



Borough of Dunellen
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Message from the Mayor
Jason F. Cilento
April 2023

In this April Message from the Mayor, I share information about planning for the future in Dunellen, updates on redevelopment projects in the Borough, plans for the Memorial Day Parade, mobile office hours with Assemblywoman Matsikoudis, and more.

Planning for the Future: In 2022, the Borough engaged its planning consultant DMR Architects to prepare two plans: a Master Plan Reexamination and a Climate Resiliency Plan. DMR has moved diligently through the planning process and engaged the public by requesting feedback through surveys and hosting a community meeting. The two plans were also discussed during a Mayoral Town Hall presentation in December 2022.

Why do we need these plans? New Jersey requires a periodic reexamination of a master plan every ten years and Dunellen's previous master plan was prepared in 2011 and adopted in 2012. The master plan reexamination revisits issues and objectives stated in the Borough's 2011 Master Plan, examines how conditions have changed since the plan was written, modifies the objectives stated in that plan, and identifies actions the Borough can take to advance those objectives over the coming years. As for the Climate Resiliency Plan, New Jersey recently amended the Municipal Land Use Law to require municipalities to include a climate-change related hazard vulnerability assessment into any new Master Plan land use element being adopted. Dunellen's Climate Resiliency Plan will be one of the first such documents adopted in the state and will outline current and future climate related risks to the Borough and list recommended actions the Borough can take to reduce its exposure to natural hazards. These two planning reports will be presented to the Mayor and Council at the Council meeting on May 1 at 7 pm and will be considered for adoption by the Planning Board at the Planning Board meeting on May 22 at 7 pm. Please check the Borough's website at www.dunellen-nj.gov and Borough of Dunellen, NJ Facebook page for more information about how to join these meetings.

Updates on Redevelopment Projects in the Borough: Construction is nearing completion at Dunellen Station, which is located on the site formerly known as the Art Color Complex. Families have been moving in to the rental apartments at The Nell and the for-sale townhouses at The Crossings; 80 apartments and 54 townhomes are now occupied. Many of the new residents have shared with me how happy they are to be a part of the Dunellen community. Let's give a warm welcome to our new neighbors! The Dunellen Station retail spaces along South Washington Avenue will soon be occupied by Blue Foundry Bank and Kessler Physical Therapy. Two retail spaces are still available for lease.

There are two redevelopment projects under construction on North Avenue, one at 528 North Avenue and the other at 150 North Avenue. The 528 North Avenue property is located at the fork where North Avenue becomes Bound Brook Road and is next door to Blacher Canvas. The previous buildings on the site were damaged in a fire several years ago. Construction is underway for a 43,200 square foot apartment complex which will have 40 rental apartments with six affordable housing units.



Residential development project currently under construction at 528 North Avenue

The property at 150 North Avenue is located on the corner of North Avenue and Jackson Avenue. The property was previously an empty parking lot. Construction is underway for a three-story mixed-use building consisting of 1,578 square feet of first floor commercial/retail space with 14 rental apartments above with two affordable housing units. There will be ground-level covered parking for use by residents and businesses.



Mixed use development project currently under construction at 150 North Avenue

“The Gateway” is a proposed development project located at 745-753 Bound Brook Road near the western boundary of Dunellen on Route 28. The construction project will replace an existing restaurant/club that has been vacant since COVID-19. Architectural plans show 23 luxury and boutique multi-family units and three affordable housing units. SRV Urban Renewal LLC is the developer and has entered into a redevelopment and financial agreement with the Borough of Dunellen. A notable feature of the proposed building is a “turret” and the builder’s intention is that it marks the entrance into the Borough. SRV Urban Renewal LLC presented the final plans to the Dunellen Planning Board on March 27; the Planning Board agreed to move the project forward and an affirming resolution on the development will be presented at the Planning Board meeting on April 24 at 7 pm.

Plans for the proposed redevelopment project at 120-126 North Avenue, which is across the street from Rock Ice near the eastern boundary of the Borough, call for 33 luxury apartments, five affordable housing units and 2,192 square feet of retail space. North Avenue Portfolios LLC is the developer and has entered into a redevelopment and financial agreement with the Borough of Dunellen. The developer will most likely seek approval of its site plan and submit its application to the Dunellen Planning Board in the coming months.

The developers of all redevelopment projects in Dunellen will provide streetscape improvements. More information can be found on www.dunellen-nj.gov.

Memorial Day Parade:

Dunellen's annual Memorial Day Parade is scheduled for Monday, May 29 and will begin at 10 am at the American Legion Post 119 on New Market

Road. Organizations that wish to walk in or have a float in the parade should contact the Dunellen Recreation Department's Director Alex Miller at amiller@dunellenborough.com or (732) 968-3033, x8.

Update on the Firehouse: The Dunellen Firehouse suffered damage in October 2021 and has not been occupied since. The Borough's architects, Alloy5, prepared plans and specifications for the rebuild and the project was bid in January of this year. After reviewing the submissions, and upon the recommendation of Alloy5, the Dunellen Borough Council awarded a contract to H&S Construction and Mechanical of Elizabeth, New Jersey on March 20. H&S is now submitting the required insurance documents and we are preparing for the actual construction, which will be overseen by a Construction Manager to be hired soon by the Borough.



Proposed development project "The Gateway" at 745-753 Bound Brook Road



Proposed development project "Dunellen Lofts" at 120-126 North Avenue

Mobile Office Hours with

Assemblywoman Michele Matsikoudis and Mayor Jason Cilento: Join us on Saturday, April 29 between 10 am – 12 pm at Jackie's Sweets located at 330 North Avenue for our joint Mobile Office event. We invite residents to bring us their tough (or easy!) questions. We will guide you on how to handle your state and local government issues. Email Assemblywoman Matsikoudis at aswmatsikoudis@njleg.org with any questions about the event.

PSE&G Street Paving Project: The PSE&G mill and pave project is anticipated to begin the week of April 10, weather permitting. The streets scheduled for improvements are: 800 block of First Street; 700 and 800 blocks of Dunellen Avenue; 500-800 blocks of Front Street; and 200 block of Orange Street. Updates on the status of the project will be available at:

- www.dunellen-nj.gov;
- Facebook page announcements at Borough of Dunellen, NJ, Mayor Jason F. Cilento and Dunellen Parks and Recreation; and
- Email blasts from Dunellen Parks and Recreation (sign up to receive messages by creating an account at www.dunellenparksandrecreation.com).

Pulaski Street Culvert Project: The scope of the Pulaski Street culvert project calls for the removal of the damaged culvert on Pulaski Street and installation of a new culvert in its place. The Middlesex County Department of Transportation will be awarding the bid for the project later in April and the work is expected to start this summer. After the new culvert is installed, the County will be repaving Pulaski Street between Walnut Street and South Avenue and will also be installing ADA-compliant ramps at the street corners.

Volunteer for the Dunellen Rescue Squad and/or Dunellen Fire Department: To volunteer, contact:


- Dunellen Fire Department Ph: (732) 968-5653 | www.dunellenfd.com
- Dunellen Rescue Squad Ph: (732) 968-0477 | dunellenrs@gmail.com

Walks & Talks with Mayor Jason Cilento: Join me on the first Saturday of each month at 9:30 am at Columbia Park's 1/2 mile walking path for "Walks & Talks with the Mayor." These monthly events are part of my Mayor's Wellness Campaign and are being held in partnership with the Dunellen Outings Community Committee (DOCC). Hope to see you there!

— THE OFFICE OF ASSEMBLYWOMAN MICHELE MATSIKOUDIS —


Mobile Office Hours

Assemblywoman Michele Matsikoudis and
Dunellen Mayor Jason Cilento

Saturday, April 29, 2023
10:00 AM - 12:00 PM

Jackie's Sweets
Coffee Shop & Dominican Cakes
330 North Avenue, Dunellen, NJ 08812

Email aswmatsikoudis@njleg.org with any questions about this event!

Thank you for your time in reading this month's Message from the Mayor. I am always available to listen to your ideas and concerns. My Borough cell phone number is (732) 882-4551 and my email is jcilento@dunellen-nj.gov.

Yours very truly,

A handwritten signature in black ink, appearing to read "Jason F. Cilento". The signature is fluid and cursive, with a large initial "J" and "C".

Jason F. Cilento, Mayor
Borough of Dunellen