Township of Belleville
Mayor and Municipal Council
Work Session
January 14, 2026
12:30 p.m.
Amended Agenda
Revision#1

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 Friday, January 9, 2026, edition of the 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.) Summer Camp Expenses and Staffing

Brian Banda

a.) Rent Control Ordinance Update (to be presented by Will Villano)

b.) Administrative Code updates - Managers Office, Finance and Code Department (department of planning and development)
c.) Parking Permits
d.) Salary Ordinance - director of code
e.) 5 Year Tax Abatement Program Changes

Councilmember Cozzarelli

a.) Public Mural Review by Historic Preservation Committee
b.) Loading Zone in front of Little Zion Church, 154 Stephens Street

6. Report of the Manager:

7. Report of the Mayor:

8. Approval of Minutes:

- None to Report

9. Communications:

- None to Report

10. Ordinances:

Ordinance#01-26
Ordinance for Introduction:

An Ordinance to amend the revised general ordinances of the Township of Belleville, Chapter 8-8, designated Loading Zones

11. Public Comments:

12. Resolutions:

Consent Agenda:

a.) Resolution#001-2026 ASSIGNING PRIORITIES FOR SUBMISSIONS OF THE FY 2026 (Brian Banda)

b.) Resolution#002-2026 AUTHORIZING TAX EXEMPTION AND REFUNDING ON A DWELLING HOUSE OF AN APPROVED DISABLED VETERAN (Kevin Esposito)
c.) Resolution#003-2026 Proclamation-Sister Cities (Deputy Mayor, De Peña)
d.) Resolution#004-2026 A RESOLUTION OF THE TOWNSHIP OF BELLEVILLE AUTHORIZING THE DEPARTMENT OF PUBLIC WORKS TO INSTALL SIGNS SUPPLIED BY THE BELLEVILLE CHAPTER OF UNICO AT DESIGNATED LOCATIONS WITHIN THE TOWNSHIP (Steve Martino)
e.) Resolution#005-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR AUDITING SERVICES TO SAMUEL KLEIN & COMPANY, LLP (Frank DiMaria)
f.) Resolution#006-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR BOND COUNSEL TO ROGUT MCCARTHY LLC (Frank DiMaria)
g.) Resolution#007-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR BOND COUNSEL TO MS&B (Frank DiMaria)
h.) Resolution#008-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR COMPUTER SERVICES TO JCT SOLUTIONS (Frank DiMaria)
i.) Resolution#009-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR ENGINEERING SERVICES TO FASTECH (Frank DiMaria)
j.) Resolution#010-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR ENGINEERING SERVICES TO BRIGHT VIEW ENGINEERING (Frank DiMaria)
k.) Resolution#011-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR ENGINEERING SERVICES TO REMINGTON & VERNICK ENGINEERS (Frank DiMaria)
l.) Resolution#012-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR ENGINEERING SERVICES TO CME ASSOCIATES (Frank DiMaria)
m.) Resolution#013-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR ENGINEERING SERVICES TO COLLIERS ENGINEERING & DESIGN (Frank DiMaria)
n.) Resolution#014-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR ENGINEERING SERVICES TO NEGLIA ENGINEERING (Frank DiMaria)
o.) Resolution#015-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR FINANCIAL ADVISORY SERVICES TO NW FINANCIAL GROUP, LLC (Frank DiMaria)
p.) Resolution#016-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR FINANCIAL ADVISORY SERVICES TO PHOENIX ADVISORS (Frank DiMaria)

q.) Resolution#017-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR FINANCIAL ADVISORY SERVICES TO ACACIA FINANCIAL GROUP (Frank DiMaria)

r.) Resolution#018-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR GENERAL COUNSEL SERVICES TO PEARCE LAW (Frank DiMaria)

s.) Resolution#019-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR GENERAL COUNSEL SERVICES TO DIPISA & LAGO (Frank DiMaria)

t.) Resolution#020-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR GENERAL COUNSEL SERVICES TO ALOIA LAW FIRM (Frank DiMaria)

u.) Resolution#021-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR GRANT COUNSEL SERVICES TO THE AUBREY GROUP (Frank DiMaria)

v.) Resolution#022-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR GRANT COUNSEL SERVICES TO MILLENNIUM STRATEGIES (Frank DiMaria)

w.) Resolution#023-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR HEALTH ADMINISTRATOR TO ALAMO (Frank DiMaria)

x.) Resolution#024-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR HEALTH ADMINISTRATOR TO IMAC (Frank DiMaria)

y.) Resolution#025-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR INSURANCE BROKER SERVICES TO ALAMO (Frank DiMaria)

z.) Resolution#026-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR INSURANCE BROKER SERVICES TO IMAC (Frank DiMaria)

aa.) Resolution#027-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR LABOR COUNSEL SERVICES TO PEARCE LAW (Frank DiMaria)

bb.) Resolution#028-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR LABOR COUNSEL SERVICES TO DIPISA & LAGO, LLC (Frank DiMaria)

cc.) Resolution#029-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR LABOR COUNSEL SERVICES TO ERIC M. BERNSTEIN & ASSOCIATES (Frank DiMaria)

dd.) Resolution#030-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR PUBLIC INFORMATION CONSULTING SERVICES JAFFE COMMUNICATIONS (Frank DiMaria)

ee.)Resolution#031-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR PLANNING SERVICES TO CME ASSOCIATES (Frank DiMaria)

ff.)Resolution#032-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR PLANNING SERVICES TO HGA (Frank DiMaria)

gg.)Resolution#033-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR PLANNING SERVICES TO NEGLIA ENGINEERING (Frank DiMaria)

hh.)Resolution#034-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR PLANNING SERVICES TO PAPAROZZI ASSOCIATES INC (Frank DiMaria)

ii.)Resolution#035-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR PLANNING SERVICES TO DOUGHERTY PLANNING & DEVELOPMENT (Frank DiMaria)

jj.)Resolution#036-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR COMMERCIAL REAL ESTATE APPRAISAL TO HENDRICKS APPRAISAL COMPANY LLC (Frank DiMaria)

kk.)Resolution#037-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR RESIDENTIAL REAL ESTATE APPRAISAL TO HENDRICKS (Frank DiMaria)

ll.)Resolution#038-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR REDEVELOPMENT CONSULTING SERVICES TO DEAN J. DONATELLI, LLC (Frank DiMaria)

mm.)Resolution#039-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR REDEVELOPMENT CONSULTING SERVICES TO NW FINANCIAL SERVICES (Frank DiMaria)

nn.)Resolution#040-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR RISK MANAGEMENT TO ALAMO (Frank DiMaria)

oo.)Resolution#041-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR RISK MANAGEMENT TO IMAC (Frank DiMaria)

pp.)Resolution#042-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR SURVEYING SERVICES TO CME ASSOCIATES (Frank DiMaria)

qq.)Resolution#043-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR SURVEYING SERVICES TO PAPAROZZI ASSOCIATES (Frank DiMaria)

rr.)Resolution#044-2026 AWARDING A PROFESSIONAL SERVICE CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS FOR SURVEYING SERVICES TO NEGLIA ENGINEERING (Frank DiMaria)

ss.)Resolution#045-2026 AUTHORIZING MUNICIPAL DEPOSITORIES (Frank DiMaria)

tt.)Resolution#046-2026 AUTHORIZING THE CHIEF FINANCIAL OFFICER TO PAY BILLS AND CONDUCT FINANCIAL MATTERS AS DEEMED NECESSARY BETWEEN MEETINGS (Frank DiMaria)
uu.)Resolution#047-2026 APPOINTING A MUNICIPAL HOUSING LIAISON PURSUANT TO THE FAIR HOUSING ACT (Frank DiMaria)
vv.)Resolution#048-2026 RESOLUTION ESTABLISHING A NEW PETTY CASH FUND POLICE CHIEF (Frank DiMaria)
ww.)Resolution#049-2026 A RESOLUTION ESTABLISHING A NEW PETTY CASH FUND TAX COLLECTOR (Frank DiMaria)
xx.)Resolution#050-2026 APPOINTING WILLIE G. VILLANO AS PUBLIC AGENCY COMPLIANCE OFFICER (Frank DiMaria)
yy.)Resolution#051-2026 EAGLE SCOUT-GEORGE MEKHAIL(Mayor Melham)
zz.)Resolution#052-2026 EAGLE SCOUT-JINA AZIZ(Mayor Melham)
aaa.)Resolution#053-2026 EAGLE SCOUT-MARIA BENIAMIEN(Mayor Melham)
bbb.)Resolution#054-2026 EAGLE SCOUT-MARIA HABIB(Mayor Melham)
ccc.)Resolution#055-2026 EAGLE SCOUT-MARK HANNA(Mayor Melham)
ddd.)Resolution#056-2026 EAGLE SCOUT-MICHAEL BASSILY(Mayor Melham)
eee.)Resolution#057-2026 EAGLE SCOUT-SAMUEL HABIB(Mayor Melham)
fff.) Resolution#058-2026 APPOINTING TOM HERITS AS THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM REPRESENTATIVE FOR CALENDAR YEAR 2026(Brian Banda)
ggg.) AUTHORIZING THE TOWNSHIP ENGINEER TO ENDORSE THE DEP TREATMENT WORKS APPLICATION AND THE SIMPLIFIED WATERMAIN EXTENSION(Tom Herits)

13. New Business:

- None to Report

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.

- Personnel Matters

15. Adjournment:

Note: Public Comments will be limited to five minutes for each Individual.
The next Regular Meeting is scheduled for Tuesday, January 27, 2026 at 6:00 p.m.