Township of Belleville
Mayor and Municipal Council
Regular Council Meeting
Tuesday, July 28, 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 Presentation:
   Councilman Cozzarelli
   1) RECOGNIZING THE "BRUNCH BOX" YOUTH BASEBALL TEAM FOR WINNING THE WORLD SERIES CHAMPIONSHIP.

6. Work Session/Council Discussion:

   a. Manager Banda
      1) Discussion on recent complaints - Loud Mufflers and Big Trucks in Neighborhoods

   b. Deputy Chief Corbo and Mcaloon
      1) OEM structure review
      2) Discuss 25ft stop signs

   c. Code Enforcement De Angelis
      1) Illegal Apartment Epidemic Discussion

   d. Councilman Graziano
      1) Permit Parking
      2) Parking Authority
      3) Council benefits

   e. Consultant Robert Baselice
      1) Townwide Parking Permit Program Proposal

   f. Fire Chief Oliveri
      1) Fire Prevention Ordinance Updates -Rooftop heaters and grills.
      2) Outdoor Dining Propane Heater Enforcement
      3) Establish penalties for non-compliance regarding portable propane heaters at outdoor eating and drinking establishments.
      4) Alkali Metal Batteries Review and consider fire prevention regulations.
      5) Amendment to Ordinance No. 44-25, establish penalties and fines for non-compliance.

   g. Grant Administrator-Gaby
      1) Community Energy Plan Workshop
      2) Historic Markers at Library Request for signage

7. Report of the Manager:

8. Report of the Mayor:

9. Approval of Minutes:
    a. December 16, 2025 By David Arce
    b. June 23, 2026
    c. July 1, 2026
    d. July 8, 2026
    e. July 14, 2026

10. Communications:
    a. Memorialization of Resolutions Introduced During January 1st, 2026, Reorganization Meeting and Adopted by Motion and Roll Call Vote.
        1. Res.224-2026 Resolution Appointing Tracy Juanita Muldrow as Deputy Mayor of The Township of Belleville, Essex County, New Jersey
        2. Res.225-2026 Resolution Appointing Thomas Graziano as 2nd Ward Council Member to fulfill an Unexpired Term Until the Next General Election.

    b. Memorialization of Resolutions Introduced During January 8, 2026, Work Session Meeting and Adopted by Motion and Roll Call Vote.
        1. Res.226-2026 Resolution to Amend the Annual 2026 Council Meeting Schedule by Cancelling All Remaining Wednesday's Afternoon Work Session Meetings at 12:30P.M.
        2. Res.227-2026 Appointing Members to the Planning Board.
        3. Res.228-2026 Appointing - Reappointing Members of the Zoning Board.

11. Ordinances:

Ordinance for Introduction
Ordinance #31-26

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, NEW JERSEY, CHAPTER 8-16, ENTITLED HANDICAPPED PARKING SPACES-(REMOVING)

Ordinance for Introduction
Ordinance #32-26

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, NEW JERSEY, CHAPTER 8-16, ENTITLED HANDICAPPED PARKING SPACES

Ordinance for Introduction
Ordinance #33-26

AN ORDINANCE TO AMEND CHAPTER 4 OF THE CODE OF THE TOWNSHIP OF BELLEVILLE ENTITLED "GENERAL LICENSING", ARTICLE 17, ENTITLED "SOLICITORS AND CANVASSERS"

Ordinance for Introduction
Ordinance #34-26

AN ORDINANCE FIXING PERSONNEL POSITIONS, SALARIES, WAGES AND COMPENSATION AMOUNTS AND RATES - REPEALING ORDINANCE #30-26.

Ordinances for Public Hearing and Second and Final Reading

NONE

12. Resolutions:
Consent Agenda:

a. **Resolution #231-2026** AUTHORIZING THE TOWNSHIP CHIEF FINANCIAL OFFICER TO ISSUE CHECKS IN PAYMENTS OF BILLS FROM VARIOUS ACCOUNTS. (CFO DiMaria)

b. **Resolution #232-2026** RESOLUTION AUTHORIZING TAX COURT JUDGMENT REFUND TO RMG 242 MILL STREET, LLC (BLOCK 6702, LOT 39) (Tax Collector Cabanillas)

c. **Resolution #233-2026** RESOLUTION FOR LIEN PREMIUM TO ESCHEAT TO TOWNSHIP AFTER 5 YEARS OF LIEN PURCHASED DATE/FORECLOSURE N.J.S.A. 54:5-114.6
(Tax Collector Cabanillas)

d. **Resolution #234-2026** RESOLUTION AUTHORIZING THE COLLECTOR OF TAXES TO CANCEL WATER OVERPAYMENTS. (Tax Collector Cabanillas)

e. **Resolution #235-2026** RESOLUTION AUTHORIZING THE COLLECTOR OF TAXES TO CANCEL SEWER CHARGES FOR THE LISTED PROPERTY. (Tax Collector Cabanillas)

f. **Resolution #236-2026** RESOLUTION AUTHORIZING TAX COURT JUDGMENT REFUND TO 475 WASHINGTON HOLDINGS, LLC (BLOCK 7907, LOT 5) (Tax Collector Cabanillas)

g. **Resolution #237-2026** RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO ENDORSE THE DEP TREATMENT WORKS APPLICATION FOR THE ROSE BELLEVILLE LTD PROJECT (PROJECT) CONSISTING OF A LAUNDROMAT AND RETAIL SPACE LOCATED AT 519 WASHINGTON AVENUE, BLOCK 8203 LOTS 19 AND 20. (Engineer Herits)

h. **Resolution #238-2026** RESOLUTION TO ADOPT THE BELLEVILLE TOWNSHIP COMMUNITY ENERGY PLAN (CEP) AS PART OF THE NEW JERSEY BOARD OF PUBLIC UTILITIES CEP GRANT PROGRAM (Manager Banda)

i. **Resolution #239-2026** RESOLUTION AWARDING A CONTRACT FOR THE LEAD SERVICE LINE REPLACEMENT PROGRAM, PHASE 2 (Engineer Herits)

j. Resolution #240-2026 RESOLUTION AUTHORIZING THE ADVERTISEMENT OF A PUBLIC AUCTION FOR THE SALE OF FOUR (4) CLEAR TITLE VEHICLES FOR THE FIRE AND DPW DEPARTMENT. (Manager Banda)

k. Resolution #241-2026 RESOLUTION AWARDING A FAIR AND OPEN CONTRACT OVER $53,000.00 FOR ELECTRONIC GATE INSTALLATIONS LOWER PARKING LOT TO BERGEN FENCE $98,498.00. (CFO DiMaria)

l. Resolution #242-2026 RESOLUTION AWARDING A NON-FAIR AND OPEN CONTRACT FOR INSTALLATION OF DECORATIVE LIGHTING ON FRANKLIN STREET TO PUBLIC SERVICE ENTERPRISE GROUP INC. $271,911.42. (CFO DiMaria)

m. **Resolution #243-2026** RESOLUTION APPROVING AN APPLICATION FOR A PERSON TO PERSON & PLACE TO PLACE TRANSFER OF LIQUOR LICENSE NO. 0701-33-043-010. (Clerk Guaman)

n. Resolution #244-2026 RESOLUTION AUTHORIZING THE TOWNSHIP OF BELLEVILLE TO ACCEPT A GRANT-FUNDED HISTORICAL MARKER COMMEMORATING THE "FIRST CHINESE SETTLEMENT ON THE EAST COAST". (MANAGER BANDA)

o. **Resolution #245-2026** RESOLUTION AUTHORIZING THE TAX COLLECTOR TO ISSUE A DUPLICATE TAX SALE CERTIFICATE NO. (SEE ATTACHED LIST) IN THE NAME OF VALUE ASSETS INC., PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997. (Tax Collector Cabanillas)

p. **Resolution #246-2026** RESOLUTION URGING A COMPREHENSIVE INDEPENDENT INVESTIGATION AND PERFORMANCE AUDIT OF NEW JERSEY'S ELECTRIC UTILITIES. (Councilman Cozzarelli)

q. **Resolution #247-2026** PROCLAMATION-RECOGNIZING KAYLEIGH SURICHAQUI AS THE ECUADORIAN STUDENT OF THE YEAR 2026. (Councilman Cozzarelli)

r. **Resolution #248-2026** PROCLAMATION- RECOGNIZING COLUMBIA BBQ & BAR AS THE ECUADORIAN AMERICAN BUSINESS OF THE YEAR 2026. (Councilman Cozzarelli)

s. **Resolution #249-2026** PROCLAMATION- RECOGNIZING AQUIL DOWNEY AS THE HONORARY ECUADORIAN AMERICAN COMMUNITY LEADER OF THE YEAR 2026. (Councilman Cozzarelli)

t. **Resolution #250-2026** RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A REVOCABLE ACCESS AGREEMENT WITH GREGORY S. HARGRAVE FOR LIMITED GATE ACCESS AT 172 WASHINGTON AVENUE. (Manager Banda)

u. **Resolution #251-2026** RESOLUTION ACCEPTANCE OF DONATION FROM BALICH WONDER STUDIO USA INC. (Manager Banda)

v. **Resolution #252-2026** PROCLAMATION - RECOGNIZING THE "BRUNCH BOX" YOUTH BASEBALL TEAM FOR WINNING THE WORLD SERIES CHAMPIONSHIP.(Councilman Cozzarelli)

13. New Business:

a. **Resolution #253-2026** RESOLUTION AUTHORIZING THE DISCHARGE OF A MORTGAGE RELATED TO THE BELLEVILLE HOME IMPROVEMENT PROGRAM. (Clerk Guaman)

b. **Resolution #254-2026** RESOLUTION APPROVING ANNUAL RENEWAL AND ISSUANCE OF PLENARY RETAIL CONSUMPTION LICENSE "33" FOR THE PERIOD BEGINNING JULY 1, 2026 TO JUNE 30, 2027 - GMC BELLEVILLE HOLDINGS, LLC.(Clerk Guaman)

14. Public Comments:

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:

a. Bridgebrooke Condominiums
b. Group Insurance

16. Adjournment.

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

The next Regular meeting is scheduled for Tuesday, August 25, 2026 at 6:00 p.m.