Township of Belleville
Mayor and Municipal Council
Work Session Meeting
Wednesday, February 11, 2026
12:30 p.m.
Amended Agenda

1. Call to Order:

2. Roll Call:

3. Pledge of Allegiance

4. Sunshine Notice:

   a. 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.

   b. (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:
   - Dean Donatelli

   To discuss the following ordinances for introduction: Ordinances 05-26, 06-26, 07-26 and 08-26.
   - Robert Welter

   To discuss snow plowing plan and answer any questions.
   - Police Chief Mark Minichini

   To discuss Ordinance #09-26 being introduced

6. Report of the Manager:

7. Report of the Mayor:

8. Approval of Minutes:
   - **None to report**

9. Communications:

10. Ordinances:

Ordinance #05-26
Ordinances for Introduction

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 #06-26
Ordinances for Introduction

ORDINANCE OF THE TOWNSHIP OF BELLEVILLE APPROVING AMENDMENTS TO DEVELOPMENT FEE REGULATIONS OF THE AFFORDABLE HOUSING ORDINANCE OF THE TOWNSHIP OF BELLEVILLE IN ACCORDANCE WITH THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS

Ordinance #07-26
Ordinances for Introduction

ORDINANCE OF THE TOWNSHIP OF BELLEVILLE APPROVING AMENDMENTS TO MUNICIPAL HOUSING LIAISON AND ADMINISTRATIVE AGENT PROVISIONS OF THE AFFORDABLE HOUSING ORDINANCE OF THE TOWNSHIP OF BELLEVILLE IN ACCORDANCE WITH THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS

Ordinance #08-26
Ordinances for Introduction

AN ORDINANCE OF THE TOWNSHIP OF BELLEVILLE IMPLEMENTING A REHABILITATION PROGRAM IN ACCORDANCE WITH THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS

Ordinance #09-26
Ordinances for Introduction

AN ORDINANCE AMENDING CHAPTER 2-ADMINISTRATION OF THE TOWNSHIP OF BELLEVILLE CODE

Ordinances for Public Hearing and Second and Final Reading:

- **NONE TO REPORT**

10. Public Comments:

11. Resolutions:

Consent Agenda:

a) Resolution #77-2026, RESOLUTION TO APPROVE TAX OVERPAYMENT REFUND. (Mary Cabanilla)

b) Resolution #78-2026, RESOLUTION OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, ENGAGING AN ADMINISTRATIVE AGENT PURSUANT TO THE FAIR HOUSING ACT, AS AMENDED. (Dean Donatelli)

c) Resolution #79-2026, RESOLUTION OF THE TOWN OF BELLEVILLE, COUNTY OF ESSEX, ADOPTING AN OPERATING MANUAL FOR THE ADMINISTRATION OF RENTAL AND FOR-SALE UNITS UNDER THE TOWNSHIP'S REHABILITATION/HOME IMPROVEMENT PROGRAM. (Dean Donatelli)

12. New Business

- **None to Report**

13. Adjournment.

Note: Public Comment will be limited to five minutes per person.

The next Regular Meeting is scheduled for Tuesday, February 24, 2026 at 6:00 p.m.