

August 1, 2022

Note: This meeting was in a hybrid format, with limited seating in the Council Chambers supplemented by teleconference for the public who could not attend.

Minutes of the public meeting of the Mayor and Council of the Borough of Dunellen held on August 1, 2022.

Mayor Jason F. Cilento called the meeting to order at 7:00 p.m. and he led the Pledge of Allegiance.

Municipal Clerk William Robins read the Sunshine Statement and called the Roll.

Present: Jason Cilento, Trina Rios, Teresa Albertson, Jessica Dunne, Joseph Paltjon, Daniel Cole Sigmon and Harold VanDermark

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On the motion of Mr. Sigmon and seconded by Dr. Dunne it was moved to accept the Minutes of the Meeting of June 20, 2022.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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On the motion of Mr. Sigmon and seconded by Mr. VanDermark it was moved to accept the Minutes of the Meeting of July 5, 2022.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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On the motion of Mrs. Albertson and seconded by Dr. Dunne it was moved to accept the Minutes of the Meeting of July 13, 2022.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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On the motion of Mr. Sigmon and seconded by Mr. VanDermark it was moved to accept the following:

**ORDINANCE 2022-20**

**BOROUGH OF DUNELLEN**

The following ordinance is being Introduced for first reading on August 1, 2022. It will be further considered, after public hearing, on September 6, 2022. Copies of this ordinance will be available to the public on the municipal bulletin board and from the Municipal Clerk's Office.

Ordinance 2010-15, adopted on November 1, 2010, amended Chapter 150, Sections 150-3 and 150-4, Building Code and Subcode fees. It was further amended by Ordinance 2016-17, adopted December 19, 2016, Ordinance 2018-08, adopted September 4, 2018, and Ordinance 2018-14, adopted December 2, 2018. It is now being presented for further amendment.

**BE IT ORDAINED** by the Borough Council of the Borough of Dunellen, County of Middlesex, State of New Jersey, that Chapter 150 is amended in part in regard to Section 150-3 and 150-4, Building Code and Subcode Fees as follows (based upon the New Jersey Uniform Construction Code, Chapter 23 of Title 5 of the NJ Administrative Code):

Section 150-3: **Construction Permit Fees.** The fee for a construction permit shall be the sum of the subcode fees listed in (1) through (6) hereof and shall be paid before the permit is issued.

A. Building Subcode fees:

1. A minimum fee for the building subcode shall be seventy-five (\$75.00) dollars.
2. For new construction volume (cubic feet) multiplied by 0.050.
3. For renovations, alterations and repair thirty five (\$35.00) dollars per one thousand dollars of estimated cost of work.
4. For combinations of renovations and additions, the sum of the fees computed separately as renovations and additions.

5. Flat Fees

a. Tank Removal	\$75.00
b. Shed (Less than 300 square feet)	\$75.00
c. Fireplace	\$75.00
d. Pools Above ground	\$75.00
In-ground	\$120.00
e. Signs	\$5.00 per square feet
f. Demolition One car garage	\$70.00
Two car garage	\$100.00
One family dwelling	\$500.00
Two family dwelling	\$500.00
Multi-family dwelling	\$1,000.00
Commercial Building	\$1,000.00
g. Tents	\$92.00
h. Monitoring Wells	\$60.00 per well

6. Certificate of Occupancy fee is 10% of total permit costs

B. Plumbing Subcode Fees:

1. A minimum fee for the plumbing subcode shall be seventy-five (\$75.00) dollars.
2. The fee shall be in the amount of twenty-five (\$25.00) dollars per fixture, piece of equipment or appliance connected to the plumbing system, and for each appliance connected to the gas or oil piping system.

For the purpose of computing this fee, fixtures shall include but not be limited to lavatories, kitchen sinks, slop sinks, urinals, water closets, bathtubs; shower stalls laundry tubs, floor

drains, drinking fountains, dishwashers, garbage disposals, hot water heaters, washing machines or similar devices.

3. The fee shall be in the amount of Sixty-Five (\$65.00) dollars per special devices.

For the purpose of computing this fee, special devices shall include but not be limited to steam boilers, furnaces, A/C units, grease trap, interceptor/separator, water connection, sewer connection, sewer ejector, sewer pumps, backflow preventer, and tank installation.

C. Electrical Subcode Fees:

1. A minimum fee for the electrical subcode shall be seventy-five (\$75.00) dollars.

2. For the purpose of computing fees, outlets or fixtures shall include, but not be limited to, lighting fixtures, switches, smoke or heat detectors, convenience receptacles, burglar alarms, intercom panels, thermostats, and motors and devices of less than 1 h.p. or 1 k.w.

From 1 to 25 receptacles or fixtures	\$50.00
For each additional 25 receptacles or fixtures	\$50.00

3. For the purpose of computing these fees, the term service panel, sub-panel, feeder, switches, and switchboards:

Up to 100 amps	\$100.00
101 to 201 amps	\$175.00
Each additional 100 amps	\$50.00

4. For the purpose of computing these fees, all motors except those in plug-in appliances shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current:

Motors and electrical devices:

1 h.p. up to 5 h.p.	\$50.00
6 h.p. up to 25 h.p.	\$75.00
26 h.p. up to 100 h.p.	\$100.00
For each increase of 50 h.p.	\$25.00

Transformers and generators over,

1 kw up to 5 kw	\$50.00
6 kw up to 25kw	\$75.00
26 kw up to 100 kw	\$100.00
For each increase of 50 kw	\$25.00

5. The fees for pools, fountains and similar installations

Above ground, includes bonding & motor	\$100.00
In-ground, includes bonding & motor	\$150.00

6. Light standards \$100.00

D. Fire Subcode fees:

1. Hard wire interconnected smoke detectors (R3 & R5) \$25.00 per unit
2. For fire sprinkler system the fee shall be as follows:
 

20 or fewer heads	\$100.00
21 to 100 heads	\$200.00
101 to 200 heads	\$350.00
201 to 400 heads	\$800.00
401 to 1000 heads	\$1,200.00
Over 1000 heads	\$1,500.00

In computing fees for heads and detectors, the number shall be counted separately and two fees, one for heads and one for detectors, shall be charged.

3. Fire standpipe system \$267.00
4. Independent pre-engineer system \$250.00
5. Gas or oil-fired appliance \$75.00
6. Kitchen exhaust system \$100.00
7. Incinerator system \$426.00
8. Crematorium system \$426.00
9. Smoke control system \$300.00

E. Zoning Fees:

- a. \$125.00 Residential
- b. \$200.00 Commercial
- c. \$1,000.00 (annually) Massage Parlor
- d. \$2,000.00 (annually) Tattoo parlor, Body Piercing Establishment (excluding ear piercing) (Proof of active current license)
- e. \$1,000.00 (annually) Microblading
- f. \$150.00 (annually) Tanning Salon
- g. Late Fees: for E (c), E (d), E (e), and E (f), if any fee is not paid within 30 days of its due date, a late fee surcharge of \$75.00 will be assessed for each calendar month or any

part thereof following the due date of such fee. These late fees will be collected by the Municipal Clerk's Office prior to the issuance of any permit or license.

F. Sewer Connection Fee:

\$1,800.00 per connection

G. Certificate of continuing occupancy.

The Construction Department shall prepare appropriate application forms for a certificate of continuing occupancy. These forms shall be requested and completed by the owner, agent, realtor, broker, or other individual of such property and a certificate granted before a change of ownership shall take place.

H. Certificate of lease occupancy and registration.

The Construction Department shall prepare appropriate application forms for a certificate of leased occupancy and the registration of each property. These forms shall be requested and completed by the owner, agent, broker or other individual representing such rental properties. Inspections shall be arranged for, completed, and a certificate granted before any actual change in occupancy shall take place

I. The following will be a per-unit fee.

1. Initial inspection (more than 72 hours' notice): \$125.
2. Reinspection: \$80.
3. Emergency inspection (less than 72 hours' notice): \$150

J. Multi-dwelling and apartment building inspections at time of sale.

1. The Construction Department shall inspect and issue certificates of continued occupancy on the sale of residential multiple-dwelling units and apartment buildings in order to ensure compliance with the New Jersey Uniform Construction Code, New Jersey State Uniform Fire Code, International Property Maintenance Code, New Jersey State Housing Code, New Jersey Hotel and Multiple Dwelling Code and Regulations adopted for all buildings, structures and premises within the established boundaries of the Borough of Dunellen.

2. In performing said inspections, the following fees shall be charged to the seller of the residential multiple-dwelling unit or apartment buildings:

- (a) Fewer than nine units: \$100 per unit.
- (b) Ten to 50 units: \$1,500 flat fee.
- (c) Fifty-one to 100 units: \$2,500 flat fee.
- (d) Commercial space: \$300 plus per-dwelling-unit fee above.

K. The fees for Section J shall be paid before a permit is issued.

L. Violations and penalties.

Any person or persons who violates any provision of this article is subject to penalties of not more than \$2,000.00.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mr. VanDermark it was moved to accept the following:

### **ORDINANCE 2022-21**

The following Ordinance is being Introduced for first reading on August 1, 2022. It will be furthered considered for public hearing and adoption on September 6, 2022, at 7:00 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey. Copies of this ordinance will be posted on the Municipal Bulletin Board and will be available at the Office of the Borough Clerk for any interested members of the public.

#### **ORDINANCE REPEALING AND AMENDING SECTIONS OF CHAPTER 50 OF THE BOROUGH CODE**

**WHEREAS**, the Dunellen Borough Council adopted Ordinance 02-13 (Chapter 50 of the Dunellen Municipal Code) establishing the Borough’s Personnel Policies on October 7, 2002; and

**WHEREAS**, the Personnel Policies set forth in Chapter 50 were subsequently updated by adoption of Ordinances 2010-14, 2010-16, 2015-11, 2017-08, and 2017-09; and

**WHEREAS**, the Mayor and Council have since passed resolution 08-01-2022: #9 adopting a Personnel Policies and Procedures Handbook (“Handbook”) to serve as a governing document for personnel matters involving employees, volunteers, appointed officials, and independent contractors of the Borough; and

**WHEREAS**, the Personnel Policies in Chapter 50 have been incorporated into the Handbook and updated, as necessary, to adhere to best employment practices and changes in the law; and

**WHEREAS**, the Mayor and Council have determined that it is in the best interests of the Borough to repeal those sections of Chapter 50 which contain personnel policies addressed in the Handbook.

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

1. Section 50-1, and Sections 50-3 through 50-21 of the Borough Code are hereby repealed.
2. Section 50-2 (“Personnel Office”) will be recodified as Section 50-1.
3. A new Section 50-2 will be codified titled “Personnel Policies and Procedures Handbook,” containing the following subsections:

- a. The personnel policies of the Borough are set forth in a document entitled "Personnel Policies and Procedures Handbook."
- b. The Handbook, and any amendments thereto, shall be adopted by resolution of the Borough Council and shall have the same force and effect as if they were set forth at length in this Chapter.
- c. A copy of the Handbook shall be provided to each employee; copies of all amendments thereto shall be provided to each employee immediately after adoption of any such amendment.
- d. Implementation, enforcement and interpretation of the Handbook shall be the responsibility of the Borough Administrator.

4. Effective Date

This Ordinance shall be effective upon passage and publication as required by law.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

**ORDINANCE 2022-18**

**ORDINANCE OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY APPROVING APPLICATION FOR A LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH 120 - 126 NORTH AVENUE URBAN RENEWAL, LLC IN CONNECTION WITH BLOCK 1, LOTS 19, 20 AND 21 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF DUNELLEN**

**WHEREAS**, the Borough of Dunellen, in the County of Middlesex (the “**Borough**”), a public body corporate and politic of the State of New Jersey (the “**State**”) is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the Borough constitute an area in need of redevelopment; and

**WHEREAS**, pursuant to the Redevelopment Law, improvements to property located within an area in need of redevelopment may qualify for long term tax exemptions under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “**Exemption Law**”); and

**WHEREAS**, on May 5, 2003, the Borough Council in accordance with provisions of the Redevelopment Law and based upon the report and recommendation of the Planning Board, designated, among others, certain property identified on the official Tax Maps of the Borough as Block 1, Lots 19, 20, and 21 (the “**Project Area**”) as a non-condemnation “area in need of

redevelopment” under the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “**Redevelopment Law**”); and

**WHEREAS**, on August 9, 2004, the Borough Council adopted an ordinance adopting a Redevelopment Plan, prepared by CME Associates (Michael J. McClelland, P.E., P.P., C.M.E., and Bruce J. Rydel, P.P., AICP) entitled “Dunellen Downtown Redevelopment Plan” and dated July 12, 2004 (the “**Initial Redevelopment Plan**”); and

**WHEREAS**, the Initial Redevelopment Plan was subsequently amended by ordinance on June 6, 2011, August 5, 2013, and November 3, 2014; and

**WHEREAS**, the Borough Council duly adopted an ordinance adopting an amended redevelopment plan, for the Project Area, along with other properties, entitled “Dunellen Downtown Redevelopment Plan Phase 1”, dated May 16, 2016, and most recently amended June 7, 2021 pursuant to Borough Ordinance 2021-10, and entitled “Amended and Restated Dunellen Downtown Redevelopment Plan Phase 1” (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, an affiliated entity of 120 - 126 North Avenue Urban Renewal, LLC (the “**Entity**”) is the owner of the Project Area and shall convey the Project Area to the Entity; and

**WHEREAS**, the Entity is a New Jersey corporation qualified to do business under the provisions of the Exemption Law with offices at 5 Corporate Drive, Suite 100, Central Valley, New York 10917; and

**WHEREAS**, simultaneously herewith, the Borough and the Entity are entering into a redevelopment agreement (the “**Redevelopment Agreement**”) in order to implement the development, design, financing, and construction of a mixed-use development including one, three-story building containing a total of thirty-three (33) residential, rental units, including twenty-eight market-rate units and five (5) units affordable to very low-, low- and moderate-income households, along with 2,192 square feet of ground floor commercial space, together with thirty-five (35) on-site parking spaces, all in accordance with the provisions of the Redevelopment Plan (the “**Project**”); and

**WHEREAS**, in order to enhance the economic viability of and opportunity for a successful project, the Entity submitted to the Mayor an application (the “**Application**”), which is on file with the Borough Clerk, seeking a tax exemption in connection with the Project pursuant to the Exemption Law in exchange for which the Entity proposes to make payments to the Borough in lieu of taxes; and

**WHEREAS**, the Entity also submitted to the Mayor a form of financial agreement attached to the Application, establishing the rights, responsibilities, and obligations of the Entity; and

**WHEREAS**, the Mayor submitted the Application and the financial agreement attached hereto as Exhibit A (the “**Financial Agreement**”) to the Borough Council with his recommendation for approval, a copy of which recommendation is on file with the Borough Clerk; and



**WHEREAS**, the Borough Council has determined that the Project represents an undertaking permitted by the Exemption Law.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE BOROUGH OF DUNELLEN, NEW JERSEY AS FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Application for tax exemption and Financial Agreement are hereby approved.

**Section 3.** The Mayor is hereby authorized and directed to execute the Financial Agreement substantially in the form attached as **Exhibit A** together with such additions, deletions and other modifications deemed necessary upon consultation with counsel to the Borough, and prepare, amend or execute any other agreements necessary to effectuate this ordinance, subject to modification or revisions, as deemed necessary and appropriate.

**Section 4.** The Clerk of the Borough is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Borough upon such document.

**Section 5.** The Borough Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Borough in accordance with Section 12 of the Exemption Law.

**Section 6.** In accordance with P.L. 2015, c. 247, within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Entity, the Borough Clerk also shall transmit a certified copy of this Ordinance and the Financial Agreement to the chief financial officer of Middlesex County and to the Middlesex County Counsel for informational purposes.

**Section 7.** The Mayor and Borough Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Borough, in consultation with Borough counsel, as is necessary to effectuate the terms of the Financial Agreement.

**Section 8.** If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

**Section 9.** This ordinance shall take effect in accordance with all applicable laws.

Dan Mariniello of NW Financial gave a presentation regarding this Financial Agreement. His remarks can be found on the YouTube video: <https://www.youtube.com/watch?v=a5Ng7qhPXwA>  
From minute 10 to minute 38.

Mr. Mariniello's PowerPoint presentation can also be found on the Redevelopment page of the Dunellen website: [https://www.dunellen-nj.gov/redevelopment/120\\_-\\_126\\_north\\_avenue.php](https://www.dunellen-nj.gov/redevelopment/120_-_126_north_avenue.php)

Mayor Cilento had opened the meeting to comments by Council and the public during the presentation.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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On the motion of Mr. Sigmon and seconded by Dr. Dunne it was moved to accept the following:

## **ORDINANCE 2022-19**

### **BOND ORDINANCE STATEMENT AND SUMMARY**

The bond ordinance, the summary terms of which are included herein, was Introduced on July 13, 2022. It is now being presented for public hearing and adoption by the Borough of Dunellen, in the County of Middlesex, State of New Jersey on August 1, 2022. Copies of the full bond ordinance are available at no cost and during regular business hours at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE AMENDING THE TITLE AND SECTION 3(a) OF BOND ORDINANCE NUMBERED 2022-07 OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, FINALLY ADOPTED FEBRUARY 22, 2022, IN ORDER TO AMEND THE DESCRIPTION OF THE PROJECT

Purposes:

A) To amend in its entirety the title of Bond Ordinance numbered 2022-07 of the Borough of Dunellen, in the County of Middlesex, New Jersey (the "Borough"), finally adopted February 22, 2022 ("Bond Ordinance #2022-07"), to read as follows:

"BOND ORDINANCE PROVIDING FOR SEWER UTILITY IMPROVEMENTS IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$400,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF."

B) To amend Section 3(a) of Bond Ordinance #2022-07 to include the installation of a siphon in the sanitary sewer line on or near Pulaski Street and to read as follows:

"The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is sewer utility improvements, including the installation of a siphon in the sanitary sewer line on or near Pulaski Street and sewer utility repairs to Railroad Avenue, as well as within Block 67, Lot 3

between Grove Street and South Avenue, including, but not limited to, excavation, trench protection, bypass pumping, bedding, backfilling, dewatering and restoration and further including all work and materials necessary therefor and incidental thereto.”

Appropriation: \$0  
Bonds/Notes Authorized: \$0  
Grant Appropriated: N/A  
Section 20 Costs: \$0  
Useful Life: N/A

Mayor Cilento noted that there is a Middlesex County program to replace the Pulaski Street Culvert and this repair of a siphon that is under Dunellen’s control needs to be done before the County undertakes its program.

At this point, Mayor Cilento opened the meeting to comments by Council and the public. There were no comments.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

**08-01-2022: #1**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

The bills, as per the attached list, are hereby authorized for payment.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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On the motion of Mr. Sigmon and seconded by Dr. Dunne it was moved to accept the following:

**08-01-2022: #2**

RESOLUTION OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, DESIGNATING A REDEVELOPER AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 1, LOTS 19, 20, & 21

WHEREAS, the Borough Council of the Borough of Dunellen, in the County of Middlesex, New Jersey (the “Borough”) (the “Borough Council”), pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), and based upon the report and recommendation of the Dunellen Planning Board (the “Planning

Board”), designated, among others, certain property identified on the official Tax Maps of the Borough as Block 1, Lots 19, 20 and 21 as an “area in need of redevelopment” (collectively, the “Project Site”); and

WHEREAS, the Borough Council duly adopted a redevelopment plan for the Project Site, along with other properties, entitled, “Dunellen Downtown Redevelopment Plan Phase 1”, dated May 16, 2016 and most recently amended June 7, 2021, entitled “Amended and Restated Dunellen Downtown Redevelopment Plan Phase 1”, (as the same may be amended and supplemented from time to time, the “Redevelopment Plan”); and

WHEREAS, on March 1, 2021, the Borough Council adopted Resolution 03-01-2021: ##5-B, naming the “North Avenue Portfolios LLC” as Conditional Redeveloper of the Project Site and authorizing the execution of a conditional redeveloper’s agreement with respect thereto; and

WHEREAS, 120 – 126 North Avenue Urban Renewal, LLC (the “Redeveloper”) is a duly-formed corporation, an affiliate of North Avenue Portfolios, and was formed for the single purpose of initiating and conducting projects for the redevelopment of the Project Site pursuant to the Redevelopment Plan; and

WHEREAS, in order to effectuate the Redevelopment Plan and the redevelopment of the Property, the Borough desires to designate the Redeveloper as “redeveloper” of the Project Site and authorize the execution of a Redevelopment Agreement with the Redeveloper (in the form attached hereto as Exhibit A, the “Redevelopment Agreement”); and

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Dunellen, in the County of Middlesex, New Jersey, as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. The Redeveloper is hereby designated as the “redeveloper” of the Property.

Section 3. The Mayor of the Borough is hereby authorized and directed to execute the Redevelopment Agreement, in the form attached hereto as Exhibit A, with such changes, omissions, or amendments as the Mayor deems appropriate in consultation with the Borough’s redevelopment counsel, planning consultant, and other professionals, and the Borough Clerk is hereby authorized and directed to attest to the signature of the Mayor and to affix the seal of the Borough to the Redevelopment Agreement, if applicable. Upon execution and attestation of same, the Mayor is hereby authorized to deliver the Redevelopment Agreement to the other party thereto.

Section 4. This resolution is contingent upon full payment of any and all outstanding escrow, legal and engineering invoices to date, and thereafter shall take effect immediately.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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On the motion of Mr. VanDermark and seconded by Mrs. Albertson it was moved to accept the following:

**08-01-2022: #3**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

The following person is hired as part-time employee of the Recreation Department:

Shaka Solomon Sadio Recreation Department Site and Events Manager

\$15.00 per hour

This is a part-time position without benefits.

This hire is effective as of August 2, 2022.

Yes: Albertson, Dunne, Rios, Sigmon and VanDermark

No: Paltjon

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On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

**08-01-2022: #4**

**BOROUGH COUNCIL RESOLUTION PROVIDING HEALTH BENEFITS FOR CERTAIN RETIRED EMPLOYEES**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

**WHEREAS**, N.J.S.A. 52:14-17.38 (Chapter 48) and N.J.S.A. 40A:10-23, permit municipalities to provide paid medical benefits to certain retirees;

**WHEREAS**, Resolution 01-14-2019: #2 and its accompanying Resolution Addendum set forth the Borough's obligations to provide retiree medical benefits consistent with Chapter 48;

**WHEREAS**, the Borough now seeks to amend said Resolution and Addendum to set forth retiree health benefits for eligible employees who retire on or after January 1, 2023;

**NOW THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Dunellen, County of Middlesex, State of New Jersey, that, pursuant to N.J.S.A. §§ 52:14-17.38 (Chapter 48) and 40A:10-23 the Borough will provide, at its cost, medical insurance coverage, excluding premiums for Medicare Part B, to any eligible employee (including his/her dependents) who has retired from a State or locally administered pension system. Retirees will be responsible for

all co-pays and deductibles associated with their Plan. Eligible employees who retire on or after January 1, 2023, shall contribute to the cost of their Borough-provided retiree health benefits at the rates established by the Year IV contribution chart in P.L. 2011, Ch. 78.

For purposes of this resolution, “eligible employee” shall mean:

1. An employee who has retired on a Disability Pension and has served as an employee of the Borough for no fewer than 20 years at the time of Disability Retirement; or
2. An employee who has retired from a State or locally administered retirement system with 25 years or more of service credit in that system, and who has served as an employee of the Borough of Dunellen for no fewer than 25 years at the time of retirement from the State or locally administered retirement system.

**BE IT FURTHER RESOLVED** that any retiree who was not eligible to receive medical insurance coverage during his or her employment will also be ineligible to receive such benefits during retirement. This policy shall not supersede the terms of any binding collective negotiations agreement, which shall remain in force during the life of the agreement.

**BE IT FURTHER RESOLVED** that this resolution affects employees as shown on the attached Chapter 48 *Resolution Addendum*, which is effective January 1, 2023.

**BE IT FURTHER RESOLVED** that adoption of this resolution does not free the Borough of the obligation to pay for post-retirement medical benefits of eligible employees who qualified for those payments under any Chapter 88 Resolution or Chapter 48 Resolution adopted previously by Council.

**BE IT FURTHER RESOLVED** that this resolution will remain in effect until properly amended or revoked with the State Health Benefits Program (“SHBP”). Council recognizes that while the Borough participates in the SHBP, it is responsible for providing the payment for post-retirement medical coverage as listed in the attached *Chapter 48 Resolution Addendum* for all employees who qualify for this coverage while this resolution is in force.

**BE IT FURTHER RESOLVED** that Council understands that the Borough is required to provide the New Jersey Division of Pensions & Benefits (“NJDPB”) complete copies of all contracts, ordinances, and resolutions that detail post-retirement medical payment obligations it undertakes. Council also recognizes that the Borough may be required to provide the NJDPB with information needed to carry out the terms of this resolution.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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On the motion of Mr. Sigmon and seconded by Dr. Dunne it was moved to accept the following:

**08-01-2022: #5**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

**FORM 1B – DMHAS Youth Leadership Grant**

**WHEREAS**, the Governor’s Council on Alcoholism and Drug Abuse (GCADA) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey. In coordination with GCADA, the New Jersey Department of Human Services/Division on Mental Health and Addiction Services (DMHAS) has awarded a Youth Leadership Grant to the GCADA Municipal Alliance Program.

**WHEREAS**, The Borough Council of the Borough of Dunellen, County of Middlesex, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS**, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Borough Council has applied for DMHAS Youth Leadership funding through the Governor’s Council on Alcoholism and Drug Abuse through the County of Middlesex;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Dunellen, County of Middlesex, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize acceptance of an application for DMHAS Grant funding for the Dunellen Municipal Alliance for Year One Grant Term 7/1/22 – 3/14/23 in the amount of:  
DMHAS Grant Funding     \$ 5,000
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Yes: Dunne, Paltjon, Rios, Sigmon and VanDermark  
Abstain: Albertson

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On the motion of Mr. VanDermark and seconded by Mr. Sigmon it was moved to accept the following:

**08-01-2022: #6**

MRC/Gametime is awarded a contract for the provision of playground equipment in Morecraft Park, at a cost not to exceed \$77,268.35. This contract is per ESCNJ Contract #ESCNJ 20/21-06.

Mayor Cilento noted that this award is for playground equipment with delivery in eight weeks and another four weeks for installation. Funding is partially from a bond and some from CDBG grants and some from a developer's contribution.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

**08-01-2022: #7**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

WHEREAS, by Resolution 04-18-2022: #4, James F. Nolan, was hired as an independent mediator on behalf of the Borough of Dunellen, at a rate of \$250.00 per hour, for an amount not to exceed \$5,000.00.

WHEREAS, additional funds need to be authorized for the continuation of his mediation.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Dunellen, that an additional \$5,000.00 be certified for James F. Nolan, Esq., Mediator.

Mr. VanDermark asked how much longer will this process take? Mr. Bruder replied that Mr. Nolan will be trying to wrap everything up within the next few weeks.

Yes: Albertson, Dunne, Rios, and Sigmon

No: Paltjon and VanDermark

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On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

**08-01-2022: #8**

Straight Edge Striping, LLC., is awarded a contract for striping of certain portions of Madison Avenue, Mountainview Terrace, Fourth Street, Third Street, Second Street, First Street, Dunellen Avenue, Front Street, North Avenue Ext., and Pulaski Street, at a cost not to exceed \$20,974.60.



Mayor Cilento noted that this is a separate contractor to do the utility roads. The streets will be divided up between those paved by or to be paved by the utility companies (NJ American Water and PSE&G) and those being paved under our Mill and Pave Program.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mr. VanDermark it was moved to accept the following:

**08-01-2022: #9**

**BOROUGH COUNCIL RESOLUTION ADOPTING PERSONNEL POLICIES AND PROCEDURES HANDBOOK**

**WHEREAS**, Borough of Dunellen (“Borough”) Administration in consultation with Labor Counsel has prepared a Policies and Procedures Handbook (“Handbook”) to serve as a governing document for personnel matters involving employees, volunteers, appointed officials, and independent contractors of the Borough; and

**WHEREAS**, Labor Counsel has reviewed the Handbook to be compliant with the law, adhere to best employment practices, and meet the requirements of the Employment Practices Liability Program of the New Jersey Municipal Excess Liability Joint Insurance Fund; and

**WHEREAS**, the Mayor and Council have reviewed the Handbook; and

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council hereby adopt the attached Handbook dated July 2022; and

**BE IT FURTHER RESOLVED** that the policies and procedures set forth in the Handbook shall be effective immediately upon adoption of this Resolution; and

**BE IT FURTHER RESOLVED** that copies of the Handbook will be distributed and made available to all current and future Borough employees, volunteers, appointed officials, and independent contractors; and

**BE IT FURTHER RESOLVED** that the Handbook is intended to provide guidelines covering public service and is not a contract; and

**BE IT FURTHER RESOLVED** that in the event there is a conflict between the Handbook and any collective negotiations agreement, personnel services contract, or Federal or State law, the terms and conditions of that contract or law shall prevail. In all other cases, the policies and procedures in the Handbook shall prevail; and

**BE IT FURTHER RESOLVED** that the provisions of the Handbook may be amended and supplemented from time to time without notice and at the sole discretion of the Borough.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

On the motion of Mrs. Albertson and seconded by Mr. Sigmon it was moved to accept the following:

**08-01-2022: #10**

**A RESOLUTION TO AFFIRM THE BOROUGH OF DUNELLEN’S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS**

**WHEREAS**, it is the policy of the Borough of Dunellen (“Borough”) to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act; and

**WHEREAS**, the Mayor and Borough Council are unequivocally committed to enforcing this policy; and

**WHEREAS**, the Mayor and Borough Council wish to outline the rights, responsibilities and procedures relating to this policy.

**NOW, THEREFORE BE IT ADOPTED** by the Mayor and Borough Council that:

**Section 1:** No official, employee, appointee or volunteer of the Borough by whatever title known, or any entity that is in any way a part of the Borough shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person’s constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough’s business or using the facilities or property of the Borough.

**Section 2:** The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, which receives authorization or support in any way from the Borough to provide services that otherwise could be performed by the Borough.

**Section 3:** Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

**Section 4:** The Borough has established written procedures in the Personnel Policies and Procedures Handbook for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures include alternate

ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

**Section 5:** No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

**Section 6:** It is the Borough's policy for Borough personnel, including officials, employees, appointees and volunteers, to periodically complete training concerning their duties, responsibilities and rights pursuant to the applicable Federal and State laws concerning discrimination, harassment and civil rights.

**Section 7:** The Borough Administrator and/or his/her designee shall establish a system to monitor compliance with training and shall at least annually report to Borough Council the results of the monitoring.

**Section 8:** The Borough Administrator and/or his designee shall cause this resolution and the procedures established pursuant to this resolution to be communicated within the Borough.

**Section 9:** A copy of this resolution shall be posted on the Borough's web site and published in the official newspaper of the Borough in order for the public to be made aware of the Borough's commitment to the implementation and enforcement of the policy set forth in this resolution.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mr. VanDermark it was moved to accept the following:

**08-01-2022: #10-A**

**CANCEL IMPROVEMENT AUTHORIZATIONS IN THE CAPITAL FUND**

WHEREAS, it is necessary to formally cancel Improvement Authorizations from the General Capital Fund that are no longer active, and

WHEREAS, the Borough CFO is hereby directed to cancel such Improvement Authorizations to Capital Fund Balance or to Deferred Charges to Future Taxation -Unfunded,

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DUNELLEN:

That the following Improvement Authorization balances be and they are hereby canceled:

Ord. No.	Description	Total	Fund Balance/ Capital Improvement	Deferred Charges – Unfunded
2005-21	Supplemental Appropriation – Columbia Park	\$155,228.12	\$155,228.12	
2006-18	Supplemental Appropriation – Sanitary Sewer	9,456.10	9,456.10	
2012-11	Various Capital Improvements	64,871.93	61,271.93	\$3,600.00
2013-07	Various Capital Improvements	4,143.32		4,143.32
2015-05	Improvements to Madison Ave	1,701.62		1,701.62
2015-08	Various Capital Improvements	12,762.07	12,762.07	
2015-10	Acq. of Dispatch Equipment	64,093.92	64,093.92	
2016-11	Various Capital Improvements	13,223.37	13,223.37	
2016-12	Parking Lot Improvements	74,141.15	18,706.50	55,434.65
2018-02	Prospect Avenue Improvements	9,325.46		9,325.46
2018-06	Various Capital Improvements	313,237.30		313,237.30
2018-10	Repaving Madison & Prospect	9,577.17		9,577.17
2018-16	Engineering Services for Columbia Park	33,827.24		33,827.24
2019-07	Columbia Park Improvements	33,667.63		33,667.63
2019-12	Grove Street Improvements	61,936.17		61,936.17
2020-02	Various Capital Improvements	7,712.00		7,712.00
2020-12	Stormwater Jackson & Third Street/ Madison & Mountainview	6,300.00	6,300.00	
	<b>Total Canceled</b>	<b>\$875,204.37</b>	<b>\$341,041.81</b>	<b>\$534,162.56</b>

Mayor Cilento noted that this resolution cancels some funding in open bonds, freeing up monies to be used for other purposes. He thanked the Finance Committee for their time in reviewing these bonds.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

**CONSENT AGENDA:**

On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

**08-01-2022: #11**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

WHEREAS, the following taxpayer has filed an appeal with the Tax Court and has received judgment reducing their assessment:

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South

Plainfield, County of Middlesex, State of New Jersey that the following appeal be credited.

The Treasurer is hereby authorized to refund the following tax overpayment(s):

BLOCK	LOT	NAME	AMOUNT
30	1	Daleeze Properties. LLC	\$ 13,861.68

**Make check payable to:**

**Blau & Blau Attorney for Daleeze Properties LLC  
223 Mountain Avenue  
Springfield, NJ 07081**

**08-01-2022: #12**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN,  
NEW JERSEY, THAT:**

The Municipal Clerk is hereby authorized to issue food handler license to the following establishment:

Fruity Freez, 105 North Washington Avenue

**08-01-2022: #13**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN,  
NEW JERSEY, THAT:**

The Treasurer is hereby authorized to issue the following proceeds for tax sale redemption(s):

Payable to US BANK CUST FRO PRO CAP 8

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
20-35	77	5.01	ROSE, KWESI & SANCHEZ,-CORNEIL, PATRICIA 243 WALNUT ST	1,389.76	76.16	1,400.00	\$2,865.92

**TOTAL REFUNDED \$2,865.92**

**08-01-2022: #14**

Dunellen Salary Resolution 06-06-2022: #9 is amended to correct typographical errors.  
Some employees are also eligible for retroactive pay as of the date of the original salary resolution.

**CY 2022 Annual Salaries, including Longevity  
Longevity percent in ( )**

<b>Department</b>	<b>Name</b>		
<b>Full-time and Part-time Salary</b>		<b>2022</b>	<b>2023</b>
Administration	Robins, William (6)	\$ 120,380	\$ 124,200
	Lauren Staats	49,232	50,800
Council	Cilento, Jason	5,000	5,000
	Rios, Trina	2,800	2,800
	Albertson, Theresa	2,500	2,500
	Dunne, Jessica	2,500	2,500
	Paltjon, Joseph	2,500	2,500
	Sigmon, Daniel	2,500	2,500
	VanDermark, Harold	2,500	2,500
Chief of Police	Smith, Daniel (8)	per contract	per contract
	Ritchey, Debbie (pro-rated)	26,250	45,000
Tax Collection	Hutchison, Dawn	19,813	20,450
	Woerner, Gail (pro-rated)	26,250	45,000
	Cupit, Kelly	7,000	
Finance	Olsen, Scott	33,950	35,300
	Weaver, Debra (6)	66,375	68,500
Tax Assessor	Guttschall, Dawn	19,665	20,300
Building Department	Luthman, Scott (ret. 9/1)	25,835	-
	Rossi, Michael	16,942	29,000
	Brescher, Scott (pro-rated)	12,000	-
	McManus, John	12,000	-
	Lamberson, Travis	12,000	-
	Mullin, Michael	12,000	-
	Deene, George	17,375	17,935
Recreation	Miller, Alex	51,605	53,250
Attorney	Bruder, John	59,746	62,100
Court	Crisafulli, Terry (4)	68,880	71,100
	Howes, Katherine	29,709	30,650
	Smith, Lauren	42,953	45,000
Prosecutor	Lanza, Thomas	10,000	10,000
	Robles, Rebecca	10,000	10,000
Office of Emerg. Man.	Mosley, Homer	4,605	4,750
Pl. Bd. Recording Sec'y	Lauren Staats	3,500	

<b>Part-time Hourly</b>	<b>Rates are per hour, unless listed open</b>	<b>2022</b>	<b>2023</b>
Planning Board Secretary	open		
Head Crossing Guard	Kriney, Barbara	\$20.90	
Crossing Guards	Laverne Cooper	\$14.75	
	Egbert, Martha	\$15.40	
	Fleming, Linda	\$15.40	
	Haftmann, Christina	\$14.75	
	Meyer, Kathleen	\$15.40	
	Miller, Karen	\$15.60	
	Petroski, Christine	\$14.75	
	Smith, Victoria	\$17.20	
	Soriano, Joseph	\$17.20	
	Testori, Lawrence	\$19.40	
	Cantanzaro, Mary Ann	\$19.40	
	New Hires	\$13.00	
Building Maintenance	Santamaria, Silvia	\$17.00	
Bus Driver	Picone, Ronald	\$18.00	
Recreation Dept. Assistant	Julie Grof	\$19.89	
Public Defender	Spengler, Robert (per session)	\$250.00	
	Frascella, Daniel (per session)	\$250.00	
Bld. Dept., part-time	Gianchiglia, Richard	\$17.63	✓
DPW part-time	Walker, Hiram	\$15.75	✓
Public Works Manager (PWM)		\$ 15,750.00	✓
Pl. Bd. Recording Secretary	Lauren Staats	\$30.00	✓
Interpreters	Pagan, Lylia	\$27.15	✓
Police Admin. Assist.	Ritchey, Deborah	\$18.39	
Tax Office Clerk	Woerner, Gail	\$15.65	
Parks Supervisor (pro-rated)		\$ 30,000.00	\$ 30,000.00
Recreation/PWM Assistant (pro-rated)		\$ 38,151.00	\$ 45,000.00
Public Information Officer		\$ 2,500.00	
Sign Enforcement Officer		\$ 2,500.00	
Grant Writer		\$ 8,000.00	

**08-01-2022: #15**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

The Treasurer is hereby authorized to issue checks to DMR Architects, from the Dunellen Planning Board Escrow Account(s) listed below, for architectural work towards the following application(s):

**120-126 NORTH AVE (WOODBURY)**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20220806		Professional Services	\$330.00

**DUNELLEN STATION AMENDED SITE PLAN (DUNELLEN PRISM URBAN RENEWAL)**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20220820		Professional Services	\$790.27

**MURPHY SCHILLER KSG**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20220798		Professional Services	\$378.75

**08-01-2022: #16**

Resolution 04-18-2022: #6 is amended to correct a clerical error:

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

The following persons are hired for employment as coaches in the Recreation Department's Spring Tennis program. Employment will be between April 23, 2022 and May 15, 2022. Their wages will be taken from the program fees.

All wages are per hour, except where noted, and there are no benefits.

Kelly Seader	Coach	\$20.00 per hour
Kate Ruskuski	Coach	\$20.00 per hour
Allison Egan	Coach	\$20.00 per hour

**08-01-2022: #17**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

The Mayor and Council of the Borough of Dunellen authorize and endorse the attached “Turn the Towns Teal” letter supporting the National Awareness Campaign for Ovarian Cancer.

**08-01-2022: #18**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

The Treasurer is hereby authorized to issue checks to CME Associates, from the Dunellen Planning Board Escrow Account(s) listed below, for legal work towards the following application(s):

**370-372 NORTH AVENUE (LILY YIP)**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
308499		Engineering Review & Report	\$92.00

**528 NORTH AVENUE (JAIN – VISION DUNELLEN)**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
308500		Site Observation	\$230.00

**545 FOURTH STREET (SWITZER)**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
308501		Engineering Review & Report	\$460.00
309063		Engineering Review & Report	<u>157.00</u>
			\$637.00

**BRUDNER REDEVELOPMENT (FORCE MAIN)**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
308502		Construction Observation	\$2,171.00
309604		Construction Observation	<u>686.75</u>
			2,857.75

**100 SOUTH WASHINGTON AVENUE (KHOVNANIAN PB 18-01K)**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
308503		Site Observation	\$230.00

**DUNELLEN STATION – AMENDED APPLICATION #2**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
308504		Engineering Review & Report	\$368.00

**08-01-2022: #19**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

Be it resolved by the governing body of the Borough of Dunellen, New Jersey, that:



The Treasurer is hereby authorized to issue checks to Windels Marx Lane & Mittendorf, LLP, from the Dunellen Planning Board Escrow Account(s) listed below, for legal work towards the following application(s):

**528 NORTH AVENUE (KATZ)**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
81203		Professional Services	\$516.00

**528 NORTH AVE (JAIN)**

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
81202		Professional Services	\$990.00

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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Council Discussion

Dunellen Arts and Culture Commission’s proposal for striped crosswalks at certain intersections.

DACC did a PILOT program near the Construction Office, making the crosswalk look like a railroad track. There are several locations near the train station that DACC would also like to place the crosswalks. Locations that have pre-existing thermoplastic painted crosswalks will not take the new paint. Others can, such as at across Prospect Street near the Construction Office, Prospect Street and Grove Street, or Columbia Street. We can and should seek NJ DOT approval.

Council gave its consent to go ahead with this program.

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Reports:

Mrs. Albertson: 1) Fire Department—there will be at the National Night Out and the August 7th Open-Air market. They are looking for new members. Be sure to stop by and talk to them if you want to learn more. Chief Scott has been meeting with the architects. This takes us one step closer to getting the Fire House rebuild. Street Fair September 25<sup>th</sup>.

Fire Department report for July:

- Series 1
- Service Call 0
- False Alarm 8
- EMS 1
- Fire 5
- HAZMAT 3
- Total 18

2) Diversity and Inclusion—Thursday night, Friendship event--about 50 children and their families attended the recent program. Thank you, Sharon Dale, for helping with the rock painting. Thanks to Blazing Star Enterprises for supplying the rocks. Extra decorated rocks have been hidden at Columbia Park. Tell your children to keep an eye out for them. We are so happy to have Amy Cheney as a new committee member. We are sad to lose Sonya Dezan. We want to thank her for her hard work and wish her well on her move. She will be missed; 3) the Green Brook Flood Control Commission’s Memorial Service will be held Saturday, August 6, 2022, in person, at the

Middlesex American Legion, at 9:30 am; 4) Friends of the Dunellen Library Open-Air Market August 7--Watermelon Mania, Watermelon treats, Watermelon eating contest will be held at 1:30 pm. Pre-register on our Facebook page or by email [friendsofthedunellenlibrary@gmail.com](mailto:friendsofthedunellenlibrary@gmail.com)

Mrs. Rios: 1) Dunellen Arts and Culture Commission--Music in the Park: Kolor Blynd put on a wonderful performance. We had a well-attended program with close to 100 people even with the temperatures reaching up to 100 degrees. Next in line will be *This Old Engine* on August 4<sup>th</sup>, 7:00 pm. Bring a lawn chair, have a picnic and enjoy some Grateful Dead; 2) I would like to give a little shout out to the two food trucks who came out to the events we had at the park. The Cave Kitchen and Green-Dog Mobile Lobster truck. Looking forward to seeing you at many more events around town; 3) the Adams Theatre Company put on 3 performances of *Grease* and they were spectacular! Estimating around 300 patrons at each of the show. Can't wait for next year's event; 4) our first crosswalk was painted with the train track emblem representing our railroad town on Prospect Avenue. We are thankful to everyone involved in implementing this project and look forward to many more to come in the near future; 5) Dunellen Public Library--don't forget that in this hot humid weather, we are a cooling station in addition to an adventure through books. The library has a busy month coming up, special events include: a visit from congressional representative Bonnie Watson Coleman's office on Wednesday, August 3rd from 11-2 for constituents looking for help with the IRS, Social Security, Medicaid, veterans' affairs and other federal programs. We are offering movie screenings for adults in our meeting room on Saturday afternoons at 12:00. The theatrical group "Stage a Story" will return for story time program for children ages 3-6 on Tuesday, August 9 (registration is required) and patrons of all ages are invited to join us in Washington Park on Friday August 12 and Friday September 2 for outdoor movies starting at 8:30 pm thanks to a partnership with volunteers from the Recreation Commission; 6) Dunellen Downtown Management Organization had an anniversary celebration for Weather-Tek this month. 55 years and many more to come. HarvestFest is moving along. We are still accepting vendors if you are interested, please reach out to us; 7) Municipal Alliance will be hosting its annual Overdose Awareness ceremony at Washington Park on August 30<sup>th</sup>, 6:30 pm. Please consider joining us as we remember our loved and lost ones.

Mr. VanDermark: 1) Recreation Summer Camp: the camp children are having a blast. A few weeks ago, they went to Colonial Park where they enjoyed playing miniature golf and paddle boating. This past week the camp stays cool at Runaway Rapids in Keansburg and this coming week they will be hopping the train to Patriots Stadium to see the Somerset Patriots play; 2) Movie in the Park--the Dunellen Library and Recreation Department are teaming up on movie night in the Park. Next movie will be August 12th Space Jam- A New Legacy. 3) Annual Senior Picnic--the Recreation Department will be holding its annual picnic on Friday, September 16<sup>th</sup>, at 11am at the American Legion picnic grounds. Anyone interested in attending the picnic please RSVP Alex Miller @ 732-968-3033x8 or email him at [amiller@dunellenborough.com](mailto:amiller@dunellenborough.com) The Mayor and Council are invited to attend the picnic; 4) the Recreation Department is happy to announce that its new website will be open for on-line registration. Tomorrow the Recreation Department will be sending an email out to everyone on their email list asking for everyone to sign up to the new website. The website will be used for youth sports programs for on-line payments, and to promote Borough Programs and Projects.

Dr. Dunne: 1) Police--the Dunellen Police Department will once again be participating in National Night Out, which is tomorrow, Tuesday, August 2, 2022 at Columbia Park from 6-8pm; 2) Board of Education--the next BoE meeting is August 16<sup>th</sup> at 7pm; 3) Shade Tree Commission--if you are interested in having a tree planted in your yard, contact the DTSC. The next meeting will be held September 14<sup>th</sup> at 7 pm in the Senior Center; 4) Parking Authority--the next Parking Authority meeting will be next Wednesday, September 14<sup>th</sup> at 7 pm.; 5) Community Garden--we are looking forward to this project, led by volunteers, Rutgers and other area non-profits. In addition to planting a native community garden, we are looking to potentially remediate some of the non-native species. If you are interested in volunteering, please contact me; 6) Noise--I know this comes up all the time, but what do we do about enforce the noise ordinance in town? Residents are reluctant to call the police on neighbors.

Mayor Cilento replied that as we do not have a decibel reader, we cannot measure the noise level. He recommends that the Police Committee address this.

Mr. Sigmon: 1) The DPW crew has been maintaining its regular cleaning of borough property. They have taken out the street sweeper, have assisted PSE&G with tree removals, they removed five large dead trees in McCoy Park, painted various curbs around town, attended to catch basins, recycling containers in the Yard and walked the streams. They serviced Police vehicles, the sand-pro and the water truck. Watered plants downtown and in the pop-up park; 2) he brought to Council some Maurer House plans and explained some ideas for plants and landscaping. Dr. Dunne asked about funding mechanisms. Mr. Sigmon replied that all is through fund raising.

Mr. Paltjon: 1) Buildings and Grounds Report--the HVAC in the Girls locker room was charged last month. Rupco came back to check the pressure of the unit. The good news is the pressure did not change, so there was no leak. The AC Unit at the Court Office needed to be replaced and there was a new AC Unit installed at the DPW Garage. Update on the Borough Hall roof--the bids for the roof will be opened on August 11<sup>th</sup> at 10am.; 2) the Dunellen Rescue Squad will also be at tomorrow's National Night Out. Make sure you stop by to say hi and thank them for what they do. And feel free to ask them how to sign up and volunteer.

Mayor Cilento:

Covid-19 Update:

COVID-19 Vaccination Statistics from New Jersey Dashboard  
([https://www.nj.gov/health/cd/topics/covid2019\\_dashboard.shtml](https://www.nj.gov/health/cd/topics/covid2019_dashboard.shtml))

Lincoln Avenue Project:

The contractors are almost completed with the concrete phase of the job. Once this is completed, the contractor will be working on the on-site restoration near the sidewalks (adding topsoil). Later this week the contractor will start the removal & replacement of 6 sanitary manholes. This process could take approximately 2 weeks (without any unforeseen issues and weather permitting). Following the manhole installation, the contractor will then begin the Mill & Pave phase. In the fall, the contractor will be planting new native tree species along Lincoln Avenue. It is asked that residents who live on Lincoln Avenue to assist in the watering of the trees and sod that are planted along the road as part of the improvement project.

New Jersey American Water projects:

The first phase of the NJAW Mill & Pave project started last week and we are happy that the following streets have been paved:

- Mountainview Terrace (from Madison Avenue through the 200 blocks)
- Fourth Street (from Third Street to McCoy Park)
- Third Street (from Fourth Street to Lincoln Avenue) the 300 block will be paved in the near future due to PSE&G needing to install approx. 400 feet of gas main & services.
- Madison Avenue (from Mountainview Terrace to First Street).
- Washington Avenue (from Mountainview Terrace to First Street) Mill & Pave will take place later this week on August 5<sup>th</sup>.
- After Washington Avenue is paved NJAW will be striping all of the newly paved streets from their project.
- Pulaski Street (from North Avenue to Gavornik Park) and North Avenue Extension should be scheduled to be paved within the next 30 days.

PSE&G project:

PSE&G has started installing a new gas main & services on the 300 block of Third Street and are expected to be completed on or around August 12th. PSE&G will also tie in the old gas main into the new main on Pulaski Street (between South Avenue & Walnut Street) this week.

We should know soon when these streets will be Milled & Paved by PSE&G:

- 800 Block of First Street.
- 800 Block of Dunellen Avenue.
- 700 & 800 Blocks of Front Street.

Middlesex County Mill & Pave Project:

We will have a meeting with the County engineers and the contractor for the Mill & Pave Project on August 10th. At this time the project is scheduled to start around September 9th. The following streets will be part of the County Mill & Pave Project:

- Schwartz Place.
- First Street (from Schwartz Place to Madison Avenue).
- Dunellen Avenue (from Schwartz Place to Madison Avenue)

Dunellen Station Site:

The construction of the traffic signal at the intersection at South Washington Avenue and New Market Road construction continues. There have been 42 townhouses sold to date.

12<sup>th</sup> District Congressional Mobile Office:

Pleased to coordinate with Congresswoman Bonnie Watson Coleman's office for upcoming Hybrid Office Hours. There will be a staffer at the Dunellen Public Library & offer a zoom

meeting platform for constituents that can't attend in-person. Constituents may also contact their District office by phone: (609) 883-0026.

When: Aug 3, 2022 11:00 AM Eastern Time (US and Canada)

Register in advance for this meeting:

[https://ushr.zoomgov.com/meeting/register/vJIsceGtqTIqGnNo-UD44YOJ7b240bsz35Q?fbclid=IwAR1g-xfFOEWHDIcF2v\\_bbeiTvHk4V87csRnEB3aoS6NuIdXn9WO3eTaVDDo](https://ushr.zoomgov.com/meeting/register/vJIsceGtqTIqGnNo-UD44YOJ7b240bsz35Q?fbclid=IwAR1g-xfFOEWHDIcF2v_bbeiTvHk4V87csRnEB3aoS6NuIdXn9WO3eTaVDDo)

After registering, constituents will receive a confirmation email containing information about joining the meeting.

NJMVC Mobile Unit:

Pleased to coordinate with Assemblywoman Linda S. Carter's office for an upcoming NJMVC Mobile Unit on Tuesday, August 23, 2022, from 10:00AM to 2:00PM at the Dunellen Train Station Parking lot. The ADA accessible "Agency-On-Wheels" offers services for drivers' licenses, non-driver identification cards, registrations, REAL ID, license plates, placards, and examination permits. Sign-up here: <https://forms.gle/KPY9MhTS2U4upakB7>

Master Plan Re-Examination Steering Committee:

I continue to have weekly meetings with DMR Architects, the Complete Streets and NJ Transit Friendly Planning teams from NJTPA and NJ Transit to coordinate our efforts on the Master Plan Reexamination and the Climate Resiliency Plan with the NJTPA Complete Streets and NJ Transit Friendly Planning. We are tentatively looking at August 15<sup>th</sup> to release our joint survey with a tentative date for a community engagement meeting on September 14<sup>th</sup> at the Lincoln Middle School cafeteria. Please keep an eye out at borough hall, social media, our email blasts, and website for more information.

Rutgers Mason Gross School of the Arts and Borough of Dunellen

Potential Mural Project:

Following up on the recent Bloustein School and Mason Gross Study on arts economics and murals in Dunellen, I have been working with the Dunellen Arts and Culture Commission to coordinate a potential mural project with Rutgers Mason Gross School of the Arts for under the railroad bridge on Washington Avenue. We have used the Bloustein School and Mason Gross study as a template to discuss concepts for the mural. We are going to propose to Mason Gross for their consideration for their fall class to implement a mural that recognizes the history of Dunellen from where we were to where we are today. For example, we start from Dunellen being a plain and wooded area with the Leni Lenape Native Americans to the founding of the railroad to the Art Color Factory to current day Dunellen and the people that are representative of it. Throughout the mural would propose to Mason Gross that historical figures and current day prominent names such as Sydney McLaughlin be included, as well as landmarks like the Dunellen Hotel and the movie theater. Our goal would be to include QR codes to make it interactive. Get the QR codes for the historical figures and landmarks, and each QR code brings you to a landing

page on a website, giving you the historical information on each landmark or person. This is all conceptual at this time and needs to be presented to Mason Gross and if accepted they could very well develop a class at their institution that would help oversee the design and implementation of the mural. In working with DACC, we are also working on some other mural ideas throughout town that we will be bringing to the Mayor and Council in the near future.

#### Morecraft Park Improvements:

Morecraft Park received approval by Mayor and Council to contract with MRC for its playground equipment. The contractor has estimated 8 weeks for the delivery of the playground equipment to the park and up to another 4 weeks to install it. Therefore, we anticipate the playground at Morecraft Park to be completed by the end of October.

Finally, we are in talks with NJ Transit regarding bus routes; we will be participating with Middlesex Borough for the 9/11 Memorial Service, and there are new businesses coming to town and we should be happy to see them invest in our town.

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#### Department Heads:

Homer Mosley, Office of Emergency Management, provided an update on OEM activities and the CERT Team. He also met with the School District Interim Superintendent and spoke about shelters and other matters.

Liz Lopez from the Dunellen Library invited children and adults to sign up for the various Summer Reading programs.

Alexander Miller, Recreation Department, thanked Dunellen residents for their patience regarding all the utility and paving activities around town. Much of it will be completed soon and the result will be beautiful.

#### Public Portion:

Jack Green, North Avenue Extension, asked people living in basements, all around town. He is concerned with illegal residents. Mayor Cilento replied that residents should report to Code Enforcement when they suspect a violation. Mr. Bruder noted that when people see something, they should say something. He also reported that he had spoken to Chief Smith regarding tools to use about the truck issue on his street. Finally, he is consulting with NJ DOT regarding regulating truck traffic on local streets.

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On the motion of Mr. Sigmon and seconded by Mr. Paltjon it was moved to accept the following:

**08-01-2022: #20**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN,  
NEW JERSEY, THAT:**

The Dunellen Borough Council Meeting of August 1, 2022 is adjourned.

Yes: Albertson, Dunne, Paltjon, Rios, Sigmon and VanDermark

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The YouTube presentation of this Council meeting can be found at:

<https://www.youtube.com/watch?v=a5Ng7qhPXwA>