

Township of Belleville
Mayor and Municipal Council
Regular Meeting
Tuesday, October 27, 2026
6:00 p.m.
Amended Agenda

NOTICE: AGENDA SUBJECT TO CHANGE.

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. Work Session/Council Discussion:
 - Frank DiMaria- CFO
 - a. 2026 Municipal Best Practices Inventory
 - Maria Merola- Health Department
 - a) Health Department Fees
6. Report of the Manger
7. Report of the Mayor

8. Approval of Minutes:

- a. August 25, 2026
- b. September 22, 2026
- c. September 29, 2026

9. Communications:

- a. Letter of Appreciation was sent to Mr. John Paul Cozzarelli owner of Cozz Coffee for a \$1,000 Donation to the Township of Belleville Department of Parks and Cultural Affairs.
- b. Notice of Comcast of NJ II, LLC Regarding the Conversation of Municipal Franchises in the Townships of Belleville, Bloomfield, and Union to a System-Wide Franchise.
- c. Email received from Chris Souza, Building Code Official, regarding a Notice of Unsafe Structure and Demolition of the property located at 158 Stephen Street.
- d. Email received from Planning Board secretary Letter received from the Planning Board Secretary notifying the Township of the formal resignation of Mr. Zangari as a member of the Planning Board.
- e. Correspondence received from Samuel Klein and Company, LLP, submitting the 2024 Annual Audit Report, copy of the report was also emailed to Council.

10. Ordinances:

Ordinances for Introduction

Ordinance for Introduction #43-26

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 #44-26

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY ADOPTING AN AMENDMENT TO THE 630 WASHINGTON AVENUE REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 630 AND 632 WASHINGTON AVENUE (BLOCK 9101, LOTS 9 AND 10).

Ordinance for Introduction #45-26

AN ORDINANCE AMENDING CHAPTER XXIII (ZONING) OF THE CODE OF THE TOWNSHIP OF BELLEVILLE TO DEFINE "DATA CENTER" AND TO PROHIBIT DATA CENTERS AS A PERMITTED USE IN ALL ZONING DISTRICTS.

Ordinance for Introduction #46-26

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, CHAPTER 8-2C, RESIDENTIAL PARKING PERMIT AREAS.

Ordinances for Public Hearing and Second and Final Reading

Ordinance #39-26

AN ORDINANCE TO AMEND CHAPTER 2, SUBSECTION 28 OF THE CODE OF THE TOWNSHIP OF BELLEVILLE ENTITLED "MEDICAL BENEFITS PREMIUMS FOR EMPLOYEES OF THE TOWNSHIP OF BELLEVILLE."

Ordinance #40-26

AN ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF THE TOWNSHIP OF BELLEVILLE, ENTITLED "POLICE REGULATIONS," TO ADD A NEW SECTION 3-51 PROHIBITING THE FEEDING OF PIGEONS WITHIN THE TOWNSHIP OF BELLEVILLE.

Ordinance #41-26

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

Ordinance #42-26

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

11. Public Comments:

12. Resolutions

Consent Agenda

- a. **Resolution #305-2026** AUTHORIZING THE TOWNSHIP CHIEF FINANCIAL OFFICER TO ISSUE CHECKS IN PAYMENTS OF BILLS FROM VARIOUS ACCOUNTS. (CFO DiMaria)

- b. **Resolution #306-2026** RESOLUTION AUTHORIZING THE SALE OF \$1,500,000 SPECIAL EMERGENCY NOTES OF THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, NEW JERSEY AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (CFO DiMaria)
- c. **Resolution #307-2026** RESOLUTION AUTHORIZING A REFUND OF OVERPAYMENT OF WATER CHARGES TO JAY BARI FOR PROPERTY LOCATED AT 272 HOLMES STREET, BLOCK 6203, LOT 1 (Cabanillas-Tax Collector)
- d. **Resolution #308-2026** RESOLUTION AUTHORIZING THE EXTENSION OF THE GRACE PERIOD FOR FOURTH QUARTER 2026 PROPERTY TAX PAYMENTS IN THE TOWNSHIP OF BELLEVILLE. (Cabanillas-Tax Collector)
- e. **Resolution #309-2026** RESOLUTION CERTIFYING THE GOVERNING BODY'S REVIEW OF THE ANNUAL AUDIT FOR THE FISCAL YEAR ENDED DECEMBER 31, 2024. (CFO DiMaria)
- f. **Resolution #310-2026** RESOLUTION AUTHORIZING PARTICIPATION IN A COOPERATIVE PRICING SYSTEM. (CFO DiMaria)
- g. **Resolution #311-2026** RESOLUTION AUTHORIZING THE SOLICITATION OF PROPOSALS (RFP's) FOR VARIOUS GOODS AND SERVICES FOR THE TOWNSHIP OF BELLEVILLE FOR CALENDAR YEAR 2027. (CFO DiMaria)
- h. **Resolution #312-2026** RESOLUTION AUTHORIZING THE SOLICITATION OF REQUESTS FOR QUALIFICATIONS (RFQ's) FOR PROFESSIONAL SERVICES FOR THE TOWNSHIP OF BELLEVILLE FOR CALENDAR YEAR 2027. (CFO DiMaria)
- i. **Resolution #313-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO PROGRESSIVE CAPITAL INTERNATIONAL, INC. T/A GOVERNMENT STRATEGY GROUP FOR MANAGEMENT ENHANCEMENT REVIEW CONSULTING SERVICES. (CFO DiMaria)
- j. **Resolution #314-2026** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO RUTGERS-NEW BRUNSWICK, EAGLETON INSTITUTE OF POLITICS, TO CONDUCT A COMMUNITY HEALTH ASSESSMENT FOR THE TOWNSHIP OF BELLEVILLE. (CFO DiMaria)

- k. **Resolution #315-2026** RESOLUTION TO JOIN THE METROPOLITAN HEALTH INSURANCE FUND. (Manager Banda)
- l. **Resolution #316-2026** RESOLUTION TO APPOINT A FUND COMMISSIONER FOR METROPOLITAN HEALTH INSURANCE FUND. (Manager Banda)
- m. **Resolution #317-2026** RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S SAFE ROUTES TO SCHOOL PROGRAM 2027. (Manager Banda)
- n. **Resolution #318-2026** RESOLUTION AUTHORIZING AN EMERGENCY CONTRACT AWARD FOR THE DEMOLITION OF AN UNSAFE STRUCTURE LOCATED AT 158 STEPHENS STREET BELLEVILLE, NEW JERSEY 07109 A/K/A BLOCK: 9501 LOT: 14. (CFO DiMaria)
- o. **Resolution #319-2026** RESOLUTION AWARDING A FAIR AND OPEN CONTRACT OVER \$53,000.00 FOR EXCAVATION, PAVING, STRIPING, CONCRETE WORK AND APPURTANCES AT LOWER MUNICIPAL PARKING LOT (BELLEVILLE AVENUE) TO REIVAX CONTRACTING CORP. \$272,650.00. (CFO DiMaria)
- p. **Resolution #320-2026** RESOLUTION AWARDING A FAIR AND OPEN CONTRACT OVER \$53,000.00 FOR EXCAVATION, PAVING, STRIPING, CONCRETE WORK AND APPURTANCES AT DISABLED AMERICAN VETERANS (DAV) PARKING LOT (MILL STREET) TO REIVAX CONTRACTING CORP. \$107,148.75. (CFO DiMaria)

13. New Business

- a. **Resolution #321-2026** RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2024 AUDIT. (CFO DiMaria)

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 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. Attorney-Client Privilege**
- b. Possible Litigation**
- c. Contract Negotiations**

14. Adjournment.

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

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