

February 22, 2022

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

Minutes of the public meeting of the Mayor and Council of the Borough of Dunellen held on February 22, 2022.

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

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

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

On the motion of Mrs. Rios and seconded by Mrs. Albertson it was moved to accept the Minutes of the Meeting of February 7, 2022.

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

Mayor's Appointments to Boards, Commissions and Authorities
Appoint Michael Baimba to the Dunellen Downtown Management Organization

At this point, Dr. Robins presented to the Dunellen Borough Council and the public information on the 2022 Community Development Block Grant:

COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION 2022

The Community Development Block Grant program is an important funding tool for implementing community plans. Municipalities can regularly apply for funding for qualifying activities and projects.

The Community Development Block Grant (CDBG) program is federally funded through the United States Department of Housing and Urban Development (HUD). The program awards grants in order to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. The CDBG program is an important tool in helping local governments tackle the most serious challenges facing their communities.

CDBG funds are to be used for activities that benefit low- and moderate-income persons, Senior Citizens, carry out activities which aid in the prevention or elimination of slums and blight, or address existing conditions that pose a serious and immediate threat to the welfare of the community where other financial resources are not available to meet these needs. CDBG funds may be used for activities that include, but are not limited to:

- **Acquisition of Real Property**
- **Relocation and Demolition**
- **Rehabilitation of Residential and Non-Residential Structures**
- **Construction of Public Facilities and Improvements, such as Water and Sewer Facilities, Streets, Neighborhood Centers, and the Conversion of Schools for Eligible Purposes**
- **Public Services (within certain limits)**
- **Restore Historic sites**
- **Improve housing for low-income and disabled persons**
- **Repair and rehabilitate Senior related facilities**

It has been determined that the areas in Dunellen that are frequented by Senior Citizens or the services that address the needs of Senior Citizens, and Disabled Persons, as well as low-income residents in general, are geographic specific sites to receive CDBG funds, especially the area including and around the Senior Center in Columbia Park.

In 2021, we applied for and received funds for these activities (as noted):

Cameraing and cleaning of Sewer pipes	\$20,000.00
Senior and Disabled Arts Programmer	\$2,665.00
Code Enforcement	\$8,000.00
Senior Citizen Coordinator	\$6,000.00
Senior Citizen Van Driver	\$1,000.00
Park and Open Space Repair and Landscaping	\$5,000.00
Senior Citizen Building Repair and Upgrade	<u>\$5,000.00</u>
	\$47,665.00

Dunellen's grant amount for 2022 will be \$47,665.00.

We are considering applying for funds for these activities:

Cleaning, cameraing and lining of Sewer pipes	\$20,000.00
Senior and Disabled Arts Programmer	\$2,665.00
Code Enforcement	\$8,000.00
Senior Citizen Coordinator	\$6,000.00
Senior Citizen Van Driver	\$1,000.00
Morecraft Park landscaping and Facilities repair/upgrade	\$5,000.00
Senior Citizen Building Repair and Upgrade	<u>\$5,000.00</u>
	\$47,665.00

The purpose of the public hearing is to elicit suggestions for CDBG 2022 allocations from community and civic groups.

Dr. Robins then answered questions from Council on where the CDBG area is located and what the specific requests were intended to accomplish. Mayor Cilento then opened this portion of the presentation to the public. No one from the public spoke.

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

ORDINANCE 2022-08

NOTICE OF PENDING BOND ORDINANCE AND SUMMARY

The bond ordinance, the summary terms of which are included herein, 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 22, 2022. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held in the Dunellen Borough Council Chambers on March 7, 2022 at 7 o'clock p.m. This public hearing will also be available remotely. For how to access this meeting remotely, go to [\[https://www.dunellen-nj.gov/municipal_news/muniicpal_news_2/index.php\]](https://www.dunellen-nj.gov/municipal_news/muniicpal_news_2/index.php). During the week prior to and up to and including the date of such meeting, copies of the full bond ordinance will be available at no cost at the Municipal Clerk's Office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR VARIOUS ROAD IMPROVEMENTS IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$571,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

Purpose: Various road improvements, including milling, paving, striping and the installation of ADA compliant ramps to various municipal roads, including, but not limited to, Front Street between Sanford Avenue and Madison Avenue, Dunellen Avenue between Sanford Avenue and Madison Avenue, First Street between Schwartz Place and Madison Avenue, Second Street between Middlesex border to Madison Avenue and the entire length of Schwartz Place and further including all work and materials necessary therefor and incidental thereto

Appropriation: \$600,000
Bonds/Notes Authorized: \$571,000
Grant Appropriated: N/A
Section 20 Costs: \$120,000

Useful Life: 10 years

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

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

ORDINANCE 2022-03

BOROUGH OF DUNELLEN

The following ordinance 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 February 7, 2022. It is now being further considered for final passage, after public hearing thereon, at a meeting of said governing body being held in the Municipal Building, 355 North Avenue, Dunellen, New Jersey, in said County, on Tuesday, February 22, 2022 at 7:00 p.m. During the week prior to and up to and including the date of this 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 have requested 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, including condominium units, 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 1st 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 14th day of April and the 1st 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 14th day of April and 1st 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 MUA. 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 MUA. 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.

Dr. Dunne asked what the change is? Dr. Robins responded the addition of the word "condominium" in the single-family section. Mr. VanDermark asked about the Senior Citizen discount? Dr. Robins replied that he would look into where the notifications are placed.

Public portion: no one from the public spoke.

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

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

ORDINANCE 2022-05

The following ordinance 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 February 7, 2022. It is now being further considered for final passage, after public hearing thereon, at a meeting of said governing body being held in the Municipal Building, 355 North Avenue, Dunellen, New

Jersey, in said County, on Tuesday, February 22, 2022 at 7:00 p.m. During the week prior to and up to and including the date of this 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 have requested the same.

AN ORDINANCE TO APPROVE A LONG-TERM TAX EXEMPTION AND FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF DUNELLEN AND 150 NORTH URBAN RENEWAL, LLC

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, as amended and supplemented (the "**Act**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, in accordance with the criteria set forth in the Act, 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, Lots 1, 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 ordinance on November 6, 2017, September 4, 2018, October 1, 2018 and June 7, 2021 (the "**Redevelopment Plan**") for the Redevelopment Area; and

WHEREAS, 150 North Urban Renewal LLC (the "**Entity**") is the owner of certain parcels within the Redevelopment Area commonly known as 150 North Avenue and identified on the Borough's official tax map as Block 1, Lot 14 (the "**Property**"); and

WHEREAS, on May 17, 2021, the Borough Council passed a resolution authorizing the execution and delivery of that certain Redevelopment Agreement (the "**Redevelopment Agreement**"), which sets forth the respective obligations for the Borough and the Entity (as successor to its affiliate, Communipaw Associates LLC) with respect to the redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Redevelopment Agreement provides for, *inter alia*, the construction of a three-story, mixed-use commercial/residential project consisting of approximately 1,578 square

feet of ground floor commercial space, fourteen (14) rental residential units (two of which shall be Affordable Units) and related improvements (collectively, the “**Project**”); and

WHEREAS, the Project as set forth in the Redevelopment Agreement conforms to the Redevelopment Plan and the master plan of the Borough; and

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

WHEREAS, the Entity is authorized to do business as an urban renewal entity under the laws of the State of New Jersey pursuant to the provisions of the LTTE Law; and

WHEREAS, despite the Entity’s substantial investment of equity and borrowed funds, such amounts are insufficient to pay for all of the costs associated with the development and construction of the Project; and

WHEREAS, the provisions of the Act and such other statutes as may be sources of relevant authority, if any, authorize the Borough to accept, in lieu of real property taxes, an annual service charge paid by the Entity to Borough as set forth in such laws; and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Entity has submitted an application for the approval of a long term tax exemption for the Project (the “**Exemption Application**”), attached hereto as Exhibit A, and a form of financial agreement (the “**Financial Agreement**”), attached hereto as Exhibit B, to the Borough, all in accordance with the LTTE Law; and

WHEREAS, the mayor of the Borough has provided his recommendations with respect to the Exemption Application to the Borough Council; and

WHEREAS, upon review of the proposed Project, the Exemption Application and the Financial Agreement, the Borough has made the following findings with respect to the Project pursuant to N.J.S.A. 40A:20-11:

1. The development and construction of the Project, including infrastructure improvements as set forth in the Redevelopment Agreement and the Redevelopment Plan will be beneficial to the overall community; will achieve the goals and objectives of the Redevelopment Plan; will help revitalize the Property; will improve the quality of life for the community; will serve as a catalyst for further private investment in areas surrounding the Property; will facilitate the remediation of environmental contamination and the revitalization and productive reuse of land currently in a blighted, stagnant, unproductive and fallow condition; will enhance the economic development of the Borough by alleviating existing blight conditions of the Property; and will further Redevelopment Plan objectives and contribute to the economic growth of the Borough in general and specifically the Property;

2. The Project will result in the creation of two (2) units of affordable housing;
3. The aforesaid benefits of the Project exceed the cost, if any, associated with granting the tax exemption provided by the Financial Agreement;
4. The Financial Agreement is a material inducement to the Entity to undertake the Project in the Borough and facilitate the redevelopment of the Property; and

WHEREAS, the Borough is agreeable to granting a long term tax exemption to the Entity for the Project and, in connection therewith, the Borough and the Entity will utilize the Act and such other statutes as may be sources of relevant authority, if any, to facilitate financing of the Project; and

WHEREAS, in accordance with the provisions of the Act and the LTTE Law, the Borough desires to approve the Project, the Exemption Application and the Financial Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DUNELLEN, NEW JERSEY AS FOLLOWS:

Section 1. The Recitals are incorporated by reference as if set forth in full.

Section 2. The Exemption Application submitted by the Entity is hereby approved in accordance with Section 8 of the LTTE Law.

Section 3. The Mayor, in consultation with counsel to the Borough, is hereby authorized to execute the Financial Agreement following the execution thereof by the Entity and prepare, amend or execute any other agreements necessary to effectuate this ordinance, subject to modification or revisions, as deemed necessary and appropriate, with such execution to occur only simultaneous with the full execution of a redevelopment agreement for the Project.

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

Section 5. An exemption from taxation as set forth in the Financial Agreement is hereby granted to the Entity, with respect to the Project for the term set forth in the Financial Agreement; provided that in no event shall the term of the Financial Agreement exceed the earlier of (i) thirty-five (35) years from the date of execution of the Financial Agreement or (ii) thirty (30) years from the Annual Service Charge Start Date, as said term is defined in the Financial Agreement, and only so long as the Entity remains subject to and in compliance with the Financial Agreement and the LTTE Law.

Section 6. The executed copy of the Financial Agreement shall be certified by and filed with the Office of the Borough Clerk. Further, the Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Borough and the Director of the Division of Local Government Services with the Department of Community Affairs, in

accordance with Section 12 of the LTTE Law. Further, the Borough Clerk shall, within ten (10) days of the later of (i) the effective date of this Ordinance, or (ii) execution of the Financial Agreement, transmit certificated copies of this Ordinance and the Financial Agreement to the chief financial officer of, and legal counsel for, Middlesex County, New Jersey.

Section 7. The Project shall conform with all federal, state and Borough laws, ordinances, regulations, the Redevelopment Plan and the Redevelopment Agreement relating to its construction and use.

Section 8. The Entity shall, in the operation of the Project, comply with all laws so that no person of race, religious principles, color, national origin or ancestry will be subject to discrimination.

Section 9. Without limiting the terms of the Financial Agreement, the Entity shall submit Auditor's Reports to the Borough in accordance with Article V of the Financial Agreement.

Section 10. This ordinance shall take effect in accordance with all applicable laws.

Presentation by NW Financial on the meaning and ramifications of a Long-term Financial agreement and PILOT. For a PowerPoint of this presentation, go to:

http://www.dunellen-nj.gov/redevelopment/150_north_avenue.php

and click the link to the PowerPoint presentation. A direct link is here [https://cms1files.revize.com/dunellennj/Redevelopment/Dunellen%20-%20150%20North%20Avenue%20Presentation%20\(2.22.22\).pdf](https://cms1files.revize.com/dunellennj/Redevelopment/Dunellen%20-%20150%20North%20Avenue%20Presentation%20(2.22.22).pdf)

Public portion: no one from the public spoke.

Dr. Dunne asked about school costs as related to PILOTS? Dan Banker responded that the land taxes are still paid, 95% of the PILOT goes to the borough. Mayor Cilento noted that the District will always be fully funded per their budget. He also commented that the "but for" test is applied with PILOTS: "but for" the PILOT, would this project get done?

John Bruder noted that Redevelopment Counsel Charles Liebling had forwarded an amended paragraph to the Financial Agreement, Section 4.1(b), that was included in the packet distributed to Council. Mr. Liebling is of the opinion that this is a nominal change that does not change the substance of the ordinance.

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

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

ORDINANCE 2022-06

BOROUGH OF DUNELLEN

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 February 7, 2022. It is now being further considered for final passage, after public hearing thereon, at a meeting of the governing body being held February 22, 2022 at 7 o'clock p.m. During the week prior to and up to and including the date of this meeting, copies of the full bond ordinance have been be available at no cost 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 PROVIDING FOR THE RECONSTRUCTION OF THE BOROUGH FIRE STATION AND THE ACQUISITION OF FIRE TRUCKS AND EQUIPMENT IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$7,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$5,700,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

Purposes:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) The acquisition of fire trucks, apparatus and equipment, including all related costs and expenditures incidental thereto.	\$4,100,000	\$3,074,000	10 years
b) Renovation of the Borough fire station, including all work and materials necessary therefor and incidental thereto.	\$3,350,000	\$2,514,000	15 years
c) The acquisition of furnishings for the Borough fire station, including all related costs and expenditures incidental thereto.	\$150,000	\$112,000	5 years

Appropriation: \$7,600,000
Bonds/Notes Authorized: \$5,700,000
Grants Appropriated: N/A
Section 20 Costs: \$500,000
Useful Life: 12.10 years

Public portion: no one from the public spoke.

Dr. Dunne asked what it is we are bonding for? How much is to be reimbursed through insurance? How does the down payment affect our debt ceiling and our ability to bond for other matters? Dr. Robins responded that it is three fire trucks and Chief Scott noted that we have amounts for them from Absolute, the vendor (\$2,557,290.00). Mayor Cilento noted that we have the Code Analysis; we still need to do a walk through with the architect and then we will be getting estimates from a contractor for the rebuild. Chief Scott stated that an estimate on gear and equipment replacement is \$1,500,000.00. All the equipment losses are covered by insurance. Dr. Dunne asked what our eventual out of pocket expense will be? We do not know that amount, but the purpose of this bond is to get us moving on the replacement process. Scott Olsen stated that we built into the bond ordinance that the down payment would come out of the insurance proceeds, so there is no affect on our debt ceiling. We used \$300,000 of the \$1.9M we received. Our remaining borrowing power is \$4.2M, and will have minimum impact on our ability to fund other projects.

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

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

ORDINANCE 2022-07

BOROUGH OF DUNELLEN

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 February 7, 2022. It is now being further considered for final passage, after public hearing thereon, at a meeting of the governing body being held February 22, 2022 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 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 PROVIDING FOR SEWER UTILITY REPAIRS TO RAILROAD AVENUE IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$400,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF

Purpose: Sewer utility repairs to Railroad Avenue, as well as within Block 67, Lot 3 between Grove Street and South Avenue, including, but not limited to, excavation, trench protection, bypass pumping, bedding, backfilling, dewatering and restoration and further including all work and materials necessary therefor and incidental thereto

Appropriation: \$400,000
Bonds/Notes Authorized: \$400,000
Grant Appropriated: N/A
Section 20 Costs: \$80,000
Useful Life: 20 years

Public portion: no one from the public spoke.

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

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

02-22-2022: #1

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

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

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

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

02-22-2022: #2

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

Approval is granted for the Municipal Clerk to make application for the 2022 Community Development Block Grant, for the projects and amounts as listed below:

Cleaning, Cameraing and Lining of Sewer pipes	\$20,000.00
Senior and Disabled Arts Programmer	\$2,665.00

Code Enforcement	\$8,000.00
Senior Citizen Coordinator	\$6,000.00
Senior Citizen Van Driver	\$1,000.00
Morecraft Park landscaping and Facilities repair/upgrade	\$5,000.00
Senior Citizen Building Repair and Upgrade	<u>\$5,000.00</u>
	\$47,665.00

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

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

02-22-2022: #3

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

The job title of “Technical Assistant to the Construction Official” is hereby authorized and the attached job description is approved. The Municipal Clerk is directed to present the job description on the Construction Office page of the Borough of Dunellen’s web site [<https://www.dunellen-nj.gov/departments/construction/index.php>] and is authorized to advertise the position seeking qualified candidates, both online and on the Borough’s “Job Postings” page [<https://www.dunellen-nj.gov/departments/construction/index.php>].

Mayor Cilento stated that this will be a full-time position needed as redevelopment is increasing as well as residential improvements. We also need the Construction Office open more hours. It is also an opportunity to collect additional revenue. The TACO will also assist in Planning Board functions and help to oversee our redevelopment agreements.

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

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

02-22-2022: #4

RESOLUTION AUTHORIZING THE Borough of Dunellen TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2021 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT AGENCY ASSISTANCE

WHEREAS, the Borough of Dunellen Office of Emergency Management has been awarded State Homeland Security Grant Program Sub-grant AFN #97.042, Subgrant Award #FY21-EMPG-EMAA-1203 from the New Jersey Department of Law and Public Safety, Office of

the Attorney General. The subgrant, consisting of \$10,000.00 Federal Award is for the purpose of enhancing the Borough's ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

WHEREAS, the Borough of Dunellen will use these funds to enhance your Emergency Management Program and that the funds will be used for Emergency Management purposes; and

WHEREAS, the award period is from July 1, 2021 to June 30, 2022; and

WHEREAS, the subgrant award incorporates all conditions and representations contained or made in application and notice of award; and

WHEREAS, the Borough of Dunellen Office Emergency Management, designated by the New Jersey State Police, Office of Emergency Management, has submitted an Application for Subgrant Award that has been required by the said New Jersey State Office of Emergency Management.

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

1. That the Council accepts the award of the FFY21 Emergency Management Performance Grant Program (EMPG), Emergency Management Agency Assistance Subgrant (EMAA) in the amount of up to \$10,000.00 Federal Funds from the New Jersey State Police, Office of Emergency Management.
2. That the Chief Financial Officer and Director of Emergency Management are authorized to sign the appropriate subgrant award documents.
3. That copies of this resolutions shall be forwarded to the New Jersey State Police, Office of Emergency Management, the City Business Administrator, the Chief Financial Officer and the County Division of Emergency Management and Office of Treasury.

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

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

02-22-2022: #5

**RESOLUTION OF THE BOROUGH OF DUNELLEN
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY
APPROVING FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT BETWEEN
BOROUGH AND 150 NORTH URBAN RENEWAL, LLC**

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, Lots 1, 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, September 4, 2018, October 1, 2018, June 7, 2021, and February 7, 2022 (the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, on June 8, 2021, the Borough and Communipaw Associates LLC entered into that certain Redevelopment Agreement (“**Redevelopment Agreement**”) pursuant to N.J.S.A. 40A:12A-8, governing the redevelopment of the Project Site, as defined below; and

WHEREAS, the Borough has since approved a long-term tax exemption for the Project, as defined in the Redevelopment Agreement, in connection with which 150 North Urban Renewal LLC (“**Redeveloper**”), an affiliate of Communipaw Associates LLC, will be the owner of the Project; and

WHEREAS, Communipaw Associates, LLC has conveyed ownership of the Project Site, designated as Block 1, Lot 14 on the official tax map of the Borough, and more commonly known as 150 North Avenue (the “**Project Site**”) to Redeveloper; 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 Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., which powers include contracting with redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8.f; and

WHEREAS, the Parties wish to amend the Redevelopment Agreement to (a) acknowledge the change in identity of Redeveloper from Communipaw Associates LLC to 150 North Urban

Renewal LLC, and (b) provide for a community benefit contribution to the Borough by the Redeveloper for a pedestrian crossing of North Avenue at the intersection with Jackson Avenue; and

WHEREAS, a form of the proposed First Amendment to Redevelopment Agreement (the “**Amendment**”) is attached to this Resolution as Exhibit A; and

WHEREAS, the members of the Borough Council have considered the proposed form of Amendment, finding that it conforms to the Redevelopment Plan and furthers the public purposes that the Redevelopment Plan addresses.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Dunellen, acting as redevelopment entity for the Borough of Dunellen, hereby approves the proposed form of Amendment with Redeveloper, and that the Mayor and the Clerk of the Borough are hereby authorized to execute and attest to, the Amendment in substantially the form attached hereto, with any revisions that may be deemed necessary or desirable by the Borough Attorney, and along with other documents and/or agreements that may be necessary to implement the Amendment in accordance with the Redevelopment Plan.

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

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

02-22-2022: #6

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

WHEREAS, N.J.S.A. 40A:11-1 et seq. (the Local Public Contracts Law) allows for a municipality to set the bid threshold in an amount between \$17,500 and the maximum when a Qualified Purchasing Agent has been appointed by the municipality; and

WHEREAS, on January 1, 2022, by Resolution number 01-01-2022: #29, Kelly Cupit was appointed as the Qualified Purchasing Agent for the Borough of Dunellen.

NOW, THEREFORE BE IT RESOLVED, that the Borough increase the bid threshold to the maximum amount, which is currently \$44,000, subject to periodic adjustment by the Governor per N.J.S.A 40A:11-3c.

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

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

02-22-2022: #7

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

A contract is awarded to Continental Fire & Safety of Hamilton, NJ, for the repair of two Eclipse Series Thermal Imagers, at a cost not to exceed \$1,049.98.

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

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

02-22-2022: #7-A

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

Whereas, NJS A 40A:4-19 provides that where any contract, commitment or payments are to be made prior to the final adoption of the CY 2022 Dunellen Capital Budget, temporary appropriations should be made for the purpose and amounts required in the manner and time therein provided, and

Now therefore be it resolved that the attached amended CY 2022 Temporary Dunellen Capital Budget is hereby adopted.

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

CONSENT AGENDA:

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

02-22-2022: #8

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

The following FAX Machines, Copy Machines and Printer are to be leased through Wells Fargo for a combined price of \$358.00 per month:

Clerk's Office, Account #2-01-20-120-000-205 (\$150.00 per month) (FAX Machine)
Police Department, Account #2-01-25-240-000-205 (\$173.00 per month) (Printer)
Construction Office, Account #2-01-22-195-000-205 (\$35.00 per month) (FAX Machine)
With a total amount of \$4,296.00 per year.

The term of this resolution is for the period April 1, 2022 through March 31, 2023.

A continuation of the contract is subject to the availability of funds in future calendar years.

02-22-2022: #9

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 Violet Potter

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
21-15	75	23	ORTIZ, D& SOHTONK,A 266 SO WASHINGTON	\$ 869.90	7.27	\$3,000.00	\$3,877.17

TOTAL REFUNDED \$ 3,877.17

02-22-2022: #10

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

The Treasurer is hereby authorized to issue the following refund for Construction Office permit duplication for permit number 22-013:

Payable to Jacqueline Rossi, 781 Third Street, permit number 22-103, for the amount of \$736.00.

TOTAL REFUNDED \$736.00

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

Reports:

Mrs. Albertson: 1) Fire Department--we continue to meet with the insurance company to ensure that all monies are accounted for, who is providing services or materials and what has been ordered. Asbestos abatement has been completed. We are discussing getting plans drawn up for the rebuild, making sure the building is ADA complaint. Hopefully the members can get into the first-floor area soon. We are slowly making progress and moving forward; 2) Social media-- Mr. Robins, Councilman Sigmon and I met last week to discuss changes in the Social Media Policy. We are working to make it less ambiguous by clarifying some of the sections. We discussed the process for filing a complaint, what steps would be taken and who will be responsible for reading the form and following up. We also discussed changes to the website including updating it, making it more user friendly and adding additional features from Revize to meet these goals. We continue to look into archival programs.

Mrs. Rios: 1) the Dunellen Public Library has ongoing programs such as book club. It will be hosting a Jazz program from 6-8 pm this Thursday; 2) the Municipal Alliance presented a program on safe driving on the 18th to the Senior Club; 3) the Finance Committee will be reviewing

department budgets; 4) the Dunellen Downtown Management Organization is still looking for vendors for their Spring into Wellness event on April 23rd.

Mr. VanDermark: 1) Softball & Baseball Registration was opened last week. Tennis, Track, and Summer Camp Registration will be out this week; 2) the 2022 Hometown Heroes Banner program is open. Anyone interested in getting a banner for a loved one can contact [Alex Miller](mailto:amiller@dunellenborough.com) at amiller@dunellenborough.com. Last fall we put up 51 banners in the downtown and it looked wonderful and a great tribute to all of those who served. The Banners will be up in May through Veterans Day. Deadline to order new banners for Memorial Day 2022 is March 25th; 3) Senior Citizens Luncheon that was scheduled for January 30th is now scheduled for May 22, 2022 at 2pm at St. John's Auditorium. The Mayor and Council are all invited as usual; 4) the DDMO had a Grand Opening last Saturday at the B&B Family Dollar Store on North Avenue and they celebrated Rome Pizza's 55th anniversary. Spring into Wellness will be on April 23rd with vendors, food trucks and programs. More lights for downtown and Dunellen will look wonderful in the Spring. All this is funded solely by DDMO through grants and fundraising; 5) the Mayor's Traffic and Pedestrian Safety Task Force will be meeting and is looking for volunteers.

Dr. Dunne: 1) Officer Dudley was sworn into the NJ State PBA Executive Board, currently holding an initial position of Sergeant at Arms. This is in addition to his current position as Chairman of the Middlesex & Somerset County PBA Conference; 2) Two residents and I have been meeting with Middlesex County officials to bring water safety programs, including possibly one with Middlesex Borough Pool to the Borough. May is Water Safety Month; 3) On February 15th, Councilman Paltjon and I attended the Board of Education meeting. While the mask mandate will be ending on March 7th in schools in NJ, the Superintendent made it clear that he would not tolerate any actions intimidating anyone for whatever choice was made by an individual and their family. Dr. Frank can provide vaccines in his Green Brook office. The School Board would like to work more closely with the borough; 4) we held our D&I meeting on the 17th. We are actively accepting volunteers -- please go to the website to fill out a volunteer form. We outlined our goals and we think we have a good set of ideas and plans. We will be planning three events this year -- first will be in June for Pride Month; 5) asked about the possibility of making Juneteenth a Borough holiday. Some thought that if it is a federal holiday, it should be a borough holiday. Dr. Robins noted that there might be a disruption of services. Council will think about this.

Mr. Sigmon: 1) Public Works--as always, the DPW crew has been working hard on a daily basis.

- Hauled away asphalt and concrete debris created by the road repair project occurring throughout Dunellen
- The catch basin cleanout and repair project will continue through February and March. Over the last few weeks, the DPW has repaired 9 basins and unclogged multiple others.
- Rich, our mechanic, has serviced all borough snowplows and is in the process of replacing the motor on our large salter.
- Rich has also repaired 3 police cars and serviced several others.

Mr. Paltjon: Buildings and Grounds Report--in 2021, Mayor Cilento started discussions with Remington & Vernick Engineers to assess our Borough Hall. This past Friday, February 18th, RVE had one of their building inspectors do a thorough inspection of the Borough Hall roof. This roof has been on the radar for some years and there have been repairs to help buy some time, but due to the current structural issues and interior damage that is now happening after snow melt and heavier rains the complete replacement and structural reinforcement of the roof has been moved to Priority. Mayor Cilento will fill everyone in on this project; 2) Councilmember Vandermark and I

met with Lt. Beenders on Wednesday February 16th and we received a quote on the replacement of the Police Department’s locker room floor. The quote includes the removal of the old floor, sealing, waterproofing, and gluing down a new rubberized floor. This quote will be added to the Building and Grounds Master Budget Proposal sheet; 3) PARSA Report--in preparation for the Kline Place DOT Road Project, PARSA videoed Kline Place and they discovered that we have some issues with two manholes. PARSA just informed the Borough and CME of the issues. Both PARSA and CME will discuss a plan and will present it to the Borough; 4) Dunellen Rescue Squad Report--yesterday I had a great conversation with David Achinstein, the Dunellen Rescue Squads Vice President and we have a meeting scheduled for this Thursday along with Evan Shegoski, Chief of the River Road Rescue Squad. Goals of this meeting would be to discuss the benefits of their merger agreement with River Road Rescue Squad, the relaunch of community outreach programs and how best we can work together with each other to create a better partnership.

Mayor Cilento:

Covid-19 Update:

Since my last report on 2/7/2022, we have been made aware of 23 more new cases added to Dunellen’s cumulative total of 1,780 since March 2020; 5 of these new cases have been within the last 24 hours. Dunellen’s cumulative death total is fifteen.

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

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

At Least One Dose
Dunellen Borough
Middlesex County

All Ages:	74%
12 through 17:	70%
12 and over:	86%
18 and over:	88%
30 and over:	88%
65 and over:	97%

Vaccine Courses Complete
Dunellen Borough
Middlesex County

All Ages:	64%
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12 through 17:	61%
12 and over:	74%
18 and over:	76%
30 and over:	77%
65 and over:	86%

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

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.

New Jersey American Water Project:

NJAW is beginning work on Pulaski Street and North Avenue Extension. This is part of their capital investments in Dunellen to replace mains in these sections of Dunellen from the 1920’s. These roads will be repaved curb to curb.

PSE&G Improvement Project:

Scheduled to start gas mains and home service replacements in the Borough on or about February 28th. The following streets will be getting new gas mains and services:

- 2nd Street (from Middlesex to Schwartz).
- All of Schwartz Place.
- 800 Block of First Street.
- 700 & 800 Blocks of Dunellen Avenue.
- 700 & 800 Blocks of Front Street.
- Sanford Ave (from North Avenue to Dunellen Avenue).

Some of the gas mains that will be replaced were installed in the 1920’s. All of the streets listed with the exception of Sanford Avenue will be paved by either PSE&G for free or will be part of the County Mill & Pave project. We are working with our engineers on reviewing Sanford Avenue as a potential street to apply for a NJDOT grant application.

Sewer Main Repairs:

Railroad Avenue and the Sewer main that runs through the Columbian Club parking lot are scheduled to start on or about on February 28th. The contractor will start at the Columbian Club first.

Lincoln Avenue Road Improvements (NJDOT Project):

The project will be advertised for bids on March 10th.

Art Color:

Work on the pump stations continues. Improvements in the K. Hovnanian portion are ongoing. They have sold 20 of the townhomes to date.

South Madison Avenue Pedestrian Crossing Flashers:

The sign manufacturer reviewed the South Madison Avenue pedestrian crossing flashers, and they seem to be charging correctly. There may have been a bad connection.

Morecraft Park:

The park is in disrepair and for safety reasons will have to be taken down. I will present to Finance Committee for review the ability to fund a replacement playground through the use of 528 North Avenue community benefit donations that have been allocated for the improvements of Morecraft Park, as well as the usage of CDBG funds and open park improvement bonds to assist in funding the project. Simultaneously, Alex Miller will work with the Recreation Commission to present a conceptual plan for approval. In the coming months both the conceptual plan and the funding mechanism for a new playground set will be presented to the Dunellen Borough Council for review and hopeful approval.

NJDOT Truck Analysis for Downtown Dunellen:

In working with NJDOT, they will work with their Bureau of Traffic Engineering to conduct an analysis regarding auto-turn for certain length vehicles at the intersections of North Washington Avenue and Rt. 28 and Madison Avenue and Rt. 28. If their analysis supports restrictions, they will provide the Borough with a plan that would restrict the long tractor trailers from turning at these intersections. I will report back to the Borough Council once there is more information.

New Jersey Congressional and Legislative Redistricting:

On December 22, 2021, the redistricting commission adopted the New Jersey Congressional Districts 2022-2031 map which leaves Dunellen in 12th Congressional District with our current House Representative Bonnie Watson Coleman.

On February 18, 2022, the redistricting committee for the first time in NJ history of the redistricting commission agreed upon a bipartisan Legislative Map. Under the New Jersey Legislative Districts 2022-2023 map, Dunellen is no longer in the 22nd Legislative District, which is represented by State Senate President Nicholas Scutari along with Assemblywoman Linda Carter and Assemblyman James Kennedy. Dunellen is moving to the 21st Legislative District under the new map, which is represented by State Senator Jon Bramnick along with Assemblywomen Nancy Munoz and Michele Matsikoudis.

I have extended invitations to both Congresswoman Bonnie Watson Coleman, as well as our new NJ Legislators through Senator Bramnick's office for a possible future meet and greet with Dunellen residents.

Borough Hall Facility Assessment:

Remington & Vernick Engineers is working on a facility assessment proposal that would include an assessment of the borough hall's roof, structural evaluation of the building, potential water leaks, ADA compliance of the building, evaluate existing walls, windows, HVAC, electrical, GREEN energy, plumbing and fire prevention improvements. I will be sending this proposal to the Buildings and Grounds Committee and Finance Committee for review and hopeful approval as the building is in need of repair and update.

General Discussion with Council:

Discussed with Borough Council for beginning in-person Council meetings again on March 7, 2022 with public still being able to participate virtually for better accessibility and transparency with their local government. The Borough Council agreed with the recommendation. Rutgers Bloustein School of Public of Planning and Public Policy along with Rutgers Mason Gross to present to the Dunellen Mayor and Borough Council on March 21, 2022 at 7pm at the regular council meeting on murals in the downtown and the benefits to arts on economic development.

Finally, we wished long-time Dunellen resident, firefighter and World War II Veteran, George Hodulik, a Happy 96th Birthday!

Public Comment

No one from the public spoke.

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

02-22-2022: #11

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

The Dunellen Borough Council Meeting of February 22, 2022 is adjourned.

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

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

<https://www.youtube.com/watch?v=2IKeL0gw3g0&t=65s>