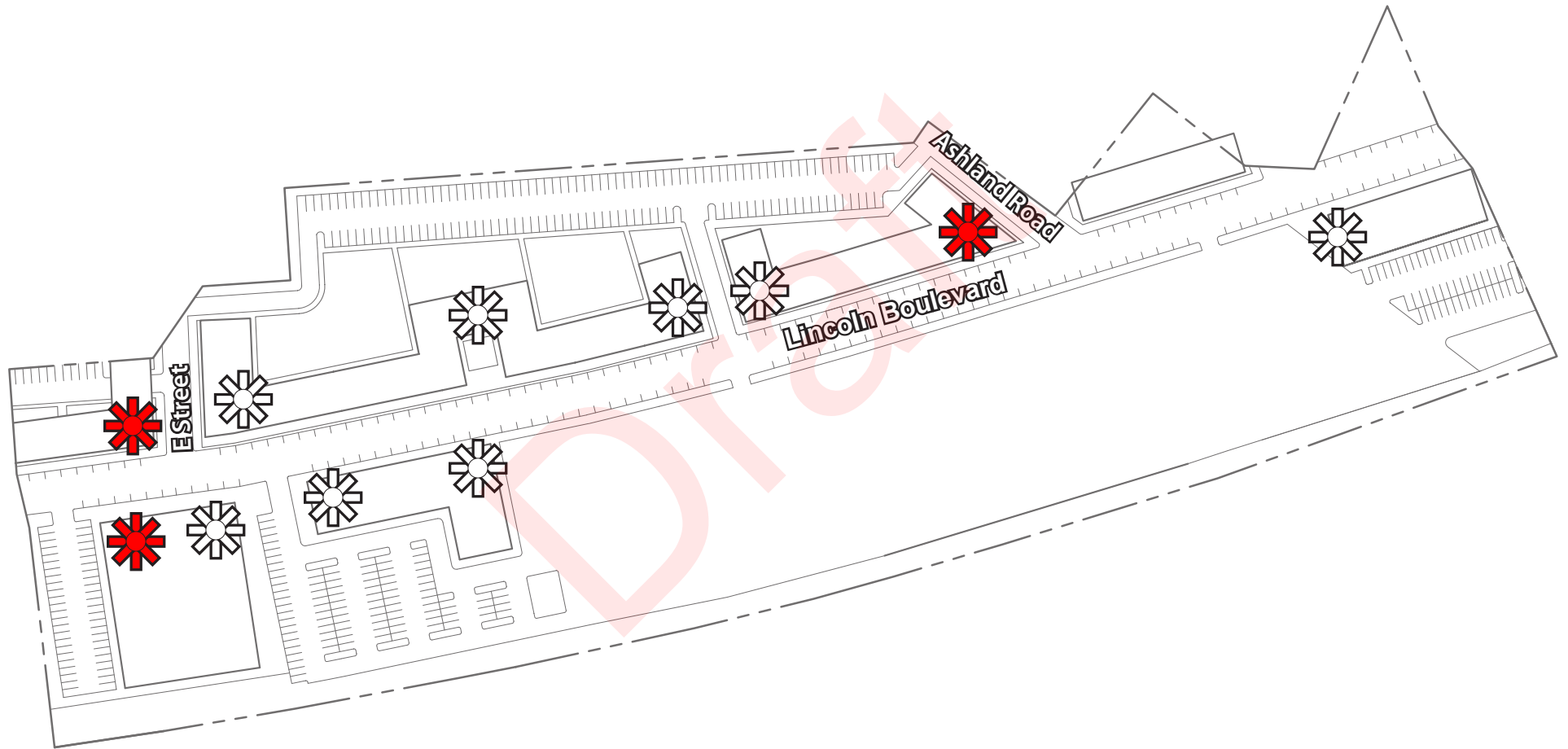
- (1) An outdoor cafe or outdoor display is allowed within the setback provided.
- (2) Parking may be located within joint parking facility within 2 minute walking distance of building entrance.
- (3) Up to 25% of the ground-floor retail area may be utilized as a leasing or management office.
- (4) Parking is permitted within the rear portion of the ground level of the building and within the rear and side yards.





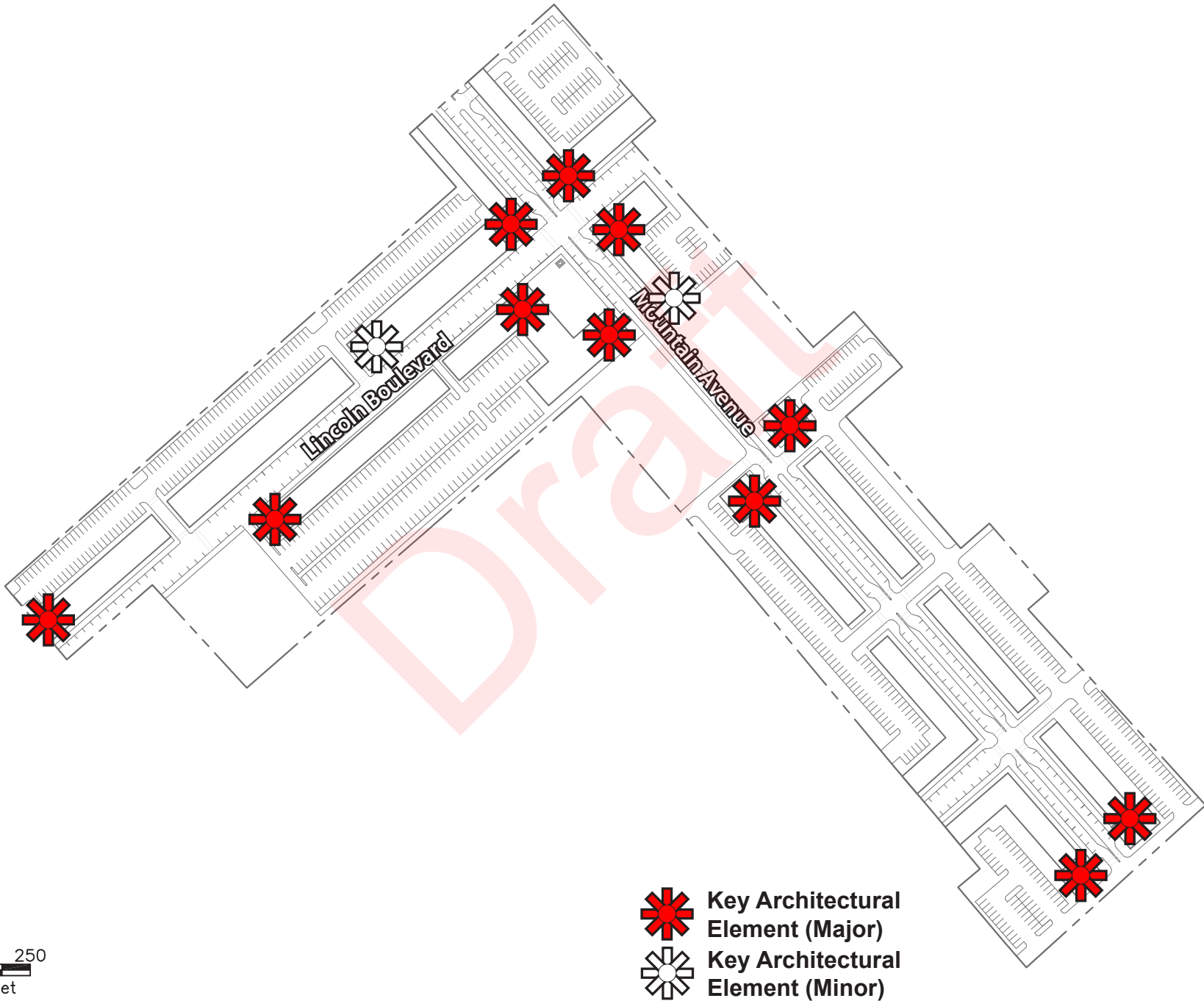




N.T.S.

 Key Architectural Element (Major)



-  Key Architectural Element (Major)
-  Key Architectural Element (Minor)



-  Key Architectural Element (Major)
-  Key Architectural Element (Minor)

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SECTION 10.0  
DESIGN STANDARDS

**10.1 Required Architectural Standards**

The following standards shall apply to all buildings to be constructed in the Area (n.b., Transition Sub-Area A shall be governed by Appendix 5.0 and Transition Sub-Area B shall be governed by Appendix 6.0).

**10.1.1 Building Frontages / Edge Type**

Building frontages refer to the ground floor and the pedestrian realm treatment for the Area. Exhibits 43.0, 44.0, and 45.0 refer to the frontage type for each of the focus areas. Frontages on these exhibits indicate those areas required for residential, live-work, and retail frontages. Exhibits 23.0, 24.0, and 25.0 display the recommended architectural treatment for each particular site, and one of the four frontage types shown on Exhibit 42.0 may be applied to each land usage. They are labeled as the following:

- 42.1. Residential
- 42.2. Retail
- 42.3. Live-Work/Office
- 42.4. Residential - Walk Up

**10.1.2 Residential**

This section applies to those areas specified in the Land Use Plans as Residential and further illustrated in Exhibit 42.1 and 42.4.

1. The finished first floor of residential shall be a minimum of 2 feet and a maximum of 4 feet above the sidewalk grade, taking into consideration the average sidewalk grade along the front of the facade of the unit. Required handicap access to units is recommended in the back entrance closest to the parking areas designated as handicap since parking for units is in the rear of the building.
2. A semi-public space (the area between the edge of the sidewalk and the face of the building) must be provided. This space must be defined by a low decorative fence and/or a hedge, brick, or stone wall, no higher than three (3) feet tall. This area must be intensively landscaped. The entrance walkway from the sidewalk to the steps must be

defined with a gate or decorative corner posts.

3. A stoop or covered stoop can extend up to 4 feet from the facade into the allowable encroachment area.
4. The semi-public border at the edge of the sidewalk must be a low wall or fence with a gate. If a fence is selected, it should be metal, either aluminum or steel. Wood or plastic picket-type fences are most appropriate for all duplex and multi-family units. With either a fence or wall, a gate is required that must have decorative posts.
5. If a main lobby providing access to multiple units is selected, it shall have access directly from sidewalk grade without steps. Interior stairways are allowed. A canvas marquee can be used to emphasize the entrance. Marquees can extend to the semi public edge or to the curb edge with permission from the Planning Board.

**10.1.3 Retail**

This section applies to those areas specified as Retail frontage. See Exhibit 42.2 for a diagram of specific features.

1. Entrances must be located at sidewalk grade level.
2. Awnings: Retractable awnings are highly recommended for retail frontage to a minimum distance of 4 feet to a maximum distance of 6 feet from the building façade.
3. All retail fronts shall provide a minimum of 80% glass area. Storefront windows must provide maximum exposure to window displays, the inside of restaurants, or to other types of ground floor uses.
4. Inset entrance at a minimum of 3 feet are required.

5. Angled display areas and floor to ceiling glass is highly recommended.
6. Shop fronts: The front of each store should be designed individually, with input from its tenant, rather than according to a repeated template
7. Signing must meet standards set forth in Sections 10.4 and 10.5.

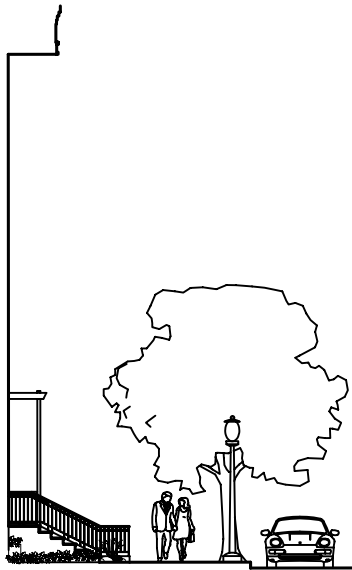
**10.1.4 Mixed Units**

Mixed units with retail on the ground floor and housing or office above, can have a common entrance and lobby for the upper units or can have individual entrances for the residential units above each shop.

The façade treatment of the upper units in a mixed use building must be clearly articulated and differentiated from the lower level in the treatment of windows, balconies and material.

**10.1.5 Live-Work**

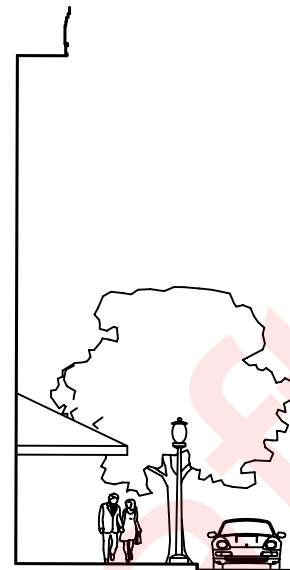
1. Live-work units are designed to allow for a variety of uses on the first floor with residential units above. There are some differences between live-work units and other mixed-use unit types. Live-work units are more like townhouses in that there is one occupant per building unit. Live-work units may range from two to three floors and are slightly larger than townhouses in depth and/or width. What distinguishes the live-work is either the owner of the business or an employee of such business must live in the unit.
2. See Exhibit 42.3 for the live-work frontage type. Also see the Land Use Plans for live-work unit location.



**Residential (Exhibit 42.1)**

Residential frontages along streets must have the ground finished floor raised a minimum of 2 to a maximum of 4 feet above grade. All facades with residential frontages must have spaces allocated to a semi-public yard.

This yard should be heavily landscaped and edged by a metal/decorative fence and/or hedges or wall with a gate (no higher than three feet) that defines the walkway from the sidewalk to the stair. A variety of stair and fence designs are recommended. An open stoop and/or covered portico is required. Stairs can extend directly to the sidewalk or can turn sideways from the landing along the facade. See Section 10.1.2.



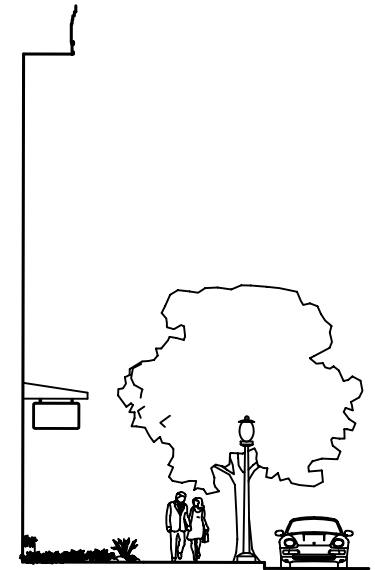
**Retail (Exhibit 42.2)**

Retail at the sidewalk level requires the ground floor entrance to be on grade with the sidewalk. Retractable awnings are recommended with specific attention paid to protection from the rain and sun.

Street trees, decorative lighting and where possible parallel parking form a buffer between moving traffic and the pedestrian realm.

To the extent possible, retail should be setback four (4) to eight (8) feet if outdoor display or dining is displayed. See Section 10.1.3.

Trees should be trimmed of lower branches to allow visual access to store fronts and signs.

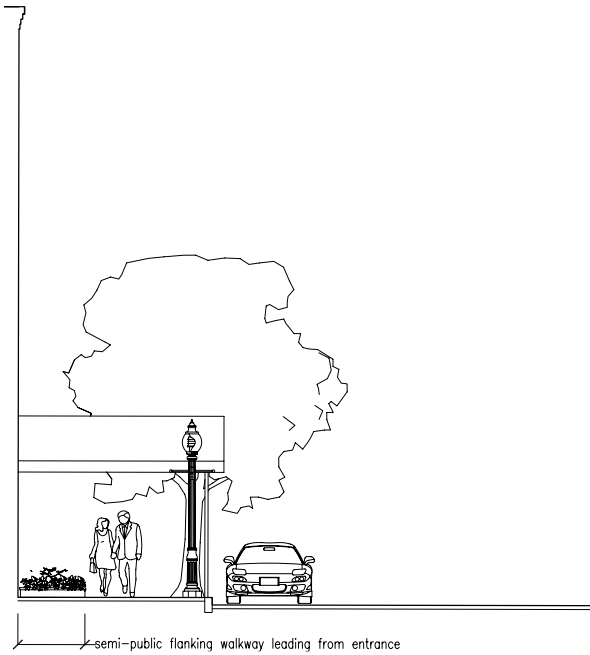


**Live-Work/Office (Exhibit 42.3)**

Access to live-work is on grade in mixed-use type buildings and above grade in residential/live-work units with a semi-public edge in front. This should be neatly landscaped with a minimum depth from building edge of 4 feet. Small hanging signs and/or awnings are recommended. Semi-public edges and paths leading to the live-work units shall be maintained by the unit owner.

Parking for live-work unit residents shall be in the rear of the building. Patrons of said units will park in the rear or in parallel spots adjacent to the unit where possible, or in a shared parking facility.

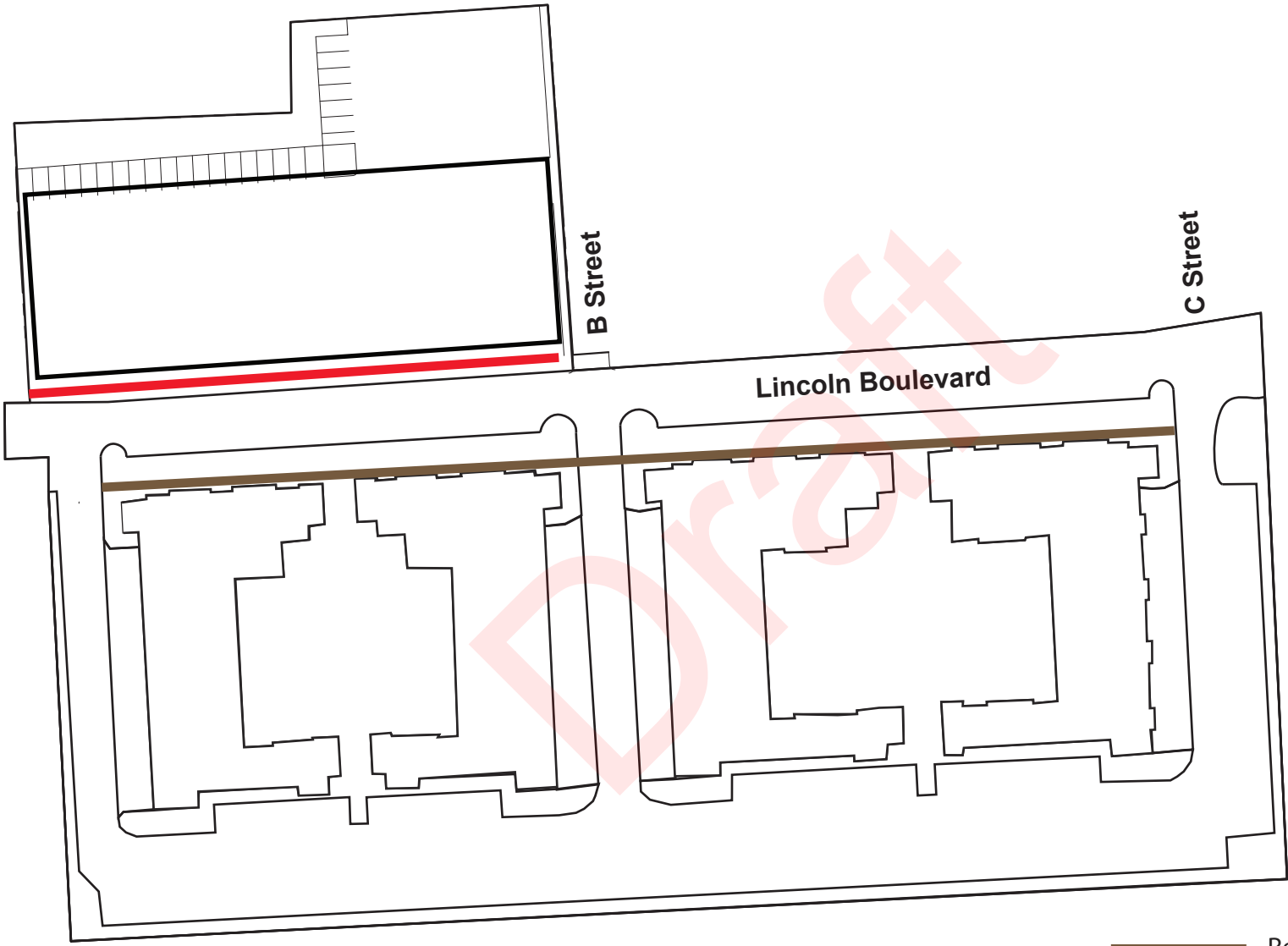
This frontage type will also apply if there is office use at the ground floor.



**Alternate Residential - Walk Up (Exhibit 42.4)**

Multi-family buildings that have a common access to multiple units have an on-grade access at the primary entrance. Residential units at the ground floor must still be 2-3 feet above grade. The building must have a landscaped semi- and public edge. An awning or marquee can extend to the edge of the semi-public edge, and can extend to the curb edge with permission of the Planning Board.

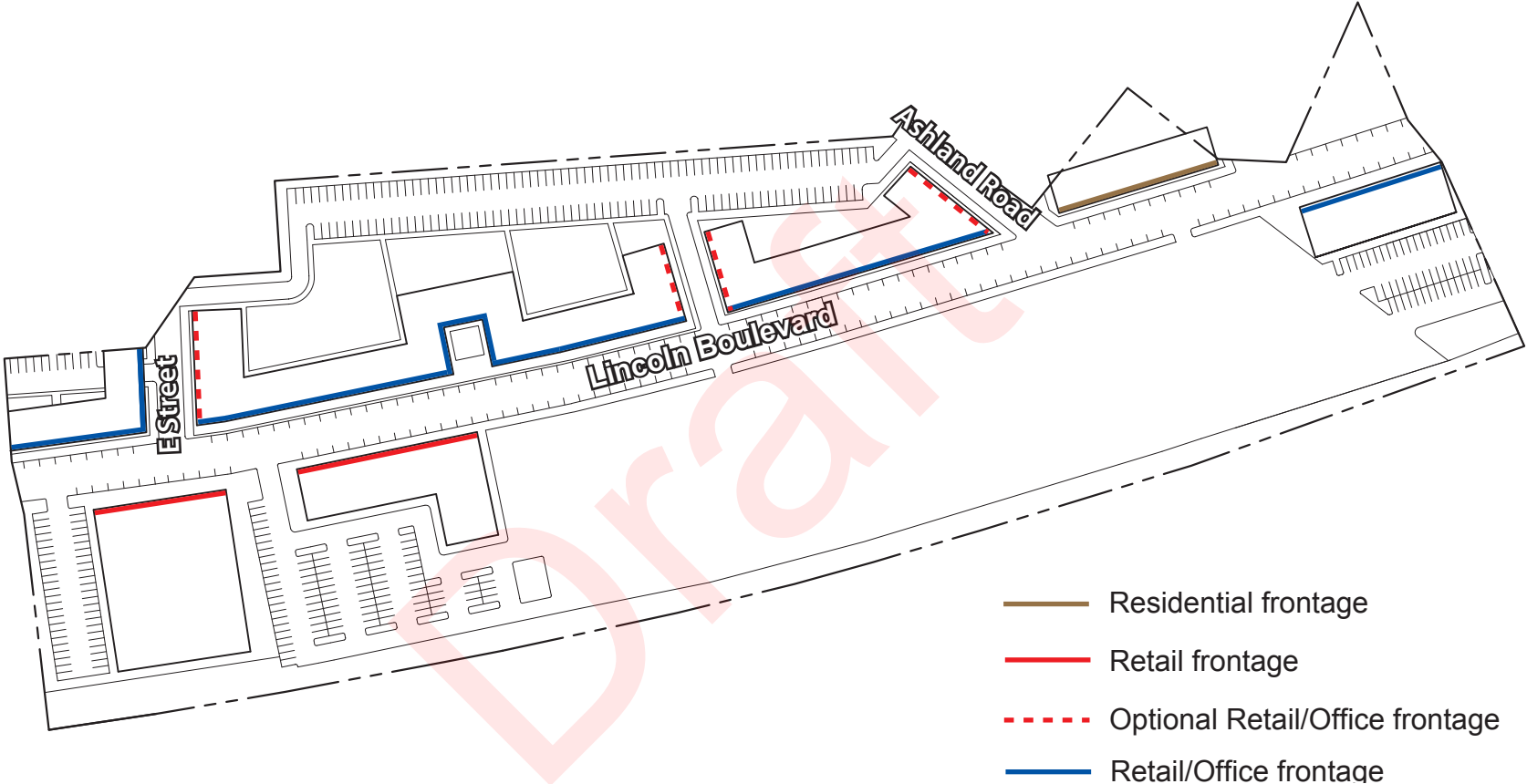
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- Residential Frontage
- Retail/Office Frontage

Note: Where two colors are shown, the frontage required for the primary use is shown along the build-to line, the frontage required for the optional use is set back.

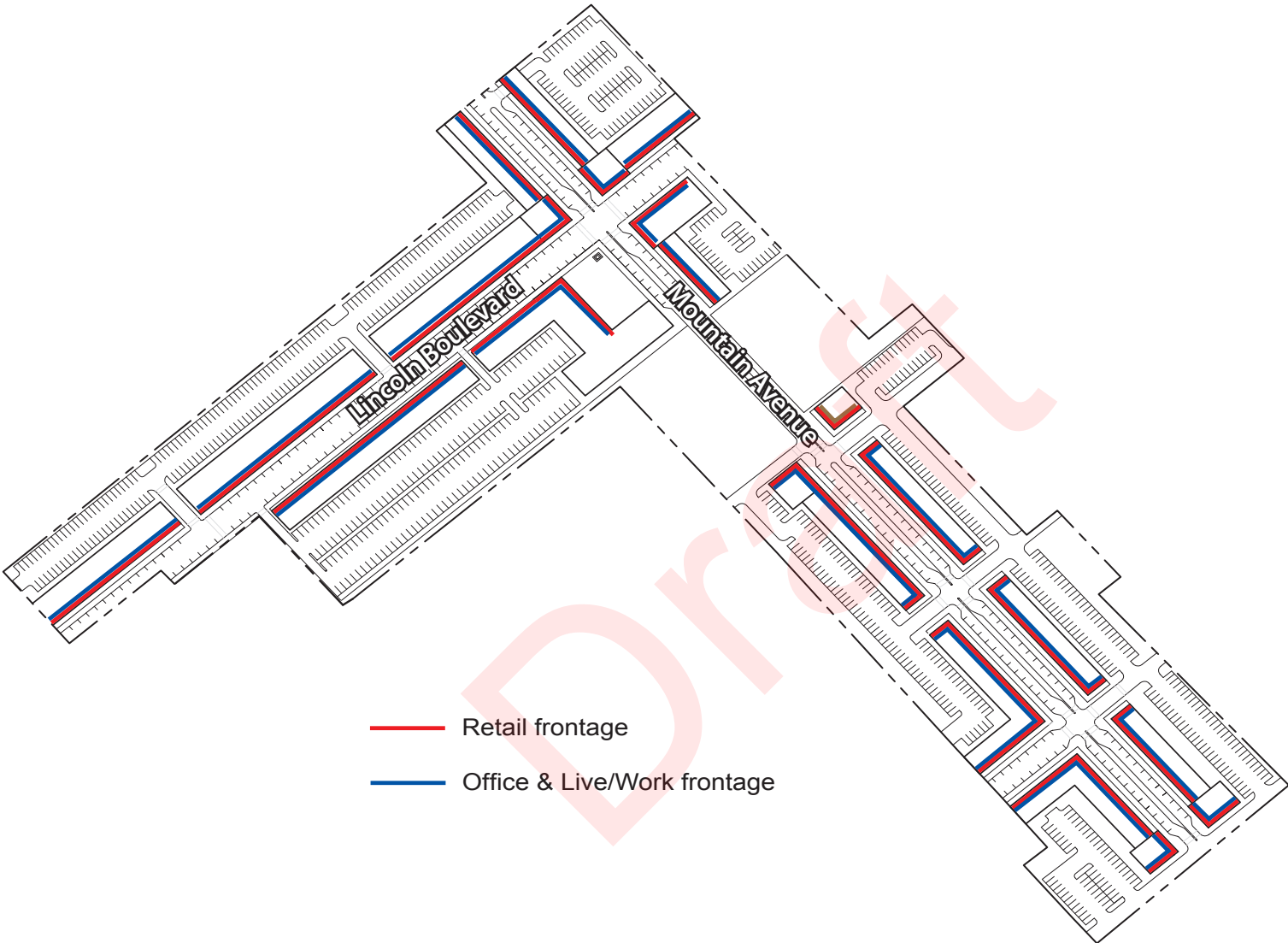
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- Residential frontage
- Retail frontage
- - - Optional Retail/Office frontage
- Retail/Office frontage



Note:  
Where two colors are shown, the frontage required for the primary use is shown along the build-to line, the frontage required for the optional use is set back.



- Retail frontage
- Office & Live/Work frontage



Note:  
Where two colors are shown, the frontage required for the primary use is shown along the build-to line, the frontage required for the optional use is set back.

### 10.1.6 Office

1. Offices entrances/lobbies can be located on all streets except the Residential-only streets.
2. To provide increased flexibility within this Redevelopment Plan, office uses are permitted on the first floor as depicted in Exhibits 23-25 & 44-45.
3. Where an office fronts onto any sidewalk, there must be either a raised planter or planting bed located a minimum of 2 feet from the façade to clearly separate the pedestrian from the use.

### 10.1.7 Additional Architectural Standards

1. Buildings should be designed with a tripartite division that emphasizes the base, middle, and upper stories/cornice.
2. Buildings shall be designed to be aesthetically pleasing from all viewing points, and shall be oriented toward the street so as to provide a continuous and varied building wall with identifiable building widths and streetscape.
3. Façade Materials: The primary façade materials are stone/masonry and brick with accents in metal. Façades should consist of no more than three materials, textures or colors.
4. Façade Colors: A combination of lighter masonry and darker brick in the earth tones.
5. Variety: Buildings, particularly long buildings over 120 linear feet (e.g. building frontage along Lincoln Boulevard) must be designed in identifiable building width ranging from 16 to 40 feet, and expressed in different exterior materials or colors. This should create the appearance of having several buildings arranged next to each other. See Exhibit 46.0.
6. Rooftop mechanical equipment shall be screened

in order to minimize the negative aesthetic impact upon the viewer both from street level and as may be viewed from surrounding buildings. Screening shall be consistent with the architectural design and materials of the building and may include higher parapets.

7. Mechanical structures shall be fully integrated with the architectural and structural design of the building. All parts and components of cellular phone antennas, satellite dishes, television and radio antennas shall be designed to be in harmony with the architectural context. Screening shall only be required in such cases where integration with the architecture of the building is not practicable.
8. Building attachments: Awnings, bay windows, balconies, roof overhangs, stoops and porches, may encroach in front of the build-to line provided they conform to the allowable encroachment area and maximum dimensions listed below. Inclusion of any building attachment above those specified as encroachments shall be subject to the approval of the Planning Board. The maximum dimensions that may be so approved are as follows:
  - A. Awnings may extend to a maximum of 6 feet from the building facade and may not place supports upon the public sidewalk except if it is a marquee which may extend to the curb edge.
  - B. Bay Windows may extend to a maximum of 2 feet from the building façade.
  - C. Projecting/cantilevered balconies may extend to a maximum of 4 feet from the building façade.
  - D. Architectural expressions on street corners (listed in greater detail in this list below) may project up to 2 feet past the build-to line.

9. Story Heights: Floor heights can vary. The ground floors should be higher, ranging from 9 to 12 feet for residential and from 10 to 20 feet for retail and office. The floors above the first or second floor retail, shall be lower, ranging from 8 to 10 feet from floor to floor. The top one or two floors can increase in height to 10 to 12 feet.
10. All retail establishments within a building shall place their primary entrances at sidewalk grade and have their doors recessed so as not to swing out onto the public sidewalk.
11. Prominent Entries: Main building entries shall be at grade and be easily identifiable as such with prominent architectural features; they should not occur simply as voids between buildings. All buildings shall have entrances accessed directly from the public sidewalk. To the extent possible, each entrance should be unique in its architectural treatment.
12. Façade Ratio: The percentage of void area (windows and other openings) in a building façade shall be between 50% and 70%, except at street-level retail frontages, where it shall not be less than 80%.
13. Façade Composition: "Scattered-window" facades shall not be allowed along any frontage facing a public right-of-way. Each such façade shall present a unified, rational composition.
14. Façade Materials at Corners: At predominant building corners, the façade materials must be the same on both faces meeting at the corner. These materials must extend at least twenty (20) feet from the corner on both faces. The extension of these materials allows for a contiguous element assuring its relationship to the rest of the façade.
15. Parking Entrances: Parking structure entrances shall not simply be gaps between buildings, but

through vehicular openings in the frontage line wall of the building. The parking structures shall provide direct pedestrian access to sidewalks such that users may exit the parking facility without entering a building. All vertical circulation areas within a parking facility shall be lit in the daylight-incandescent range. Pedestrian entrance doors shall be of a complementary architectural style as the building and be painted a complementary color as the building.

frames should be colored. White window frames are highly discouraged. Strip windows should not be used; i.e. no window should have a width to height ratio of greater than 2:1 without a separation from the adjacent window formed by the main building façade material. This requirement should neither apply to windows used for ground floor retail purposes, nor to the top floor of any building or clerestories. Windows must be set back a minimum of three (3) inches from the primary facade.

## 10.2 Recommended Architectural Standards

The following standards are recommended for use in the design of buildings to be located within the Area. These shall not be mandatory but act as guidelines to direct the design.

16. Antennas: Antennas of any type shall only be permitted on the exterior of any building with the approval of the Planning Board as to their size, shape and location, preferably in the rear of the building.
17. Utilities: All machinery and the mechanical controls for same, including but not limited to transformers, junction boxes, lift stations, electrical meters, condensers, and signal boxes, shall be interior to the block and masked from frontages by building elements in a manner consistent with the design of the building, incorporating false windows and dispersed venting to maintain the window rhythm and building pattern design. A wall of venting for mechanical rooms shall not be permitted.
18. All buildings shall display the street address of the building and/or name of building such that it is clearly visible from the adjoining street right-of-way.
19. Flat roofed buildings shall have parapets that vary in height by the bay module and have unique decorative cornice. If a green roof is elected, the parapet must be a minimum of 3'-6" high to form a protective wall/parapet. A trellis or other form of permeable roofing to form a shade-protected area is encouraged.
20. Windows: Windows above the first level should have a vertical orientation or be square. Window

21. Night security gates, grids or any other security covering of windows is prohibited.
22. All retail display windows must be lit at night to key light merchandise as well as light the sidewalk area.
23. Blank Walls: Walls shall not be blank at the ground level. First floor walls at frontages should have windows or openings that emulate windows along all pedestrian edges. These windows/openings should form a pattern that suggests habitation. Exposed basement walls at frontages should have windows or openings that line up with the windows in the upper facade.
24. Window Color: Window mullions and muntins, if used, should be colors that complement the primary facades. Black, white, silver, or dark green are highly recommended. Color of windows is an excellent way to express individuality. Window glass should be clear. Tinting of window glass should not be permitted (Energy efficient coatings that tint glass should be permitted as long as the coating that is closest to clear is chosen to meet the energy criteria.) Mirror finishes and colored glass should not be permitted for window glass.

1. Any changes in primary wall material should occur across a horizontal line, with the heavier-appearing material below the lighter (e.g. bricks over stone).
2. Expansion Joints: Facades should be designed so that any expansion joints are rationalized by the logic of the composition (i.e., to render them less obvious). Expansion joint gaps should be colored to match the surrounding wall.
3. Courtyard Dimensions: All courtyards should maintain a minimum width to height ratio of 1:3 in at least one dimension in order to avoid light well conditions.
4. Mullions and Muntins: Mullions and muntins provide privacy by diffusing problematic views. They should be used on residential windows facing onto sidewalks and courts, but they should be avoided on retail windows, which require transparency. Windows with muntins should be true divided lights, or should include exterior snap-in muntins that cast a shadow on the exterior glass.
5. Character: The design of buildings in the Area should not attempt to replicate historical design and features, but respect the form, context, material, etc. of surrounding buildings in their patterns through more modern styling interpretations.
6. Simple Facades: The major articulation of facades should be confined to the corners of the urban block, the area around entries, and at designated vista terminations.

7. Aligned Openings: The tops of windows and doors in each building module should be aligned to avoid confusing perspective views.
8. Window Sill Emphasis: Window sills and headers should be emphasized. Bow or bay windows are strongly encouraged on residential facades to enhance the “eyes on the street” concept.
9. Soffit Emphasis: In buildings with a soffit, the underside of the overhang is often more visible than the roof and should be articulated. The soffit should therefore receive a greater emphasis and budget than is typically afforded.
10. Awnings: The maximum height from ground level to the uppermost portion of an awning should not exceed the height of the sill or bottom of a second story window. The minimum height from ground level to lowermost portion of the awning or canopy should be eight feet. Awnings for various businesses should be expressed in the change of color and pattern.

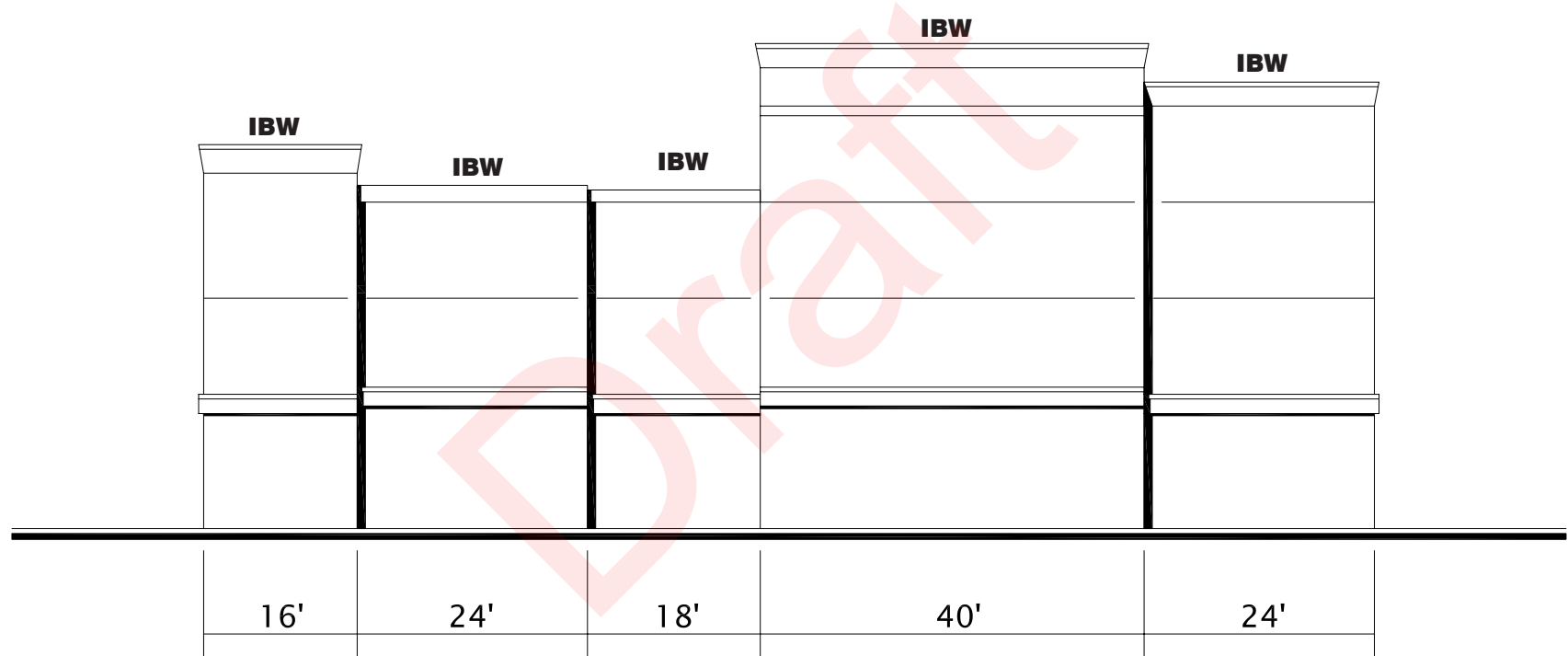
Exhibit 46.0 demonstrates a variety of Individual Building Widths and cornice heights which give the street wall an organic look and feel.

### 10.3 Recommended Green Building Standards

1. Green Roofs: Rooftops to the extent possible should be “green” in order to provide natural building cooling and to provide additional semi-public green space. There are two types of green roofs. An “intensive” green roof allows for major plantings such as grasses, bushes and trees. Intensive green roofs require more structure and support than a standard roof. The second type of green roof is an “extensive” green roof. An extensive green roof allows only for low level and low maintenance plantings and requires little to no additional structure. Green roofs greatly reduce stormwater runoff, decrease the cost of heating and cooling, and provide an additional amenity for units.
  - A. When possible embedded parking structures should also include an additional level to allow for a “green” courtyard.
  - B. Balconies, step backs and setbacks should be “green”.
2. LEED Certification: To the extent possible all buildings should strive for the U.S. Green Building Council’s (USGBC) Leadership In Energy Efficient Design (LEED) certification.
3. Energy Efficiency: New construction and rehabilitation should strive for maximum efficiency of energy usage. Educational, technical assistance and financial assistance programs such as ENERGY STAR and New Jersey Board of Public Utilities (NJBPU) New Jersey’s Clean Energy Program should be utilized to the maximum extent possible.
4. Renewable Energy Programs: Several options exist to allow for the incorporation of renewable energy in the operation of new and rehabilitated buildings.

Such options range from the construction of on-site solar, small wind and sustainable biomass systems to the purchase of renewable source energy through the existing power utility. New Jersey’s Clean Energy Program from NJBPU should be consulted for information on various informational, technical and financial support programs.

5. Stormwater Detention and Reuse: In order to mitigate the impact of stormwater on the existing infrastructure, new and rehabilitated buildings should incorporate a stormwater detention system via the placement of cisterns located either within the building or buried on-site. Stormwater collected within cisterns can then be used for non-potable uses, such as irrigation, washing cars or flushing toilets to reduce demand on potable water sources.
6. Resources: Multiple informational, technical assistance and financial assistance resources are available to encourage and promote the practice of green building. Several of these resources can be accessed via the New Jersey Board of Public Utilities’ (NJBPU) New Jersey’s Clean Energy Program and Cool Cities Program as well as through the New Jersey Department of Environmental Protection’s (NJDEP) New Jersey Environmentally Sustainable Communities Initiative.



\* Each IBW shall contain distinct materials, colors and/or window types with defined edge treatments as well as different treatment of the upper cornice

## 10.4 Open Space and Landscape Plan Design Requirements

Prior to the commencement of construction within the Rehabilitation Area, an overall landscape plan for the street, yard, and parking lot landscaping shall be prepared by a certified landscape architect and be presented to and approved by the Planning Board. The Planning Board may forward the plan to the Borough Engineer for review and comment. The plan shall conform to the following requirements and guidelines:

1. The landscape plan should strive to include the highest and best quality decorative materials possible and specify, at minimum, architectural pavers, decorative lighting, tree species, and decorative site furnishings, including all specific color and material selections.
2. All landscape materials must have a two year maintenance guarantee. If any planting materials die within two (2) years of planting, they must be replaced during the following planting season and guaranteed for an additional two years.
3. At a minimum, street trees shall be located every eighteen (18) to twenty-five (25) feet along Lincoln Boulevard.
4. Street trees must be a minimum of 3 inches in caliper and 12 feet high at the time of planting. All street tree types and sizes shall be recommended by a local arborist, nurseryman, or some other Landscape Architect designated by the Planning Board and shall be a type suitable for the urban environment. Lists of suitable trees are available from the Community Forestry Council, a division of the New Jersey Division of Parks & Forestry, or the New Jersey Nursery & Landscape Association.
5. In areas with a retail or mixed-use character, all street trees should be planted within a planting well and should be surrounded with either dry-

laid pavers or decorative groundcover protected with decorative fencing.

6. In areas with a residential character, a minimum four (4) foot minimum wide parkway should be installed between the curb and sidewalk. The parkway should be planted with decorative groundcover (such as liriopé) or covered with dry-laid pavers.
7. The use of decorative grates is discouraged because they constrict the growth of the tree if not maintained properly and can lead to the death of the tree in later years.
8. All yard spaces should be landscaped with shade trees, flowering trees, evergreen and deciduous shrubs and perennials and bulbs, unless said spaces are paved to allow for pedestrian activities. Only plant materials with proven resistance to the urban environment should be utilized.
9. The design and installation of landscaping and streetscaping should be conducted in accordance with the Recommended Horticultural Practices described in Appendix 1.
10. The design and installation of landscaping and streetscaping should be conducted with the mitigation of stormwater in mind, following the guidelines set forth in Appendix 2.0 Stormwater Facilities.
11. Sidewalks should enhance the pedestrian experience. Toward that end, the following must be included within the landscaping plan:
  - A. Barrier-free access to all pedestrian space
  - B. Use of pedestrian-scaled lighting, not in excess of eighteen (18) feet in height
  - C. Retail uses on street corners should not hinder

pedestrian flow. Outdoor corner cafes and eating areas should be edged with planters, low fences, or other decorative features to designate the cafe area from the pedestrian circulation along the sidewalk. A minimum of a five (5) foot barrier-free pedestrian area must be provided between edge of the curb and the edge of the cafe area.

### D. Use of pedestrian scaled signage

12. The landscape plan shall incorporate shade elements, from pergolas to trees, to protect people from the sun in areas with high sun exposure. (See Section 10.5.6).
13. A landscaped median will be installed on the Mountain Boulevard in the Redevelopment Area. Street trees and plantings shall be located in the median between openings in the median to allow for intersections and other significant points of ingress/egress.
14. The median shall be designed to incorporate left hand turn lanes at all intersections and other significant points of ingress/egress. Left turn lanes shall have a textured pavement treatment to extend the perception of the median.
15. Unless specifically stated elsewhere in this Plan, low walls, fences, hedges, and/or a combination thereof, with a 3.5 foot maximum height from ground level, shall be used to screen all surface parking from external view at the periphery. Tree planting and screening requirements for surface parking lots are listed in the Parking Standards Section of this document.
16. The provision of "green areas" to include trees, ground cover, landscaped corridors, small parks, terraces and green roofs are necessary components of urban living. The recommended and illustrative Landscape and Open Space Plan is shown on

Exhibit 47.0, 48.0 and 49.0 for the Focus Areas. Additional "green areas" may be recommended and are not excluded from other areas within the Lincoln Boulevard Rehabilitation Area, however for the purposes of this plan the "green areas" within the Focus Areas refer only to the mandated areas.

17. The landscaped area along the rail right-of-way must be buffered with a masonry wall, a minimum of six (6) feet in height with a maximum of ten (10) feet in height at the discretion of the Planning Board with extensive planting in front of such wall including vines that will inevitably cover such wall in addition to conifers and deciduous trees and ground cover to provide a well landscaped appearance.
18. All landscaped area must be well maintained, cleared, clipped and pruned to provide a positive healthy visual character.

## 10.5 Signage Requirements

The following signage requirements apply to all uses:

1. All signage shall be subject to site plan review and approval by the Planning Board.
2. No fluorescent or glowing paint is permitted for any signage within the Area
3. No signs or advertising devices that are rooftop mounted, intermittently illuminated, flashing, or moving are allowed. Signs that might be mistaken for traffic control devices are also prohibited.
4. Information kiosks with tenant listings and directions are permitted with a maximum of eight (8) square feet of signage area. Advertising is prohibited on kiosks.
5. Freestanding signs are prohibited with the exception of way-finding identification installed with the approval of the Middlesex Borough.
6. Signage above the second story of any structure is prohibited.

7. Residential: Total exterior signage at a lobby serving more than 10 units may have a sign naming the building but not exceed twenty square feet. The style of the lettering must be in character with the architecture of the building. Entrances to individual units are limited to a street number not to exceed one square foot.
8. Retail: Every retail establishment is permitted one facade sign and one blade or projecting sign per street frontage. Façade signage on windows or above display windows shall not exceed 30 inches in height and no more than 50% of the retail facade or store width. Blade signage shall not exceed 18 inches in height, nor shall project more than 3 feet from the façade.
9. To the extent possible, lighting levels for signage should be controllable allowing the level of intensity to be significantly reduced at times of low pedestrian or vehicular activity.
10. Window displays for goods and services provided by retail establishments are encouraged and shall be lit with appropriate display lighting throughout the entire night.
11. Other sign requirements based on the existing ordinance that are not in direct conflict with the standards set forth above.
12. A gateway sign element should be applied upon entering the Middlesex Borough and shall be contained within The Gateway Focus Area.

## 10.6 Streetscape Requirements

The standards set forth in this section shall be binding for streetscape development. The exact construction material and sections to be utilized within each right-of-way shall be made by the Borough Engineer, subject to the approval of the Redevelopment Entity.

1. Streetscape Materials:
  - A. Vehicular travel lanes shall be constructed of asphalt, unless a textured pavement is used as a traffic calming device, such as brick, cobblestone or etched concrete.

- B. All curbing shall be granite curbing or can be poured concrete colored French Grey and brushed. Asphalt curbing is expressly forbidden. Curbs shall be 6 inches in height without horizontal lips.
  - C. Sidewalks shall be constructed of textured paving materials or scored concrete with brick edges and dividers. It is the recommendation of this Plan that the sidewalks be ornate and unique, this will inherently increase the value of the properties and streetscape itself.
  - D. Crosswalks shall be of similar material and color as the paved sidewalks.
  - E. No more than three paving materials or colors should be used per block.
2. Street Lighting: Street lights shall be placed at the outer edge of all sidewalks and shall be as follows:
    - A. A single pedestrian lighting standard design for the sidewalk edge for posts and fixtures must be used throughout the Area with a taller complementary fixture in the center median of the boulevard, as recommended by the Planning Board. The mass and size can vary by location and street type. Developers within the area must provide the street lighting along primary and secondary access as well as parking lots and walkways. Final approval of the fixture, pole type, and location will be made by the Planning Board.
    - B. Street Frontages: One fixture, not to exceed sixteen (16) feet in height, for every fifty (50) linear feet of sidewalk, on average, should be provided.
    - C. Corners: Lighting must be increased in height and coverage on corners. Lighting standards should be placed on all four corners of intersections in excess of two lanes
    - D. All lighting shall be fully shielded to minimize light pollution to the night sky and to prevent direct glare into adjacent residential windows.

E. Where possible, light levels shall be controlled to reduce lighting levels to the lowest possible standard that still permits safe passage at such hours of the night and at such locations that have little or no pedestrian activity.

F. Adjustments to these requirements may be made relative to one another in response to the photometric specifications of the chosen light standards. Street lights shall be placed by beginning at corners (without blocking crosswalks) and then working inward towards the middle of the block. Streetlights should produce a spectrum in the daylight-incandescent range.

G. Key lighting of predominant architectural details is highly encouraged, as well as display lighting in display windows.

3. Street Signage: Wherever possible, public signage shall be consolidated and affixed to lampposts.

4. Street Furniture: Trash receptacles, mailboxes, bicycle racks, and other street furniture shall be provided to meet expected pedestrian use and shall be located at the outer edge of the sidewalk. Exceptions: Vending racks and sidewalk dining may encroach upon a portion of the sidewalk providing that a five foot clear aisle is maintained, not including the area reserved for street tree planting. Benches shall be placed against building walls or facing retail fronts.

5. Streets: The outer three feet of sidewalks shall be constructed of bricks or similar approved pavers set between flush mounted planting wells along Lincoln Boulevard. Alternative paving materials shall include granite, bluestone, and approved gray concrete pavers.

## 10.7 Buffers

1. Within any zone, other than permitted uses in a residential zone, in which the lot(s) submitted for plat approval abut a residential zone, the following buffer area and landscaping requirements shall apply.

A. A strip of land 10 percent of the average width of the property when a non-residential use abuts a residential zone on the side, and/or 10 percent of the average depth of the property when a non-residential use abuts a residential zone at the rear, shall be designated as a buffer area and so indicated on the plat. Buffer areas shall be contiguous with residential property lines and shall be of uniform width. In no case shall the width of the buffer be required to exceed 50 feet. If the buffer is less than 10 feet wide, the applicant may be required to erect a six-foot-high stockade fence within the buffer area parallel to the lot line of the abutting residential lot and set back a distance appropriate for the landscaping treatment in the buffer area. Where more restrictive standards are set forth in specific zoning districts, they shall apply.

B. A solid and continuous landscaped screen shall be planted and maintained to conceal the parking and loading areas and eliminate the glare of vehicle lights throughout the year from the abutting residential areas. In addition, adequate plantings including deciduous trees shall be utilized to soften the appearance of the building as viewed from adjoining residential lots. The parking lot and loading area screen shall consist of evergreen trees, such as hemlock, Douglas fir, or Norway spruce. Trees shall be planted in a zigzag pattern and not more than 7 feet apart, except where otherwise authorized by the approving authority. Evergreen trees shall not be less than 6 feet high when planted and the lowest branches shall not be more than 1 foot above the ground. In the event the existing evergreen trees do not cover the required area from the ground, said landscaping screen shall be supplemented with evergreen shrubbery.

C. The shade trees, such as sugar maples, scarlet oaks, pin oaks, willow oaks, Norway maples, sweet gum or ash, shall be planted by the applicant at a distance of not more than 40 feet from each other.

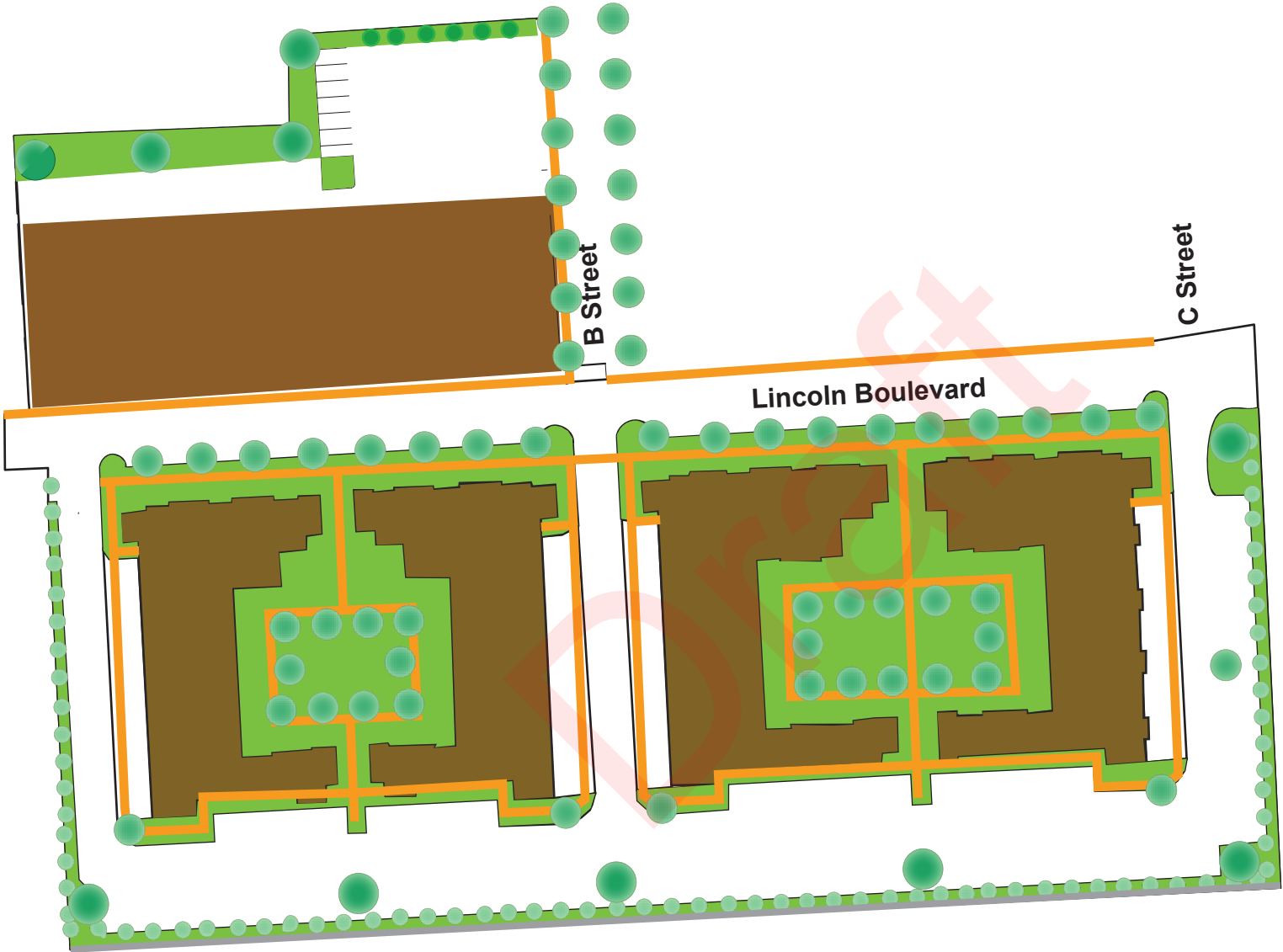
D. The height of the landscaped screen shall be measured in relation to the elevation of the edge of the parking and loading area. Where the landscaped screen is lower than the elevation of the parking or loading area either the required height of the screen shall be increased equal to


D. the difference in elevation or the parking or loading area shall be moved to allow the plantings to be located in an area with a similar elevation as the parking or loading area.

E. If the buffer area includes existing growth of evergreen and deciduous trees and shrubbery, but not enough to provide a suitable screen as required above, existing trees and shrubbery may remain and shall be supplemented by additional evergreen plantings to provide the required landscape screen.

F. All proposed landscaping screens and planting under this subsection shall be referred by the approving authority to the Borough Planner for recommendations. In the event the Borough Planner finds that further planting of evergreen will not grow satisfactorily in said buffer areas, stockade fences 6 feet in height shall be erected in the buffer area as provided. No applicant shall be required to erect more than one six-foot-high stockade fence in any one buffer area.


G. Under exceptional circumstances, the approving authority shall have the power to waive any of the requirements or details specified above if they determine an adequate buffer can be provided in less than 10 feet while maintaining the purposes of this section. The approving authority when considering waiving any of the buffer requirements, shall review the proposed plat and the standards and purposes of N.J.S.A. 40:55D-51, and to these ends shall consider the location of buildings, parking areas, outdoor illumination and other features of the topography of the area and existing features such as trees; streams; the efficiency, adequacy, and safety of the proposed layout of driveways, streets, sidewalks and paths; the adequacy and location of existing green areas and buffer areas; the adequacy and location of screening and parking areas; structures and uses; and such other matters as may be found to have a material bearing on the above standards and objectives.



 Landscape treatment

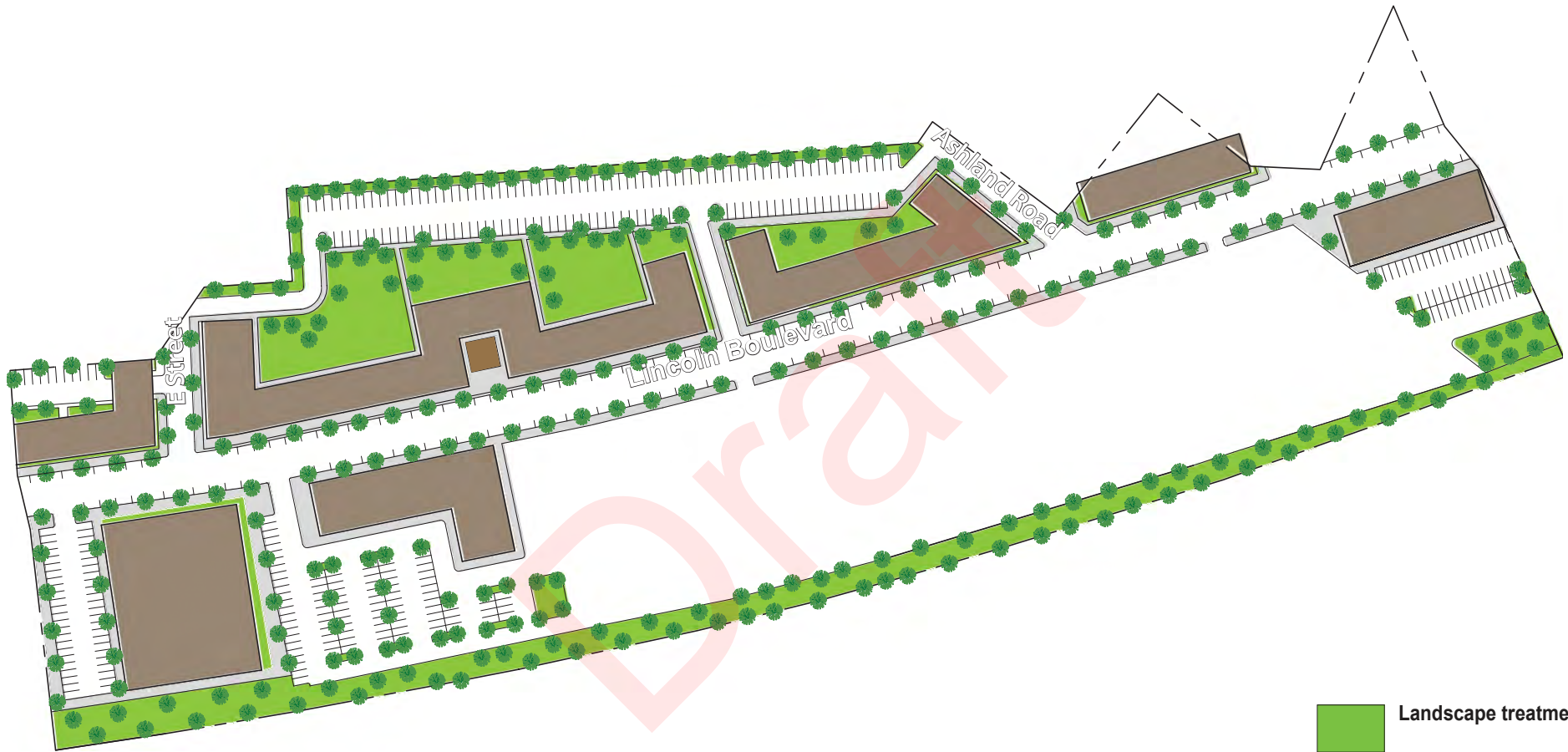
 Trees





 Sidewalks

 Railway buffer  
Note: see section 10.4.17

N.T.S.

This plan is for illustrative purposes. If contradictions exist between this Exhibit and the written portion of this Plan, the written Plan shall govern.



-  Landscape treatment
-  Trees
-  Plaza treatment
-  Railway buffer  
Note: see section 10.4.17

0 200  
Scale in feet

This plan is for illustrative purposes. If contradictions exist between this Exhibit and the written portion of this Plan, the written Plan shall govern.



This plan is for illustrative purposes. If contradictions exist between this Exhibit and the written portion of this Plan, the written Plan shall govern.

Draft

SECTION 11.0  
PARKING STANDARDS

11.1 Parking Standards

11.1.1 General Parking Requirements

Areas designated for parking are shown on Exhibits 50.0, 51.0 and 52.0. The exhibits illustrate surface parking, on-street curb edge parking and the location for a potential parking structure. The amount and design of parking shall be in accordance with the following requirements:

- Offices: One (1) space for each 330 sq. ft. of gross floor area
  - Retail: One (1) space for the first 500 sq. ft. and one space for each additional 300 sq. ft.
  - Apartment dwellings (1 and 2 Bedroom): two (2.0) spaces per unit.
  - Apartment dwellings (more than 2 bedrooms): Planning Board to determine
  - Restaurants: One (1) space for every three (3) seats
1. The parking requirements may be suspended for select retail uses of 1,000 square feet or less, outdoor restaurant seating, and neighborhood daycare provided that access to a shared parking facility is available.
  2. On-street parking directly fronting a lot shall count toward fulfilling the parking requirement for that parcel.
  3. Tandem parking shall be prohibited in the Redevelopment Area.

11.1.2 Shared Parking

Shared Parking will be considered by the Planning Board at its sole discretion if it can be determined that the parking demand at any one time will be adequately served by the total number of parking spaces available.

11.1.3 Surface Parking

1. Parking shall be located in the side and rear yards.
2. Driveways shall be set back at least (5) feet from all building units to provide room for a landscaped area.
3. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct views of parked vehicles from the street right-of-way and sidewalks, avoid spill-over light, glare, noise or exhaust fumes onto adjacent properties. Parking lots exposed to view from Lincoln Boulevard shall be screened by a minimum of a three and a half (3.5) foot decorative wall or landscape feature.
4. Interiors of surface lots shall be landscaped with trees with a minimum caliper size of three (3) inches. One tree shall be planted for every four (4) parking spaces. Appropriate growth areas for roots shall be provided. Their absorption shall be integrated into the surface drainage system of the Area.
5. Surface parking lots shall be screened from view from rear adjacent lots via board-on-board wood privacy fencing at least six (6) feet in height and not exceeding eight (8) feet in height or a row of plantings that form a vegetative wall at least six (6) feet in height and provides a screen such that the parking lot is impervious from view from the rear adjacent lot at all times during the year or a low masonry planter of two (2) to four (4) feet with shrubs providing an impervious screen up to at least six (6) feet. Other viable options may be utilized with approval from the Board.

6. A three (3) feet minimum buffered planter strip is required between the surface parking lot and the rear adjacent property line.
7. Parking lot layout should take into consideration pedestrian movement and pedestrian crossing should be installed where deemed necessary by the Redevelopment Entity/Borough Council and Planning Board.
8. Parking for all new structures shall be prohibited in front of yard setback areas.
9. For parking oriented perpendicular to the access aisles, all required parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet deep. All aisles shall be a minimum of twenty-two (22) feet wide. 25% of parking stalls may be compact, a minimum of 8 feet wide by sixteen (16) feet deep.

11.1.4 Other Parking Requirements

1. Vehicular access into any parking facility shall be a minimum of twenty-two (22) feet wide.
2. To the extent that any parking facility is constructed on the basis of providing parking in support of either residential or commercial uses, in an amount in excess of the minimum required by this section, such parking in excess of the minimum may be used to provide additional parking for adjacent transit, for units on/in adjacent parcels or be required to be operated as a public parking facility during such hours as the primary users do not require access to the facility. The determination as to the degree to which such public access

shall be required shall be determined by the Redevelopment Entity/Borough Council and shall be reflected within any Redeveloper Agreements as may be executed between the Redevelopment Entity/Borough Council and such Redevelopers as may be designated by the Redevelopment Entity/Borough Council.

3. Additional parking for any parcel in the Town Center focus area (Exhibit 52.0) may be provided by joint use of areas.
4. In the Gateway focus area (Exhibit 50.0), parking for multi-family residential units and multi-family townhouse units located on the south side of Lincoln Boulevard shall be provided as surface parking, located behind residential units. Green space shown in Exhibit 48 in the rear parking lot parallel with the back unit can be used for parking, if required.
5. In the Gateway focus area (Exhibit 50.0), surface parking located behind new multi-family residential on the south side of Lincoln Boulevard shall be screened from view of the Raritan Valley Rail Line by walls and/or landscaping at a minimum of 6 feet in height with a maximum of 10 feet in height from ground level.
6. In the Gateway focus area (Exhibit 50.0), detached garaged parking shall be provided in the rear for each multi-family townhouse unit located on the north side of Lincoln Boulevard.
7. In the Gateway focus area (Exhibit 50.0), additional surface parking located behind townhouse units on the north side of Lincoln Boulevard may be considered surplus parking.
8. In the West Market focus area (Exhibit 51.0), surface parking located behind new mixed-use residential and office on the south side of Lincoln Boulevard shall be screened from view of the Raritan Valley

Rail Line by walls and/or landscaping at a minimum of 6 feet in height with a maximum of 10 feet in height from ground level.

9. In the West Market focus area (Exhibit 52.0), existing parking dedicated to the Pathmark shopping center shall remain constant. Existing parking shall be rehabilitated with surfacing and landscaping (see "F" above for landscaping standards). Additional access to existing parking dedicated to Pathmark shall be provided by new ingress/egress from the new surface parking lots located adjacent to the Pathmark parking lots.
10. In furtherance of Plan and any necessary modifications to the Plan, parking may be reconfigured upon review and approval by Planning Board.
11. Parking lots shall be masked from street view by integrating the design of landscaping and/or the habitable building so that the landscaping and/or building function as a screen.
12. Unless specifically stated elsewhere in this Plan, all surface parking shall be screened from external view at the periphery by low walls, fences, hedges, or a combination thereof, with a three and a half (3.5) foot maximum height from ground level.

### 11.2 Parking Structures

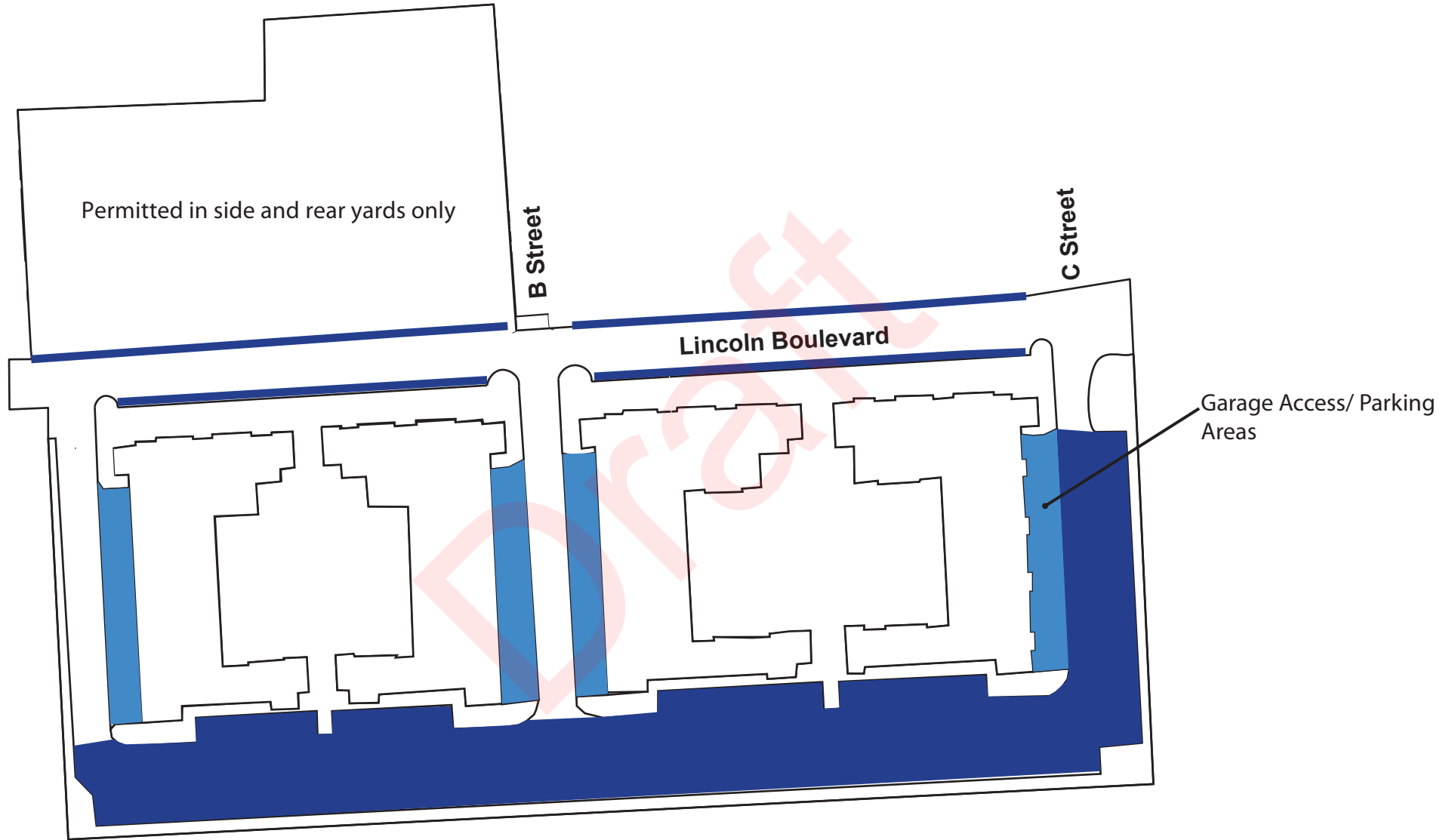
1. A parking structure is allowed in the Town Center in the area adjacent to the rail right-of-way.
2. Where a parking structure fronts onto any sidewalk, there must be either a raised planter or planting bed located a minimum of 3 feet from the facade to clearly separate the pedestrian from the use.
3. Exposed parking structures at any location

adjacent to a pedestrian edge must have facades integrated with the building facade all along the street on which it is located.

4. All garage openings shall mimic the designed window size and placement of the building in which it is located or adjacent residential or mixed-use buildings, using similar design language with decorative gates and fenestration.
5. Except for the main entrance, all exposed facades shall be designed to eliminate headlight lamp glare.
6. See Building Type Diagrams in Exhibit 37.0 and 38.0 for an example of a parking structure and its relationship to building type. Currently, the only location where a parking structure may be required is in the Town Center indicated in Exhibit 53.0.

### 11.3 Loading/Unloading

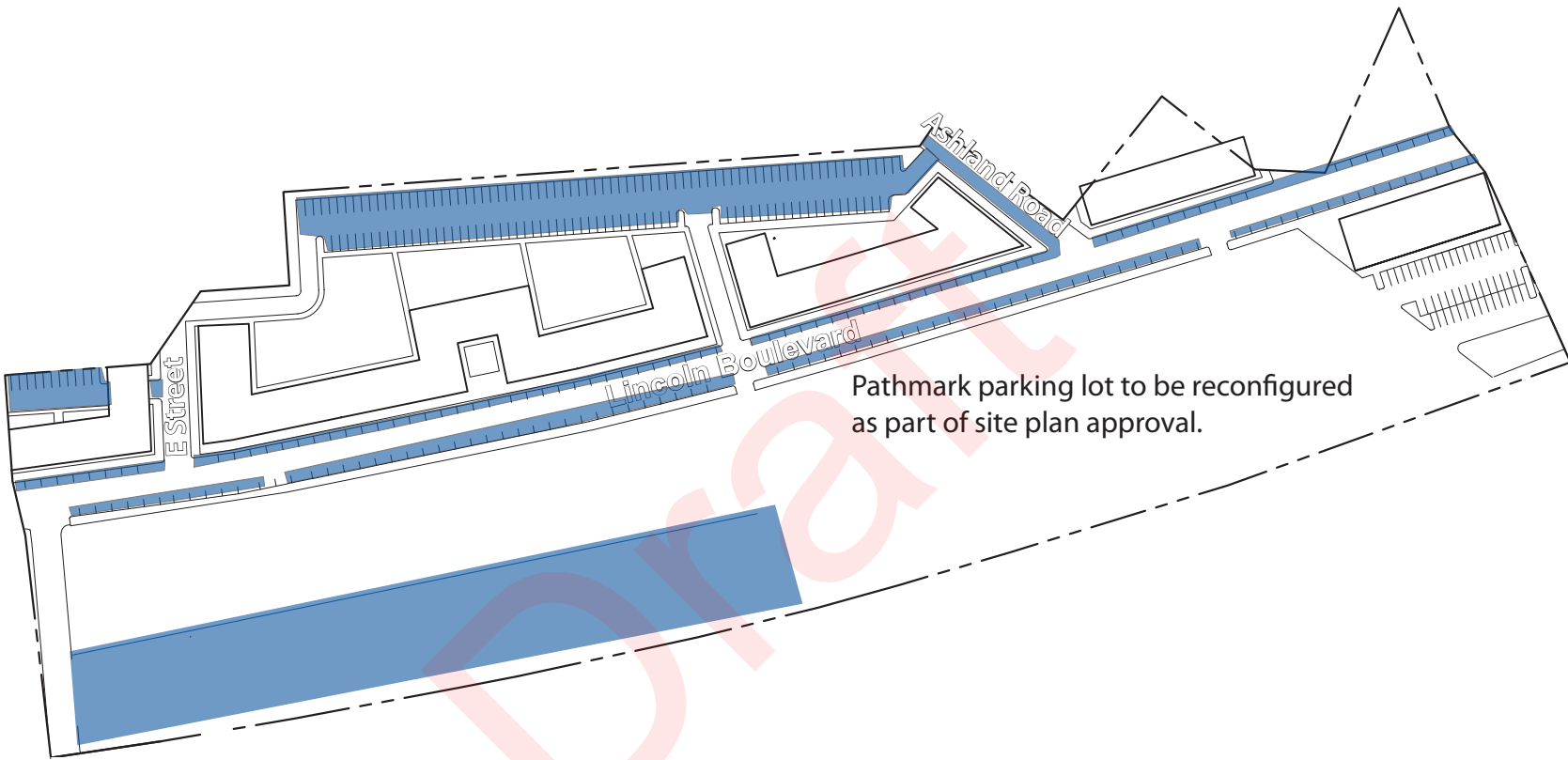
1. Off Street Loading Requirements shall be as follows:  
  
Office/Restaurant:  
Less than 10,000 sq. ft.: None  
Over 10,000 sq. ft.: 1 loading dock  
All Other Nonresidential:  
Less than 10,000 sq. ft.: None  
10,000 - 50,000 sq. ft.: 1 loading dock  
Over 50,000 sq. ft.: 2 loading dock
2. One on-street curb edge loading/unloading area should be provided for up to two box trucks per focus area.



N.T.S.

This plan is for illustrative purposes. If contradictions exist between this Exhibit and the written portion of this Plan, the written Plan shall govern.

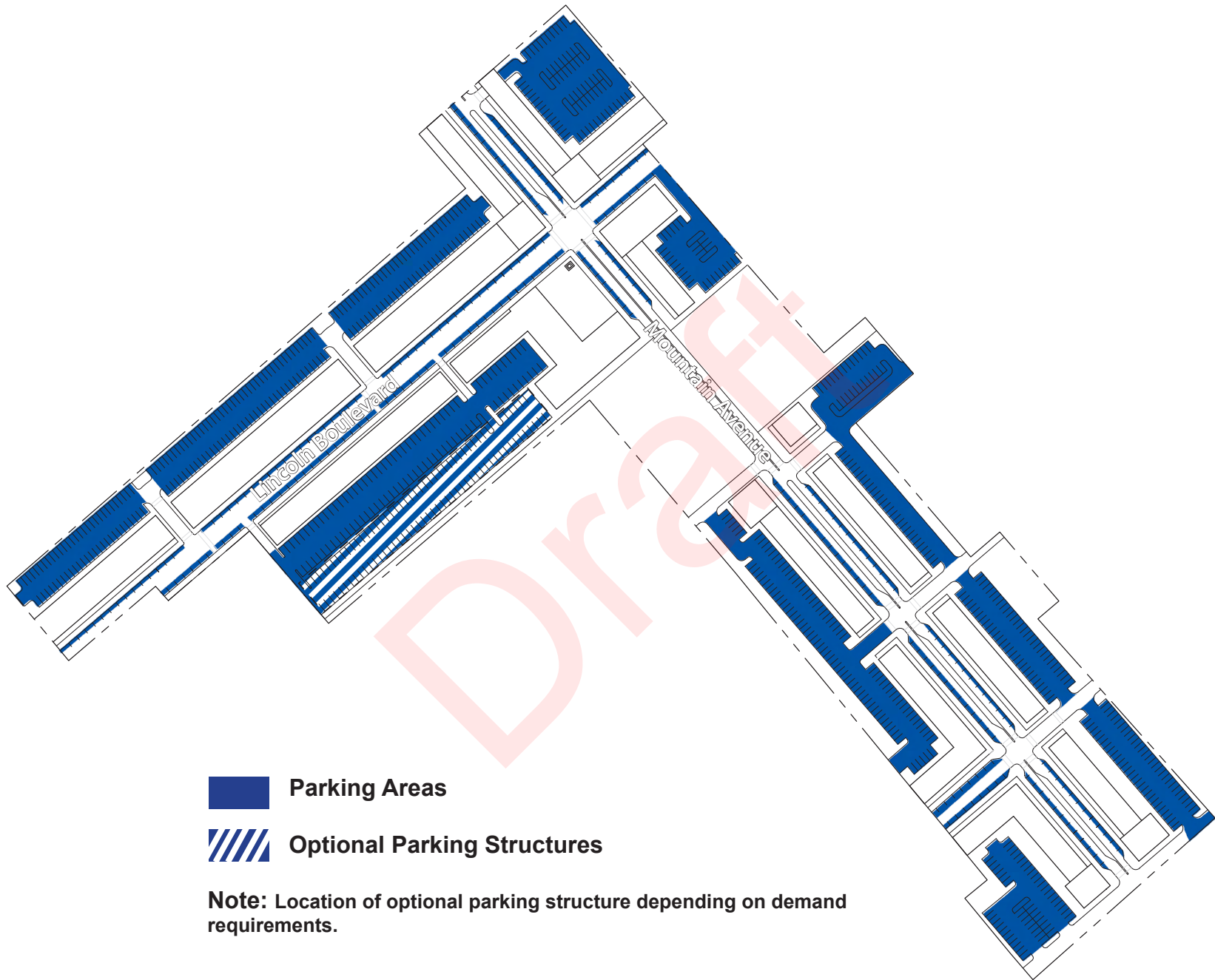
- Parking Areas
- Parking Structures/Garages



Pathmark parking lot to be reconfigured as part of site plan approval.

 Parking Areas

0 200  
Scale in feet



- Parking Areas
- Optional Parking Structures

**Note:** Location of optional parking structure depending on demand requirements.



This plan is for illustrative purposes. If contradictions exist between this Exhibit and the written portion of this Plan, the written Plan shall govern.

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SECTION 12.0  
VALIDITY OF THE PLAN

If any section, subsection, paragraph, division, subdivision, clause or provision of this Plan shall be deemed by the courts to be invalid, such adjudication shall only apply to the particular section, subsection, paragraph, division, subdivision, clause or provision in question, and the balance of the Plan shall be adjudged valid and effective.

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SECTION 13.0  
OTHER PROVISIONS

### 13.1 Zoning Map Revisions

The Zoning Map of the Middlesex Borough is hereby amended and shall be revised to show boundaries of the Area and identify the district as the "Area". In addition, the Zoning Map of the Middlesex Borough is hereby amended and shall be revised to show boundaries of the Focus Areas and identify each district as; "Gateway", "West Market" and "Town Center" and "Transition Areas."

### 13.2 Project Signs and Advertising

In order to facilitate the overall redevelopment of the Area, and to encourage further investment in the surrounding area and the Middlesex Borough in general, all advertising, signage and other promotion of the development and redevelopment of the Study Area shall contain references to the proposed project's location in the Middlesex Borough so as to promote the positive aspects of the project, the Focus Areas, the Lincoln Boulevard Redevelopment Plan and the Middlesex Borough.

### 13.3 Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where by reason of exceptional narrowness, shallowness **or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon the developer of such property.** The Planning Board may also grant such relief where **an application relates to a specific piece of property when the purposes of this Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments.** No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial impairment of the intent

and purpose of the Plan. An application for a deviation from the requirements of this Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12.a and 12.b.

**Any changes to the uses permitted in the Plan, an increase in the permitted floor area, an increase in the permitted density or an increase in the height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted, shall be permitted only by means of an amendment of the Plan by the governing body, and only upon a finding that such deviation would be consistent with and the furtherance of the goals and objectives of this Plan.**

### 13.4 Amendment to Lincoln Boulevard Redevelopment Plan

As development occurs within the Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of the Borough and its citizens. Amendments may be required in order to accommodate these changes as well as to designate new Focus Areas within the Redevelopment Area.

In order to amend this Plan, with the exception of a Plan Incompatibility determination, a proposed revision or new Focus Area must first be presented to the Planning Board which will review the amendment and make recommendations to the Borough Council. The Borough Council must then formally pass an ordinance to amend this Redevelopment Plan.

An application to include a new Focus Area must include the following required sections:

- A. Illustrative Plan
- B. Circulation Plans
  1. Vehicular
  2. Pedestrian
- C. Street Sections and Associated Map
- D. Land Use Plan
- E. Building Typologies and Associated Map
- F. Building Frontage Map
- G. Parking Plan
- H. Landscape and Open Space Plan

Plans for new development of this type must also include a Plan Consistency Review section, which examines the relationships between the development plan and the applicable regulatory documents, including the Master Plans of the Middlesex Borough and surrounding municipalities, the Master Plan of Middlesex County, and New Jersey State Development and Redevelopment Plan. It may be necessary to include independent consultants in the creation of the development plan in order to fully comply with the requirements.

All new development within the Rehabilitation Area must follow the streetscape standards and codes set forth within this Plan, regardless of intended use or adherence to existing zoning ordinance.

The designation of a new Focus Area does not negate any of the prevalent Borough site plan application requirements and procedures.

### 13.5 Residential Additions and Commercial Renovations

All new residential construction shall be subject to the provisions described within this plan. Single-family home expansions whereby the total gross area measured in square feet of the home is increased by 25 percent or less shall be excluded from the requirements herein.

Similarly, renovations and additions to commercial properties shall be excluded from these requirements so long as the building use and type is not changed and any expansions do not exceed 25 percent of total gross square footage.

### 13.6 Affordable Housing

All development within the redevelopment area must conform with the applicable standards for the number, size and cost of affordable units. The need for affordable units shall be accommodated by agreement with the developer within the Redevelopment Area.

### 13.7 Historic Preservation

In order to maintain historic elements within the Rehabilitation Area, this Plan recommends the following:

1. The Abraham Lincoln Statue currently located at the intersection of Lincoln Boulevard and Mountain Avenue, remain.
2. To the extent possible, the existing trolley tracks located along the center of Lincoln Boulevard be preserved and exposed within the textured median of the proposed Lincoln Boulevard Streetscape.

### 13.8 General Provisions

The standards contained within this Redevelopment Plan shall supersede the provisions of Chapter 248 Land Development and Chapter 420 Zoning of the Borough of Middlesex's ordinances regulating the development of land. In the case where a particular land use or site standard is not covered in this plan, compliance with Chapters 248 and 420 or other applicable Middlesex code or ordinance shall be required.

No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this Plan, as provided herein. Final adoption of this Plan by the Borough Council of the Borough of Middlesex shall be considered an amendment of the Borough Zoning Map.

### 13.9 Subdivision Requirements

It is anticipated that properties in the Redevelopment Area will be subdivided from time to time. All properties that are governed by this Redevelopment Plan shall adhere to the lot area, lot depth and lot width requirements for the Commercial/Light Manufacturing/Wholesale (CLW) district that requires a minimum lot area of 20,000 square feet, a minimum lot width of 100 feet and a minimum lot depth of 100 feet. Deviations from these requirements may be permitted by the Planning Board in accordance with Section 13.3 of this Redevelopment Plan.

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**SECTION 14.0**  
**PLAN CONSISTENCY REVIEW**

In accordance with Section 40A:12A-7. Adoption of Redevelopment Plan, this plan will include:

(5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities,

(b) the Master Plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52.18A-196 et al).

### 14.1 Background

The redevelopment of Lincoln Boulevard will be a continuation of the improvement that has been implemented on this street in Bound Brook. Because of a proposed new service street on the south east side of the railroad line that will primarily be for truck and service vehicles, the character of this street will change. In addition the recent growth in Piscataway Township immediately adjacent to this site puts additional pressure to redevelop as well as construct a new train station. The recommended changes in character, scale and form were initially generated from the community participation process that used the Visual Preference Survey and Vision Translation process. The plan is in conformance with this direction and vision.

### 14.2 Relationship to Local Objectives Outlined in the Borough of Middlesex Master Plan

The current Middlesex Borough Master Plan outlines several objectives. The Lincoln Boulevard Redevelopment Plan will complement and uphold these guidelines. The Master Plan aims to "preserve existing residential neighborhoods by promoting infill development," "maintain a variety and choice of housing resources," "support flood prevention," and "maintain a functionally coordinated system of roads." These elements are also found in the Redevelopment Plan.

### 14.3 Relationship with Zoning Ordinance

The Area is currently divided into four zones. The majority

of the linear frontage along Lincoln Boulevard is CLW or commercial/light manufacturing/wholesale zone which is inappropriate for these focus areas. There are two very small areas of GB or general business zones. All the area on the southeast is currently zoned as IND or industrial. The allowable uses, lot sizes and design standards for these zones are inappropriate for the uses proposed.

### 14.4 Consistency of the Redevelopment Plan with Master Plans of Municipalities Adjacent to the Middlesex Borough

#### Bound Brook

The Borough of Bound Brook borders the Gateway section of the Rehabilitation Area to the west. Two land use classifications are immediately adjacent to the Area: O-B (Office Business) and B/R (Business/Residential). The O-B zone lies north of the Lincoln Boulevard/E. Main Street corridor. It is a rather narrow strip of land (approximately 100 yards), beyond which lies an R-6 zone of garden apartments. The B/R zone lies between Lincoln Boulevard and the rail line, but expands north one-half block where Lincoln Boulevard becomes E. Main Street; at this point, the B/R zone governs the uses lining both sides of E. Main St. Essentially, zoning along Lincoln Boulevard west of the Gateway Area promotes a traditional "main street" character.

Lincoln Boulevard is the only right of way between the Gateway area of the Plan and Bound Brook.

Bound Brook does not have a proper Master Plan. The most current zoning map was adopted in March 2004. The accompanying Land Use Ordinance does not provide any relevant recommendations or mention of the Middlesex Borough.

No conflict is determined to exist between the Redevelopment Plan and the adjacent section of Bound Brook. The Plan envisions a walkable boulevard environment near the border with Bound Brook, compatible with existing uses. Additionally, the sizable green space preserved

between the two municipalities will act as a buffer.

#### Piscataway

The Township of Piscataway borders the Town Center section of the Rehabilitation Area to the East. Existing uses immediately adjacent to the Town Center Area include parks and open space, planned residential development and single family residential. The surrounding area is predominated by single family residential uses. This area of Piscataway is designed as "Planning Area A" according to the Master Plan Revision of 2005. Land uses proposed for the area adjacent to the Rehabilitation Area are analogous to the existing uses: parks and open space, planned residential development and single family residential.

Three land use classifications are immediately adjacent to the Area: R-10 (Residential), R-10A (Residential) and R-20 (Residential). The R-20 zone lies to the east of the Area along William Street and north of Blackford Avenue. The R-10 zone lies to the east of William Street, south of Blackford Avenue, ending near Sewell Avenue. The area designate R-10A is located east of the Area, south of Mountain Avenue and Sewell Avenue.

It is determined that no conflict exists between the Redevelopment Pan and the adjacent section of Piscataway. The Plan includes residential uses which will not conflict with the existing housing that predominates in Piscataway. Further, the retail and transit uses proposed in the Plan will provide services to the residents of this area of Piscataway.

#### Consistency of the Redevelopment Plan with Somerset County Comprehensive Master Plan

Of the goals listed by the Master Plan for Somerset County, several discuss smart growth and preservation of environmentally sensitive areas. Specifically, the Somerset Master Plan contains goals to "focus future development opportunities in and around logical areas of existing development," "discourage sprawl development patterns" and "the extension of [infrastructure] into areas considered inappropriate for development." The redevelopment plan

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for the Middlesex Borough complements these goals.

### **Consistency of the Redevelopment Plan with the New Jersey State Development and Redevelopment Plan**

On March , 2001, the State Planning Commission (“SPC”) adopted the new State Development and Redevelopment Plan (“SDRP”). The SDRP establishes a proposed statewide planning framework that is designed to maintain and revitalize existing cities and towns and organizing new growth in “centers” – compact, mixed-use communities that provide a variety of choices in housing, employment opportunities, entertainment, services, transportation and social interaction. The Redevelopment Area is in Metropolitan Planning Area 1 (PA-1) in the SDRP. According to the State Plan, the intent of the Metropolitan Planning Area is to:

- Provide for much of the state’s future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The State Plan recommends that these goals be addressed by strategies to “... retain and expand employment opportunities...” The Redevelopment Plan proposes the redevelopment and revitalization of portions of Lincoln Boulevard and Mountain Avenue in a manner consistent with the intent of the Metropolitan Planning Area as enunciated in the SDRP.

In addition, the property is located within an area designated by the New Jersey Office of Smart Growth as a Town Center. Town Centers are designated in the SDRP as: “Traditional Designated Centers of commerce or government throughout New Jersey, with diverse residential neighborhoods served by a mixed-use Core offering locally oriented goods and services.”

The Redevelopment Plan will advance the SDRP’s objectives for neighborhood revitalization, economic redevelopment, and improved quality of life. Therefore, the Redevelopment Plan is consistent with the goals and objectives of the 2001 SDRP.

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**SECTION 15.0**  
**REDEVELOPMENT PLAN IMPLEMENTATION**

### 15.1 40A:12A-15. Implementation of Redevelopment Plan

In accordance with the provisions of a Redevelopment Plan adopted pursuant to section 7 of P.L. 1992, c.79 (C.40A:12A-7), a municipality or redevelopment entity may proceed with clearance, replanning, conservation, development, redevelopment and rehabilitation of an area in need of rehabilitation and redevelopment. With respect to a redevelopment project in an area in need of non-condemnation redevelopment, the municipality or redevelopment entity, upon the adoption of a redevelopment plan for the area, may perform any of the actions set forth in Section 8 of P.L. 1992, c.79 (C.40A:12A-8), except that with respect to such a project the municipality shall not have the power to take or acquire private property by condemnation in furtherance of a Redevelopment Plan, unless: (a) the area is within an area determined to be in need of condemnation redevelopment pursuant to this act; or (b) exercise of that power is authorized under any other law of this State.  
P.L. 1992,c.79,s.15.

### 15.2 Redevelopment Agreement

No project shall be undertaken within the Area except pursuant to a redevelopment agreement approved by the Redevelopment Authority. The agreements will be constructed on a project by project basis. This requirement may be waived at the Authority's discretion for minor projects.

### 15.3 Tax Exemptions and Abatements

Short Term and Long Term Tax Exemption/Abatement Agreements: The Borough may allow for tax abatements and/or exemptions for a maximum of thirty (30) years.

### 15.4 Development Review Process

#### Preliminary Design Review

All projects in the focus area shall be submitted to the Redevelopment Entity or designated committee for a preliminary design review prior to submission of an application to the Planning Board. Applicants are required to attend a workshop meeting with the Redevelopment Entity or its designated Design Review Professionals. The meeting will be used to determine if the proposed redevelopment project is consistent with **the Redevelopment Plan and confirms to the core design** concepts, building requirements, and architectural design guidelines of the redevelopment plan and provide an opportunity for comment and recommendations on the proposed project by the redevelopment entity and its professionals. During preliminary design review, the redevelopment entity and, if applicable, its design professionals shall evaluate the project in relationship it

consistency with the Redevelopment Plan. Preliminary design review shall focus on how the proposed project relates to and coordinates other elements and phases of the redevelopment plan and how the uses and structures are integrated with and contribute to the quality and function of the corridor and neighborhood as presented in the Redevelopment Plan. Prior to the approval of a redevelopment project by the Planning Board, the Design Review Professionals and/or Redevelopment Entity shall **provide its findings to the Planning Board and confirm that** the proposed project is consistent with the redevelopment plan and adequately addresses the design guidelines contained in the plan.

#### Planning Board Review

Pursuant to N.J.S.A. 40A12A-13, all development applications for development of sites governed by the Redevelopment Plan shall be submitted to the Borough's Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment and rehabilitation projects for these sites:

1. No building permit shall be issued by the **construction or zoning official for any work** resulting in a change of intensity of development or change of use for any properties or building within the area of the Redevelopment Plan without prior review and approval of the work by the Planning Board.
2. Regular maintenance and minor repair shall not require Planning Board review and approval.
3. The Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to N.J.S.A. 40:55d-1 et seq. and the Borough's Land Development Ordinance.
4. As part of the site plan approval, the Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The performance guarantees shall

be in favor of the Middlesex Borough and the Borough Engineer shall determine the amount of any performance guarantees.

5. Any subdivision of lots or parcels of land within the Redevelopment Plan shall be in compliance with the Redevelopment Plan and reviewed by the Planning Board pursuant to the LRHL and N.J.S.A. 40:55D-1 et seq.
6. Once a property has been redeveloped in accordance with the Redevelopment Plan, it may not be converted to any use not expressly permitted in this Redevelopment Plan. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed."
7. The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyance between the redeveloper and municipality pursuant to N.J.S.A. 40A:12A-8 and 40A:12A-9.
8. **Any and all definitions contained within the Redevelopment Plan shall prevail. In the absence of a definition, the definition found within the Borough's Zoning Ordinance shall prevail. Any and all definitions inconsistent with N.J.S.A. 40A:12-3 shall be invalid.**
9. The Zoning Officer shall submit all Plan Incompatibility determinations to the Planning Board to confirm or reverse the Zoning Officer's decision.

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10. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Borough's Land Development Ordinance and New Jersey law. Additionally, a redeveloper may be required to pay for their proportional share of the cost of any studies, plans, reports, or analysis prepared by the Borough or its design professionals as part of the Redevelopment Plan review. Any such payments are required to reimburse the Borough or the redevelopment entity.

The above provisions are all subject to approval by ordinance and/or resolution according to law. If a Court of competent jurisdiction finds any word, phrase, clause, section or provision of the Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

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**S E C T I O N 1 6 . 0**  
**SCHEDULE AND DURATION OF THE PLAN**

**16.1 Schedule for Performance**

Any site plan executed for purposes of implementing this Redevelopment Plan shall contain a Schedule for Performance for the construction of the improvements. In addition to a schedule for commencement of improvements, such plans shall include a schedule that indicates the approximate time period for property acquisition, development approvals, construction permits, relocation, etc. required prior to construction as well as a projected date for project completion. The Plan shall also set forth the interim uses for the property and the duration of the period during which such interim uses will be in place.

**16.2 Duration of the Plan**

The provisions of this Plan specifying the redevelopment of the project area and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of approval of this Plan by the Middlesex Borough Council.

**16.3 Certificates of Completion and Compliance**

Upon the inspection and verification by the Redevelopment Entity that the redevelopment of a parcel has been completed, a Certificate of Completion and Compliance shall be issued to the redeveloper as such parcel shall be deemed no longer in need of rehabilitation. At the discretion of the Redevelopment Entity, the redeveloper may submit a final Certificate of Occupancy for approval by the redevelopment entity to serve as the Certificate of Completion.

The Redevelopment Plan, as it may be amended from time to time, shall be in full force and effect upon its adoption by ordinance by the Borough Committee. The redeveloper agreement may include provisions for a certificate of project completion in accordance with the redevelopment plan.

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**A P P E N D I X 1 . 0**  
**R E C O M M E N D E D H O R T I C U L T U R A L P R A C T I C E S**

**1.0 Soil Handling and Top Soil**

- 1.1 Soil excavated from construction areas shall be used as under-slab compacted fill or removed from the site. Any contaminants found must be remediated.
- 1.2 All areas to be landscaped are to receive topsoil that is friable, fertile natural loam, free of subsoil, stones, roots, noxious plants and extraneous matter to a depth of 3 feet from finished grade as a subsoil cap and new planting root growth zone.
- 1.3 The zone of discontinuity between existing subsoil and top soil should be broken to provide a transition zone if permitted by environmental remediation agreements. Till the subsoil, add several inches of topsoil then till these together before adding the remaining topsoil.
- 1.4 Provide continuous three (3) feet deep trenches of high quality topsoil for planting of street trees along streets to widths as specified between municipal curb and sidewalk in lieu of individual tree pits.
- 1.5 Soil depth on rooftop gardens can vary according to plant type. Minimum soil depth for large trees should be 36 inches deep or 6 inches deeper than the root ball; 30 inches deep for small trees, 24 inches deep for shrubs and 12" deep for lawns or groundcover.

**2.0 Soil Compaction**

- 2.1 The deep soil structure of planting areas within parks and street allowances shall be loosely compacted and protected by barriers during construction from heavy compaction by equipment and stockpiling of materials.
- 2.2 Granite cobbles or unit pavers set on an aggregate setting bed shall be placed around street trees

where it is necessary to facilitate pedestrian movement directly at the base of each tree.

- 2.3 An expanded slate soil admixture can be added to the sub-base for modular paving over planting trenches between street trees to compensate for compaction and promote root growth.
- 2.4 Where heavy pedestrian circulation is expected, a concrete slab bridging over the continuous planting trench can provide a suitable pedestrian surface while preventing soil compaction in the tree trench. Another acceptable method to extend the root growth area is to use root pipes or drainage mats to provide root paths.
- 2.5 In areas where pedestrian circulation is not conflicting with continuous tree planting trench, provide vegetative ground cover at base of tree and protect planted trench at periphery with low ornamental fences.

**3.0 Hydrology**

- 3.1 All street tree plantings shall have surface watering/fertilizing access pipes and subsurface drainage outlets.
- 3.2 All sodded areas, planting beds and street tree strips shall have in ground irrigation systems.
- 3.3 Site grading and permeable surfaces shall promote maximum return of clean rainwater within parkland, with flat areas graded to 2% minimum. Contaminated surface drainage shall be carried away from landscaped areas.
- 3.4 All plants within rooftop gardens can experience a high evaporation rate due to the drying effects of wind and sun. Irrigation, mulches and moisture-holding soil additives shall be added to help reduce this moisture loss.

**4.0 Plant Stock**

- 4.1 Listed plant species shall be thoroughly searched by a plant broker before consideration of species not listed.
- 4.2 Street trees shall have a branch height of 6 feet minimum at planting.
- 4.3 All street trees shall be of 3.5 inches caliper minimum and shall be no less than 12 feet in height at planting.
- 4.4 Red Oak shall be dug and planted only during the spring planting season.

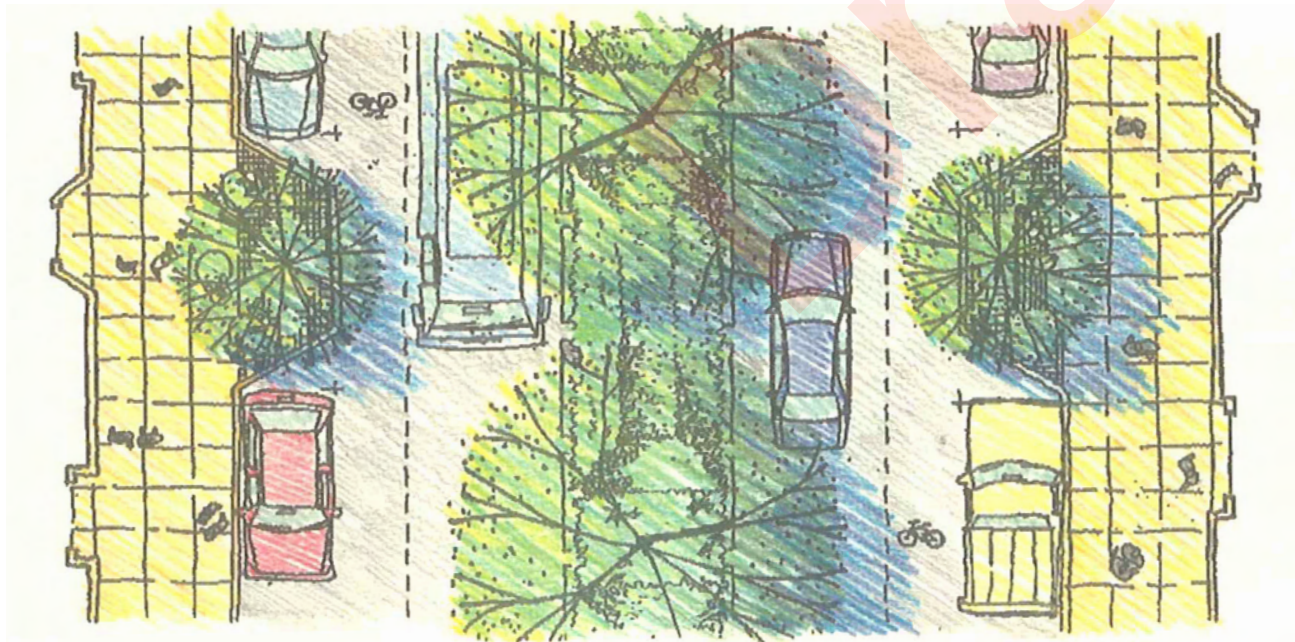
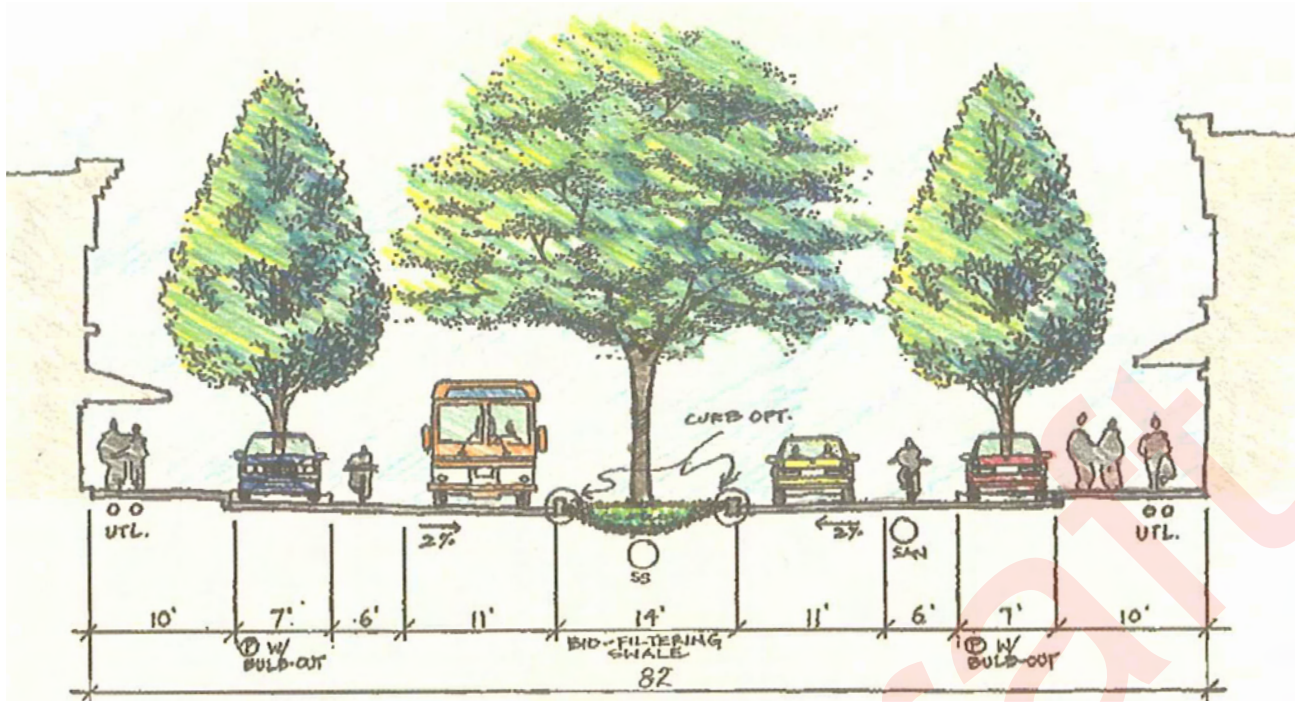
**5.0 Planting and Plant Care**

- 5.1 Strategically phase street tree planting to ensure procurement of large quantities of uniform and consistently sized specimens of specifically selected species.
- 5.2 Plant trees only during appropriate Spring and Fall planting seasons to the highest arboricultural industry standards.
- 5.3 All trees shall be guaranteed against defects including death and unsatisfactory growth for a period of two years. All defective plants shall be removed immediately and replaced as soon as weather permits.
- 5.4 Fertilization shall be yearly with a balanced, full spectrum inorganic commercial fertilizer applied at a rate adjusted to remedy deficiencies identified by soil testing reports.
- 5.5 All trees shall be monitored and treated annually by the developer for potential disease or decline in physical condition.

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**A P P E N D I X 2 . 0**  
**S T O R M W A T E R F A C I L I T I E S**

**1.0 Boulevard Infiltration Swale for Mountain Boulevard - Basic Overview**



The best and most efficient way of dealing with stormwater runoff is at the source. To this end, the first line of treatment for stormwater along Mountain Boulevard should be in the boulevard itself. In order to do this the center median of Mountain Boulevard should be depressed, providing a long linear trench for both plantings and water storage.

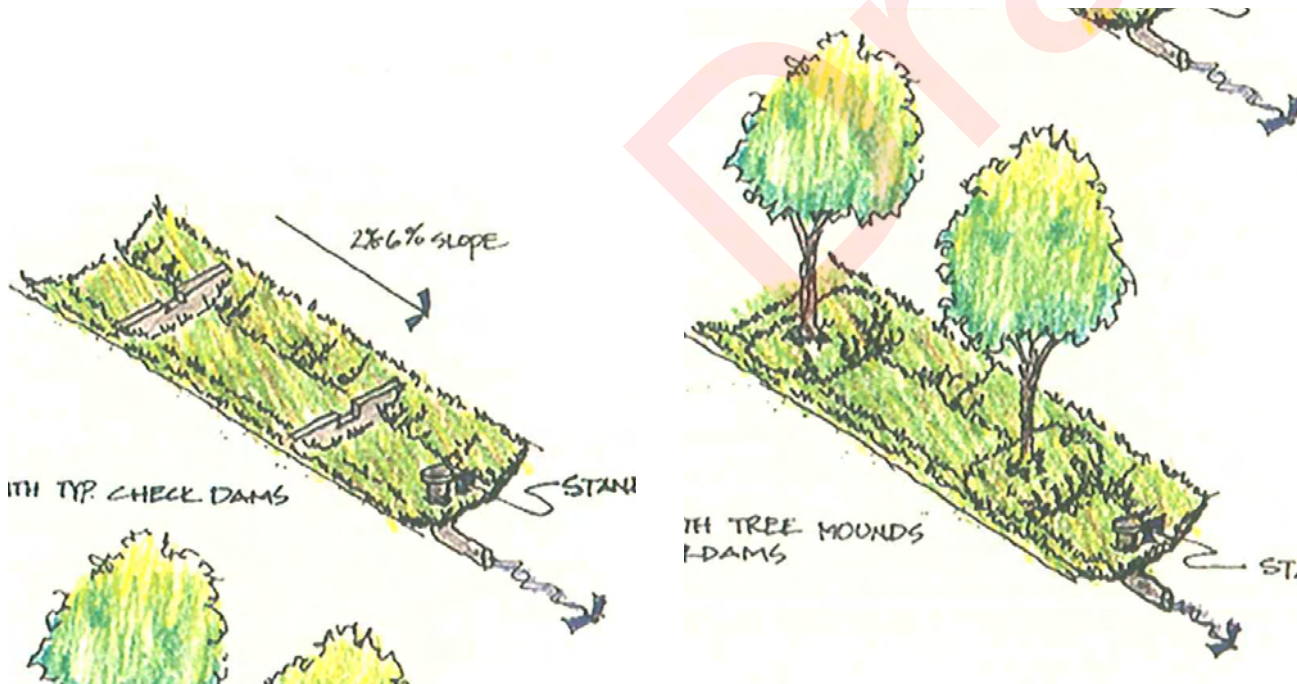
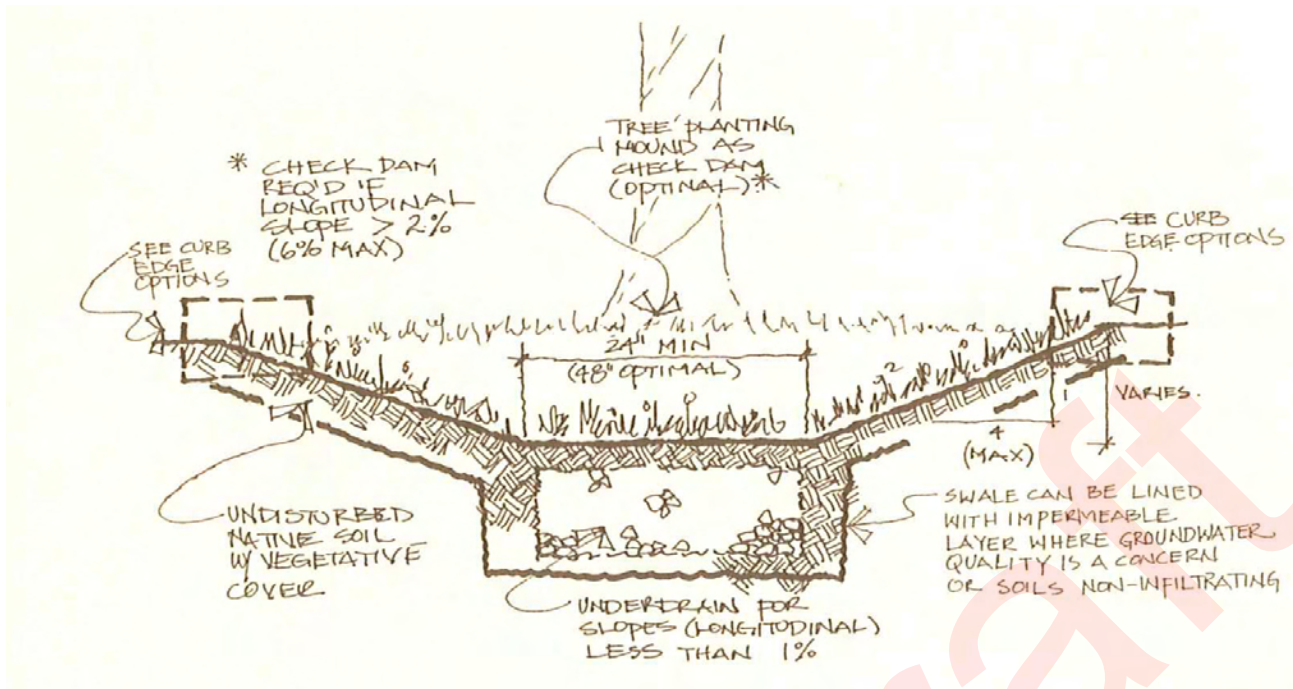
By creating an area for the stormwater to be stored within the roadway trees and plants in the median will receive water for growing, the quality and quantity of runoff will be decreased (two requirements of the new stormwater best management practices) and the demand placed on existing infrastructure will be reduced.

An important factor to keep in mind while designing these systems is the local soils found within and around the site. These soils should be tested for their runoff potential and soil composition. If possible soils should be amended to create the best median for infiltration.

2.0 Design of recessed boulevard and infiltration trenches

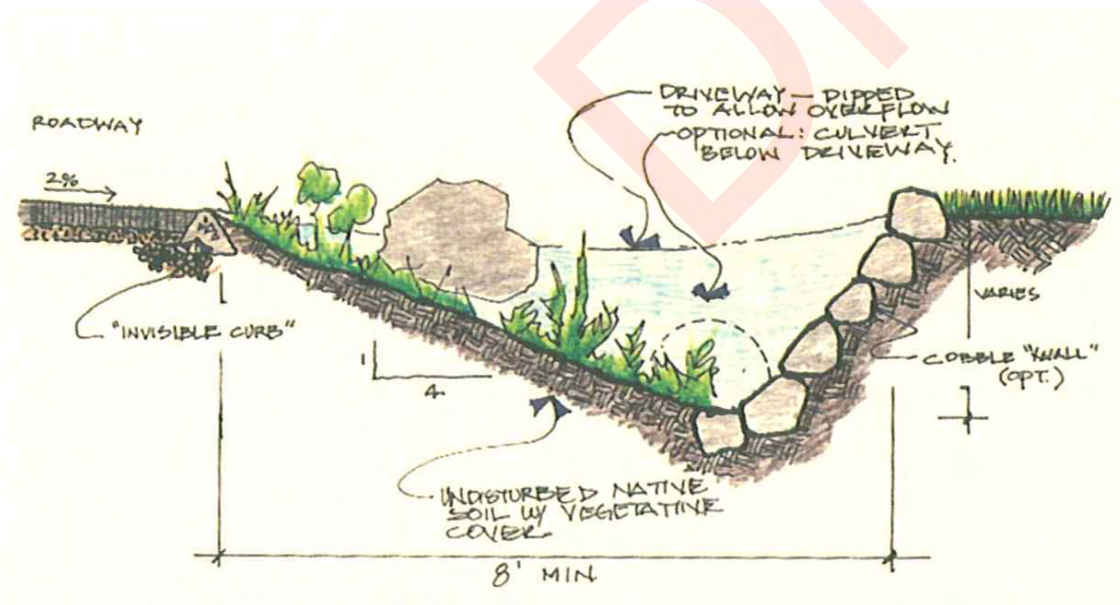
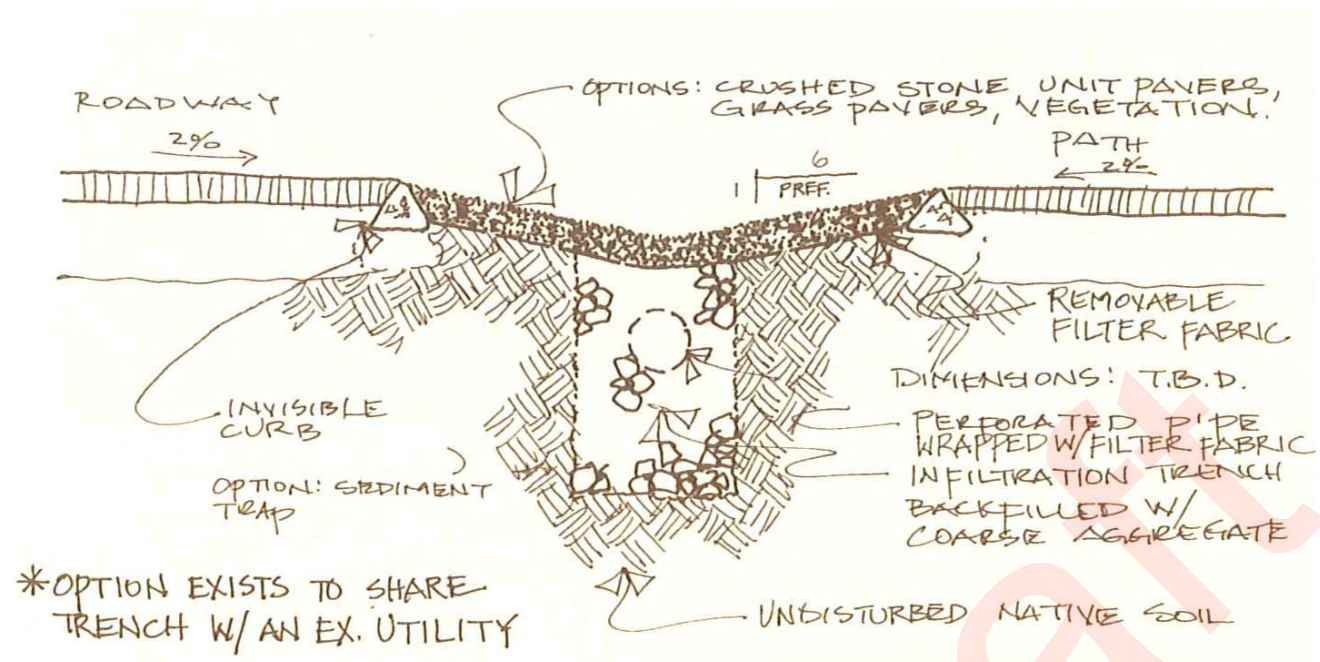
These diagrams illustrate a typical design of the swale that would run down the center of Lincoln Boulevard. The side slopes, protection of native soils and plant material are all critical elements to the systems success.

The inclusion of check dams (physical barriers that slow the velocity of water and encourage sediment to settle out) within the median of Lincoln Boulevard offer additional environmental benefits as well. The two forms of check dams illustrated below both reduce velocity and encourage settling, however, the inclusion of tree mounds instead of single barriers will increase the aesthetic appeal and increase evapotranspiration. Both systems have overflow pipes to prevent the stormwater from overflowing the system and spilling into the street.



3.0 Design of infiltration trenches and linear detention systems

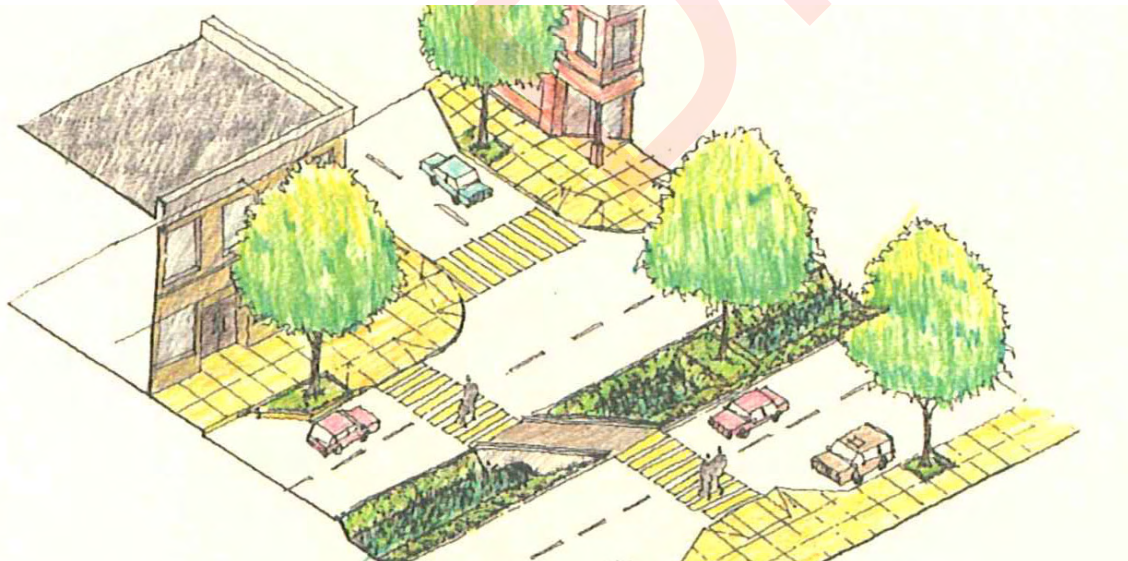
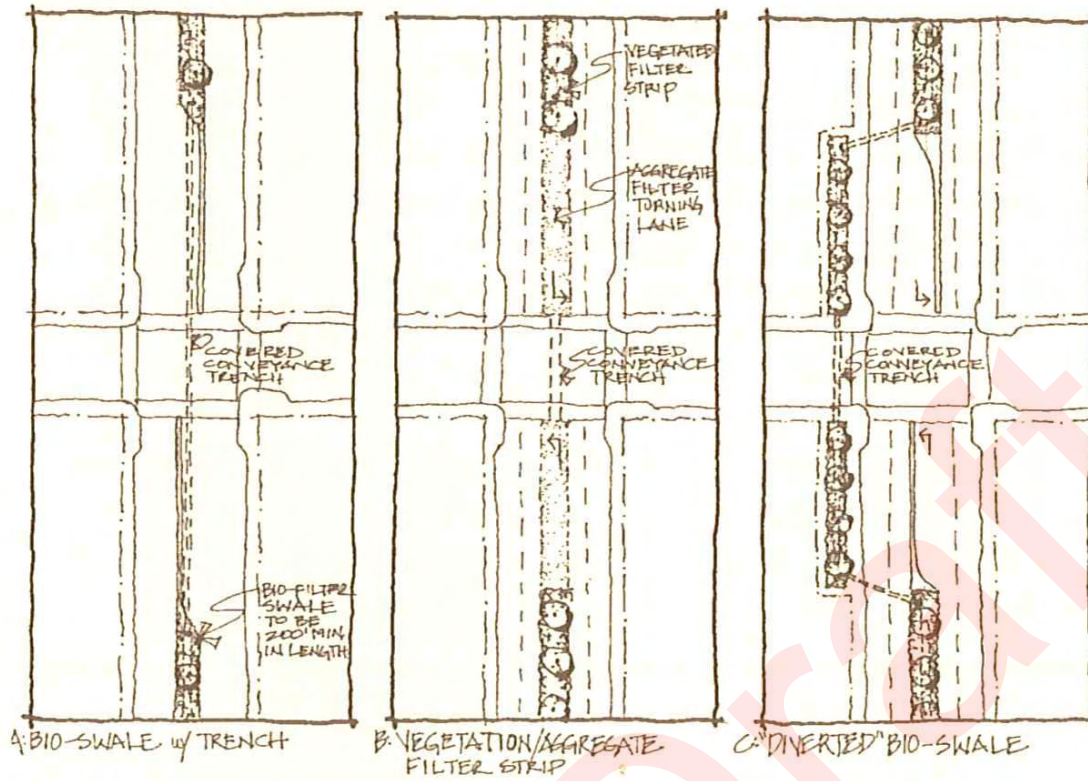
In tighter spaces within the rehabilitation area, where larger systems are not possible, the inclusion of smaller trenches and linear detention basins are encouraged. These devices should be installed where a median is extremely narrow, adjacent to sidewalks or along the edge of a parking lot. These systems need similar design considerations and have similar environmental benefits as the systems discussed previously.



4.0 Design considerations at intersections and mid-block crossings

When any of these systems meet an intersection the water must be able to freely flow from one swale to the next. The illustrations to the left represent three options, the first runs the water through a pipe into the next swale, the second employs an aggregate filter strip within the left turn lane in addition the trench, and the last option diverts the water into the sidewalk planting strip maintaining a continuous planted area.

One more consideration in the design of these systems is mid block crossings. These can be installed by creating small bridges or culverts to allow the water to flow freely under the pedestrian crossing.

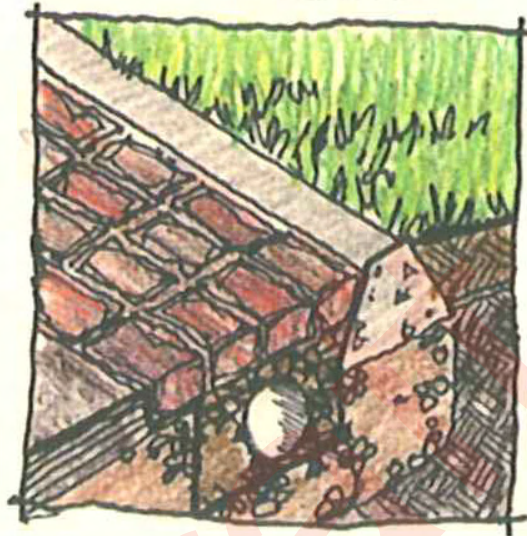


**5.0 Curb options for boulevard and infiltration swales**

**(a) Invisible curb with "lip"**



**(c) Rumble strip with sediment trench**



**(d) Curb inserts**



**(e) Perforated curb**



An important feature for all of these systems, perhaps the most important feature, is the inclusion of low curbing. Traditional six inch high curbs encourage water to be channelized and quickly conveyed to an off site detention facility. The low "invisible" curbs illustrated on this page, however, encourage the water to flow freely into the median. Option (a) is the simplest curb providing a shallow edge between the roadway and median. Option (b) includes a rumble strip that provides a strong visual edge and warns motorists when they are to close to the curb. The rumble strip also helps to remove sediment before it enters the swale. Option (d) and (e) both similar to a standard curb, but with a distinct variation. Option (d) breaks the curb completely periodically allowing water to flow into the swale, while, option (e) creates smaller "perforations" within the curb in order to allow the free water flow and a complete curbed edge.

6.0 Tree and curb treatment for reducing runoff

In addition to the boulevard treatment, sidewalk stormwater systems are also available. This illustration is only one example of how some low scale treatments can greatly reduce the quantity of runoff from a site. A few of the highlights to mention are the trench drain that connects the tree grates and channels the water from the sidewalk into the tree planting (providing irrigation and stormwater benefits), and the permeable paving strip along the gutter portion of the roadway providing infiltration, sediment collection, and aesthetic appeal. As in all the systems mentioned, an overflow valve is provided in order to prevent system failure.

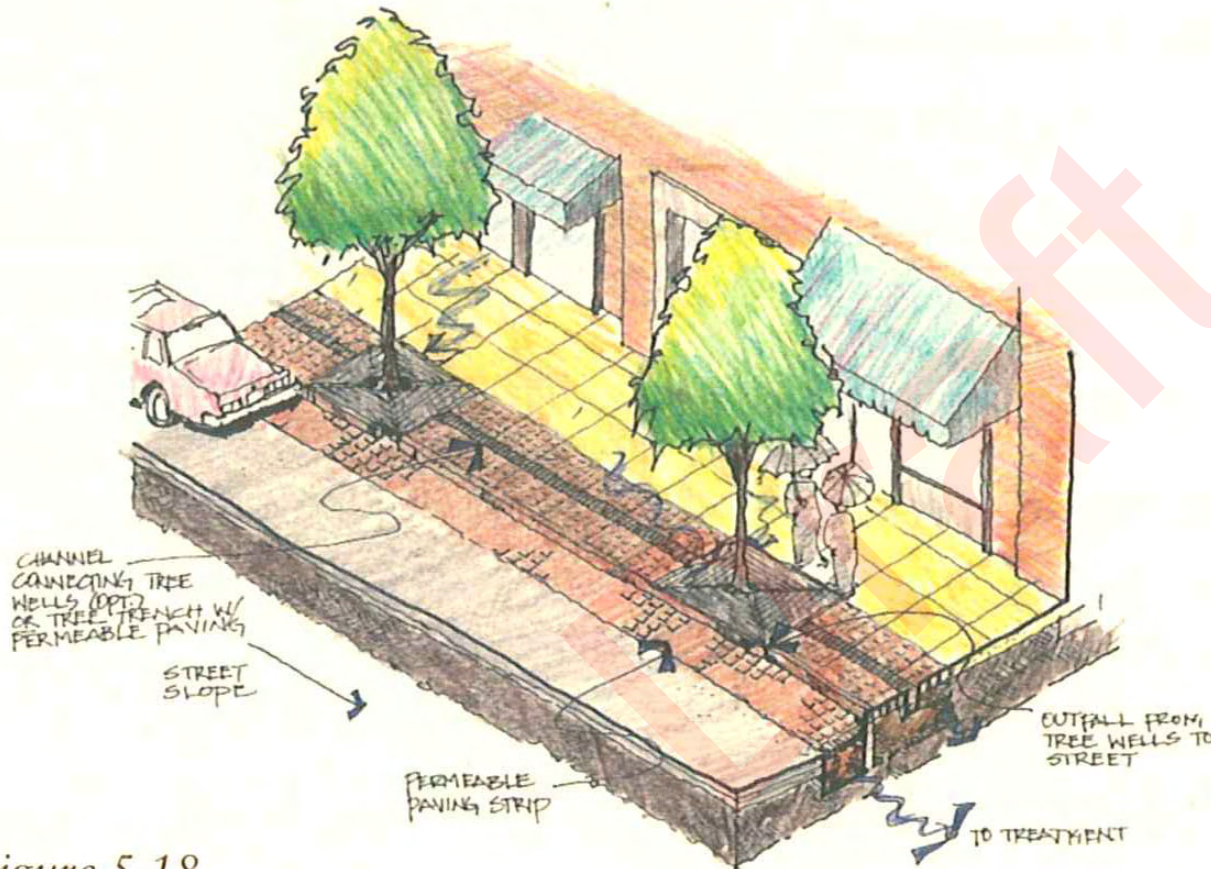


Figure 5.10

Draft

**A P P E N D I X 3 . 0**  
**DESIGN VOCABULARY**

1.0 Pedestrian Realm

The pedestrian realm along Lincoln Boulevard is an essential element for the plan's overall success. In addition to wide sidewalks that invite pedestrians to stroll and leave ample room for outdoor dining, the inclusion of engaging outdoor spaces will further enhance the overall experience. These parks and plazas should reflect quality design standards and allow places for people to relax, reflect, and congregate. The images on the left characterize the type of pedestrian realm, streetscaping, building fronts, and materials should be used.



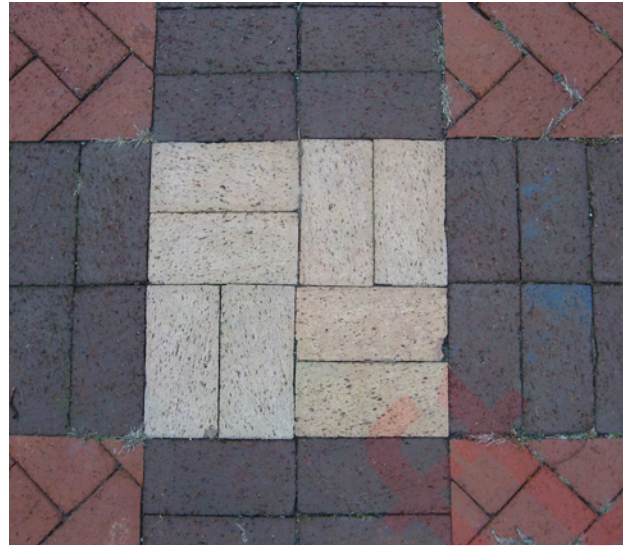
**2.0 Streetscape**

An engaging pedestrian realm can be achieved through the proper design of streetscapes. Shade trees with adequate planting space, textured sidewalks and attractive lighting fixtures can create a sense of safety and comfort for pedestrians and residents. Images of favorable streetscape treatments is presented to the left.



**2.0 Streetscape (Continued)**

Paving materials are important since the pedestrian looks down at a 15 degree angle. Their color, form, and texture must be coordinated to create a coherent street fabric. The images on the left illustrate the recommended streetscape materials for Lincoln Boulevard.



3.0 Building Facades

A major design theme for Lincoln Boulevard should respond to the industrial character of the Area. The addition of metal awnings and building fenestration, the use of varying color palettes and alternating materials will help to provide the distinct character that this area deserves. While creating this high tech modern feeling throughout the corridor is recommended, the inclusion of more traditional architecture will help break up the area and create a more diverse housing stock. Variety in building heights, setbacks and façade is crucial in creating a place that is visually engaging.



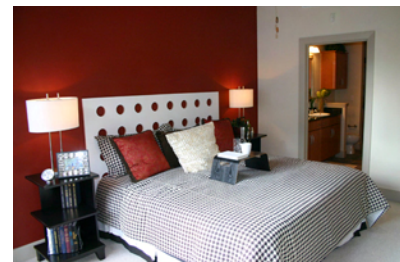
**4.0 Key Architectural Elements**

Buildings with prominent corners and design elements help create a place that is interesting and memorable. Key architectural elements can create a sense of character that help establish Middlesex as a unique destination, and not just "Anytown, USA." Examples of key elements are shown on this page.



**5.0 Building Interiors**

As with the building facades, the interiors of the buildings should also reflect Lincoln Boulevard's industrial character. These interiors use a modern mix of materials and colors to create a sleek contemporary feel. In addition the open floor plan allows for extreme flexibility for the inhabitant.



## Appendix 4.0 – Streetscape Furnishings and Pavement

### Streetscape furnishings and pavement.

A. Background. The purpose of this section is to establish standards to ensure uniform streetscape elements in the Lincoln Boulevard Redevelopment Area.

B. Applicability. This subsection shall be applicable to all site plans, subdivisions and other development applications before an approving authority of the Borough. These standards are supplementary to the site plan and subdivision design standards outlined elsewhere in Chapters 248 and 420 and are applicable to all future development in the Lincoln Boulevard Redevelopment Area. To provide a uniform design, a specific manufacturer has been identified for each site furnishing. Other manufacturers providing an exact replica of the identified furnishings may be substituted for the identified furnishings upon written approval from Middlesex Borough.

C. Litter Receptacle. Victor Stanley. Model S-42 Ironsites Series - Thirty-six gallon all steel receptacle. Color - Black.

D. Recycling Receptacle - Victor Stanley. Model S-42 Ironsites Series - Thirty six gallon all steel receptacle with decal and standard Victor Stanley recycling lid. Color - Black.

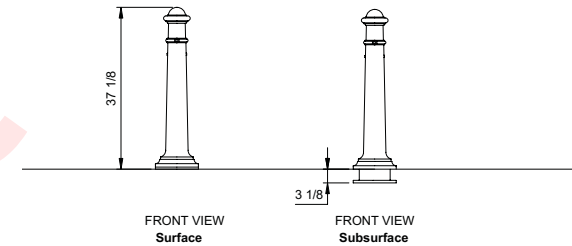
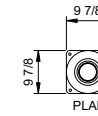


## Appendix 4.0 – Streetscape Furnishings and Pavement

### traditional bollard

B4

E. Bollard – Street Furniture. Model B-4 – Traditional cast aluminum.  
Color – Powder Coated Black.



F. Bike Racks – Victor Stanley – Model BK-6. Secure Site  
Design – Model BRWS103 - Color - Black.



## Appendix 4.0 – Streetscape Furnishings and Pavement

G. Light Pole and Fixture — King Luminaire. Fixture Model – K199-R "California Style with Cutoff." Color - Standard Black. Pole – 14 Foot "Florentine Jr." style decorative pole. Color – Black. (KSS10FF-14)



H. Bench –Victor Stanley. Model Steelsites RB-28 - Six-foot long bench. Color - Black.



## Appendix 4.0 – Streetscape Furnishings and Pavement

I. Stand-Alone Ash Tray – Victor Stanley. Model S-20 Ironsites Series Stand-Alone Ash Urn. Color – Black.



J. Concrete pattern. Hatched concrete pattern as per illustration.



Draft

**A P P E N D I X 5 . 0**  
**P R O V I S I O N S F O R T R A N S I T I O N A L S U B - A R E A A**

# Appendix 5.0 — Provisions for Transitional Zone Sub-Area A

## 1.0 Overview

This appendix to the Lincoln Boulevard Redevelopment Plan contains detailed provisions for the redevelopment of Transitional Zone Sub-Area A (n.b., Transitional Sub-Area A is depicted on Figure 3.0 of this plan) with warehouse uses and municipal facilities.

The provisions contained herein shall only apply in the event that the Transitional Zone Sub-Area A is developed with warehouse uses and municipal facilities as provided in Section 5.3 of this plan.

## 2.0 Permitted Land Uses

Permitted land uses are described in the following subsections.

### 2.1 Permitted Uses

The permitted uses of Transitional Zone Sub-Area A include:

- **Warehouse Uses:** Warehouse uses shall be permitted on those portions of Transitional Zone Sub-Area A, which are located on Block 318 (i.e., Block 318, lots 1.01 [partial], 4.02 [partial], 21, 38.01, 43, 44, 45, 48).
- **Municipal Facilities:** Municipal facilities shall be permitted on those portions of Transitional Zone Sub-Area A, which are located on Block 319 (i.e., Block 319, lots 23, 24, 26, 28, 45, 47).
- **Access Roadways:** Access roadways shall be permitted on those portions of Transitional Zone Sub-Area A, which are located on: Block 319, lots 23, 24, 26, 28, 45, 47; and, Block 318, lots 1.01 and 45.

### 2.2 Accessory Uses

The permitted accessory uses of Transitional Zone Sub-Area A shall be governed by Section 420-56(B) of the Code of the Borough of Middlesex.

### 2.3 Permitted Interim Uses

Permitted interim uses shall be those uses which are stipulated in Section 8.3 of this plan.

### 2.4 Prohibited Uses

Prohibited uses shall be those uses which are stipulated in Section 8.4 of this plan and Section 420-56(D) of the Code of the Borough of Middlesex.

## 3.0 Building Requirements

The following building requirements shall apply:

1. Lot Area: 40,000 Sq. Ft.
2. Lot Width: 200 Ft. (n.b., lot width may be reduced to 30 Ft. when measured from Mountain Avenue)
3. Lot Depth: 150 Ft.
4. Principal Building Setbacks:
  - a. Front Yard: 30 Ft.
  - b. One Side Yard: 15 Ft.
  - c. Both Side Yards: 30 Ft.
  - d. Rear Yard: 30 Ft.
5. Accessory Building Setbacks:
  - a. Side Yard: 5 Ft.
  - b. Rear Yard: 30 Ft.
6. Max. Lot Coverage by Principal Building: 45 Percent
7. Max. Height of Principal Building: 60 Ft.
8. Max. Height of Accessory Building: 25 Ft.

# Appendix 5.0 — Provisions for Transitional Zone Sub-Area A

9. Max. Lot Coverage by All Impervious Surfaces: 95 Percent

## 4.0 Architectural Design Requirements

The following architectural requirements shall apply to warehouse uses:

1. Buildings may be fabricated out of insulated precast concrete panels or a similar material. Prefabricated metal structures, however, shall be prohibited.
2. Roofing material shall be white thermoplastic polyolefin (TPO) or a similar material to help reflect heat.
3. Clerestory windows shall be provided around the perimeter of buildings in order to bring in natural light.
4. Exterior windows shall have reflective glazing in order to minimize solar gain.
5. No warehouse building shall have a footprint that is larger than 385,000 Sq. Ft.
6. Building corners and entrances shall have an emphasized feature (e.g., increased height, protrusion from façade) to provide increased aesthetic appeal.
7. To increase aesthetic appeal, building façades shall have a color palate of: at least two (2) but no more than three (3) principal colors/shades that may be characterized as neutral (e.g., grey); and, one (1) accent color.
8. Bay doors shall not be permitted on façades that directly front a public right-of-way.

## 5.0 Parking and Loading Requirements

The following parking and loading requirements shall apply:

1. Minimum Number of Parking Spaces:

- a. Warehouse Uses: 1 Space per 5,000 Sq. Ft. of Gross Floor Area
- b. Municipal Facilities: As governed by Section 248-17 of the Code of the Borough of Middlesex or otherwise deemed appropriate by the Redevelopment Authority or designated committee

2. Minimum Size of Parking Space: 9 Ft. by 18 Ft.

3. Minimum Number of Loading Spaces: 1 Space per 100,000 Sq. Ft. of Gross Floor Area (n.b., Applies to Properties Developed with Warehouse Uses)

4. Minimum Size of Loading Space: 12 Ft. by 48 Ft.

## 6.0 Lighting Requirements

The following lighting requirements shall apply to warehouse uses:

1. Maximum Height of Light Fixtures: 35 ft.

2. Illumination:

- a. Max. Foot-Candles at Property Line: 0.10 (n.b., 2.00 foot-candles shall be permitted within driveways and internal intersections)
- b. Min. Foot-Candles for Parking Facilities: 0.50
- c. Min. Foot-Candles for Driveways and Internal Intersections: 2.00

Municipal facilities shall conform to the lighting requirements of Section 420-60(F) of the Code of the Borough of Middlesex.

# Appendix 5.0 — Provisions for Transitional Zone Sub-Area A

## 7.0 Signage Requirements

The following signage requirements shall apply to warehouse uses:

1. Freestanding Signage:
  - a. Max. Number of Signs: 2
  - b. Max. Height: 15 Ft.
  - c. Max. Sign Area: 100 Sq. Ft.
  - d. Min. Setback: 10 Ft.
2. Directory Signage:
  - a. Max. Number of Signs: 2
  - b. Max. Height: 15 Ft.
  - c. Max. Sign Area: 100 Sq. Ft.
  - d. Min. Setback: 10 Ft.
3. Wall/Façade Signage:
  - a. Max. Number of Signs: 3
  - b. Max. Area (All Signs in Total): 10 Percent of Wall/Façade Area or 300 Sq. Ft., whichever is less
  - c. Max. Area (Individual Signs): 3.33 Percent of Wall/Façade Area or 100 Sq. Ft., whichever is less
  - d. Min. Mounting Height: 10 Ft. from Avg. Ground Level
  - e. Max. Vertical Dimension of Sign: 10 Ft.
4. Off-Premise Signage:
  - a. Off-premise signs, i.e., billboard, shall be permitted subject to Planning Board and property owner approval.
5. Additional signage may be permitted by the Borough for a reasonable cause, as demonstrated by the applicant and provided that such additional signage must be specifically approved as part of site plan review. Reasonable cause shall include: addressing wayfinding; building location; visibility from internal or external streets; traffic

movement and safety; occupant-driven standards; and, such other factors deemed appropriate by the Planning Board.

Municipal facilities shall conform to the signage requirements of Section 420-61 of the Code of the Borough of Middlesex.

## 8.0 Sidewalk Requirements

Sidewalks located along public or private rights-of-way shall have a minimum width of 6 Ft.

## 9.0 Landscaping Requirements

With the exception of requirements for tree replacement, landscaping shall be governed by Section 420-63 of the Code of the Borough of Middlesex. Tree replacement shall be regulated by redeveloper agreement.

## 10.0 Other Requirements

To the extent that a planning variance is deemed necessary in accordance with N.J.S. 40:55D-35 and/or 40:55D-36, the plan recognizes the appropriateness for the issuance of building permits for lots not abutting improved streets on the condition that adequate access is provided for firefighting equipment, ambulances and other emergency vehicles.

Where a given issue is not addressed by this appendix or any other applicable part of this plan, said issue shall be governed by the Code of the Borough of Middlesex, as applicable.

## **Appendix 5.0 — Provisions for Transitional Zone Sub-Area A**

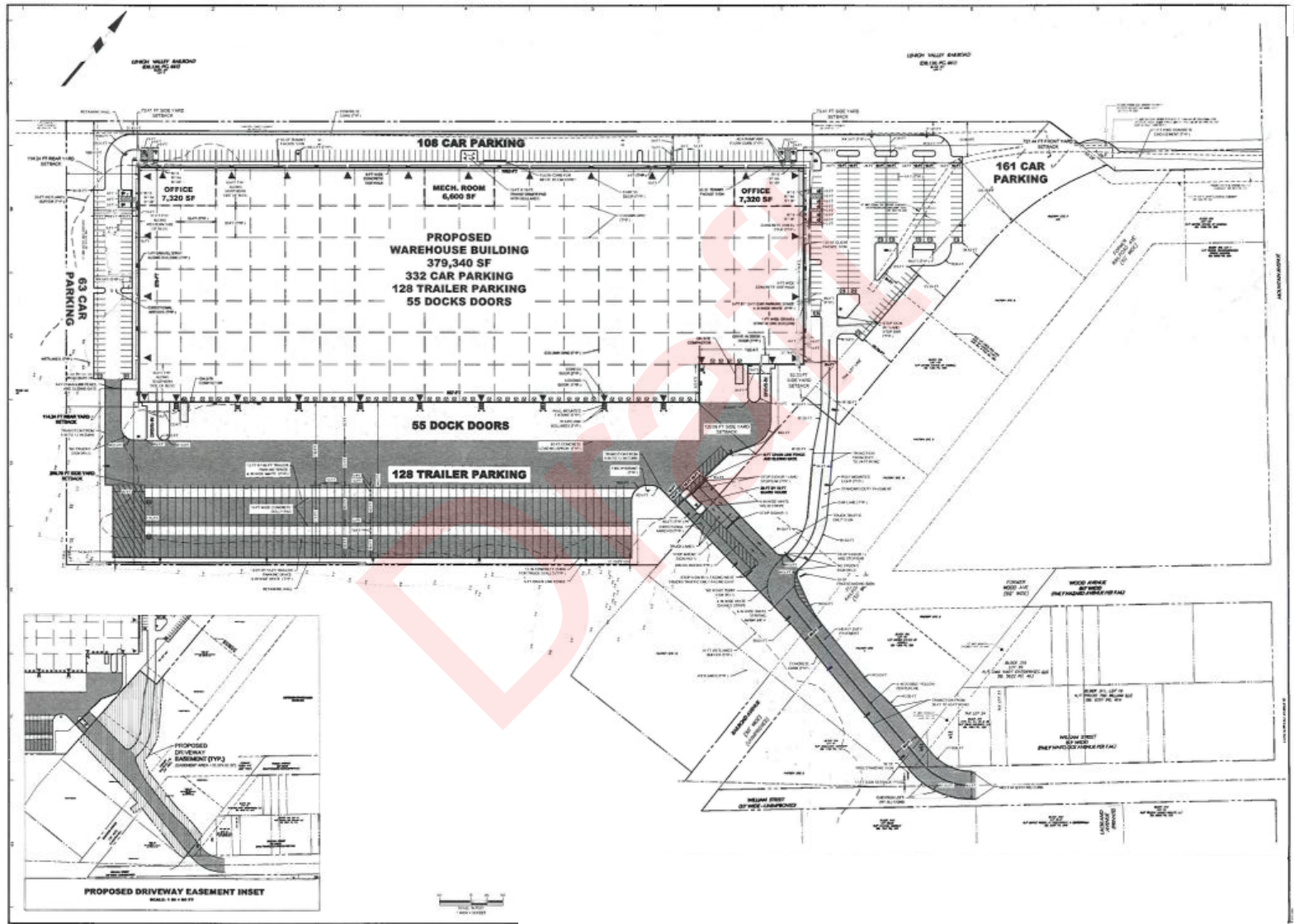
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### 11.0 Concept Plan for Warehouse Uses

Warehouse uses shall be in general conformance with the concept plan that is provided in Attachment A of this appendix, subject to possible realignment of the access to connect with the Wood Avenue right-of-way.

Draft

# Appendix 5.0 — Provisions for Transitional Zone Sub-Area A



Draft

**A P P E N D I X 6 . 0**  
**P R O V I S I O N S F O R T R A N S I T I O N A L S U B - A R E A B**

# Appendix 6.0 — Provisions for Transitional Zone Sub-Area B

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## 1.0 Overview

This appendix to the Lincoln Boulevard Redevelopment Plan contains detailed provisions for the redevelopment of Transitional Zone Sub-Area B depicted on Figure 3.0 with Senior Affordable Housing and associated parking.

## 2.0 Permitted Land Uses

Permitted land uses are described in the following subsections.

### 2.1 Permitted Uses

The permitted uses of Transitional Zone Sub-Area B include:

- Senior Affordable Housing.
- Surface parking.

### 2.2 Accessory Uses

The permitted accessory uses of the Transitional Zone Sub-Area B shall be governed by Section 420-56(B) of the Code of the Borough of Middlesex.

### 2.3 Prohibited Uses

Prohibited uses shall be those uses which are stipulated in Section 8.4 of this plan and Section 420-56(D) of the Code of the Borough of Middlesex.

## 3.0 Building Requirements

The following building requirements shall apply

1. Minimum Lot Area: 5,000 Sq. Ft.
2. Maximum Number of Units: 30 Units.
3. Principal Building Setbacks: 5 Ft.
4. Accessory Building Setbacks: 5 Ft.
5. Parking Setbacks: 3 Ft.
6. Max. Lot Coverage by Principal Building: 30 Percent.
7. Max Building Stories / Height: 4 Stories / 50 Ft.
8. Max Accessory Height: 25 Ft.
9. Max Lot Coverage all Impervious Surfaces: 95 Percent.

# Appendix 6.0 — Provisions for Transitional Zone Sub-Area B

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## 4.0 Parking Requirements

The following parking requirements shall apply:

1. Minimum Number of Parking Spaces:
  - a. Senior Affordable Housing: 1.0 Space per Unit.
  - b. Guest Parking: 5.0 Spaces.

## 5.0 Trash Collection

Trash collection shall be permitted from Wood Avenue.

## 6.0 Lighting Requirements

The following lighting requirements shall apply:

1. Maximum Height of Lighting Fixtures: 35 Feet.
2. Illumination:
  - a. Max. Foot-Candles at Property Line: 0.10  
(n.b., 2.00 foot-candles shall be permitted within driveways and internal intersections)
  - b. Min. Foot-Candles for Parking Facilities: 0.50
  - c. Min. Foot-Candles for Driveways and Internal Intersections: 2.00

Municipal facilities shall conform to the lighting requirements of Section 420-60(F) of the Code of the Borough of Middlesex.

## 7.0 Concept Plan

Development within the Transitional Zone Sub-Area B shall be generally consistent with the concept plan that is provided in Section 7.1 of this Appendix. Where there is an inconsistency between said concept plan and any other provision of the Lincoln Boulevard Redevelopment Plan, the concept plan shall prevail.



**RESOLUTION OF THE MIDDLESEX BOROUGH JOINT LAND USE BOARD  
REGARDING MASTER PLAN CONSISTENCY REVIEW OF PROPOSED  
ORDINANCE # 2173-26 AMENDING THE LINCOLN BOULEVARD  
REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-7**

**WHEREAS**, the Middlesex Borough Council has introduced a proposed Ordinance amending the Lincoln Boulevard Redevelopment Plan; and

**WHEREAS**, the Borough Council on May 12, 2026, introduced proposed Ordinance #2173-26 and referred the amendment to the Middlesex Borough Joint Land Use Board for Master Plan consistency review and recommendation in accordance with NJSA 40A:12-7; and

**WHEREAS**, pursuant to NJSA 40A:12-7E of the Local Redevelopment and Housing Law, prior to the adoption of a redevelopment plan, or any revision or amendment thereto, the Planning Board is required to transmit to the Governing Body a report containing its recommendation concerning the proposed amendment and identifying any provisions that are inconsistent with the Master Plan; and

**WHEREAS**, the proposed amendment to the Lincoln boulevard Redevelopment Plan has been referred to the Planning board for review and recommendation as to its consistency with the Borough Master Plan; and

**WHEREAS**, the Planning Board recognizes that the Lincoln Boulevard Redevelopment Plan generally promotes mixed-use and transit-oriented development within the redevelopment area; and

WHEREAS, the Planning Board further recognizes that the Borough Master Plan expressly identifies the promotion of senior citizen housing that enables older residents to age in place as an important municipal objective; and

WHEREAS, the 2026 Master Plan Reexamination Report further recommends that the Borough continue to monitor the growing needs of the community and adjust the Lincoln Boulevard redevelopment Plan as needed; and

WHEREAS, the subject site is located within a portion of the redevelopment area that has historically been industrial in nature, such that the proposed 100% affordable senior housing development represents an appropriate adaptive land use transition while advancing an identified housing need; and

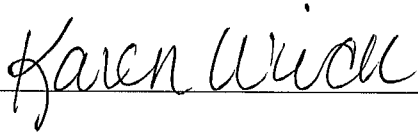
WHEREAS, the Planning Board finds that the proposed amendment bears an appropriate relationship to definite local objectives as to appropriate land uses, density of population, recreational and community facilities, and other public improvements within the redevelopment area, consistent with N.J.S.A. 40A:12A-7(a)

**NOW, THEREFORE BE IT RESOLVED**, on this 27th day of May, 2026, by the Joint Land Use Board of the Borough of Middlesex, Middlesex County, New Jersey, that the Joint Land Use Board concludes that the proposed Land Use Ordinance #2173-26 amending the Lincoln Boulevard Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7 is consistent with the Borough's June 8, 2022, Master Plan and finds no inconsistencies with the intent of the Master Plan.

**IT IS FURTHER RESOLVED**, that the Joint Land Use Board shall transmit this resolution and report to the Borough Council pursuant to NJSA 40A:12A-7.

Dated

May 27, 2026



---

Karen Wick, Secretary  
Middlesex Borough Joint Land Use Board



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 155-2026**

**Resolution 155-2026** Authorizing The Award Of A Competitive Contract To Tk1 Solutions, LLC Of 300 Perrine Road, Suite 300, Old Bridge, NJ 08857 For A One-Year Term Commencing On March 1, 2026 In An Amount Not To Exceed \$99,981.00

**WHEREAS**, Resolution 341-2025 of the Borough of Middlesex authorized the use of competitive contracting pursuant to N.J.S.A. 40A:11-4.3 for information technology management and computer consulting services for computers, programs, and peripheral equipment used throughout the borough; and

**WHEREAS**, the Local Public Contract Law, N.J.S.A. 40A:11-4.1(m) authorizes the use of competitive contracting to solicit information technology consulting services of the type referenced above; and

**WHEREAS**, the Qualified Purchasing Agent has evaluated the proposals received by the Borough pursuant to N.J.S.A. 40A:11-4.5 and has recommended the competitive contract be awarded TK1 Solutions of 300 Perrine Road, Suite 300, Old Bridge, NJ 08857 in an amount not to exceed \$99,981.00 pursuant to the proposal submitted; and

**WHEREAS**, in consultation with the Township Attorney, the term of the contract awarded to TK1 Solutions shall be from the expiration of the previous contract and shall be for a one year term commencing on March 1, 2026; and

**WHEREAS**, the CFO hereby certifies that the funds in the amount not to exceed \$99,981.00 are available in the 2026 Current Operating - Computer Data Services budget.

**THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Middlesex, County of Middlesex, and State of New Jersey as follows:

1. The Borough Council does hereby award a competitive contract for information technology management and computer consulting services for computers, programs, and peripheral equipment used throughout the Borough to TK1 Solutions of 300 Perrine Road, Suite 300, Old Bridge, NJ 08857 in an amount not to exceed \$99,981.00.
2. The Borough Clerk shall publish the appropriate statutory notice of the award of contract pursuant N.J.S.A. 40A:11-4.5(g).

3. The Mayor and Borough Clerk are hereby authorized to execute a contract with TK1 Solutions consistent with the foregoing and with the proposal submitted by TK1 Solutions and attached hereto as Exhibit A.

4. This Resolution shall take effect immediately upon final passage according to law.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                    Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 156-2026**

**Resolution 156-2026** Acceptance of Standing Reports

1. Acceptance of the April Police Report.
2. Acceptance of the April 2026 Cash Receipts.
3. Acceptance of the April 2026 Tax Totals.
4. Acceptance of the May 2026 Cash Receipts.
5. Acceptance of the May 2026 Court Report.
6. Acceptance of the May 2026 Fire Report.

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                    Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk

Range: Block: First to Last      Range of Util Accounts: First to Last  
 Lot:  
 Qual:  
 Range of Codes: First to Last      Range of Years: First to 2027      Range of Periods: 1 to 12  
 Range of Batch Ids: First to Last      Range of Dates: 04/01/26 to 04/30/26  
 Range of Reference #s: First to Last      Range of Sections: First to Last      Name to Print: Bill To  
 Range of Spec Tax Codes: First to Last      Print Ref Num: N      Print Utility w/Block/Lot/Qual: N  
 Payment Type Includes:      Tax: Y      Sp Charges: Y      Lien: Y      Sp Assmnt: Y      Sewer: Y  
    Voucher Agency: Y  
    PILOT (Tax): Y      Misc: Y  
 Payment Method Includes:      Cash: Y      Check: Y      Credit: Y      Voucher: N  
    Range of Installment Due Dates: First to Last  
 Print Only Miscellaneous w/Block/Lot/Qual: N      Sort Miscellaneous Payments by Block/Lot/Qual/Utility Account: N  
 Print Only Miscellaneous w/Utility Id: N

Code Description	Count	Arrears/Other	Principal			Interest	Total
			2025	2026	2027		
001 Tax	838	0.00	31,731.43	2,297,018.08	0.00	5,413.82	2,334,163.33
100 SUBSEQUENT TAX PYMT	5	0.00	4,770.00	1,192.50	0.00	800.73	6,763.23
Tax Payments	843	0.00	36,501.43	2,298,210.58	0.00	6,214.55	2,340,926.56
101 OUTSIDE LIEN REDEMP	10	27,156.79	0.00	0.00	0.00	993.70	28,150.49
102 OUTSIDE RECORD FEES	2	114.00	0.00	0.00	0.00	0.00	114.00
103 OUTSIDE REDEMP YEP	1	748.55	0.00	0.00	0.00	687.66	1,436.21
Lien Payments	13	28,019.34	0.00	0.00	0.00	1,681.36	29,700.70
SEW Sewer Payments	4	0.00	1,277.35	0.00	0.00	72.12	1,349.47
Sewer Payments	4	0.00	1,277.35	0.00	0.00	72.12	1,349.47
486 Duplicate Tax Bills	3	15.00	0.00	0.00	0.00	0.00	15.00
Misc Payments	3	15.00	0.00	0.00	0.00	0.00	15.00
Payments Total:	863	28,034.34	37,778.78	2,298,210.58	0.00	7,968.03	2,371,991.73
Cash O/S Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
NSF Reversals Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
Total:	863	28,034.34	37,778.78	2,298,210.58	0.00	7,968.03	2,371,991.73

Total Cash:                   42,482.07  
 Total Check:                2,301,141.70  
 Total Credit:                28,367.96

Range: Block: First to Last      Range of Util Accounts: First to Last  
 Lot:  
 Qual:  
 Range of Codes: First to Last      Range of Years: First to 2027      Range of Periods: 1 to 12  
 Range of Batch Ids: First to Last      Range of Dates: 04/01/26 to 04/30/26  
 Range of Reference #s: First to Last      Range of Sections: First to Last      Name to Print: Bill To  
 Range of Spec Tax Codes: First to Last      Print Ref Num: N      Print Utility w/Block/Lot/Qual: N  
 Payment Type Includes:      Tax: Y      Sp Charges: Y      Lien: Y      Sp Assmnt: Y      Sewer: Y  
    Voucher Agency: Y  
    PILOT (Tax): Y      Misc: Y  
 Payment Method Includes:      Cash: Y      Check: Y      Credit: Y      Voucher: N  
    Range of Installment Due Dates: First to Last  
 Print Only Miscellaneous w/Block/Lot/Qual: N      Sort Miscellaneous Payments by Block/Lot/Qual/Utility Account: N  
 Print Only Miscellaneous w/Utility Id: N

Code Description	Count	Arrears/Other	Principal			Interest	Total
			2025	2026	2027		
001 Tax	838	0.00	31,731.43	2,297,018.08	0.00	5,413.82	2,334,163.33
100 SUBSEQUENT TAX PYMT	5	0.00	4,770.00	1,192.50	0.00	800.73	6,763.23
Tax Payments	843	0.00	36,501.43	2,298,210.58	0.00	6,214.55	2,340,926.56
101 OUTSIDE LIEN REDEMP	10	27,156.79	0.00	0.00	0.00	993.70	28,150.49
102 OUTSIDE RECORD FEES	2	114.00	0.00	0.00	0.00	0.00	114.00
103 OUTSIDE REDEMP YEP	1	748.55	0.00	0.00	0.00	687.66	1,436.21
Lien Payments	13	28,019.34	0.00	0.00	0.00	1,681.36	29,700.70
SEW Sewer Payments	4	0.00	1,277.35	0.00	0.00	72.12	1,349.47
Sewer Payments	4	0.00	1,277.35	0.00	0.00	72.12	1,349.47
486 Duplicate Tax Bills	3	15.00	0.00	0.00	0.00	0.00	15.00
Misc Payments	3	15.00	0.00	0.00	0.00	0.00	15.00
Payments Total:	863	28,034.34	37,778.78	2,298,210.58	0.00	7,968.03	2,371,991.73
Cash O/S Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
NSF Reversals Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
Total:	863	28,034.34	37,778.78	2,298,210.58	0.00	7,968.03	2,371,991.73

Total Cash: 42,482.07  
 Total Check: 2,301,141.70  
 Total Credit: 28,367.96

Range: Block: First to Last      Range of Util Accounts: First to Last  
 Lot:  
 Qual:  
 Range of Codes: First to Last      Range of Years: First to 2027      Range of Periods: 1 to 12  
 Range of Batch Ids: First to Last      Range of Dates: 05/01/26 to 05/31/26  
 Range of Reference #s: First to Last      Range of Sections: First to Last      Name to Print: Bill To  
 Range of Spec Tax Codes: First to Last      Print Ref Num: N      Print Utility w/Block/Lot/Qual: N  
 Payment Type Includes:      Tax: Y      Sp Charges: Y      Lien: Y      Sp Assmnt: Y      Sewer: Y  
    Voucher Agency: Y  
    PILOT (Tax): Y      Misc: Y  
 Payment Method Includes:      Cash: Y      Check: Y      Credit: Y      Voucher: N  
    Range of Installment Due Dates: First to Last  
 Print Only Miscellaneous w/Block/Lot/Qual: N      Sort Miscellaneous Payments by Block/Lot/Qual/Utility Account: N  
 Print Only Miscellaneous w/Utility Id: N

Code Description	Count	Arrears/Other	Principal			Interest	Total
			2025	2026	2027		
001 Tax	3913	0.00	17,859.14	10,567,369.53	0.00	6,909.43	10,592,138.10
100 SUBSEQUENT TAX PYMT	1	0.00	0.00	1,192.50	0.00	7.16	1,199.66
Tax Payments	3914	0.00	17,859.14	10,568,562.03	0.00	6,916.59	10,593,337.76
PMP PROP MAINT PAYMENT	2	0.00	0.00	182.77	0.00	17.23	200.00
Sp Charges Payments	2	0.00	0.00	182.77	0.00	17.23	200.00
101 OUTSIDE LIEN REDEMP	10	75,943.87	0.00	0.00	0.00	4,312.88	80,256.75
102 OUTSIDE RECORD FEES	1	67.00	0.00	0.00	0.00	0.00	67.00
103 OUTSIDE REDEMP YEP	2	3,132.34	0.00	0.00	0.00	9,649.70	12,782.04
Lien Payments	13	79,143.21	0.00	0.00	0.00	13,962.58	93,105.79
SEW Sewer Payments	11	0.00	11,470.56	3.00	0.00	776.04	12,249.60
Sewer Payments	11	0.00	11,470.56	3.00	0.00	776.04	12,249.60
486 Duplicate Tax Bills	3	15.00	0.00	0.00	0.00	0.00	15.00
511 Presbyterian Homes	1	7,898.51	0.00	0.00	0.00	0.00	7,898.51
Misc Payments	4	7,913.51	0.00	0.00	0.00	0.00	7,913.51
Payments Total:	3944	87,056.72	29,329.70	10,568,747.80	0.00	21,672.44	10,706,806.66
Cash O/S Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
NSF Reversals Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
Total:	3944	87,056.72	29,329.70	10,568,747.80	0.00	21,672.44	10,706,806.66

Total Cash: 102,468.51  
 Total Check: 10,520,190.63  
 Total Credit: 84,147.52

# BOROUGH OF MIDDLESEX, NEW JERSEY

## *Municipal Court*

1200 Mountain Avenue

Middlesex, NJ 08846

Ph: (732) 356-4644 • Fax: (732) 356-5053

**SPERO KALAMBAKAS**

*Chief Municipal Court Judge*

**MERARI GAUD**

*Certified Court Administrator*

### Municipal Court Report

#### **NEW BUSINESS: MAY 2026 TICKETS & COMPLAINTS**

##### **TOTAL TICKETS ISSUED: 501 Tickets**

- 42 Parking Violations
- 459 Moving violations
  - o 12 DWIs

##### **TOTAL COMPLAINT ACTIVITY: 12 Criminal Complaints (Warrant or Summons)**

- 2 Local ordinance violations
- 0 Health tickets issued
- 46 Zoning Issued

**BACKLOG Status: 62 DWI's/ 734 Traffic/ 40 Parking/ 81 Criminals/ 206 Other =1123 cases**

#### **NEW BUSINESS: APRIL 2026 COURT**

##### **TOTAL COURT SESSIONS: 4 court sessions (3 In person/1 Virtual)**

##### **TOTAL SCHEDULED DEFENDANTS: 238 defendants**

- 485 cases disposed of this month
- 24 DWIs disposed

##### **TOTAL MONIES COLLECTED THIS MONTH: \$ 46,447.90**

- Borough portion to receive this month: \$ 25,651.29

***(Note: Payments are collected by the court and through the statewide website for NJ Courts)***

#### **NEWS/UPDATES:**

Nothing at this time.

# Monthly Totals By Incident Type

Middlesex Fire Department

Date Range: From 05/01/2026 to 05/31/2026

Incident Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	%
Other Outside Fire	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Vegetation / Grass Fire	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Confined Cooking / Appliance Fire	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Structural Involvement	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Electrical Hazard / Short Circuit	0	0	0	0	2	0	0	0	0	0	0	0	2	6.3%
Motor Vehicle Collision	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Fuel Spill / Fuel Odor	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Gas Leak / Gas Odor	0	0	0	0	2	0	0	0	0	0	0	0	2	6.3%
Odor	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Smoke Investigation	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Law Enforcement Support	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Motor Vehicle Collision	0	0	0	0	4	0	0	0	0	0	0	0	4	12.5%
Controlled Burning (Authorized)	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Fire / Smoke Alarm	0	0	0	0	13	0	0	0	0	0	0	0	13	40.6%
Standby	0	0	0	0	1	0	0	0	0	0	0	0	1	3.1%
Blank. Incident Type not Entered													0	0%
Total for all Incident Types	0	0	0	0	32	0	0	0	0	0	0	0	32	

June 4, 2026

To:

Middlesex Council

For the month of May, the Middlesex Fire Department responded to 32 calls for service. The Middlesex Fire Department also attended the Memorial Day Parade.

1. May 12, 2026 23:17hrs. The Middlesex Fire Department was dispatched to a reported overturned vehicle on Sherman Avenue. The occupant struck a parked vehicle on the side of the roadway, which caused them to lose control and overturn their vehicle. The driver was able to self-extricate prior to FD's arrival. Units stayed on scene to help with traffic control until the vehicles were removed from the roadway.
2. May 16, 2026 @ 18:26hrs. the Middlesex Fire Department was dispatched to 114 Giles Avenue for a reported brush fire. Upon arrival CH82 was advised by the reporting party that the fire was in the rear of the yard of 119 Harris Avenue. Crews quickly pulled a forestry line and extinguished several bushes and mulch bedding along with a single piece of fencing.
3. May 17, 2026 @ 07:08hrs. The Middlesex Fire Department was dispatched to cover Metuchen FD while a multi-agency Middlesex County Fire response was going on due to a tanker fire on Rt. 287. E82-1 stood by at Metuchen HQ until the Metuchen units got back in quarters.
4. May 18, 2026 @ 23:28hrs. The Middlesex Fire Department responded to the area of Pierrepont Rd. & Howard Ave to assist Middlesex PD for lighting due to a traffic investigation. E82-1 provided a truck mounted light tower to assist PD with their investigation.
5. May 22, 2026 @ 14:12hrs. The Middlesex Fire Department was dispatched to a reported fire in the oven of a residence at 22 Nelson St. Upon arrival patrol units had already put a dry chemical extinguisher on the fire extinguishing any hazard. MFD crews checked for heat and extension and cleared up soon after.
6. May 22, 2026 @ 14:33hrs. The Middlesex Fire Department was dispatched to a reported lawn mower fire in the road at 3 Center Pl. Fire department units arrived to

find an electric lawn mower that had been extinguished by a homeowner's foaming household extinguisher. MFD crews used the resident's garden hose to continue to cool the unit until all heat signatures were gone. Crews cleared up soon after.

7. May 24, 2026 @ 11:35hrs. The Middlesex Fire Department was dispatched to a reported alarm activation at 46 Glen Gary Road. While arriving on scene Chief 82 was advised by county communications that the call had been upgraded to a structure fire. Chief 82 confirmed smoke pushing from the eaves of all sides of the residence. It was determined that the residents of the home were not inside but the home was occupied by 2 K-9's. Crews made entry into the home to conduct a primary search and fire suppression, while a second crew performed vertical ventilation by cutting 2 holes in the roof to help remove heat and smoke from the interior to help locate the dogs and improve their chances of survival. Crews from E82-1 and E82-3 were able to find the K-9's the first of which was unresponsive. Crews brought the first K-9 out of the home and used specialized K-9 masks to give the K-9 oxygen while performing compressions on the dogs chest and were able to successfully revive the animal. Soon after the second K-9 was found breathing and brought outside the home and was handed over to the resident, the first K-9 was then transported to a local animal hospital for further treatment. The fire was completely extinguished, and a secondary search of the home was completed and the fire was placed under control. Middlesex County Fire Marshal's office investigated the cause of the fire. Middlesex Construction office and PSE&G were both notified to secure utilities as the home was uninhabitable. Middlesex OEM was on scene and helped the residents find lodging due to not being able to re-enter the home.

**PLEASE READ:**

As Chief of the Middlesex Fire Department, I'd like to thank all members and responding agencies who were involved in the incident at 46 Glen Gary Rd. Through coordinated efforts of our members, our fire suppression, search, and ventilation led to the success of saving 2 K-9's from the home. The training of our members and surrounding agencies shined and we were able to keep the fire from spreading further throughout the structure. The efforts on this day truly showcased our mission statement of saving life and property.

Thank you to the following departments who responded to assist per mutual aide agreements:

Dunellen FD – Bound Brook FD – Finderne FD – Somerset Fire Rescue – New Market FD – South Plainfield FD – Greenbrook FD – River Road FD – South Bound Brook FD

During the response to Middlesex Borough South Bound Brook Ladder Truck was involved in a minor motor vehicle accident delaying the response, South Plainfield FD was dispatched to move up and cover in place of South Bound Brook. All parties were un-injured and South Bound Brook responded in to the borough for a cover assignment.

Respectfully submitted,

Shawn Young

Fire Chief

Middlesex Fire Department



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 157-2026**

**Resolution 157-2026** Authorizing the Tax Collector to Waive 2026 Sewer Billing Appeals for Various Properties

WHEREAS, As per Ordinance 2067-22, all users which discharge more than 100,000 gallons of domestic sanitary wastewater per annum, shall be charged a service charge for flow, and:

WHEREAS, any dispute as to the billing or charges or to the amount of the bill or calculation thereof, may be appealed, and;

WHEREAS, said appeal shall be in writing and shall include in sufficient detail, the relief sought, the evidence, information or documents to support the relief sought, and;

WHEREAS, account holders submitted prior successful appeals and 2025 usage is comparable to the prior approved appeals, and

WHEREAS, as per Ordinance 2067-22, was amended to specify “each dwelling unit within a two- family, multi-family , apartment house, condominium complex, townhouse complex, commercial building, or other residential building shall be One Service Unit”, and

THEREFORE, the following charges on the below properties have been waived or adjusted and/or a refund is due:

Block/Lot: 81/16  
Original Amount: \$43.92  
New Amount: \$0.00

Block/Lot: 86.02/22  
Original Amount: \$285.49  
New Amount: \$0.00

Block/Lot: 108/14  
Original Amount: \$362.35  
New Amount: \$0.00

Block/Lot: 86.04/15  
Original Amount: \$21.96  
New Amount: \$0.00

Block/Lot: 284/1/C0001  
Original Amount: \$21.96

New Amount: \$0.00

Block/Lot: 116/3

Original Amount: \$560.00

New Amount: \$0.00

Block/Lot: 160/1

Original Amount: \$439.22

New Amount: \$0.00

Block/Lot: 160/5

Original Amount: \$186.67

New Amount: \$0.00

Block/Lot: 81/13

Original Amount: \$669.82

New Amount: \$0.00

Block/Lot: 70.03/7

Original Amount: \$1054.12

New Amount: \$0.00

Block/Lot: 114/11

Original Amount: \$153.72

New Amount: \$0.00

Block/Lot: 70.04/11

Original Amount: \$724.71

New Amount: \$0.00

Block/Lot: 179/1

Original Amount: \$922.35

New Amount: \$0.00

Block/Lot: 86.05/9

Original Amount: \$219.62

New Amount: \$0.00

Block/Lot: 113/13

Original Amount: \$230.59

New Amount: \$0.00

Block/Lot: 168/24

Original Amount: \$1030.34

New Amount: \$0.00

Block/Lot: 86.02/5  
Original Amount: \$43.92  
New Amount: \$0.00

Block/Lot: 22.03/3.25  
Original Amount: \$439.22  
New Amount: \$0.00

Block/Lot: 7.04/6  
Original Amount: \$120.78  
New Amount: \$0.00

Block/Lot: 70.10/2  
Original Amount: \$65.88  
New Amount: \$0.00

Block/Lot: 70.04/1  
Original Amount: \$538.04  
New Amount: \$0.00

Block/Lot: 322/56  
Original Amount: \$362.35  
New Amount: \$0.00

Block/Lot: 166/37  
Original Amount: \$625.88  
New Amount: \$0.00

Block/Lot: 71.01/17.01  
Original Amount: \$307.46  
New Amount: \$0.00

Block/Lot: 4.01/8  
Original Amount: \$428.24  
New Amount: \$0.00

Block/Lot: 86.06/6  
Original Amount: \$428.24  
New Amount: \$0.00  
Block/Lot: 109/8  
Original Amount: \$1010.21  
New Amount: \$0.00

Block/Lot: 86.05/4  
Original Amount: \$186.67

New Amount: \$0.00

Block/Lot: 293/3.02  
Original Amount: \$230.59  
New Amount: \$0.00

Block/Lot: 293/3.04  
Original Amount: \$87.84  
New Amount: \$0.00

Block/Lot: 81/14.01  
Original Amount: \$680.80  
New Amount: \$0.00

Block/Lot: 111/9  
Original Amount: \$120.78  
New Amount: \$0.00

Block/Lot: 79/5.01  
Original Amount: \$76.86  
New Amount: \$0.00

Block/Lot: 86/22  
Original Amount: \$285.49  
New Amount: \$0.00

Block/Lot: 40/48  
Original Amount: \$669.82  
New Amount: \$0.00

Block/Lot: 80/90.01  
Original Amount: \$252.55  
New Amount: \$0.00

Block/Lot: 165/29  
Original Amount: \$98.82  
New Amount: \$0.00

Block/Lot: 167.01/14  
Original Amount: \$131.76  
New Amount: \$0.00

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**               **Adopted**  
**MOVER:**               Council President Michael Conahan  
**SECONDER:**           Councilman Kevin Dotey  
**AYES:**                 Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 159-2026**

**Resolution 159-2026** Approval of the Reimbursement of \$300.00 to Farmers Market on 28 Inc, for Duplicate Board of Health License Payment

The Governing Body hereby approves the reimbursement of \$300.00 for the 2026-2027 Board of Health License to Farmers Market on 28 Inc, 700 Union Ave, Middlesex, NJ 08846 as a duplicate payment was received for said 2026-2027 Board of Health License.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                    Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 160-2026**

**Resolution 160-2026** Authorizing the Tax Collector to Cancel Off 3rd and 4<sup>th</sup> Qtr. 2026 Taxes for Block 196, Lot 1

**WHEREAS**, per N.J.S.A. 54:4-3-30 the homeowner of Block 196 Lot 1, 401 Harris Avenue, has been declared a 100% Disabled Veteran by the Department of Veterans Affairs; and,

**WHEREAS**, the property owner has completed and submitted the proper paperwork to apply for the Exemption; and,

**WHEREAS**, the Tax Assessor has approved the application with a date of 5/29/2026; and,

**WHEREAS** Ordinance # 2151-25 prorates the exemption from the date the tax exemption has been approved by the Tax Assessor until the remainder of the year in which application is made, and;

**NOW, THEREFORE**, the Tax Collector is hereby authorized to cancel off 3rd and 4<sup>th</sup> Qtr. 2026 taxes once the 2026 certified tax rate is received and issue a refund in the amount of \$910.72 for proration of 2<sup>nd</sup> Qtr. 2026, to the property owner below;

Alexander Zaleski  
401 Harris Avenue  
Middlesex, NJ 08846  
Refund Amount: \$910.72

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

A handwritten signature in black ink that reads "Kelsey Meixner". The signature is written in a cursive style with a horizontal line underlining the text.

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 161-2026**

**Resolution 161-2026** Authorizing the Tax Collector to Issue a Tax Title Lien Redemption for Block 291, Lot 43

**WHEREAS**, pursuant to N.J.S.A. 54:5-54, a lien has been redeemed by the owners or those persons having an interest, and the purchasers of said property are legally entitled to receive redemption funds in the following specific amounts, and;

**WHEREAS**, the interest and payments on the following Tax Title Lien Redemptions were calculated for June 16, 2026 and;

**NOW, THEREFORE, BE IT RESOLVED** the Tax Collector is hereby authorized to issue a check to the lien holder in the following amount(s):

Date of Sale: 11/07/2024  
Block/Lot: 291 / 43  
Amount: \$93,105.79  
Premium: \$25,000.00  
Certificate: 23-00007  
Payable To: ATCF II New Jersey, LLC  
PO Box 69239  
Baltimore, MD 21264-9239

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk





**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 162-2026**

**Resolution 162-2026** Approving the Renewal of Liquor Licenses for the Year 2026-2027

The application for renewal of Liquor Licenses for the year 2026-2027 which have been approved by the Police Department be accepted; and the Borough Clerk is hereby authorized to issue the following licenses in consideration of the fees which have been paid to the Borough of Middlesex and the State of New Jersey:

John W. Lupu Memorial Post 306 Inc. The American Legion 707 Legion Place	1211-31-013-001
Vilaverdense Corp. t/a Vincenzo's Restaurant 665 Bound Brook Road	1211-33-012-005
Shri Radha Krishna Inc. t/a Endzone Lounge 425 Bound Brook Road	1211-33-001-005
Faron Realty Management, LLC t/a Ferraro's Pizza & Pub 275 Lincoln Boulevard	1211-33-002-010
Ellery's Grill Inc. 701 - 707 Lincoln Boulevard	1211-32-004-003
Carpaccio Ristorante Inc. 651 Bound Brook Road	1211-33-010-004
Hinos Bros LLC t/a Terras Ceviche 559-561 Bound Brook Road	1211-33-003-005
Pearldhyan Inc. 655 Lincoln Boulevard	1211-44-006-004
DPKA Inc. t/a Cub Liquors 242 Lincoln Boulevard	1211-32-011-005
Jai Ganpati Inc. t/a Middlesex Liquor Store 1319 Bound Brook Road	1211-44-005-005

Middlesex Lodge 1488 BPO Elks  
545 Bound Brook Road

1211-31-014-001

Timothy Kerwin's Inc.  
353 Bound Brook Road

1211-33-009-003

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**               **Adopted**  
**MOVER:**               Council President Michael Conahan  
**SECONDER:**           Councilman Kevin Dotey  
**AYES:**                 Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 163-2026**

**Resolution 163-2026** Authorizing the Mayor to Execute the Clinical Services Agreement Between Rutgers, the State University of New Jersey and the Borough of Middlesex Effective July 1, 2026 through June 30, 2027

Authorizing the Mayor to Execute the Clinical Services Agreement Between Rutgers, the State University of New Jersey and the Borough of Middlesex Effective July 1, 2026 through June 30, 2027

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk

## CLINICAL SERVICES AGREEMENT

**THIS CLINICAL SERVICES AGREEMENT** is entered into and made effective as of the 1<sup>st</sup> day of July 2026, by and between:

Rutgers, The State University of New Jersey (“Rutgers”), an instrumentality of the State of New Jersey, a public entity, with offices at 83 Somerset Street, New Brunswick, NJ 08901, on behalf of its RUTGERS BIOMEDICAL AND HEALTH SCIENCES (“RBHS”) and its Department of UNIVERSITY BEHAVIORAL HEALTH CARE (the “Department”), both unincorporated constituent units within the Rutgers Biomedical and Health Sciences (“RBHS”) organizational unit (Rutgers, RBHS, RWJMS and Department, collectively “University”)

and

**Borough of Middlesex** (hereinafter the “Client”) with offices at 1200 Mountain Avenue, Middlesex, New Jersey 08846.

- A. **WHEREAS**, the University, through its faculty and staff of its Department, possesses the expertise to provide certain professional services; and,
- B. **WHEREAS**, Client desires to engage University, and University desires to be engaged by Client, to render such professional services upon the terms and subject to the conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of the terms and conditions contained herein, the parties hereto agree as follows:

1. Services.

- 1.1. University shall perform the services (the “Services”) specified in the Scope of Work, attached to this Agreement as Exhibit A and made a part hereto.
- 1.2. Client acknowledges that the successful and timely rendering of the Services will require the good faith cooperation of Client; to that end, Client shall fully cooperate with University by undertaking the responsibilities specified in the Responsibilities of Client, attached to this Agreement as Exhibit B and made a part hereof.

2. Cooperation.

In connection with this Agreement, Client shall fully cooperate with University, including without limitation: (A) providing University with information as may reasonably required by

University; (B) making available to University at least one employee, reasonably acceptable to University, who shall have substantial relevant knowledge and experience to act as the primary contact person or Client liaison in connection with rendering the Services.

3. Term and Termination.

3.1. This Agreement shall commence on July 1<sup>st</sup>, 2026 and remain in effect for a period of one (1) year, as set forth herein (the “Term”).

3.2. Either party may terminate this Agreement at any time upon ninety (90) days written notice.

3.3. This Agreement may be terminated at any time by the mutual consent of the parties as evidenced by a written agreement signed by authorized representatives of both parties.

3.4. In the event either party defaults in any term or condition of this Agreement, the non-defaulting party shall provide written notice of the default to the defaulting party. The party in default shall have thirty (30) days to cure the default. If the default is not cured to the satisfaction of the non-defaulting party, this Agreement may be terminated by the non-defaulting party as of the date the cure period ends.

3.5. Either party may terminate this Agreement for cause as of the date specified in a written notice upon the occurrence of any of the following events:

3.5.1. A bankruptcy, receivership, insolvency, reorganization, liquidation, or other similar proceeding shall be instituted by or against a party for the dissolution of a party, whether voluntary or involuntary;

3.5.2. That either party’s obligations under this Agreement are prohibited under the laws, regulations or other rulings of the United States, the State of New Jersey or government department or agency thereof, or any Court of competent jurisdiction;

3.5.3. That either party has made any untrue statement of material fact or any intentional misrepresentation of any fact, whether or not material;

3.5.4. That either party has made a good faith determination, upon advice of legal counsel, that it is prohibited from or will be penalized for proceeding with its obligation under this Agreement as a result of any likely proceedings of any governmental agency; or

3.5.5. That either party has had any required or applicable license, accreditation, or certification limited, revoked, restricted, or suspended, or has been listed by the U.S. Department of Health and Human Services Office of the Inspector General (“OIG”) and/or U.S. General Services Administration (“GSA”) as excluded from participating in federal health care, research, or other grant programs.

3.6. University reserves the right to terminate this Agreement immediately upon written notice to Client, if any payments due and owing under this Agreement from Client to University are greater than thirty (30) days in arrears.

3.7. Upon termination of this Agreement, Client shall promptly pay University for its Services performed through the effective date of the termination.

4. Compensation.

4.1. In consideration for provision of the Services hereunder, Client shall pay University the compensation (the “Fee”) set forth on Exhibit C hereto and made a part hereof.

4.2. University shall invoice Client for the Fee according to the schedule set forth on Exhibit C. Payment shall be made within thirty (30) days of receipt of the invoice. Payment shall be sent to:

University Behavioral Health Care  
PO Box 826999  
Philadelphia, PA 19182-6999

4.3. Fees that are not paid within thirty (30) days following Client’s receipt of the invoice shall incur a late fee of one and one-half percent (1½%) per month or the maximum allowed by law, whichever is less. Client shall also pay any amounts incurred by University in the collection of past-due amounts owed, including but not limited to, reasonable attorneys’ fees and costs.

5. University Personnel.

5.1. The University personnel performing the Services are listed on Exhibit A.

5.2. Client acknowledges and agrees that University shall have the right, in its sole discretion, to remove or reassign University’s employees, agents, consultants or subcontractors who are assigned to perform the Services hereunder. University agrees to notify Client before such removal or reassignment if such notice is possible.

5.3. In the event Client believes that any of University’s employees, agents, consultants or subcontractors is/are failing to perform the Services and/or perform in a satisfactory manner, Client shall notify University as to the reasons for such belief. Upon receipt of such notice, or as soon as reasonably practical thereafter, University and Client shall mutually determine the best course of action to take to resolve such failure, which action may include replacing such personnel.

6. Change Orders.

- 6.1. Client may request changes to the Scope of Work by providing University with a written request for changes (a "Change Order") that specifies the desired change with a least the same degree of specificity as that contained in the original Scope of Work.
- 6.2. University shall submit to Client a written response, including the tasks to be performed by each party, a proposed schedule, the cost changes and any other items applicable to the Change Order (the "Change Response").
- 6.3. If the Client accepts the Change Response in writing, then the Change Response shall amend, and become a part of, this Agreement.
- 6.4. Any variance from or addition to the terms and conditions of this Agreement, in any present or future invoice, or in any other document delivered by one party to the other shall be void and of no effect unless agreed to in writing by authorized representatives of the parties.

7. Use of Name.

The Board of Governors of Rutgers, The State University owns all rights to the names, logos, insignia and symbols of the University ("University Marks"). Other than as necessary to promote the program, Client shall not use University Marks, or the names of any governors, trustees, faculty members, employees or students of University, for any purpose whatsoever, without the University's prior written consent, which may be granted or withheld at University's sole discretion.

8. Representations and Warranties of University.

- 8.1. University represents and warrants that it will perform the Services: (A) in a diligent and commercially reasonable manner, in accordance with the standards generally prevailing in the industry; and (B) through experienced individuals qualified to perform the services.

9. Representations and Warranties of Client.

- 9.1. "Client Information" includes any and all data, information, reports, analysis, artwork, logos, graphics, video, text, and other materials, supplied by Client to University in connection with this Agreement.
- 9.2. Client represents and warrants that all Client Information is, to the best of Client's knowledge, accurate, valid and true in all material respects as of the date it is provided to University.

9.3. Client represents and warrants that all Client Information obtained from third parties is disclosed to University pursuant to appropriate and valid licenses, consents, and/or authorizations permitting such a disclosure and subsequent use in the Services.

9.4. Client represents and warrants that all protected health information (as defined below) provided by Client to University has been obtained pursuant to the individual's valid consent, authorization or medical records release.

#### 10. Independent Contractor.

None of the provisions of this Agreement are intended to create nor shall be deemed or construed to create any relationship between the parties hereto other than that of independent entities contracting with each other solely for the purposes of effecting the provisions of this Agreement. Neither of the parties hereto, nor any of their respective officers, directors, or employees, shall be construed to be the agent, employee, or the representative of the other.

#### 11. Protected Health Information.

To the extent that the Services involve, and/or Client Information include, protected health information (as defined in 45 CFR 160.103), both parties shall keep all protected health information confidential in accordance with all applicable state and federal laws and regulations, including but not limited to, the Health Insurance Portability and Accountability Act of 1996, Pub. L. 104-191, 110 Stat. 1936 (“HIPAA”) and the Health Information Technology for Economic and Clinical Health Act, Public Law 111-005, 123 Stat. 226 (the “HITECH Act”). Both parties shall abide by the requirements imposed on the respective parties by all such laws and regulations. This term shall survive expiration or termination (for any reason) of this Agreement.

#### 12. Confidentiality.

12.1. A party disclosing Confidential Information (as defined below) shall be referred to as the “Disclosing Party,” and a party receiving Confidential Information shall be referred to as a “Receiving Party.”

12.2. “Confidential Information” shall mean, without limitation: (1) any idea, proposal, plan, information, procedure, technique, formula, technology or method of operation, any written or oral information of a proprietary nature, and any intellectual property owned or licensed by a Disclosing Party or relating to a Disclosing Party's or any of its principals' or affiliates' business, projects, operations, finances, activities or affairs, whether of a technical nature or not (including trade secrets, know-how, processes, and other technical or business information) and any proposed changes thereto; (2) any other information disclosed by a Disclosing Party and designed by a Disclosing Party as confidential; and, (3) the Deliverables (until paid for by Client as provided hereunder).

- 12.3. Notwithstanding Section 14.2, Confidential Information shall not include information: (1) in the public domain (other than as a result of a breach of this Agreement); (2) in a Disclosing Party's possession prior to its receipt from Receiving Party pursuant to this Agreement; (3) disclosed pursuant to applicable law or regulation or by operation of law, provided that the Receiving Party may disclose only such information as is legally required and further provided that Receiving Party shall provide reasonable notice to the Disclosing Party of such requirement and a reasonable opportunity to object to such disclosure.
- 12.4. Receiving Party agrees to hold all Confidential Information in strict confidence and shall not, without the express prior written permission of the Disclosing Party: (1) disclose any Confidential Information to third parties; or (2) use the Confidential Information for any purpose other than to perform its obligations under this Agreement or for the purpose expressly set forth in the applicable Scope of Work. Without limiting the generality of the foregoing, Receiving Party shall be permitted to disclose Confidential Information only to its officers, employees and consultants who have an absolute need to know such Confidential Information and who are informed of and agree to be bound by the confidentiality obligations set forth herein, provided that Receiving Party shall be liable for breach by any such person or entity. Receiving Party shall not make any copies of the Confidential Information, except as necessary for the performance of its obligations under this Agreement and for its officers, employees, consultants, attorneys and accountants with a need to know. This term shall survive termination of this Agreement for any reason.
- 12.5. Except as otherwise provided herein, title or right to possess Confidential Information as between the parties shall remain in the Disclosing Party. The Receiving Party shall not gain any interest or rights in or to the Confidential Information by virtue of its being disclosed to the Receiving Party.

### 13. Insurance.

- 13.1. University. At its sole cost and expense, during the Term (and any extensions thereof), University shall maintain general, automobile and professional liability coverage insuring University and its employees and premises, covering claims for bodily injury and property damage resulting from the sole performance of services or omissions of University and its employees, as it relates to this Agreement. Such insurance coverage shall provide policy limits of not less than \$1,000,000 per claim and \$3,000,000 in the aggregate as respects professional liability and \$2,000,000 per occurrence and \$5,000,000 in the aggregate as respects general liability. As the University's professional liability policy is a "claims made" policy, the University agrees to provide the Client with evidence of "tail coverage" or prior acts coverage, if the University should ever terminate or have its professional liability policy canceled by its professional liability insurance carrier. As an instrumentality of the State of New Jersey, all tort claims against Rutgers are governed by the terms and provisions of the State of New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq. Through a program of self-

insurance, University provides statutory benefits for workers' compensation coverage for its employees in accordance with the terms and provisions of N.J.S.A. 34:15-1 et seq.

13.2. Client. At its sole cost and expense during the Term (and any extensions thereof) Client shall maintain general liability coverage insuring Client and its employees and premises, covering claims for bodily injury and property damage resulting from the sole performance of services or omissions of Client and its employees (as it relates to this Agreement) with limits of not less than one million dollars (\$1,000,000) per incident and three million dollars (\$3,000,000) in annual aggregate.

#### 14. Notice.

Notices, copies of notices, or other communications required or permitted hereunder shall be written and personally delivered or sent by certified mail, return receipt requested, postage prepaid, or via FedEx/UPS/USPS (with tracking), addressed to the parties at their registered addresses as stated in this Section or to such other address as any party may specify in writing. Confirmation of delivery shall be demonstrated by either a delivery receipt or tracking information.

If to Client: **John Mikolajczyk**  
**Mayor**  
**Borough of Middlesex**  
**1200 Mountain Avenue**  
**Middlesex, New Jersey 08846**

If to University: **Frank Ghinassi, PhD, ABPP**  
**President and CEO**  
**Rutgers University Behavioral Health Care**  
**671 Hoes Lane West**  
**Piscataway, New Jersey 08854**

With a copy to: Office of the Senior Vice President and General  
Counsel  
Rutgers, The State University of New Jersey  
Liberty Plaza, Suite 2160  
335 George Street  
New Brunswick, NJ 08901

#### 15. Entire Agreement.

The parties agree that they are not relying upon any promises, understanding, warranties, circumstances, conduct, negotiations, expectations, representations, or agreements, oral or written, express or implied, other than those expressly set forth herein; that this Agreement is

a complete integration and constitutes the entire Agreement of the parties with respect to the subject matter hereof; that no amendments or other modifications of this Agreement shall be valid unless in writing and signed by an authorized officer of each party hereto; that this entire Agreement has been bargained for and negotiated; and the parties have read, understood, and approved this Agreement in its entirety.

16. Governing Law.

This Agreement shall be deemed to have been executed in the State of New Jersey, and shall be governed by and construed in accordance with the laws of the State of New Jersey (without giving effect to the principles of conflict of laws), including without limitation, the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq. The parties further agree that any and all claims arising under this Agreement, or related thereto, shall be heard and determined either in the courts of the United States with venue in New Jersey, or in the courts of the State of New Jersey, Middlesex County vicinage.

17. Limitation of Liability.

17.1. Regardless of whether any remedy set forth herein fails of its essential purpose, in no event shall either party be liable to the other in contract, tort, warranty or any other cause of action of any nature for any indirect, special, incidental, punitive, consequential or reliance loss, damage or expense, including, without limitation, lost profits, loss of use or loss of revenues, whether or not either party was advised, should have known, or was aware of the possibility of such loss, damage, or expense arising out of or in connection with any act or omission of such party relating to the subject matter of this Agreement, including, without limitation, the Services, Deliverables and products, or any part thereof, even if caused by the sole or concurrent or active or passive negligence, strict liability or other legal fault of the University.

17.2. University's total liability for all claims made under this Agreement shall not under any circumstances exceed the sum total of the Fees paid by Client to University under this Agreement for the Services and/or Deliverables.

17.3. The warranties, obligations, liabilities and remedies of the parties, as provided herein, are exclusive and in lieu of any others available at law or in equity. Per-printed terms on Client's purchase order, if any, are void.

18. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction, or determined under applicable federal or New Jersey state law, to be invalid, void, or unenforceable, the remaining provisions will continue in full force and effect.

19. Assignment.

Except as otherwise provided in this Agreement, the parties hereto may not assign their rights, duties, or obligations under this Agreement, either in whole or in part, without receiving the prior written consent of the other party. Any assignment made without consent of the other party shall be null and void and the non-assigning party shall not recognize any such assignment.

20. Non-Waiver.

The failure of either party to enforce a breach of any provision of this Agreement or to insist on strict performance of any provision of this Agreement shall not be construed as a waiver of the breach for the remaining period of this Agreement.

21. Non-Discrimination.

There shall be no discrimination against any employee engaged in the work required to produce the services and programs covered by this Agreement, or against any applicant for such employment because of race, creed, color, national origin, nationality, ancestry, age, sex (including pregnancy and sexual harassment), marital status, domestic partnership or civil union status, affectional or sexual orientation, gender identity or expression, atypical hereditary cellular or blood trait, genetic information, liability for military service, or mental or physical disability, including AIDS and HIV related illnesses or their belonging to any category now or later protected by law. This provision shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship.

22. Force Majeure.

Neither party shall be deemed in default or otherwise liable for any delay in or failure of its performance under this Agreement or any Scope of Work (other than payment obligations) by reason of any act of God, pandemic, fire, natural disaster, riot, act of government, act of terrorism, strike or labor dispute, shortage of materials or supplies, failure of transportation or communication, or any other cause beyond the reasonable control of such party. Performance times shall be considered extended for the period of time equivalent to the time lost because of such delay.

23. Non-Collusion.

Both parties represent that no fee, commission, compensation, gift, or gratuity was paid or received regarding the solicitation of this Agreement, in contravention to N.J.S.A. 52:13D-13 et seq.

24. Restrictive Covenant.

Client agrees not to hire any University employee who has furnished services hereunder during the Term of this Agreement or for two (2) years after the termination of this Agreement for employment by Client or any affiliate or subsidiary of Client.

25. Counterparts.

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any counterpart signature page delivered by fax transmission or email transmission shall be deemed to be and have the same force and effect as an originally executed signature page.

26. Headings.

Article and section headings contained in this Agreement are for convenience of reference only and shall not be deemed a part of this Agreement or have any binding legal effect.

27. Gender.

Any noun or pronoun used in this Agreement shall be construed in masculine, feminine or neuter as its sense and use may require.

28. Insertion.

It is the intent and understanding of the parties to this Agreement that each and every provision of law and clause required by law to be inserted in this Agreement shall be and is deemed inserted herein. Furthermore, it is hereby stipulated that every provision is deemed to be inserted herein, and if through a mistake or otherwise, any such provision is not inserted or is not inserted in the correct form, then this Agreement shall forthwith, upon application of either party, be amended by such insertion so as to comply strictly with the law and without prejudice to the rights of either party.

29. Prior Agreements.

This Agreement supersedes all prior written and oral agreements and communications between the parties that relate in any way to the subject matter of this Agreement.

30. No Third-Party Beneficiaries.

This Agreement shall not confer any rights or remedies upon any third party, other than the parties to this Agreement and their respective successors and permitted assigns.

31. Testimony in Legal Proceedings.

To the extent that any University personnel are called upon to provide either deposition or trial testimony, or are requested to submit to an interview, in the capacity of a witness and not a party to a legal proceeding, (collectively, “Testimony”), regarding the Services provided under this Agreement, Client agrees to pay the expenses of such University personnel related to providing such Testimony (including, preparation time, time devoted to the Testimony, and travel time) based on the hourly rate set forth in the Fee Schedule attached hereto as Exhibit C, it being agreed by the parties that such Testimony is considered to be Services within the Scope of Work.

32. Compliance. In the performance of their obligations under this Agreement, the parties will comply with all applicable laws, rules and regulations. Without limiting the generality of the foregoing, the parties will observe and comply with the following provisions relating to the federal anti-kickback statute, set forth at 42 U.S.C. § 1320a-7b (b) (“Anti-Kickback Statute”), and the federal prohibition against physician self-referrals, set forth at 42 U.S.C. § 1395nn (“Stark Law”), and the federal False Claims Act, set forth at 31 U.S.C. §§ 3729-3733 (all as may be amended and supplemented from time to time) and all related laws, rules and regulations.

32.1. Nothing contained in this Agreement will be construed to require any University faculty physicians to refer patients to Client, nor will the University track any referrals made by any University faculty physicians, nor will any compensation paid by the University to any University faculty physicians performing services under this Agreement be related to the volume or value of referrals by such University faculty physicians to Client and such compensation will be consistent with fair market value as determined in arms’-length transactions.

32.2. In no event will any payments, grants, or other funding from Client to the University be based unlawfully, directly or indirectly, on the volume or value of referrals or other business generated between the parties.

32.3. Notwithstanding anything to the contrary herein, all payments associated with this Agreement are intended to comply with and not violate the requirements of applicable New Jersey state laws, including but not limited to, the Codey Law, N.J.S.A. § 45:9-22.4 et seq. (as it may be amended from time to time) and the regulations promulgated thereunder, including but limited to N.J.A.C. 13:35-6.17.

32.4. Each party represents and warrants that it will not violate the Anti-Kickback Statute or the Stark Law, with respect to the performance of its obligations under this Agreement.

32.5. To the extent that the compliance office of a party to this Agreement receives a report or otherwise has knowledge that an employee of the other party has or probably has violated the Anti-Kickback Statute, the Stark Law or the Federal False Claims Act

with respect to the performance of its obligations under this Agreement, and the party believes such information to be reasonably credible, such party will report the probable violation to the compliance office of the other party.

33. RBHS Compliance Policies. Client acknowledges that it has reviewed RBHS's Code of Conduct and RBHS's Stark Law and Anti-Kickback Statute Policies and Procedures.

33.1. RBHS's Code of Conduct is available at:  
<http://erm.rutgers.edu/documents/CodeofEthics.pdf>

RBHS's Stark Law and Anti-Kickback Statute Policies and Procedures are:

Policy No. 100.2.1 "General Statement on Agreements with Referral Sources"  
Policy No. 100.2.3 "Fair Market Valuation"  
Policy No. 100.2.4 "Professional Services Agreements"

and are available in the Rutgers University Policy Library found at the following web address: <http://policies.rutgers.edu>

*Remainder of page intentionally blank  
Signatures appear on following page*

IN WITNESS WHEREOF the parties hereto agree to the above as written.

**CLIENT**

**UNIVERSITY**

**BOROUGH OF MIDDLESEX**

**RUTGERS, THE STATE UNIVERSITY  
OF NEW JERSEY**

\_\_\_\_\_  
John Mikolajczyk  
Mayor

\_\_\_\_\_  
Frank A. Ghinassi, PhD, ABPP  
President and CEO  
Rutgers University Behavioral Health Care

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT A

### SCOPE OF WORK

#### 1. Clinicians performing services:

- Susan Weinstein
- Sarah Ben Younes-Millot
- Kelly Smit
- Nicolette Glassman

#### 2. The types and availability of services included are:

- Short-term, solution focused counseling (6-session model) Counseling is available in-person or via telehealth. Employees and their households are eligible.
- Four (4) Onsite and Virtual Trainings and Seminars to departments and/or groups to address organizational and departmental needs such as Managing Transition in the Workplace, Balancing Work and Family, Sensitivity and Civility, Ethics, Team Building, Stress Management, Conflict Resolution, and many more.
- Formal and Mandatory Referrals
- Unlimited access to work/life services
- Two (2) Management Training Sessions
- Unlimited Management Consultations
- Drug-free Workplace consultation
- Unlimited virtual Employee Orientations. Four (4) onsite Employee Orientations.
- Two (2) 2-hour Critical Incident Response Services in-person or virtual
- Employee Assistance Program promotional materials (webinars, newsletters, brochures, etc.)
- Quarterly and annual utilization reports
- Executive Coaching for 2 leaders

#### 3. Additional Options:

- Additional Critical Incident Response Services - \$250 per hour in-person same day response; \$185 per hour in-person next day or later response

## **EXHIBIT B**

### **RESPONSIBILITIES OF CLIENT**

1. Client shall notify the University quarterly of any changes in their employee count.
2. Client shall notify University if/when our liaison contact has been changed.
3. Client is responsible for distributing marketing materials to their employees.

## **EXHIBIT C**

### **FEES**

Employer will pay University Behavioral Health Care \$40.00 per employee per year (PEPY) for all employee assistance services outlined in Exhibit A of the agreement. With an employee count of 76, total annual fee for this contract period will be \$3,040.00.

UBHC will invoice Client quarterly for services provided. The invoice will reflect one-fourth of the annual amount.



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 164-2026**

**Resolution 164-2026** Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Sherman Ave, Maple St, and Lee Dr Improvements Project

**NOW, THEREFORE, BE IT RESOLVED** that the Council of Middlesex formally approves Colliers Engineering & Design to submit the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk and Colliers Engineering & Design are hereby authorized to submit an electronic grant application identified as MA-2027-Sherman Ave, Maple St, and Lee Dr Im-00175 to the New Jersey Department of Transportation on behalf of the Borough of Middlesex.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Middlesex and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approval to execute the grant agreement.

Certified as a true copy of the Resolution adopted by the Council on this 16th day of June, 2026.

\_\_\_\_\_

Clerk

My signature and the Clerk’s seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL \_\_\_\_\_

\_\_\_\_\_

Clerk

(Mayor Mikolajczyk)

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:** **Adopted**  
**MOVER:** Council President Michael Conahan  
**SECONDER:** Councilman Kevin Dotey  
**AYES:** Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

A handwritten signature in black ink, reading "Kelsey Meixner". The signature is written in a cursive style with a horizontal line underlining the name.

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 165-2026**

**Resolution 165-2026** Accepting The Resignation Of Maya Nodes Of Middlesex, NJ As Summer Playground Counselor In The Recreation Department, Effective Immediately

**WHEREAS**, the Governing Body hereby accepts the resignation of Maya Nodes of Middlesex, NJ as summer playground counselor in the recreation department, effective immediately.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**             Councilman Kevin Dotey  
**AYES:**                    Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 166-2026**

**Resolution 166-2026** Accepting The Hiring Of Collin Curran Of Middlesex, NJ As Summer Playground Counselor In The Recreation Department, Effective June 29, 2026

**WHEREAS**, the Governing Body hereby accepts the hiring of Collin Curran of Middlesex, NJ as summer playground counselor in the recreation department at \$16.00 per hour, effective June 29, 2026.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**             Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 167-2026**

**Resolution 167-2026** Accepting The Resignation Of Chelsea Hackney Of Hillsborough, NJ  
As Records Clerk In The Police Records Department, Effective June 24, 2026

**WHEREAS**, the Governing Body hereby accepts the resignation of Chelsea Hackney of Hillsborough, NJ as Records Clerk in the Police Records Department, effective June 24, 2026

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk

Chelsea Hackney  
305 Columbia Common  
Hillsborough, New Jersey 08844



Chief Matthew Geist  
Middlesex Police Department  
1101 Mountain Avenue  
Middlesex, New Jersey 08846

September 1, 2026

Dear Chief Geist:

Please accept this letter as a formal notification that I am resigning from my position as Records Clerk in the Middlesex Police Department. My last day will be Wednesday, June 24, 2026.

I want to express to you the absolute joy I experienced working here and working with the entire police department. I will look back at these times fondly and I'm happy to have formed friendships that will last a lifetime. I believe I experienced great professional development here and I am grateful to you and the rest of the staff for your support and guidance.

Over the next few weeks, I am fully committed to ensuring a smooth transition. Please let me know how I can best assist with completing my current assignments and handing over my responsibilities.

Thank you again for the experience of working here. I wish you and the rest of the Middlesex Police Department nothing but the best.

Sincerely,

Chelsea Hackney



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 168-2026**

**Resolution 168-2026** Governing Body Certification Of The Annual Audit

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS**, the Annual Report of Audit for the year 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations, and,

**WHEREAS**, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and,

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars

(\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE BE IT RESOLVED**, That the Mayor and Council of the Borough of Middlesex, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON** June 16, 2026.

---

Clerk

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                    Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 169-2026**

**Resolution 169-2026** A Resolution Authorizing Reimbursement Of Medicare Premiums For Certain Eligible Pensioners Under Chapter III, Public Law 1973, NJ Health Benefits Plans

**WHEREAS**, Chapter III of Public Laws 1973, which provided for reimbursement of Medicare premiums of certain eligible pensioners was adopted by the Mayor and Council by resolution on April 9, 1974; and

**WHEREAS**, certain retired employees of the Borough have applied for reimbursement.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Middlesex that the disbursing officers be and they are hereby authorized to draw checks, charged against Group Insurance for Employees from the period January 2026 through June 2026, as follows:

John Anello 108 Howard Ave Middlesex, NJ 08846	\$1,217.40	Kathleen Anello 108 Howard Ave Middlesex, NJ 08846	\$1,217.40
James L Benson 445 Harris Ave Middlesex, NJ 08846	\$1,139.40	Patricia A Benson 445 Harris Ave Middlesex, NJ 08846	\$1,217.40
George Chismar 19 Shearn Dr Middlesex, NJ 08846	\$1,217.40	Linda Chismar 19 Shearn Dr Middlesex, NJ 08846	\$1,217.40
Cynthia Chomen 10 Oswego Ave Middlesex, NJ 08846	\$1,217.40	Michael Colacci 25 Starlit Dr Middlesex, NJ 08846	\$1,110.00
Anthony Cole 900 Rolling Hills Ln Neshanic Station, NJ	\$1,110.00	Susan Cole 900 Rolling Hills Ln Neshanic Station, NJ 08853	\$1,110.00

08853

Francis DeNick 59 Marlborough Ave Middlesex, NJ 08846	\$1,704.60	Debra DeVuyst 148 Turner Rd Sugar Run, PA 18846	\$1,217.40
Kenneth DeVuyst 148 Turner Rd Sugar Run, PA 18846	\$1,217.40	Dennis Donatelli 7 June Way Middlesex, NJ 08846	\$1,217.40
Kathy Donatelli 7 June Way Middlesex, NJ 08846	\$1,217.40	John Fuhrmann 38 Whitney Dr Middlesex, NJ 08846	\$1,217.40
Sheila Fuhrmann 38 Whitney Dr Middlesex, NJ 08846	\$1,217.40	John A Haverstick 771 County Rt 16 Mexico, NY 13114-3193	\$1,163.40
Robert Heisch 150 Harris Ave Middlesex, NJ 08846	\$1,217.40	Anna Jesionka 517 Beechwood Ave Middlesex, NJ 08846	\$1,217.40
Michael Jesionka 517 Beechwood Ave Middlesex, NJ 08846	\$1,217.40	Marcia Karrow 61 Elwood Ave Flemington, NJ 08822	\$1,048.20
Charlie Nash 13 Homestead Terrace Scotch Plains, NJ 07076	\$1,217.40	Cheryl Reilly 436 Giles Ave Middlesex, NJ 08846	\$1,217.40
Kevin Reilly 436 Giles Ave Middlesex, NJ 08846	\$1,175.40	Erica Schaefer 58 Joe-Ent Rd Flemington, NJ 08822	\$629.40
Jerry Schaefer 58 Joe-Ent Rd Flemington, NJ 08822	\$629.40	Maureen Schaefer 58 Joe-Ent Rd Flemington, NJ 08822	\$813.00
Robert Schwarz 265 Fountain St Port Charlotte, FL 33953	\$1,217.40	Charles Sebastian 512 Clinton Ave Middlesex, NJ 08846	\$768.00
James Smith	\$1,217.40	Janet Smith	\$1,217.40

7 Center Pl  
Middlesex, NJ 08846

7 Center Pl  
Middlesex, NJ 08846

Robert Teutsch                      \$1,014.50  
306 Elizabeth Ave  
Piscataway, NJ 08854

James Tolomeo                      \$629.40  
45 Myrtle Ct  
Whitehouse Station, NJ 08889

Rita Wahler                          \$599.40  
16 Fitzsimmons Ave  
Middlesex, NJ 08846

Roger Wahler                        \$629.40  
16 Fitzsimmons Ave  
Middlesex, NJ 08846

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                      **Adopted**  
**MOVER:**                      Council President Michael Conahan  
**SECONDER:**                Councilman Kevin Dotey  
**AYES:**                        Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 170-2026**

**Resolution 170-2026** Special Items Of Revenue And Appropriation

**WHEREAS**, N.J.S.A. 40A:87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for equal amount;

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Middlesex, County of Middlesex, hereby requests that the Director of Local Government Services approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$24,227.64, which item is now available as a revenue from the Clean Communities Grant Program;

**BE IT FURTHER RESOLVED** that the like sum of \$34,227.64 is hereby appropriated under the caption of "Clean Communities Grant Program"; and

**BE IT FURTHER RESOLVED** that the above is a result of a State Grant of \$34,227.64 from the FY26 Clean Communities Grant Program.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

A handwritten signature in black ink, reading "Kelsey Meixner". The signature is written in a cursive style with a horizontal line underlining the text.

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 171-2026**

**Resolution 171-2026** Grant Agreement Between Middlesex Borough and The State of New Jersey by and for The Department of Environmental Protection Grant Identifier: GC2024-00111-P1

**WHEREAS**, the Governing Body of the Borough of Middlesex desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of \$20,000 to fund the following project: Green Communities Inventory and CFMP Development; and

**THEREFORE**, the Governing Body resolves that Lenny Vidal or the successor of the office of Superintendent of Public Works is authorized (a) to make application for such grant, (b) if awarded, to execute the grant agreement with the State for a grant in an amount not less than and not more than \$20,000 and (c) to execute any amendments thereto.

The Grantee agrees to comply with all applicable Federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 172-2026**

**Resolution 172-2026** Approval of the Towing Licenses for 2026/2027 (Expiring 5/31/2027)

The following applications for Towing Licenses for 2026/2027 have been approved by the Police Department and met all Borough requirements, and the Borough Clerk is hereby authorized to issue the license in consideration of the fees which have been paid.

1. JVD Towing (Light & Heavy Tow)
2. M&W Towing Service (Light Tow)
3. Mike's Towing (Light & Heavy Tow)
4. Somerset Hills Towing (Light & Heavy Tow)

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



## MIDDLESEX BOROUGH POLICE DEPARTMENT

### MEMORANDUM

**TO:** Mayor Jack Mikolajczyk  
**FROM:** Chief Matthew P. Geist  
**DATE:** June 10, 2026  
**SUBJECT:** LO 387 – Towing Ordinance – 2026-2027 Tow Applications

---

In accordance with Local Ordinance 387, the tow operators listed below have submitted the necessary information and documentation to renew their 2026-2027 Towing Operator's License. In addition, the vehicles and facilities of the operators were inspected and passed.

1. JVD Towing (Light and Heavy Tow), 1226 New Market Avenue, South Plainfield, NJ
2. M&W Towing (Light Tow), 1001 Lincoln Boulevard, Middlesex, NJ
3. Mike's Towing (Light and Heavy Tow), 643 E. Main Street, Bridgewater, NJ
4. Somerset Hills Towing (Light and Heavy Tow), 19 Finderne Avenue, Bridgewater, NJ

During the tow inspections, there were no deficiencies observed that should preclude any of the above listed tow companies from obtaining their 2026-2027 Tow Operator's License for the Borough of Middlesex.

Cc: Interim Borough Administrator Matthew Geist  
Interim Deputy Borough Administrator Leonard Vidal  
Councilman Kevin Dotey, Police Liaison  
Kelsey Meixner, RMC  
Captain Thomas Carroll  
Lieutenant James Dolinski

MPG/rd



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 173-2026**

**Resolution 173-2026** Approving the Transfer of the 24 passenger 2015 Ford F550 from the Department of Senior Services to the Office of Emergency Management

Approving the Transfer of a 24 passenger 2015 Ford F550, Vin# 1FDGF5GY1FEA48250, from the Department of Senior Services to the Office of Emergency Management to OEM.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 174-2026**

**Resolution 174-2026** Declaring Surplus Item

Declaring the 2001 Acura CL 3.2 Type S, VIN # 19UYA42671A030988 from the Police Department as surplus.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 175-2026**

**Resolution 175-2026** Approving Right-Of-Way Use To Pilot Fiber

**WHEREAS**, Pilot Fiber NJ LLC ("Pilot Fiber"), seeks to place telecommunication facilities aerially on utility poles or in an underground conduit in the Public Rights-of-Way within the Borough of Middlesex for the purpose of owning, constructing, installing, operating, repairing and maintaining a telecommunications system; and

**WHEREAS**, Pilot Fiber was approved by the New Jersey Board of Public Utilities to provide local exchange and interexchange telecommunications services throughout the State; and

**WHEREAS**, N.J.S.A. 48:3-19 requires Pilot Fiber to obtain the consent of the Borough of Middlesex for the joint use of any existing utility poles; and

**WHEREAS**, N.J.S.A. 54:30A-124(a) provides that a municipality may not impose any fees, taxes, levies or assessments in the nature of a local franchise, right of way, or gross receipts fee, tax, levy or assessment against telecommunications companies but that a municipality may impose reasonable fees for actual services made by any municipal, regional or county governmental agency; and

**WHEREAS**, it is in the best interests of the Borough of Middlesex and its citizens to grant consent to Pilot Fiber; and

**WHEREAS**, the consent granted is for the non-exclusive use of the Public Rights-of-Ways for the purpose of owning, constructing, installing, operating, repairing and maintaining a telecommunications system subject to the terms and conditions of the attached Use Agreement with Pilot Fiber.

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Middlesex, County of Middlesex, State of New Jersey, that the Borough of Middlesex is hereby authorized to grant Pilot Fiber a non-exclusive use of the Public Rights-of-Ways for the purpose of owning, constructing, installing, operating, repairing and maintaining a telecommunications system; and

**BE IT FURTHER RESOLVED**, that the Mayor and Clerk are hereby authorized to execute any and all documents necessary to effectuate this Resolution.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**               **Adopted**  
**MOVER:**               Council President Michael Conahan  
**SECONDER:**        Councilman Kevin Dotey  
**AYES:**                Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



Kelsey Meixner, Municipal Clerk

## RIGHTS-OF-WAY USE AGREEMENT

THIS RIGHTS-OF-WAY USE AGREEMENT ("Use Agreement") is dated \_\_\_\_\_ (the "Effective Date"), and entered into by and between the Borough of Middlesex ("Borough"), a New Jersey Borough corporation, having its address at 1200 Mountain Avenue, Middlesex, NJ 08846, and Pilot Fiber NJ LLC ("Pilot Fiber") with offices located at 1115 Broadway, Fl 12, New York, NY 10010.

### RECITALS

**WHEREAS**, Pilot Fiber was approved by the New Jersey Board of Public Utilities to provide local exchange and interexchange telecommunications services throughout the State of New Jersey by Order of Approval in Docket No. TE25030109 on July 16, 2025, and intends to provide telecommunication services in accordance with that Order and the rules and regulations of the Federal Communications Commission and the New Jersey Board of Public Utilities; and

**WHEREAS**, Pursuant to such authority granted by the New Jersey Board of Public Utilities, Pilot Fiber may locate, place, attach, install, operate and maintain facilities within Public Rights-of-Way for purposes of providing telecommunications services; and

**WHEREAS**, Pilot Fiber proposes to place its telecommunication facilities aerially on utility poles or in underground conduit in the Public Rights-of-Way within the Borough for the purpose of owning, constructing, installing, operating, repairing and maintaining a telecommunications system.

**WHEREAS**, it is in the best interests of the Borough and its citizens of the Borough to grant consent to Pilot Fiber to occupy said Public Rights-of-Way within the Borough for this purpose.

**WHEREAS**, the consent granted herein is for the non-exclusive use of the Public Rights-of-

Way within the Borough for the purpose of owning, constructing, installing, operating, and maintaining a telecommunications system.

**NOW THEREFORE**, in consideration of the mutual covenants and obligations hereinafter set forth, the Borough and Pilot Fiber hereby agree to and with each other as follows:

**1. Definitions**

- a. "BPU" is the New Jersey Board of Public Utilities.
- b. "Pilot Fiber" is the grantee of rights under this Use Agreement and is known as Pilot Fiber, their successors and assigns.
- c. "Borough" is the grantor of rights under this Use Agreement and is known as the Borough of Middlesex, State of New Jersey.
- d. "Public Utility" means any public utility defined in N.J.S.A. 48:2-13.
- e. "Public Rights-of-Way" means the space in, upon, above, along, across,, over, and through any public land, road, street or highway of the Borough, including lands with public utility facilities as the same now or hereafter may exist, that are under the jurisdiction of the Borough. This term shall not include Borough, state, or federal rights-of-way or any property owned by any person or agency other than the Borough, except as provided by applicable Laws or pursuant to an agreement between the Borough and any such person or agency.
- f. "Utility Pole" means, in addition to its commonly accepted meaning, any wires or cable connected thereto and any replacement thereof which are similar in construction and use.

**2. Grant of Consent.**

The Borough hereby grants Pilot Fiber its Borough consent for the non-exclusive use of the Public Rights-of-Way within the Borough for the purpose of owning, constructing, installing, operating, and maintaining a telecommunications system.

**3. Public Purpose.**

It is deemed to be in the best interests of the Borough and its citizenry, particularly including commercial and industrial citizens, for the Borough to grant consent to Pilot Fiber to occupy said Public Rights-of-Way within the Borough for this purpose.

**4. Scope of Use Agreement, Consistency.**

- a. Any and all rights expressly granted to Pilot Fiber under this Use Agreement, which shall be exercised at Pilot Fiber's sole cost and expense, shall be subject to the prior and continuing right of the Borough under applicable laws to use any and all parts of the Public Rights-of-Way exclusively or concurrently with any other person or persons, and shall be further subject to all deeds, easements, dedications, conditions, covenants, restrictions, encumbrances, and claims of title of record which may affect such Public Rights-of-Way. Nothing in this Use Agreement shall be deemed to grant, convey, create or vest in Pilot Fiber a real property interest in land, including any fee, leasehold interest, easement, or any other form of interest or ownership.
- b. The Borough hereby authorizes and permits Pilot Fiber to enter upon the Public Rights-of-Way and to attach, install, operate, maintain, remove, reattach, reinstall, relocate and replace its telecommunications facilities, in or on Utility Poles or other structures owned by public utility companies, or others, or to be constructed by Pilot Fiber located within the Public Rights-of-Way, as the case may be.

- c. Prior to the construction of the first installation, Pilot Fiber shall provide the Borough with a map of proposed installations. Attached as Exhibit A is an example of the aesthetic view of the installations. All future installations shall be substantially consistent with Exhibit A.

**5. Compliance with Ordinance, Borough Costs, and Escrow**

- a. Pilot Fiber shall comply with all applicable existing ordinances of the Borough as may be amended from time to time and with all future ordinances as may be enacted to the extent such ordinances are consistent with state and federal law.
- b. Pilot Fiber shall reimburse the Borough for all costs incurred because of any actions taken pursuant to this Agreement. This shall include, but is not limited to, professional fees for the review of any proposed installation and any fees or costs incurred by the Borough for supervision, observation, and inspection of the proposed installation.
- c. Pilot Fiber shall maintain an escrow of \$15,000 with the Borough to defray these costs. Whenever the escrow falls below \$5,000, Pilot Fiber shall promptly restore the escrow to \$15,000. Failure to restore the escrow within 45 days of notice shall be deemed a breach of this agreement.

**6. Duration of Consent**

The non-exclusive Borough consent granted herein shall expire fifty (50) years from the Effective Date of this Use Agreement.

**7. Indemnification**

Pilot Fiber, its successors, assigns, sub-contractors, agents, servants, officers, employees, designees, guests and invitees, hereby indemnify, defend and hold harmless the Borough, its successors and assigns, elected officials, officers, employees, servants, contractors, designees and

invitees from and against any and all personal injury and property damage claims, demands, suits, actions at law or equity or otherwise, judgments, arbitration determinations, damages, liabilities, decrees of any person(s) or entities claiming to be or being harmed as a result of Pilot Fiber actions under this Use Agreement and costs in connection therewith. This indemnification shall specifically include, but not be limited to, any and all costs, reasonable attorneys fees, court costs and any other expenses that may be incurred by the Borough in connection with any and all claims, demands, suits, actions at law or equity or otherwise and/or arbitration proceedings which may arise in connection with Pilot Fiber activities pursuant to the rights granted in this Use Agreement.

## **8. Notices**

All notices or other correspondence required or permitted to be given in connection with this Use Agreement shall be in writing and delivered personally, by telecopy, by overnight carrier service or by registered or certified mail to the parties at the following addresses:

To Pilot Fiber at: Pilot Fiber NJ LLC  
1115 Broadway, FL 12  
New York, NY 10010  
Attn: Joseph Fasone, Chief Executive Officer

To the Borough at: Borough of Middlesex  
1200 Mountain Avenue  
Middlesex, NJ 08846  
Attn: Borough Clerk

## **9. Liability Insurance**

- a. Pilot Fiber shall at all times maintain a comprehensive liability insurance policy with a single amount of at least Two Million Dollars (\$2,000,000.00) covering liability for any death, personal injury, property damage or other liability arising out of the construction and operation contemplated herein, and an excess liability policy (or

"umbrella") policy amount in the amount of Five Million Dollars (\$5,000,000.00).

- b. Prior to the commencement of any work pursuant to this Use Agreement, Pilot Fiber shall file with the Borough Certificates of Insurance with endorsements evidencing the coverage provided by said liability and excess liability policies.
- c. The Borough shall notify Pilot Fiber within fifteen (15) days after the presentation of any claim or demand to the Borough, either by suit or otherwise, made against the Borough on account of any of Pilot Fiber or its sub-contractors, agents, employees, officers, servants, designees, guests and invitees, activities pursuant to the rights granted in this Use Agreement.

**10. Assignment.**

Pilot Fiber may not assign this Use Agreement without the written consent of the Borough, which consent shall not be unreasonably withheld or delayed, except that Pilot Fiber shall have the right, upon notice to the Borough, to assign this Use Agreement without the Borough's consent if such assignment is approved by the BPU.

**11. Successors and Assigns.**

The terms and conditions herein contained shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

**12. Governing Law.**

This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of New Jersey.

**13. Incorporation of Prior Agreements.**

This Agreement contains the entire understanding of the parties hereto with respect to the subject matter hereof, and no prior other written or oral agreement or undertaking pertaining to any such matter shall be effective for any purpose.

**14. Modification of Agreement.**

This Agreement may not be amended or modified, nor may any obligation hereunder be waived orally, and no such amendment, modification or waiver shall be effective for any purpose unless it is in writing and signed by the party against whom enforcement thereof is sought.

**15. Invalidity.**

If any provision hereof shall be declared invalid by any court or in any administrative proceedings, then the provisions of this Agreement shall be construed in such manner so as to preserve the validity hereof and the substance of the transaction herein contemplated to the extent possible. The headings are provided for purposes of convenience of reference only and are not intended to limit, define the scope of or aid in interpretation of any of the provisions hereof.

**16. Counterparts.**

This Agreement may be executed and delivered in several counterparts, each of which, when so executed and delivered, shall constitute an original, fully enforceable counterpart for all purposes.

**IN WITNESS WHEREOF**, this Use Agreement has been executed as of the date set forth below.

**Pilot Fiber NJ LLC**

\_\_\_\_\_

Joseph Fasone, Chief Executive Officer

Dated: \_\_\_\_\_

**The Borough of Middlesex**

\_\_\_\_\_

Jack Mikolajczyk, Mayor

Dated: \_\_\_\_\_

**EXHIBIT A**

## **Who Is Pilot Fiber?**

Pilot Fiber, operating in New Jersey as Pilot Fiber NJ LLC, is a New York City-based provider of high speed fiber optic internet access to thousands of businesses and organizations. We have been building and operating a high-capacity network within New York City for more than 10 years, and have built more than 300 miles of fiber across the City, connecting more than 1,000 commercial buildings.

Pilot Fiber is now actively expanding into New Jersey, continuing to connect customers and data centers across the metropolitan area and beyond. We are authorized by the New Jersey Board of Public Utilities to provide local exchange and interexchange telecommunications services throughout the State by Order of Approval in Docket No. TE25030109 on July 16, 2025.

## **Standard Fiber Optic Cable Installation**

Pilot Fiber's planned fiber optic cable installation would follow industry-standard practices and would typically involve the placement of a fiber optic cable, messenger wire, and associated appurtenances such as snowshoe slack coils and cable-mounted splice cases. This equipment would be located within the Communication Space of utility poles when they are used for both telecommunications and electric distribution. All equipment would be labeled and tagged as belonging to Pilot Fiber.

Pilot Fiber is intending to use existing shared infrastructure owned by primary utility companies such as Verizon, PSE&G, and JCP&L, and maintains pole attachment agreements with all of those companies. This infrastructure could include utility poles or underground conduit where required. We understand that any future need to install additional infrastructure such as new utility poles could be subject to additional approvals and coordination with the municipality.

The purpose of cable installation is to provide service to and between commercial businesses and data centers across New Jersey and beyond. Pilot Fiber has no immediate or future plans to install small-cell wireless, outdoor distributed antenna systems (DAS), or other wireless communication equipment.

# Pilot

An example of a typical fiber optic cable installation can be seen below. All final route design and engineering would be permitted and approved by the relevant infrastructure owner in addition to any required municipal processes.





**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 176-2026**

**Resolution 176-2026** Authorizing The Application To The NJ Clean Energy Program  
Community Energy Planning Grant Program

**WHEREAS**, a sustainable community seeks to ensure that its environmental, economic and social objectives are balanced and mutually supportive; and

**WHEREAS**, Middlesex Borough strives to assure clean land, air and water for current and future generations; and

**WHEREAS**, New Jersey's Energy Master Plan: Pathway to 2050 ("EMP") established that community level action is necessary to achieve the state's goal of 100% clean energy by 2050; and

**WHEREAS**, the New Jersey Board of Public Utilities has created a Community Energy Plan Grant program for municipalities to develop a community energy plan to meet the goals of the state's Energy Master Plan; and

**WHEREAS**, Middlesex Borough is invested in developing a community energy plan to help the state achieve the goal of 100% clean energy by 2050; and

**WHEREAS**, the Community Energy Plan Grant program will help Middlesex Borough to plan for and invest in renewable energy and to work towards a better environment for all residents by using the state's Energy Master Plan (EMP) as a guide to develop sustainable strategies that increase clean energy production, reduce energy use, and cut emissions.

**THEREFORE**, the Council of the Borough of Middlesex has determined that Middlesex Borough should apply for the aforementioned Community Energy Planning Grant program; and

**THEREFORE**, Middlesex Borough will commit to providing staff support for the duration of the Community Energy Planning process, including for gathering of relevant data and for convening at least one public meeting.

**THEREFORE, BE IT RESOLVED**, that Council of the Borough of Middlesex, State of New Jersey, authorizes the submission of the aforementioned application to the NJBPU Community Energy Planning Grant program.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**               **Adopted**  
**MOVER:**               Council President Michael Conahan  
**SECONDER:**        Councilman Kevin Dotey  
**AYES:**                Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn



Kelsey Meixner, Municipal Clerk

# Community Energy Plan Grant Application Guidance Program Year 4

## Contents

Program Background .....	2
Program Summary .....	2
Section A: Application Instructions, Terms and Conditions.....	3
I. Minimum Qualification Requirements .....	3
A. Eligibility and Procedure .....	3
B. Overburdened Municipalities Defined.....	4
II. Instructions for Completing the Community Energy Plan Grant Application Form .....	4
III. Terms and Conditions .....	5
A. General Terms and Conditions.....	5
B. Evaluation of Applications and Approval of Projects.....	5
C. Milestones for Approved Projects .....	5
D. Submitting an Application.....	6
E. Use of Funds / Budget Guidelines.....	6
F. Use of Consultants .....	7
IV. Sustainable Jersey Technical Assistance and Resources .....	8
Section B: Community Energy Plan Grant Application Guide.....	8
I. Signing Up for an NJPBU SAGE Account and Basic User Tips.....	8
II. Finding the CEPG Application in SAGE .....	9
III. Filling out the Application – Information About the Municipality.....	9
IV. Filling out the Application – Applicant Certification.....	10
V. Filling out the Application – Required Attachments.....	10
VI. Submitting the Application .....	10
Appendix A: Overburdened Municipalities.....	11
Appendix B: Applicant Certification.....	12
Appendix C: Form of Resolution Evidencing Municipal Support of Application.....	12

## Program Background

New Jersey Board of Public Utilities (“Board” or BPU”) has created a Community Energy Plan Grant (“CEPG”) program for municipalities to develop a Community Energy Plan to meet the goals of the state’s Energy Master Plan (“CEPG Program”). [New Jersey’s Energy Master Plan: Pathway to 2050](#) (“EMP”) established that community-level action is necessary to achieve the state’s goal of 100% clean energy by 2050.<sup>1</sup>

The CEPG Program will help municipalities plan for energy resilience, renewable energy, and efficiency to work toward a better environment for all residents. By using the state’s EMP as a guide, grantees will work to develop sustainable strategies that increase clean energy production, reduce energy use, and cut emissions. This grant will be available to all municipalities, with additional support and funds provided to overburdened municipalities as defined below.

The goal of the CEPG Program is to enable municipalities to review a list of suggested initiatives that will help the community identify a set of activities that will set them on a trajectory to reduce greenhouse gas emissions. The 12-month CEPG Program process is intended to support a review of potential initiatives and to select those best suited to municipal needs and opportunities. The Community Energy Plan, as defined in the “Program Summary” section below, is expected to be completed and submitted to the BPU within 12 months of the grant award.

## Program Summary

Community Energy Planning is the process by which communities collaboratively select emissions-reducing initiatives that fulfill the EMP’s goals (“Planning Process”). The Planning Process includes assembling a planning team of local municipal staff, elected officials, relevant municipal board and commission members, and community volunteers and/or green team members (“Planning Team”). This Planning Team assesses the municipality’s needs to identify the opportunities for energy resiliency,<sup>2</sup> renewable energy, and energy efficiency. Based on these identified opportunities, the planning team will need to construct a plan to effectuate these opportunities throughout their municipality (“Community Energy Plan”).

The core activity for each Planning Team is to work through the [Community Energy Plan Workplan Template](#).<sup>3</sup> The BPU’s Office of Clean Energy Equity, working with partner Sustainable Jersey, has developed the Workplan Template so that it identifies a slate of practical and impactful energy strategies that municipalities can implement. This allows municipal CEPG recipients to focus their efforts on

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<sup>1</sup> New Jersey Board of Public Utilities, [2019 New Jersey Energy Master Plan: Pathway to 2050](https://nj.gov/emp/docs/pdf/2020_NJBPU_EMP.pdf), [https://nj.gov/emp/docs/pdf/2020\\_NJBPU\\_EMP.pdf](https://nj.gov/emp/docs/pdf/2020_NJBPU_EMP.pdf).

<sup>2</sup> “Energy Resilience” is defined by the United States Department of Energy as: “the ability of the grid, buildings, and communities to withstand and rapidly recover from power outages and continue operating with electricity, heating, cooling, ventilation, and other energy-dependent services.” United States Department of Energy, [Energy Resilience](https://www.energy.gov/eere/energy-resilience), <https://www.energy.gov/eere/energy-resilience>.

<sup>3</sup> Sustainable Jersey, [Community Energy Plan Workplan Template](https://www.sustainablejersey.com/fileadmin/media/Actions_and_Certification/Actions/Energy/Community_Energy_Workplan_Template.pdf)[https://www.sustainablejersey.com/fileadmin/media/Actions\\_and\\_Certification/Actions/Energy/Community\\_Energy\\_Workplan\\_Template.pdf](https://www.sustainablejersey.com/fileadmin/media/Actions_and_Certification/Actions/Energy/Community_Energy_Workplan_Template.pdf)(hereafter, “Workplan Template Guide”)

assessing the actions that will contribute to improving local energy performance and achieving statewide energy goals.

Using the Workplan Template as a means of effectuating the Community Energy Plan, the Planning Team will develop and determine the steps that need to be taken and a timeline for the implementation of these steps for each initiative selected as part of its Workplan Template. The Workplan Template will list key department lead and/or partner entities for accomplishing each initiative. The Workplan Template will enable the Planning Team to begin to identify potential sources of funding for implementation of the identified initiatives.

The Planning Team should engage the entire community during the Planning Process through public meetings to determine the targeted initiatives and develop a timeline for implementation. For example, a community might determine how many electric vehicle (“EV”) charging stations are currently publicly accessible and set a target for providing more EV charging stations in its community. Alternatively, a community may wish to prioritize energy efficiency for local businesses and plan an outreach campaign to help businesses take advantage of state or utility energy efficiency incentives.

**The CEPG Program does not fund implementation of projects identified by the municipality. The CEPG is to be used for creating the municipality’s Community Energy Plan itself.**

**Section A: Application Instructions, Terms and Conditions**

The application guidance in Section B below is intended only for municipalities submitting a CEP proposal for consideration by the BPU for participation in the CEPG Program.

This application form is valid only for the following CEPG Program year and application period:

**Program Year 4**

**Application Period Opening Date: June 9, 2025**

**Application Period Close Date: July 18, 2025**

**I. Minimum Qualification Requirements**

The purpose of this application is for municipalities to create a Community Energy Plan that aligns local community initiatives with the State’s EMP. All municipalities that submit a completed application for a CEPG are eligible to receive a **\$10,000** grant award. Municipalities identified as an overburdened municipality, as more fully described below in Section A, Subsection I.B are eligible for a **\$25,000** grant award. Overburdened municipalities have an opportunity to request additional funding based on specific project needs.

**A. Eligibility and Procedure**

The CEPG Program is open to proposals that meet the following minimum requirements. The applicant (“Applicant”), as defined below, must:

- 1) Be a municipality;
- 2) Submit a completed CEPG Program application in full (application is located on the BPU’s SAGE website, as described in Section B below);
- 3) Submit a completed and notarized Applicant Certification form (found in Appendix B); and
- 4) Submit a signed, dated, and approved municipal resolution documenting the governing body’s approval of the application and commitment to implement the required Community Energy Plan Planning Process with the completed application form. See Appendix C (“Form of Resolution Evidencing Municipal Support of Application”) for a form of resolution.

***B. Overburdened Municipalities Defined***

Overburdened Municipalities have been identified based on the below criteria:

- 1) The municipality has over 50% of its population living in an Overburdened Community (“OBC”) Census Block as defined by the New Jersey Department of Environmental Protection pursuant to New Jersey’s Environmental Justice Law, N.J.S.A. 13:1D-157; and
- 2) The municipality meets one or both of the following criteria (either A or B):
  - a) Over 35% of the population is living under 200% of the poverty level according to U.S. Census 2021 ACS data; or
  - b) The municipality has a distress score of 40 or higher according to the New Jersey Department of Community Affairs (DCA) [Municipal Revitalization Index](#) (MRI).<sup>4</sup>

A list of Overburdened Municipalities is in Appendix A.

**II. Instructions for Completing the Community Energy Plan Grant Application Form**

- 1) All questions pertaining to the CEPG Program application form should be directed to: [community.energy@bpu.nj.gov](mailto:community.energy@bpu.nj.gov).
- 2) Each municipality applying to participate in the CEPG Program must complete and submit the application form in full on the NJBPU’s SAGE website. Application guidance can be found in Section B (“Community Energy Plan Grant Application Guide”) below.
- 3) **Failure to complete all sections of the Application or to submit all required attachments will cause the Application to be deemed administratively incomplete.**
- 4) Completed applications must be submitted through the BPU’s SAGE website no later than 5:00 PM Eastern Time on the Application Period Close Date of **July 18, 2025** to be considered for a Program Year 4 CEPG.

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<sup>4</sup> See DCA, [2020 Municipal Revitalization Index – Alphabetical](#) (2020), [https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.nj.gov%2Fdca%2FHome%2F2020\\_MRI\\_Scores\\_and\\_Rankings.xlsx&wdOrigin=BROWSELINK](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.nj.gov%2Fdca%2FHome%2F2020_MRI_Scores_and_Rankings.xlsx&wdOrigin=BROWSELINK).

### **III. Terms and Conditions**

#### ***A. General Terms and Conditions***

- 1) The “Applicant” is defined as a municipality that submits a CEPG application located on the BPU SAGE website.
- 2) All applications must comply with all local, state and federal rules, regulations and laws.
- 3) By submitting an application, the Applicant acknowledges on behalf of all project participants that the information included in the application is subject to disclosure under the Open Public Records Act (“OPRA”), N.J.S.A. 47:1A-1 et seq. Based on information received, the Board and/or other state, federal, county, regional or local agencies may use aggregated information in reports and evaluations, and the geographic location may be used to update Geographic Information System (“GIS”) mapping. Furthermore, the Applicant understands that the list of approved CEPG projects will be published on the Board’s website after such time as Board Staff (“Staff”) has selected all participating Applicants.
- 4) Amendments or supplements to the CEPG application form will be made available via the New Jersey Clean Energy Program (“NJCEP”) website at [www.njcleanenergy.com](http://www.njcleanenergy.com). This application form may be modified for future application periods at any time without prior notification to Applicants.
- 5) Only applications that are deemed administratively complete by the Application Period Close Date of July 18, 2025 will be considered for participation in the CEPG Program Year 4. An application will be deemed administratively complete only if:
  - i) all questions are answered;
  - ii) all required attachments are included; and
  - iii) all required signatures are included (See Section A, Subsection II above).
- 6) At Staff’s option, Applicants will be notified if their application is deemed administratively incomplete and, thus, not eligible for consideration for Program Year 4. Please be aware that Staff is not required to provide such notification. Applicants with Applications that are not Administratively Complete may submit a new, Administratively Complete Application for consideration in the next program year (Program Year 5), without advantage or disadvantage.
- 7) The Applicant may be required to supplement the information provided in the application form upon request from the Board or Staff.

#### ***B. Evaluation of Applications and Approval of Projects***

- 1) Following the Application Period Close Date, an evaluation committee will review and evaluate each application.
- 2) Applications will be evaluated for completeness to be considered for participation in the CEPG Program. Municipalities must submit a fully executed Resolution approved by the municipality’s governing body (Town Council, City Council, etc.) in support of the grant application. A form for such Resolution is located at Appendix C (“Form of Resolution Evidencing Municipal Support of Application”).
- 3) At the Application Period Close Date, Staff may reject applications that are incomplete or that do not meet a minimum standard for selection, as set forth in this Community Energy Plan Grant Application Form.

#### ***C. Milestones for Approved Projects***

- 1) By accepting the CEPG, an Applicant receiving such grant (“Grantee”) agrees to complete the following scope of work:

- a) Each Grantee must establish a team for the purposes of reviewing the Strategies in the Workplan Template (see Section IV. (“Sustainable Jersey Technical Assistance and Resources” under the [“Community Energy Workplan Template”](#) and determine which Initiatives will be incorporated into its Community Energy Plan;<sup>5</sup>
    - i) CEPG planning teams in municipalities that are Overburdened Municipalities must meet with Sustainable Jersey staff within six (6) weeks of the award;
    - ii) All other municipalities must meet with Sustainable Jersey staff at least once within the first three (3) months of the award;
  - b) Within three (3) months of the CEPG award, each Grantee must submit to Sustainable Jersey and the Board a proposed budget based on the budget guidelines listed in Section A.III.E (“Use of Funds/Budget Guidelines”);
  - c) Within six (6) months the Workplan Template must be completed by all municipalities (the Workplan Template is a shared document such as a Google Sheet that all members of the planning team and Sustainable Jersey staff can access.);
  - d) Within eight (8) months, the municipality must conduct a minimum of one additional public meeting to engage the community in the creation of the Community Energy Plan;
  - e) Within twelve (12) months, the municipality must finalize the Community Energy Plan through **formal** adoption by the municipal governing body through the passage of a municipal resolution and submit a copy of the completed Plan to the Board.
- 2) If the Grantee would like to change the original budget, the Grantee must submit a formal change request (“Budget Change Request”) to the Board, at [community.energy@bpu.nj.gov](mailto:community.energy@bpu.nj.gov). The Budget Change Request must outline the original budget line item(s), the change requested, and an explanation for the change.
- 3) At the end of the Grant Term, the Grantee will be required to submit a copy of the municipal Community Energy Plan to the BPU. The Grantee will also be required to submit a copy of the resolution that their municipal governing body passed, evidencing the adoption of the Community Energy Plan. Additionally, the Grantee will be required to post the adopted plan on the municipal website and submit the link to access the plan, and submit proof of promotion of the adopted plan on the municipality’s social media channels.
- 4) Reporting requirements for the CEPG are dependent on the amount awarded:
  - a) Recipients of a \$10,000 CEPG are to submit one expenditure report at the end of the twelve (12) month Grant Term; and
  - b) Recipients of a \$25,000 CEPG are to submit three (3) quarterly reports and one (1) final report on or before the end of the twelve (12) month Grant Term.

**D. Submitting an Application**

Completed applications must be submitted through the BPU’s SAGE website no later than 5:00 PM Eastern Time on the Application Period Close Date of July 18, 2025 in order to be considered for a Program Year 4 CEPG.

**E. Use of Funds / Budget Guidelines**

**Non-Overburdened Municipalities**

If accepted, your municipality is eligible to receive a \$10,000 grant award.

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<sup>5</sup> See Workplan Template Guide.

## Overburdened Municipalities

If accepted, your municipality is eligible to receive a \$25,000 grant award (See Appendix A for a list of overburdened municipalities).

Within 60 days of the completion of the Community Energy Plan, any remaining unused grant funds must be returned to the Board. **The Grantee has 60 days from the Grant Term end date to submit a final expenditure and programmatic report to the Board.**

**Funds may be used for any purpose related to the creation - and to the creation only - of the Community Energy Plan. This includes staff salaries, overhead, consultants, supplies, and other direct expenses.**

Funds cannot be used for implementation of projects, such as installation of EV charging stations or purchase of alternative fuel vehicles.

Sample Eligible Expenses	Sample Ineligible Expenses
<ul style="list-style-type: none"><li>• Stakeholder engagement costs (venue reservation, flyers to promote meeting to discuss CEPG, etc.)</li><li>• Time for review of Workplan Template, creation of plan</li><li>• Consultant costs (see Appendix D (“Use of Consultants” below)<ul style="list-style-type: none"><li>○ Stakeholder engagement process</li><li>○ Preparation of Community Energy Plan</li><li>○ Feasibility study for EV charging infrastructure</li><li>○ Feasibility study for solar siting</li></ul></li></ul>	<ul style="list-style-type: none"><li>• Purchase of electric vehicles</li><li>• Purchase of solar panels</li><li>• Installation of equipment (EV charging equipment, solar panels, etc.)</li><li>• Food/refreshments for stakeholder meetings</li></ul>

### F. Use of Consultants

If the Applicant intends to hire a consultant as a part of its CEPG project, once the grant is awarded and the Grantee identifies the consultant, the Grantee must provide a copy of the written agreement with the proposed consultant. Awardees are advised to consult with Sustainable Jersey staff prior to engaging a consultant as part of the Milestones element detailed in Section A, Subsection III.C.1.a.i-ii above. Municipalities wishing to utilize the services of consultants should review the Sustainable Jersey [Community Energy Plan Guide with Model RFP Template for Consultant Services](#).<sup>6</sup>

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<sup>6</sup> Sustainable Jersey, [Community Energy Planning Guide with Model RFP Template for Consultant Services](https://www.sustainablejersey.com/fileadmin/media/Actions_and_Certification/Actions/Energy/Sustainable_Jersey_Community_Energy_Planning_Guide_08.2022.pdf) (August 2022), [https://www.sustainablejersey.com/fileadmin/media/Actions\\_and\\_Certification/Actions/Energy/Sustainable Jersey Community Energy Planning Guide\\_08.2022.pdf](https://www.sustainablejersey.com/fileadmin/media/Actions_and_Certification/Actions/Energy/Sustainable_Jersey_Community_Energy_Planning_Guide_08.2022.pdf).

Sample specifications for consultants in community energy planning:

- A. Community Energy Plan Community Stakeholder Engagement Process
- B. Community Energy Plan Development
- C. Administrative Support (grant reporting, etc.)
- D. Implementation Plan/Feasibility Study for specific project

#### IV. Sustainable Jersey Technical Assistance and Resources

Sustainable Jersey is a non-profit that since 2009 has been providing tools, training, and financial incentives to support communities as they pursue sustainability programs. As a partner with the BPU Office of Clean Energy Equity, [Sustainable Jersey](#) will provide technical assistance for both Community Energy Plan Grant Applicants and Grantees with specific commitment to work closely with Overburdened Municipalities.<sup>7</sup> **To provide this assistance, all Applications and proposed budgets will be shared with Sustainable Jersey.**

Sustainable Jersey provides resources for Community Energy Planning including:

[Guide for Sustainable Energy Communities](#)<sup>8</sup>

Case studies and best practices of energy initiatives

[Sustainable Jersey Data Center](#)<sup>9</sup>

Comprehensive energy data by municipality

[Community Energy Plan Workplan Template](#)<sup>10</sup>

Workbook for selecting and prioritizing energy initiative

#### Section B: Community Energy Plan Grant Application Guide

You will complete this application on the BPU's SAGE website. **Incomplete applications will not be accepted.** All questions pertaining to the CEPG Program application form should be directed to: [community.energy@bpu.nj.gov](mailto:community.energy@bpu.nj.gov).

#### I. Signing Up for an NJPBU SAGE Account and Basic User Tips

1) **How do I access the SAGE system?** Link: <https://njbpu.intelligrants.com/>

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<sup>7</sup> Sustainable Jersey, <https://www.sustainablejersey.com/>.

<sup>8</sup> Sustainable Jersey, [Sustainable Jersey Guide For Sustainable Energy Communities](https://www.sustainablejersey.com/fileadmin/media/Actions_and_Certification/Actions/Energy/SJ_Sustainable_Energy_Communities_Guide10_2021.pdf) (March 2022), [https://www.sustainablejersey.com/fileadmin/media/Actions\\_and\\_Certification/Actions/Energy/SJ\\_Sustainable\\_Energy\\_Communities\\_Guide10\\_2021.pdf](https://www.sustainablejersey.com/fileadmin/media/Actions_and_Certification/Actions/Energy/SJ_Sustainable_Energy_Communities_Guide10_2021.pdf).

<sup>9</sup> Sustainable Jersey, Data Center, <https://www.sustainablejersey.com/resources/data-center/>.

<sup>10</sup> Workplan Template Guide.

[https://www.sustainablejersey.com/fileadmin/media/Actions\\_and\\_Certification/Actions/Energy/Community\\_Energy\\_Workplan\\_Template.pdf](https://www.sustainablejersey.com/fileadmin/media/Actions_and_Certification/Actions/Energy/Community_Energy_Workplan_Template.pdf)

- 2) **Where can I find general guidance on how to use SAGE?** [Use the SAGE User Guide](#), which can answer things like:
  - a) How to set up an account;
  - b) How to find the grant you are working on; and
  - c) How to share the grant page with someone else to work on it.
- 3) **Do I have an account?** BPU’s SAGE grant system was debuted in February of 2025. If you haven’t signed up for an account since that time, you will need to do so now.
- 4) **Who can sign up for an account?** Anyone who is helping you fill out the application can sign up for an account. This could be a staff member, volunteer, or consultant.
- 5) **Who can help me fill out the application?**
  - a) Your organization can assign different authorized roles to account holders. Only certain roles have certain powers, such as signing documents and submitting applications. For more information, see page 4 of the general [SAGE User Guide](#).
  - b) Your organization can give other account holders access to your application so they can help fill it out. See page 20 of the [SAGE User Guide](#) (under the “Tools” section).
- 6) **How long does it take to get an account?** It can take up to 3 days.
- 7) **Do I have to have a SAM Number for a CEPG application?** No. A SAM number is a unique federal ID number given to those applying for federal grants. Where you see a box requesting a SAM number, leave it blank or use the suggested alternative.
- 8) **Account Questions:** Email [community.energy@bpu.nj.gov](mailto:community.energy@bpu.nj.gov) or [refer to the SAGE User Guide](#).

## II. Finding the CEPG Application in SAGE

- 1) The **Home** page is the portal landing page. On the home page, you will see the dashboard. From this screen, the rest of the system can be navigated. In the Dashboard:
  - a) The **My Opportunities** panel allows the user to start grant opportunity documents such as applications. This will show a list of all eligible opportunities for the user to initiate.
  - b) **My Applications** shows the user active, required tasks that have been assigned to them.
- 2) **Search** for the application in the “My Opportunities” panel.
- 3) **Select** the grant opportunity name in the “Name” column. This brings up the document initiation agreement modal with information specific to the grant opportunity and the “Proceed” or “Cancel buttons.”
  - a) Select the **“Proceed” button** to initiate the application for the grant opportunity.

## III. Filling out the Application – Information About the Municipality

- 1) **Applicant Information**
  - a) **Question 1: Applicant Agency Information:**
    - i) Municipality
    - ii) County
    - iii) Mailing Address
    - iv) Zip Code
  - b) **Question 2: Mayor’s Contact Information**

- i) First/Last Name; Phone Number; Email Address
- c) **Question 3: Program Contact Information for CEPG (Business Administrator, Municipal Clerk, etc.)**
  - i) First/Last Name; Title; Phone Number; Email Address
- d) **Question 4: Primary Municipal Fiscal Contact for CEPG (Municipal Treasurer, Finance Officer, Comptroller, etc.)**
  - i) It can be the same person as the Program Contact
  - ii) First/Last Name; Title; Phone Number; Email Address

**IV. Filling out the Application – Applicant Certification**

You may read the Applicant Certification in Appendix B. All municipal applicants **must** complete the Application Certification. The Certification will be included as a required section of the Application on SAGE. To complete it, check the boxes and e-sign the document through SAGE.

**V. Filling out the Application – Required Attachments**

**You will submit these attachments through the BPU’s SAGE system.**

<p><b>Executed Municipal Resolution in Support of Grant</b></p> <ol style="list-style-type: none"> <li>1) The Template is located in Appendix C.</li> <li>2) All municipal applicants <b>must complete</b> the Municipal Resolution.</li> <li>3) The purpose of this resolution is to affirm that the governing body approves of the municipality’s application for a Community Energy Planning Grant from the New Jersey Board of Public Utilities. A signed and certified resolution must be submitted with the application. This is not required language; any standard resolution in support of the application will suffice.</li> <li>4) <b>Original ink/wet</b> signatures on all certifications are required.</li> </ol>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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*Note: Additional attachments not reflected in the table above may be required and are identified throughout this application form.*

**VI. Submitting the Application**

- 1) There will be a tab on the left-hand side of the window to submit application.
  - 2) Once you submit, the system will let you know if there are any errors that need to be addressed.
  - 3) You will get a confirmation if the application is submitted with no errors.
  - 4) If anything else is needed for the application once it is submitted, the NJBPU will reach out to you.
- Deadline: You must submit the application in the BPU’s SAGE system on July 18, 2025.**

**Appendix A: Overburdened Municipalities**

<b>Municipality</b>	<b>County</b>	<b>Municipality</b>	<b>County</b>	<b>Municipality</b>	<b>County</b>
Asbury Park City	Monmouth	Gloucester City	Camden	Perth Amboy City	Middlesex
Atlantic City	Atlantic	Guttenberg Town	Hudson	Phillipsburg Town	Warren
Bayonne City	Hudson	Haledon Boro	Passaic	Pine Hill Boro	Camden
Beverly City	Burlington	Hamilton Twp	Atlantic	Plainfield City	Union
Bridgeton City	Cumberland	Hi-nella Boro	Camden	Pleasantville City	Atlantic
Brooklawn Boro	Camden	Irvington Twp	Essex	Prospect Park Boro	Passaic
Burlington City	Burlington	Jersey City	Hudson	Riverside Twp	Burlington
Camden City	Camden	Keansburg Boro	Monmouth	Roselle Boro	Union
Cape May City	Cape May	Kearny Town	Hudson	Salem City	Salem
Chesilhurst Boro	Camden	Lakewood Twp	Ocean	Seaside Heights Boro	Ocean
City of Orange Twp	Essex	Lawnside Boro	Camden	So. Toms River Boro	Ocean
Clayton Boro	Gloucester	Lindenwold Boro	Camden	Sussex Boro	Sussex
Clementon Boro	Camden	Lodi Boro	Bergen	Teterboro Boro	Bergen
Commercial Twp	Cumberland	Long Branch City	Monmouth	Trenton City	Mercer
Deerfield Twp	Cumberland	Maurice River Twp	Cumberland	Union City	Hudson
Dover Town	Morris	Millville City	Cumberland	Upper Deerfield Twp	Cumberland
East Newark Boro	Hudson	Mount Holly Twp	Burlington	Victory Gardens Boro	Morris
East Orange City	Essex	New Brunswick City	Middlesex	Vineland City	Cumberland
Egg Harbor City	Atlantic	Newark City	Essex	West New York Town	Hudson
Elizabeth City	Union	North Bergen Twp	Hudson	West Wildwood Boro	Cape May
Fairfield Twp	Cumberland	Passaic City	Passaic	Westville Boro	Gloucester
Fairview Boro	Bergen	Paterson City	Passaic	Wildwood City	Cape May
Flemington Boro	Hunterdon	Paulsboro Boro	Gloucester	Woodbine Boro	Cape May
Freehold Boro	Monmouth	Pemberton Twp	Burlington	Woodbury City	Gloucester
Garfield City	Bergen	Penns Grove Boro	Salem	Woodlynne Boro	Camden
Glassboro Boro	Gloucester	Pennsauken Twp	Camden	Wrightstown Boro	Burlington

## Appendix B: Applicant Certification

A representative from your municipality must sign the Applicant Certification in the Application. You will complete it online (including an e-signature) through SAGE.

### Applicant Certification

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The undersigned warrants, certifies, and represents that:

I have been duly authorized to file this Applicant Certification on behalf of my municipality; and

I hereby warrant and certify that the information provided in this application package has been personally examined by me, is true, accurate, complete, and correct to the best of my knowledge based on information personally known to me or upon reasonable inquiry of individuals with such knowledge; and

I, on behalf of the municipality named herein, acknowledge that certain information in this application is subject to disclosure under the Open Public Records Act (OPRA), N.J.S.A. 47:1A-1 et seq., and that confidential sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and

I, on behalf of the municipality named herein, acknowledge that **submission of false information may be grounds for denial of this application, and if any of the foregoing statements are willfully false, am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

## Appendix C: Form of Resolution Evidencing Municipal Support of Application

### Resolution of Support from Local Governing Body Authorizing an Application to the NJCEP Community Energy Planning Grants Program

- 1) All municipal applicants **must complete** the Municipal Resolution.
- 2) The purpose of this resolution is to affirm that the governing body approves of the municipality's application for a Community Energy Planning Grant from the New Jersey Board of Public Utilities. A signed and certified resolution must be submitted with the application. This is not required language; any standard resolution in support of the application will suffice.
- 3) **Original ink/wet** signatures on all certifications are required.

The sample resolution is on the following page.

[Municipality]

RESOLUTION # \_\_\_\_\_

**RESOLUTION AUTHORIZING THE APPLICATION TO THE  
NJ CLEAN ENERGY PROGRAM COMMUNITY ENERGY PLANNING GRANT PROGRAM**

**WHEREAS**, a sustainable community seeks to ensure that its environmental, economic and social objectives are balanced and mutually supportive; and

**WHEREAS**, [Municipality] strives to assure clean land, air and water for current and future generations; and

**WHEREAS**, New Jersey’s Energy Master Plan: Pathway to 2050 (“EMP”) established that community-level action is necessary to achieve the state’s goal of 100% clean energy by 2050; and

**WHEREAS**, the New Jersey Board of Public Utilities has created a Community Energy Plan Grant program for municipalities to develop a community energy plan to meet the goals of the state’s Energy Master Plan; and

**WHEREAS**, [Municipality] is invested in developing a community energy plan to help the state achieve the goal of 100% clean energy by 2050; and

**WHEREAS**, the Community Energy Plan Grant program will help [Municipality] to plan for and invest in renewable energy and to work towards a better environment for all residents by using the state’s Energy Master Plan (EMP) as a guide to develop sustainable strategies that increase clean energy production, reduce energy use, and cut emissions.

**THEREFORE**, the [Municipality’s Governing Body] of [Municipality] has determined that [Municipality] should apply for the aforementioned Community Energy Planning Grant program; and

**THEREFORE**, [Municipality] will commit to providing staff support for the duration of the Community Energy Planning process, including for gathering of relevant data and for convening at least one public meeting.

**THEREFORE, BE IT RESOLVED**, that [Municipality’s Governing Body] of the [Municipality], State of New Jersey, authorizes the submission of the aforementioned application to the NJBPU Community Energy Planning Grant program.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Approved Date



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 177-2026**

**Resolution 177-2026** Accepting the Resignation of Christian Dulin from the Middlesex Police Department Effective June 21, 2026

The Governing Body hereby accepts the resignation of Officer Christian Dulin from the Middlesex Police Department effective June 21, 2026, and authorizes the HR/Payroll Manager to pay Separation Benefits in the amount of \$16,283.22 in accordance with the Personnel Policy and PBA Local 181 Bargaining Contract, in the regular Borough payroll of June 26, 2026. The benefits include the following:

Compensatory Time – 429.75 hours	\$16,283.22
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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



MIDDLESEX BOROUGH POLICE DEPARTMENT

OFFICER REPORT FORM



**TO:** Chief Matthew P. Geist  
**FROM:** Officer Christian Dulin  
**DATE:** May 27, 2026  
**SUBJECT:** Letter of Resignation

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I hereby submit the following report as a formal notification that I am resigning from the position of Police Officer with the Middlesex Borough Police Department. In accordance with the Borough Personnel Manual, this notice is submitted at least two weeks in advance of my final day of work, which will be June 21, 2026.

Thank you very much for the opportunities I have been given during my time with the police department. I greatly appreciated the experience I have gained while working with the officers here.

Respectfully submitted,

Officer Christian Dulin

*Christian Dulin #69*



MIDDLESEX BOROUGH POLICE DEPARTMENT

**M E M O R A N D U M**

**TO:** Caroline Benson, CFO/Treasurer  
**FROM:** Lieutenant James Dolinski  
**DATE:** June 12, 2026  
**SUBJECT:** Certification of Separation Benefits – Officer Christian Dulin

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Officer Christian Dulin has indicated that he will be resigning effective June 21, 2026. Below is a list of his separation benefits:

Compensatory Time – 429.75 hours

Cc: Chief Matthew P. Geist



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 178-2026**

**Resolution 178-2026** Accepting the Resignation of Joshua Pham from the Middlesex Police Department Effective June 18, 2026

The Governing Body hereby accepts the resignation of Officer Joshua Pham from the Middlesex Police Department effective June 18, 2026, and authorizes the HR/Payroll Manager to pay Separation Benefits in the amount of \$502.04 in accordance with the Personnel Policy and PBA Local 181 Bargaining Contract, in the regular Borough payroll of June 26, 2026. The benefits include the following:

Compensatory Time – 13.25 hours	\$502.04
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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

<b>RESULT:</b>	<b>Adopted</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



MIDDLESEX BOROUGH POLICE DEPARTMENT

OFFICER REPORT FORM



**TO:** Chief Matthew P. Geist  
**FROM:** Officer Joshua Pham  
**DATE:** May 27, 2026  
**SUBJECT:** Letter of Resignation

---

I hereby submit the following report as formal notification that I am resigning from the position of Police Officer with the Middlesex Borough Police Department. In accordance with the Borough Personnel Manual, this notice is submitted at least two weeks in advance of my final day of work, which will be June 18, 2026.

Thank you very much for the opportunities I have been given during my time with the police department. I greatly appreciated the experience I have gained while working with the officers here.

Respectfully submitted,

Officer Joshua Pham

 #70  
\_\_\_\_\_  
Officer Signature



MIDDLESEX BOROUGH POLICE DEPARTMENT

**M E M O R A N D U M**

**TO:** Caroline Benson, CFO/Treasurer  
**FROM:** Lieutenant James Dolinski  
**DATE:** June 12, 2026  
**SUBJECT:** Certification of Separation Benefits – Officer Joshua Pham

---

Officer Joshua Pham has indicated that he will be resigning effective June 18, 2026. Below is a list of his separation benefits:

Compensatory Time – 13.25 hours

Cc: Chief Matthew P. Geist



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 179-2026**

**Resolution 179-2026** Amending Resolution 25-2026 Regular Meeting Dates

In compliance with the "Open Public Meeting Law" P.L. 1975 C231, the following schedule is set for the meetings of Mayor and Council for the year 2026:

January 6 (Reorganization), 27  
February 10  
March 10, 24  
April 14  
May 12  
June 16  
July 14  
~~August 18~~ **August 25**  
September 22  
~~October 13~~ **October 6**  
November 10  
December 15

Regular Meetings Commence at 7:00 p.m.

Meetings will be held at the Municipal Building, 1200 Mountain Avenue, Middlesex, New Jersey.

Action may be taken at any meeting above.

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:** **Adopted**  
**MOVER:** Council President Michael Conahan  
**SECONDER:** Councilman Kevin Dotey  
**AYES:** Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 180-2026**

**Resolution 180-2026** Pay All Claims

THE DISBURSING OFFICERS BE AND THEY ARE HEREBY AUTHORIZED TO PAY THE ATTACHED CLAIM LIST AS PRESENTED, IF FOUND CORRECT, AND APPROVED BY THE FINANCE COMMITTEE. EXCLUDED VOUCHERS MAY BE PAID UPON BEING FOUND ACCEPTABLE.

---

I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**            Councilman Kevin Dotey  
**AYES:**                    Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk

Range of Checking Accts: 01 CURRENT FUND to WIRES      Range of Check Dates: 05/13/26 to 06/12/26  
Report Type: All Checks      Report Format: Condensed      Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01		CURRENT FUND CURRENT CHECKING			
58739	05/13/26	ABCFI005 ABC Fire & Safety, Inc			1535
		26-00731 Inspection of Fire Extinguisher	1,249.50		
58740	05/13/26	ACCAR005 Accardo, Timothy			1535
		26-00737 IdentoGo Fingerprints Reimb	45.73		
58741	05/13/26	ACMED005 Acme Diesel Electric, Inc			1535
		26-00430 Blanket PO for Truck Repair	165.00		
58742	05/13/26	AERIA005 Aerial Testing Company, LLC			1535
		26-00792 Aerial Device Test/Inspection	1,770.00		
58743	05/13/26	AIRGA005 Airgas USA, LLC			1535
		26-00352 Blanket Cylinder Rental	460.20		
58744	05/13/26	ALDAN005 Aldana, Judith			1535
		26-00831 Zumba - Hybrid - April 2026	280.00		
		26-00832 Mindful Fitness - April 2026	140.00		
			<u>420.00</u>		
58745	05/13/26	ALLIE005 Allied Oil, LLC			1535
		26-00765 Blanket PO for Gasoline	11,052.19		
		26-00767 Blanket PO for Gasoline	5,408.46		
			<u>16,460.65</u>		
58746	05/13/26	AMAZ0005 Amazon Capital Services			1535
		26-00676 250th Flag bunting	70.36		
		26-00705 58A Toner	82.78		
		26-00747 Ribbon Cutting Supplies	43.74		
		26-00761 Clerk Office Supplies	179.26		
		26-00772 Supplies-buildings/grounds	99.46		
		26-00851 Supplies	43.75		
		26-00853 Senior Office Supplies	128.89		
			<u>648.24</u>		
58747	05/13/26	AMERI005 American Legion Post #306			1535
		26-00720 Memorial Day Refreshments	1,500.00		
58748	05/13/26	APRUZ005 Apruzzese, McDermott, Mastro			1535
		26-00770 February Labor Attorney	5,558.98		
58749	05/13/26	ARCHA005 Archangel Device, LLC			1535
		26-00439 Guardian Angel Lights	2,089.62		
58750	05/13/26	ATT00010 AT&T			1535
		26-00879 Acct #171-804-1031 001	56.09		
58751	05/13/26	AUTOM020 Automated Building Controls			1535
		26-00611 HVAC Control work Police Dept	443.79		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01		CURRENT FUND CURRENT CHECKING	Continued		
58751		Automated Building Controls	Continued		
26-00724		Service Contract Police Dept	<u>655.74</u>		
			1,099.53		
58752	05/13/26	BLUEJ005 Blue Jay Cafe, LLC			1535
26-00683		Cupcakes for 250 Celebration	230.00		
58753	05/13/26	BRTTE005 BRT Technologies, LLC			1535
26-00187		Municipality CAMA and Mod IV	355.35		
58754	05/13/26	BRUN0010 Bruno Associates, Inc			1535
26-00842		April 2026 Grant Writer	2,625.00		
58755	05/13/26	CABLE005 Cablevision Raritan Valley			1535
26-00876		Monthly Billing - May 2026	415.48		
58756	05/13/26	CAMBR010 Cambria Automotive Co, Inc			1535
26-00087		Blanket PO for Truck Repair	279.63		
58757	05/13/26	CERTI015 Certified Speedometer Service			1535
26-00797		Speedometer Calibrations	264.00		
58758	05/13/26	CHICA005 Chicarelli, Linda			1535
26-00867		Eyeglass Reimbursement	200.00		
58759	05/13/26	CHOCO005 Cho, Cory			1535
26-00809		IdentoGo/Rutgers Safety Reimb	86.73		
58760	05/13/26	CHRIS020 Chris Andersen Roofing			1535
26-00813		Roof Repair at the Library	751.96		
58761	05/13/26	DANDJ005 D and J Collision Center			1535
26-00419		Car 914	763.38		
58762	05/13/26	DBAUT005 D & B Auto Supply			1535
26-00126		Blanket PO for Fire Department	238.18		
26-00596		Blanket PO for Cop Car Repair	495.21		
26-00725		Blanket PO for Cop Car Repairs	991.49		
26-00735		Oil Change	108.47		
26-00801		Blanket PO for Truck Repair	922.87		
26-00802		Blanket PO for Truck Repair	900.00		
26-00803		Blanket PO for Truck Repair	900.00		
26-00804		Blanket PO for Truck Repair	196.91		
26-00875		Senior Vehicles	<u>414.63</u>		
			5,167.76		
58763	05/13/26	DRAEG005 Draeger Safety Diagnostics Inc			1535
25-02423		Alcotest Supplies	420.00		
58764	05/13/26	EVERB005 Everbridge, Inc			1535
26-00786		Nixle Engage Annual Contract	3,713.15		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01		CURRENT FUND CURRENT CHECKING	Continued		
58765	05/13/26	FANW005 Fanwood Crushed Stone, Co			1535
	26-00794	Blanket PO for Road Repair	613.44		
58766	05/13/26	FARRE005 Farrell, David			1535
	26-00833	Line Dancing - April 2026	90.00		
58767	05/13/26	FEDEX005 FedEx			1535
	26-00888	BAN Sale Documents Delivery	74.61		
58768	05/13/26	FILIK010 Filik, Marie			1535
	26-00741	Various Reimbursements	22.39		
	26-00865	Ring Pops Memorial Day Parade	<u>161.61</u>		
			184.00		
58769	05/13/26	FIREF005 Firefighter One, LLC			1535
	26-00440	Swift Water Helmets	3,059.80		
58770	05/13/26	FIRST030 First Battalion Firefighting			1535
	26-00528	Replacement 6ft Pike Poll	145.00		
58771	05/13/26	FLEMI005 Flemington Department Store			1535
	25-02135	Blanket PO Uniform Clothing	258.65		
58772	05/13/26	FOSBR005 Fosbre Town Plumbing			1535
	26-00805	PD Ladies Locker Room Toilet	245.00		
58773	05/13/26	FOSTE005 Foster & Company, Inc			1535
	26-00526	Blanket PO for Shop Supplies	81.65		
58774	05/13/26	FPFIN005 FP Finance Program			1535
	26-00779	Standard Payment	150.00		
58775	05/13/26	FRANK005 Frank, Ronald M, MD			1535
	26-00812	POSHA PE Oliver & Breen	100.00		
58776	05/13/26	GALLS005 Galls, LLC			1535
	26-00619	Protective Turnout Gear	233.99		
	26-00620	Scene Safety - Barrier Tape	<u>367.99</u>		
			601.98		
58777	05/13/26	GANNE005 Gannett NY/NJ LocalIQ			1535
	26-00880	Apr 26 Advertise/Acct #1121910	17.63		
58778	05/13/26	GEIST010 Geist, Matthew			1535
	26-00892	Reimbursement	91.36		
58779	05/13/26	GENER005 General Code, LLC			1535
	26-00808	Codification-Supplement No.37	1,170.00		
58780	05/13/26	GORDO005 Gordon, Jonathan			1535
	26-00738	IdentoGo/Rutgers Safety Reimb	95.73		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01		CURRENT FUND CURRENT CHECKING	Continued		
58781	05/13/26	GREAT005 GreatAmerica Financial Svcs			1535
26-00169		Folder/Inserter Jan-June 2026	174.00		
58782	05/13/26	GRIGG005 Griggs Jr, Kenneth			1535
26-00766		Reimburse 2025 NJ League Conf	71.30		
58783	05/13/26	GUARD005 Guardian Force Solutions, LLC			1535
26-00686		Radar Calibrations	200.00		
58784	05/13/26	GUARI005 Guarino, Ryan			1535
26-00739		IdentoGo/Rutgers Safety Reimb	86.73		
58785	05/13/26	HAIGS005 Haig's Service Corp			1535
26-00727		Fire Monitoring Service at PD	642.50		
58786	05/13/26	HOMED005 Home Depot Credit Services			1535
26-00243		Blanket PO Building Supplies	356.44		
26-00781		Shade Tree Supplies	31.88		
			<u>388.32</u>		
58787	05/13/26	HOSES005 Hose Shop, Inc			1535
26-00324		Blanket PO for Truck Repair	114.47		
58788	05/13/26	HUNTE015 Hunter Technologies			1535
26-00642		Handset Cords for J169 Phones	32.95		
58789	05/13/26	IAMPA005 Iampaglia, Daniel			1535
26-00740		IdentoGo Fingerprints Reimb	45.73		
58790	05/13/26	IARLL005 IAR, LLC			1535
26-00730		Year One of Five Year Term	805.70		
58791	05/13/26	JAEGE005 Jaeger Lumber			1535
26-00604		Blanket PO for Roads Supplies	197.08		
58792	05/13/26	JEFFR005 JRC South, Inc			1535
26-00807		HVAC work at the Library	615.00		
58793	05/13/26	KLKTR005 KLK Trucking Co, Inc			1535
26-00617		Blanket PO for Park Supplies	255.92		
58794	05/13/26	LANGU005 Language Services Associates			1535
26-00872		Telephone Charges	96.60		
58795	05/13/26	LEADS005 Leads Online LLC			1535
26-00678		Annual Renewal	3,532.00		
58796	05/13/26	LEAF0005 LEAF			1535
26-00841		Contract # 100-7476341-003	77.15		
26-00846		Contract # 100-7476341-001	74.00		
			<u>151.15</u>		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01		CURRENT FUND CURRENT CHECKING	Continued		
58797	05/13/26	LEGAL010 Legally Yours			1535
26-00870		Professional Interpreting	435.00		
58798	05/13/26	LEV0005 Levourne, Clare			1535
26-00749		Wire Fencing - Trees at VCPark	158.34		
58799	05/13/26	LEXIS005 LexisNexis Matthew Bender			1535
26-00594		Acct # 99207766 Renewal	242.55		
58800	05/13/26	LINCO025 Lincoln National Life Company			1535
26-00521		2025 LOSAP Contributions	47,150.00		
58801	05/13/26	LTW00005 Let's Think Wireless, LLC			1535
26-00791		Middlesex PD VI Monitor System	875.00		
58802	05/13/26	MARIO005 Mario's Landscaping, LLC			1535
26-00510		Cleanup at 740 Drake Ave	2,736.00		
26-00788		Remove Garbage & Debris	3,365.00		
			<u>6,101.00</u>		
58803	05/13/26	MASUR005 Colliers Engineering & Design			1535
26-00821		General Svcs thru 4/5/26	1,460.00		
26-00839		General Svcs thru 3/8/26	1,895.00		
			<u>3,355.00</u>		
58804	05/13/26	MDSXC005 Mdsx County Assn Chiefs			1535
26-00734		Public Safety Technology Conf.	250.00		
58805	05/13/26	MGLPR005 MGL Printing Solutions			1535
26-00815		2026 - 2027 Tax Bills	1,083.00		
58806	05/13/26	MIDDL005 Middlesex Rescue Squad			1535
26-00653		March & April Rent	1,200.00		
58807	05/13/26	MIDDL035 Equiptech dba Woods Machinery			1535
26-00598		Blanket PO for Mower Repair	586.01		
58808	05/13/26	MIDDL045 Middlesex County Treasurer			1535
26-00852		Q2 2026 County PILOT Portion	21,393.86		
58809	05/13/26	MIDDL050 Middlesex Cty Utilities Auth			1535
26-00768		Q2 2026 Sewer Charges	405,626.19		
58810	05/13/26	MIDDL060 Middlesex County Fire Academy			1535
26-00606		Firefighter 1 - Training	900.00		
58811	05/13/26	MIDDL105 Middlesex County Improvement			1535
26-00758		March 2026 Leaves/Recycle	32,142.85		
58812	05/13/26	MIDDL195 Middlesex Cty Utilities Auth			1535
26-00847		April 2026 Dumping Charges	26,642.16		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01		CURRENT FUND CURRENT CHECKING	Continued		
58813	05/13/26	MIDDL260 Middlesex Transfer Station			1535
	26-00840	April Dumping Charges	1,161.20		
58814	05/13/26	MIMIM005 Mimi Music Works LLC			1535
	26-00866	Beginner Ukulele 2 - April 26	280.00		
58815	05/13/26	MJMTR005 MJM Truck Repair & Maintenance			1535
	26-00860	Truck 24 Parts & Labor	3,250.00		
58816	05/13/26	NATIO090 National Dust Control			1535
	26-00363	Rec/Senior Floor Mat Service	68.64		
	26-00364	Borough Hall Floor Mat Service	231.78		
	26-00365	Public Works Floor Mat Service	34.83		
			<u>335.25</u>		
58817	05/13/26	NATIO095 National Fuel Oil, Inc			1535
	26-00641	Blanket for Diesel Fuel	5,577.07		
	26-00759	Blanket for Diesel Fuel	8,370.39		
			<u>13,947.46</u>		
58818	05/13/26	NJAME005 NJ American Water			1535
	26-00877	Public Hydrants	19,801.22		
	26-00878	Various Boro Accounts/April 26	1,756.22		
			<u>21,557.44</u>		
58819	05/13/26	NJDEP015 NJ Dept of Motor Vehicle			1535
	26-00893	Registration for DPW Truck	60.00		
58820	05/13/26	NJDIV035 NJ Division of Fire Safety			1535
	26-00607	Uniform Fire Code Book and	100.00		
58821	05/13/26	NJFIR005 NJ Fire Equipment			1535
	26-00722	Flow/POSI Test Scott SCBA Unit	1,890.00		
58822	05/13/26	NJSAC010 NJSACOP			1535
	26-00810	Annual Conference	475.00		
58823	05/13/26	NJSTA005 NJ State League of			1535
	26-00101	Registration	300.00		
	26-00789	2026 NJLM Mini Conference	135.00		
			<u>435.00</u>		
58824	05/13/26	PARTI005 Parties Are Us Rentals			1535
	26-00677	National Night Out- Games	1,600.00		
58825	05/13/26	POSIT010 Positive Solutions, LLC			1535
	26-00512	Spring Borough Newsletter	323.80		
	26-00760	May/June Senior Newsletter	985.24		
			<u>1,309.04</u>		
58826	05/13/26	PREDA005 Predator Tree Service, LLC			1535
	26-00689	Storm Damage	2,900.00		

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
01	CURRENT FUND	CURRENT CHECKING	Continued	
58826	Predator Tree Service, LLC	Continued		
26-00726	229 Fairfield Ave	<u>2,900.00</u>		
		5,800.00		
58827	05/13/26	PRIME005 Primepoint, LLC		1535
26-00845	TLM Monthly Per User Fee	432.00		
58828	05/13/26	PUBLI020 Public Service Electric & Gas		1535
26-00884	Acct #6651604309	9,802.51		
26-00885	Acct #7696199005	58.65		
26-00886	Various Electric Accounts	93.78		
26-00887	Summary Acct #1301300705	16,786.84		
26-00891	Summary Acct #1301650005	<u>17,281.74</u>		
		44,023.52		
58829	05/13/26	PWSER005 P&W Services, LLC		1535
26-00189	Portable Restrooms (yearly)	604.00		
26-00562	Portable Restrooms (seasonal)	<u>718.00</u>		
		1,322.00		
58830	05/13/26	RAMIR005 Ramirez, Desiree		1535
26-00742	Supplies Spring Craft Reimb	79.07		
58831	05/13/26	READY005 Ready ReFresh		1535
26-00881	Acct #0431519800	1,932.12		
58832	05/13/26	RELIA005 Reliant Fire Hose Testing Inc		1535
26-00522	2026 Hose Testing	5,643.80		
58833	05/13/26	RICHI005 Richies Tire Service		1535
26-00431	Blanket PO Misc Trucks Tires	699.71		
26-00597	Blanket PO Police Tire Repairs	<u>345.00</u>		
		1,044.71		
58834	05/13/26	ROUTE005 B&C Car Wash & Detailing		1535
26-00820	1/1/26 - 3/31/26 Police Dept	306.00		
58835	05/13/26	RUTGE055 Rutgers Center for Govt Svcs		1535
26-00718	Current Issues in Planning	510.00		
58836	05/13/26	RUTGE060 Rutgers, The State University		1535
26-00764	Certified Public Manager	4,100.00		
58837	05/13/26	SALSD005 Sal's Deli & Grill		1535
26-00736	Vet's Breakfast - April	375.00		
26-00873	Food for Cleanup Event	<u>199.00</u>		
		574.00		
58838	05/13/26	SAVOS005 Savo, Schalk, Corsini, Warner,		1535
26-00771	March Tax Appeals	2,652.00		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01		CURRENT FUND CURRENT CHECKING	Continued		
58839	05/13/26	SHERW010 Sherwin Williams			1535
	26-00680	Blanket PO Paint and Supplies	465.68		
58840	05/13/26	SHIIN005 SHI International Corp			1535
	26-00703	New Printer - Code Enforcer	643.43		
	26-00773	WebCam for Finance/CFO	58.70		
			<u>702.13</u>		
58841	05/13/26	SHORE005 Shore Business Solutions			1535
	26-00713	Contract Base Rate Charge	112.00		
	26-00774	Contract Usage Charge	82.01		
	26-00775	Contract Usage Charge	2.10		
	26-00849	Contract Usage Charge	28.89		
			<u>225.00</u>		
58842	05/13/26	SIGNS005 Signs and Safety Devices Sales			1535
	26-00524	Blanket PO for Road Repair	259.52		
	26-00723	Blanket PO for Road Supplies	319.98		
			<u>579.50</u>		
58843	05/13/26	SKIDP005 Skid Pro Attachments			1535
	26-00132	Repair to Bobcat Log Splitter	1,130.00		
58844	05/13/26	SOMER035 Somerset County Emergency			1535
	26-00613	Training Classes	525.00		
58845	05/13/26	SOMER115 Somerset County Treasurer			1535
	26-00721	April 2026 Health Contract	7,319.33		
58846	05/13/26	SPECT010 Spectrotel			1535
	26-00716	Acct #354567 - April 2026	2,322.82		
58847	05/13/26	SPORT025 Sports Field Solutions, LLC			1535
	26-00610	Base Plugs Baseball	192.00		
58848	05/13/26	STANK005 Stankus, David			1535
	26-00573	Memorial Day Parade Music	750.00		
58849	05/13/26	STAPL010 Staples			1535
	25-01338	DPW Office Supplies	141.88		
	25-01670	Clerk's Office Supplies	153.95		
	25-01936	Office supplies	207.02		
	25-01992	Construction Office Supplies	296.05		
	25-02004	Construction Office Supplies	101.67		
	25-02057	Admin and Clerk Nameplates	39.57		
	25-02068	Police Dept Supplies	497.06		
	26-00571	Construction Office Supplies	147.81		
			<u>1,585.01</u>		
58850	05/13/26	STATE020 State Toxicology Laboratory			1535
	25-01979	Drug Testing	180.00		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01		CURRENT FUND CURRENT CHECKING	Continued		
58851	05/13/26	STEAD005 Steadyflow Services, Inc			1535
26-00106		2026 Quarterly Calibrations	750.00		
58852	05/13/26	STORR005 Storr Tractor Company			1535
26-00796		Blanket PO for Mower Parts	219.42		
58853	05/13/26	THEYA005 The Yard, LLC			1535
26-00748		Black Gold TopSoil	108.00		
58854	05/13/26	TK1S0005 TK1 Solutions			1535
26-00780		May IT Services	8,331.75		
58855	05/13/26	TOWNS005 Township of Piscataway			1535
26-00854		Q2 2026 Sewer Charges 13657500	54,782.46		
58856	05/13/26	TRAFF010 Traffic Safety Services			1535
26-00685		Equipment	326.40		
58857	05/13/26	TREAS010 Treasurer, State of New Jersey			1535
26-00769		Q1 2026 State Training Fees	4,752.00		
58858	05/13/26	TREAS025 Treasurer, State of New Jersey			1535
26-00818		CMFO Certification Renewal	50.00		
58859	05/13/26	ULINE005 Uline Shipping Supply			1535
26-00418		Lock Boxes	163.54		
58860	05/13/26	UNIVE010 University Behavioral Health			1535
26-00811		4th Qtr Employee Assistance	760.00		
58861	05/13/26	VANDE010 Vandenberg, Robert			1535
26-00868		Substitute Electrical Inspect	440.00		
58862	05/13/26	VERIZ020 Verizon Wireless			1535
26-00890		Acct #782647887-00001	2,509.60		
58863	05/13/26	VERIZ050 Verizon			1535
26-00715		Acct #156-943-757-0001-31	596.90		
26-00882		Acct #152-579-484-0001-45	149.00		
26-00883		Acct #656-838-265-0001-41	124.99		
			<u>870.89</u>		
58864	05/13/26	WEED0005 Weedoo Greenboat, Inc			1535
26-00614		Blanket PO Equipment Repair	200.50		
58865	05/13/26	WELD0005 Weldon Asphalt			1535
26-00618		Blanket PO for Road Repair	107.96		
26-00733		Blanket PO for Road Repair	397.26		
			<u>505.22</u>		
58866	05/13/26	YOUMA005 Youmans, Elizabeth A			1535
26-00834		Chair Yoga - April 2026	75.00		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01		CURRENT FUND CURRENT CHECKING		Continued	
58867	05/14/26	CHRIS005 Christiana T C/F CE1/Firsttrust			1539
	26-00898	Redemption of TTL # 24-00003	757.37		
58868	05/14/26	LULI0005 Lu, Li			1539
	26-00897	Refund of 2nd Qtr 2026 taxes	2,429.52		
58869	06/02/26	AMAZ0005 Amazon Capital Services			1542
	26-00778	Court Office Supplies	212.55		
	26-00787	Flags & Banners	1,150.99		
	26-00899	Memorial Day Supplies	367.71		
	26-00931	Alliance Supplies	87.81		
	26-00934	Envelopes	35.16		
			<u>1,854.22</u>		

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	131	0	820,007.21	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>131</u>	<u>0</u>	<u>820,007.21</u>	<u>0.00</u>

03		OTHER TRUST OTHER TRUST CHECKING			
1293	05/13/26	ALDAN005 Aldana, Judith			1536
	26-00831	Zumba - Hybrid - April 2026	280.00		
	26-00832	Mindful Fitness - April 2026	140.00		
			<u>420.00</u>		
1294	05/13/26	AMAZ0005 Amazon Capital Services			1536
	26-00745	Steel Softball Face Masks	137.47		
1295	05/13/26	ASHLA005 Ashland Designs, LLC			1536
	26-00424	Fence Repair at Mt View Park	3,225.00		
1296	05/13/26	BSNSP005 BSN Sports, LLC			1536
	26-00696	Batting Tee	239.94		
1297	05/13/26	DUNEL010 Dunellen Auto Glass, Inc			1536
	26-00601	Truck Repair	838.00		
1298	05/13/26	FARRE005 Farrell, David			1536
	26-00833	Line Dancing - April 2026	90.00		
1299	05/13/26	FILIK010 Filik, Marie			1536
	26-00741	Various Reimbursements	54.49		
1300	05/13/26	FIRST030 First Battalion Firefighting			1536
	25-01701	Blowhard Commando 24" High	280.00		
1301	05/13/26	GIORD005 Giordano, Thomas S			1536
	26-00816	2026 Girls Softball Umpire	150.00		
	26-00871	2026 Girls Softball Umpire	75.00		
			<u>225.00</u>		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
03 OTHER TRUST OTHER TRUST CHECKING Continued					
1302	05/13/26	HOMED005 Home Depot Credit Services			1536
26-00605		Supplies for Recycling	531.94		
1303	05/13/26	LORCO005 Lorco Petroleum Services			1536
26-00864		Used Oil Removal	250.00		
1304	05/13/26	MCLEA005 McLean, Scott			1536
26-00817		2026 Boys Baseball Umpire	75.00		
1305	05/13/26	YOUA005 Youmans, Elizabeth A			1536
26-00834		Chair Yoga - April 2026	75.00		
1306	05/14/26	CHRIS005 Christiana T C/F CE1/Firsttrust			1540
26-00898		Redemption of TTL # 24-00003	1,100.00		
1307	06/02/26	AMAZO005 Amazon Capital Services			1543
26-00896		Town Wide Yard Sale Supplies	409.13		
Checking Account Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
		Checks:	15	0	7,950.97
		Direct Deposit:	0	0	0.00
		Total:	15	0	7,950.97
04 CAPITAL FUND CAPITAL CHECKING ACCOUNT					
1605	05/13/26	AMAZO005 Amazon Capital Services			1537
26-00489		Metal Detector & Wands	82.28		
1606	05/13/26	ATLAN015 Atlantic Tactical of NJ, Inc			1537
25-02005		Shotgun Purchase & Trade In	10,088.83		
1607	05/13/26	COBAN005 COBAN Technologies, Inc			1537
25-01910		Focus H2 In-Car System	9,985.00		
1608	05/13/26	FIRST030 First Battalion Firefighting			1537
25-01701		Blowhard Commando 24" High	6,000.00		
1609	05/13/26	FOVE005 Foveonics Document Solutions			1537
25-01942		Scanning Documents	3,575.70		
1610	05/13/26	GREAT010 Great Lakes Recreation Co, LLC			1537
24-02573		Mountainview Park Playground	17,000.00		
1611	05/13/26	IDEMI005 Idemia Identity & Security			1537
25-02112		Live Scan System Upgrade	5,991.00		
1612	05/13/26	LTW00005 Let's Think wireless, LLC			1537
26-00710		Door Access System Equipment	2,900.00		
1613	05/13/26	MASUR005 Colliers Engineering & Design			1537
25-01848		2025 Road Program Design	13,850.00		

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
04		CAPITAL FUND CAPITAL CHECKING ACCOUNT	Continued		
1613		Colliers Engineering & Design	Continued		
25-02002		Stormwater System GIS Mapping	<u>9,097.50</u>		
			22,947.50		
1614	05/13/26	MCELW005 McElwee & Quinn, LLC			1537
26-00836		2026A Series BAN Sale	1,000.00		
1615	05/13/26	MUNIH005 FMHUB, LLC			1537
26-00746		2026A BAN Sale MuniCard	750.00		
1616	05/13/26	PHOEN005 Phoenix Advisors			1537
26-00843		2026 BAN Sale Services	4,345.25		
1617	05/13/26	REMIN005 Remington & Vernick Engineers			1537
24-02572		Mountainview Park Playground	17,185.63		
1618	05/13/26	SANTA005 Santander Bank, NA			1537
25-02033		Road Sweeper Lease Year One	63,099.04		
1619	05/13/26	SHIIN005 SHI International Corp			1537
25-01911		Panasonic Toughbook 55	5,521.16		
1620	05/13/26	SUPLE005 Suplee, Clooney & Company			1537
26-00837		2026A Series BAN Sale Services	8,500.00		
1621	05/13/26	WINNE005 Winner Ford			1537
25-01914		2026 Ford Utility Interceptors	90,976.00		
25-01916		2026 Ford Cab & Chassis	89,515.00		
25-02384		2026 Ford Transit 15 Passenger	<u>71,764.40</u>		
			252,255.40		
Checking Account Totals					
		Paid	Void	Amount Paid	Amount Void
		Checks: 17	0	431,226.79	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 17	0	431,226.79	0.00
05		SWIM POOL SWIMMING POOL CHECKING			
13322	05/13/26	CABLE005 Cablevision Raritan Valley		05/31/26	1538
26-00848		Swim Pool	205.39		
13323	05/13/26	KLEIN025 Klein, Donald			1538
26-00814		Various Pool Reimbursements	371.42		
13324	05/13/26	NJAME005 NJ American Water		05/31/26	1538
26-00822		Swim Pool	343.98		
13325	05/13/26	PUBLI020 Public Service Electric & Gas		05/31/26	1538
26-00824		Swim Pool Acct #1301700118	929.23		
13326	05/13/26	PUMPI005 Pumping Services, Inc		05/31/26	1538
26-00800		Control Technician Service	1,331.85		

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	

05 SWIM POOL		SWIMMING POOL CHECKING		Continued	
Checking Account Totals		Paid	Void	Amount Paid	Amount Void
	Checks:	5	0	3,181.87	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	5	0	3,181.87	0.00

WIRES		WIRE TRANSFER			
1673	05/29/26	DEPOS005 Depository Trust Company			1541
	26-00823	2022 & 2025 Series Debt Svc	1,105,103.33		
1674	05/29/26	BOROU030 Borough of Middlesex			1541
	26-00825	April Court Credit Card Fees	310.24		
1675	05/29/26	EBEMP005 EB Employee Solutions, LLC			1541
	26-00826	April Difference Card Fees	18,452.16		
1676	05/29/26	UNUML005 Unum Life Insurance			1541
	26-00827	May 2026	4,256.87		
1677	05/29/26	STATE005 State of NJ Health Benefits			1541
	26-00828	May 2026	230,031.83		
1678	05/29/26	STATE010 State of NJ H\B Fund-Retirees			1541
	26-00829	May 2026	179,200.15		
1679	05/29/26	LIBRA005 Library Board of Trustees			1541
	26-00830	May 2026	73,673.83		
1680	05/29/26	DEPOS005 Depository Trust Company			1541
	26-00844	2025 BAN Sale Redemption	135,662.11		
1681	05/29/26	BOARD010 Board of Education			1541
	26-00889	May 2026	2,424,989.00		
1682	05/29/26	DELTA005 Delta Dental Plan of NJ			1541
	26-00900	June 2026	8,356.14		
1683	05/29/26	MIDDL045 Middlesex County Treasurer			1541
	26-00929	Q2 2026 County Taxes	2,006,322.66		
1684	05/29/26	MIDDL045 Middlesex County Treasurer			1541
	26-00930	Q2 2026 Open Space Taxes	189,947.25		
1685	05/29/26	NJDEP030 NJ Dept of Environ Protection			1541
	26-00948	Renew Solid Waste Registration	1,956.00		
1686	05/29/26	PRUDE015 Empower Retirement, LLC			1541
	26-00954	Payroll 5/1/26	443.28		
1687	05/29/26	PRUDE015 Empower Retirement, LLC			1541
	26-00955	Payroll 5/15/26	428.12		

Check # PO #	Check Date Description	Vendor	Amount Paid	Reconciled/Void	Ref Num Contract
WIRES					
WIRE TRANSFER					
Continued					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
	Checks:		15	0	6,379,132.97      0.00
	Direct Deposit:		0	0	0.00      0.00
	Total:		15	0	6,379,132.97      0.00
Report Totals					
	Checks:		183	0	7,641,499.81      0.00
	Direct Deposit:		0	0	0.00      0.00
	Total:		183	0	7,641,499.81      0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	49,812.78	0.00	0.00	49,812.78
CURRENT FUND	6-01	7,143,891.17	0.00	0.00	7,143,891.17
	6-05	3,181.87	0.00	0.00	3,181.87
Year Total:		7,147,073.04	0.00	0.00	7,147,073.04
	C-04	431,226.79	0.00	0.00	431,226.79
GRANT FUND	G-02	5,436.23	0.00	0.00	5,436.23
TRUST RESERVE	T-03	7,950.97	0.00	0.00	7,950.97
Total of All Funds:		7,641,499.81	0.00	0.00	7,641,499.81



**Be it Resolved**, by the Mayor and Council of the Borough of Middlesex, New Jersey that:

**Resolution # 181-2026**

**Resolution 181-2026** Executive Session

**WHEREAS**, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting; and

**WHEREAS**, the Governing Body of the Borough of Middlesex has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public including: Public Safety - Illegal Occupancies; and

**WHEREAS**, the regular meeting of this Governing Body will reconvene.

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Middlesex will go into closed session for the following reason listed above as outlined in N.J.S.A. 10:4-12 and the minutes will be kept, and once the matter involving the confidentiality of the items no longer require confidentiality, the minutes can be made public.

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I Hereby Certify that the above resolution was duly adopted by the Governing Body of the Borough of Middlesex, at a meeting of said Borough Council on June 16, 2026

**RESULT:**                   **Adopted**  
**MOVER:**                   Council President Michael Conahan  
**SECONDER:**               Councilman Kevin Dotey  
**AYES:**                     Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn

Kelsey Meixner, Municipal Clerk