

June 17, 2019

Minutes of the public meeting of the Mayor and Council of the Borough of Dunellen held on June 17, 2019.

Mayor Robert J. Seader 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: Robert Seader, Kenneth Bayer, April Burke, Jason Cilento, Stacy Narvesen and Joseph Petracca

Absent: Jessica Dunne

On the motion of Mrs. Narvesen and seconded by Mr. Petracca it was moved to accept the Minutes of June 3, 2019:

Yes: Bayer, Burke, Narvesen and Petracca

Abstain: Cilento, due to his absence

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

ORDINANCE 2019-07

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 June 17, 2019. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Borough Council Chambers, in the Borough on July 1, 2019 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 PROVIDING FOR IMPROVEMENTS TO COLUMBIA PARK IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$2,100,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,000,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

Purpose: Improvements to Columbia Park, including, but not limited to, the replacement of the field turf and renovations to the running track, including all work and materials

necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto

Appropriation: \$2,100,000

Bonds/Notes Authorized: \$2,000,000

Grant Appropriated: An Open Space Grant in the amount of \$1,400,000

Section 20 Costs: \$420,000

Useful Life: 15 years

Mayor Seader noted that this is to upgrade the athletic facilities in Columbia Park. \$1,400,000 is coming from a Middlesex County Open Space grant and the Dunellen Board of Education committed \$600,000 toward the project.

Yes: Bayer, Burke, Cilento, Narvesen and Petracca

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

06-17-2019: #1

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

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

Yes: Bayer, Burke, Cilento, Narvesen and Petracca

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

06-17-2019: #2

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

The Municipal Clerk is hereby authorized to issue food handler licenses to the following establishments:

- Eight on the Break -- 340 North Avenue
- Advance Auto Parts -- 216 North Avenue
- American Legion Post #119 -- 137 New Market Road
- Avellino's Italian Restaurant -- 625 Bound Brook Road
- Bakery Delights -- 246 North Avenue

Brown's Stationery -- 111 North Washington Avenue
Café Nune – 14 South Washington Avenue
Chicken Holiday -- 390 North Avenue
China Garden -- 209 North Avenue
Columbian Club -- 647 Grove Street
Dairy Quick -- 615 Bound Brook Road
Dee's Dogs -- 100 South Washington Avenue
Devine's Pharmacy -- 374 North Avenue
Dunellen Bagel -- 390 North Avenue
Dunellen Bakery – 215 North Avenue
Dunellen BBQ -- 626 Bound Brook Road
Dunellen Board of Education – High and Lehigh Streets
Dunellen Hotel -- 120 North Washington Avenue
Dunellen Liquors -- 195 North Avenue
Dunellen Nutrition Center – 200 Pulaski Street
El Creador -- 197 North Avenue
Family Dollar Store – 215 North Avenue
Fashion Star Beauty Supply – 104 C North Avenue
First Presbyterian Church -- 218 Dunellen Avenue
Footprints Christian School & St. Lukes Evangelical Lutheran Church -- 264 New Market Road
Healthy Life -- 375 North Avenue
J&G Texas Weiners -- 238 North Avenue
Just Us Children Learning Center -- 419 North Avenue
Kwick Mart -- 221 North Avenue
Lucky 7 Days -- 392 North Avenue
Maggie Murray's -- 119 North Washington Avenue
Mi Rincon Latino -- 248 North Avenue
Mike's Subs/30 Burgers -- 14 South Washington Avenue
Mis Amigos Mexican Restaurant -- 373 North Avenue
N Avenue Liquors -- 252 North Avenue
Panda Restaurant -- 350 North Avenue
Planet Chicken -- 107 North Avenue
Precious Gifts Day Care Center – 400 New Market Road
Precious Moments – 358 North Avenue
Quick Check – 426 North Avenue
Ray Pharmacy – 2 South Washington Avenue
Robert's Kitchen – 330 North Avenue
Rome Pizza -- 334 North Avenue
Roxy & Dukes – 745 Bound Brook Road
St. John the Evangelist Church -- 317 North Washington Avenue
Seafood Boil – 201 North Avenue
Sun Power Gas -- 301 North Avenue
Tipico's Olga -- 106 North Avenue
Tropical Supermarket -- 446 North Avenue
Uncle Louie G's – 500 North Avenue
United Methodist Church – 150 Dunellen Avenue

Veterans of Foreign Wars -- 201 Prospect Avenue
Zupko's Tavern – 450 North Avenue

Yes: Bayer, Burke, Cilento, Narvesen and Petracca

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

06-17-2019: #3

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

Whereas, applications for renewal of liquor licenses for the year 2019-2020 have been submitted, and

Whereas, no objections to said renewals have been filed, and

Whereas, the proper fees have been paid by all applicants.

Now therefore be it resolved that the following be granted renewals of their licenses for the year beginning July 1, 2019 and expiring June 30, 2020:

- American Legion Post 119 -- 1203-31-013-001
- Columbian Club of Dunellen, Inc. -- 1203-31-016-001
- VFW Post 5479 – 1203-31-018-001
- N Avenue Liquors [North Tavern] -- 1203-32-006-003
- Country Rose, LLC [Maggie Murray's] -- 1203-32-008-003
- Mar Kar, Inc., [Avellino's] -- 1203-33-004-008
- JJR Restaurant LLC [Dunellen Hotel] -- 1203-33-007-004
- One and Dunn LLC [Roxy and Duke's] -- 1203-33-011-007
- Zupkos Tavern, LLC [Zupko's] -- 1203-33-012-005
- Dunellen Liquors Inc -- 1203-44-001-006

Yes: Bayer, Burke, Cilento, Narvesen and Petracca

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

06-17-2019: #4

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

The Mayor and Municipal Clerk of the Borough of Dunellen are hereby authorized to execute all documents attendant to the 2020 Municipal Alliance for Alcoholism and Drug Abuse Agreement with Middlesex County, accepting the funds provided to Dunellen through this grant.

Yes: Bayer, Burke, Cilento, Narvesen and Petracca

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

06-17-2019: #5

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

Be it resolved by the governing body of the Borough of Dunellen, New Jersey, that:

The Treasurer is hereby authorized to issue the following checks to CME Associates, from the Interim Cost Agreement Escrow Account for work done toward redevelopment, subject to the refunding of the Account:

<u>CME Associates</u>	<u>Purpose</u>	<u>Amount</u>
0243260	Redevelopment	\$536.75
	Total	\$536.75

Yes: Bayer, Burke, Cilento, Narvesen and Petracca

Consent Agenda:

The following resolutions were presented in Consent Agenda format: a single motion and second with a single roll call vote for all:

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

06-17-2019: #6

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 Trystone Capital Assets
P O Box 1030
Brick, NJ 08723

TSC	Block	Lot	Owner/Address	Principa1	Interest	Premium	Total
17-15	61	31	Salem, Nabil 423 Prospect Ave.	414.85	6.66	800.00	1,221.51

TOTAL REFUNDED \$1,221.51

06-17-2019: #7

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

The Treasurer is hereby authorized to issue the following proceeds for tax sale redemption(s):

Payable to US Bank Cust for Actlien Holdings
50 South 16th St. Suite# 2050
Philadelphia PA 19102

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
18-23	64	18	Chaballa, Susan T. 243 Gertrude Terr.	626.28	12.88	1,200.00	1,839.16

TOTAL REFUNDED \$1,839.16

06-17-19: #8

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

WHEREAS, it has come to the Tax Collector’s attention that a sewer meter reading was used on the common area of a condo complex

NOW, THEREFORE: BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DUNELLEN;

That the proper City officers be and they are hereby authorized and directed to cancel 2019 sewer units.

Block	Lot	Name	Amount
33	23	Dunellen Station Apartments 400 North Ave No Refund Required	\$2,385.50

06-17-2019: #9

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

The resignation of Elisea Fuenzalida as a School Crossing Guard is accepted, effective June 20, 2019.

06-17-2019: #10

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

Christina Haftmann is hereby employed as a Crossing Guard, starting on June 20, 2019, at an hourly salary of \$11.50.

06-17-2019: #11

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

Lydia Sabino is hereby hired as a Substitute Crossing Guard, effective June 10, 2019, at an hourly salary of \$10.00.

Yes: Bayer, Burke, Cilento, Narvesen and Petracca

PRESENTATION of the Transit Hub Study

The presentation was led by Carlos Rodrigues, the team leader for this volunteer effort, a partnership between the New Jersey Chapter of the American Planning Association and the North Jersey Transportation Planning Authority. The other members of his team are Dave Schwartz, Robert Krause, and Julie Grof.

Dunellen Transit Hub Strategic Plan and its planning program aims to encourage the creation of vibrant transit hubs around existing train stations and/or stops, supporting the community's goals for economic development, land use, access to jobs and cultural development.

Their study area is two blocks on either side of the train station. It did not include the municipal building but did cover the police/municipal parking lot and Skinner Plaza. They also looked at intersections including North avenue and Washington Avenue and New Market Road and South Washington Avenue.

Dr. Rodrigues and Mr. Schwartz explained to the Council the essence of the Transit Hub Study. Key points in their Agenda included: Dunellen's strengths, an explanation of the study area, a discussion on determining the Transit Hub's future as a community driven process, the fact

gathering methodology, a summary of key terms used, the Dunellen Transit Hub proposed design concepts, the community's goals and action plan, and steps for continuing after the plan.

The Transit Study Plan itself can be found on the Brough's web site at the following URL, plus additional transit related material:

http://www.dunellen-nj.gov/municipal_news/transit_hub_and_did_information.php#.XRYXi16B7fg

Mayor Seader asked about the bike lanes and the impact on existing parking. Mr. Schwartz was referring to shared use parking. These are lanes with bike symbols on the side of the road that help put bicycles in a good position. Generally, shared use parking is done on less frequented roads and give drivers visual cues and alert them to bicycles. North Avenue would not be appropriate, but Front Street and Dunellen Avenue have been identified for bike lanes, as well as South Washington Avenue.

Mayor Seader asked how many school age children would they anticipate building five-story buildings? Dr. Rodrigues responded with reference to the Meridia Main Station Apartments in Bound Brook: 240 one and two-bedroom apartments. This complex is fully leased and has generated only five school age children. The Center for Real Estate Studies at Rutgers did a research analysis on how many school children would these kinds of transit-oriented housing generate, and their numbers are very comparable.

Mr. Cilento referenced the study's finding that 90% of the parking pass spaces are purchased by out-of-towners. He inquired about the viability of a jitney service. The purpose would be to lower the amount of traffic coming into Dunellen. The presenters noted that the issue is "who is to pay for a jitney service?" Furthermore, a jitney service would not be Dunellen's to run but would be Piscataway's to run.

Reports:

Mr. Petracca: no report.

Mrs. Burke: 1) Dunellen Fire Company will be having their Street Fair this Sunday, June 23rd, 11 am to 5 pm.

Mr. Bayer: no report.

Mr. Cilento: 1) the deadline for submitting resumes for the new police officer position has closed and the department will be contacting applicants; 2) the Dunellen Downtown Management Organization will be meeting tomorrow night; 3) the annual HarvestFest will be held Sunday, October 13th; 4) Dunellen Arts & Culture Commission's Yoga in the Park is this Saturday; 5) the first Summer Concert will be on Wednesday night, July 17th; 6) Monday June 24th begins the

DACC Summer Art Camp; 7) the Dunellen Library is hosting a Sister City presentation by Elaine Januszewski on June 26th.

Mrs. Narvesen: 1) Green Brook Flood Control Commission met and will be making a presentation to the Council soon; 2) National Night Out will be on August 6th; 3) The Dunellen Board of Education met on June 11th and distributed best teacher awards.

Mayor Seader: 1) graduation is this Thursday night. DPW and Police are all prepared; 2) Street Fair is 6/23. All prepared? Yes; 3) the Tennis Court pre-construction meeting is this Thursday; 4) asked Mr. Bruder about contact with the new owners of the land on North Avenue Extension regarding the Railroad Culvert Project; 5) asked Ron Safar about torn flags on the decorative lighting poles; 6) Board of Education will be here on August 5th to explain to the Council the plans for the \$35,000,000 referendum.

PUBLIC PORTION

Susan Murphy, 106 Bache Place, an adjacent property at 343 New Market Road is owned by a bank and is overgrown. She is asking the Council for assistance in cleaning up the property. Mr. Robins will speak with Code Enforcer George Deene and notify the DPW for possible mowing.

Tremayne Reid, 721 Walnut Street, asked about an update on the South Madison Avenue Road Improvement project. Mayor Seader responded that we are waiting for the State to give the go-ahead so that we can introduce the bond ordinance. Mr. Reid also asked about the possibility of speed bumps? Walnut Street and South Madison is a busy intersection with only a two-way stop sign and heavy school children traffic. Mayor Seader responded that he spoke with an official in South Plainfield which has many speed bumps. The official stated that the speed bumps were one of the worst mistakes that South Plainfield has made: nothing but problems from the Police Department, the Fire Department, the Rescue Squad, their DPW, and residents. However, we can look at the four-way stop sign at Walnut/South Madison when the State releases the funds and we begin the project planning.

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

06-17-2019: #12

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

The Dunellen Borough Council Meeting of June 17, 2019 is adjourned.

Yes: Bayer, Burke, Cilento, Narvesen and Petracca
