Township of Belleville
Mayor and Municipal Council
Regular Meeting
Tuesday, February 24, 2026
6:00 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. Proclamations Presented:
   a) Noel Lehanan, 2026 Deputy Grand Marshal.
   b) Brandon Griffitt, 2026 Firefighter of the Year.
   c) Steve Blank, 2026 Grand Marshal.
   d) Victoria Kealy, 2026 Parade Queen.
   e) Katherine Bennett, 2026 Member of the Year.

6. Work Session/Council Discussions:
   Councilman Graziano
   a) Council meeting twice a month, this conversation is a continuation from last meeting.
   b) Discuss possible resolution on what content gets posted on our website.
   c) Discuss possible resolution on what gets printed on town calendars.
   d) Discuss using our teams phone number for calling into meetings.

   Councilman Velez
   a) Fairway Park Update
   b) No Left Turn Sign Exiting Wendy's on Franklin Ave

   Township Manager Banda
   a) Proposal to amend Chapter 12 Building and Housing
   b) Create Ordinance requiring need of resale certificate for commercial buildings.
   c) Training Captain for the Fire Department.
   d) Discuss the Municipal Stadium Grandstand Improvements

7. Report of the Manager:

8. Report of the Mayor:

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

10. Communications:
   a) Issuance of Raffle Licenses by the Municipal Clerk's Office
   b) Planning Board Attorney Joseph R. Mariniello submits letter to report to the Mayor and Council in accordance with N.J.S.A 40A:12A-7(e) for its review in considering adoption of the proposed Redevelopment Plan.

10.Ordinances:

Ordinance #72-25
Ordinance for Introduction

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

Ordinance #10-26
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 #11-26
Ordinances for Introduction

AN ORDINANCE AMENDING CHAPTER 40, ENTITLED "FEES".

Ordinance #12-26
Ordinance for Introduction

ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY AMENDING THE BELLEVILLE TOWNSHIP CODE RELATING TO THE TAX ABATEMENT PROGRAM PURSUANT TO THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1 ET SEQ.

Ordinances for Public Hearing and Second and Final Reading:

Ordinance #01-26

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

Ordinance #02-26

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

Ordinance #03-26

AN ORDINANCE FIXING PERSONNEL POSITIONS, SALARIES, WAGES AND COMPENSATION AMOUNTS AND RATES.

Ordinance #04-26

ORDINANCE TO AMEND CHAPTER 12, SECTION 12 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF BELLEVILLE, ENTITLED "RENT LEVELING BOARD".

Ordinance #05-26

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

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

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

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

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

11. Public Comments:

12. Resolutions:

Consent Agenda:

a) Resolution #80-2026, AUTHORIZING THE TOWNSHIP CHIEF FINANCIAL OFFICER TO ISSUE CHECKS IN PAYMENTS OF BILLS FROM VARIOUS ACCOUNTS (Frank DiMaria)
b) Resolution #81-2026, RESOLUTION AUTHORIZING THE TOWNSHIP OF BELLEVILLE TO ACCEPT A GRANT FROM THE STATE OF NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL, IN THE AMOUNT OF $45,150.00, UNDER THE SAFE AND SECURE COMMUNITIES PROGRAM GRANT NO. 26-0701 WITH A MATCH FRINGE BENEFITS OF $134,358.00, FOR A TOTAL PROJECT COST OF $179,508.00, AND AUTHORIZING THE MAYOR OF THE TOWNSHIP OF BELLEVILLE TO EXECUTE DOCUMENTS IN CONNECTION WITH GRANT. (Mark Minichini)
c) Resolution #82-2026, RESOLUTION AUTHORIZING TAX OVERPAYMENT REFUND DUE TO TAX COURT JUDGEMENT. (Mary Cabanillas)
d) Resolution #83-2026, RESOLUTION AUTHORIZING REFUND OF 1ST QTR. 2026 TAXES FOR 100% DISABLED VETERANS. (Mary Cabanillas)
e) Resolution #84-2026, A RESOLUTION AUTHORIZING BELLEVILLE UNICO TO USE THE BELLEVILLE SENIOR BUILDING FOR A POCKET BINGO FUNDRAISER. (Steven Martino)
f) Resolution #85-2026, RESOLUTION AUTHORIZING TAX OVERPAYMENT REFUND TO CORELOGIC,1ST QTR. FOR 2026. (Mary Cabanillas)
g) Resolution #86-2026, RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING $5,000,000 WATER UTILITY BONDS, SERIES 2026, OF THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, NEW JERSEY, AND PROVIDING FOR THEIR SALE TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY PURSUANT TO THE SFY 2026 NEW JERSEY WATER BANK ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM. (Frank DiMaria)
h) Resolution #87-2026, RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF THE LOAN AGREEMENTS TO BE EXECUTED BY THE TOWNSHIP OF BELLEVILLE AND EACH OF THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT, ALL PURSUANT TO THE SFY

2026 NEW JERSEY WATER BANK ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM. (Frank DiMaria)

i) Resolution #88-2026, PROCLAMATION - HONORING "DR. ELAINE MARGARITA MENDEZ" AS A DISTINGUISH DOMINICAN EDUCATOR OF THE YEAR 2026. (Naomy DePeña)
j) Resolution #89-2026, PROCLAMATION - HONORING "MARTHA RODRIGUEZ" AS THE DOMINICAN COMMUNITY LEADER OF THE YEAR 2026. (Naomy DePeña)
k) Resolution #90-2026, PROCLAMATION – HONORING "MI TIERRA RESTAURANT" AS THE DOMINICAN BUSINESS OF THE YEAR 2026. (Naomy DePeña)
l) Resolution #91-2026, PROCLAMATION - RECOGNITION OF THE NEW JERSEY DOMINICAN OFFICERS ORGANIZATION. (Naomy DePeña)
m) Resolution #92-2026, PROCLAMATION - HONORING NOEL LENAHAN AS THE 2026 DEPUTY GRAND MARSHAL. (Vincent Cozzarelli)
n) Resolution #93-2026, PROCLAMATION - HONORING BRANDON GRIFFITT AS THE 2026 FIREFIGHTER OF THE YEAR. (Vincent Cozzarelli)
o) Resolution #94-2026, PROCLAMATION - HONORING STEVE BLANK AS THE 2026 GRAND MARSHAL. (Vincent Cozzarelli)
p) Resolution #95-2026, PROCLAMATION - HONORING VICTORIA KEALY AS THE 2026 PARADE QUEEN. (Vincent Cozzarelli)
q) Resolution #96-2026, PROCLAMATION - HONORING KATHERINE BENNETT AS THE 2026 MEMBER OF THE YEAR. (Vincent Cozzarelli)
r) Resolution #97-2026, PROCLAMATION - RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWNSHIP OF BELLEVILLE AND THE COUNTY OF ESSEX FOR THE INSTALLATION AND MAINTENANCE OF SURVEILLANCE CAMERAS EQUIPMENT ON THE TRAFFIC SIGNALS AND RIGHTS OF WAY BELONGING TO THE COUNTY OF ESSEX (Mark Minichini)
s) Resolution #98-2026, RESOLUTION AUTHORIZING PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE FROM BELLEVILLE LODGE OF ELKS 1123, INC. TO GMC BELLEVILLE HOLDINGS, LLC. (POCKET LICENSE) (Jacky Guaman)
t) Resolution #99-2026, RESOLUTION APPROVING A REPLACEMENT CONTRACTOR FOR A FAIR AND OPEN CONTRACT OVER $53,000.00 FOR THE INSTALLATION OF GYMNASIUM FLOOR AND APPURTANCES AT THE BELLEVILLE RECREATION FRIENDLY HOUSE TO ENDURANCE SPORTS FLOORS LLC $191,932.00. (Frank DiMaria)
u) Resolution #100-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR AMBULANCE ADMINISTRATIVE AND EMS BILLING SERVICES TO CORONIS HEALTH. (Frank DiMaria)

v) Resolution #101-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR ANIMAL CONTROL TO NEW JERSEY HUMANE SOCIETY. (Frank DiMaria)

w) Resolution #102-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR AUTOMOTIVE PARTS AND ACCESSORIES TO PARTS AUTHORITY. (Frank DiMaria)

x) Resolution #103-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR COLLISION REPAIRS AND VEHICLE PAINTING TO KINA AUTO BODY. (Frank DiMaria)

y) Resolution #104-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR DIRT REMOVAL AND DISPOSAL SERVICES TO DT ALLEN CONTRACTING CO. (Frank DiMaria)

z) Resolution #105-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR ELEVATOR SUB-CODE SERVICES TO MUNICIPAL INSPECTION CORP. (Frank DiMaria)

aa) Resolution #106-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR FOOR MATS SERVICES TO CLEAN MATS FLOOR MATS AND UNIFORMS. (Frank DiMaria)

bb) Resolution #107-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR HVAC MAINTENANCE SERVICES TO POW/R/SAVE, INC. (Frank DiMaria)

cc) Resolution #108-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR OVERHEAD DOORS REPAIR AND MAINTENANCE SERVICES TO LOMBARDY DOOR SALES AND SERVICE CORP. (Frank DiMaria)

dd) Resolution #109-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR PEST/RODENT CONTROL SERVICES TO ULTRA PRO. (Frank DiMaria)

ee) Resolution #110-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR TREE TRIMMING AND REMOVAL SERVICES TO DOWNES TREE SERVICE. (Frank DiMaria)

ff) Resolution #111-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR VEGETATIVE WASTE REMOVAL SERVICES TO DT ALLEN CONTRACTING CO. INC. (Frank DiMaria)

gg) Resolution #112-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR WATER SUPPLIES SERVICES TO CORE AND MAIN. (Frank DiMaria)

hh) Resolution #113-2026, A RESOLUTION OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, ADOPTING A FOURTH ROUND SPENDING PLAN. (Brian Banda)

ii) Resolution #114-2026, RESOLUTION AUTHORIZING TO EXECUTE A GRANT AGREEMENT WITH THE STATE OF NEW JERSEY HISTORIC PRESERVATION. (Brian Banda)

13. New Business

a) Resolution #115-2026, RESOLUTION FOR SUPPLEMENTAL FUNDING REQUEST FROM THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM. (Brian Banda)

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:

- Contract Negotiation Essex Park

15. Adjournment.

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

The next Work Session Meeting is scheduled for Wednesday, March 11, 2026 at 12:30 p.m.