



BOROUGH OF DUNELLEN

OFFICE OF THE MAYOR
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Message from the Mayor Jason F. Cilento October 2022

This is an exciting time for Dunellen. We have embarked on three interconnected planning initiatives that will guide the Borough's decision making over the next decade beginning with a Master Plan Re-Examination and continuing with pedestrian safety and the overall economic growth in our downtown through small, mid and large-scale mixed-use developments as well as new businesses coming into Dunellen. The revitalization of our downtown has been a long time coming and we are beginning to see the fruits of our labor germinate and grow. Although we see these investments as successes, we still realize there's more to do in attracting retail enterprises and new businesses into our redevelopment areas. Below are two recent initiatives that I proposed to the Dunellen Borough Council and they supported through passing legislation to help move Dunellen forward and make our downtown an attractive place to live, shop, and dine.

Short Term Tax Exemption Program for Properties within the Redevelopment Area: On August 1, 2022, the Borough implemented a short-term tax exemption program for properties within the Borough's Redevelopment Area. The exemption program provides partial exemptions from taxation for the construction of certain improvements, conversion of buildings, and new construction of residential dwellings, multiple unit dwellings, commercial structures, and industrial structures within the Borough's Redevelopment Area. The benefit of this incentive program is that there is no loss in revenue due to these inducements. The improved properties, for five years, will still pay the municipal tax rate on their prior value until the sixth year when they begin to pay on their new value. This allows for the municipality to still anticipate revenue through taxes. This program is being implemented to provide opportunities for smaller property owners in our redevelopment area to be able to participate in the Dunellen renaissance and help continue our beautification efforts downtown.

The Redevelopment Area is located generally in the center of the Borough along the Borough's main commercial thoroughfare, North Avenue/Bound Brook Road (State Highway 28), which intersects with Washington Avenue (County Road 529). The area includes all properties along North Avenue from Bound Brook Road to Jefferson Avenue, Bound Brook Road from Madison Avenue to Borough of Middlesex border, together with properties along Washington Avenue from Columbia Street to Front Street. The south side of Front Street between Lincoln Avenue and Jackson Avenue are also included in the redevelopment area. For a copy of the Redevelopment Area map, please contact the Municipal Clerk's office at (732) 968-3033, ext. 3 or email: wrobins@dunellen-nj.gov.

The Borough is authorized to implement such a program by ordinance pursuant to the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq. A copy of the Borough's Ordinance 2022-16, finally adopted on August 1, 2022, is available on the Borough's website and should be read in its entirety for a complete understanding of the application requirements, eligibility criteria, and the exemptions available.

Please note that applications for exemptions for construction of multiple dwellings, commercial structures, or industrial structures must be submitted prior to commencement of construction. Please also note that a property with delinquent taxes or other delinquent municipal charges is not eligible for exemption.

Please contact the Borough's Tax Assessor, Dawn Guttschall, CTA, at dguttschall@dunellenborough.com for applications and if you have any questions regarding this program.

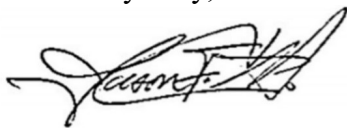
Amendments to the Dunellen Construction Office Fees: On September 6, 2022, the Borough of Dunellen amended its Dunellen Construction Office fees to include added fees for apartment rentals and multi-dwelling inspections. In addition, the ordinance requires CO and CCO fees for transfer of titles in all for-sale dwellings. The purpose of these additions and amendments will assist the Borough of Dunellen to ensure there is a good quality of life for tenants who live in these properties and will assist in covering administrative costs when conducting these inspections. For more information on this ordinance, please visit our borough website www.dunellen-nj.gov or call our Construction Office at (732) 968-3323.

Mayoral Town Hall on Redevelopment: 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 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

Thank you for your time in this matter.

Yours very truly,



Jason F. Cilento, Mayor
Borough of Dunellen