

July 13, 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 special public meeting of the Mayor and Council of the Borough of Dunellen held on July 13, 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, Trina Rios, Teresa Albertson, Jessica Dunne, Joseph Paltjon, Daniel Cole Sigmon and Harold VanDermark

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

2022-19

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 July 13, 2022. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Dunellen borough Council Chambers, in the Borough on August 1, 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 will be available at no cost and during regular business hours at the 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 AMENDING THE TITLE AND SECTION 3(a) OF BOND ORDINANCE NUMBERED 2022-07 OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, FINALLY ADOPTED FEBRUARY 22, 2022, IN ORDER TO AMEND THE DESCRIPTION OF THE PROJECT

Purposes:

A) To amend in its entirety the title of Bond Ordinance numbered 2022-07 of the Borough of Dunellen, in the County of Middlesex, New Jersey (the "Borough"), finally adopted February 22, 2022 ("Bond Ordinance #2022-07"), to read as follows:

"BOND ORDINANCE PROVIDING FOR SEWER UTILITY IMPROVEMENTS 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.”

B) To amend Section 3(a) of Bond Ordinance #2022-07 to include the installation of a siphon in the sanitary sewer line on or near Pulaski Street and to read as follows:

“The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is sewer utility improvements, including the installation of a siphon in the sanitary sewer line on or near Pulaski Street and 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: \$0

Bonds/Notes Authorized: \$0

Grant Appropriated: N/A

Section 20 Costs: \$0

Useful Life: N/A

Mayor Cilento stated that this ordinance provides funding for a siphon that is needed to be repaired near a Middlesex County Culvert project on Pulaski Street. The County pays for the culvert portion, but the siphon is part of Dunellen’s sanitary sewer system and should be repaired before the County begins its work.

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:

07-13-2022: #1

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

WHEREAS, the Dunellen Firehouse suffered massive damage as a result of a fire that occurred on October 12, 2021; and

WHEREAS, it is necessary to substantially reconstruct the Dunellen Firehouse; and

WHEREAS, the Borough of Dunellen has a need for professional architect services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of the contract will exceed \$17,500; and

WHEREAS, Alloy5 Architecture LLC, of Bethlehem, PA, has submitted a proposal dated June 23, 2022 indicating that they will provide architectural services for the reconstruction of the Dunellen Firehouse; and

WHEREAS, the following Certificate of Available of Funds, dated July 13, 2022 has been filed by the Chief Financial Officer:

I, Scott Olsen, Chief Financial Officer, certify that Account # C-04-22-006-000-602 has funds available in the amount of \$197,500. I therefore certify that the funds are available for the requested amount, not to exceed \$197,500, for the contracted services of Alloy5 Architecture LLC for architecture services for the Dunellen Firehouse. Scott Olsen, Chief Financial Officer; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Dunellen authorizes the Mayor and Municipal Clerk to enter into a contract with Alloy5 Architecture LLC, as described herein, subject to the satisfactory submission of the Business Entity Disclosure Certification, which certifies that Alloy5 Architecture LLC has not made any reportable contributions to a political or candidate committee in the Borough of Dunellen in the previous one year, and that the contract will prohibit the Alloy5 Architecture LLC from making any reportable contributions through the term of the contract,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution and that pursuant to the Local Public Contracts Law N.J.S.A. 40A:11-1 et seq., notice with respect to contracts for professional services awarded without competitive bid be publicly advertised as required by law.

Dr. Robins gave a brief overview of the selection process and the criteria used to evaluate the four received proposals. All four architect firms surveyed the Fire House and submitted proposals which were reviewed and where needed follow-up questions were asked for clarification on specific points. The criteria used by the committee in its evaluation included responsiveness to the quote specifications package (including all required aspects of the project in the base price), total overall price of all phases of the project, and time frame for production of architectural documents. We were looking for a complete package: drawing, bid package and oversight of the construction phase. From the submissions, we compared prices, apples to apples as much as possible. We were also concerned with a quick turn-over, how long it might take them to create the initial drawings. Most responded in the 8-10 weeks range. In addition, I did telephone calls with the mayors of Easton and Bethlehem, PA, and the

Administrator of New Hanover Township. All had been involved with Alloy5 projects. They spoke almost uniformly positive about Alloy5's accessibility, responsiveness, their willingness to travel, and their experience in municipal and schoolwork.

Scott Luthman stated that we met with all four at the Firehouse. All four were given the same package. All four said they had enough information. If certain components of a proposal were deficient, we asked them to resubmit on specific points. Though one company had a lower number, its submission was not complete and thus not in compliance with our request. He also spoke with someone in Pennsylvania who had worked with Alloy5, and the recommendation was high.

Mayor Cilento asked Chief Scott if he was satisfied with the recommendation. Chief Scott said he was satisfied.

Mr. Bruder stated that he considered references from other municipalities to be important and he noted that we did receive those.

Mayor Cilento stated that he sat through the process and observed the documentation, he believes Alloy5 is the best because their submission was the most comprehensive, with the best timeframe, plus they are including the bid package and project manager beyond the architectural design. Otherwise, we would be paying for these separately. This will also ensure that the town's interests are looked after.

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:

07-13-2022: #2

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

Claribel Acevedo is hired as a Technical Assistant to the Construction Official (TACO) effective July 18, 2022, subject to a satisfactory Criminal Background Check. Her annual salary is set at \$45,000.00. As a condition of employment, Claribel Acevedo will within two years take the required courses for the Technical Assistant to the Construction Official certificate issued by the State of New Jersey. Said courses to be paid for by the Borough of Dunellen. If Ms. Acevedo leaves the employment of the Borough of Dunellen within two years of receiving this certificate, she will repay the Borough the cost of the certificate.

Mayor Cilento noted that Ms. Acevedo comes highly recommended by Scott Luthman and Mike Rossi, is eager to begin, and is bi-lingual in Spanish which will assist the borough.

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

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

07-13-2022: #3

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

A contract is awarded to New Jersey Fire Equipment Company of Green Brook, NJ, for the purchase of three HARRINGTON #H700-50-45NH Hydrant Valves for the Dunellen Firehouse rebuild, at a cost not to exceed \$5,400.00.

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:

07-13-2022: #4

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

A contract is awarded to Lowder Electric and Construction Corp. of Middlesex, NJ, for the furnishing and installation of a ceiling fan for the Dunellen Firehouse rebuild, at a cost not to exceed \$3,180.00.

Chief Scott stated that this fan is for inside the tent, and we are purchasing it and when no longer needed by the Fire Department will be given for use in the Department of Public Works Yard building.

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:

07-13-2022: #5

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

Resolution: Approval to submit a grant application to the Federal Transit Administration for a PILOT Program for Transit Oriented development to integrate land use and transportation planning with a new fixed guideway or core capacity transit capital investment. Comprehensive planning funded through this program must examine ways to improve economic development and ridership, foster multimodal connectivity and accessibility, improve transit access to pedestrian and bicycle traffic, engage the private sector, identify infrastructure needs, and enable mixed-use development near transit stations. A primary component of the grant application by the Borough

of Dunellen is to partner with the nearby municipalities of the Township of Green Brook, the Borough of Middlesex and the Township of Piscataway in a Jitney shared services program to bring riders in all four towns to the centrally located Dunellen Train Station.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Dunellen formally approve the grant application for the above stated project.

Mayor Cilento noted that this grant is for a Jitney service to be shared between Dunellen, Green Brook, Middlesex and Piscataway. This is a support resolution so our engineers can apply for the grant.

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

Public Portion:

No one from the public spoke.

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

07-13-2022: #6

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

The Dunellen Borough Council Meeting of July 13, 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=gMDfdcr_irk