Township of Belleville
Mayor and Municipal Council
Regular Meeting
August 26, 2025
6:00 p.m.
Agenda
Amended

1. Call to Order:

2. Roll Call:

3. Pledge of Allegiance:

4. Sunshine Law:

   Pursuant to the requirements of the Open Public Meetings Act (Chapter 231, P.L. 1975) known as the Sunshine Law, notice of this meeting was published on Thursday, December 26, 2024, editions of the *Belleville Times* and *Star Ledger*. The Sunshine Law was complied with by adopting and forwarding to the press, posting and filing with the Municipal Clerk the annual resolution showing the date, time, and place of each meeting. A copy of the annual meeting notice has been posted on the Township website and Town Hall Bulletin Board.

   (Please note: The Mayor and Municipal Council's combined conference and regular meetings are now held in person. Members of the public who cannot attend the meeting in person but would like to attend the meeting may attend by dialing 973-450-0289 enter ID No. "10", PIN "7285#")

5. Award presentation from the Employer Support of the Guard and Reserve presented to Chief Mark Minichini

6. Swearing in of Senior Citizens Advisory Board
   - Diana Guardabasco, Advisory Board Liaison
   - Vincent Menza
   - Mary Anne Lopreat
   - Margaret Franco
   - Marie Di Pasquale
   - Carol Pompaneo

7. Work Session/Council Discussions:
Mayor Melham:
a.) *Private Properties Charging for Parking
b.) *Discussion on Council Voting Procedures and Member Participation

Councilwoman Guardabasco:
a.) Noise ordinance /hours of operation for businesses

Councilwoman Muldrow:
a.) Designating the corner of Heckel Street and Lawrence Street as "Marie Strumolo Burke Way"

Councilman Velez:
a.) Pistol Range Park

8. Report of the Manager:

9. Report of the Mayor:

10. Approval of Minutes:

- June 24, 2025 – Regular Meeting

- July 22, 2025 – Regular Meeting

11. Communications:
a.) Cuban Flag Raising on October 10, 2025, at 10am
b.) Columbus Day Parade and Flag Raising Ceremony on October 12, 2025, at 9am
c.) Email from Mayor Michael Melham dated Thursday, July 24, 2025
d.) RFQ results for Tax Attorney – returnable 8/19/25 @ 11am
e.) RFP's / RFQ's timeline
f.) Letter requesting a Certificate of Completion under the Redevelopment Agreement for the William St./Washington Ave. redevelopment. (Dean Donatelli)
g.) Letter notification to the town of the transfer of the Financial Agreement for the William St./Washington Ave. redevelopment (Dean Donatelli)

12. Ordinances:

Ordinance#40-25
Ordinance for Possible Adoption:

BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR USE AS PUBLIC PARKING IN, BY AND FOR THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $850,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS. (9-11 Tappan Ave B: 7906 L: 3 and 453-457 Washington Ave B: 7906 L: 4)

This ordinance shall become effective immediately upon final passage and publication as provided by law.

Ordinance#41-25
Ordinance for Possible Adoption:

AN ORDINANCE OF THE TOWNSHIP OF BELLEVILLE AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY KNOWN AS BLOCK 7906, LOT 3 (9-11 TAPPAN AVENUE) AND BLOCK 7906, LOT 4 (453-457 WASHINGTON AVENUE ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BELLEVILLE

This ordinance shall become effective immediately upon final passage and publication as provided by law.

Ordinance#42-25
Ordinance for Possible Adoption:

AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-2.2, PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS

This ordinance shall become effective immediately upon final passage and publication as provided by law.

Ordinance#43-25
Ordinance for Possible Adoption:

AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-2.3, NO PARKING ON CERTAIN HOURS

This ordinance shall become effective immediately upon final passage and publication as provided by law.

Ordinance#44-25
Ordinance for Introduction:

AN ORDINANCE AMENDING CHAPTER 13A-9 OF THE CODE OF THE TOWNSHIP OF BELLEVILLE – UNIFORM FIRE SAFETY ACT

This ordinance shall become effective immediately upon final passage and publication as provided by law.

Ordinance#45-25
Ordinance for Introduction:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, CHAPTER 8-2.5, NO PARKING TRUCKS DURING CERTAIN HOURS

It shall be unlawful for the owner of operator of a truck tractor, trailer, semi-trailer, school buses including Type I and Type II school vehicles as defined in NJ 39:1-1, omnibus vehicles (including taxis), limousines, motorized motor homes (a vehicle equipped with sleeping, kitchen, or bathroom facilities), any vehicle with commercial registration, any vehicle with business signs, business decals or any business advertisement, any vehicle that is used for commercial purposes to park such vehicles on any street in the Township of Belleville between the hours of 9:00 P.M. and 6:00 A.M.

This ordinance shall become effective immediately upon final passage and publication as provided by law.

Ordinance#46-25
Ordinance for Introduction:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, CHAPTER 8-8, DESIGNATED LOADING ZONES

Section I: that section 8-8, Schedule X of the entitled ordinance is hereby amended by ADDING the following location to be designated as a Loading Zone for use by Michael's Roscommon House, 531 Joralemon Street Sunday through Saturday 10:00 A.M. – 10:00 P.M. Loading Zones are also to be Tow Away Zones during times that parking is prohibited.

NAME OF STREET	SIDE	LOCATION
Joralemon Street	South	Beginning at a point 65' West of the S/W apex of Joralemon Street/ Passaic Avenue and continuing to a point 45' West thereof;

Section II: This ordinance shall become effective immediately upon final passage and publication as provided by law.

Ordinance#47-25
Ordinance for Introduction:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, CHAPTER 8-2.2, PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS

Section I: that section 8-2.2, schedule I of the entitled ordinance is hereby amended by **DELETING** the following location:

NAME OF STREET	SIDE	LOCATION
Stephens Street	West	From Rutgers Street to Belleville Avenue

Section II: This ordinance shall become effective immediately upon final passage and publication as provided by law.

Ordinance#48-25
Ordinance for Introduction:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, CHAPTER 8-6A, FOUR WAY STOP INTERSECTIONS DESIGNATED

Section I: that section 8-6A, schedule VIIIA of the entitled ordinance is hereby amended by ADDING the following locations:

Intersection	**Stop Sign On**
Holmes Street and Ralph Street	All Four Directions

Section II: This ordinance shall become effective immediately upon final passage and publication as provided by law.

Ordinance#49-25
Ordinance for Introduction:

AN ORDINANCE AMENDING ORDINANCE#38-25, FIXING PERSONNEL POSITIONS, SALARIES, WAGES AND COMPENSATION AMOUNTS AND RATES

Ordinance#50-25
Ordinance for Introduction:

AN ORDINANCE OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 2, SECTION 2-13, OFFICE OF THE TOWNSHIP ATTORNEY

Ordinance#51-25
Ordinance for Introduction:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, NEW JERSEY, CHAPTER 8-16, ENTITLED HANDICAPPED PARKING SPACES

Ordinance#52-25
Ordinance for Introduction:

AN ORDINANCE AMENDING CHAPTER 4, SUBCHAPTER 40-29- FOOD TRUCK, HEALTH AND FIRE SAFETY

Ordinance#53-25
Ordinance for Introduction:

AN ORDINANCE AUTHORIZING EXECUTION OF A FINANCIAL AGREEMENT WITH 740 WASHINGTON AVE, LLC PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ. CONCERNING REAL PROPERTY LOCATED AT 740 WASHINGTON AVE (BLOCK 9406, LOT 11.01)

13. Public Comments:

14. Resolutions:

Consent Agenda:

a.) Resolution#172-2025 Authorizing the Township of Belleville Chief Financial Officer to issue checks in payment of bills from various accounts. (Frank DiMaria)
b.) Resolution#173-2025 Authorizing the Township of Belleville Police Department & Department of Public Works to dispose of certain municipal equipment that is no longer useful and / or have come to the end of their practical terms of services. (Mark Minichini)
c.) Resolution#174-2025 Amending resolution#162-2025 and authorizing the Mayor and Township Clerk to execute revised agreement between the Township of Belleville and Belleville Fire Chief for the period June 1, 2025 through December 31, 2029 (Brian Banda)
d.) Resolution#175-2025 Approving overpayment of taxes to Una Mas Investment, LLC, 725 Joralemon Street, Unit 53, Block: 1002, Lot: 18, C0053 (Mary Cabanillas)
e.) Resolution#176-2025 Approving overpayment of taxes to JCR Benelli, LLC, 632 Washington Avenue, Block: 9101, Lot: 10 (Mary Cabanillas)
f.) Resolution#177-2025 Approving raffle licenses (Albert Cabrera)
g.) Resolution#178-2025 Approving overpayment of taxes to the named individuals (various) (Mary Cabanillas)
h.) Resolution#179-2025 Authorizing member participation in the Educational Cooperative Pricing System (Frank DiMaria)
i.) Resolution#180-2025 Authorizing Township engineer to endorse DEP application for the treatment works application (TWA) for 260 Washington Avenue, Block: 8701 Lots:

8.01, 9 and 10 (Belleville Ventures) project consisting of rental apartments and retail space. (Tom Herits)

j.) Resolution#181-2025 Accepting shared service agreement between the Belleville Police Department and the Belleville Board of Education for two (2) resource officers beginning September 1, 2025 to August 31, 2026 (Mark Minichini)

k.) Resolution#182-2025 Authorizing cancelling of 3rd Quater 2025 Taxes for 100% Disabled Veteran - Eduardo Hernandez - 60 Frederick Street & Denzel Jimenez - 482 Joralemon Street (Mary Cabanillas)

l.) Resolution#183-2025 Authorizing tax exemption and refunding on a dwelling house of an approved disabled veteran Jonathan Garrido - 53 Forest St. (Kevin Esposito)

m.) Resolution#184-2025 Proclamation-Jeffrey Toledo-2025 Ecuadorian American Business of the year (Vincent Cozzarelli)

n.) Resolution#185-2025 Proclamation-Carol Flores Quezada-2025 Ecuadorian American student of the year (Vincent Cozzarelli)

o.) Resolution#186-2025 Proclamation-Brenda Liz Ramirez-2025 Honorary Ecuadorian American community leader of the year (Vincent Cozzarelli)

p.) Resolution#187-2025 Adopting an official seal for the Township of Belleville (Brian Banda)

q.) Resolution#188-2025 Authorizing the sale of Township owned property not needed for public use known as Block: 9601, Lot: 35 – located at 85 Ralph Street, by private sale pursuant to N.J.S.A. 40A:12-13(b)(5) (Brian Banda)

r.) Resolution#189-2025 Authorizing the award of a professional service contract pursuant to the fair and open process for tax related legal services to the Law Firm of Inglesino Taylor (Brian Banda)

s.) Resolution#190-2025 Authorizing the award of a professional service contract pursuant to the fair and open process for tax related legal services to the Law Firm of Florio, Kenny Raval, LLP (Brian Banda)

t.) Resolution#191-2025 Authorizing the execution of cost sharing agreement with the New Jersey Department of Transportation, Division of Traffic Engineering, for a highway traffic signal (Dean Donatelli)

u.) Resolution#192-2025 Authorizing the execution of a certificate of completion for property known as 74 Washington Avenue Block: 8503, Lot: 4, and additional Lot 5, 78-102 Washington Avenue Block: 8503, Lot: 6 and additional lots 7, 8, 9 and 10 and 75-77 William Street Block: 8503, Lot: 11 within the 74-102 Washington Avenue redevelopment area (Dean Donatelli)

v.) Resolution#193-2025 Resolution of the Mayor and Council of the Township of Belleville, consenting to the transfer of an ownership interest in 202 Belleville Urban Renewal LLC under the financial agreement relating to the property at 202 Belleville Avenue (Dean Donatelli)

w.) Resolution#194-2025 Authorizing the Township engineer to endorse DEP application for simplified watermain extension permit (SWEP) for the 260 Washington Avenue (Belleville Ventures) project. Project consisting of rental apartments and retail space located at 260 Washington Avenue Block: 8701, Lots: 8.01, 9 and 10 (Tom Herits)

x.) Resolution#195-2025 Authorizing the Township engineer to endorse DEP application for simplified watermain extension permit (SWEP) for the 91 Terry Street project consisting of rental apartments located at 91 Terry Street Block: 8902, Lots: 1, 10 and 11 (Tom Herits)

y.) Resolution#196-2025 Authorizing the Township engineer to endorse DEP application for simplified watermain extension permit (SWEP) for the Sound Development LLC project consisting of rental apartments located at 740 Washington Avenue Block: 9201, Lots: 2 (Tom Herits)

z.) Resolution#197-2025 Designating the corner of Heckel Street and Lawrence Street as "Marie Strumolo Burke Way" in honor of her dedicated service to the community of Belleville (Tracy Muldrow)

aa.) Resolution#198-2025 Approving Fairway Park improvements-change order number 1 (Frank DiMaria)

bb.) Resolution#199-2025 Amending the CY 2025 municipal budget (Frank DiMaria)

cc.) Resolution#200-2025 Adoption of CY municipal budget (Frank DiMaria)

dd.) Resolution#201-2025 Awarding a fair and open contract over $53,000.00, for the installation of the retaining wall, excavation, concrete work and appurtances at 128 Washington Avenue between Murray Paving and Concrete, LLC and the Township of Belleville (Frank DiMaria) **Added**

15. New/Old Business:

- None to report

16. Executive Session:

WHEREAS, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting, and

WHEREAS, the Governing Body of Township of Belleville has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public; and

WHEREAS, the regular meeting of this Governing Body will reconvene;

NOW, THEREFORE, BE IT RESOLVED that the Township of Belleville will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12:

Any matter which, by express provision of Federal Law, State Statute or Rule of Court shall be rendered confidential or excluded from discussion in public;

Any matter in which the release of information would impair a right to receive funds from the federal government;

Any matter the disclosure of which constitutes an unwarranted invasion of individual privacy;

Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body;

Any matter involving the purpose, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed;

Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection.

Any investigations of violations or possible violations of the law;

Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party.

Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer;

Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting;

Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility;

Any matter involving the employment, appointment, termination of employment, disciplinary action unless individual in writing requests a public meeting;

Any deliberations of the public body occurring after a public hearing that may result in the imposition of specific civil penalty.

The Executive Session shall be to discuss litigation, negotiations and/or personnel, including but not limited to the following:

Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.

Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of

any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting;

Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility;

Any matter involving the employment, appointment, termination of employment, disciplinary action unless individual in writing requests a public meeting;

Any deliberations of the public body occurring after a public hearing that may result in the imposition of specific civil penalty.

The Executive Session shall be to discuss litigation, negotiations and/or personnel, including but not limited to the following.

- Litigation-Opioid Settlement Op-In"
- Contract negotiations

17. Adjournment:

Note: Public Comments will be limited to five minutes for each Individual.
The next Regular Meeting is scheduled for Tuesday, September 23, 2025, at 6:00 p.m.