



BOROUGH OF DUNELLEN

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Message from the Mayor Jason F. Cilento April 2021

I hope my April 2021 Message from the Mayor finds you and your families in good health. As we embark on a new spring, I look forward to reporting to you throughout the year on the happenings around the Borough of Dunellen. Please always know my office door is open to you for your comments, questions or concerns. You can call my Borough Cell at (732) 882-4551 or email me at: jcilento@dunellen-nj.gov.

Here are some items from prior Council Meetings and some things to expect moving forward:

Memorial Day Parade: I am happy to announce that Dunellen will host its annual Memorial Day Parade in-person on Monday, May 31st starting at 10:00 am. The parade's starting point will be located at the American Legion Post 119 on New Market Road. The Dunellen Recreation Department is looking for organizations to walk in the parade and create their own parade floats. For more information, contact Alex Miller, Recreation Director, at amiller@dunellenborough.com. The Memorial Day Ceremony will be held at 11:00 am at Washington Memorial Park.

Redevelopment: As you may have seen, the Dunellen Station project (Art Color Complex) has begun construction. The contractor for the development, Kmetz Inc, will be conducting construction work on force mains and pump stations along North and South Washington Avenue and on the project site. This part of the project should last for several weeks. If you have any further questions, please call the contractor at (732) 821-0533 or Borough Hall at (732) 968-3033.

On March 15th, Chelsea Builders LLC presented a conceptual architectural design of 440 North Avenue to the Mayor and Borough Council. This multi-use project consists of 9-residential units and 1 - 420 Sq. ft. commercial space. The developer hopes to make the commercial space an eatery or coffee shop. The next step for the developer is to present the project before the planning board.

In addition, on March 15th we introduced Ordinance 2021-10: revised and amended Dunellen Downtown Redevelopment plan. These amendments address fractional numbers of inclusionary units (affordable housing) should a project not produce a whole number. A payment in lieu trust fund would be created based on a formula to make up for the fractional number. These funds would be later used on affordable housing units in other projects when fractional numbers need to be made whole. The amendments also address density. Our current redevelopment plan

requires 20 units per acre. The amendments would limit the number of units based on building height (three stories) and different sizes of 1-bedroom, 2-bedroom, and 3-bedroom units. In addition, the amended plan addresses parking for both residential and commercial spaces. It sets up payment in lieu of parking which would establish a trust fund for future parking and/or related infrastructure projects in downtown. Finally, it addresses front setback requirements - allowing for builders to create wider sidewalks for pedestrian experiences in our downtown such as streetscapes, seating and outdoor dining. After this ordinance introduction, the amendments were sent to the Planning Board for comment and recommendations, which will be issued back to the Mayor and Borough Council to consider on April 5, 2021.

All redevelopment information can be found here: <http://www.dunellen-nj.gov/redevelopment/index.php>

Capital Improvement Projects:

South Madison Avenue: the Borough has been working with CME, our municipal engineer, to ensure this long awaited project is completed. Unfortunately, as work began to pick back up after the winter season, water and gas utilities had to be scheduled to relocate their lines in order for the contractor to move forward with storm water improvements and then milling and paving. The water company has relocated their lines and our engineers are working assiduously to schedule the gas company to relocate theirs. Once the gas company relocates their lines, we can move forward expeditiously on completing the South Madison Avenue Road Improvement project. The timeline remains to be this spring for completion.

Middlesex County Mill & Pave Program: on March 15th, the Borough Council approved a bond ordinance to pay for the mill & pave program, as well as the striping of Madison Avenue (between South Avenue and North Avenue), Grove Street (between Prospect Avenue and South Avenue), South Madison Avenue (between Walnut Street and South Ave), Pulaski Street (south side), High Street, Lehigh Street, the Fire Department parking lot, and the remainder of South Madison Avenue (between Walnut Street and South Avenue).

Fire Department Embankment: The Borough Council adopted a bond ordinance to repair the Fire Department embankment along the Bonygutt Brook. This embankment is in severe disrepair and is a needed improvement for the area.

South Madison Avenue Culvert: Middlesex County is scheduled to begin work on the improvements to the culvert located on South Madison Avenue next to the Dunellen Fire Department on or about April 12th. This project is estimated to be completed by August 2021. School vehicular and foot traffic will be coordinated with the school district and the traffic safety division of our police department.

Update on Borough Ordinances:

Ordinance 2021-04 - Adopted on 3/15/2021 - Sale of Electronic Smoking Devices and Electronic Smoking Device Products. This ordinance bans the sale of vaping products within 500 feet of schools and parks. The ordinance requires current local businesses that sell vaping devices and

products to be licensed by the borough annually, and ensure that they are only sold to people who are 21 and older. In addition, these products cannot be displayed in such a manner that they are visible from the exterior of the establishment.

Ordinance 2021-07- Introduced on 3/15/2021 - An amendment to Dunellen Code Chapter 166-3, Littering and Dumping Prohibited. This ordinance would amend our current littering ordinance by adding language that prohibits persons and/or businesses from disposing household or business trash or rubbish in public litter receptacles placed upon the streets of the borough for use by the public to prevent littering streets and sidewalks. In addition, language would be added to prevent littering in public waterways in Dunellen. This ordinance is scheduled for public hearing and adoption on 4/5/2021.

Ordinance 2021-08 - Introduced on 3/15/2021 - An amendment to Dunellen Code Chapter 256-1, time limits for removal of snow or covering of ice. The amendments would add language that requires corner properties to remove snow and ice within 24 hours from the sidewalk. In addition, it requires property owners to remove snow or ice from abutting sidewalks on or around fire hydrants. This ordinance is scheduled for public hearing and adoption on 4/5/2021.

COVID-19 Information: Please consider the value to yourself and others of being vaccinated and take the opportunity when it is offered. This will help in continuing to protect ourselves, our friends and family-members, and most importantly, those who are most vulnerable in our community. If you have not yet signed up, please consider doing so at: covidvaccine.nj.gov. The State of New Jersey has a Vaccination Helpline. The number is (855) 568-0545. If you know someone who does not have access to the Internet or a computer, please assist them with signing up for the vaccine and/or making a phone call to the above contact information. Please continue to practice social distancing, wear a mask, and maintain good hand hygiene.

Thank you for your time in this matter.

Yours very truly,
Jason F. Cilento, Mayor
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