

June 6, 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 June 6, 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, Trina Rios and Harold VanDermark
Absent: Joseph Paltjon and Daniel Cole Sigmon

On the motion of Mr. VanDermark and seconded by Mrs. Rios it was moved to accept the Minutes of the Meeting of May 16, 2022.

Yes: Albertson, Dunne, Rios and VanDermark

At this point, the following Proclamation Recognizing June as Pride Month was read:

Proclamation Celebrating Pride Month

WHEREAS, the Borough of Dunellen, New Jersey is a community that values diversity and inclusion, and is committed to equal rights and opportunities for all its residents; and

WHEREAS, the theme for PRIDE Month is "Politics in Art," recognizing the many achievements and contributions of the LGBTQ+ artists and their use of arts as an emotive communicator and representation for their advocacy; and

WHEREAS, the Borough of Dunellen recognizes the important contributions of its LGBTQ+ residents to the Borough's and Nation's history, culture, economy, and civic life; and

WHEREAS, we celebrate the accomplishments of the LGBTQ+ community towards securing important rights and freedoms, often through struggle and adversity; and

WHEREAS, we remain vigilant against continued oppression and discrimination against the LGBTQ+ community; and

WHEREAS, we affirm our support for our LGBTQ+ residents and stand with them as we all strive to sustain a culture of hope, love, understanding, and respect for one another as family-members, friends, and neighbors.

NOW, THEREFORE, I, Mayor Jason F. Cilento, along with the Dunellen Borough Council, do hereby proclaim June 2022 as LGBTQ+ Pride Month in the Borough of Dunellen, and encourage all residents to celebrate in our community.

Jason F. Cilento, Mayor
June 6, 2022

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

Ordinance 2022-15

Borough of Dunellen

The following revision and amendment to the Dunellen Downtown Redevelopment Plan is being Introduced for first reading on June 6, 2022. It will be presented for Public Hearing and Adoption on July 5, 2022 at 7:00 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey, or at an appropriate time thereafter subject to Dunellen Planning Board review. Notice will be given in advance of the date for the Public Hearing and Adoption. Copies of this ordinance will be posted on the Municipal Bulletin Board and will be available at the Office of the Borough Clerk for any interested members of the public.

This ordinance amends the Dunellen Downtown Redevelopment Plan, Phase One, that was adopted in February 2003 and revised on July 12, 2004, with further Amendments in June 2011, August 2013, November 2014, February 2016, November 2017, September 4, 2018, October 1, 2018, June 7, 2021, and February 7, 2022.

The following contains sections being modified and reflect the amended versions for:

1. Section 4.1- Added Transition Areas with the identified Block and Lots. Do note these Block and Lots were in the originally in Remainder Parcels Redevelopment Area.
2. Section 4.1 – Removed Block and Lots that are now in Transition Area from the Remainder Parcels Redevelopment Areas.
3. Section 4.1 – Added new Transition Areas map. See attached
4. Section 6.1.5 – Added description of the new Transition Area.
5. Section 7.4.1.5 – Added “Landscaped area is required to be native species of New Jersey, with the exception of nonnative Cherry trees. If possible, depending on site constraints, and approvals, rain gardens located adjacent to subject property upon which a development is proposed, counts towards the ten (10) percent landscaping requirement.”

6. Section 7.4.1.7 – Added “pervious pavers are strongly recommended”.
7. Section 7.4.2.5 – Added “Landscaped area is required to be native species of New Jersey, with the exception of nonnative Cherry trees. If possible, depending on site constraints, and approvals, rain gardens located adjacent to subject property upon which a development is proposed, counts towards the ten (10) percent landscaping requirement.”
8. Section 7.4.2.7 – Added “pervious pavers are strongly recommended”.
9. Section 7.4.4.5 – Added “Landscaped area is required to be native species of New Jersey, with the exception of nonnative Cherry trees. If possible, depending on site constraints, and approvals, rain gardens located adjacent to subject property upon which a development is proposed, counts towards the ten (10) percent landscaping requirement.”
10. Section 7.4.4.7 - Added “pervious pavers are strongly recommended”.
11. Section 7.4.5- Added new Transition Areas:

Principal Permitted Uses:

Residential/Commercial/Office: This land use designation contemplates a mixed-use development that may include commercial, office and residential on the ground floor and office and residential on the upper floors. The commercial uses to be limited to the ground floor include personal and business service establishments, offices, restaurants, craft breweries, craft distilleries, winery salesrooms, brewpubs and cider and meadery establishments. As noted, office uses also may be permitted on the upper floors

Building Requirements:

1. Building height requirements. The maximum building height shall be three stories.
2. Minimum Unit Size:
 - a. Studio unit – 500 sf exclusive of balconies or other outdoor seating areas.
 - b. One (1) bedroom unit – 700 sf inclusive of balconies or other outdoor seating areas.
 - c. Two (2) bedroom unit – 800 sf inclusive of balconies or other outdoor seating areas.
 - d. Three (3) bedroom unit – 1,000 sf inclusive of balconies or other outdoor seating areas.
3. Materials: Materials used shall be conducive to creating a Railroad Town (Transit Village) environment encouraging the use of brick, awnings, planters and wrought iron railings.
4. Front, side, and rear Setback Requirements. Front yard setback is a minimum of 16 feet measured from the face of the curb. Front yard setback does not include building overhangs such as awnings and balconies. There shall be no side yard or rear yard setback requirements.
5. Landscape Requirements. The minimum area devoted to landscaped open space shall be ten (10) percent of the total lot area. Landscaped area is required to be native species of New Jersey, with the exception of nonnative Cherry trees. If possible, depending on site constraints, and approvals,

rain gardens located adjacent to subject property upon which a development is proposed, counts towards the ten (10) percent landscaping requirement.

6. Lighting. Decorative lighting in accordance with Borough specifications shall be used. The specifications are in the process of being developed.

7. Walkways: All walkways shall use decorative pavers. Pervious pavers are strongly recommended.

8. Trash receptacles and benches. Both trash receptacles and benches are required and shall be of materials complementing the buildings and the Railroad Town theme.

Any redevelopment project containing a residential component shall be subject to the affordable housing requirements in Section 6 of this Plan and the provisions of the plans, agreements, statutes and codes referenced therein.

12. Section 8.2.iii- Added “Native shrubs, decorative trees and ground cover of New Jersey. Nonnative Cherry trees are permitted to be planted”.

13. Section 8.2.iV – Added “Pervious pavers are strongly recommended”.

14. Section 8.3 – Added “decorative trees”. “Nonnative Cherry trees are permitted to be planted.”

15. Section 8.4 - Added “decorative trees”. “Nonnative Cherry trees are permitted to be planted.”

16. Section 8.5.3 – Added “native shrubbery”, “native decorative trees”, “Nonnative Cherry trees are permitted to be planted”.

17. Section 8.5.4 – Added “native landscaping”.

18. 8.5.7 – Added “native landscaping”.

19. 8.5.9 – Added “native landscaping”.

20. 8.5.10 – Added with “native species of New Jersey”. “Nonnative Cherry trees are permitted to be planted.”

For the complete text of the Introduced ordinance, go to:

<https://cms1.revize.com/revize/dunellennj/redevelopment/index.php>

Yes: Albertson, Dunne, Rios and VanDermark

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

2022-13

BOND ORDINANCE STATEMENT AND SUMMARY

The bond ordinance, the summary terms of which are included herein, is being presented for public hearing and adoption by the Borough of Dunellen, in the County of Middlesex, State of New Jersey on June 6, 2022 and the 20 day period of limitation within which a suit, action or

proceeding questioning the validity of such bond ordinance can be commenced, as provided in the Local Bond Law, will begin to run from the date of the first publication of this statement. Introduction of this ordinance was on May 16, 2022. Copies of the full bond ordinance are available at no cost at the Dunellen Municipal Clerk's Office, 355 North Avenue, Dunellen, NJ for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

TITLE: BOND ORDINANCE PROVIDING FOR VARIOUS SEWER UTILITY REPAIRS IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$283,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$283,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF

Purpose(s): Various sewer utility repairs, including but not limited to, repairs on Pulaski Street and Grove Street, including all work and materials necessary therefor and incidental thereto.

Appropriation: \$283,000

Bonds/Notes Authorized: \$283,000

Grants (if any) Appropriated: N/A

Section 20 Costs: \$56,500

Useful Life: 40 years

At this point, Mayor Cilento opened the meeting to the public. No one from the public spoke.

Yes: Albertson, Dunne, Rios and VanDermark

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

ORDINANCE 2022-14

BOROUGH OF DUNELLEN

The following DUNELLEN SALARY ORDINANCE was Introduced for first reading on May 16, 2022. It is now being furthered considered for public hearing and adoption on June 6, 2022, at 7:00 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey. Copies of this ordinance have been posted on the Municipal Bulletin Board, and have been available at the Office of the Borough Clerk for any interested members of the public.

The following are base salaries, without longevity or benefits:

<u>Step</u>	<u>Minimum</u>	<u>Maximum</u>
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11	\$120,000.00	\$180,000.00
10	\$75,000.00	\$140,000.00
9	\$60,000.00	\$90,000.00
8	\$40,000.00	\$65,000.00
7	\$35,000.00	\$60,000.00
6	\$30,000.00	\$60,000.00
5	\$25,000.00	\$40,000.00
4	\$15,000.00	\$30,000.00
3	\$8,000.00	\$25,000.00
2	\$2,000.00	\$20,000.00
1	\$1,000.00	\$5,000.00

Full-Time Positions

Step

Chief of Police	11
Administrator/Clerk	10
DPW Supervisor	10
Court Administrator	9
Human Resources Manager	9
Recreation Director	8
Supervisor, Accounts & Payroll	8
Technical Assistant to the Construction Official	8
Administrative Assistant, Interdepartmental	8
Finance/Payroll Clerk	7
Deputy Municipal Clerk	6
Deputy Registrar	6
Deputy Court Administrator	6
Tax Office Assistant	6
Police Department Administrative Assistant	6
Violations Clerk, Municipal Court	6
Registrar	5
Clerk's Office Admin. Assistant	5

Part-Time Salary Positions

Municipal Attorney	8
Construction Code Official	5
Municipal Judge	5
Chief Financial Officer	5
Public Works Manager	5
Recreation Administrative Assistant	4
Tax Assessor	3
Tax Collector	3
Municipal Prosecutor	3
Sewer Inspector	3
Property Maintenance/Code Enforcement	3
Public Defender	2
Office of Emergency Management	2

Sub Code Official (Electrical, Fire, Plumbing)	2
Zoning Officer	2
Public Information Officer	2
Grant Writer	2
Sign Ordinance Enforcement Officer	1

<u>Part Time – Hourly</u>	<u>Minimum</u>	<u>Maximum</u>
Sewer Inspector - Additional Hourly	\$30.00	\$48.00
Substitute Deputy Clerk (Court)	\$25.00	\$35.00
Interpreter	\$20.00	\$30.00
Tax Assessor Assistant	\$15.00	\$30.00
Planning Board Assistant	\$15.00	\$30.00
Planning Board Secretary	\$13.00	\$30.00
Acting Recreation Director	\$20.00	\$25.00
Recreation Administrative Assistant	\$13.00	\$25.00
Tax Clerk	\$13.00	\$25.00
Construction Office Assistant	\$13.00	\$25.00
Police Administrative Assistant	\$13.00	\$25.00
Head School Crossing Guard	\$13.00	\$25.00
School Crossing Guard	\$13.00	\$20.00
Clerk’s Administrative Assistant	\$13.00	\$20.00
Senior Citizen Van Driver	\$13.00	\$20.00
Violations Clerk (Court)	\$13.00	\$20.00
Laborer	\$13.00	\$20.00
Janitor	\$13.00	\$20.00
Recreation Department part-time	\$13.00	\$20.00

<u>Part-Time - Monthly/Meeting</u>		
Planning Board Recording Secretary	\$275/meeting	\$300/meeting

<u>Elected Officials</u>	
Mayor	\$5,000 annually
Council President	\$2,800 annually
Council Member	\$2,500 annually

At this point, Mayor Cilento opened the meeting to the public. No one from the public spoke.

Dr. Dunne inquired whether this ordinance reflects employee salary increases? Dr. Robins replied that this ordinance sets the salary ranges for positions and changes in employee salaries will be reflected in the salary resolution to be presented later.

Yes: Albertson, Dunne, Rios and VanDermark

At this point, there was a presentation by the developer for 120-126 North Avenue, led by Kevin Settembrino, Architect.

The presentation can be found on the YouTube video of this Council Meeting:
<https://www.youtube.com/watch?v=x1ZHEv-11Ys>
beginning at 12 minutes and continuing to minute 30.

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

06-06-2022: #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, Rios and VanDermark

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

06-06-2022: #2

Whereas, the Dunellen Downtown Redevelopment Plan, Phase One, was adopted in February 2003 and revised on July 12, 2004, with further Amendments in June 2011, August 2013, November 2014, February 22, 2016, November 2017, September 4, 2018, October 1, 2018, June 7, 2021, and February 7, 2022; and

Whereas, on June 6, 2022, the Dunellen Borough Council introduced for first reading Ordinance 2022-154, an Amended and Restated Dunellen Downtown Redevelopment Plan, Phase I; and

Whereas, the entirety of this Amended Ordinance is contained in the attached document.

The following contains sections being modified and reflect the amended versions for:

1. Section 4.1- Added Transition Areas with the identified Block and Lots. Do note these Block and Lots were in the originally in Remainder Parcels Redevelopment Area.
2. Section 4.1 – Removed Block and Lots that are now in Transition Area from the Remainder Parcels Redevelopment Areas.
3. Section 4.1 – Added new Transition Areas map. See attached
4. Section 6.1.5 – Added description of the new Transition Area.
5. Section 7.4.1.5 – Added “Landscaped area is required to be native species of New Jersey, with the exception of nonnative Cherry trees. If possible, depending on site constraints, and approvals, rain gardens located adjacent to subject property upon which a development is proposed, counts towards the ten (10) percent landscaping requirement.”

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rain gardens located adjacent to subject property upon which a development is proposed, counts towards the ten (10) percent landscaping requirement.

6. Lighting. Decorative lighting in accordance with Borough specifications shall be used. The specifications are in the process of being developed.

7. Walkways: All walkways shall use decorative pavers. Pervious pavers are strongly recommended.

8. Trash receptacles and benches. Both trash receptacles and benches are required and shall be of materials complementing the buildings and the Railroad Town theme.

Any redevelopment project containing a residential component shall be subject to the affordable housing requirements in Section 6 of this Plan and the provisions of the plans, agreements, statutes and codes referenced therein.

12. Section 8.2.iii- Added “Native shrubs, decorative trees and ground cover of New Jersey. Nonnative Cherry trees are permitted to be planted”.

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17. Section 8.5.4 – Added “native landscaping”.

18. 8.5.7 – Added “native landscaping”.

19. 8.5.9 – Added “native landscaping”.

20. 8.5.10 – Added with “native species of New Jersey”. “Nonnative Cherry trees are permitted to be planted.”

Now, Therefore, be it Resolved, by the Mayor and Council of the Borough of Dunellen, that Ordinance 2022-15 be forwarded to the Dunellen Planning Board for review and a report containing its recommendation regarding the proposed amended ordinance.

Yes: Albertson, Dunne, Rios and VanDermark

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

06-06-2022: #3

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

The resignation of Richard Gianchiglia as part-time Assistant in the Dunellen Construction Office is accepted, effective May 31, 2022.

Mayor Cilento thanked Mr. Gianchiglia for his many years of excellent service to the borough.

Yes: Albertson, Dunne, Rios and VanDermark

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

06-06-2022: #4

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

The computer firm of RJH Solutions is hired as an information technology vendor for the Borough of Dunellen, at a rate of \$60.00 per hour, for an amount not to exceed \$5,000.00.

Dr. Robins explained that Mr. Haynes' company serves as IT consultants and assist us with various projects. This resolution authorizes a continuation of their services.

Yes: Albertson, Dunne, Rios and VanDermark

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

06-06-2022: #5

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

Lauren Staats is hired as a part-time Recording Secretary for the Dunellen Planning Board, for a salary not to exceed \$3,500.00 annually, effective June 20, 2022. This position is to be paid for by the Dunellen Planning Board. This is a position without benefits, except that the Borough will continue to pay for continuing education credits for her Planning Board Secretary Certification.

Yes: Albertson, Dunne, Rios and VanDermark

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

06-06-2022: #6

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

Whereas, there exists a need to purchase three (3) Police Interceptor SUVs with options for the Dunellen Police Department; and

Whereas, a quote has been received from:

Beyer Ford, Morristown, NJ -- \$163,966.72

This is a four-year lease, with an annual payment of \$40,991.68, payment to be made to:

Kansas State Bank
1010 Westloop Place
Manhattan, Kansas 66502

And whereas Beyer Ford has a State Contract (#47-CPCPS) for this system, and

The funds for this contract have been certified by the Chief Financial Officer. The funds will be taken from the Emergency Vehicle Account # 2-01-25-240-004-299.

Now, therefore, be it resolved, by the Mayor and Council of the Borough of Dunellen, that one Police Interceptor SUV with option packages be purchased from Beyer Ford, for an amount not to exceed \$163,966.72, subject to funding in future year's funding.

Mr. VanDermark noted that there had been some discussion of having one of the vehicles be an EV. Dr. Robins replied that we do not currently have an EV charging station, but this topic can certainly be had for future vehicle purchases.

Yes: Albertson, Dunne, Rios and VanDermark

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

06-06-2022: #7

AUTHORIZING THE MAYOR TO EXECUTE THE COMMODITY RESALE AGREEMENT BETWEEN THE BOROUGH OF MIDDLESEX AND THE BOORUGH OF DUNELLEN FOR AN ADDITIONAL FIVE (5) YEARS EFFECTIVE JUNE 1, 2022

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

WHEREAS, pursuant to the Commodity Resale Provisions of the Cooperative Purchasing rules (*N.J.A.C. 5:34-7.1 et. Seq.*), the Borough of Dunellen desires to renew the Commodity Resale Agreement between the Borough of Dunellen and Borough of Middlesex; and

WHEREAS, Middlesex Borough will be the Lead Agency for the sale of gasoline and diesel fuel; and

WHEREAS, Middlesex Borough agrees to sell gasoline and diesel fuel which is purchased by the Borough of Middlesex at a cost of .20 per gallon for years one (1) and two (2) and .25 per gallon for years three (3), four (4) and five (5) above the cost paid by the Borough of Middlesex.

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

1. The Governing Body hereby approves the five (5) year renewal Commodity Resale Agreement between the Borough of Middlesex and the Borough of Dunellen.
2. The Mayor and Municipal Clerk are hereby authorized to execute said Agreement.
3. This resolution shall take effect June 1, 2022.

Yes: Albertson, Dunne, Rios and VanDermark

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

06-06-2022: #8

Cifelli & Son General Contracting, Inc., is awarded a contract for the constructions and installation of ADA ramps for street corners on Schwartz Place, Mountainview Terrace and North Washington Avenue, First Street and Park Place, and North Avenue Extension, at a cost not to exceed \$31,500.00. This contract is per the 2022 Morris County Co-Op pricing.

Yes: Albertson, Dunne, Rios and VanDermark

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

		06-06-2022: #9	
		CY 2022 Annual Salaries, including Longevity	
		Longevity percent in ()	
Department	Name		
Full-time and Part-time Salary		2022	2023
Administration	Robins, William (6)	\$ 120,380	\$ 124,200
	Lauren Staats	49,232	50,800
Council	Cilento, Jason	5,000	5,000
	Rios, Trina	2,800	2,800
	Albertson, Theresa	2,500	2,500
	Dunne, Jessica	2,500	2,500
	Paltjon, Joseph	2,500	2,500
	Sigmon, Daniel	2,500	2,500
	VanDermark, Harold	2,500	2,500
Chief of Police	Smith, Daniel (8)	per contract	per contract
	Ritchey, Debbie (pro-rated)	26,250	45,000
Tax Collection	Hutchison, Dawn	19,813	20,450
	Woerner, Gail (pro-rated)	26,250	45,000
	Cupit, Kelly	7,000	
Finance	Olsen, Scott	33,950	35,300
	Weaver, Debra (6)	66,375	68,500
Tax Assessor	Guttschall, Dawn	19,665	20,300
Building Department	Luthman, Scott (ret. 9/1)	25,835	-
	Rossi, Michael	16,942	29,000
	Brescher, Scott (pro-rated)	12,000	-
	McManus, John	12,000	-
	Lamberson, Travis	12,000	-
	Mullin, Michael	12,000	-
	Deene, George	17,375	17,935
Recreation	Miller, Alex	51,605	53,250
Attorney	Bruder, John	59,746	62,100
Court	Crisafulli, Terry (4)	68,880	71,100
	Howes, Katherine	29,709	30,650
	Smith, Lauren	45,000	45,000
Prosecutor	Lanza, Thomas	10,000	10,000
	Arch, Timothy	10,000	10,000
Office of Emerg. Man.	Mosley, Homer	4,605	4,750
Pl. Bd. Recording Sec'y	Lauren Staats	3,500	
Part-time Hourly		2022	2023
Planning Board Secretary	Rates are per hour, unless listed open		
Head Crossing Guard	Kriney, Barbara	\$20.90	
Crossing Guards	Laverne Cooper	\$14.75	
	Egbert, Martha	\$15.40	
	Fleming, Linda	\$15.40	
	Haftmann, Christina	\$14.75	
	Meyer, Kathleen	\$15.40	
	Miller, Karen	\$15.60	
	Petroski, Christine	\$14.75	
	Smith, Victoria	\$17.20	
	Soriano, Joseph	\$17.20	
	Testori, Lawrence	\$19.40	
	Cantanzaro, Mary Ann	\$19.40	
	New Hires	\$13.00	
Building Maintenance	Santamaria, Silvia	\$14.00	
Bus Driver	Picone, Ronald	\$15.64	
Recreation Dept. Assistant	Julie Grof	\$19.89	
Public Defender	Spengler, Robert (per session)	\$250.00	
	Frascella, Daniel (per session)	\$250.00	
Bld. Dept., part-time	Gianchiglia, Richard	\$17.18	
DPW part-time	Walker, Hiram	\$15.75	
Public Works Manager (PWM)		\$ 15,750.00	
Pl. Bd. Recording Secretary	Lauren Staats	\$30.00	
Interpreters	Pagan, Lillian	\$27.15	
Police Admin. Assist.	Ritchey, Deborah	\$18.39	
Tax Office Clerk	Woerner, Gail	\$15.65	
Parks Supervisor (pro-rated)		\$ 30,000.00	\$ 30,000.00
Recreation/PWM Assistant (pro-rated)		\$ 38,151.00	\$ 45,000.00
Public Information Officer		\$ 2,500.00	
Sign Enforcement Officer		\$ 2,500.00	
Grant Writer		\$ 8,000.00	

Dr. Robins will send Council members a spreadsheet showing percentage increases from 2021 to 2022, and from 2022 to 2023.

Yes: Albertson, Dunne, Rios and VanDermark

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

06-06-2022: #9-A

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

The following are hired as Dunellen Arts and Culture Commission Camp Counsellors:

Kelly Hess	\$24.00 per hour	starting June 20, 2022 – August 2022
Fiorella Foseca	\$15.00 per hour	starting June 30, 2022 – August 2022
Meghan McNielis	\$15.00 per hour	starting June 30, 2022 – August 2022

Subject to satisfactory results in a criminal background check, where appropriate.

Yes: Albertson, Dunne, Rios and VanDermark

CONSENT AGENDA:

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

06-06-2022: #10

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

SCHEDULE OF SCHOOL TAX LEVY PAYMENTS

WHEREAS, it has been agreed to turn over to the Board of Education its total monthly allotment as close to the beginning of the month as is reasonable.

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

That the Borough Treasurer be and he is hereby authorized and directed to draw checks and issue same to the Custodian of School Monies, in accordance with the following schedule:

Total 2022 School Tax Levy of \$13,298,224 less paid on the first six months of 2022 (or \$6,616,872) to be paid from July 1, 2022 to December 31, 2022:

<u>Date</u>	<u>Amount</u>
July 5, 2022	1,052,575.00
August 1, 2022	1,235,526.00
September 6, 2022	1,052,575.00
October 3, 2022	1,052,575.00
November 7, 2022	1,235,526.00
December 5, 2022	<u>1,052,575.00</u>
 Total	 <u>\$6,681,352.00</u>

06-06-2021: #11

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 FRO PRO CAP 8

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
20-14	33	23 C0307	KEPPEL, PAMELA 400 NORTH AVE, #13	\$1252.15	\$64.54	\$1400.00	\$2716.69

TOTAL REFUNDED \$ 2716.69

06-06-2022: #12

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

The Treasurer is hereby authorized to issue checks to DMR Architects, from the Dunellen Planning Board Escrow Account(s) listed below, for architectural work towards the following application(s):

100 SOUTH WASHINGTON AVENUE (PRISM ASSOCIATES ENG 18-01)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20220519	PB283	Professional Services	\$247.50

370-372 NORTH AVE (LILY YIP)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20220540	PB279	Professional Services	\$1,177.60

545 FOURTH STREET (SWITZER)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20220533	PB280	Professional Services	\$1,119.75

06-06-2022: #13

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

The Treasurer is hereby authorized to issue checks to CME Associates, from the Dunellen Planning Board Escrow Account(s) listed below, for legal work towards the following application(s):

370-372 NORTH AVE (LILY YIP)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
304474	PB278	Resolution Compliance Review	\$552.00

545 FOURTH STREET (SWITZER)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
304475	PB277	Resolution Compliance Review	\$552.00

BRUDNER REDEVELOPMENT (FORCE MAIN)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
304477	PE137	Engineering	\$4,867.25
305707	PE137	Engineering	2,516.00
			\$7,383.25

100 SOUTH WASHINGTON AVENUE (PRISM ASSOCIATES ENG 18-01)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
304478	PE136	Engineering	\$5,423.75

100 SOUTH WASHINGTON AVENUE (PRISM ASSOCIATES PB 22-01)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
304479	PB282	Engineering	\$1,578.75

745 BOUND BROOK ROAD (SRV)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
304476	PE139	Resolution Compliance Review	\$92.00

06-06-2022: #14

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 checks to Windels Marx Lane & Mittendorf, LLP, from the Dunellen Planning Board Escrow Account(s) listed below, for legal work towards the following application(s):

440 NORTH AVENUE (CHELSEA BUILDERS)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
79998	PB281	Professional Services	\$180.00

405 NORTH AVE (A&G PROPERTIES)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
77860	PE140	Professional Services	\$5,187.50
79340	PE140	Professional Services	<u>3,108.30</u>
			\$8,295.80

528 NORTH AVE (VISION DUNELLEN - JAIN)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
79341	PE138	Professional Services	\$1,730.50

528 NORTH AVE (KATZ)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
73894	PE276	Professional Services	\$3,075.94
77390	PB276	Professional Services	<u>903.00</u>
			\$3,978.94

06-06-2022: #15

ESTIMATED 3RD QUARTER LEVY PAYMENT

WHEREAS, the State of New Jersey has not adopted its budget, and

WHEREAS, the Borough of Dunellen cannot send out its 2022 tax bills until the State of New Jersey adopts the 2023 State Fiscal Budget, therefore, a tax rate cannot yet be certified for 2022, and

WHEREAS, the Borough of Dunellen has determined that there may be insufficient cash flow to support operations in the Borough of Dunellen unless third quarter revenues are received on time, and

WHEREAS, without a 2022 Certified Tax Rate, the Borough of Dunellen will be unable to issue 2022 tax bills on a timely basis, and

WHEREAS, the Chief Financial Officer has reviewed and computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.2 and N.J.S.A. 54:4-66.3.

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

1. That the Tax Collector is hereby authorized to issue estimated tax bills for the Third Quarter of 2022.

2. That the entire estimated tax levy, including Municipal, Library, School, County and County Open Space, for 2022, is hereby set at \$22,038,376.00
3. That in accordance with the law, the third installment of 2022 taxes shall not be subject to interest until the later of August 10, 2022, or the twenty-fifth calendar day after the date the estimated bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest may begin to accrue.

Yes: Albertson, Dunne, Rios and VanDermark

Reports:

Mrs. Albertson: 1) Greenbrook Flood Commission--on May 24th, Mayor Cilento, Councilman Sigmon and I attended the Segment IJK meeting at Greenbrook Middle School. The purpose of this meeting was to provide information for residents and homeowners living in areas that may be affected by the Flood work coming to this area. These residents have been sent Right of Entry letters (ROE). This allows someone to come in and survey their property to prepare for working on the flood control project. We learned that the original Flood plan was made 25 years ago and while much of it will remain the same, some will change due to community growth, erosion and topography changes over the years. We were shown the conceptual plan and given information on general areas. We then were shown pictures of some of the levees, flood walls and flood gates already built. Once the general part of the meeting ended people could go up and look at copies of the conceptual plan with an aerial view overlaid with property lines and conceptual plans. Several Dunellen residents were in attendance and had the opportunity to ask questions and look at the plan.

If you have any questions specific to the plan for Segment IJK you can send them to:
Greenbrook FRMProject@usace.army.mil
Put Segment IJK in the subject line.

Link to document: https://docs.google.com/document/d/1RtIWDWvZKu-VhuhrfyqE7Tmq_nEW8_wnSDkyerjZ0bl/edit?usp=drivesdk

Mrs. Rios: 1) Dunellen Public Library--we would like to welcome our new BOE liaison, Mr. Larry Roibal, who will be temporarily stepping in for Mr. Anthony Lowenberg. Thank you for volunteering and for your dedication to the library. Programming is up and running; 2) Dunellen Arts and Culture will be setting up a date to start the mural at Gavornik park. Music in the Park will start June 23rd. Summer art camp will be starting June 29th. To register please contact the Dunellen Public Library; 3) DDMO had a few events this past month with Zupko's 100 anniversary and Miles Upholstery 50th anniversary. We congratulate them on being a part of our wonderful town and wish them many more years with us; 4) we have begun working on the Pop Up Park. We have moved our location to the south end of the Police/Municipal Parking Lot. We anticipate an opening date of June 11th. We hope to see everyone there; 5) 3rd Annual Community Day was this past Sunday. Councilmember Cole Sigmon, Councilmember Hal VanDermark and Mayor Cilento helped clean up and paint the shed at Gavornik Park and helped plant flowers at McCoy, Columbia and Gavornik Parks. A special thank you to three Girl Scout troops who came out to help; 6) Master Plan planning meeting will be planning July 14; 7) please join the PTO

fundraiser on June 11th at Somerset Patriots baseball at 6:00. Mayor Cilento will be throwing the opening ball. For tickets, please order special tickets at the Dunellen PTO Facebook page; 8) Primary voting is tomorrow. Please remember to vote. Two locations Lincoln Middle School and Dunellen Senior Center.

Mr. VanDermark: 1) Recreation Annual Senior Luncheon, took place on Sunday May 22nd. This is always a wonderful event for our Seniors and they all had a great time. The Recreation Department is thankful to the Mayor and Council for their support and all that attended. Special thanks to St. John's Church for always hosting the event, along with thank you to Mayor Cilento, Council President Trina Rios, Councilmembers Sigmon and Vandermark for their help on setting up and serving the Seniors. Also, thanks to Recreation Commission members Kathy Wilson and Laura Ruskuski for all their work at the event. Lastly, thanks to Karl Geiger for playing the piano and all the sing-alongs during the luncheon; 2) Hometown Heroes Banners: The 2022 Banners Came in a few days prior to Memorial Day so we now have approximately 80 banners up in the downtown area. Anyone interested in a banner can email Alex Miller at amiller@dunellenborough.com. We will do another order towards the end of the summer, so they can be added for Veterans Day; 3) Memorial Day Parade--the Recreation Department was thankful to all those who were involved in the Parade and everyone that attended the Event. Without you all, we have no event. The last two years we have had the largest turnout for a parade and those attending the Ceremony, to honor those who have made the ultimate sacrifice.

Dr. Dunne: 1) Diversity & Inclusion--on Tuesday, June 14th at 7 pm in the Dunellen Public Library Meeting Room, the Dunellen Diversity & Inclusion Committee will be hosting our inaugural event to celebrate Pride month: "Introduction to Sexual Orientation, Gender Identity, and Expression." This 90-minute interactive workshop will cover commonly used language & concepts related to gender identity and sexual orientation. Participants will learn to examine their assumptions around gender and sexual orientation, be able to utilize up-to-date terminology surrounding these concepts and gain confidence in speaking about these topics in their daily lives. Pre-registration is required. I would also like to thank Councilwoman Albertson for her amazing partnership and our shared vision on this Committee. Thank you, Terri. I would like to extend a Happy Pride month to all LGBTQIA+ (Lesbian, Gay, Bisexual, Transgender, Queer or Questioning, Intersex, Ally and +) Americans, and especially to all of those living in Dunellen. We should celebrate this month but not without recognizing the history behind our celebration. On June 2, 2000, President Bill Clinton declared June "Gay & Lesbian Pride Month" to commemorate the June 1969 Stonewall Uprising. The riots are widely considered the watershed event that transformed the gay liberation movement and the twentieth-century fight for LGBT rights in the United States. I am grateful to our community for supporting the drive to eliminate prejudice wherever it exists and to celebrate our great diversity by celebrating our LGBTQIA+ friends and neighbors; 2) Police--the Dunellen Police Department will once again be participating in National Night Out, set for Tuesday, August 2, 2022 at Columbia Park from 6-8pm. If any community organizations would like to be represented at the event or if you would like to volunteer, please contact Sgt. Chris Lovell at clovell@dunellenpd.com to express interest. More information will be posted as the event gets closer; 3) Board of Education--at the last BOE meeting, Superintendent Mosley gave an update on the COVID numbers in the schools, where dozens of students were COVID-positive in recent weeks, resulting in a large number of close contacts. Given the concerns expressed at the

last Council meeting over the Recreation Department not instituting policies stronger than the CDC for COVID exposures for participation in a low-risk activity, and the fact that school participation, indoors, represents a much higher risk for COVID transmission, I asked the BOE if they were planning on implementing stronger COVID policies. They responded that they were not and in fact, the following day, relaxed the school COVID protocols to be LESS stringent than CDC; 4) on the note of COVID, on the NJ COVID website, and as reported by Mayor Cilento, they are reporting greater than 100% of segments of our population being vaccinated, which doesn't make sense. I have not gotten anywhere with contacting the DOH to figure out why this is, but I will keep calling. As a reminder, I just ask that everyone remain safe, follow protocols and make the best decisions for themselves and our communities

The next BoE meeting is tomorrow evening at 7 pm. Some of the activities to look forward to in the coming weeks:

E. Looking Ahead	
1.	June 8 – DHS Awards at 6:30 pm DHS Auditorium
2.	June 10 – DHS Senior Prom
3.	June 13 – 9 th Grade Orientation at 6:30 PM in DHS Auditorium
4.	June 13 – Kindergarten Parent Orientation at 6:00 PM in Faber Gym
5.	June 14 – Faber Field Day 9:00 AM – 2:45 PM
6.	June 14 – DHS Faculty / Student Basketball Game at 7:00 PM in Faber Gym
7.	June 15 – Faber Academic Achievement Night at 6:00 PM in Faber Gym
8.	June 16 – Sports Awards Night
9.	June 16 – 5 th Grade Farewell at 5:00 pm in Faber Gym and Faber Field
10.	June 16 – 6 th & 7 th Grade Awards 8:00 AM in DHS Auditorium
11.	June 16, 20 & 21 – Kindergarten Orientation (early dismissal Kindergarten only)
12.	June 17 – District Closed – Returned Snow Day
13.	June 21 – Board Meeting at 7:00 PM in DHS Auditorium
14.	June 22 – 28 – ½ day all students
15.	June 24 – LMS Field Day 8:00 AM – 12:00 PM in Columbia Park
16.	June 27 – LMS Promotion at 6:30 PM in Faber Gym
17.	June 28 – Last Day of School
18.	June 28 – DHS Graduation at 6:30 PM in Washington Park

5) this Thursday, June 9th, in conjunction with RWJ University Hospital and Safe Kids of Middlesex County, we will be bringing a program, “Kids Don’t Float!” to the community from 6-7 pm at the Faber Media Center & via Zoom. This workshop is presented in partnership with the Dunellen PTO. I want to thank Sarah Healy and Diana Starace, who have been working with me and County Officials on bringing water safety programs to Middlesex County. I would also like to express gratitude to Nicole Moore and the Dunellen PTO for being such wonderful partners; 6) Shade Tree--the next Shade Tree Commission meeting is this Wednesday, at 7 pm in the Dunellen Senior Center. If you are interested in having a tree planted in your yard, contact the DTSC.

Mayor Cilento:

Covid-19 Update:

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:	82%
5 through 11:	35%
5 and over:	90%
12 through 17:	76%
12 and over:	97%
18 and over:	99%
30 and over:	96%
65 and over:	109%

Vaccine Courses Complete
Dunellen Borough
Middlesex County

All Ages:	71%
5 through 11:	30%
5 and over:	78%
12 through 17:	69%
12 and over:	84%
18 and over:	86%
30 and over:	84%
65 and over:	97%

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

Memorial Day Parade

Thank you to all who participated in the Dunellen Memorial Day parade and Ceremony. This parade is one of Dunellen's great traditions. Thank you to the Dunellen Police Department and OEM-CERTS team with DPW on road closures to keep the parade route safe.

Thanks to all of our EMS departments for their involvement in the Parade. Thank you to all the organizations that participated in the parade to help make this a special event. Congratulations to Gary Stoop on being the Grand Marshal. Lastly, it was a special moment to honor special Veterans, WW2 Veteran George Hodulik and Korean War Veteran Robert Zukowski, both gentlemen appreciated the honor for the day.

New Jersey American Water and PSE&G Improvements:

NJAW:

June 6th-8th Completing water services on Washington Avenue (from First Street to Mountainview Terrace).

June 6th-8th Completing water services on North Avenue Extension.

June 9th & 10th Water Service installations on the 200 Blocks of Mountainview Terrace and Fourth Street.

For questions or concerns on the NJAW project, you may contact Mike Rinaldo, Construction Inspector at 908-205-3471. They can also be reached at their Customer Service Center: 1-800-272-1325 Hours: 7 a.m.-7 p.m., M-F. For emergencies, they are available 24/7.

PSE&G: June 6-10th Gas main and service installations on the 800 block of First Street.

As with any construction project, you may experience an increase in traffic, loud noise, and presence of heavy equipment and machinery. If anyone in the household has a serious medical condition that may be aggravated by an interruption in gas service, please contact us immediately at 1-800-436-7734 (PSEG).

Capital and Infrastructure Improvements:

Pulaski Street Sewer (from South Avenue to the cul-de sac) main and laterals was replaced and completed on May 27th.

Stormwater sewer repairs:

The 400 block of Mountainview Terrace and the 700 block of First Street storm sewer lines were repaired the week of May 20th.

Sewer repairs near the Columbian Club are scheduled to commence Wednesday, weather permitting.

Testing to be performed tomorrow for the North Washington Pump Station force main into Green Brook.

Lincoln Avenue Improvements: We are pleased to inform the residents of Lincoln Avenue that improvements to your street from Mountainview Terrace to North Avenue (Route 28) will soon commence. Top Line Construction Corp of Somerville, NJ has been retained by the Borough to construct the project, and weather permitting, anticipates starting work on your street on or about Monday, June 13, 2022. Construction will generally take place between 7:00 A.M. and 5:30 P.M., Monday through Friday. The work involved with this road upgrade includes tree removal and replacement, select curb, sidewalk, and driveway replacement, the construction of pedestrian ramps at intersections, installation of signage and pavement markings, and the milling and resurfacing of the roadway. Additionally, driveway entrances will be adjusted to match the newly paved road. The initial work will consist of the tree removal and select curb and sidewalk replacement.

New Jersey Department of Transportation (NJDOT) and Trucks Turning Downtown:

I have been working with the New Jersey Department of Transportation (NJDOT) regarding large vehicle turning movements from Route NJ 28 to Washington Avenue and to Madison Avenue in Dunellen Borough, the NJDOT has deemed AASHTO WB-40 (approximately 45.5 feet long) or vehicles of greater length would have difficulties performing the turning movements mentioned above. Therefore, the NJDOT intends to prohibit the turning movements of vehicles greater than 45.5 feet in length from Route NJ 28 to Washington Avenue and to Madison Avenue. A resolution supporting this will be presented at the June 20th Council Meeting.

Master Plan Re-Examination Steering Committee:

The Steering Committee met on May 23rd to review our current Master Plan and what Dunellen has done well and what may need improvements. The committee is tentatively scheduling a community meeting on the Master Plan Re-exam on July 14th. More information to come.

Fire Department Update:

The Borough is working with professionals to designate an architect, hire a project manager to oversee the rebuild, and will Bid the project for rebuild in the coming months.

NJDOT and Federal Grants:

Discussion on grant opportunities through NJDOT and Federal grants. Resolutions to support proposed grants will be presented at the June 20th Council Meeting. Improvements to Second Street, Bikeways, a bike loop at 500 Mountainview Terrace, Safe Streets to Transit: rapid rectangular traffic pedestrian beacons, Way Finding signage, North Avenue Streetscape Improvements including decorative lighting and bike racks, a Natural Climate Solutions grant such as street trees, and a grant to assist a municipality to find economic development opportunities around the train station such as a jitney service that would include Dunellen, Green Brook, Middlesex and Piscataway.

Public Portion:

Monica, North Avenue Extension, thanked the mayor for looking into the truck traffic situation on her street. Many trucks, at all hours, very loud. Municipal Attorney John Bruder stated that he has identified the owner of that company and is setting up a meeting with them to address the idling. It is hoped they will comply voluntarily and if not, there are other remedies we will employ.

Donald Androwski, 241 Third Street, reported on an open pipe back of the DPW Yard near the Boy Scout Hut that needs to be attended to.

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

06-06-2022: #16

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

The Dunellen Borough Council Meeting of June 6, 2022 is adjourned.

Yes: Albertson, Dunne, Rios and VanDermark

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

<https://www.youtube.com/watch?v=x1ZHEv-l1Ys>