

August 2, 2021

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 2, 2021.

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, Jessica Dunne, Stacy Narvesen, Tremayne Reid, Trina Rios and Daniel Sigmon

Absent: April Burke

On the motion of Dr. Dunne and seconded by Mrs. Narvesen it was moved to accept the Minutes of the Meeting of July 6, 2021.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

On the motion of Mrs. Narvesen and seconded by Mr. Reid it was moved to accept the Minutes of the Meeting of July 22, 2021.

Yes: Narvesen, Reid, Rios and Sigmon

Abstain: Dunne (due to her absence)

At this point, a Proclamation acknowledging International Overdose Drug Awareness Day was read:

PROCLAMATION

Affirming and Acknowledging the Harm and Hardship Caused by Drug Overdose International Overdose Awareness Day

WHEREAS, the Borough of Dunellen does affirm and acknowledge the harm and hardship caused by drug overdose; and

WHEREAS, we recognize the purpose of International Overdose Awareness Day as remembering loved ones lost to overdose and ending the stigma of drug-related deaths; and

WHEREAS, we resolve to play our part in reducing the toll of overdose in our community, which claimed the lives of more than 3046 people in the State of New Jersey in 2020, together with countless more affected forever; and

WHEREAS, we affirm that the people affected by overdose are our sons and daughters, our mothers and fathers, our brothers and sisters, and deserving of our love, compassion and support.

NOW, THEREFORE, I, Jason F. Cilento, Mayor, do hereby proclaim August 31, 2021, as International Overdose Awareness Day in the Borough of Dunellen.

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

08-02-2021: #1

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

Anthony Issler is hereby appointed as a probationary police officer in the Dunellen Police Department at an annual salary of \$42,914.00, effective starting date of 2 August 2021.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

Mayor Cilento administered the Oath of Allegiance to Anthony Issler.

Mayor Cilento recognized the achievements of Sydney McLaughlin and the turnout by Dunellen residents on July 30th to witness her success in the 400-meter Hurdles qualifying event. The event in Columbia Park was a great way to show community support for Sydney. He thanked Alex Miller for overseeing the event, as well as the Dunellen Borough Council, Police Department, Fire Department, and Office of Emergency Management.

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

Ordinance 2021-20

The following revisions and amendments to the Dunellen Municipal Code Chapters 115 (Zoning) and 115A (Land Development) were Introduced for first reading on June 7, 2021. It was then presented to the Dunellen Planning Board for review on June 28, 2021, and comments were received. It is now being presented for public hearing and adoption on August 2, 2021. Copies of this ordinance have been posted on the Municipal Bulletin Board and have been available at the Office of the Borough Clerk for any interested members of the public.

Dunellen Municipal Code Chapters 115 and 115A are amended as follows:

Chapter 115. Zoning

Article II. Zoning Districts; Zoning Map

115-3. Enumeration of Districts

The Borough of Dunellen is hereby divided into various zoning districts as follows:

- RA Single-Family Residential
- RB Single-Family and Two Family Residential
- B Business
- M Municipal
- I Industrial

Article VI. District Regulations

115-36.1 I Industrial Zone

- A. Permitted Principal Uses. No building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except of the following uses:
1. Offices for executive, administrative, professional and business purposes.
 2. Light Industrial manufacturing, processing and assembling of products.
 3. Warehousing, receiving or shipping of materials provided that such materials are not of a hazardous nature.
 4. The manufacturing, compounding, processing or packaging of food, cosmetics, perfumes, plastics of a type not producing odors.
 5. Research institutions and laboratories or industrial research, testing and product development providing there is no use of hazardous materials or testing on animals.
 6. Retail/Wholesale facilities.
 7. Recreational and Amusement facilities operated for profit including:
 - a. Indoor Theaters.
 - b. Gyms, Health Clubs and Physical Training Facilities.

8. Public Utilities.
 9. Public uses and facilities, recreational uses, community centers, and parks.
 10. Other uses that are determined by the Board to be of the same character as the above types of permitted principal uses which are not objectionable due to odor, dust, noise, vibration, smoke or similar causes but excluding uses specifically prohibited in this chapter.
- B. Permitted accessory uses and buildings. Uses and buildings incidental to the above uses shall be permitted as provided:
1. Off street parking, loading and ramp areas.
 2. Outdoor storage provided such storage is not situated within a front yard and is sufficiently screened from view from any public or private street or residence or residential zone.
 3. Tractor and trailer storage as accessory to warehouse and distribution uses provided the trailers are not utilized for the long term storage of goods.
 4. Other uses deemed to be accessory uses that are normally ancillary to the permitted principal uses, except that factory outlet type retail stores and sales shall not be considered an accessory use.
- C. Conditional Uses. The following conditional uses may be permitted, provided all terms and conditions specified for the particular use in 115-37 are complied with:
1. Gasoline Service Stations.
 2. Public Garages and Automotive Repair Facilities.
 3. Cellular towers and Cellular communications Equipment (40:55D-46.2 of the MLUL regulates the colocation of wireless communication equipment. The Borough retains jurisdiction for the installation of new towers and equipment.)

D. Prohibited Uses. The following uses are specifically prohibited:

1. Any use not specifically permitted or determined by the Board to be of the same character as permitted principal uses listed previously are prohibited.
2. Residences of any type permitted in the RA and RB Zones.
3. Trucking Depots or terminals or truck maintenance facilities.
4. Slaughter houses and/or the keeping of farm animals.
5. The manufacturing, processing, storage of chemicals, liquids, gases or other products that are considered hazardous and/or regulated by the NJDEP or EPA.

E. Height, area and yard requirements for the I-Industrial zone: as specified in the schedule of regulations, 115-6 except as hereinafter provided:

1. Minimum lot area-40,000 square feet.
2. Maximum building height-40 feet. The height of any structure within the I-Industrial Zone may be increased up to 50 feet provided for any increase of in 5 foot increments an additional 5 feet shall be added to each required setback. No parapet, false façade, rooftop or mechanical equipment may exceed 40 feet in height except with the increase of all setbacks as provided above.
3. Minimum front setback-20 feet. For any structure existing prior to the establishment of this code provided the structure is not demolished, modified, or added onto may maintain the existing front setback.
4. Minimum side setback-5 feet. When adjacent to a residence or residential zone, the required side setback shall be a minimum of 20 feet.
5. Minimum rear setback-10 feet. When adjacent to a residence or residential zone the required rear setback shall be a minimum of 25 feet.

6. Maximum Building Coverage-40%
 7. Maximum Lot Coverage-75%
 8. Minimum parking/driveway setback-5 feet. When adjacent to a residence or residential zone the required setback shall be a minimum of 10 feet.
- F. Off-street parking requirements: as specified within 115A-15.1.
- G. Loading requirements: as specified within 115A-15.1.
- H. Fencing requirements: as specified within 115-39.
- I. Buffers and landscaping requirements: as specified within 115-40 except provided below:
1. All new parking areas are required to have a minimum of 1 deciduous shade tree planted for every 10 parking stalls or part thereof. The shade trees must be installed within parking area islands or within 5' of the perimeter of the new parking area.
 2. All new parking areas are required to have 1 curbed landscaped island for each 30 parking stalls or part thereof.
 3. When adjacent to or abutting a residence or residential zone a minimum planted buffer of 25 feet shall be provided. The planted buffer shall include solid fencing and evergreen plantings a minimum of 8 feet in height at time of planting. The minimum planting size may be increased at the discretion of the Board. Structures or uses such as, but not limited to, sheds, storage, refuse enclosures and curbing are not permitted within the buffer area.
- J. Sign Requirements: All new signs shall conform with the requirements of ordinance 2013-01.

Chapter 115A. Land Development

115A-15.1 Off-street parking and loading

115A-15.1C Minimum space requirements for off street parking areas

- (27) Gyms, Health Clubs and Physical Training Facility: one (1) space per each 175 square feet of gross floor area.

At this point, Mayor Cilento opened the meeting for public comment on the ordinance. No one from the public spoke. This portion was closed.

Dr. Robins explained that this ordinance incorporates the Industrial Zone into our Redevelopment Plan and adds certain permissible uses.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

Ordinance 2021-22

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

NOTICE OF PENDING BOND ORDINANCE AND SUMMARY

The bond ordinance, the summary terms of which are included herein, was introduced for first reading at a meeting of the governing body of the Borough of Dunellen, in the County of Middlesex, State of New Jersey, on July 22, 2021. It is now being further considered for final passage, after public hearing thereon, at a meeting of the governing body being held in the Dunellen Council Chambers on August 2, 2021 at 7 o'clock p.m. During the week prior to and up to and including the date of such meeting, copies of the full bond ordinance have been available at no cost at the Municipal Clerk's Office, 355 North Avenue, Dunellen, NJ for the members of the general public who have requested the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE REAPPROPRIATING \$165,000 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSE IN ORDER TO PROVIDE FOR REPAIRS AND RECONSTRUCTION OF ADA RAMPS AND RELATED IMPROVEMENTS IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY

Purpose: To reappropriate \$165,000 of the proceeds of obligations originally made available pursuant to Bond Ordinance #2020-03, finally adopted February 3, 2020, to provide for repairs and reconstruction of ADA ramps, including all signage, lighting and other related equipment, all as set forth on a list on file in the Office of the Clerk, and further including all work and materials necessary therefor and incidental thereto.

Re-Appropriation: \$165,000
Bonds/Notes Authorized: N/A
Grant Appropriated: N/A

Section 20 Costs: N/A
Useful Life: N/A

At this point, Mayor Cilento opened the meeting for public comment on the ordinance. No one from the public spoke. This portion was closed.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #2

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: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #3

**RESOLUTION OF THE BOROUGH OF DUNELLEN
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY
CONDITIONALLY DESIGNATING SRV DUNELLEN LLC AS THE REDEVELOPER
OF CERTAIN PROPERTY DESIGNATED ON THE BOROUGH TAX MAP AS BLOCK
49, LOT 43, MORE COMMONLY KNOWN AS 745-53 BOUND BROOK ROAD AND
AUTHORIZING ENTRY OF INTERIM COST AGREEMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, as amended from time to time (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land in a municipality constitute areas in need of redevelopment or rehabilitation, and to adopt a redevelopment plan for such areas, pursuant to which redevelopment projects are to be undertaken; and

WHEREAS, on or about May 5, 2003, the Borough Council (the “**Borough Council**”) of the Borough of Dunellen (the “**Borough**”). acting as the Borough’s redevelopment entity pursuant to N.J.S.A. 40A:12A-4, designated certain properties identified on the Borough’s tax map as Block 69, Lots 1, 1.01, 2, 2.01 and 3; Block 70, Lots 13 and 13.01; Block 85, Lots 1 and 2; Block 83, Lot 1; Block 1, Lots 14, 15.01, 15.02, 16, 17, 18, 19, 20, 21, 22 and 23; Block 2, Lots 10, 11.01, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20; Block 32, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14.01, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 24.01, 25, 26, 27 and 28; Block 33, Lots 14, 14.01, 15, 16, 17, 18, 19, 20, 21, 22 and 23; Block 34, Lots 10.01, 22, 23, 24, 24.01, 25, 26, 27.01, 27.02, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 38.01 and 38.02; Block 48, Lots 16, 17, 18, 19, 20, 21, 22, 23,

24, 25, 26, 27 and 28; Block 49, Lots 25, 26, 27.01, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39.01, 39.02, 40, 41, 43 and 44; Block 50, Lots 1, 2, 3, 4, 5 and 6; Block 51, Lots 1, 2 and 3 (NJ Transit Property); Block 65, Lot 1; Block 66, Lots 1, 2, 3, 4, 5, 6.01, 7, 8, 9, 10.01, 10.02, 11, 12,13, 14, 15.01, 15.02, 16, 17, 17.01, 18, 19 and 20; and Block 86, Lots1, 2, 3, 4, 4.02, 4.03 and 5 as an area in need of redevelopment under N.J.S.A. 40A:12A-5 (collectively, the “**Redevelopment Area**”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Borough Council adopted by ordinance on May 16, 2016, the Restated and Amended Dunellen Downtown Redevelopment Plan, Phase 1, and subsequently amended by ordinances on November 6, 2017 and September 4, 2018 (the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, SRV DUNELLEN LLC (“**Redeveloper**”) is the owner of, or is under contract to acquire, certain property designated on the Borough’s tax map as Block 49, Lot 43, more commonly known as 745-53 Bound Brook Road (State Route 28) (the “**Project Site**”); and

WHEREAS, Redeveloper proposes to construct a three-story multi-family residential building with three (3) two-bedroom residential units, twenty (20) one-bedroom residential units and one (1) studio residential unit with amenity spaces and related improvements (collectively, the “**Project**”) on the Project Site; and

WHEREAS, the Borough Council, acting as the Borough’s redevelopment entity pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-8, may exercise all powers, duties and functions relating to redevelopment in the manner of a redevelopment entity under the Redevelopment Law, which powers include contracting with redevelopers for the planning, re-planning, construction, or undertaking of any redevelopment project or redevelopment work under N.J.S.A. 40A:12A-8.f; and

WHEREAS, the Borough now desires to conditionally designate Redeveloper as the redeveloper of the Project Site and to authorize the execution of an interim cost agreement, whereby Redeveloper shall agree to pay the reasonable costs that have been and will be incurred by the Borough while the Borough conducts its due diligence and the parties negotiate a formal redevelopment agreement as required under the Redevelopment Plan. The account will be initially funded with a deposit of \$5,000.00, and replenished when the balance falls below \$1,500.00.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Dunellen, acting as redevelopment entity for the Borough of Dunellen, as follows:

Section 1. SRV DUNELLEN LLC is hereby conditionally designated as the redeveloper of the Project Site and has, at the sole and exclusive discretion of the Borough, the option to enter into preliminary negotiations for a redevelopment agreement with the Borough in connection with the Project Site. The designation is contingent upon the Redeveloper entering into a redevelopment agreement with the Borough.

Section 2. The within designation is hereby made for a limited period of one hundred twenty (120) days, and if the Redeveloper has not entered into a redevelopment agreement with the Borough within said time period (which may be extended in writing by the parties), the conditional designation as redeveloper shall be rescinded. The within designation is further contingent upon

Redeveloper providing any additional project-related information as may be requested by the Borough.

Section 3. The within designation is further contingent upon Redeveloper agreeing to reimburse the Borough for any and all costs associated with the Borough's review of said additional material and any efforts involved in conditionally designating Redeveloper as the redeveloper of the Project Site and negotiating a formal redevelopment agreement between the Borough and Redeveloper. Said Costs shall include, but not be limited to, the cost of any and all professional consultants retained by the Borough to review said material and/or assist the Borough in negotiations of a formal redevelopment agreement, including such costs incurred prior to the adoption of this resolution.

Section 4. The Mayor and the Clerk of the Borough are hereby authorized to execute and attest to, respectively, an interim cost agreement, in substantially the same form attached hereto, with any revisions that the Mayor may deem necessary or desirable upon consultation with the Borough's professionals.

Section 5. This resolution shall take effect immediately.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #4

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

Beyer Ford of Morristown, NJ, is awarded a contract for the purchase of a 2021 Ford F-250 SRW XL 4WD Reg Cab with Utility Body vehicle, at a cost not to exceed \$50,403.00, state contract #A88727. Funds for this purchase will be taken from Account # C-04-21-016-000-604.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #5

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

WHEREAS, emergency circumstances are a fact of life and can arise unexpectedly; and

WHEREAS, having a cadre of trained volunteers ready and able to assist during emergencies is desirable; and

WHEREAS, a Community Emergency Response Team (CERT) is such a group consisting of competent and accomplished people prepared to respond to emergency situations in their communities; and

WHEREAS, when emergencies do occur, such CERT Team members can give critical support to first responders, provide immediate assistance to victims, and organize spontaneous volunteers at a disaster site.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Dunellen, that a Community Emergency Response Team be formed under the direct supervision of the Dunellen Office of Emergency Management.

Mayor Cilento thanked Mr. Mosley for the wonderful job he is doing with the Office of Emergency Management.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #6

A RESOLUTION OF THE BOROUGH OF DUNELLEN AMENDING THE CONTRACT WITH JADS CONSTRUCTION INC. FOR THE "GROVE STREET ROADWAY IMPROVEMENTS" CLOSEOUT CHANGE ORDER AND FINAL PAYMENT

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

WHEREAS, the Borough of Dunellen has entered into a Contract with JADS Construction Inc., on a project entitled Grove Street Roadway Improvements," in the amount of \$213,396.90; and,

WHEREAS, the project has been satisfactorily completed and due to increases and decreases in quantities within the project, there is a reduction in the contract amount by (\$72,134.27) under the Closeout Change Order, for a final contract amount of \$141,262.63; and

WHEREAS, CME Associates, Engineers for this project, has indicated that the Closeout Change Order reflects reductions and increases in certain as-built quantities incorporated into this project; and

WHEREAS, it is the desire of the Council of the Borough of Dunellen to amend the contract with JADS Contracting Inc. to reduce the contract amount by \$72,134.27 (Closeout Change Order) for a revised contract of \$141,262.63.

NOW THEREFORE, BE IT RESOLVED, on this 2nd day of August, 2021, the Council of the Borough of Dunellen does hereby accept the work and approve the Closeout Change Order for a

final contract amount of \$141,262.63 reflecting a reduction in the contract amount by \$72,134.27; and

NOW THEREFORE BE IT FURTHER RESOLVED, THAT A FINAL PAYMENT BE AUTHORIZED OF \$20,052.82.

I hereby certify that the above Resolution was duly adopted by the Council of the Borough of Dunellen, County of Middlesex, at its meeting held on August 2, 2021.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #7

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

In honor of the many achievements of Dunellen native Sydney McLaughlin, both in her accomplishments on the track-and-field, and as a humanitarian deeply concerned with the well-being of her fellow citizens, the Mayor and Council of the Borough of Dunellen are exceedingly proud to name the track in Columbia Park the “Sydney McLaughlin Running Track.

Dr. Dunne asked about the timing for this? Mayor Cilento responded that we are working with her agent on a date when Sydney will be in Dunellen.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #8

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

Santosh Sneha is hired as a part-time clerk in the Dunellen Municipal Court Administration Office at a salary of \$15.00 per hour, for approximately 15 hours per week, but with an amount not to exceed \$3,000.00, effective July 22, 2021. This is a position without benefits.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #9

WHEREAS, the Governor’s Council on Alcoholism and Drug Abuse 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.

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 funding to 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 does hereby authorize acceptance of funding for strategic plan for the Dunellen Municipal Alliance grant for fiscal year 2022 in the amount of:

DEDR	\$5,914.00
Cash Match	\$1,478.50
In-Kind	\$4,435.50

2. The Dunellen Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #10

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

The resignation of Police Officer Patrick Barry is accepted, effective August 10, 2021.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

08-02-2021: #11

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

The following Dunellen businesses are approved for a Vaping license:

Browns Stationary	111 North Washington Avenue
Dunellen Liquors	195 North Avenue
Kwick Mart	221 North Avenue
Lucky Seven Days	392 North Avenue
North Ave Liquors	252 North Avenue
Quick Chek	426 North Avenue
Sun Power Gas	301 North Avenue

Yes: Dunne, Narvesen, Rios

No: Reid and Sigmon

Mayor Cilento asked, "Why a no vote?" Mr. Sigmon replied that he does not feel comfortable supporting vaping right now. Mayor Cilento noted that they had voted in favor of the ordinance, but voted no now. It is contradictory. Mr. Reid replied that he voted no because of the number of licenses.

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

08-02-2021: #11-A

WHEREAS, the Tax Assessor granted total exemption of property taxes as of July 1st in 2021 for the following properties, due to a 100 % disabled veteran, and

WHEREAS, the exempt class was not put on their tax records

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

That the proper municipal officers be and they are hereby authorized to cancel 2nd half 2021, preliminary 2022 property taxes as follows:

Block	Lot	Name	Amount
25	24	Uhler, William 320 First Street	\$4,507.57
9	17	Shealy, Jonathan 821 Dunellen Ave. No Refund Required: Cancel 3 rd /4 th qtr 2021 taxes and 2022 preliminary taxes	\$4,737.59

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

CONSENT AGENDA:

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

08-02-2021: #12

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

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

Bubz Boba Bar
14B South Washington Avenue

Dr. Dunne asked, if we are approving it today, how is it that they are already open? Dr. Robins explained that the system for food handling licenses for those establishments that have been inspected and approved by the Construction Office and Health Department, and have paid the fee, they are permitted to open before the next Council meeting so as not to lose business. Mr. Bruder noted that this is common practice in other municipalities, that they are open subject to retroactive approval by Council.

08-02-2021: #13

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

Whereas, application was made in accordance with the State Regulations for a license to be issued, and

Whereas, after proper investigation it was deemed that all requirements of the State Regulations have been met.

Now therefore be it resolved that the Governing Body authorize the issuance of a calendar raffle license to St. John the Evangelist Church, and
Further be it resolved that this license will be issued pending final approval by New Jersey State Legalized Games of Chance Commission.

08-02-2021: #14

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 TRADE MONEY LLC

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
18-17	54	8	US BANK TRUST NA 581 SOUTH AVE	\$3,673.25	\$423.34	\$1,100.00	\$ 5,196.59

TOTAL REFUNDED \$ 5196.59

08-02-2021: #15

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 Pro Cap 8

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
20-23	46	9	Rankins, Troy & Patricia Mann 812 Dunellen Ave	\$1074.12	\$20.16	\$1400.00	\$2,494.28

TOTAL REFUNDED \$2,494.28

08-02-2021: #16

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 Christiana Trust as Custodian GSRAN-Z LLC

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
19-20	77	5.02	WIGGINS, JOHN N & GERALDINE 1896 W 4 TH ST	\$32,299.29	\$4,058.29	\$28,700.00	\$65,057.58

08-02-2021: #17

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 Pro Cap 8

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
19-17	76	15	Chacon, Jose D 307-309 New Market Rd	\$2,000.24	\$165.42	\$1,400.00	\$3,565.66

TOTAL REFUNDED \$3,565.66

08-02-2021: #18

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

WHEREAS, NJSA 40A:4-87 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 item 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 an item of appropriation for an equal amount, and

NOW, THEREFORE, BE IT RESOLVED, that the Municipal Council of the Borough of Dunellen in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local

Government Services to approve the insertion of an item of revenue in the budget of Calendar Year 2021 in the sum of \$38,722.00, which is now available from the Department of Law & Public Safety SFY21 Body-Worn Camera grant program, and

BE IT FURTHER RESOLVED, that the like sum of \$38,722.00 is hereby appropriated under the caption SFY21 Body Worn Camera grant program.

08-02-2021: #19

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 engineering work towards the following application(s):

390 NORTH AVENUE (MOOREHOUSE 390 LLC - CHICKEN HOLIDAY)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
0285295	PB212	Engineering Review & Report	\$89.50

100 SOUTH WASHINGTON AVE – PRISM (Retail, Apartments, Clubhouse)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
0285035	PE47	Site Observation	\$5,396.00
0285297	PE49	Site Observation	<u>9,272.00</u>
			\$14,668.00

BRUDNER REDEVELOPMENT - FORCE MAIN

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
0285034	PE46	Construction Observation	\$1,182.25
0285296	PE48	Construction Observation	<u>675.75</u>
			\$1,858.00

BRUDNER REDEVELOPMENT – TELEPHONE POLES

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
0285298	PB213	Construction Observation	\$492.25

08-02-2021: #20

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 AVENUE (WOODBURY PORTFOLIOS)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20210707	PE44	Architectural Review	\$495.00

370-372 NORTH AVENUE (LILY YIP)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20210700	PB209	Architectural Review & Costs	\$519.16

390 NORTH AVENUE (MOOREHOUSE 390 LLC - CHICKEN HOLIDAY)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20210696	PB210	Architectural Review & Costs	\$1,304.79

440 NORTH AVENUE (CHELSEA BUILDERS, LLC)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20210701	PB208	Architectural Review	\$498.00

08-02-2021: #21

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

The Treasurer is hereby authorized to issue checks to King Moench Hirniak & Mehta LLP, from the Dunellen Planning Board Escrow Account(s) listed below, for legal work towards the following application(s):

DUKE PROPERTIES, 139 S. WASHINGTON AVENUE

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
92066	PB211	Professional Services	\$128.00

08-02-2021: #22

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):

150 NORTH AVENUE

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
56486	PE40	Professional Services	\$4,509.00

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

Reports:

Mrs. Rios: 1) the Dunellen Arts and Culture Commission just finished their Arts Camp; 2) there are two more music in the park events; 3) DACC has partnered with Circle Players to bring “Side by Side with Sondheim”; 4) the Walking Tour of Dunellen was well received and there are plans to repeat it in the Fall; 5) the Pop-Up Park continues to have a weekly program; 6) the Dunellen Downtown Management Organization is encouraging residents and visitors to try out eating establishments in our downtown; 7) the Friends of the Dunellen Library have sponsored the Open Air Market in the Library parking lot; 8) there will be a HealthCare program at the Dunellen Public Library on August 22nd, 12:30 pm; 9) the Municipal Alliance will have its Drug Overdose Awareness Program in Washington Memorial Pak on August 31st.

Mr. Reid: 1) for Buildings and Grounds, the Department of Public Works and the contractor have started work in Gavornik Park on the basketball court; 2) regarding the Middlesex County Area Transit System is available for seniors and disabled citizens for community based transportation; 3) the Fire Department plans to have a truck at the Pop-up Park on October 16; 4) a Fire House clean up on August 1st and public is invited to the Fire Department’s 125th Anniversary on August 16th.

Dr. Dunne: 1) requesting capital asset inventories for proper capital planning; 2) the Parking Authority meeting was in July and they are struggling with lack of commuter parkers; 3) the Green Brook Flood Control Commission will have their memorial Service this Saturday. Six area residents died twenty years ago in local floods. The Army Corps of Engineers are starting work in our area and if they contact you, please give them access to your property 4) the Diversity and Inclusion Committee had their first meeting and exchanged some good ideas; 5) thank you to Mayor Cilento and the Municipal alliance for hosting the Cannabis Town Hall last week; 6) congratulations to Sydney McLaughlin. Her accomplishment is really something; 7) please continue to wear masks and get vaccinated. Even though you are vaccinated, you can still transmit.

Mr. Sigmon: 1) some residents donated shades to the Pop-Up Park; 2) for Recreation, Soccer registration is open to boys and girls and Fall Tennis registration will open soon. Anyone interested: amiller@dunellenborough.com; 3) the Sydney McLaughlin Watch Party was very successful and thank you to all who assisted: Alex, Julie, Fire, Police, Rescue and OEM, and

Middlesex Rescue Squad.
Mrs. Narvesen:

Department of Public Works report:

The DPW crew has continued to do daily cleaning of downtown and the Parks.

- Water the plants throughout the downtown.
- Lawn maintenance of the Borough Properties and the Parks.
- Maintain the street sweep schedule routine.
- Park upgrades at Gavornik Park.
- Removed the flags from downtown.
- Storm branch pick-up.
- Cleared a clogged storm drain line on High Street.
- Painted more yellow curbs on North Avenue.
- Prepared Columbia Park for the Watch Party.
- Rich installed a new fuel tank on one of the pick-ups, also repaired the backhoe, a blower, and one of our mowers.

The next Board of Education meeting will be August 17.
National Night Out will be August 2nd, Columbia Park.

Mayor Cilento:

Covid-19 Update:

Since my last report on 7/6/2021, we have been made aware of eleven more new cases added to Dunellen's cumulative total of 864. Dunellen's cumulative death total remains at thirteen.

COVID-19 vaccinations administered in Dunellen as of July 11th:

People with at least one dose: 4,021
Total Population with Dose 1 – Moderna or Pfizer: 3,718
Total Population with Dose 2 – Moderna or Pfizer: 3,260
Total Population with Janssen Dose: 303
Overall Total administrations: 7,281

In percentages, we currently have 7% of our adult population who are course initiated (those who received one dose of a two-dose vaccine); 58% who have the course completed, and 65% of adults who have at least 1 dose of a vaccine. Including ages 12 and up, near 60% of Dunellen residents 12 and up have at least one vaccine.

I ask Dunellen residents to remain vigilant in our fight against this virus. The Delta-Variant, as I'm sure you heard about, should be taken seriously as it makes its way into New Jersey. The vaccine has proven to be the most effective tool in preventing serious illness associated with a COVID-19 infection. Speak with your doctor and pharmacist if you have any concerns about the vaccine—and take solace in the fact that our doctors know us and understand our health needs. In most cases, the vaccine prevents serious illness which can result in severe medical complications and even the need to be admitted to a hospital for treatment. Getting a vaccine is now very easy and accessible. The Borough's Coronavirus page on our website has essential information on coronavirus and how to obtain a free vaccination. You owe it to yourself, your family, and your community to get vaccination.

Dunellen and Middlesex County's cumulative totals can be found at www.discovermiddlesex.com/total-cumulative-cases/

New Jersey COVID-19 Information Hub at: www.covid19.nj.gov.

Schedule your vaccination with the State of New Jersey with their vaccine helpline. The number is (855) 568-0545. The State support line for individuals over 75 years of age is 1-856-249-7007.

If you are in need of assistance due to a mental health crisis because of the impact of COVID-19, please text the crisis line by texting "NJ" to 741741, call the family helpline at 1-800-843-5437 or call the mental health line at 1-866-202-4357.

Sydney McLaughlin:

Dunellen residents joined in supporting Sydney McLaughlin during her Olympic Trials for women's 400m hurdles on Friday, July 30th in Columbia Park. This event was made possible through the efforts of the Dunellen Parks and Recreation Department, the Mayor and Dunellen Borough Council, Dunellen's Police, Fire and OEM, Middlesex Borough Rescue Squad, and all the residents who came in support of Sydney McLaughlin and all United States Olympians. Sydney also ran this morning coming first, making it look effortless, and is scheduled to complete in the finals tomorrow evening at 10:30 PM.

Cannabis Town Hall:

On Thursday, July 29th, the Dunellen Municipal Alliance sponsored a Cannabis Town Hall at Lincoln Middle School. Panelist included me, Mara Carlin of the Wellspring Center for Prevention, Dunellen Police Officer Nicholas Goldman, and Middlesex County Assistant Prosecutor Middlesex County Assistant Prosecutor Christopher L.C. Kuberiet. In addition to hearing about the Dunellen Borough Council's reasoning for opting-out of the various categories of cannabis sale and distribution (opting-out merely means that the Council can choose in the future to again entertain some categories of cannabis business, rather than have business imposed on our town without fully fledged-out rules and regulations from Trenton), the audience was treated to a comprehensive review of the very current state of marijuana/cannabis law and how it affects our youth. Cannabis is not legal: it is decriminalized, and everyone should make

themselves acquainted with the law. We will be forming a Task Force consisting of Council members, representatives from the Municipal Alliance, the School District, the Dunellen Police and others to examine the issues and make recommendations to the Council on the best course of action for Dunellen.

Road Repairs and South Madison Avenue Culvert:

The Borough has recently concluded several important infrastructure repairs and others are to be addressed soon. The South Madison Avenue Roadway Improvement project is mostly complete. Just the addition of traffic signal devices at Walnut Street and South Madison Avenue remain to be installed.

With the help of Middlesex County, the South Madison Avenue Culvert project is nearing completion. As of this writing, all that remains is some PSE&G pipe replacement and then the immediate road adjacent to the culvert on both sides will be paved.

The county Mill and Pave program will take care of repaving the remainder sections of South Madison Avenue, Grove Street and Madison Avenue, as well as all of South Avenue, High Street and Lehigh Street. All streets will be restriped with pedestrian and bicycle safety in mind. In addition, the Borough Council will be voted tonight on improving ADA compliant ramps at these intersections.

The Pulaski Street Culvert project is estimated to begin work early next year, and due to this culvert project going to re-pave between South Avenue and Walnut Street, we have decided that that section of Pulaski Street will not be paved through the county mill and pave program but will however be fixed up by PSE&G, so the road is passable until the culvert project begins.

Unfortunately, the BID for the Fire Department embankment came back higher than anticipated due to the increase in prices for material, so we will work with our engineers on a plan for early next year, and therefore, the Fire Department parking lot which would have been paved through the mill and pave program will be postponed until next year.

Lincoln Avenue Roadway Improvement is estimated to be completed by this fall.

Major repairs on the sewer pipes at the Grove Street and Gertrude Terrace intersection were done earlier in July and a water main line also had to recently be repaired.

Park Improvements:

At the July 6th Council meeting, contracts were awarded to re-roof the shed in Gavornik Park and to repave and repair the basketball courts in Gavornik Park and Morecraft Park. Two weeks ago, DPW began removing the old light poles in Gavornik Park. Last week two new basketball posts and backboards were installed. In a few weeks, the roof on the shed in Gavornik Park will be replaced, two new benches along the basketball court will be installed, and the pavements of the basketball courts will commence hopefully around the week of August 16th.

DMV Mobile Unit:

I am working with Assemblywoman Linda Carter's office to set up a mobile DMV unit on September 25th, 10AM to 2PM. We have placed in the request at MVC and are awaiting site inspection of the train station parking lot.

Finally, he wishes to run past Council the idea of a Food Truck Festival, maybe in May, and each year rotate the organization sponsor. No details are settled.

Mrs. Narvesen noted the mandatory water-boil advisement. Fire Chief Crawford related some details on the water main break in Piscataway. He also noted that the 125th Anniversary will have a line-officer ceremony at 3:00 pm., Saturday, August 14th.

Sue Connolly, Fire Department, President of the Fire Company, just to clarify: there will be a 7:00 pm event for neighboring departments; Council is invited for the 3:00 pm Line Officer ceremony. In answer to a question from Dr. Robins, she also reviewed the water main break and whether residents should be boiling water. Yes.

Chief Crawford asked about the electronic signs. Dr. Dunne responded that they are in the midst of a capital budget review and the Finance Committee has prioritized bond ordinance expenses until a full appraisal has been done. They are trying to move away from reactionary planning and toward proactive planning.

Public Comment

No one from the public spoke.

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

08-02-2021: #23

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

The Dunellen Borough Council Meeting of August 2, 2021 is adjourned.

Yes: Dunne, Narvesen, Reid, Rios and Sigmon

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

<https://www.youtube.com/watch?v=n2KujjU1gbU>