Township of Belleville
Mayor and Municipal Council
Regular Council Meeting
Tuesday, May 26, 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 in the January 9, 2026 Star-Ledger. An annual meeting notice resolution was adopted, forwarded to the press, posted, and filed with the Municipal Clerk, establishing the date, time, and place of all meetings. 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. Proclamation Presented:
   a) National Publics Works Week
   b) Honoring Banita Smith and Recognizing ALS Awareness Month.
   c) Honoring Belleville Crew Team Members Amanda Besterci and Camila Sotomayor.

6. Work Session/Council Discussions:
   Brian Banda-Township Manager
   a) Discuss Mr. Gregory's request for access to his yard through township property.
   b) Discuss garbage collection current and new contract.

Nick DeAngelis-Code Enforcement

a) Discuss creating an ordinance for all billboards within the Township.
b) Discuss rent roster ordinance.

Councilwoman Guardabasco

a) Discuss parking meters

Councilwoman DePeña

a) Frank Acuna and the United American Veterans League - Request for reduced or free use of Municipal Stadium turf field for a season's worth of games (unknown dates and times)

7. Report of the Manager:

8. Report of the Mayor:

9. Approval of Minutes:
   - December Pending (David Arce)
   - January 14, 2026 (David Arce)
   - January 27, 2026 (David Arce)
   - April 28,2026 (Clerk Guaman)

10. Communications:
   a) Letter sent to Governor Mikie Sherill from Mayor Melham "Request for State Emergency Declaration and Assistance for the Township of Belleville".
   b) Letter from St. Anthony's church requesting permission to have a Police Sound car escort.
   c) Letter from St. Anthony's church requesting to wave all vendor fees for their Annual St. Anthony's festival.
   d) Email received from Jonafer Press to host a block party to celebrate Juneteenth on June 20, 2026.

11. **Ordinances:**

Ordinance #26-26
Ordinance for Introduction

AN ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF THE TOWNSHIP OF BELLEVILLE, ENTITLED "POLICE REGULATIONS," TO MODIFY HOURS OF OPERATION FOR CERTAIN BUSINESSES AND TO ESTABLISH REQUIREMENTS FOR TWENTY-FOUR-HOUR OPERATION OF FULL-SERVICE HEALTH CLUBS AND GYMS.

Ordinance #27-26

Ordinance for Introduction

ORDINANCE AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION IN THE AMOUNT OF $1,500,000 FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REVALUATION OF REAL PROPERTY IN AND BY THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, NEW JERSEY.

Ordinance #28-26

Ordinance for Introduction

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE II, § 2-13 ET SEQ. OF THE CODE OF THE TOWNSHIP OF BELLEVILLE TO ESTABLISH A LAW DEPARTMENT.

Ordinance #29-26

Ordinance for Introduction

ORDINANCE AMENDING HOURS OF SALE AND SERVICE OF ALCOHOLIC BEVERAGES.

Ordinance #30-26

Ordinance for Introduction

AN ORDINANCE FIXING PERSONNEL POSITIONS, SALARIES, WAGES AND COMPENSATION AMOUNTS AND RATES-REPEALING ORDINANCE #49-25.

Ordinances for Public Hearing and Second and Final Reading:

Ordinance #18-26

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF VARIOUS WATER SYSTEM IMPROVEMENTS IN, BY AND FOR THE WATER UTILITY OF THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $250,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Ordinance #19-26

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE WATER METER REPLACEMENT PROGRAM IN, BY AND FOR THE WATER UTILITY OF THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $500,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Ordinance #20-26

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE LEAD SERVICE LINE REPLACEMENT PROJECT (PHASE II) IN, BY AND FOR THE WATER UTILITY OF THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $5,000,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Ordinance #21-26

BOND ORDINANCE TO AUTHORIZE VARIOUS IMPROVEMENTS TO MUNICIPAL FACILITIES IN, BY AND FOR THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $500,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Ordinance #22-26

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF SANITARY SEWER SYSTEM IMPROVEMENTS AT VARIOUS LOCATIONS IN, BY AND FOR THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $250,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Ordinance #23-26

BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY FOR THE USE OF VARIOUS TOWNSHIP DEPARTMENTS, OFFICES AND AGENCIES IN, BY AND FOR THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $500,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Ordinance #24-26

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE 2026 ROAD RECONSTRUCTION AND CURB AND SIDEWALK REPLACEMENT PROGRAM (LOCAL) IN, BY AND FOR THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $500,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Ordinance #25-26

CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK. (N.J.S.A. 40A: 4-45.14)

12. Public Comments:

13. **Resolutions:**
Consent Agenda:

a) **Resolution #161-2026,** RESOLUTION AUTHORIZING THE TOWNSHIP CHIEF FINANCIAL OFFICER TO ISSUE CHECK IN PAYMENTS OF BILLS FROM VARIOUS ACCOUNTS. (Frank DiMaria)
b) **Resolution #162-2026,** RESOLUTION AWARDING A CONTRACT FOR THE 2025 WATERMAIN AND LEAD SERVICE REPLACEMENT, CHARLES AND CENTER STREETS, FY 2024 AND FY 2025 CDBG PROJECTS. (T.Herits)
c) **Resolution #163-2026,** RESOLUTION RELEASING THE PERFORMANCE BOND OF STARBUCKS. (T. Herits)
d) **Resolution #164-2026,** RESOLUTION AUTHORIZING REFUND OF OVERPAID WATER CHARGES - RISING PROPERTIES, LLC - 129 WASHINGTON AVENUE. (M. Cabanillas)
e) **Resolution #165-2026,** RESOLUTION AUTHORIZING THE REFUND OF 2026 SECOND QUARTER PROPERTY TAX OVERPAYMENTS TO CORELOGIC TAX FOR VARIOUS PROPERTIES IN THE TOWNSHIP OF BELLEVILLE. (M. Cabanillas)
f) **Resolution #166-2026,** RESOLUTION AUTHORIZING THE TOWNSHIP OF BELLEVILLE TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994 C.72. (F. DiMaria)
g) **Resolution #167-2026,** RESOLUTION PROVIDING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE 2026 TEMPORARY MUNICIPAL BUDGET.(F.DiMaria)
h) **Resolution #168-2026,** RESOLUTION AUTHORIZING THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, STATE OF NEW JERSEY, TO AWARD THE CONTRACT FOR THE TOWNSHIP-WIDE PROPERTY TAX REVALUATION SERVICES TO PROFESSIONAL PROPERTY APPRAISERS, INC. IN ACCORDANCE WITH THE LOCAL PUBLIC CONTRACTS LAWS. (F. DiMaria)
i) **Resolution #169-2026,** RESOLUTION AUTHORIZING THE APPLICATION FOR APPROVAL OF A SPECIAL EMERGENCY APPROPRIATION FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REVALUATION OF REAL PROPERTY IN THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, STATE OF NEW JERSEY. (F. DiMaria)
j) **Resolution #170-2026,** AUTHORIZING THE TOWNSHIP ATTORNEY TO ADVISE AFFORDABLE CARTAGE, LLC THAT THE TOWNSHIP OF

BELLEVILLE IS EXERCISING THE FIRST ONE-YEAR OPTION TO RENEW THE SOLID WASTE AND RECYCLING COLLECTION SERVICE AGREEMENT. F. DiMaria)

k) **Resolution #171-2026,** RESOLUTION AUTHORIZING THE REFUND OF A 2026, 2nd QTR PROPERTY TAX OVERPAYMENT TO LERETA FOR BLOCK 1306, LOT 10, 188 HECKEL STREET, BELLEVILLE, NEW JERSEY. (M. Cabanillas)

l) **Resolution #172-2026,** A RESOLUTION URGING THE NEW JERSEY STATE LEGISLATURE AND GOVERNOR TO REPEAL THE GAS TAX ESCALATOR AND RESTORE ACCOUNTABILITY TO FUEL TAX INCREASES. (Mayor Melham)

m) **Resolution #173-2026,** PROCLAMATION - RECOGNITION OF ALS AWARENESS MONTH IN HONOR OF BANITA SMITH. (Mayor Melham)

n) **Resolution #174-2026,** PROCLAMATION - NATIONAL PUBLIC WORKS WEEK MAY 17-23-2026 "ROOTED IN SERVICE, POWERED BY COMMUNITY". (Mayor Melham)

o) **Resolution #175-2026,** RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BELLEVILLE SUPPORTING COMPANION LEGISLATION, ASSEMBLY BILL NO. 1950 (1R) AND SENATE BILL NO. 2884, TO ADVANCE THE POLICY OBJECTIVE OF IMPROVING HOSPITAL SEPSIS RECOGNITION, TREATMENT, AND QUALITY IMPROVEMENT. (Mayor Melham)

p) **Resolution #176-2026,** RESOLUTION AUTHORIZING TAX EXEMPTION AND REFUNDING ON A DWELLING HOUSE OF AN APPROVED DISABLED VETERAN YOBANY FLORES RIVAS. (K. Esposito)

q) **Resolution #177-2026,** RESOLUTION AUTHORIZING TAX EXEMPTION AND REFUNDING ON A DWELLING HOUSE OF AN APPROVED DISABLED VETERAN FREDDY A. BELTRAN. (K. Esposito)

r) **Resolution #178-2026,** RESOLUTION AUTHORIZING TAX EXEMPTION AND REFUNDING ON A DWELLING HOUSE OF AN APPROVED DISABLED VETERAN NICHOLAS J. FABBRICATORE. (K. Esposito)

s) **Resolution #179-2026,** A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BELLEVILLE AUTHORIZING THE TOWNSHIP MANAGER TO EXECUTE A LETTER OF SUPPORT FOR THE EZ RIDE SILVER LAKE SHUTTLE PROPOSAL (B. Banda)

t) **Resolution #180-2026** RESOLUTION ESTABLISHING A TOWNSHIP INITIATIVE COMMEMORATING THE SEMIQUINCENTENNIAL 250TH ANNIVERSARY OF AMERICAN INDEPENDENCE. (Councilman Cozzarelli)

u) **Resolution #181-2026** RESOLUTION APPOINTING MELISSA AUSTIN TO SERVE AS A CLASS IV MEMBER ON THE BELLEVILLE HISTORIC PRESERVATION BOARD. (Councilman Cozzarelli)

v) **Resolution #182-2026** Proclamation-Honoring Belleville Crew Team Members Amanda Besterci and Camila Sotomayor. (Deputy Mayor DePeña)

14. New Business: **None**

15. 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 the 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:

Possible Litigation

16. Adjournment.

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

The next Work Session Meeting is scheduled for Wednesday, June 10, 2026 at 12:30 p.m.