Township of Belleville
Mayor and Municipal Council
Regular Meeting
December 16, 2025
6:00 p.m.
Amended 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. Work Session/Council Discussions:
Mayor Melham:
a.) Full explanation as to what the Seniors get for $25; What is a Senior Pass? What can Seniors do or participate in if they do not pay the $25
b.) Update on Construction Code software rollout? And update on credit card processing.
c.) Update on telephone line recording
d.) Update on Airbnb Ordinance and enforcement.

Bobby Welter:
a.) Senior Kitchen Proposals
b.) Update on Court Room Temperature Issues

Mark Minichini:
a.) Changes to Police Sick Time mid Contract
b.) Detail on proposed ordinance 68-25 (amending ordinance #3669)

6. Report of the Manager:

7. Report of the Mayor:

8. Approval of Minutes:

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9. Communications:
a.) Clerk's Office issued Raffle Licenses
b.) RFP result for Animal Control Services – second occasion
c.) DCA – Financial Disclosure Statement Enforcement
d.) Mayor Melham's "Mayoral Medals of Achievement" - Lady Buc's Volleyball - State Sectional Semifinalists - Medals #112 to 131.
e.) Mayor Melham's "Mayoral Medals of Achievement" - Greater Essex Softball League 12U - Platinum Championship for Fall 2025 - Medals #132 to 143.

10. Ordinances:

Ordinance#66-25
Ordinance for Possible Adoption:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-6A, STOP SIGN INTERSECTION DESIGNATED

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

Intersection	**Stop Sign On**
Mill St. / Montgomery St.	SE corner Mill St. / Montgomery St.

Ordinance#67-25
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

Section I: that section 8, schedule 16 of the entitled ordinance, is hereby amended by ADDING the following locations to be designated as a restricted parking space for use by the person who has been issued an identification card or special handicapped plates by the Division of Motor Vehicles. The following locations will expire one year after installation, pending re-evaluation of handicapped parking space request and confirmation of necessary credentials.

STREET	SIDE	LOCATION
132 Franklin Street	West	Beginning at a point 25 feet north of the N/W apex of Franklin Street and Magnolia Street and continuing to a point 22 feet north thereof;

Ordinance#68-25
Ordinance for Possible Adoption:

ORDINANCE AMENDING ORDINANCE#3669 CHAPTER 2, ADMINISTRATION PART 1, ADMINISTRATIVE CODE § 2-10C. RULES AND REGULATIONS GOVERNING EMPLOYMENT OF POLICE OFFICERS IN EXTRA DUTY CAPACITY.

Ordinance#69-25
Ordinance for Possible Adoption:

ORDINANCE AMENDING CHAPTER 3 POLICE REGULATIONS SECTION 5 NOISE CONTROL SUBSECTION 6 RESTRICTED USES AND ACTIVITIES

Ordinance#70-25
Ordinance for Possible Adoption:

ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF THE TOWNSHIP OF BELLEVILLE "POLICE REGULATIONS" TO ADD SUBSECTION 3-50 "VEHICLE IDLING"

Ordinance#71-25
Ordinance for Possible Adoption:

ORDINANCE AMENDING CHAPTER 3 "POLICE REGULATION" AND CHAPTER 4 "LICENSING" OF THE CODE OF THE TOWNSHIP OF BELLEVILLE TO MODIFY BUSINESS HOURS OF OPERATION

Ordinance#72-25
Ordinance for Introduction:

AN ORDINANCE AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-2C, RESIDENTIAL PARKING PERMITS AREAS

Ordinance#73-25
Ordinance for Introduction:

AN ORDINANCE AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-6A, STOP SIGN INTERSECTION DESIGNATED

11. Public Comments:

12. Resolutions:

Consent Agenda:

a.) Resolution#288-2025 Authorizing the Township of Belleville Chief Financial Officer to issue checks in payment of bills from various accounts. (Frank DiMaria)
b.) Resolution#289-2025 Designating the times, dates and location of work sessions and regular meetings of the Mayor and Municipal Council of the Township of Belleville, Essex County, New Jersey Pursuant to "Open Public Meetings Law" P.L. 1975, Chapter 231 (Albert Cabrera)
c.) Resolution#290-2025 Authorizing the Township of Belleville Municipal Clerk to administer all Legalized Games of Chance Licenses for calendar year 2026 (Albert Cabrera)
d.) Resolution#291-2025 Authorizing cancelling of 4th Quarter taxes for 100% Disabled Veteran Jonathan Garrido and Johan Matril (Mary Cabanillas)
e.) Resolution#292-2025 Appointing William G. Villano as the Public Agency Compliance Officer (PACO) pursuant to N.J.A.C. 17:27-3.3 (Frank DiMaria)
f.) Resolution#293-2025 Approving the 2026 holiday scheduled for the Township of Belleville, Essex County, New Jersey (Brian Banda)
g.) Resolution#294-2025 Authorizing execution of an assignment and assumption, modification and consent to transfer of redevelopment agreement with Premier Developers, LLC and 81 Stephens Street, LLC, for redevelopment of certain property in the Township (Dean Donatelli)

13. New/Old Business:

a.) Resolution#295-2025 Authorizing submission to obtain a grant from Department of Community Affairs (DCA) for 2026 Flood Mitigation and remediation on Main Street (Brian Bnada)

b.) Resolution#296-2025 Authorizing submission to obtain a grant from Department of Community Affairs (DCA) for 2026 Improve the Mill Street Park Greenway (Brian Bnada)

c.) Resolution#297-2025 Authorizing submission to obtain a grant from Department of Community Affairs (DCA) for 2026 Recreational Improvements to Municipal Park Complex (Brian Bnada)

14. 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.

- Contract Negotiation City Homes at Essex Park"
- Personnel Matters

15. Adjournment:

Note: Public Comments will be limited to five minutes for each Individual.
The next Regular Meeting is scheduled for Wednesday, January 14, 2026, at 12:30 p.m.