

November 21, 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 November 21, 2022.

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

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

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

On the motion of Mr. Sigmon and seconded by Dr. Dunne it was moved to accept the Minutes of the Meeting of November 7, 2022.

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:

Ordinance 2022-28

The bond ordinance, the summary terms of which are included herein, was 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 November 7, 2022. It is now being further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Dunellen Borough Council Chambers, in the Borough on November 21, 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 have been available at no cost and during regular business hours at the Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE REAPPROPRIATING \$330,700 FROM VARIOUS BOND ORDINANCES IN ORDER TO PROVIDE FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY

Purpose: To reappropriate (i) \$175,500, including \$175,140 from proceeds of obligations and \$360 from the Capital Improvement Fund described in the chart below and (ii) \$155,200 from Bond Ordinance #2005-21, finally adopted November 21, 2005, to provide for various capital improvements, all as set forth on a list on file in the Office of the Clerk, including all work and materials necessary therefor and incidental thereto.

Bond Ordinance Number	Improvement Description and Date of <u>Adoption</u>	Amount to be <u>Reappropriated</u>
Bond Ordinance #2006-18	Sanitary sewer force main repair at Green Brook, sanitary sewer force main replacement, improvements to Gallagher Pump Station and Washington Avenue Ejector Station and removal of abandoned force main from Green Brook, all said improvements to include all costs, equipment and/or improvements necessary therefore or related thereto, finally adopted September 26, 2006.	\$9,400
Section 3(1) of Bond Ordinance #2012-11	Narrow band radio replacement for Police, Fire, Public Works, Rescue Squad and Emergency Management Departments, including all costs, improvements, equipment and/or appurtenances necessary therefor and related thereto, finally adopted June 18, 2012.	\$42,500
Section 3(2) of Bond Ordinance #2012-11	Police Department wireless, digital in car video camera and recording systems, including all costs, improvements, equipment and/or appurtenances necessary therefor and related thereto, finally adopted June 18, 2012.	\$12,900
Section 3(9) of Bond Ordinance #2012-11	Replace Fire House doors, including all costs, improvements, equipment and/or appurtenances necessary therefor and related thereto, finally adopted June 18, 2012.	\$5,700

Sections 3(c)(1) and 3(c)(2) of Bond Ordinance #2015-08	The acquisition of a truck and a sand spreader for the Department of Public Works, including all related costs and expenditures incidental thereto, finally adopted September 21, 2015	\$4,700
Sections 3(d)(1) and 3(d)(2) of Bond Ordinance #2015-08	The acquisition of a sport utility vehicle and a radio and dictaphone for the Police Department, finally adopted September 21, 2015.	\$7,200
Section 3(a) of Bond Ordinance #2015-10	Acquisition/installation of dispatch equipment, including, but not limited to, laptops and ancillary equipment for fire trucks, desktop personal computers and software for the Fire Department, Acuity Map Enhancement from QED, CAD/RM system (QED) and ancillary equipment, conversion of any existing RMS "legacy" data to QED RMS system and laptops for police vehicles, including all related costs and expenditures incidental thereto, finally adopted December 7, 2015.	\$50,200
Section 3(b) of Bond Ordinance #2015-10	Acquisition/installation of dispatch equipment, including, but not limited to, security system, portable radios and ancillary equipment, reprogramming radios, consolette, police camera in lobby, mobile radio for the Police Department, rescue squad pagers, police vehicle camera and VHFF radios, including all related costs and expenditures incidental thereto, finally adopted December 7, 2015.	\$11,100

Section 3(a)(1) of Bond Ordinance #2016-11	The acquisition of an asphalt hot box for the Department of Public Works, including all related costs and expenditures incidental thereto, finally adopted June 6, 2016.	\$4,000
Section 3(b)(2) of Bond Ordinance #2016-11	Repairs to furnaces for the Fire Department, including all work and materials necessary therefor and incidental thereto, finally adopted June 6, 2016.	\$9,100 (includes \$360 from the Capital Improvement Fund)
Bond Ordinance #2016-12	To provide a loan to the Parking Authority of the Borough of Dunellen to provide for various parking improvements to the existing surface parking lot located on Block 86, Lots 3, 4 and 4.03 on the tax maps of the Borough, located southeast on the corner of North Avenue and South Washington Avenue, including all work and materials necessary therefor and incidental thereto, finally adopted June 6, 2016.	\$18,700
Total:		\$175,500

Re-Appropriation: \$330,700

Bonds/Notes Authorized: N/A

Grant Appropriated: N/A

Section 20 Costs: N/A

Useful Life: N/A

At this point, Mayor Cilento opened the meeting to the public. No one from the public spoke. He then asked if any Councilmembers had any questions. Dr. Dunne asked when the Police Policy Manual could be ordered? Dr. Robins responded it would be ordered at the December 19th meeting. This portion was closed.

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

At this point, Dan Mariniello from NW Financial Group made a presentation to Council on the proposed Long-Term Tax Exemption and Financial Agreement Between the Borough of Dunellen and SRV Dunellen Urban Renewal, LLC. (745 Bound Brook Road).

The YouTube video of this presentation can be found at:
<https://www.youtube.com/watch?v=uuO5LM-30N0> (minute 14:25 through minute 39:00)

The PowerPoint of Dan's presentation can also be found on the Redevelopment page for 745 Bound Brook Road 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 Dr. Dunne it was moved to accept the following:

ORDINANCE 2022-29

The following ordinance was Introduced for first reading on November 7, 2022. It is now being further considered, after public hearing, on November 21, 2022. Copies of this ordinance have been available to the public on the municipal bulletin board and from the Municipal Clerk's Office.

AN ORDINANCE TO APPROVE A LONG-TERM TAX EXEMPTION AND FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF DUNELLEN AND SRV DUNELLEN URBAN RENEWAL, LLC

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, as amended and supplemented (the "**Act**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, in accordance with the criteria set forth in the Act, 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 areas 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 May 16, 2016, the Restated and Amended Dunellen Downtown Redevelopment Plan, Phase 1, which was thereafter amended, most recently on July 5th, 2022 pursuant to Ordinance #2022-15 (as amended, the “**Redevelopment Plan**”) for the Redevelopment Area; and

WHEREAS, SRV Dunellen Urban Renewal LLC (the “**Entity**”) is the owner of certain parcels within the Redevelopment Area commonly known as 745-753 Bound Brook Road and identified on the Borough’s official tax map as Block 49, Lot 43 (the “**Property**”); and

WHEREAS, on July 5th, 2022, the Borough Council passed a resolution authorizing the execution and delivery of that certain Redevelopment Agreement (the “**Redevelopment Agreement**”), which sets forth the respective obligations for the Borough and the Entity with respect to the redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Redevelopment Agreement provides for, inter alia, a three-story multi-family rental residential building with two (2) two-bedroom residential units, two (2) two-bedroom residential Affordable Units, one (1) three-bedroom residential Affordable Unit; fifteen (15) one-bedroom residential units and three (3) studio residential units (at least three of the residential units shall be Affordable Units as stated) with amenity spaces, surface parking, lighting and related improvements (collectively, the “**Project**”) on the Property, which is consistent with the Redevelopment Plan; and

WHEREAS, the Project as set forth in the Redevelopment Agreement conforms to the Redevelopment Plan and the master plan of the Borough; and

WHEREAS, pursuant to the Act, improvements to property located within an area in need of redevelopment may qualify for long term tax exemptions under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “**LTTE Law**”); and

WHEREAS, the Entity is authorized to do business as an urban renewal entity under the laws of the State of New Jersey pursuant to the provisions of the LTTE Law; and

WHEREAS, despite the Entity’s substantial investment of equity and borrowed funds, such amounts are insufficient to pay for all of the costs associated with the development and construction of the Project; and

WHEREAS, the provisions of the Act and such other statutes as may be sources of relevant authority, if any, authorize the Borough to accept, in lieu of real property taxes, an annual service charge paid by the Entity to Borough as set forth in such laws; and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Entity has submitted an application for the approval of a long term tax exemption for the Project (the “**Exemption Application**”), attached hereto as Exhibit A, and a form of financial agreement (the “**Financial Agreement**”), attached hereto as Exhibit B, to the Borough, all in accordance with the LTTE Law; and

WHEREAS, the mayor of the Borough has provided his recommendations with respect to the Exemption Application to the Borough Council; and

WHEREAS, upon review of the proposed Project, the Exemption Application and the Financial Agreement, the Borough has made the following findings with respect to the Project pursuant to N.J.S.A. 40A:20-11:

1. The development and construction of the Project, including infrastructure improvements as set forth in the Redevelopment Agreement and the Redevelopment Plan will be beneficial to the overall community; will achieve the goals and objectives of the Redevelopment Plan; will help revitalize the Property; will improve the quality of life for the community; will serve as a catalyst for further private investment in areas surrounding the Property; will facilitate the remediation of environmental contamination and the revitalization and productive reuse of land currently in a blighted, stagnant, unproductive and fallow condition; will enhance the economic development of the Borough by alleviating existing blight conditions of the Property; and will further Redevelopment Plan objectives and contribute to the economic growth of the Borough in general and specifically the Property;

2. The Project will result in the creation of at least three (3) units of affordable housing;

3. The aforesaid benefits of the Project exceed the cost, if any, associated with granting the tax exemption provided by the Financial Agreement;

4. The Financial Agreement is a material inducement to the Entity to undertake the Project in the Borough and facilitate the redevelopment of the Property; and

WHEREAS, the Borough is agreeable to granting a long term tax exemption to the Entity for the Project and, in connection therewith, the Borough and the Entity will utilize the Act and such other statutes as may be sources of relevant authority, if any, to facilitate financing of the Project; and

WHEREAS, in accordance with the provisions of the Act and the LTTE Law, the Borough desires to approve the Project, the Exemption Application and the Financial Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DUNELLEN, NEW JERSEY AS FOLLOWS:

Section 1. The Recitals are incorporated by reference as if set forth in full.

Section 2. The Exemption Application submitted by the Entity is hereby approved in accordance with Section 8 of the LTTE Law.

Section 3. The Mayor, in consultation with counsel to the Borough, is hereby authorized to execute the Financial Agreement following the execution thereof by the Entity and prepare, amend or execute any other agreements necessary to effectuate this ordinance, subject to

modification or revisions, as deemed necessary and appropriate, with such execution to occur only simultaneous with the full execution of a redevelopment agreement for the Project.

Section 4. The Clerk of the Borough is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Borough upon such document.

Section 5. An exemption from taxation as set forth in the Financial Agreement is hereby granted to the Entity, with respect to the Project for the term set forth in the Financial Agreement; provided that in no event shall the term of the Financial Agreement exceed the earlier of (i) thirty-five (35) years from the date of execution of the Financial Agreement or (ii) thirty (30) years from the Annual Service Charge Start Date, as said term is defined in the Financial Agreement, and only so long as the Entity remains subject to and in compliance with the Financial Agreement and the LTTE Law.

Section 6. The executed copy of the Financial Agreement shall be certified by and filed with the Office of the Borough Clerk. Further, the Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Borough and the Director of the Division of Local Government Services with the Department of Community Affairs, in accordance with Section 12 of the LTTE Law. Further, the Borough Clerk shall, within ten (10) days of the later of (i) the effective date of this Ordinance, or (ii) execution of the Financial Agreement, transmit certificated copies of this Ordinance and the Financial Agreement to the chief financial officer of, and legal counsel for, Middlesex County, New Jersey.

Section 7. The Project shall conform with all federal, state and Borough laws, ordinances, regulations, the Redevelopment Plan and the Redevelopment Agreement relating to its construction and use.

Section 8. The Entity shall, in the operation of the Project, comply with all laws so that no person of race, religious principles, color, national origin or ancestry will be subject to discrimination.

Section 9. Without limiting the terms of the Financial Agreement, the Entity shall submit Auditor's Reports to the Borough in accordance with Article VI of the Financial Agreement.

Section 10. This ordinance shall take effect in accordance with all applicable laws.

At this point, Mayor Cilento opened the meeting to the public. There were no questions on the ordinance. He asked the Council if there were any questions. Mr. Sigmon asked what on slide three was meant by the \$69,750 of payment-in-lieu of Affordable Housing, where was this money to go? It will go into the Borough's Affordable Housing Trust Fund for other projects or rehabilitation. Dr. Dunne asked if it was typical for developers

to have smaller units for the affordable housing units? Mr. Mariniello responded that it is typical for developers to try to get as much out of the market rate units as they can with the square footage that they have. Dr. Dunne also asked about the calculations used for school children costs. Mr. Mariniello responded that the School District is not directly receiving funds from the PILOT. But their costs will be covered. NW Financial is making sure that the Borough is getting covered for any additional costs that are coming out of this project.

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

At this point, Tristan Benedict made a presentation to the Council on the architectural firm Alloy5's proposal for the Firehouse Rebuild project. This presentation can be found on the YouTube video: <https://www.youtube.com/watch?v=uuO5LM-30N0> (minute 42:30 through minute 51). The PowerPoint can also be found on the Fire Department page of the Borough's website: <https://cms1.revize.com/revize/dunellenj/departments/fire/index.php>

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

11-21-2022: #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, Paltjon, Rios, Sigmon and VanDermark

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

11-21-2022: #2

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Borough Council of the Borough of Dunellen, County of Middlesex, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Borough Council has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Middlesex;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Dunellen, County of Middlesex State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Dunellen Municipal Alliance grant for fiscal year 2024 in the amount of:

DEDR	\$5,914.00
Cash Match	\$1,478.50
In-Kind	\$4,435.50

2. The Dunellen Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Yes: Dunne, Paltjon, Rios, Sigmon and VanDermark

Abstain: Albertson

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

11-21-2022: #3

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

FORM 1B – DMHAS Youth Leadership Grant

WHEREAS, the Governor’s Council on Alcoholism and Drug Abuse (GCADA) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey. In coordination with GCADA, the New Jersey Department of Human Services/Division on Mental Health and Addiction Services (DMHAS) has awarded a Youth Leadership Grant to the GCADA Municipal Alliance Program.

WHEREAS, The Borough Council of the Borough of Dunellen, County of Middlesex, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Borough Council has applied for DMHAS Youth Leadership funding through the Governor’s Council on Alcoholism and Drug Abuse through the County of Middlesex;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Dunellen, County of Middlesex, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize acceptance of an application for DMHAS Grant funding for the Dunellen Municipal Alliance for Grant Term 9/1/23 – 9/30/25 in the amount of:
DMHAS Grant Funding \$ 5,000
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

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

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

11-21-2022: #3-A

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

WHEREAS, by Resolution 04-18-2022: #4, James F. Nolan, was hired as an independent mediator on behalf of the Borough of Dunellen, at a rate of \$250.00 per hour, for an amount not to exceed \$5,000.00; and

WHEREAS, by Resolution 08-01-2022: #7, a further \$5,000.00 was certified for James F. Nolan, Esq., Mediator; and

WHEREAS, a further amount is needed to be certified to complete the mediation.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Dunellen, that an additional \$7,000.00 be certified for James F. Nolan, Esq., Mediator.

Mr. VanDermark asked if this would be the final certification?
Mr. Bruder responded that it will be.

Yes: Albertson, Dunne, Rios, Sigmon and VanDermark
No: Paltjon

CONSENT AGENDA:

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

11-21-2022: #4

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

A permit for raising domestic chickens per the terms set forth in Ordinance 2016-08 is approved for 265 New Market Road.

11-21-2022: #5

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
21-01	3	17	RETTIG, JEREMY S 146 FRONT ST	\$324.19	\$5.14	\$2,200.00	\$2,529.33

TOTAL REFUNDED \$2,529.33

11-21-2022: #6

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 refund the following tax overpayment(s):

Block	83	Lot	4	Address	244 COLUMBIA ST
Assessed to	COLLADO, EDWIN & SAIIEH-COLLADO			Amount	\$ 2,518.87

Total Refunded \$ 2,518.87

11-21-2022: #7

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

Whereas, application was made in accordance with the State Regulations for a license to be issued, and

Whereas, after proper investigation it was deemed that all requirements of the State Regulations have been met.

Now therefore be it resolved that the Governing Body authorize the issuance of Raffle Licenses to the Dunellen PTO for a 50/50 Cash Raffle and a Basket Raffle.

Further be it resolved that these licenses will be issued pending final approval by New Jersey State Legalized Games of Chance Commission.

11-21-2022: #7-A

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

Whereas, there appears to be a surplus in the following 2022 Operating Accounts over and above the demands to be necessary, and

Whereas, N.J.S.A. 40A:4-58 provides for the transfer of unexpended balances in those appropriations having an excess over the amount required to those deemed to be insufficient.

Now, therefore be it resolved that the following “Transfer of Appropriations” be made:

From

Account	Title	Salaries & Wages	Other Expenses
20-110-101	Mayor & Council	\$600	
25-240-101	Police	30,000	
25-240-004	Emergency Vehicle Lease		\$5,000
26-290-002	Tree Maintenance		2,500
	Subtotal	\$30,600	\$7,500
	Total	<u>\$38,100</u>	

Whereas, there appears to be insufficient funds in the following 2022 Operating Accounts over and above the demands to be necessary; viz:

Account	Title	Salaries & Wages	Other Expenses
20-110-230	Mayor and Council		\$500
20-120-101	Borough Clerk	\$150	
20-130-121	Financial Administration	200	
20-145-101	Collection of Taxes	1,050	
20-165-299	Engineering Services		10,000
22-195-101	Construction Code	1,700	
25-275-111	Municipal Prosecutor	3,400	

To:	26-290-101	Road Repairs	10,000	
	26-290-001	Leaf Bag Expense		2,600
	26-290-003	Shade Tree		2,500
	42-305-299	Middlesex County Recycling		6,000
		Subtotal	\$16,500	\$21,600
		Total	<u>\$38,100</u>	

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

Reports:

Mrs. Albertson: 1) Dunellen Fire Department--Christmas Tree Sale starts on November 25th and will be open every Thursday and Friday from 6pm - 9pm. Saturday and Sundays 10-6 until sold out; 2) Diversity and Inclusion--we are finishing up a successful year. We hosted 3 events this year: Introduction to Sexual Orientation, Gender Identity and Expression, Friendship Day at Washington Park and the Hispanic Heritage Art Contest. We attended a joint meeting with DREAMS and plan to work with them in the future.

Mrs. Rios: 1) Dunellen Public Library--on Saturday, December 3rd, the Library will feature a special program, "Backyard Birds," facilitated by the Somerset Environmental Education Center. Please call the library to register as space is limited. On Sunday, December 4th, the Friends of the Library will host their annual holiday party, which is open to all library patrons and members of the community. Additionally, the Friends of the Library is conducting their annual membership drive. The Friends of the Library is a vital organization which provides supplemental financial support, enabling the Library to expand resources and programs. The Friends have sponsored special children's programs such as visits from the Turtle Back Zoo, and recent technology upgrades including Wi-Fi hotspots and services which are available for check out. The Library is collaborating with the American Legion to serve as a collection site for Toys for Tots, so please consider dropping off a donation of a new toy during your next visit; 2) Dunellen Arts and Culture Commission will be painting store fronts with a winter scene coming up soon. If your business is interested, please register on the Recreation Department website; 3) the Dunellen Downtown Management Organization will be putting up their annual Christmas trees around town. We look forward to this every year as it makes Dunellen a festive place during the holidays. If you have bows or non-breakable ornaments that you would like to donate, please reach out to us; 4) on behalf of Troop 127, and Pack 26, thank you to all the residents for all the food donations that were donated for the Fish Shelter. We collected 3,914 items of food.

Mr. VanDermark: 1) Recreation Department update on our fall sports programs: this Fall we had 267 children registered for our fall programs which are the most we have had in 10 years.

- Soccer Registration for grades K-8th, we had 193 which is a 5% increase from 2021, and our largest enrollment ever.
- Fall Tennis Registration for grades 3-8th, we had 40 children (maximum enrollment allowed).
- Flag Football Registration for grades 3-8th, we had 34 children.

The Recreation Department is very thankful for all the hard work and dedication from our coaches! The Recreation Department Annual Christmas Tree Lighting Ceremony will be on Sunday, December 4th, at 6pm at Washington Memorial Park. Like in the past, we will have the Brass Band, Faber Choir, hot chocolate, and of course Santa! 2) Senior Movie Monday-next Movie date is Monday, December 12th, at 10am. We are waiting on what movie will be showing. Senior Holiday Party--the Recreation Department just got confirmation today that the Annual Senior Holiday Party will take place on Sunday, January 8th. More information will be released soon.

Dr. Dunne: 1) Police Department is looking for Crossing Guards. Please contact Sgt. DelBuono if interested. On Saturday, December 19th, Joe Dudley was honored at the New Jersey State PBA Valor Awards in Atlantic City with a Lifesaving Valor Award for an incident this past September in which Patrolman Dudley responded to a house fire, entered the smoke-filled building, and pulled an elderly civilian from the house, resulting in his own hospitalization from smoke inhalation and other medical issues. The Dunellen PBA will be hosting its annual Toy Drive on December 2-3 at the Dunellen Theater. *Christmas Vacation* will be shown at 8 pm on the 2nd and *Polar Express* at 4 & 7 pm on the 3rd. The cost of admission is a new unwrapped toy, with a reminder to think about older children as well; 2) the next Board of Education meeting is next Tuesday, December 13th at 7pm. I want to extend a special thanks to all the members of the DHS Drama Club for their production of "The Trial of the Big Bad Wolf." I was able to attend with my family on Saturday evening, which was also Senior night which included some touching tributes to the graduating seniors. Looking forward to catching the spring musical, "Beauty & the Beast"; 3) Shade Tree Commission--as always, if you are interested in having a tree planted, please contact the DSTC; 4) Parking Authority--last meeting of the year is scheduled for December 14th at 6 pm.

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

- Crew will continue picking up leaf bags throughout the Borough. Bag pick-up will take place through December.
- Continuing leaf clean-up in the parks and Borough properties.
- Assisted PSE&G on tree trimming and removal.
- Stream cleanout at various locations.
- Cut grass in the parks.
- Ran roll off boxes to the dump.
- Sewer call on North Ave Ext. and 100 Block of Washington Avenue.
- Potholes throughout the Borough.

Service Repairs on: Fire Chief Truck, #509, #502, and leaf blower.

Winter is coming: Snow Reminder about parking restrictions during snow emergencies--in order to permit snowplows to operate freely and unimpeded for the purpose of keeping the Borough streets and highways open for essential and emergency functions, during the period of time commencing one hour after snow has been continuously falling and ending 12 hours after snow ceases to fall, no person shall park, stop, stand or leave abandoned a vehicle on any streets within the Borough of Dunellen. Also, please do not shoot snow from your snowblower onto plowed streets. It will just ice up.

Alternate off-street parking during snow emergencies is available at:

- * American Legion Post 119, 137 New Market Road
- * McCoy Park, North Washington Avenue
- * Columbia Park, Orange Street

Mr. Paltjon: 1) Buildings & Grounds--the Borough Hall Roof is coming along really well. The contractor has replaced more than 50% of the roof and is expecting the job to be completed as scheduled. Our insurance just reimbursed the Borough \$1,431.00 for the motherboard fire alarm system that got damaged on a power surge this past summer. The heating system went down in our Construction Office. We expect a new blower to be installed within the next day or so. Right now, the office has temporary heat; 2) PARSA Report--PARSA upon request from the Borough videoed North Ave Ext. after a property owner called Borough Hall about their sewer concerns. Per PARSA's inspection, the main is fine; 3) extended a big congratulations to Officer Dudley. Highly recommends the PBA Toy Drive and all the good work the PBA does for children.

Mayor Cilento:

Congratulated Officer Dudley on his award and please support the PBA Toy Drive. Also, congratulations to the DHS Drama Club. He is looking forward to seeing "Beauty and the Beast," last presented during his own Senior Year. He noted that there has been some concern regarding the homeless in Dunellen. He has put the Office of Emergency Management and the CERT Team in charge of a new initiative called "Project Care" to work with our faith-based community and social-service non-profits to build relationships with these individuals to learn how we can further assist them.

Lincoln Ave Project--the native tree species have been planted in various locations along Lincoln Avenue. The final phase of the project will be to install the remaining rapid rectangular flashing beacon signs and activate them.

Culvert Cleaning Project--National Water Main Cleaning Company started the culvert clean-out project this past week. The contractor began at the South Avenue culvert. This culvert has two water flowing openings. Both culverts are now clear. This should help with water flow during severe rainstorms. Remaining culverts to be cleaned out are:

- Grove Street and Prospect Avenue
- Grove Street Pipe towards Gertrude Terrace
- Gertrude Terrace Culvert
- Prospect Avenue Pipe (300' south of Skinner Plaza)
- New Market Road and Whittier Avenue Culvert
- Prospect Avenue Culvert (new #235 Prospect Ave)
- High Street/Gavornik Park: Piping system from South Madison to Gavornik Park
- South Washington Avenue Culvert

Please note that the Pulaski Street Culvert is not listed as we are working to coordinate with Middlesex County a replacement of this culvert soon. This project schedule is currently being worked out and from start to finish should take around a month to complete.

Borough Hall Roof--the North Avenue Side of the roof has been replaced (which is the largest section), and the contractor is expecting the other section to be completed by Wednesday of this week. During the week of 11/28/2022, the contractor will be working on the edge metal and the roof access.

Green Brook Trash Trap--the next meeting with the Lower Raritan Watershed Project and the NJDEP will be on December 9th. I will have an update after the meeting.

PSE&G--we are waiting to hear back on paving start dates. I will report back once we have more information.

Mayoral Town Hall Meetings--Redevelopment in Dunellen: Please consider joining us on Thursday, December 8, 2022, at 7PM as we host a Mayoral Town Hall Meeting on Redevelopment in Dunellen at the Dunellen Senior Center. We will discuss various topics such as our recent Master Plan Re-Examination, updates on various redevelopment projects, redevelopment plan updates, affordable housing, school aged children, PILOTs/Short Term Tax Exemption Program and provide a Q&A session. Guest speakers will include myself and the municipality's redevelopment professionals. This will be an in-person event at the Dunellen Senior Center with a live stream capability for those who cannot attend in-person. I hope to see you there for this important conversation as we continue to revitalize Dunellen's downtown. [**Please note:** this meeting has been moved to Thursday, December 15, 2022, 7:00 pm, Senior Center.]

Noted that it is now time to consider our Volunteer Citizen of the Year Award and the Lifetime Achievement Award. He suggested former Mayor Robert J. Seader for Lifetime and William Wagner, currently Chairman of the Dunellen Parking Authority, for Citizen of the Year. These submissions were affirmatively received but Mayor Cilento then reminded everyone that there is a formal process for nominating Lifetime and Citizen awards and suggested that Dr. Robins send copies of the award Applications to Councilmembers who would then return to him any additional nominees for consideration at the December 5th Council Meeting. He will provide to Councilmembers brief biographies of the two persons he earlier brought forth.

William Carlson, Deputy Office of Emergency Management Coordinator:

OEM: Project Care. We're working with Mayor Cilento to coordinate efforts by the Borough, non-governmental organizations, and private citizens, to respond to the needs of Dunellen's homeless residents.

Code Blue: Middlesex County OEM calls a Code Blue when the temperature is expected to be at or below 32 degrees, posing a danger to residents without shelter. Our office responds by notifying NJ211 that, at the present time, the Dunellen Police Department is the designated warming center.

CERT: On November 19 and 20, seven members of our CERT team participated in a FEMA CERT competition and exercise in Neptune NJ. This morning, I received a message from one of the organizers and instructors: "Please convey to Mayor Cilento that Middlesex County and Dunellen are fortunate to have volunteers on your CERT team spending endless hours training and preparing to assist Dunellen during times of crisis." A new team member, Ingrid Franco,

graduated from CERT Basic Training, an eight-week course that was given at the Fire Academy in Sayreville.

Public Portion:

Dave Morgan, 805 Front Street, asked if we are addressing traffic concerns regarding all the new developments on North Avenue, including trucks? Mayor Cilento replied that we are working with the State regarding restricting truck turns at certain intersections on North Avenue (Washington and North and Madison and North) and we are considering a traffic route study to ensure better routes throughout the town. Further, all new developments are being done under a transit-oriented mind-set. Most developments also have traffic studies and they are posted on the Redevelopment page of the website.

Trina Rios, 307 Third Street (speaking as a resident), wanted to give a “shout-out” to the Dunellen Police Department for getting the Faber Elementary students, K-4, safely to the High School today to watch the Drama Club’s performance of “The Big Bad Wolf.” We all felt safe: thank you.

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

11-21-2022: #8

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 concerning contractual matters; 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 Mrs. Rios and seconded by Mr. VanDermark it was moved to accept the following:

11-21-2022: #9

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 Mrs. Albertson and seconded by Dr. Dunne it was moved to accept the following:

11-21-2022: #9-A

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

The Employment Agreement between the Borough of Dunellen and Daniel A. Smith, Chief of Police, for the term January 1, 2022 through December 31, 2026, is approved, and is attached herein by reference.

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:

11-21-2022: #10

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

The Dunellen Borough Council Meeting of November 21, 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=uuO5LM-30N0>