

May 2, 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 May 2, 2022.

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

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

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

On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the Minutes of the Meeting of April 18, 2022.

Yes: Albertson, Paltjon, Rios, Sigmon and VanDermark

Abstain: Dunne, due to her absence

At this point, the following Proclamation Recognizing Asian American, Native Hawaiian and Pacific Islander (AANHPI) Heritage Month was read:

Recognizing the significance of Asian American, Native Hawaiian and Pacific Islander (AANHPI) Heritage Month as an important time to celebrate the significant contributions of Asian Americans, Native Hawaiians and Pacific Islanders to the history of the United States.

Whereas the people of the United States join together each May to pay tribute to the contributions of generations of Asian Americans, Native Hawaiians and Pacific Islanders who have enriched the history of the United States; and

Whereas the history of Asian Americans, Native Hawaiians and Pacific Islanders in the United States is inextricably tied to the story of the United States; and

Whereas the Asian-American, Native Hawaiian and Pacific Islander community is an inherently diverse population, composed of more than 45 distinct ethnicities and more than 100 language dialects; and

Whereas the month of May was selected for Asian/Pacific American Heritage Month because the first Japanese immigrants arrived in the United States on May 7, 1843, and the first

transcontinental railroad was completed on May 10, 1869, with substantial contributions from Chinese immigrants; and

Whereas the theme for the observance of Asian American, Native Hawaiian and Pacific Islander Heritage Month in May 2022 is Advancing Leaders Through Collaboration. Collaboration sparks innovation due to the diversity of creative ideas and openness for dialogue and understanding.

Now, Therefore, be it Proclaimed, by the Mayor and Council of the Borough of Dunellen, that in the Month of May we recognize the history, achievements, and diversity of Asian Americans, Native Hawaiians and Pacific Islanders, and further acknowledge the substantial contribution to the American experience brought by our Asian-American, Native Hawaiian, and Pacific Islander community.

At this point, the following Proclamation Declaring May as Water Safety Month was read:

Borough of Dunellen
Water Safety Month Proclamation
May 2022

WHEREAS, residents of Dunellen welcome the warm weather season that offers a variety of outdoor activities and opportunities for water recreation and sports in backyard and public pools, coastal vacations, camping trips and outdoor excursions to the many beaches, lakes and rivers in our area; and

WHEREAS, we recognize the vital role that swimming and water-related activities relate to good physical and mental health and enhance the quality of life for all; and

WHEREAS, during this time of year, it is especially important to exercise safely and responsibly – along with common sense – when it comes to swimming, water sports, and other aquatic-related activities, in order to prevent injuries and drownings; and

WHEREAS, the Borough of Dunellen recognizes the importance of safety education for people actively engaged in any form of outdoor water recreation, and reminds water enthusiasts to become informed about safety issues and to learn the rules of the water by participating in programs offered by trained certified professionals that can help prevent drownings and other water-related injuries and deaths; and

WHEREAS, water safety is a responsibility we all share, and people of all ages are encouraged to be proactive in learning about water safety to take advantage of local resources that improve their knowledge, skills, and abilities to ensure safety at outdoor water resources, swimming pools, and water recreation facilities. We join in support of the goals of National Water Safety Month, recognizing that it is critical for all people to think “safety first” and become “water aware” whenever planning water-related activities;

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

At this point, Mayor Cilento made appointments to the Master Plan Re-Examination Steering Committee:

Jason Cilento, William Robins, Roger Dornberier, Tom D’Amico, Edward Webber, Kenneth Baudendistel, Sara Maher, Trina Rios, Terri Albertson, Homer J. Mosley, Lily Yip, Margaret Lockwood, Crisol-Iris Lantz and Chiara Kupiec

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

05-02-2022: #1

RESOLUTION AUTHORIZING THE CY 2022 MUNICIPAL BUDGET AND SEWER UTILITY BUDGET TO BE READ BY TITLE ONLY

BE IT RESOLVED, that the Borough Council of the Borough of Dunellen, in the County of Middlesex, by majority vote of the full membership, does hereby determine that the **CY 2022 Municipal Budget and Sewer Utility Budget** shall be read by its title only, and we further declare that the conditions set forth in **N.J.S.A. 40A:4-8(1A & 1B)** of said section have been met.

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

At this point, Mayor Cilento opened the meeting for public comment on the CY 2022 Municipal and Sewer Budget.

No one from the public spoke.

This portion was closed.

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

Resolution 05-02-2022: #2

BOROUGH OF DUNELLEN
MIDDLESEX COUNTY, NEW JERSEY

RESOLUTION TO AMEND BUDGET

WHEREAS the local municipal budget for the year 2022 was approved on the 4th day of April, 2022; and

WHEREAS the public hearing on said budget has been held as advertised; and

WHEREAS it is desired to amend said approved budget.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Dunellen, County of Middlesex, that the following amendments to the approved budget of 2022 be made:

	<u>Ayes</u>	<u>Nays</u>	<u>Abstained</u>
Recorded Vote	(((
(Insert last names)	(((
	((<u>Absent</u>
	(((
	(((

CURRENT FUND – ANTICIPATED REVENUES

	<u>From</u>	<u>To</u>	<u>Difference</u>
1. Surplus Anticipated	800,000.00	702,916.00	(97,084.00)
3. Miscellaneous Revenues – Section F: Special Items Offset with Appropriations			
Public and Private Revenues			
Alcohol Education & Rehabilitation Grant	0.00	4,771.18	4,771.18
Clean Communities Grant	0.00	12,001.75	12,001.75
Total Section F: Special Items Offset with Appropriations:			
Public & Private Revenue	197,012.82	213,785.75	16,772.93
3. Total Miscellaneous Revenues	<u>2,105,498.91</u>	<u>2,122,271.84</u>	<u>16,772.93</u>
5. Subtotal General Revenues	<u>3,115,498.91</u>	<u>3,035,187.84</u>	<u>(80,311.07)</u>
6. Amount to be Raised by Taxes for Support of Municipal Budget:			
a) Local Tax for Municipal Purposes Including			
Reserve for Uncollected Taxes	5,410,092.00	5,507,176.00	97,084.00
Total Amount to be Raised by Taxes			
For Support of Municipal Budget	<u>5,656,461.00</u>	<u>5,753,545.00</u>	<u>97,084.00</u>
7. Total General Revenues	<u>8,771,959.91</u>	<u>8,788,732.84</u>	<u>16,772.93</u>

CURRENT FUND – APPROPRIATIONS

(A) Operations – within “CAPS”			
GENERAL GOVERNMENT			
Municipal Planner			
Other Expenses	50,000.00	41,000.00	(9,000.00)
Climate Resiliency	0.00	9,000.00	9,000.00

Police Department			
Salaries and Wages			
Regular	1,816,150.00	1,698,117.00	(118,033.00)
Salaries and Wages – ARP	0.00	118,033.00	118,033.00
Total Operations Including Contingent			
Within “CAPS”	<u>5,424,844.00</u>	<u>5,424,844.00</u>	<u>0.00</u>
(H-1) Total General Appropriations for Municipal			
Purposes within “CAPS”	<u>6,329,519.00</u>	<u>6,329,519.00</u>	<u>0.00</u>
(A) Operations – Excluded from “CAPS”			
Public and Private Programs Offset by Revenue			
Alcohol Education & Rehabilitation Grant	0.00	4,771.18	4,771.18
Clean Communities Grant	0.00	12,001.75	12,001.75
Total Public and Private Programs Offset			
By Revenues	<u>129,742.82</u>	<u>146,515.75</u>	<u>16,772.93</u>
Total Operations Excluded from “CAPS”	<u>747,172.82</u>	<u>763,945.75</u>	<u>16,772.93</u>
(H-2) Total General Appropriations for Municipal			
Purposed Excluded from “CAPS”	<u>1,922,440.91</u>	<u>1,939,213.84</u>	<u>16,772.93</u>
(O) Total General Appropriations - Excluded			
from “CAPS”	<u>1,922,440.91</u>	<u>1,939,213.84</u>	<u>16,772.93</u>
(L) Subtotal General Appropriations			
{Items (H-1) and (O)}	<u>8,251,959.91</u>	<u>8,268,732.84</u>	<u>16,772.93</u>
9. Total General Appropriations	<u>8,771,959.91</u>	<u>8,788,732.84</u>	<u>16,772.93</u>

BE IT FURTHER RESOLVED that two (2) certified copies of this resolution be filed forthwith in The Office of the Director of the Division of Local Government Services for certification of the 2022 local municipal budget so amended.

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:

Resolution 05-02-2022: #3

RESOLUTION TO ADOPT 2022 MUNICIPAL BUDGET

BE IT RESOLVED by the Mayor and Borough Council of the Borough of Dunellen, County of Middlesex, that the budget herein set forth is hereby adopted and shall constitute an appropriation

for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$5,507,176.00 (Item 2 below) for Municipal Purposes
- (e) \$246,369.00 (Item 3 below) Minimum Library Tax

SUMMARY OF REVENUES

1. General Revenues	
Surplus Anticipated	\$ 702,916.00
Misc. Revenue Anticipated	\$ 2,122,271.84
Receipts from Delinquent Taxes	\$ 210,000.00
2. Amt. to be Raised by Taxation for Mun. Purposes	
(Item 6 {a}, Sheet 11)	\$ 5,507,176.00
3. Amt. to be Raised by Taxation Min. Library Levy	
	<u>\$ 246,369.00</u>
Total Revenues	<u><u>\$ 8,788,732.84</u></u>

SUMMARY OF APPROPRIATIONS

1. General Appropriations	
Within "CAPS"	
(a&b) Operations Including Contingent	\$ 5,424,844.00
(e) Deferred Charges and Statutory Charges	\$ 904,675.00
Excluded from "CAPS"	
(a) Operations	\$ 763,945.75
(c) Capital Improvements	\$ 170,700.00
(d) Municipal Debt Service	\$ 749,536.00
(e) Deferred Charges – Municipal	\$ 255,032.09
(m) Reserve for Uncollected Taxes	<u>\$ 520,000.00</u>
Total Appropriations	<u><u>\$8,788,732.84</u></u>

SEWER UTILITY FUND

Operating Surplus Used	\$ 148,640.00
Sewer User Fees	<u>\$ 870,700.00</u>
Total Revenues	<u><u>\$ 1,019,340.00</u></u>
Total Appropriations	<u><u>\$ 1,019,340.00</u></u>

Mr. Olsen noted that there is a zero increase from last year's Budget in the amount needed to be raised by taxes.

Dr. Dunne inquired about monies available for additional capital purchases. Mr. Olsen replied that we are now reviewing open bond ordinances with an eye toward cancelling as is appropriate.

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

A copy of the CY 2022 Municipal and Sewer Budget can be found on the Borough's website:
<https://www.dunellen-nj.gov/departments/finance/documents.php>

At this point, the developers of 745 Bound Brook Road (the former site of Roxie and Duke's) made a presentation.

The entirety of their presentation can be found on the YouTube streaming video for this Council Meeting: <https://www.youtube.com/watch?v=muV1uNf-qws&t=2347s> (minutes 21 through 49). Architect and engineer renderings of the proposed project can also be found on the Borough's website:

https://www.dunellen-nj.gov/redevelopment/745_bound_brook_road.php

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

2022-13

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

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 May 2, 2022. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held in the Dunellen Municipal Building, 355 North Avenue, Dunellen, NJ on May 16, 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 for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR VARIOUS 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 \$269,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

Purpose: 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: \$269,500

Grant Appropriated: N/A

Section 20 Costs: \$56,500

Useful Life: 40 years

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:

05-02-2022: #4

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. Albertson it was moved to accept the following:

05-02-2022: #5

RESOLUTION OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING EMERGENCY APPROPRIATIONS PURSUANT TO N.J.S.A. 40A:4-49 TO FUND VARIOUS SEWER UTILITY REPAIRS ON PULASKI STREET AND GROVE STREET AND FURTHER AUTHORIZING THE ISSUANCE OF EMERGENCY NOTES TO FUND SUCH EMERGENCY APPROPRIATION

WHEREAS, an emergency has arisen requiring the appropriation of funds of the Borough of Dunellen, in the County of Middlesex, New Jersey (the "Borough"), in the amount of \$283,000 to provide for 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; and

WHEREAS, the total amount of emergency appropriations created, including the appropriations to be created by this resolution, is \$283,000, and 3% of the total current and utility operating appropriations in the budget for CY 2022 is \$238,530.74; and

WHEREAS, the foregoing emergency appropriations, together with prior emergency appropriations, exceeds 3% of the total operating and utility appropriations in the budget for CY 2022; and

NOW THEREFORE BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (by not less than two-thirds of the full membership of the governing body affirmatively concurring) as follows:

1. In accordance with N.J.S.A. 40A:4-49, petition shall be made to the Director of the Division of Local Government Services for permission to exceed the statutory limitation of 3 percent for the creation of one or more appropriations for the purposes set forth in the preamble in accordance with this resolution.
2. An emergency appropriation is hereby made for 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, in the amount of \$283,000, or such lesser portion thereof as shall be approved by the Director.
3. An emergency note not in excess of \$283,000 is hereby authorized to be issued pursuant to N.J.S.A. 40A:4-51.
4. The emergency note authorized herein, if issued, shall be executed by the Mayor and the Chief Financial Officer of the Borough and attested by the Borough Clerk.
5. The Chief Financial Officer of the Borough is hereby delegated the authority to sell and award the note, if any, and such notes, if issued, may be renewed from time to time by the Chief Financial Officer provided that any such renewals shall be payable on or before December 31, 2023.
6. Said emergency appropriation shall be provided in full pursuant to a bond ordinance entitled, "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 \$269,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF" to be introduced and finally adopted hereafter.
7. That the statement of the Chief Financial Officers required by the Local Finance Board has been filed with the Clerk and a copy transmitted to the Director along with two (2) certified copies of this resolution.

BE IT FURTHER RESOLVED, that this resolution shall take effect in accordance with law; provided, that permission to exceed the statutory limitation of 3 (three) percent has been granted by the Director.

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:

05-02-2022: #5-A

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

WHEREAS, an emergency has arisen with respect to the need for sewer repair on Pulaski Street and manhole removal and replacement and sewer repair on Grove Street; and

WHEREAS, these sewers and the manhole repair, if left unattended, would have affected the public health, safety and welfare of the residents of Dunellen; and

WHEREAS, the nature of this emergency rendered it impossible to adhere to the normal requirements of the Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Dunellen, County of Middlesex, State of New Jersey, that in accordance with NJSA 40A:4-48, an Emergency Appropriation be made for sewer repair on Pulaski Street and manhole removal and replacement and sewer repair on Grove Street

BE IT FURTHER RESOLVED, that Stilo Paving and Excavating be awarded a contract to repair the broken manhole, at a cost not to exceed \$232,350.00.

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:

05-02-2022: #6

**RESOLUTION OF THE BOROUGH OF DUNELLEN
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY
CONDITIONALLY DESIGNATING A&G PROPERTIES LLC AS THE REDEVELOPER
OF CERTAIN PROPERTY DESIGNATED ON THE BOROUGH TAX MAP AS BLOCK
66, LOT 12 AND 13, MORE COMMONLY KNOWN AS 405 NORTH AVE AND LOT 14,
MORE COMMONLY KNOWN AS 415 NORTH AVE 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 February 7, 2022, pursuant to Ordinance #2022-04 (the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, A&G Properties, LLC (“**Redeveloper**”) is under contract or negotiating to acquire certain property designated on the Borough’s tax map as Block 66, Lot 12 and 13, more commonly known as 405 North Ave and Lot 14, more commonly known as 415 North Ave (the “**Project Site**”); and

WHEREAS, Redeveloper proposes to construct a residential project (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. A&G Properties, 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 and, with respect to Lot 14, Redeveloper entering into a contract for the purchase of same

Section 2. The within designation is hereby made for a limited period of ninety (90) 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 and in carrying out the relocation of the owner of 415 North Ave., 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.

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:

05-02-2022: #7

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

The Dunellen Municipal Clerk is authorized to advertise for bids for a rebuilt Dunellen Fire House.

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:

05-02-2022: #8

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

A contract is awarded to CME Associates to serve as project managers for the Pulaski Street Sewer repairs and the Grove Street Manhole and Sewer repairs, at a cost not to exceed \$25,000.00.

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

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

05-02-2022: #9

**RESOLUTION OF THE BOROUGH OF DUNELLEN
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY
APPROVING THE ASSIGNMENTS OF FINANCIAL AGREEMENT AND
REDEVELOPMENT AGREEMENT TO VISION DUNELLEN URBAN RENEWAL, LLC
FOR BLOCK 34, LOT 31.01.**

WHEREAS, the Local Development 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 the municipality constitute “areas in need of redevelopment,” as defined in the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, on or about May 5, 2003, the Borough designated as a redevelopment area certain properties within the downtown area of the Borough (the “**Redevelopment Area**”); and

WHEREAS, on or about August 9, 2004, the Borough adopted a redevelopment plan entitled the “Amended and Restated Dunellen Downtown Redevelopment Plan, Phase 1” pursuant to the Redevelopment Law, which was thereafter amended, most recently on February 7, 2022, pursuant to Ordinance #2022-04 (as amended, the “**Redevelopment Plan**”); and

WHEREAS, 528 North Ave LLC (the “**Redeveloper**”) is the fee simple owner of certain real property within the Redevelopment Area known and identified in the official tax maps of the Borough as Block 34, Lot 31.01 (f/k/a Lots 31, 32, 33, and 34) (collectively, the “**Project Site**”); and

WHEREAS, Redeveloper proposed to construct a residential rental project consisting of forty (40) units, including thirty-four (34) market rate units and six (6) affordable units (the “**Project**”) on the Project Site; and

WHEREAS, On June 23, 2020, Redeveloper and the Borough entered into that certain Redevelopment Agreement governing the redevelopment of the Project Site (the “**Redevelopment Agreement**”); and

WHEREAS, the Borough and 528 North Ave Urban Renewal LLC entered into that certain Financial Agreement dated January 7, 2021 (the “**Financial Agreement**”), in connection with, *inter alia*, the acquisition, development, and construction of the Project; and

WHEREAS, pursuant to Section 11.1 of the Redevelopment Agreement, Redeveloper may transfer its rights and obligations as Redeveloper under the Redevelopment Agreement provided that Redeveloper obtains proper written consent from the Borough approving such transfer; and

WHEREAS, pursuant to Section 7.1(b) of the Financial Agreement, upon written application by 528 North Ave Urban Renewal LLC, the Borough shall not unreasonably withhold its written consent to the transfer of the Financial Agreement as authorized by N.J.S.A. 40A:20-1 (the “**Exemption Law**”), or any interest therein, and the assignment of all of the Redeveloper’s right, title and interest in and to the Financial Agreement, to an entity eligible to operate under the Exemption Law, owning no other “project,” as this term is defined in the Exemption Law, provided the Entity is not in Default regarding any performance required of in the Financial Agreement, full compliance with the Exemption Law has occurred and the Redeveloper’s obligations under the Financial Agreement with the Borough are fully assumed by the transferee; and

WHEREAS, Vision Dunellen Urban Renewal LLC (“**Vision**”) is the proposed transferee; and

WHEREAS, Pursuant to Section 11.1 of the Redevelopment Agreement and Section 7.1(b) of the Financial Agreement, Vision has been found to satisfy the transferee requirements set forth; and

WHEREAS, Redeveloper and Vision will be entering into a certain Assignment and Assumption Agreement of Redevelopment Agreement in a form to be satisfactory to the Borough’s legal counsel, and 528 North Ave Urban Renewal LLC and Vision will be entering into a certain Assignment and Assumption Agreement of Financial Agreement in a form to be satisfactory to the Borough’s legal counsel, whereby Redeveloper will assign to Vision its rights and obligations under the Redevelopment Agreement and North Ave Urban Renewal LLC will assign to Vision its rights and obligations under the Financial Agreement; and

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Dunellen, acting as redevelopment entity for the Borough of Dunellen, hereby approves Vision Dunellen Urban Renewal LLC as the redeveloper of the Project.

BE IT FURTHER RESOLVED that the approval granted hereunder is specifically conditioned on (a) the satisfaction of all conditions of transfer set forth in Section 7.1(b) of the Financial Agreement and the full execution and recording if required of the documents or instruments necessary to effectuate same and (b) the recording of the Declaration, as defined in

Direct Flooring, Flemington, NJ

\$8,009.00

NOW, THEREFORE, BE IT RESOLVED, that a contract be awarded to Liberty Floor Services, LLC., for the repair of the floor in the Dunellen Police Department Locker Room, at a cost not to exceed \$3,950.00.

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:

05-02-2022: #13

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

The Mayor of Dunellen and the Office of Emergency Management Coordinator are authorized to sign a Memorandum of Understanding for the use of specialized equipment owned and maintained by the Middlesex County Prosecutor's Office or the County Office of Emergency Management that fall under the umbrella of the Middlesex Department of Public Safety and Health for the duration of the 2022 calendar year.

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

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

05-02-2022: #13-A

**BOROUGH OF DUNELLEN
TO AUTHORIZE PAYMENT FOR ACQUISITION OF EASEMENTS FROM THE
OWNER OF 665 NORTH AVENUE, DUNELLEN, NEW JERSEY**

WHEREAS, the Mayor and Council of the Borough of Dunellen (Borough) wish to undertake a project designed to improve stormwater drainage collection in a section of the Borough, to benefit the citizens of the Borough; and

WHEREAS, in order to institute and complete the project, it is necessary to obtain a temporary (construction) easement and a permanent easement on a portion of certain property located at 665 North Avenue Extension, Bl. 49, Lot 36.01 in order for an essential component of the stormwater drainage project to be completed; and

WHEREAS, the Borough has attempted to negotiate in good faith with the owner of the property, identified as Davco North Smalley LLC, including meeting with the owner's representatives on site and walking the property with the Mayor, Borough Engineer and Borough

Attorney, as well as numerous subsequent mailed correspondences and attempted phone calls, in addition to several certified and regular mailings; and

WHEREAS, the good faith efforts on the part of the Borough proving unsuccessful, the Borough then obtained an appraisal of the property from New Jersey Realty Advisory Group, which appraisal determined a fair market value for the temporary and permanent easements to be eighteen thousand four hundred dollars (\$18,400.00); and

WHEREAS, the Borough then formally offered the full value of the appraisal to the property owner, Davco North Smalley LLC, by way of several correspondences sent via certified and regular mail, which certified mail was signed for, and which regular mail was not returned; and

WHEREAS, to date, more than fourteen days has elapsed since the mailing of the offer by the Borough, and the property owner has failed to respond to the Borough's offer and therefore, due to the lack of response from the property owner, the Borough has not been able to commence the culvert flood mitigation project, which has and continues to pose added harm to the residents of the Borough of Dunellen; and

WHEREAS, the New Jersey Eminent Domain Act, N.J.S.A. 20:3-1 et seq., provides a mechanism and process for governmental entities such as the Borough of Dunellen, to acquire real property or an interest therein by way of eminent domain condemnation proceedings to further a legitimate government purpose; and

WHEREAS, as aforesaid, the Borough's efforts to negotiate the acquisition of the temporary and permanent easements through bona fide negotiations have not succeeded and it is essential for the health, safety and welfare of the citizens of the Borough for the municipality to advance the project at this time; and

WHEREAS, the governing body of the Borough of Dunellen has therefore authorized the institution of legal proceedings in order for the Borough to obtain the easements in question; and

WHEREAS, in furtherance of those proceedings and as required pursuant to the laws of the State of New Jersey, the Borough must deposit with the Court, simultaneous with the filing of said legal proceedings, an amount of money equal to the value of the property interest to be taken as set forth in the appraisal obtained by the Borough; and

WHEREAS, the appraisal obtained by the Borough and offered but not accepted by the owner of said property valued the property interests for the temporary and permanent easement to be in the amount of eighteen thousand four hundred dollars (\$18,400.00) as aforesaid;

NOW, THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Dunellen that it hereby authorizes the payment of eighteen thousand four hundred dollars (\$18,400.00) for acquisition of the aforementioned property interest; to wit, a temporary (construction) easement and a permanent easement, with said funds to be deposited with the Court upon the filing of the verified complaint and Order for deposit in the Superior Court, Law

Division, Middlesex County. Payment of these funds will be charged to account C-04-06-120-000-600.

Mr. Bruder explained that this easement is necessary to undertake flood mitigation improvements on the south side of the borough. Prior attempts to enlist the assistance of the property owners have proven fruitless so we are taking this next step. The money is being paid into the court. These easements are temporary construction and permanent access for the construction. We are not "taking" their property.

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:

05-02-2022: #13-B

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

The Treasurer is hereby authorized to wire \$577,015 to the Town of Westfield to reimburse for the Borough of Dunellen's annual employer pension contribution that was withdrawn in error from the Town of Westfield.

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:

05-02-2022: #13-C

**BOROUGH OF DUNELLEN
COUNTY OF MIDDLESEX**

**RESOLUTION APPROVING THE PERSON TO PERSON AND PLACE TO PLACE
TRANSFER OF LIQUOR LICENSE 1203-33-011-007 HELD BY ONE AND DUNN, LLC.
TO RSG F&B, LLC**

WHEREAS, application has been made to transfer the license currently held by One and Dunne, LLC., to RSG F&B, LLC.; and

WHEREAS, a background check had previously been completed by the Borough of Dunellen Police Department resulting in the department concluding that the parties involved in the license transfer have no prohibited criminal histories;

WHEREAS, the submitted application form is complete in all respects and the transfer fees have been paid; and

WHEREAS, this person to person and place to place transfer will transfer the “pocket” license held by One and Dunn, LLC, to RSG F&B, LLC., the location of the place being 125 North Avenue, Dunellen, NJ; and

NOW, THEREFORE BE IT RESOLVED that the Borough Council of the Borough of Dunellen hereby approves the person to person and place to place transfer of inactive “pocket” License 1203-33-011-007 to RSG F&B, LLC.

AND IT IS FURTHER RESOLVED that a copy of this resolution shall be forwarded to the State of New Jersey, Department of Law and Public Safety, Division of Alcoholic Beverage Control.

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:

05-02-2022: #14

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

A contract is awarded to Mid-Atlantic Rescue Systems, Inc., for one Boat Series 14-inch Inflatable, with various accessories, for an amount not to exceed \$19,101.78.

Dr. Dunne asked if this was a replacement for a lost item or the Fire Department? Yes. Second question: what is covered by insurance and what will the municipality be responsible for? Dr. Robins replied that Amy, our Risk Manager, will have an updated spreadsheet soon. He does not have a specific allocation breakdown, but the wrap-around bond is in an amount enough to cover all expenses.

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

CONSENT AGENDA

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

05-02-2022: #15

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 BALA PARTNERS LLC

TSC	Block	Lot	Owner/Address	Principal	Interest	Premium	Total
21-05	23	27	FITCHETT, PHILIP I & LESLIE J – CO EXEC 509 NO WASHINGTON	\$10670.69	\$ 325.01	\$58,900.00	\$69,895.70

TOTAL REFUNDED \$ 69,895.70

05-02-2022: #16

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

Permission is granted for the Living Hope Outreach Center to conduct flea markets on May 14, June 18, June 25, July 2, July 16, and August 13, 2022. All fees attendant thereto will be waived.

05-02-2022: #17

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 S. WASHINGTON AVE – BRUDNER APARTMENTS

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
20210811	PB271	Architectural Review	\$1,031.25
20211063	PB271	Architectural Review	<u>288.75</u>
			\$1,320.00

05-02-2022: #18

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):

390 NORTH AVE (MOOREHOUSE 390)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
302560	PB272	Resolution Compliance Review	\$138.00

BRUDNER REDEVELOPMENT (FORCE MAIN)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
302562	PE127	Engineering	\$2,651.75

100 SOUTH WASHINGTON AVENUE (PRISM ASSOCIATES)

<u>Inv.</u>	<u>P.O. Number</u>	<u>Purpose</u>	<u>Amount</u>
302563	PE126	Engineering	\$868.00

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

REPORTS

Mrs. Albertson: 1) Fire Department: I attended the meeting on Wednesday night. The Street Fair form has been filled out and will be sent in once the check is written. Things are slowly moving forward. The members are going through the C boxes and disposing of items that are unusable. They are anxiously waiting for the new computers to be hooked up and ready to use. The memorial Service will take place on this coming Sunday at 10am at Washington Memorial Park. Blessing of the trucks and mass to follow; 2) Diversity and Inclusion: We are excited to be preparing for our first activities. In June, we will be having a presentation on Gender expression and identity at the Dunellen Public Library date TBD. In July or August, we will celebrate International Friendship Day with children in the community. We will be having a children's art contest for Hispanic Heritage Month. We are working on plans for Disability Awareness in October; 3) Friends of the Dunellen Public Library: Our open-air market is a big hit! Washington Park is a perfect location. We have a diverse group of vendors, great produce, fresh bread, cookies and pies, homemade lemonade and bloody Mary mix. Stop by for a pizza or a hot dog. Coming soon popcorn and pretzels. Beautiful jewelry, ceramics, clothing, painted rocks, entertainment and so much more. Open at 11am on the First and Third Sundays from now until October. Check our Facebook page to learn more. The Friends would like permission to put a banner in Washington Memorial Park. Dr. Dunne asked if this banner was in conformity with our Sign Ordinance. Mr. Sigmon noted that municipal organizations are exempt under the ordinance. Council agreed to the placing of the banner by the Friends.

Mrs. Rios: 1) Dunellen Public Library: Programs are back up and running at the library. 4ome highlights this month include Takumi, A Japanese Pottery Workshop for children and teens on Saturday May 5th as part of the library's Cultural Heritage Series, through a grant award from the Middlesex County Cultural and Arts Trust Fund. A representative from the Community Food Bank of NJ will be at the library on May 11th and May 17th to assist patrons with SNAP (commonly referred to as food stamp) applications. The library will be at the next open-air Market at Washington Park on May 15th, which will feature a special musical story time and Island Princess sing-a-long in celebration of Asian American and Pacific Islander Heritage Month. Ipads and Chromebook devices are available for use in the library or to be checked out for tele-health appointments or job seeking activities such as virtual interviews thanks to funding from NJ Health Connect and the New Jersey State Library. Please visit the library's website or call for details and registration information; 2) Dunellen Arts and Culture Commission's Music in the Park will be starting on Thursday's evenings June 23rd and the ensemble will be fantastic. The Summer Art Camp will return starting June 29th. Weekly sessions are available through the end of July. This year camp will be offered at the Dunellen Public Library from 10:30am to 12:30pm at a reduced

rate thanks to a grant from the Middlesex County Board of Chosen Freeholders and the Middlesex County Cultural and Arts Trust Fund. DACC will be looking for volunteers to participate in a community mural in June; 3) The Dunellen Downtown Management Organization hosted Spring into Wellness which was a great event on the 23rd with lots of vendors and performances. The Department of Public Works will be helping us by hanging flowered baskets purchased by DDMO to further beautifying Dunellen and enhancing the esthetics of our little town; 4) Dunellen PTO reminder that this week is teacher appreciation week. Do not forget Tricky Tray will be on Saturday, May 14. This is open to all and is the PTO's biggest fundraiser which supports field trips, events and assemblies for all three schools. Saturday, June 4 at 4pm at Washington Park will be our Talent Show. That is also the day of the Town-wide yard sale. Saturday, June 11 is the Somerset Patriots fundraiser at the Patriots Ballpark. Tickets are \$13 and can be purchased via the link on the PTO website/Facebook page; 5) Dunellen Municipal Alliance: SUDS kid will be at Faber on May 31st presenting to the third graders about underage drinking and drugs; 6) Boy Scout Troop 127 will be hosting their pancake fundraiser at the Dunellen Hotel May 15th from 8:30am-12pm.; 6) May is Mental Health Awareness month. Never be afraid to take care of yourself inside and out. Be kind to yourself. Because mental health matters.

Mr. VanDermark: 1) Recreation Department: Baseball & Softball opening day parade took place on Saturday, April 23rd. The Recreation Department is very thankful to the Mayor and Council for attending and their support! We are very thankful to the Dunellen Police and Fire Department for their support and making the parade a special event! All spring sports are now in full swing, Tennis, Track, Soccer, Baseball & Softball. Recreation Department Senior Luncheon will be on Sunday May 22nd at St. John's auditorium at 1:30pm. Anyone interested please RSVP Alex Miller 732-968-3033x8.

Dr. Dunne: the Police Department had a successful DUI checkpoint this past weekend with 3 DUI arrests. The monthly numbers should be out soon, but again, overall, another productive month for our PD; 2) the Board of Education meeting was held last Tuesday, April 26th. The highlight was the budget introduction, which showed a budget increase in the BoE budget by 0.97%, well under the 2% allowed by state statute. The next BoE meeting is tomorrow evening, May 2nd; 3) the next Shade Tree Commission meeting will be held on Wednesday, May 11th at 7 pm in the Senior Center; 4) the community garden initiative is taking hold! We are working with community members, including the Shade Tree Commission, and have also reached out to the DOCC for interested members. The plan is to work with some of the public entities, like the Rutgers Extension, for their expertise. We plan to come to the Council with a proposal later this year; 5) I want to thank Sarah Healy & Diana Starace, who have been working with me and County Officials on bringing water safety programs to Middlesex County. The proclamation the three of us drafted that was read earlier this meeting was used by other municipalities as a template, so kudos to Dunellen for leading the way. May is water safety month and we've been in contact with the schools to bring some programs to both the schools and the community. On June 9th, we will be bringing a program, "Kids Don't Float!" to the PTO. Stay tuned for more details. We are also potentially partnering with the Middlesex Borough Pool to bring programs there this spring/summer, so stay tuned; 6) the next Parking Authority meeting will be held Wednesday, May 11th at 7 pm.; 7) COVID-19 is still with us, and numbers are rising, and people are still getting sick, so just be careful and make smart decisions to help your neighbors; 8) asked about the Mayor's Cannabis Taskforce. Mayor Cilento responded that a survey is being developed.

Mr. Sigmon: 1) Department of Public Works crew has been maintaining daily cleaning of the downtown and all our Borough Properties & Parks.

- Continuing the street sweep schedule.
- Curbside branch pick-up throughout the Borough—though this service just ended for the spring, residents can still bring branches to the DPW Recycling yard all year long.
- Lawn maintenance to all the parks & Borough Properties.
- Field maintenance to the ball fields.
- Filled potholes throughout the Borough.

Equipment and Repairs to: Backhoe Teeth Replacement, Hose on the sweeper, Service to a mower, Police cars #502, #505, #508, #506, and service of the Lieutenant’s car.

Additional Roll Off Days: this is a Pilot program that Mayor Cilento wanted to add for our residents that may have some household rubbish after spring clean-up. The mayor worked with the DPW Committee to add additional household rubbish drop off for “Dunellen Residents only” at the DPW yard. This program will accept the same household debris that is accepted with our regular roll off days in the fall. This program **“WILL NOT REPLACE OUR NORMAL FALL ROLL OFF PROGRAM”** in September & October.

Saturday June 11th

8AM TO 1:30PM

Wednesday June 15th 8am to 7:00pm

Residents need to pre-pay at the Municipal Clerk's Office, 355 North Avenue from 9:00 am-4:30 pm prior to the day of the event. Then bring your RECEIPT and carload (\$25), SUV/minivan (\$50) or pickup truck/van (\$75) down to the DPW on Hall Street. Any questions you can call Lauren Staats 732-968-3033x4. Also, the annual tonnage grant was submitted; 2) Social Media Committee will be meeting soon and will be considering amending the policy to allow sub-committees to have their own social media presence; 3) a Maurer House Committee will be making a formal presentation to the Council regarding rehabilitation needs and possible future use. Mr. Paltjon: 1) Buildings and Grounds: Police locker room floor contract is approved and we will contact the flooring contractor and proceed with the floor replacement; 2) PARSA: reported a sewer break on Grove Street located between the last manhole on Grove and the railroad embankment.

Mayor Cilento:

Covid-19 Update:

Since my last report on 4/18/2022, we have been made aware of 35 more new cases added to Dunellen’s cumulative total of 1,858 since March 2020; 3 of these new cases have been within the last 24 hours. Dunellen’s cumulative death total is fifteen.

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

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

At Least One Dose

Dunellen Borough

Middlesex County

All Ages:	81%
5 through 11:	34%
5 and over:	89%
12 through 17:	76%
12 and over:	96%
18 and over:	98%
30 and over:	95%
65 and over:	108%

Vaccine Courses Complete

Dunellen Borough

Middlesex County

All Ages:	71%
5 through 11:	28%
5 and over:	77%
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

Our Annual Memorial Day Parade will take place on Memorial Day May 30th at 10am. The Parade Committee: Bill Uhler, Commander of the American Legion, Jason Cunas the Commander of the VFW, Darrel Storey from the American Legion, Council Member Joe Paltjon, also an Auxiliary Member to the American Legion, Officer Joe Dudley, Recreation Director Alex Miller and myself have been working on the Memorial Day Parade & Ceremony Program. Our parade and ceremony will have the Imperial Brass band, Bugler, Bagpipes, fairytale princesses, Floats, Dunellen & Green Brook EMS services, Recreation & Dunellen High School Sports teams, and most importantly our Veterans. Last year a lifelong resident for over 70 years said, “last year’s 2021 Parade/Ceremony was the best Parade ever,” and we are looking to match it this year.

New Jersey American Water and PSE&G Improvements:

New Jersey American Water:

Completed the water main installations and has some new water services to connect to the resident’s homes, which they estimate will occur on Wednesday, 5/4. In addition, they anticipate installing new services on Pulaski Street on Thursday, 5/5. NJAW will continue to restore any areas where they installed new water services on resident’s properties. NJAW will come back to the Borough to mill & pave (curb to curb) to all areas that they have worked on. This estimated timeframe around mid-July.

Streets to be paved by NJAW:

- North Washington: (from First to Mountain View Terr)
- Madison Ave: (from First to Mountain View Terr)
- Mountain View Terrace: (from Madison Ave to the 200 block)
- Fourth Street: (from Third Street to McCoy Park)
- Third Street: (Fourth Street to Washington Ave)
- North Ave Extension (Full length of the road)
- Pulaski Street (from North Ave to the dead end @ Gavornik Park),
this will include re- paving the intersection of Pulaski Street and South Ave.

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 them immediately.

PSE&G:

Has one more gas main to install (Second Street from Middlesex to Schwartz Place, this will be happening within the next few weeks). 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).

Storm water main repairs on Mountain View Terrace (400 block) & 700 Block on First Street is tentatively scheduled for the week of May 9th.

Lincoln Avenue Road Improvement Project:

- o Bid documents sent to DOT for approval of award
- o Notice of Award sent to Contractor
- o Preconstruction meeting to be scheduled upon approval of DOT

Dunellen Station Development:

Work on the Dunellen Station project continues. The pump station improvements are being hampered by supply chain delays.

NJDOT Grant Program announced – Applications due July 1. Dunellen will apply for all categories as we have each year. Since 2020, we have successfully received over \$1.2 million in municipal aide and transit villages grants.

Complete Streets Technical Assistance Application – Complete and Green Streets for All Policy:

We had an initial meeting with the North Jersey Transportation Planning Authority (NJTPA), Sustainable Jersey (SJ), and the Voorhees Transportation Center at Rutgers University (VTC) regarding the free direct technical assistance for a Complete and Green Streets for All Policy grant Dunellen received and how we plan to move forward. More information to follow.

Morecraft Park:

We are waiting to hear back from Middlesex County about re-allocating CDBG funds to assist in funding this project. Once we get approval, we will move forward on this project.

Public Comment

Monica Kinney, 621 North Avenue Ext., reported on the container trucks coming down the street, shaking the homes, and sitting idle in the street. Six in a row came down the street this evening. Mayor Cilento replied that the owner of Pedestal Pallet has reached out to him, and he will be speaking with legal counsel on this issue.

Diana Starace, 436 Second Street, thanked the Mayor and Council for recognizing Water Safety Month. Also, through the Mayor’s Traffic and Pedestrian Safety Taskforce they are working on ways to cut down on traffic, and one of those ways will be to develop a walking/school bus program and will be getting out a survey to parents.

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

05-02-2022: #19

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

Whereas, the Open Public Meetings Act (NJSA 10:4-6) permits the closing of meetings to the public under certain circumstances; and

Whereas, there exists such a circumstance; and

Whereas, the Governing Body wishes to enter into Executive Session for the purpose of discussing matters concerning contract negotiations; and

Whereas, minutes of the Executive Session will be kept and will be released when the matters under discussion during the Executive Session are no longer confidential.

Therefore, be it resolved, that the Borough Council will enter into Executive Session.

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

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

05-02-2022: #20

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

The Dunellen Borough Council will return to Regular Session.

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

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

05-02-2022: #21

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

The Dunellen Borough Council Meeting of May 2, 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=muV1uNf-qws&t=2347s>