

February 18, 2020

Minutes of the public meeting of the Mayor and Council of the Borough of Dunellen held on February 18, 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. Rios and seconded by Mrs. Narvesen it was moved to accept the Minutes of February 3, 2020:

Yes: Burke, Narvesen, Rios and Sigmon  
Abstain: Bayer and Dunne, due to their absences

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At this point, a Proclamation Celebrating the 100<sup>th</sup> Anniversary of Women’s Suffrage was read, in turns, by Councilpersons Burke, Dunne, Rios and Dunne, and Mayor Cilento:

# Proclamation

**WHEREAS**, the year 2020 marks the 100<sup>th</sup> anniversary of the ratification of the 19<sup>th</sup> Amendment to the United States Constitution, guaranteeing and protecting women’s right to vote; and

**WHEREAS**, this centennial offers an opportunity to commemorate a milestone of democracy; that the right of citizens of the United States to vote shall not be denied or abridged by the federal or state governments on account of gender; and

**WHEREAS**, New Jersey has had a long, storied history in the suffrage movement with New Jersey women playing a crucial role in pursuing the rights of women to vote; and

**WHEREAS**, in 1776 women property owners were enfranchised under the New Jersey State Constitution, which was unique in the nation at the time. However, in 1807, the New Jersey Legislature eliminated the property requirement for voting rights and limited the ballot to white males; and

**WHEREAS**, in 1867 New Jersey residents Lucy Stone and Harry Blackwell organized the New Jersey Woman Suffrage Association (“NJWSA”), devoted to gaining women’s suffrage; and

**WHEREAS**, in 1909 New Jersey's first open air suffrage rallies were held in Orange and Newark, led by Dr. Emma O. Gantz and Martha Klatshchken, with NJWSA collecting 5,000 signatures for a petition in support of the federal amendment guaranteeing and protecting women's constitutional right to vote; and

**WHEREAS**, although the 1912 state referendum on woman's suffrage was soundly defeated in the New Jersey Legislature, a corner was turned for the New Jersey suffrage movement; and

**WHEREAS**, in 1913 an automobile rally led by "General" Rosalie Jones traveled through New Jersey on the way to Washington D.C., in a Suffrage Parade of over 8,000 marchers with many New Jersey women including event organizer Alice Paul; and

**WHEREAS**, in 1915 a second suffrage constitutional referendum was pursued in New Jersey, New York, Pennsylvania, and Massachusetts with active campaigns by many suffrage organizations, including the "Passing of the Torch of Liberty" via tug boats on the Hudson River from New York to New Jersey, but was defeated in all four states in October 1915; and

**WHEREAS**, in 1917, New Jersey suffragists Allison Turnbull Hopkins, Julia Hulburt, Beatrice Reynolds Kinkead, and Minnie D. Abbott picketed in front of the White House as part of the Silent Sentinels and subsequently were arrested and imprisoned; and

**WHEREAS**, on June 4, 1919, Congress passed the 19<sup>th</sup> Amendment guaranteeing all American women the right to vote; and

**WHEREAS**, on February 9, 1920, New Jersey became the 29<sup>th</sup> state to ratify the 19<sup>th</sup> Amendment granting women the right to vote; and

**WHEREAS**, shortly after the ratification of the 19<sup>th</sup> Amendment, Margaret Laird and Jennie Van Ness were the first two women elected to the New Jersey Assembly in 1921. and in 1925, Rebecca Estelle Bourgeois Winston of Estell Manor was New Jersey's first woman mayor;

**NOW THEREFORE, BE IT RESOLVED** in honor of the 100<sup>th</sup> Anniversary of the Ratification of the 19<sup>th</sup> Amendment, that the Mayor and Borough Council of the Borough of Dunellen support the efforts of New Jersey's Suffrage Centennial NJ Women Vote and encourages local celebrations of this historic milestone; and

**BE IT FURTHER RESOLVED** that the Mayor and Borough Council of the Borough of Dunellen will transmit copies of this proclamation to federal and state elected officials, including the Governor of the State of New Jersey, the Secretary of State, and the New Jersey League of Municipalities.

Issued this 18<sup>th</sup> day of the Month of February, 2020, Jason F. Cilento, Mayor

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Mayor Cilento introduced his proposed “Mayor’s Traffic & Pedestrian Task Force,” and explained that the Task Force would have the following Mission and Structure:

The Mayor’s Traffic & Pedestrian Task Force will advise the Mayor & Borough Council about a safer pedestrian environment and encouragement of walkability in Dunellen. The advisory council will research and determine whether the Complete Streets program is a viable option for seeking funds to enhance pedestrian safety in Dunellen under the New Jersey Department of Transportation’s Complete Street model.

Members of the task force will be made up of no more than eleven (11) members, and will consist of residents, business-owners and members of local agencies, all appointed by the Mayor. The task force will be appointed as an annual ad hoc committee under the auspices of the Mayor of Dunellen and will meet bi-monthly on the third Monday at 6:00 pm in the Recreation Office.

Dr. Dunne asked how he intended to solicit members. Mayor Cilento responded that he would be putting together a form to be placed on the web site, like other volunteer application opportunities, as well placing the notice on social media sites.

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

## ORDINANCE 2020-04

### BOROUGH OF DUNELLEN

The following ordinance is being 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 February 18, 2020. It will be further considered for final passage, after public hearing thereon, at a meeting of said governing body to be held in the Municipal Building, 355 North Avenue, Dunellen, New Jersey, in said County, on March 2, 2020 at 7:00 p.m. During the week prior to and up to and including the date of such meeting copies of the full ordinance have been available at no cost and during regular business hours, at the Clerk’s office for members of the general public who shall request the same.

Dunellen Municipal Code, Chapter 233-37, Sewer Rates is amended to read as follows:

Section 233-37. Sewer rates.

The sanitary sewer rates shall be as follows:

A. Owners of single family residential properties connected to the Borough sanitary sewer system shall pay a flat annual rate in the amount of \$350.00 to be paid in equal installments semi-annually to the Dunellen Borough Sanitary Sewer Utility on the 15th day of April and the 1<sup>st</sup> day of September, following each period for which sewer service has been provided.

B. Owners of multi-family residential properties (properties with two, three or four residential units) connected to the Borough sanitary sewer system shall pay a flat annual rate for each residential unit in the amount of \$350.00 to be paid in equal installments semi-annually to the Dunellen Borough Sanitary Sewer Utility on the 15th day of April and the 1<sup>st</sup> day of September, following each period for which sewer service has been provided.

C. Owners of non-residential properties, including residential properties with five or more units and mixed residential/commercial properties connected to the Borough sanitary sewer system, shall be charged, except as otherwise stated herein, for sewer service based upon the amount of water supplied to the commercial property as determined by meter readings supplied by New Jersey American Water of the previous year, payable semi-annually. The apartments or rental units above or adjacent to the commercial property shall be billed at a flat rate of \$350.00 to be paid in equal installments semi-annually. The sewer fee for the commercial parts of a mixed-use commercial/residential property, or of an entirely non-residential property, shall be \$4.25 per 1,000 gallons of water used at the property (whether determined by meter or estimate), but no less than the minimum annual usage charge of \$350.00. Where water usage cannot be determined by meter reading, the Sewer Utility fee shall be based on the property's estimated water usage, which estimate shall be calculated using best engineering practices for the property in question. Sewer user fees are to be paid to the Dunellen Borough Sanitary Sewer Utility on the 15th day of April and 1<sup>st</sup> day of September, following each period for which sewer service has been provided or available.

D. There shall be an annual sewer Administrative/Facility charge for all non-residential improved properties, residential properties with five or more units, and mixed residential/commercial properties, of \$150.00 in addition to the above rates described in Subsection C above. This charge is payable semi-annually in the amount of \$75.00 and is to be paid in concert with the sewer service charges.

E. Any single family residential property that qualifies for the senior citizen tax deduction shall also be afforded a discount of \$100.00 from the residential property fee set forth in Subsection A above.

F. The foregoing rates and charges have been calculated in accordance with Chapter 230-7 and shall be subject to annual revision based upon the Borough and its Sewer Utility's financial obligation to PARSA and/or MCUA. In addition, separate fees or charges may be imposed by the Borough's Sewer Utility upon specific users or one or more categories of users to defray fines, penalties or other extraordinary charges that may be imposed by PARSA and/or MCUA. Payment of such separate fees or charges shall in accordance with the requirements set forth in Chapter 233-36. The Borough Sewer Utility may also in its sole discretion and upon application of a user demonstrating special circumstances adjust a user's sewer use charges.

Mr. Robins referenced a handout he had prepared for Councilpersons. Mrs. Burke asked if there were any changes to single-family homes. No; the only change is for commercial rates.

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

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

**02-18-2020: #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

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

**02-18-2020: #2**

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

WHEREAS, Chelsea Builders, LLC., did provide performance guarantees for a development on Block 34, Lot 38.02, in the amounts of:

10% Cash Portion	\$11,125.80
90% Bond Portion	\$100,132.20

Total Performance Guarantees: \$111,258.00

WHEREAS, there remains an outstanding accounts receivable invoice of \$125.00 due to CME Associates for engineering work done on the project; and

WHEREAS, all improvements have been completed except for the invoice noted above, and it is the recommendation of CME Associates, the Borough's engineer, that the performance guarantees be released, subject to the posting of a maintenance guarantee in the amount of \$16,688.70, and the payment of all outstanding escrow fees, if any.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Dunellen, that performance guarantees provided by Chelsea Builders, LLC., be released as follows: the cash bond in the amount of \$11,125.80, less the outstanding invoice amount of \$125.00, for a total release of \$11,000.80, be returned to Chelsea Builders, LLC., and the bond posted by A-Tech Concrete Co., Inc., in the form of a Performance Surety Bond, be released in the amount of \$100,132.20, subject to the posting of a maintenance guarantee in the amount of \$16,688.70, and the payment of the above noted invoice to CME Associates.

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

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CONSENT AGENDA:

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

**02-18-2020: #3**

**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 Raffle License to St. Francis Episcopal Church.

Further be it resolved that this license will be issued pending final approval by New Jersey State Legalized Games of Chance Commission.

**02-18-2020: #4**

**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 raffle license to the Dunellen-Green Brook Rotary Club

Further be it resolved that this license will be issued pending final approval by New Jersey State Legalized Games of Chance Commission.

**02-18-2020: #5**

**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 Bingo License to the Green Brook PTO.

Further be it resolved that this license will be issued pending final approval by New Jersey State Legalized Games of Chance Commission.

**02-18-2020: #6**

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

WHEREAS, a taxpayer tendered a cash payment of \$175.00 for 2019 sewer; and

WHEREAS, she had a receipt for such funds; and

WHEREAS, it has not been credited to her account and we have investigated for weeks.

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 and directed to write off the 2019 sewer charge.

<b>Block</b>	<b>Lot</b>	<b>Name</b>	<b>Amount</b>
82.02	22	Taverez, David & Daisy 14 Kline Place	\$175.00
		<b>No Refund Required</b>	

**02-18-2020: #7**

**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 for Actlien Holdings  
 50 South 16<sup>th</sup> St. Suite# 2050  
 Philadelphia PA 19102

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
18-29	72	6	Chavez, Luis 323 Orange St	512.73	0.00	1200.	1,712.73

**TOTAL REFUNDED \$1,712.73**

**02-18-2020: #8**

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

WHEREAS, it has been determined by information obtained from the assessor’s office that the following sewer unit is to be cancelled.

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 and directed to cancel 2019 sewer units.

Block	Lot	Name	Amount
28	8	356 Dunellen Ave.  <b>No Refund Required</b>	\$350.00

**02-18-2020: #9**

**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.

<u>CME Associates</u>	<u>Amount</u>
0253796	\$1,901.75
Total:	<u>\$1,901.75</u>

**02-18-2020: #10**

**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 “Galway Properties” Planning Board Escrow account, for engineering work done for the redevelopment.

<u>CME Associates</u>	<u>Amount</u>
0253797	\$174.50
Total:	<u>\$174.50</u>

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

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Reports:

Mrs. Rios: no report.

Mrs. Burke: 1) met with Homer Mosley, our Office of Emergency Management Coordinator, on February 7<sup>th</sup>. He is meeting with County officials and Borough agencies and is reviewing and updating our OEM Manuals. He is also looking into grant opportunities. He would like to make a presentation to Council on the Office of Emergency Management to explain its purpose and activities; 2) the Dunellen PBA will be hosting their 10<sup>th</sup> Annual Wine and Beer Tasting Fundraising event on Friday, March 27<sup>th</sup> at the Columbian Hall from 7 – 11:00 pm.; 3) raised the question of traffic issues on Walnut Street and South Madison Avenue. Mayor Cilento responded that that will be part of the engineering discussions for the South Madison Avenue Roadway Improvement project.

Mr. Bayer: 1) asked Mr. Bruder about the Railroad Culvert Project. Mr. Bruder responded that we have been in contact with the new owners. The prior owners had been reluctant to grant an easement. We do need to spend money so that we do not risk losing grant funding. Our next step

is that we might need to consider exercising eminent domain though it is a kind of hybrid action as we are not seeking to take over the property; instead, we seek only an easement to do the work. Mayor Cilento wanted to make it clear that we are not trying to take people's property. This is restricted to an easement so that we can move ahead on a project that could help mitigate flooding on the south side of town; 2) Finance Committee meetings are ongoing. One new factor is a significant increase in the County's fee to us for curbside recycling. We are exploring some options.

Dr. Dunne: 1) next Parking Authority meeting is Wednesday, March 11<sup>th</sup>; 2) requested of Councilpersons that when replying to emails, that the reply is to the latest one, not an earlier one, as Gmail is set up that the latest one is the one on top; 3) wanted to apologize for her crazy travel schedule and hopes to make all future meetings except the next one when she will again be travelling for work. Parenthetically, she noted that she will be leaving for Madrid the following day; 4) she recommends to Councilpersons that they take the course titled "Powers and Duties of the Municipal Governing Body," a handout for which is in their packets.

Mr. Sigmon: 1) for social media, we are continuing to investigate archiving software such as PageFreezer and Archive Social. Mr. Robins noted that we had initially favored PageFreezer as doing the same job as Archive Social, but at less cost, but the Middlesex County Chief Information Officer reported to him that Archive Social was highly regarded. Funding could come from the IT operating budget or possibly from the bond. Mr. Robins also discussed with the CIO the TK1 quote. Mr. Sigmon continued that he is in touch with Archive Social to set up a webinar. He also contacted Middlesex Borough to discuss how they deal with social media issues.

Mrs. Narvesen: 1) the Dunellen Downtown Management Organization is excited about "Restaurant Week" May 16 – May 24, and most of the restaurants in Dunellen have indicated they will participate; 2) the Green Brook Flood Control Commission continues its work and they are looking at the upper basin; 3) for the Recreation Commission, Field Turf is nearing completion of the turf field and are laying down the letters. The next step is field inlays with sand and rubber plugs; 4) the DPW delivered mulch to Columbia Park today; 5) the Easter Egg Hunt will be on the baseball fields in Columbia Park.

Mayor Cilento: 1) Chloe Cassidy hit her 1,000-point mark on Feb 11<sup>th</sup>. Congratulations; 2) we met with the School District on Shared Services, with Gene Mosley and their new BA, Jonny Rosa. It was a fruitful conversation and could be brought to Council within a month or so. Superintendent Mosley needs to bring it to the School Board. In attendance at tonight's meeting are Jeff Portik, Board President, and member Jason Anderson; 3) asked about the Hall Street property that removed some trees. Possibly we can work with the Shade Tree Commission to construct a barrier for the residents of Pulaski Street; 4) Memorial Day Parade: Monday, May 25<sup>th</sup> at 10am. We met with the American Legion, VFW and Recreation to begin planning. The VFW presented us with the Wounded Veterans Signs. These are parking space signs to reserve spaces for veterans. They can obtain more of these. He has asked Councilpersons Rios and Narvesen to go about town to study public parks and areas for placement. Dr. Dunne asked if the VFW has provided us with any guidance on where they might be best placed? Mayor Cilento responded at pharmacies and Mrs. Rios noted that she has a list she has put together; 5) Columbia Park Re-Grand Opening: there is a tentative date of Saturday, May 9<sup>th</sup>, at noon; 6) Frank Bieniek Memorial: working with Alex Miller on the ceremony with a tentative date of Saturday, May 23<sup>rd</sup>, at noon; 7) Raritan Valley Rail Line: will be attending the RVL Mayors Alliance Meeting on Wednesday, February 26<sup>th</sup>. The Federal Transit Administration raised the rating for the 100-year old Portal Bridge to medium-high, thereby now making it eligible for federal funding. Now it awaits the President's approval. The

existing Portal Bridge, which hosts about 450 trains per day traveling between Newark, NJ and Penn Station, New York, is a major bottleneck and source of delay of train traffic; the aging mechanical components sometimes malfunction while opening and closing for maritime traffic; 8) the meeting with Freeholder Director Rios that he and Mr. Robins attended was very productive. We discussed recycling issues and will see tomorrow (Wednesday) if Solterra does a better job. We also discussed the following topics: Pulaski Street and South Madison Avenue Culvert projects, Open Space projects, arts and culture and information technology; 9) the Sewer Repair Program is ongoing; 10) we had a conversation with Green Brook about shared services. Though nothing substantive came from this meeting, they appeared open to continued dialog such as shared manpower for brook cleaning; 11) he noted an email shared with Councilpersons about downtown litter. He is working with NJ Transit on cleaning up around the train station. Additionally, we are putting more effort into enforcement, and the Code Enforcer will implement ordinance 2010-01, which obligates businesses to remove litter and debris from adjacent sidewalks. We are hiring a P/T DPW worker whose focus will be the downtown; 12) he is asking the DDMO to create an educational piece to inform business owners of their obligations to make the downtown attractive. Dr. Dunne asked that when he speaks with NJ Transit, that he mention not only the litter/trash but also the leaves on the steps that have remained for months; 13) he met with a company named HIP, a ride-share bus company, similar to Lyft or Uber but for buses. They are in Bergen County. You go onto your phone, hit ride, and you get a place on a bus. They are putting together a proposal to make Dunellen a pilot project; 14) he has provided to the Finance Committee his proposal for the 2020 Budget and hopes they will take it under serious consideration; 15) pot hole repairs are progressing around town, so thank you to the Department of Public Works.

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**PUBLIC PORTION**

There were no comments from the public.

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

**02-18-2020: #11**

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

The Dunellen Borough Council Meeting of February 18, 2020 is adjourned.

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

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