

August 3, 2020

Note: This meeting was held by teleconference.

Minutes of the public meeting of the Mayor and Council of the Borough of Dunellen held on August 3, 2020.

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, Kenneth Bayer, April Burke, Jessica Dunne, Stacy Narvesen, Trina Rios and Daniel Sigmon

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On the motion of Mrs. Burke and seconded by Dr. Dunne it was moved to accept the Minutes of the Meeting of July 6, 2020.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

### **ORDINANCE 2020-10**

**THIS ORDINANCE SECURES OBLIGATIONS IN ACCORDANCE WITH THE PROVISIONS OF THE “REDEVELOPMENT AREA BOND FINANCING LAW” AND THE LIEN HEREOF IS A MUNICIPAL LIEN SUPERIOR TO ALL OTHER NON-MUNICIPAL LIENS IN ACCORDANCE WITH THE SPECIAL ASSESSMENT AGREEMENT HEREBY AUTHORIZED**

**AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 2017-06 OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, PROVIDING FOR THE SPECIAL ASSESSMENT OF THE COST OF CERTAIN WASTEWATER, STORMWATER, UTILITY AND OTHER INFRASTRUCTURE IMPROVEMENTS ON BLOCK 85, LOTS 1 & 2 AND BLOCK 83, LOT 1, ESTABLISHING A MECHANISM FOR PAYMENT OF A PORTION OF THE COST THEREOF, AND AUTHORIZING AN AMENDMENT TO SPECIAL ASSESSMENT AGREEMENT IN CONNECTION THEREWITH**

**WHEREAS**, the Borough Council (the “*Borough Council*”) of the Borough of Dunellen had previously created the Borough of Dunellen Redevelopment Agency (the “*Agency*”) pursuant to §§68-1 through 68-4 of the Borough Code and thereafter adopted Ordinance 04-12, which repealed the creation of the Agency and appointed the Borough Council as the municipal entity responsible for implementing the redevelopment plans and carrying out the redevelopment projects

pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “*Redevelopment Law*”); and

**WHEREAS**, on May 5, 2003, the Borough Council adopted a resolution designating certain properties within the Borough, including Site #3 of the Redevelopment Plan, consisting of property located at South Washington Avenue between the rail line and Columbia Street, identified as Block 85, Lots 1 and 2, in the Borough as an area in need of redevelopment in accordance with the Redevelopment Law (the “*Initial Area*”); and

**WHEREAS**, on August 9, 2004, the Borough Council adopted an ordinance approving and adopting the Dunellen Downtown Redevelopment Plan Phase I (as thereafter amended, the “*Redevelopment Plan*”), in accordance with the Redevelopment Law; and

**WHEREAS**, on August 9, 2004, by Ordinance #04-12, the Borough Council appointed itself to be the appropriate authority, *i.e.*, the redevelopment entity, to implement redevelopment plans pursuant to N.J.S.A. 40A:12A-8; and

**WHEREAS**, on April 3, 2017, the Borough Council adopted resolutions (i) designating the Brudner Redevelopment Partners Urban Renewal, LLC as the redeveloper (the “*Redeveloper*”) for the Initial Area and (ii) authorizing the execution and delivery of the Redevelopment Agreement (as hereinafter defined); and

**WHEREAS**, the Redevelopment Plan contemplates the issuance by the Borough of redevelopment area bonds to finance the redevelopment project; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, the Borough Council authorized the Planning Board to undertake an investigation to determine whether Block 83, Lot 1, in the Borough, more commonly known as 105 South Washington Avenue, should be designated as a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Planning Board, after public hearing and consideration of information gathered and reported in the Preliminary Investigation report prepared by CME Associates, dated July 13, 2017, recommended that Block 83, Lot 1, in the Borough, more commonly known as 105 South Washington Avenue, be designated as a non-condemnation area in need of redevelopment; and

**WHEREAS**, by Resolution 10-02-2017:#1, dated October 2, 2017, the Borough Council declared Block 83, Lot 1, to be a non-condemnation area in need of redevelopment (the “*Additional Lot*”, and together with the Initial Area, the “*Redevelopment Area*” or the “*Property*”); and

**WHEREAS**, by Ordinance 2017-10, adopted November 6, 2017, the Borough Council adopted an amended Redevelopment Plan that includes the Additional Lot; and

**WHEREAS**, the Borough and the Redeveloper entered into that certain Redevelopment Agreement, dated as of July 13, 2017 (the “*2017 Redevelopment Agreement*”), as amended by the First Amendment to Redevelopment Agreement dated as of August 5, 2019 to, among other things, include Block 83, Lot 1, (the “*First Amendment to Redevelopment Agreement*”, together with the

2017 Redevelopment Agreement, as the same may be amended, modified or supplemented from time to time the “*Redevelopment Agreement*”) in order to effectuate the Redevelopment Plan; and

**WHEREAS**, on June 5, 2017, the Borough adopted Ordinance 2017-06 entitled “**AN ORDINANCE OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, PROVIDING FOR THE SPECIAL ASSESSMENT OF THE COST OF CERTAIN WASTEWATER, STORMWATER, UTILITY AND OTHER INFRASTRUCTURE IMPROVEMENTS ON BLOCK 85, LOTS 1 & 2 AND ESTABLISHING A MECHANISM FOR PAYMENT OF THE COST THEREOF**” (the “*Initial Ordinance*”), which in part authorized the execution of a Special Assessment Agreement dated July 13, 2017 (the “*Initial Agreement*”); and

**WHEREAS**, the Borough and the Redeveloper wish to include the Additional Lot as part of the Property that is subject to the special assessment, and to authorize an amendment to the Initial Agreement (the “*First Amendment*”, and together with the Initial Agreement, the “*Special Assessment Agreement*”) in order to include Block 83, Lot 1 as part of the Property governed thereby, and to make certain other changes to the Initial Agreement in connection therewith,

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

**Section 1.** The defined terms set forth in the recitals contained in this ordinance are incorporated by reference as if set forth at length herein, and all capitalized terms not defined herein shall be ascribed the meaning given to such terms in the Initial Ordinance.

**Section 2.** All references to the “*Property*” contained in the Initial Ordinance are hereby amended to mean Block 85, Lots 1 and 2, and Block 83, Lot 1. Notice is hereby given to the owners of the Property that the Borough intends to make and levy special assessments against all such Property in the amount and at the time set forth in the Special Assessment Agreement. The estimated aggregate cost of such Infrastructure Improvements for the Property subject to this ordinance is \$3,147,000 (subject to the actual costs of such Infrastructure Improvements at the time of installation as certified to the Borough Engineer), provided that the special assessments for any Property affected by this ordinance shall be made and levied in the manner provided by law and shall be as nearly as possible in proportion to and not in excess of the peculiar benefit, advantage or increase in value that the Property shall be deemed to receive by reason of the Infrastructure Improvements.

**Section 3.** The Mayor is hereby authorized and directed to execute the First Amendment in substantially the form attached hereto as Exhibit A, together with such changes, modifications or revisions as may be necessary or appropriate in consultation with the Borough’s redevelopment counsel. The Borough Clerk is hereby authorized and directed to attest to the signature of the Mayor and to affix the corporate seal of the Borough upon the First Amendment.

**Section 4.** Except as expressly modified herein, the Initial Ordinance and the Initial Agreement remain in full force and effect and binding in accordance with their terms.

**Section 5.** If any one or more of the provisions herein contained shall be held to be illegal or invalid in a final proceeding, then such provisions shall be null and void and shall be deemed separable from the remaining provisions of this ordinance and shall in no way affect the validity of any of the other provisions hereof.

**Section 6.** This ordinance shall take effect as provided by law.

Dr. Robins explained that a Special Assessment is the mechanism for guaranteeing payment of the equivalent to the property taxes paid by Art Color before the buildings were taken down. This ordinance (which is an amended special assessment) is necessary because subsequent to the first special assessment a parcel was brought into the development and this makes the coverage complete.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

## **ORDINANCE 2020-09**

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

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

The bond ordinance, the summary terms of which are included herein, is being presented for public hearing and adoption by the Borough of Dunellen, in the County of Middlesex, State of New Jersey being held on August 3, 2020, at 7:00 pm. Copies of the full bond ordinance have been available at no cost and during regular business hours, at the Clerk's office for members of the general public who requested the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR REPAIRS TO A SECTION OF A SANITARY SEWER MAIN ON RAILROAD AVENUE OR OTHERWISE TO COVER THE COSTS ASSOCIATED WITH SEWER MAIN REPAIRS TO WEST 4<sup>TH</sup> STREET IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$325,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$325,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF

Purpose: Repairs to a section of a sanitary sewer main on Railroad Avenue or otherwise to cover the costs associated with sewer main repairs to West 4<sup>th</sup> Street not previously

provided for in the budget, including all work and materials necessary therefor and incidental thereto.

Appropriation: \$325,000  
Bonds/Notes Authorized: \$325,000  
Grant Appropriated: N/A  
Section 20 Costs: \$65,000  
Useful Life: 20 years

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: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #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: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #2**

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

Richard Gianchiglia is hired as a part-time employee in the Dunellen Construction Office, at a rate of pay of \$16.00 per hour, not to exceed ten hours per week. This is a position without benefits, and it is effective as of August 3, 2020.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #3**

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

New Jersey Realty Advisory Group, LLC., is awarded a contract to prepare a report to ascertain the compensation due the property owner for the placement of a permanent sewer easement and temporary construction easement on the site located at Block 49, Lot 36.01, at a cost not to exceed \$2,500.00.

Mr. Bruder reminded the Council that this is in respect to the property we are attempting to obtain an easement for the culvert. We have not received a response from the owner. We have sent certified letters which have been returned, signed. We are now proceeding with the next step which is to obtain an appraisal of the property. Once that appraisal is obtained, we will offer that amount to the property owner. If they do not accept the offer, he will come to the Council seeking authorization to go to litigation to obtain the easement.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #4**

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

Borough Administrator William M. Robins is authorized to sign on behalf of the Borough of Dunellen a settlement agreement between the Borough and Department of Public Works worker Richard Herkert to settle a grievance regarding a violation of Article 12 of the Collective Bargaining Agreement. This Settlement authorizes the payment to Richard Herkert of \$1,800.00 for out-of-title pay as a Mechanic in 2019 and resolves the filed pending grievance arbitration.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #5**

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

The Mayor and Municipal Clerk of the Borough of Dunellen are authorized to sign the attached Shared Services Agreement with the County of Middlesex to provide Aerial Photogrammetric, GIS, and a new certified tax map.

Mayor Cilento, by way of background, informed the Council that he learned of this pilot program in a meeting with Freeholder Director Rios.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #6**

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

A Change Order to the original contract with General Code for the updating of the Dunellen Municipal Code Book and the enhancement of the borough's online component for the official Dunellen Website is authorized. The change order amount is not to exceed \$5,000.00, and will cover the inclusion of ordinances adopted since the original contract in 2015. This contract will be taken from Account C-04-20-002-00-608.

Dr. Robins informed the Council that General Code now has almost all ordinances since the last edition in 2003 and it will soon be entering into the editing process.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #7**

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

The Mayor and Municipal Clerk are authorized to sign an Agreement with Middlesex County for reimbursement of expenses under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

Mayor Cilento thanked Homer Mosley and Dr. Robins for putting together the application, as well as the departments who assisted in compiling the invoices and time sheets.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #8**

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

Christopher Hess is hired as a part-time worker in the Dunellen Department of Public Works, at a wage of \$14.00 per hour, not to exceed 29 hours per week, beginning August 4, 2020. This is a position without benefits.

Yes: Burke, Dunne, Narvesen, Rios and Sigmon  
Abstain: Bayer, due to his family relationship with Mr. Hess

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

**08-03-2020: #9**

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

Ben Shaffer Recreation is awarded a contract to supply eight (8) benches to the Dunellen Downtown Management Organization for placement downtown, at a cost not to exceed \$4,684.60.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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On the motion of Mrs. Rios and seconded by Mrs. Burke it was moved to accept the following:

**08-03-2020: #10**

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

The following persons are hired as instructors in the Dunellen Arts and Culture Commission's Summer Arts Program, to be held July 13 to July 30, 2020, from 1:30 – 3:30 pm:

Patrick Smith           \$25.00 per hour

Kelly Hess               \$15.00 per hour

Yes: Burke, Dunne, Narvesen, Rios and Sigmon  
Abstain: Bayer, due to his family relationship with Ms. Hess



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

**08-03-2020: #11**

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

The following persons are hired as Baseball Field Crew to work the Baseball tournaments for the Dunellen Recreation Department, from July 11 – August 30, 2020:

Drew Johnson           \$15.00 per hour

Jeff Manna             \$15.00 per hour

Dr. Dunne requested that resolutions be presented to Council more in advance so there is time to review them. Dr. Robins agreed.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #12**

**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 submission of a strategic plan for the Dunellen Municipal Alliance grant for fiscal year 21 (October 1, 2020 – June 30, 2021) in the amount of:

DEDR	\$4,506.00
Cash Match	\$1,126.50
In-Kind	\$3,379.50

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

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #13**

**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 submission of a strategic plan for the Dunellen Municipal Alliance grant for fiscal year 20 5Q (July 1, 2020 – September 30, 2020) in the amount of:

DEDR	\$300.00
Cash Match	\$75.00
In-Kind	\$225.00

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

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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

**08-03-2020: #14**

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

Eugene Paul Leporiere is hired as Dunellen Tax Collector, effective August 3, 2020, at an annual salary of \$17,000.00, with a ninety (90) day probation period. This part-time position is without benefits.

Dr. Dunne noted that though the criminal background check came back negative, there were some possible issues revealed through a Google search. There is a 90-day probation period. She wants to be clear that Council is comfortable with this hire. Mayor Cilento responded that Mr. Leporiere when at Upper Saddle River appears to have become embroiled in a political warfare campaign and those Google citations refer to that. Mr. Olsen and Dr. Robins are satisfied based upon his interview and resume and he has already spent time with Patty learning the Office routine. Dr. Robins concurs with what Mayor Cilento stated and he believes that hiring Mr. Leporiere should move forward. Mr. Olsen stated that he also concurs. Dr. Robins will monitor job performance during the 90-day probation period.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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**CONSENT AGENDA:**

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

**08-03-2020: #15**

WHEREAS, the Tax Assessor granted total exemption of property taxes in 2019 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 2020/2021 property taxes as follows:

Block	Lot	Name	Amount
60	37	Bubenick, Richard Anthony 375 Fairview Ave.	\$4,482.24
47	15	Tippett, Melissa 821 Dunellen Ave.	\$4,001.54
		No Refund Required:	
		Cancel 4 <sup>th</sup> qtr. 2020 taxes and 2021 preliminary taxes	

**08-03-2020: #16**

**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 the following checks to Windels Marx Lane & Mittendorf, LLP., from the Interim Cost Agreement Escrow Account for work done toward **Dunellen Stations** redevelopment, subject to the refunding of the Account:

<u>Windels Marx File Number</u>	<u>Bill Number</u>	<u>Amount</u>
0305764-0000001	40054	\$6,534.00
	Total	<u>\$6,534.00</u>

**08-03-2020: #17**

**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 the following checks to CME Associates, from the Interim Cost Agreement Escrow Account for work done toward Dunellen Stations redevelopment, subject to the refunding of the Account:

<u>CME Associates</u>	<u>Purpose</u>	<u>Amount</u>
0256205	Redevelopment	\$1,203.00
0261181	Redevelopment	\$2,923.50
0262310	Redevelopment	\$5,554.50
0263430	Redevelopment	\$4,253.75
0254832	Redevelopment	\$1,956.00
0263775	Redevelopment	\$2,141.50
	Total	<u>\$13,778.50</u>

**08-03-2020: #18**

**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 the following checks to King Moench Hirniak & Mehta, LLP., from the Interim Cost Agreement Escrow Account for legal work done toward Dunellen Stations redevelopment, subject to the refunding of the Account:

<u>King Moench</u>	<u>Purpose</u>	<u>Amount</u>
91476	Redevelopment	\$464.00
	Total	<u>\$464.00</u>

**08-03-2020: #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 the following checks to Windels Marx Lane & Mittendorf, LLP., from the Interim Cost Agreement Escrow Account for work done toward “**528 North Avenue LLC**” redevelopment, subject to the refunding of the Account:

<u>Windels Marx File Number</u>	<u>Bill Number</u>	<u>Amount</u>
0305764-0000004	40055	\$2,070.00
	Total	<hr/> \$2,070.00

**08-03-2020: #20**

**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 the following checks to CME Associates from the “528 North Avenue, LLC.” for engineering work done for the redevelopment, subject to the refunding of the Account.

<u>CME Associates</u>	<u>Amount</u>
0256929	\$63.00
0257760	\$936.00
0258722	\$837.00
0260306	\$917.50
0261180	\$367.50
Total:	<hr/> \$3,121.00

**08-03-2020: #21**

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

Permission is granted to Heidi Heleniak and volunteers to hang ribbons on North Avenue street lights from September 1 through September 30 to call attention to Ovarian Cancer and its silent symptoms.

**08-03-2020: #22**

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

Permission is granted to the Dunellen Municipal Alliance to hang ribbons on North Avenue streetlights from August 3<sup>rd</sup> to August 31<sup>st</sup> to call attention to drug overdose awareness.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon

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Reports:

Mrs. Rios: no report

Mrs. Burke: 1) She asked what to do if a resident has a problem with a business and their dining outside and the noise, where should the resident reach out to? Mayor Cilento suggested the police; 2) regarding the Fire Department which is without their usual big fund raiser, so residents should be aware of other opportunities to support the Fire Department; 3) the Police Department has been very busy this past month with 259 motor vehicle stops; 4) Homer Mosley is doing many good things with the Office of Emergency Management, especially dealing with Covid-19, tropical storms, and updating the OEM manuals; 5) the Social Media Committee is having a meeting tomorrow; 6) she has offered to assist Mayor Cilento with the various newspapers and newsletters and there is a September 15th deadline and she is soliciting material from Council members; 7) this week marks the 55<sup>th</sup> Anniversary of the Voting Rights Act and she encourages everyone to vote.

Mr. Bayer: no report.

Dr. Dunne: 1) congratulated the Friends of the Dunellen Public Library for the Farmers' Market. It has been a great success; 2) tonight we hired a P/T worker for the DPW, and the Committee will be working with Alex and Ron on his schedule. His primary role will be keeping the downtown clean but we are also exploring the option of extending Yard hours one day per week; 3) the Parking Authority met last month and revenue is way down because of the decline of train travel and thus the use of Skinner Plaza. If the COVID-19 situation continues, they might begin a discussion on reimagining the role of the PA and those lots; 4) she attended a meeting of the Green Brook Flood Control Commission last Saturday for their annual gathering to honor those whose lives have been lost during the floods. Appropriately, this meeting was held at the American Legion in Middlesex where the flood wall is now up. In the 2021 Budget there is \$157,000,000 appropriated from the federal government for the project that is moving from Bound Brook to

Middlesex and then on to Dunellen. They may complete Middlesex by 2025. The two hurdles to completing the flood control project are money and obtaining real estate from residents.

Mr. Sigmon: no report.

Mrs. Narvesen: 1) Recreation Baseball has 30 children, 17 kids for Tennis, and we collected almost \$10,000 in field use fees for hosting tournaments; 2) we are working on plans for Soccer, though it may be a shorter season; 3) the Dunellen Board of Education had two meetings. She inquired about State cuts to their Budget. They responded that it will tighten their Budget and it will be handled internally with no tax impact. The next Board of Education meeting will be Tuesday, August 11<sup>th</sup>, at 7:30 pm; 4) the Dunellen Downtown Management Organization will be ordering more benches for the downtown area; 5) "Next Stop Dunellen" newsletter is now one year old and has much good information; 6) HarvestFest 2020 is still scheduled for Sunday, October 11<sup>th</sup>, in Washington Memorial Park; 7) the Middlesex County Transportation Coordinating Committee met virtually on July 28<sup>th</sup>. There was a presentation by the New Jersey Infrastructure Transportation Bank; 8) the Fire Department is looking for the bond money for building repairs; 9) the Walkability Community Study will have a meeting on August 10<sup>th</sup> where we can learn about audit findings and view initial design concepts.

Mayor Cilento:

### **COVID19 Update:**

COVID-19 Cumulative Statistics as of 8/4/2020:

- ◆ Dunellen: 212
- ◆ Dunellen Deaths: 9
- ◆ Middlesex County: 17,735
- ◆ Middlesex County Deaths: 1,197
- ◆ State of New Jersey: 182,614
- ◆ NJ Deaths: 13,971

Please continue to practice social distancing and wearing a mask in public. It is vital we continue these practices so we can flatten the curve and continue to see the progress we have made statewide.

If you are in need of assistance due to a mental health crisis or domestic violence, here are contact numbers for you: the crisis text line by texting "NJ" to 741741; call the family helpline at 1-800-843-5437; the domestic violence hotline at 1-800-572-7233; or the mental health line at 1-866-202-4357. We encourage you to utilize these resources during this challenging time. You matter, and we want you to be safe.

### **Tropical Storm Isaias:**

- OEM is prepared with a preliminary plan for all emergency services for Tropical Storm Isaias.
- I have checked with DPW and they have looked at the brooks as well as storm water drains to make sure they're clear, and barricades are out.



I advise those on social media who “tag” elected officials that though this makes us aware of a situation, it does not take care of the immediate problem. Please contact the Police Department, either the non-emergency line (732-968-3000) or 9-1-1.

### **Capital Projects:**

- Grove Street Bids are to be received this Thursday, August 6<sup>th</sup>; once they are received and reviewed, I will request a Special Meeting in August to accept them so we can get this road project under way.
- South Madison Avenue -- CME has drafted a plan to be sent over to NJDOT for approval; once approved it'll take the same process as other roadway improvement projects – be advertised for Bids and then our engineers will review and make a recommendation to the Council which will then award.
  - o South Madison Avenue will take a little longer than expected due to the NJDOT just now starting to get back into their offices due to COVID-19. The timeline has been postponed to September. But the good news is it's going before the NJDOT now.
  - o Other goods news is PARSA has looked at South Madison Avenue's sewer lines through videoing and observed no needed repairs.
- Council President Ken Bayer and I wrote a letter to the County to request information on their mill and pave programs to assist in paving roads.
- Wrote a letter with Stacy to NJDOT about striping Route 28 crosswalks; they confirmed they will undertake this and will follow up with a timeline.

### **Committees' Thresholds:**

- Expenditures must be approved by a majority of committees' or commissions' members. Contract awards from over the quote threshold of \$2,625.00 should be made after obtaining competitive quotes and then awarded by Council resolution.

### **DACC:**

- DACC had a successful Summer Arts Camp (funded by the Middlesex County Arts and Culture Council).
- DACC is in the process of planning fall programs.
- This Thursday there will be “Music in the Park” at 7:00 pm with the Paul Nagy Band, classic rock.
- Inspire Art Gallery will be hosting “Art in the Park” this Sunday, August 9<sup>th</sup>

### **Dunellen Downtown Business Fundraiser:**

- Mayor and Council are working with the Dunellen-Green Brook Rotary Club on a fundraiser virtual concert with local talent to be aired sometime in September so we can raise funds for small grants to help downtown businesses with PPE expenses. We will sell

#DunellenStrong merchandise. Rotary will act as the non-profit vehicle to collect and disburse funds, and Mayor and Council will help with fundraising logistics. The concept revolves around the idea of Dunellen as the “Miracle Mile.”

**Art Color Memorial:**

· Ken Bayer, Alex Miller, Heidi Heleniak, Bob Krause and I are working on a fundraiser for a memorial to the Art Color Complex. We will speak with the Art Color developer regarding the memorial to be placed there, but also considering along the walking path in Columbia Park on the side of the Art Color development.

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**PUBLIC PORTION**

Jackie Mueller, 240 Prospect Avenue: 1) needs a handicap sign for the spot in front of her house; 2) there is a speed sign next to that spot and she wonders if the Police are enforcing violations?; 3) she has observed rats in the nearby brook. Dr. Robins will have the Health Department investigate.

Brittany Grillot, 601 Dunellen Avenue, representing Dunellen PTO. They are working on a plan on how to best bring Halloween to our Dunellen children. They are thinking about a trunk or treat which will be safe. Any help from Council would be appreciated. Mayor Cilento endorses the idea. Alex Miller offered to assist.

Homer Mosley, OEM Coordinator: advised that all residents be on the alert for the tropical storm and he is working on shelter possibilities and Dr. Robins is putting together a statement of emergency.

Chief Daniel Smith: officers do radar each shift and there are many streets but he will have them pay special attention to Prospect Avenue.

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

**08-03-2020: #23**

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

The Dunellen Borough Council Meeting of August 3, 2020 is adjourned.

Yes: Bayer, Burke, Dunne, Narvesen, Rios and Sigmon