Township of Belleville
Mayor and Municipal Council
Regular Meeting
October 28, 2025
6:00 p.m.
Agenda

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. 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.

- Personnel Matters

6. Work Session/Council Discussions:
   Councilman Velez:
   a.) E-Bike/E-Scooter Safety

   Brian Banda:
   a.) Senior Building kitchen renovations

7. Report of the Manager:

8. Report of the Mayor:

9. Approval of Minutes:

- August 23, 2025-Regular Meeting
- September 23, 2025 – Regular Meeting
- October 15, 2025 – Special Meeting

10. Communications:
a.) Mayor Michael Melham's letter to the members of NJ-DCA Affordable Housing trust Fund 2026 Grand Committee in support of the AD Properties LLC project
b.) Mayor Michael Melham's exercising his Mayoral right to re-appoint Deputy Chief Gerard Corbo as the OEM Coordinator for the Township of Belleville, pursuant to N.J.S.A. App.A:9-40.1. The term is from January 1, 2025 to December 31, 2028
c.) RFP's and RFQ's - 1st occasion results of October 14, 2025

11. Ordinances:

Ordinance#55-25
Ordinance for Possible Adoption:

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

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

Ordinance#56-25
Ordinance for Possible Adoption:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, PARKING METERS, CHAPTER 9-1.3, TIME LIMIT ON ALL TOWNSHIP MUNICPAL LOTS

Ordinance#57-25
Ordinance for Possible Adoption:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, CHAPTER 8-2C.12, RESIDENTIAL PARKING PERMIT AREAS

Ordinance#58-25
Ordinance for Possible Adoption:

AN ORDINANCE OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, STATE OF NEW JERSEY AMENDING CHAPTER 16 HEALTH, SUBCHAPTER 8 SANITARY CODE, §16-8.26, §16.8.27 AND §16-8.30 OF THE TOWNSHIP CODE

Ordinance#59-25
Ordinance for Possible Adoption:

AN ORDINANCE OF THE TOWNSHIP OF BELLEVILLE AUTHORIZING AND APPROVING THE TERMINATION OF THE REDEVELOPMENT AGREEMENT AND THE FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP OF BELLEVILLE AND 91 TERRY STREET URBAN RENEWAL, LLC

Ordinance#60-25
Ordinance for Possible Adoption:

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

Ordinance#61-25
Ordinance for Possible Adoption:

AN ORDINANCE APPROVING AGREEMENT BETWEEN THE TOWNSHIP OF BELLEVILLE AND 11 FRANKLIN REDEVELOPER URBAN RENEWAL II, LLC UNDER N.J.S.A. 40A:20-1 ET SEQ. (portion of lot 1.05)

Ordinance#62-25
Ordinance for Possible Adoption:

AN ORDINANCE APPROVING AGREEMENT BETWEEN THE TOWNSHIP OF BELLEVILLE AND 11 FRANKLIN REDEVELOPER URBAN RENEWAL I, LLC UNDER N.J.S.A. 40A:20-1 ET SEQ. (portion of lot 1.04)

Ordinance#63-25
Ordinance for Possible Adoption:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY CHAPTER 12-1.3. FEES

Add:

a. 6. Elevator subcode fees shall be 35% of the fee schedule established by the Department of Community Affairs N.J.A.C. 5:23-4.20

Ordinance#64-25
Ordinance for Introduction:

AN ORDINANCE AMENDING CHAPTER XXIII, ZONING, TO IMPLEMENT ORDINANCE AMENDMENTS AS RECOMMENDED IN THE 2018 MASTER PLAN REEXAMINATION REPORT

12. Public Comments:

13. Resolutions:

Consent Agenda:

a.) Resolution#229-2025 Awarding a fair and open contract to White Rock Corp. for kitchen renovations at senior center-125 Franklin Avenue $123,750 (Frank DiMaria)
b.) Resolution#236-2025 Authorizing the Township of Belleville Chief Financial Officer to issue checks in payment of bills from various accounts. (Frank DiMaria)
c.) Resolution#237-2025 Approving raffle licenses (Albert Cabrera)
d.) Resolution#238-2025 Awarding fair & open contract to Phillips Sports LLC- installation of gymnasium & appurtances at Friendly House $182,932.00 (Frank DiMaria)
e.) Resolution#239-2025 Awarding a fair and open contract to Colliers Engineering & Design, Inc., for Greylock Ave. Railroad Crossing concept plan-$25,000. (Frank DiMaria)
f.) Resolution#240-2025 Authorizing the Township of Belleville Municipal Clerk to administer all Legalized Games of Chance licenses for CY 2025 (Albert Cabrera)
g.) Resolution#241-2025 Approving change order #1 and final for Light Rail Pedestrian Safety Projects Phase 1 and 2- NJDOT-SSTT 2022 and 2023-Projects (Frank DiMaria)
h.) Resolution#242-2025 Approving overpayment of taxes to MVJ Enterprises LLC- 55 Watchung Avenue, Block: 2101, Lot:19.01 (Mary Cabanillas)
i.) Resolution#243-2025 Approving a tax refund due to New Jersey State Tax Court Judgments tax appeals to PSE&G Company,161 Passaic Avenue, Block: 4406, Lot: 45, Qualifier T01 and 6-12 Main Street Associates, LLC- 2-14 Main Street, Block:9303, Lot:1 (Mary Cabanillas)
j.) Resolution#244-2025 Proclamation-Dr. James M. Orsini, Jr. (Mayor Melham)
k.) Resolution#245-2025 Resolution to restate and add Roth provisions for an existing deferred compensation plan 20-PD-Equitable-091720 (Frank DiMaria)
l.) Resolution#246-2025 Authorizing tax exemption and refunding on a dwelling house (2-unit 50% exemption permitted) of an approved disabled veteran Hugo F. Ayala -135 DeWitt Avenue, Block: 6901, Lot: 10 (Kevin Esposito)
m.) Resolution#247-2025 Adopting amendments to the Township of Belleville Personnel Policies and Procedures Manual (Brian Banda)
n.) Resolution#248-2025 Resolution rescinding Resolution No. 132-2025 (Brian Banda)
o.) Resolution#249-2025 Appointing Chirag D. Mehta, Esq. as Assistant Township Attorney/Municipal Prosecutor for the Township of Belleville (Brian Banda)
p.) Resolution#250-2025 Approving sale of property 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)
q.) Resolution#251-2025 Awarding fair and open contract over $53,000 to Axon Enterprises, Inc., for acquisition of public safety equipment for the Belleville Police Department (installment 1 of 5) $240,000) (Frank DiMaria)
r.) Resolution#252-2025 Adopting amendment to the Township of Belleville employee handbook (Brian Banda)

s.) Resolution#253-2025 Proclamation-Dr. Leonard Averhoff - Director of Recreation Department (Mayor Melham)
t.) Resolution#254-2025 Proclamation-Urban League of Essex County (Mayor Melham)
u.) Resolution#255-2025 Proclamation- Gustavo Gutierrez-Owner of Cubita Café (Mayor Melham)
v.) Resolution#256-2025Authorizing Township Engineer to endorse the DEP Treatment Works Application and simplified watermain extension permit application (SWEPA) for the 11 Franklin Redevelopment LLC (TULFRA) project consisting of rental apartments, retail and office space located at 11 Franklin Avenue, Block: 2301, Lots: 1.03, and 1.05 (Tom Herits)
w.) Resolution#257-2025 Authorizing Mayor to execute a lease agreement between Norfolk Southern Railway Company (Landlord) and the Township of Belleville (Brian Banda)
x.) Resolution#258-2025 Proclamation-Dominic Grolimond-Eagle Scout (Mayor Melham)
y.) Resolution#259-2025 Proclamation-Jayden Johnson-Eagle Scout (Mayor Melham)
z.) Resolution#260-2025 Proclamation-Omar Edgardo Suarez-Arrow of Light Award (Mayor Melham)
aa.) Resolution#261-2025 Authorizing the appointment of a consulting Professional Planner for Professional Planning and Affordable Housing Services within the Township (Brian Banda)

14. New/Old Business:

Public Hearing:
- 604 Belleville Avenue, POD/Shipping Container

15. Adjournment:

Note: Public Comments will be limited to five minutes for each Individual.
The next Regular Meeting is scheduled for Tuesday, November 25, 2025, at 6:00 p.m.