

January 9, 2023

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 January 9, 2023.

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

Deputy Municipal Clerk Lauren Staats read the Sunshine Statement and called the Roll.

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

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On the motion of Mr. Sigmon and seconded by Mr. VanDermark it was moved to accept the Minutes of the Meeting of December 19, 2022.

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

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On the motion of Mrs. Rios and seconded by Mrs. Albertson it was moved to accept the Minutes of the Meeting of January 1, 2023.

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

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At this point, there was a presentation of a Proclamation and plaque in honor of the Dunellen Shade Tree Commission which is celebrating its 20<sup>th</sup> year of outstanding service to the residents of Dunellen.

## **PROCLAMATION**

### **Honoring the Dunellen Shade Tree Commission for Twenty Years of Outstanding Service to the Residents of the Borough of Dunellen**

**WHEREAS, the Dunellen Shade Tree Commission was founded in 2002 by Kenneth Baudendistel with the assistance and approval of the Mayor and Dunellen Borough Council; and**

**WHEREAS, the Dunellen Shade Tree Commission has been guided by the following mission: "To promote a sustainable and productive community forest and shade tree resource on public property and to plant new trees where others have been removed because of storms, drought, or old age. Dunellen wishes to regain the tree-line streets the Borough has enjoyed in past years"; and**

**WHEREAS, the Dunellen Shade Tree Commission is composed of volunteers and undertakes significant community outreach; and**

**WHEREAS, each year the Dunellen Shade Tree Commission celebrates Arbor Day by engaging our students in poetry and poster contests and planting trees in various locations. Such interaction teaches young learners how trees are grown, the parts of trees, as well as the environmental benefits of planting trees; and**

**WHEREAS, The Dunellen Shade Tree Commission is committed to ensuring Dunellen's future sustainability and to that end has adopted a long-term forestry plan which includes goals and initiatives to continue to improve Dunellen's tree canopy; and**

**WHEREAS, the Dunellen Shade Tree Commission maintains a complete inventory of all publicly placed trees. Furthermore, its members earn continuing education credits in subjects such as Dendrology, invasive plant species, spotted lanternflies, identifying hazardous trees and the best management for tree care; and**

**WHEREAS, in 2004 the Dunellen Shade Tree Commission was awarded Tree City USA status honoring the Borough for its commitment towards planting and maintaining shade trees in the Borough, in 2014 the Commission was accepted into the Adopt a Station Program by New Jersey Transit, in 2015 the Commission was awarded by NJ Clean Communities for groups who demonstrate spirit and community pride through cleaning NJ Transit rails; and**

**WHEREAS, since 2002 the Dunellen Shade Tree Commission have planted over 950 trees and shrubs in all corners of the Borough including landscaping of both Columbia Park and McCoy Park.**

**NOW THEREFORE I, Mayor Jason F. Cilento, along with the Borough Council, extend congratulations to Kenneth Baudendistel and the Dunellen Shade Tree Commission for their hard work in making Dunellen the beautiful community that we all call home.**

**DATED: January 9, 2023**

**Jason F. Cilento, Mayor**

Mayor Cilento praised the Dunellen Shade Tree Commission for their hard work and especially its founder, Kenneth Baudendistel. Mr. Baudendistel introduced current members of the Commission and thanked all who have served.

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Ordinance 2023-01, Idling of Vehicles, was removed.

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

**ORDINANCE 2023-02**

**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 January 9, 2023. It will be presented for Second Reading, Public Hearing and Adoption at a

meeting of said governing body to be held in Municipal Building, 355 North Avenue, Dunellen, New Jersey, in said County, on February 6, 2023 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 will be available at no cost and during regular business hours, at the Clerk’s office for the members of the general public who have requested same.

Dunellen Municipal Code, Chapter 269, Traffic, is amended to add the following:

Chapter 269-13, Parking Prohibitions.

B. Parking prohibited during certain hours on certain streets. No person shall park or stand a vehicle between the hours specified any day (except Sundays and public holidays) upon any of the streets described, except where other parking regulations have been provided for:

<u>Name of Street</u>	<u>Sides</u>	<u>Days</u>	<u>Hours</u>
Pulaski Street, off Center Street	Both	When school is in session	7:30 am to 3:30 pm
High Street, from Drop-off horseshoe exit South to Center Street	Faber side	When school is in session	7:30 am to 8:30 am, 2:30 pm to 3:30 pm

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

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

**ORDINANCE 2023-03**

**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 January 9, 2023. It will be presented for Second Reading, Public Hearing and Adoption at a meeting of said governing body to be held in Municipal Building, 355 North Avenue, Dunellen, New Jersey, in said County, on February 6, 2023 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 will be available at no cost and during regular business hours, at the Clerk’s office for the members of the general public who have requested same.

Dunellen Municipal Code, Chapter 26, Fire Department, is amended as follows:

**§ 26-1. Composition.**

The Fire Department of the Borough of Dunellen shall consist of the officers and members of the Defender Fire Company No. 1, Dunellen Fire Department.

**§ 26-2. Election of officers.**

The Chief, Deputy Chief, two Captains and two Lieutenants shall be elected annually by such of the active firefighters of the Fire Department of Dunellen as shall be of the full age of 18 years, and they shall hold their offices for one year and until their successors shall be qualified, provided that such election shall be confirmed by the Mayor and Council. Eligibility and elections shall be governed by the by-laws of the Dunellen Defender Fire Company No. 1.

**§ 26-3. Election procedure.**

The election provided for in the preceding section shall be by ballot and shall be held on the last Wednesday in November in each year. The election shall be held in the Dunellen Firehouse between the hours of 6:00 p.m. and 8:00 p.m. At the close of the polls the tellers shall make out a statement of the result, showing the names of the persons voted for and the offices for which they were candidates. This statement shall be presented to the Mayor and Council, and the Dunellen Borough Council will by resolution at its Annual Reorganization Meeting held on January 1<sup>st</sup> declare elected the persons having the plurality of the votes cast for the offices for which they were balloted. Upon the adoption of such resolution, the persons named therein shall be deemed appointed to their respective offices, effective January 1<sup>st</sup> at 10 am, for the term of one year or until their successors shall be duly elected or appointed, as prescribed in this chapter. In the case of a member elected to fulfill an unexpired term, upon resolution from the Mayor and Council, the member shall assume the position immediately for the balance of the term, or until their successor shall be duly elected or appointed, as prescribed in this chapter.

**§ 26-4. Control of Department.**

- A. The Chief shall, in all cases of fire, have sole control over all members of the Fire Department and of all apparatus belonging thereto. Any person belonging to the said Department who shall refuse to obey all lawful orders of the Chief shall be expelled. In case of the Chief's absence, the Deputy Chief shall act as Chief and shall have all the power and authority of the Chief. In the absence of the Chief and the Deputy Chief, the Captains present shall designate one of their number to be in charge, and in their absence, the Lieutenants shall follow the same procedure. If no officers are present, the driver of the first apparatus at the scene shall be in charge until relieved by an officer.
- B. It shall be the duty of the Chief to examine, at least once each month, the fire apparatus and the building in use for the protection of the same and to report the condition thereof to the Mayor and Council at its regular monthly meetings in July and December, unless for some special reason he shall deem it advisable to make his reports more often, and in which case a report may be made at a regular or special meeting of the Council. He shall also report, at least twice each year, such other information as he may think proper.
- C. He shall, under the direction of the Fire Committee of the Council, superintend in person and direct such necessary repairs to the fire apparatus which may be ordered to be repaired by the Mayor and Council. He shall, in all cases of fire threatening danger to or destruction of property, take prompt and efficient measures and use the means of the Department to extinguish the same and shall, at such times and on the occasion of the alarm of fire, have sole and absolute control and command over all fire apparatus and all members of the Fire Department and over all other fire apparatus and persons aiding and assisting the Department in cases of actual fire.

**§ 26-5. Attendance at fires.**

The Chief, Deputy Chief and line officers should attend all fires within the Borough limits. They are hereby empowered and required to take charge of any building or buildings which may be on fire, to admit only so many of such persons not firemen to said building or buildings as they may think necessary for the extinguishing of the fire and the preservation of all goods and to give orders for and superintend the removal of all goods and the preservation of all endangered property.

**§ 26-6. Fire Police.**

The Defender Fire Company may appoint of their members certain persons, not exceeding six, including officers, to form the Fire Police of the Borough. When on duty the whole force shall be under the control of the Chief and his Deputy, or in their absence, of the person in command of the Department.

**§ 26-7. Reports of violations.**

It shall be the duty of the Middlesex County Fire Marshall's Office to enforce the New Jersey Uniform Fire Code as well as any applicable Borough Ordinance within the Borough of Dunellen and to report information to the Mayor and Council as required.

**§ 26-8. Complaints relating to Fire Department.**

All complaints relating to the Fire Department shall be made to the Mayor and Council, in writing, and the complainant shall state briefly the grounds of his complaint and the rules and regulations which he claims have been violated.

**§ 26-9. Hearings.**

Whenever any such complaint shall be made, it shall be the duty of the Mayor to appoint a time when the Council Fire Committee shall hear the complaint, and said Committee shall make such rules and regulations for the hearing thereof as, in its discretion, shall best promote the ends of justice. Its determination of the question may be appealed to the Mayor and Council, whose decision shall be final.

**§ 26-10. Use of apparatus outside of Borough.**

The Fire Company shall not at any time take the fire apparatus in its charge beyond the corporate limits for any purpose whatever, except that of attending a fire or a mutual-aid call, without the express permission of the Chief or the Acting Chief, the Fire Committee or the Mayor.

**§ 26-11. Defender Fire Company membership.**

The Fire Company, known as "Defender Fire Company No. 1," shall not consist of more than 90 members to attend to the fire apparatus. Said Company shall, on the last Wednesday of November in each year, elect a President, Vice President, Secretary, Treasurer, one Sergeant at Arms, one historian and such other officers as may be necessary. Election shall be by ballot in accordance with the constitution and bylaws. No new regular members shall be admitted to the Fire Department who are not medically cleared to perform the duties of a firefighter.

**§ 26-12. Bylaws.**

For activities other than official duties, the Fire Company may make bylaws for its own regulation, which are not inconsistent with this chapter.

**§ 26-13. Annual lists of active firemen.**

It shall be the duty of the Secretary of the Fire Company to file with the Municipal Clerk, on or before May 8 in each year, a complete list of the active firemen of the Company who shall be in good standing.

**§ 26-14. Expulsion of members; hearing.**

Any person who may be expelled from the Fire Company may appeal therefrom to the Mayor and Council, who shall set a hearing of such appeal, giving notice thereof to the Secretary of the Fire Company and, at the time appointed, shall proceed to hear and determine the matter in a summary way, and the determination shall be final.

**§ 26-15. Approval of members.**

The names of all persons hereafter proposed or elected as regular members of the Fire Department shall be brought before the Mayor and Council for its approval.

**§ 26-16. Amendments.**

This chapter may be altered or amended at any regular meeting of the Mayor and Council.

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:

**01-09-2023: #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:

**01-09-2023: #2**

**RESOLUTION OF THE BOROUGH OF DUNELLEN  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY  
CONDITIONALLY DESIGNATING 337 FRONT STREET ASSOCIATES, LLC AS THE  
REDEVELOPER OF CERTAIN PROPERTY DESIGNATED ON THE BOROUGH TAX**

**MAP AS BLOCK 32, LOT 10, MORE COMMONLY KNOWN AS 337 FRONT STREET  
AND AUTHORIZING ENTRY OF INTERIM COST AGREEMENT**

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

**WHEREAS**, on or about May 5, 2003, the Borough Council (the “Borough Council”) of the Borough of Dunellen (the “Borough”). acting as the Borough’s redevelopment entity pursuant to N.J.S.A. 40A:12A-4, designated certain properties identified on the Borough’s tax map as Block 69, Lots 1, 1.01, 2, 2.01 and 3; Block 70, Lots 13 and 13.01; Block 85, Lots 1 and 2; Block 83, Lot 1; Block 1, Lots 14, 15.01, 15.02, 16, 17, 18, 19, 20, 21, 22 and 23; Block 2, Lots 10, 11.01, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20; Block 32, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14.01, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 24.01, 25, 26, 27 and 28; Block 33, Lots 14, 14.01, 15, 16, 17, 18, 19, 20, 21, 22 and 23; Block 34, Lots 10.01, 22, 23, 24, 24.01, 25, 26, 27.01, 27.02, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 38.01 and 38.02; Block 48, Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28; Block 49, Lots 25, 26, 27.01, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39.01, 39.02, 40, 41, 43 and 44; Block 50, Lots 1, 2, 3, 4, 5 and 6; Block 51, Lots 1, 2 and 3 (NJ Transit Property); Block 65, Lot 1; Block 66, Lots 1, 2, 3, 4, 5, 6.01, 7, 8, 9, 10.01, 10.02, 11, 12, 13, 14, 15.01, 15.02, 16, 17, 17.01, 18, 19 and 20; and Block 86, 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 August 9, 2004, the Restated and Amended Dunellen Downtown Redevelopment Plan, Phase 1, pursuant to the Redevelopment Law, which was thereafter amended, most recently on July 5, 2022, pursuant to Ordinance #2022-15 (the “Redevelopment Plan”) for the Redevelopment Area; and

**WHEREAS**, 337 Front Street Associates, LLC (“Redeveloper”) is the owner of, or is under contract to acquire, certain property designated on the Borough’s tax map as Block 32, Lot 10, more commonly known as 337 Front Street (the “**Project Site**”); and

**WHEREAS**, Redeveloper proposes to construct a multi-family residential building with two (2) one-bedroom units and six (6) two-bedroom units with amenity spaces and related improvements (collectively, the “Project”) on the Project Site; and

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

**WHEREAS**, the Borough now desires to conditionally designate Redeveloper as the redeveloper of the Project Site and to authorize the execution of an interim cost agreement, whereby Redeveloper shall agree to pay the reasonable costs that have been and will be incurred

by the Borough while the Borough conducts its due diligence and the parties negotiate a formal redevelopment agreement as required under the Redevelopment Plan. The account will be initially funded with a deposit of \$10,000.00, and replenished when the balance falls below \$1,500.00.

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

**Section 1.** 337 Front Street Associates, LLC is hereby conditionally designated as the redeveloper of the Project Site and has, at the sole and exclusive discretion of the Borough, the option to enter into preliminary negotiations for a redevelopment agreement with the Borough in connection with the Project Site. The designation is contingent upon the Redeveloper entering into a redevelopment agreement with the Borough.

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

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

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

**Section 5.** This resolution shall take effect immediately.

Mayor Cilento informed the public that this site is a property until recently owned by the Dunellen Parking Authority.

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:

**01-09-2023: #3**

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



Tri-Tech Energy is awarded a contract for the installation of nineteen heat-timer varivents on steam radiators in the Dunellen Municipal Building, at a cost not to exceed \$1,550.00.

Mr. Miller explained that this will provide for the installation/placement of valves on the many of the Municipal Building radiators to help control temperature.

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

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

**01-09-2023: #4**

Dunellen Borough Resolution 12-19-2022: #5 is amended as follows:

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

The following persons are hired for employment in the Recreation Department's Basketball K-6<sup>th</sup> Grade Program. Employment will be between January 7, 2023, and February 25, 2023. These wages will be taken from the program fees.

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

Kelly Seader	\$25.00 per hour
Kate Ruskuski	\$20.00 per hour
Sulayman Kahn	\$14.25 per hour
Deryn Watts	\$14.25 per hour
Tyler Mayer	\$14.25 per hour

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

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

**01-09-2023: #5**

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

Whereas, there exists a need to purchase a Ford F-550 Mason Dump Truck with options for the Dunellen Department of Public Works; and

Whereas, a quote has been received from:

National Auto Fleet Group, Watsonville, CA -- \$90,649.02

And whereas National Auto Fleet Group has a Sourcewell State Contract (#091521-NAF) for this system, and

The funds for this contract have been certified by the Chief Financial Officer. The funds will be taken from Account # C-04-22-028-000-605.

Now, therefore, be it resolved, by the Mayor and Council of the Borough of Dunellen, that a Ford F-550 Truck with option package be purchased from National Auto Fleet Group, for an amount not to exceed \$90,649.02.

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

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

**01-09-2023: #6**

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

Rupcoe Plumbing, Heating and Air Conditioning is awarded a contract to supply ductless A/C Heat Pump systems:

Dunellen Department of Public Works Building	\$5,776.00
Construction Office Building	\$4,676.00
Police Department Locker Room	\$8,764.00

At a total cost not to exceed \$19,216.00

The funds for this contract have been certified by the Chief Financial Officer. The funds will be taken from Account # C-04-22-028-000-605.

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:

**01-09-2023: #7**

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

WHEREAS, there is a need to repair the roof on the Dunellen Department of Public Works Building.

WHEREAS, quotes have been received from the following:

Penyak Roofing Co., South Plainfield, NJ	\$24,490.00
Badger Roofing Company, Middlesex, NJ	\$31,000.00

Penyak Roofing Co. is hereby awarded a contract for the repair of the Dunellen Department of Public Works Building roof, at a cost not to exceed \$24,490.00.

The funds for this contract have been certified by the Chief Financial Officer. The funds will be taken from Account # C-04-22-028-000-605.

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

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

**01-09-2023: #8**

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

WHEREAS, there is a need to paint the Mayor's Office, Recreation Office, and Tax Office in the Municipal Building

WHEREAS, quotes have been received from the following:

Jersey Painting Plus, Middlesex, NJ	\$4,980.00
Tito Painting, LLC., Dunellen, NJ	\$8,140.00

Jersey Painting Plus is hereby awarded a contract to paint the Mayor's Office, Recreation Office, and Tax Office in the Municipal Building, at a cost not to exceed \$4,980.00.

The funds for this contract have been certified by the Chief Financial Officer. The funds will be taken from Account # C-04-22-028-000-601.

Dr. Dunne asked if there were additional rooms contemplated to be painted? Mr. Miller replied that we are waiting on the Building Assessment and its report that will recommend needed upgrades. Some structural improvements might need to be made before painting occurs.

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

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

**01-09-2023: #9**

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

DMR Architects is awarded a contract to undertake a Preliminary Investigation and Redevelopment Need Study Preparation for Block 85, Lot 3, at a cost not to exceed \$12,450.00.

Dr. Dunne asked the for the site location. Mayor Cilento replied that it is a parcel north-east of the current Dunellen Station development, adjacent to the Piscataway border. It is not currently in our redevelopment zone and a study is required in order to bring it in.

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

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

**01-09-2023: #10**

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

Mayor Jason F. Cilento is authorized to sign a County Utility Agreement with Middlesex County for the replacement of Culvert 2-C-142, Pulaski Street.

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:

**01-09-2023: #11**

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

The following Dunellen businesses are approved for a Vaping license:

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

Mr. Paltjon asked if there is a procedure these establishments must follow? Mayor Cilento replied that there is an electronic smoking ordinance that sets forth all the rules and requirements.

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

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Reports:

Mrs. Albertson: 1) Fire Department--January 1st they had the changing of the guard:

LINE OFFICERS

Chief Jonathan Scott  
Deputy Chief Richard Feyrer  
Captain Brian Cashin  
Captain Sue Connolly  
Lieutenant William Scott  
Lieutenant Mark Crawford

EXECUTIVE OFFICERS

President Jeremy Lowder  
Vice President William Scott  
Treasurer Mark Crawford  
Corresponding Secretary Sue Connolly  
Statistical Secretary Brian Cashin  
Historian Jack Green

2) Senior Club--we had a wonderful time at the Luncheon yesterday. Thank you to the Recreation Department and Commission. Thank you to Council President Trina Rios, Councilman Cole Sigmon and Councilman Hal VanDermark for helping; 3) Friends of the Library--we had a successful fundraising year and we're able to purchase many items and pay for programs for the library. In February we will have our Valentine's Chocolate Covered Strawberries. We are planning our Open-Air Market starting on April 16th and taking place every 1st and 3rd Sunday from May through October. We are requesting the use of Washington Memorial Park for the Open-air market season again this year.

Mrs. Rios: 1) Board of Education--newly elected members were sworn in at their re-organization meeting for the board on January 5th at 7 pm. They were Guadalupe Condit and Shrona Kyi Wise-Schimpf. At this meeting Dr. Gendrano was voted in as President and Mrs. Howard was voted in as vice president. New meeting dates will be the fourth Tuesday of the month at 7 pm. There is a vacant spot available if you are interested. January 12th is a half a day of school and no school on January 16th.

Mr. VanDermark: 1) Buildings & Grounds--the Borough Hall Roof project was just completed a few weeks ago. Some of the 2022 Capital improvements projects will be moving forward now:

New Ductless HVAC will be installed in the following locations:

- DPW Breakroom.
- Police Locker room.
- Construction office.

New Roof at the DPW Building--the roof shingles will be removed and replaced, all new flashing where needed, and all the gutters will be replaced. Thank you to the 2022 Buildings and Grounds and DPW Committees for working with the Finance Committee on these repairs and upgrades; 2)

Dr. Dunne: 1) Recreation's Annual House Decoration Contest--the Recreation Department and Mayor Cilento presented the House Decoration Contest winner their plaque on Christmas Eve prior to Santa Around Town. The winning house was at #709 Washington Avenue. The house looked beautiful. Santa Around Town, on Christmas Eve--one of Dunellen's greatest traditions takes place. The Recreation Department is always grateful to our Fire Department, Rescue Squad, and Police Department for this event. The 2022 Santa Around Town was one of the coldest events in a very long time. When Santa started at 9:30 am it was 8 degrees and the feel-like temperature was 12 degrees. Somehow Mike Luthman was able to ride out this bitter cold weather. Again, thank you very much to Mike Luthman and everyone involved in Santa Around Town; 2) Recreation Basketball--tipped off on Saturday, January 7th. The Recreation Department is very excited that this is the first time in a very long time that we have over 100 children in the program. The program is for children in grades K through 6th grade and we have 105 children enrolled. Adult Pickleball Program--this is a brand-new program and it has quickly become a big success. Pickleball nights are Tuesdays and Wednesdays at DHS from 7:30-9:00 pm. Right now, we have 55 adults signed up for the program. In the Gym, we have 3 courts set up and on the opening night, we had 36 players and a lot of fun. Annual Senior Holiday Party--Sunday, January 8th the Recreation Department hosted its annual Senior Holiday Party with a wonderful turnout of 50 seniors. The Recreation Department is very grateful for the support from Mayor Cilento and all of the Council members. Also, thank you to St. John's for hosting the party again this year, and Karl Geiger for his musical entertainment on the piano, dinner music, and sing-alongs are always a joy. A shout out to Jackie's Sweets for their kind donation of a large cake to the party and Kathy Wilson for all the baking gifts to the seniors. Lastly, thank you to all that helped at the party serving the seniors, Recreation Program Manager Julie Grof, Recreation Commission Members Jim Brennan, Kathy Wilson, Chris Cashin, Melissa Paltjon, and Kelly Seader, and Councilmembers Trina Rios, Hal VanDermark, Cole Sigmon, and his son Coleman; 2) Senior Movie Mondays will resume in February. The following dates will be senior movie Mondays: February 6th, March 6th, and April 3rd (the first Monday of the month). Movie time is 10 am. \$5.00 gets you a movie, 2 slices of pizza, a small soda, and a small popcorn; 3) Shade Tree Commission--as always, if you are interested in having a tree planted, please contact the DSTC. The next meeting will be January 17<sup>th</sup> at 7 pm in the Senior Center; 4) the Dunellen Parking Authority will hold its Reorganization meeting on January 11, 2023. Thanks to the Parking Authority for offering free parking in our downtown throughout the holidays.

Mr. Sigmon: 1) DPW crew has been cleaning the downtown daily and all our Borough properties and parks:

- Vacuumed leaves in the downtown
- Assisted the County on the culvert blockage at Pulaski Street
- Manhole repair on Madison Avenue
- Remove benches from downtown
- Removed Christmas Decorations in parks and Christmas trees in the downtown area
- Starting catch basin cleaning. This process will go on all winter. We will inspect and clean all catch basins
- Catch basin repair on Bache Place
- Service Truck # 5, serviced the Chief's SUV, tires on #506/507, and serviced the Salter

DPW crew is happy with the new roof and the new ductless HVAC that will be coming.

2) he is proud of the work done by the members of the Mayors Traffic and Safety Task Force; 3) welcomed Joe to the Maurer House Restoration team and they will be touring the property in the coming weeks to finalize their presentation to the Council; 4) welcomed Council President Rios to the Green Brook Flood Control Commission team and they will be meeting with Chair Ray Murray for a tour of the contemplated work.

Mr. Paltjon: 1) PARSA--PARSA will be inspecting our sewer mains on the streets that will be paved by NJAW. The Mayor will be explaining this in more detail shortly; 2) Sewer relining project--Mayor Cilento, Dr. Robins and Alex Miller have requested PARSA to provide a list of sewer mains that have some faults in the main that would be good candidates for sewer relining. Sewer relining essentially creates a pipe within a pipe using a flexible resin and fiberglass. Any cracks or holes will be filled without impacting the diameter of the pipe which makes water able to flow smoothly. This process costs a lot less money than removing the sewer main and replacing; 3) Dunellen Rescue Squad--please check out the Squad's new website [DunellenRescue.org](http://DunellenRescue.org) for all new information and more importantly to see how you can help and get information on how to sign up to volunteer. 4) As Chair of the Police Committee, I look forward to working with the Chief and our Police Department this year and I will have a full report at our next meeting. Councilwoman Dunne shared some of the things that she has been working on and I look forward to continuing to work with them on some of these initiatives; 5) I also want to say Thank You to Chiara Kupiec for her time on the Dunellen Board of Education as she steps aside at the last meeting. So, Thank You Ciara and I would like to wish you well.

Mayor Cilento:

Culvert Cleaning Project: National Water Main Cleaning Company has continued the culvert clean-out project and are nearing completion. This should help with water flow during severe

rainstorms. Once completed, we will receive a final project report from Alex Miller and the contractor, along with a before and after presentation of the project.

Please note that the Pulaski Street Culvert is not listed as we are working to coordinate with Middlesex County a replacement of this culvert soon.

New Jersey American Water: NJAW is planning to begin work on additional water main replacements this spring. They are looking to work with Dunellen on the following streets: North Washington Avenue (between First Street and North Avenue/Route 28.); Penfield Place (between South Washington Avenue to Maple Avenue); and Maple Avenue. Prior to the project commencing, we have requested PARSA to inspect all the sewer mains on these streets.

Green Brook Trash Trap: the next meeting with the Lower Raritan Watershed Project and the NJDEP will be on January 13th. We are expecting the trash trap to be installed in the spring/summer of 2023. This is a great partnership with both entities and this PILOT program provides Dunellen the help to make it a model as one of the first municipalities to benefit from the program.

Dunellen Station Development: work continues at the Dunellen Station Redevelopment sitework and off-site sanitary sewerage system improvements.

Thanked Mr. Miller and the other volunteers for a great Senior Holiday Party. And, he thanked Assemblywomen Nancy Munoz and Michele Matsikoudis for attending our Reorganization Meeting. Congratulations to our Councilmembers who were sworn in, all our volunteers on committees who were sworn in, to Bob Seader for receiving the Lifetime Achievement Award and to Bill Wagner for receiving the Citizen Volunteer of the Year Award.

He asks the Councilmembers to prioritize their Committee assignments over their Special Assignments which he regards as more like “extra-curricular assignments.” They should not be missing a Committee meeting in order to attend a special assignment such as DDMO or DACC. If there are any questions, he is available for a conversation.

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Public Portion:

No one from the public spoke.



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

**01-09-2023: #12**

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

The Dunellen Borough Council Meeting of January 9, 2023 is adjourned.

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

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

<https://www.youtube.com/watch?v=PGnSLo4KWB0>