

**AGENDA**  
**BOROUGH OF DUNELLEN**  
**PUBLIC MEETING, MONDAY FEBRUARY 7, 2022**

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1. Call to Order and Pledge of Allegiance
2. Sunshine Statement and Roll Call by Municipal Clerk
3. Accept Minutes of January 10, 2022
4. Mayor's Appointments to Boards, Commissions and Authorities  
    Appoint Shronda Wise-Schimpf to the Mayor's Cannabis Task Force
5. Proclamation in honor of Black History Month
6. **ORDINANCE—INTRODUCTION**
  - 2022-03, Amended Sewer Utility fees
  - 2022-05, to approve a Long-Term Tax Exemption and Financial Agreement between the Borough of Dunellen and 150 North Urban Renewal, LLC.
  - 2022-06, Fire Department Bond Ordinance for the reconstruction of the Borough Fire Station and the acquisition of fire trucks and equipment
  - 2022-07, Sewer Utility Bond Ordinance, repairs to Railroad Avenue, as well as within Block 67, Lot 3 between Grove Street and South Avenue
7. **ORDINANCE—PUBLIC HEARING AND ADOPTION**
  - 2022-01, Amended Dunellen Sign Ordinance
  - 2022-02, Amended Chapter 115, adding breweries, meaderies, distilleries and winery salesrooms
  - 2022-04, Revised and Amended Dunellen Downtown Redevelopment Plan
8. **RESOLUTIONS**
  1. Approve bills to be paid
  2. Approve application to the Complete Streets Technical Assistance Program
  3. Award contract to DMR Architects for Code Analysis of Dunellen Fire House
  4. Approve Street Fair by the Dunellen Fire Company
  5. Award contract for digital sign for Washington Park
  6. Appoint Justin A. Troulis as a probationary firefighter in the Dunellen Fire Department
  7. Appoint Genao Lukan as a probationary junior firefighter in the Dunellen Fire Department
  8. Amend Resolution 09-20-2021: #2 awarding a contract to Myers Conditioning for work to be done on the Maurer House
  9. Amend Resolution 01-01-2022: #30 appointing Line and Executive Officers of the Dunellen Fire Department
  10. Authorize Temporary Capital Budget
  11. Authorize Emergency Appropriation for emergency repair to the sanitary sewer under Railroad Avenue as well as within Block 67, Lot 3 between Grove Street and South Avenue

12. Award contract to Stilo Excavation, Inc., for emergency repair to the sanitary sewer under Railroad Avenue as well as within Block 67, Lot 3 between Grove Street and South Avenue
13. Award contract to CME Associates for construction phase of emergency repair to the sanitary sewer under Railroad Avenue as well as within Block 67, Lot 3 between Grove Street and South Avenue
- 13-A. Authorize release of performance guarantees to 216 North Avenue Associates, LLC.
- 13-B. Acknowledge payment by 216 North Avenue Associates, LLC., of monies for streetlamp improvement on North Avenue
- 13-C. Authorizing the Borough of Dunellen to apply the cash bond portion posted by Primax Properties, LLC., on the 216-234 North Avenue Project to reimburse the Borough for costs incurred to install streetlights, and to return any remaining balance to Primax Properties, Inc. LLC.

9. **FIRE DEPARTMENT AWARD CONSENT RESOLUTIONS**

14. Award contracts to Wireless Communications & Electronics for Fire Department purchases
15. Award a contract to Continental Fire & Safety for a Bullard #NXTBundle Thermal Imager Package
16. Award a contract to New Jersey Fire Equipment Company for the purchase of Air-Paks and Accessory equipment
17. Award a contract to Knox Company for five Knox Boxes with licenses
18. Award a contract to Absolute Fire Protection co., Inc., for the removal of amkus reels and other equipment

10. **CONSENT AGENDA**

19. Approve cancellation of property taxes for Block 83, Lot 4
20. Authorize tax sale redemption for Block 80, Lot 1
21. Authorize tax sale redemption for Block 43, Lot 12
22. Authorize tax sale redemption for Block 35, Lot 31
23. Approve payment to King Moench Hirniak & Mehta, LLP., for legal work done on various Planning Board escrow accounts
24. Approve payment to Windels Marx from the Interim Cost Agreement for legal work done on various Planning Board escrow accounts
25. Approve payment to CME Associates for engineering work done on various Planning Board escrow accounts
26. Approve payment to NW Financial Group, LLC., for financial work done on various Planning Board escrow accounts
27. Approve payment to John Bruder for legal work done on various Planning Board escrow accounts

11. **REPORTS**

12. **PUBLIC COMMENTS**

13. **ADJOURNMENT (Resolution 02-07-2022: #28)**