Minutes

Mayor and Municipal Council Regular Meeting
of Township of Belleville at Council Chambers - Town Hall,
152 Washington Avenue, Belleville, New Jersey, Tuesday, August 26, 2025,
at 6:00 p.m.

Call to Order: By Mayor Melham at 6:00 p.m.

Members Present: Councilmember Vincent Cozzarelli, Naomy DePeña, Thomas Graziano, Diana Guardabasco, Tracy J. Muldrow, (via phone), Frank Velez III and Mayor Michael Melham

Also Present: Steven J. Martino, Township Attorney (arrived at 6:15p.m.), Brian Banda, Township Manager, Mark Minichini, Chief of Police, Gerard Corbo, Deputy Chief of Police, John Olivieri, Fire Chief, Frank DiMaria Chief Financial Officer, Dean Donatelli, Redevelopment Attorney, Alberto Cabrera, Township Clerk,

Pledge of Allegiance: By Mayor Melham

Sunshine Law:
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 Thursday, December 26, 2024, editions of the *Belleville Times* and *Star Ledger*. The Sunshine Law was complied with by adopting and forwarding to press, posting, and filling 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.

Award presentation from the Employer Support of the Guard and Reserve presented to Chief Mark Minichini

Swearing in of Senior Citizen Advisory Board:

- Diana Guardabasco, Advisory Board
- Vincent Menza
- Mary Anne Lopreato
- Margaret Franco
- Marie Di Pasquale
- Carol Pompaneo

** Please note Steven J. Martino, Township Attorney arrived at 6:15pm

Work Session/Council Discussions:

Mayor Melham:

- Private Properties Charging for Parking
- There is a stipulation from our planning board that developers must have parking spaces for every unit they build to be approved to build.
- Developers are charging their tenants a monthly fee for parking on top of their rent causing those same tenants to park in the street overnight

Councilmember Graziano:

- We have brought this to the developers' attention and have been in discussions with them

Councilmember Cozzarelli:

- There are existing apartment buildings that have been here for years and do the same thing

Dean Donatelli:

- We have included in redevelopment agreements that the developers have parking available
- There have been agreements in the past that spots are included in the rent and that's contractual
- Then it becomes a question of enforcement

Mayor Melham:

- What can be done now

Dean Donatelli:

- You can issue parking permits for overnight street parking for residents not living in the newly developed buildings

Mayor Melham:

- Discussion on Council Voting Procedures and Member Participation
- My goal is to figure out according to the law what votes are votes, I'm told there is only a Yes vote, no vote and abstain. There is no such thing as take no part

Steven Martino:

- I've been saying that since day one, I never heard of take no part before
- It either yes, no or abstain

Mayor Melham:

- Fire Inspection
- We weren't doing yearly fire inspections, so where are we now

Brian Banda:

- The state came down on enforcing fire inspections
- We hired two qualified part-time employees as fire inspectors
- We created a fee schedule for violations

Mayor Melham:

- How much money is this costing the town
- How much are vehicles

Frank DiMaria:

- The cost of this project is budgeted at $300,000
- $280,000 in salaries and $20,000 in an estimated OE
- There are two part-time employees and one firefighter
- We purchased three vehicles for $27,000 each
- We're projected to break even due to the fees for inspection and units being inspected

Councilwoman DePeña:

- Does any of the fee from life hazard and non-life hazard go to the state

Frank DiMaria:

- We get about $80,000 a year back from the state on a quarterly basis

Councilwoman Guardabasco:

- Noise ordinance / hours of operation for business
- Do we have control of noise ordinance for loading and unloading

Brian Banda:

- There is noise ordinance that dictates the business district

Dean Donatelli:

- There is a statewide sound statute, and municipalities incorporate it in their ordinance and tweak it to their need

Councilmember Cozzarelli:

- It must be consistent noise

Dean Donatelli:

- They have loading docks that face Roosevelt Avenue
- Part of their site plan was to put a landscape barrier along Roosevelt Avenue
- The state has a statewide noise statute that regulates noise in every town
- Municipalities adopt that then tailor it towards their retail establishments
- There can be comprehensive review of the towns noise ordinance

Councilmember Muldrow:

- Designating the corner of Heckel Street and Lawrence Street as "Marie Stumolo Burke Way"
- The late Burke was a fixture in our Silver Lake community
- She served over 20 years and was the president of the Silver Lake Association

Mayor Melham:

- I believe we were going to get some kind of guidelines, the last time it came up
- I don't think we did since it was on tonight's agenda

Councilmember Muldrow:

- This is just a continuation of the discussion honoring Marie's memory
- Just like former first ward Councilmember Angelo, I just wanted Heckle Street to be renamed in her honor
- We originally discussed naming the Friendly House after her
- She lived on Heckle Street and that was her community where she was known for being.

Mayor Melham:

- I don't think there is any push back on the council
- We just need guidelines on it

Steve Martino:

- There is an ordinance that I'm going to draft for future guidelines
- This is something special and as said before, I don't think anyone has a problem
- Councilwoman Burke is deserving of this honor
- The mayor and council just need to know the guidelines

Councilmember Velez:

- Pistol Range Park
- I spoke to the Town Manager about the conditions of the Pistol Range Park
- Next to the field, there is actually a playground area, and residents have been asking me if there are future plans for that playground

Brian Banda:

- The issue with Pistol Range Park is in fact a pistol range and we had a grant to turn it into a pass-through sitting park
- We lost the grant because of contamination issues, I believe lead contamination
- There is an outdated playground right next to it
- The DPW have a wish list of all our parks that they're going to clean up and refurbish
- All that cost money so we're doing a little bit at a time
- I believe we have some grant money left for that area for either cleaning up or pipe development
- Maybe we could put that towards the playground but that's up to this council

Mayor Melham:

- We redid it in 2018; it got wiped out by one storm and we never redid it
- Then they found the contamination, and everything just died

Brian Banda:

- This contamination is the same as Fairway, it's not heavy contamination
- There're just strict requirements when they give grant money

Councilmember Cozzarelli:

- We threw around some ideas about capping it if we didn't remediate it, we capped it
- If the council decides it could be capped

Report of the Manager:

- Road work update, were finishing up the Mill Street project which is scheduled for Tuesday and Wednesday
- We're making arrangements with residents to utilize the EAB and senior center on Wednesday for parking
- The work will not affect access to the senior club
- Fairway Park pump station is scheduled to start Wednesday August 27th
- Fairway Park itself, we're forced to surrender the two green acres grant for the park renovation, we're going to push forward on our own with this thing
- The change order on the agenda tonight will restart the project
- Food Truck Park Plan, there is a resolution on tonight appointing the contractor and our ordinance is on for introduction, to establish some park rules
- Division Complex upgrades
- Silver Lake Municipal Parking Lot
- Landscape architect plan for the police station has been submitted
- Townhall Annex architect plan was complete we will discuss it with the council
- Mill Street Project landscape plan we have a sketch for that, town hall and the fire department
- Stadium bleachers will be worked out in phases
- MPS parking system is in effect on Greylock, Union, Franklin and Belmont
- Senior citizen advisory board was sworn in
- George Ann Polite of the Recreation Department is our first senior health education advisor
- Met with the school district to discuss our shared services

Councilmember Velez:

- How much money do we have in different grants

Brian Banda:

- We have $400,000 grant for safe streets traffic studies
- That grant is just for studies, and we could potentially receive more funding for the actual infrastructure improvement

Councilmember Velez:

- Has there ever been a town wide parking study similar to a traffic study that developers do

Councilmember Cozzarelli:

- We've done a valley traffic study that included a little bit of parking but only for specific areas

Mayor Melham:

- Are we moving monuments

Brian Banda:

- There was consideration to move the bell outside of town hall to the fire department since that was originally dedicated to the fire department

Report of the Mayor:

- Thursday August 28th is Country Concert Night
- Sunday September 28th, 11am to 3pm is the Road to Wellness Mobile Health Fair
- Monday September 1st Town Hall will be closed
- National Night Out hosted by the Police Department did a great job
- Flage raising took place for the Ecuadorian and Indian flags
- We had a great concert with Motown in the eighties
- Recreation department did a good job with Wicked on movie night
- Township officials met with the BOE officials regarding shared services
- Assemblywoman Morales had her back-to-school drive
- We have a brand-new commuter parking lot in Silver Lake
- Work has begun for the locker room for the police department
- Representatives from the Clerk's Office and I met with the county to address fourth ward voting locations.
- Senior yoga starts in September at the senior building
- Anchor relief is due September 15
- We are going to have a Hispanic Heritage Month Festival
- Due to the rainout our K'ndela concert will be rescheduled and incorporated into our Hispanic Heritage Month Festival

Approval of Minutes:

- June 24, 2025

Motion by Councilmember Cozzarelli seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

- July 22, 2025 – regular meeting

Motion by Councilmember Cozzarelli seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow and Velez Nays: None
Absent: None Abstain: Mayor Melham

Communications:

- Cuban Flag Raising on October 10, 2025, at 10am
- Columbus Day Parade and Flag Raising Ceremony on October 12, 2025, at 9am
- Email from Mayor Melham dated Thursday, July 24, 2025
- RFQ results for Tax Attorney- returnable 8/19/25 at 11am /RFQ's timeline
- Letters requesting Certificate of Completion under the Redevelopment Agreement for William St./Washington Ave. redevelopment
- Letter notification to the town of the transfer of the Financial Agreement for William St./Washington Ave. redevelopment

Ordinance:

Ordinance # 40-25
Ordinance for Possible Adoption:

BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR USE AS PUBLIC PARKING IN, BY AND FOR THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $850,000 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

BE IT ORDAINED by the Municipal Council of the Township of Belleville, in the County of Essex, State of New Jersey, as follows:

Section 1. The Township of Belleville, in the County of Essex, State of New Jersey (the "Township"), is hereby authorized to acquire real property in, by and for the Township for use as public parking. Said improvement shall include real estate transaction expenses, site improvements, and all work, materials and appurtenances necessary and suitable therefor. Said property to be acquired consists of the following parcels described by their street address and designation on the Tax Map of the Township: (i) 9-11 Tappan Avenue (Block 7906, Lot 3) and (ii) 453-457 Washington Avenue (Block 7906, Lot 4).

Section 2. The sum of $850,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of the Township, and (2) it is necessary to finance said purpose by the issuance of obligations of the Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is $850,000, and (4) $50,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said

purpose is $800,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of $212,500, which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding $50,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for the Township, are now available to finance said purpose. The sum of $50,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of the Township of an aggregate principal amount not exceeding $800,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of the Township of an aggregate principal amount not exceeding $800,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance, shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within the limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of the Township and attested by the Municipal Clerk or Deputy Municipal Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance, and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of forty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Municipal Clerk of the Township, and that such statement so filed shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by $800,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Essex, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Municipal Clerk and is available for public inspection.

Section 12. The Township intends to issue bonds or notes to finance the cost of the improvements described in Section 1 of this ordinance. If the Township incurs such costs prior to the issuance of such bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Motion to open to the public by Councilmember Cozzarelli seconded by Councilmember DePeña Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

No Public Comments
No members of the public on the phones

Motion to close public comments and adopt by Councilmember Cozzarelli seconded by Councilmember Guardabasco Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

Ordinance # 41-25
Ordinance for Possible Adoption

AN ORDINANCE OF THE TOWNSHIP OF BELLEVILLE AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY KNOWN AS BLOCK 7906, LOT 3 (9-11 TAPPAN AVENUE) AND BLOCK 7906, LOT 4 (453-457 WASHINGTON AVENUE ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BELLEVILLE

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF BELLEVILLE, NEW JERSEY:

WHEREAS, pursuant to N.J.S.A. 40A:12-1 et seq., the Township of Belleville (the "Township") has the power to acquire real property for a public purpose through negotiated agreement or by the exercise of its powers of eminent domain; and

WHEREAS, the Township desires to acquire the property known as Block 7906, Lot 3 (9-11 Tappan Avenue) and Block 7906, Lot 4 (453-457 Washington Avenue) as shown on the official tax map of the Township of Belleville (collectively, the "Property"), which is located along the Washington Avenue (NJ Route 7) corridor, and accessible and proximate to NJ Transit bus routes to New York City and other bus routes; and

WHEREAS, the Township desires to acquire the Property for public purposes, including providing business district parking for use by the residents of the Township, providing green spaces, streetscapes, future development and/or use for public buildings and/or facilities in order to provide government services and amenities to the residents of the Township; and

WHEREAS, the Township has determined that the availability of vacant and underdeveloped land in the Township is extremely limited, and that the Township is very likely to require land for developing public buildings and parking facilities in the future in order to provide government services and amenities to the residents of the Township; and

WHEREAS, the acquisition of the Property will fulfill numerous goals of the Township Master Plan including providing commuter and business district parking, land for green spaces, streetscapes, and for future development of public building and facilities in order to provide government services and amenities to the residents of the Township; and

WHEREAS, on or about January 10, 2024 and January 28, 2025, the Township Council adopted Resolution No. 034-2024 and Resolution No. 012-2025, respectively, authorizing (a) the Township to conduct any needed preliminary studies, surveys, tests, borings and appraisal under N.J.S.A. 20:3-16 in order to identify the parameters and conditions of the Property to be acquired by good faith negotiations with the owner of the Property or by use of eminent domain; and (b) the Township's condemnation counsel to engage with the owner of the Property in good faith negotiations for purposes of securing title to the Property in Township's name by way of purchase in lieu of condemnation upon completion of such preliminary studies; and

WHEREAS, should such good faith negotiations with owner of the Property fail to secure title to the Property in the name of the Township, the Township's condemnation counsel be authorized to file in the Superior Court of New Jersey an action for condemnation, along with such declarations of takings, verified complaints, orders to show cause, notices of lis pendens, and all other papers, pleadings and process necessary to commence the condemnation action as to the Property; and

WHEREAS, the Township has determined that it is necessary, beneficial and in the public interest to acquire the Property for public use.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Township Council of the Township of Belleville, County of Essex, State of New Jersey that:

SECTION 1. The Township of Belleville is hereby authorized to acquire, by negotiation, contract of purchase or, if necessary, by the exercise of its power of eminent domain pursuant to N.J.S.A. 40A:12-5

and N.J.S.A. 20:3-1 et seq., the Property and/or any and all interests in the Property for the purposes described hereinabove or such other public purposes deemed appropriate by the Township and take such other actions necessary to take title and possession of the Property; and

SECTION 2. The Township Attorney, condemnation counsel and the Township Manager are hereby authorized to utilize professionals including engineers, surveyors, appraisers, consultants, and such other experts as may be appropriate to effectuate such acquisition, whether by good faith negotiation or eminent domain proceedings, and said professionals shall be paid a reasonable fee for their services; and

SECTION 3. The amount to be paid by the Township to the record owner of the Property pursuant to N.J.S.A. 20:3-6 has been, or shall be fixed, by further resolution of the Township Mayor and Council upon receipt and approval of an appraisal report prepared on behalf of the Township by a qualified licensed real estate appraiser and in light of the Property owner's response to same and the good faith offer made and negotiations by the Township consistent therewith, which offer shall also address any rights and/or remedies the Township may have to any unpaid taxes, escrow funds for, and/or recover the costs of, any environmental remediation and/or clean-up required in accordance will all applicable laws that have been incurred, or may be incurred in the future, by the Township due to environmental conditions that may exist on the Property on and/or before the date of vesting of title and possession of the Property in the name of the Township; and

SECTION 4. The Mayor and Township Manager are hereby authorized to take any and all actions necessary to acquire the Property and/or any interests thereto, either through negotiation or, if necessary, the exercise of the Township's power of eminent domain; and

SECTION 5. The Mayor and Township Clerk are hereby authorized to execute and witness any documents or instruments necessary to acquire the Property and/or any interests thereto; and

SECTION 6. If any word, phrase, clause, section or provision of this ordinance shall be adjudged by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect; and

SECTION 7. If any ordinances or parts thereof are in conflict with the provisions of this Ordinance, such ordinances or parts thereof are hereby repealed to the extent of such conflict; and

SECTION 8. This Ordinance shall take effect upon passage and publication in accordance with applicable law.

Motion to open to the public by Councilmember Velez seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None
Absent: None Abstain: None

Vincent Frantantoni
129 Mt. Prospect Ave

- Is $850 thousand the total cost of this project?

Mayor Melham:

- That's the amount of money that we're allocating, it may be less than that, but that's the money we're allocating for the acquisition and or any improvements.

- No members of the public on the phones

Motion to close public comments and adopt by Councilmember Cozzarelli seconded by Councilmember DePeña Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

Ordinance#42-25
Ordinance for Possible Adoption

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-2.2, PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS.

Section I: that section 8-2.2, schedule I of the entitled ordinance is hereby amended by ADDING the following location:

NAME OF STREET	SIDE	LOCATION
Joralemon Street	South	Beginning at a point 60' West of the S/W apex of Washington Avenue and Joralemon Street and continuing 110' West thereof;

Motion to open to the public by Councilmember Guardabasco seconded by Councilmember DePeña Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

No Public Comments
No members of the public on the phones

Motion to close public comments and adopt by Councilmember Guardabasco seconded by Councilmember Cozzarelli Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

Ordinance#43-25
Ordinance for Possible Adoption

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-2.3, NO PARKING ON CERTAIN HOURS

Section I: that section 8-2.3, schedule II of the entitled ordinance is hereby amended by AMENDING the following location: _____

NAME OF STREET	SIDE	HOURS	LOCATION
Cortlandt Street	East	7:00 AM- 5:00 P.M.	Academy Street to Joralemon Street

Motion to open to the public by Councilmember DePeña seconded by Councilmember Velez
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

No Public Comments
No members of the public on the phones

Motion to close public comments and adopt by Councilmember DePeña seconded by Councilmember Guardabasco Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance#44-25
Ordinance for Introduction

AN ORDINANCE AMENDING CHAPTER 13A-9 OF THE CODE OF THE TOWNSHIP OF BELLEVILLE-UNIFORM SAFETY ACT

Chapter 13A. Uniform Fire Safety Act Amended as follows:

§ 13A-9. ADDITIONAL REQUIRED INSPECTIONS AND FEES.

[Ord. No. 2213 § 8; Ord. No. 2972; Ord. No. 3012]

The fees for the certificate of compliance by the Fire Prevention Bureau shall be as follows:

NLHU Businesses (ANNUAL)

Type	Square footage	Fee
NLH Business	Up to 1000 sq ft	$150
	1000-5000 sq ft	$200
	Above 5000 sq ft	$300

3 Family & above- Common area (ANNUAL)

Type	Units	Fee
Residential	3-4	$100
Common area	5-29	$150
	30-99	$200
	100+	$300

3 Family & above- Unit Inspections (EVERY 3 YEARS)

Type	Units	Fee
Residential	3+	$10 per unit
Unit Inspections		

Motion to introduce by Councilmember Velez seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None
Absent: None Abstain: None

Ordinance#45-25
Ordinance for Introduction

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, CHAPTER 8-2.5, NO PARKING TRUCKS DURING CERTAIN HOURS

It shall be unlawful for the owner of operator of a truck tractor, trailer, semi-trailer, school buses including Type I and Type II school vehicles as defined in NJ 39:1-1, omnibus vehicles (including taxis), limousines, motorized motor homes (a vehicle equipped with sleeping, kitchen, or bathroom facilities), any vehicle with commercial registration, any vehicle with business signs, business decals or any business advertisement, any vehicle that is used for commercial purposes to park such vehicles on any street in the Township of Belleville between the hours of 9:00 P.M. and 6:00 A.M.

This ordinance shall become effective immediately upon final passage and publication as provided by law.

Motion to introduce by Councilmember Velez seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance#46-25
Ordinance for Introduction

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

Section I: that section 8-8, Schedule X of the entitled ordinance is hereby amended by ADDING the following location to be designated as a Loading Zone for use by Michael's Roscommon House, 531 Joralemon Street Sunday through Saturday 10:00 A.M. – 10:00 P.M. Loading Zones are also to be Tow Away Zones during times that parking is prohibited.

NAME OF STREET	SIDE	LOCATION
Joralemon Street	South	Beginning at a point 65' West of the S/W apex of Joralemon Street/ Passaic Avenue and continuing to a point 45' West thereof;

Section II: This ordinance shall become effective immediately upon final passage and publication as provided by law.

Motion to introduce by Councilmember Guardabasco seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance#47-25
Ordinance for Introduction

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, CHAPTER 8-2.2, PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS

Section I: that section 8-2.2, schedule I of the entitled ordinance is hereby amended by DELETING the following location:

NAME OF STREET	SIDE	LOCATION
Stephens Street	West	From Rutgers Street to Belleville Avenue

Section II: This ordinance shall become effective immediately upon final passage and publication as provided by law.

Motion to introduce by Councilmember Guardabasco seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance#48-25
Ordinance for Introduction

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, CHAPTER 8-6A, FOUR WAY STOP INTERSECTIONS DESIGNATED

Section I: that section 8-6A, schedule VIIIA of the entitled ordinance is hereby amended by ADDING the followi locations:

Intersection	Stop Sign On
Holmes Street and Ralph Street	All Four Directions

Section II: This ordinance shall become effective immediately upon final passage and publication as provided by law.

Motion to introduce by Councilmember Guardabasco seconded by Councilmember Velez
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance#49-25
Ordinance for Introduction

AN ORDINANCE REPEALING ORDINANCE#38-25, FIXING PERSONNEL POSITIONS, SALARIES, WAGES AND COMPENSATION AMOUNTS AND RATES

BE IT ORDAINED by the Mayor and Council of the Township of Belleville, County of Essex, State of New Jersey:

SECTION I

The base salaries, ranges and rates are adopted for employee categories as per the guides in this ordinance.

SECTION II

Longevity and other benefits shall be paid in accordance with Township personnel policies, collective bargaining agreements and individual employment contracts.

SECTION III

This Ordinance shall take effect twenty (20) days after final passage and publication as required by law.

SECTION IV

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

STATUTORY EMPLOYEES

Title	01/01/2023	01/01/2024	01/01/2025
Municipal Clerk.....	$123,000	$132,600	$135,252
Chief Financial Officer.....	$170,560	$173,971	$177,450
Tax Assessor.....	$132,968	$135,627	$138,340
Tax Collector.....	$125,000	$130,000	$135,000

INDIVIDUAL NON-UNION

Title	01/01/2023	01/01/2024	01/01/2025	Frequency
Township Manager	$ -	$ 69,250	$ 69,250	Annual (Stipend)
Assistant Township Manager	$ 25,200	$ 25,200	$ 25,200	Annual (Stipend)
Mayor	$ 7,000	$ 7,000	$ 7,000	Annual
Council Member	$ 6,000	$ 6,000	$ 6,000	Annual
Municipal Attorney	$ 137,291	$ 150,037	$ 153,038	Annual
Assistant Township Attorney/Prosecutor	$ -	$ -	$ 71,825	Annual
Police Chief	$ 213,616	$ 217,888	$ 222,246	Annual
Deputy Police Chief	$ 185,753	$ 189,468	$ 193,257	Annual
Fire Chief	$ 209,855	$ 214,052	$ 218,333	Annual
Deputy Fire Chief	$ 182,482	$ 186,132	$ 189,855	Annual
Planning Board Attorney	$ 1,000	$ 1,000	$ 1,000	Per Meeting
Zoning Board Attorney	$ 1,000	$ 1,000	$ 1,000	Per Meeting
Historical Society Attorney	$ 1,000	$ 1,000	$ 1,000	Per Meeting
Planning Board Secretary	$ 500	$ 500	$ 500	Per Meeting
Zoning Board Secretary	$ 500	$ 500	$ 500	Per Meeting
Rent Leveling Board Secretary	$ 500	$ 500	$ 500	Per Meeting
Historical Society Secretary	$ 500	$ 500	$ 500	Per Meeting
Municipal Court Judge	$ 86,588	$ 88,320	$ 90,086	Annual
Municipal Court Judge - Alternate	$ 250	$ 250	$ 250	Per Day
Public Defender	$ 24,327	$ 24,814	$ 25,310	Annual
Township Physician	$ 25,000	$ 25,000	$ 25,000	Annual
Public Agency Compliance Officer	$ 1,000	$ 1,000	$ 1,000	Annual (Stipend)
Affirmative Action Officer	$ 1,000	$ 1,000	$ 1,000	Annual (Stipend)
Recycling Coordinator	$ 6,000	$ 6,000	$ 6,000	Annual (Stipend)
Office of Emergency Management Coordinator	$ 10,000	$ 10,000	$ 10,000	Annual (Stipend)
Deputy Office of Emergency Management Coordinator	$ 10,000	$ 10,000	$ 10,000	Annual (Stipend)
Zoning Official	$ 17,293	$ 17,293	$ 17,293	Annual (Stipend)
Municipal Housing Liaison	$ -	$ -	$ -	
Township Engineer	$ -	$ -	$ 50,000	Minimum
	$ -	$ -	$ 200,000	Maximum
Auto Allowance	$ 75	$ 50	$ 50	Minimum (Monthly)
	$ 350	$ 350	$ 350	Maximum (Monthly)

LIUNA

Title	Year	Minimum	Maximum	Steps
Administrative Clerk.....	2023	$ 85,000	$ 95,000	6
	2024	$ 86,700	$ 96,900	6
	2025	$ 88,434	$ 98,838	6
Assistant Public Works Superintendent.....	2023	$ -	$ 101,706	6
	2024	$ -	$ 103,740	6
	2025	$ -	$ 105,815	6
Assistant Supervising Maintenance Repairer.	2023	$ 79,481	$ 88,289	6
	2024	$ 81,071	$ 90,055	6
	2025	$ 82,692	$ 91,856	6
Construction Official/Zoning Officer.....	2023	$ -	$ 150,891	6
	2024	$ -	$ 153,909	6
	2025	$ -	$ 156,987	6
Deputy Municipal Court Administrator.....	2023	$ 73,078	$ 80,685	6
	2024	$ 74,540	$ 82,299	6
	2025	$ 76,031	$ 83,945	6
Director of Purchasing.....	2023	$ 56,187	$ 86,527	6
	2024	$ 62,311	$ 93,258	6
	2025	$ 63,557	$ 95,123	6
Municipal Department Head.....	2023	$ -	$ 71,701	6
Recreation Department	2024	$ -	$ 90,000	6
	2025	$ -	$ 92,500	6
Municipal Department Head.....	2023	$ -	$ 16,000	
Health Department	2024	$ -	$ 16,000	
	2025	$ -	$ 16,000	
Supervising Code Enforcement Officer.....	2024	$ 10,000	$ 10,000	
	2025	$ 10,000	$ 10,000	
Municipal Court Administrator.....	2023	$ -	$ 117,875	
	2024	$ -	$ 120,000	
	2025	$ -	$ 125,000	
Payroll Supervisor/Pension Fund Supervisor..	2023	$ -	$ 100,630	6
	2024	$ -	$ 102,643	6
	2025	$ -	$ 104,696	6
Personnel Director.....	2023	$ -	$ -	
	2024	$ 70,000	$ 125,000	6
	2025	$ 71,400	$ 127,500	6

LIUNA

Road Repairer III.....	2023	$	79,481	$	88,289	6
	2024	$	81,071	$	90,055	6
	2025	$	82,692	$	91,856	6
Road Repairer Supervisor.....	2023	$	89,676	$	99,712	6
	2024	$	91,470	$	101,706	6
	2025	$	93,299	$	103,740	6
Senior Payroll Clerk.....	2023	$	71,750	$	100,630	6
	2024	$	73,185	$	102,643	6
	2025	$	74,649	$	104,696	6
Sewer Repairer II/Water Repairer III.....	2023	$	79,481	$	88,289	6
	2024	$	81,071	$	90,055	6
	2025	$	82,692	$	91,856	6
Public Works Superintendent.....	2023	$	109,297	$	134,080	6
	2024	$	111,483	$	146,000	6
	2025	$	113,713	$	151,000	6
Supervising Mechanic	2023	$	-	$	101,706	6
	2024	$	-	$	103,740	6
	2025	$	-	$	105,815	6
Supervisor of Buildings and Grounds.....	2023	$	-	$	77,853	6
	2024	$	-	$	79,410	6
	2025	$	-	$	80,998	6
Supervisor of Motor Pool.....	2023	$	-	$	101,706	6
	2024	$	-	$	103,740	6
	2025	$	-	$	105,815	6
Supervisor of Public Works.....	2023	$	80,835	$	88,866	6
	2024	$	82,452	$	90,643	6
	2025	$	84,101	$	92,456	6
Supervisor of Water & Sewer.....	2023	$	83,238	$	89,670	6
	2024	$	84,903	$	91,463	6
	2025	$	86,601	$	93,292	6

BMEA – FULL TIME

Title	Year	Minimum	Maximum	Steps
Account Clerk	2023	$ 40,202	$ 53,985	6
	2024	$ 41,006	$ 55,065	6
	2025	$ 41,826	$ 56,166	6
Administrative Clerk	2023	$ 85,000	$ 95,000	6
	2024	$ 86,700	$ 96,900	6
	2025	$ 88,434	$ 98,838	6
Administrative Secretary	2023	$ 79,801	$ 90,019	6
	2024	$ 81,397	$ 91,819	6
	2025	$ 83,025	$ 93,655	6
Assistant Construction Official	2023	$ 95,554	$ 107,392	6
	2024	$ 97,465	$ 109,540	6
	2025	$ 99,414	$ 111,731	6
Assistant Municipal Tax Collector	2023	$ 72,852	$ 82,238	6
	2024	$ 74,309	$ 95,000	6
	2025	$ 75,795	$ 96,900	6
Assistant Purchasing Agent	2023	$ 59,930	$ 83,901	6
	2024	$ 61,129	$ 85,579	6
	2025	$ 62,352	$ 87,291	6
Assistant Violations Clerk	2023	$ 68,722	$ 71,177	6
	2024	$ 70,096	$ 72,601	6
	2025	$ 71,498	$ 74,053	6
Building Inspector	2023	$ 93,019	$ 104,858	6
	2024	$ 94,879	$ 106,955	6
	2025	$ 96,777	$ 109,094	6
Building Inspector/Code Enforcement Officer	2024	$ 99,879	$ 111,955	6
	2025	$ 101,877	$ 114,194	6
Building Inspector Apprentice	2023	$ 64,499	$ 70,288	6
	2024	$ 65,789	$ 71,694	6
	2025	$ 67,105	$ 73,128	6
Building Maintenance Worker	2023	$ 51,237	$ 56,153	6
	2024	$ 52,262	$ 57,276	6
	2025	$ 53,307	$ 58,422	6
Building/Property Maintenance Inspector	2023	$ 56,127	$ 61,949	6
	2024	$ 57,250	$ 63,188	6
	2025	$ 58,395	$ 64,452	6

BMEA – FULL TIME

Clerk I	2023	$ 51,237	$ 56,153	6
	2024	$ 52,262	$ 57,276	6
	2025	$ 53,307	$ 58,422	6
Clerk II	2023	$ 62,026	$ 68,950	6
	2024	$ 63,267	$ 70,329	6
	2025	$ 64,532	$ 71,736	6
Clerk III	2023	$ 75,000	$ 82,000	6
	2024	$ 76,500	$ 83,640	6
	2025	$ 78,030	$ 85,313	6
Clerk Driver/Clerk I	2023	$ 35,850	$ 43,019	6
	2024	$ 36,567	$ 43,879	6
	2025	$ 37,298	$ 44,757	6
Code Enforcement Officer	2023	$ 62,026	$ 68,950	6
	2024	$ 63,267	$ 70,329	6
	2025	$ 64,532	$ 71,736	6
Deputy Municipal Clerk	2023	$ 73,112	$ 82,131	6
	2024	$ 74,574	$ 83,774	6
	2025	$ 76,065	$ 85,449	6
Economic Development Representative	2023	$ 76,875	$ 97,375	6
	2024	$ 78,413	$ 99,323	6
	2025	$ 79,981	$ 101,309	6
Engineering Aide	2023	$ 84,496	$ 93,299	6
	2024	$ 86,186	$ 95,165	6
	2025	$ 87,910	$ 97,068	6
Equipment Operator	2023	$ 62,418	$ 69,377	6
	2024	$ 63,666	$ 70,765	6
	2025	$ 64,939	$ 72,180	6
Finance Coordinator	2023	$ 71,750	$ 128,125	6
	2024	$ 73,185	$ 130,688	6
	2025	$ 74,649	$ 133,302	6
Municipal Treasurer	2023	$ -	$ -	
	2024	$ 75,000	$ 90,000	6
	2025	$ 76,500	$ 91,800	6
Grounds Keeper/Maintenance Repairer	2023	$ 62,026	$ 68,951	6
	2024	$ 63,267	$ 70,330	6
	2025	$ 64,532	$ 71,737	6

BMEA – FULL TIME

Heavy Equipment Operator	2023	$	72,581	$	79,261	6
	2024	$	74,033	$	80,846	6
	2025	$	75,514	$	82,463	6
Laborer I	2023	$	56,127	$	61,949	6
	2024	$	57,250	$	63,188	6
	2025	$	58,395	$	64,452	6
Maintenance Repairer	2023	$	58,545	$	64,813	6
	2024	$	59,716	$	66,109	6
	2025	$	60,910	$	67,431	6
Maintenance Worker I/Grounds	2023	$	43,869	$	52,005	6
	2024	$	44,746	$	53,045	6
	2025	$	45,641	$	54,106	6
Maintenance Worker II/Grounds	2023	$	65,819	$	73,452	6
	2024	$	67,135	$	74,921	6
	2025	$	68,478	$	76,419	6
Mechanic	2023	$	61,935	$	73,218	6
	2024	$	63,174	$	74,682	6
	2025	$	64,437	$	76,176	6
Mechanic Helper	2023	$	58,545	$	64,813	6
	2024	$	59,716	$	66,109	6
	2025	$	60,910	$	67,431	6
Omnibus Operator	2023	$	51,236	$	56,153	6
	2024	$	52,261	$	57,276	6
	2025	$	53,306	$	58,422	6
Parking Enforcement Officer	2023	$	40,202	$	55,179	6
	2024	$	41,006	$	56,283	6
	2025	$	41,826	$	57,409	6
Parking Meter Collector	2023	$	40,202	$	55,179	6
	2024	$	41,006	$	56,283	6
	2025	$	41,826	$	57,409	6
Planning Aid	2023	$	87,125	$	128,125	6
	2024	$	88,868	$	130,688	6
	2025	$	90,645	$	133,302	6
Public Health Investigator	2023	$	51,236	$	56,152	6
	2024	$	52,261	$	57,275	6
	2025	$	53,306	$	58,421	6

BMEA – FULL TIME

Public Health Nurse	2023	$	67,883	$	75,890	6
	2024	$	69,241	$	77,408	6
	2025	$	70,626	$	78,956	6
Public Health Nurse Supervisor	2023	$	79,801	$	90,019	6
	2024	$	81,397	$	91,819	6
	2025	$	83,025	$	93,655	6
Public Safety Telecommunicator	2023	$	38,438	$	51,250	6
	2024	$	39,207	$	52,275	6
	2025	$	39,991	$	53,321	6
Public Safety Telecommunicator Trainee	2023	$	38,438	$	51,250	6
	2024	$	39,207	$	52,275	6
	2025	$	39,991	$	53,321	6
Recreation Aide	2023	$	40,202	$	53,985	6
	2024	$	41,006	$	55,065	6
	2025	$	41,826	$	56,166	6
Recreation Leader	2023	$	48,242	$	59,727	6
	2024	$	49,207	$	60,922	6
	2025	$	50,191	$	62,140	6
Registered Environmental Health Specialist	2023	$	67,883	$	75,889	6
	2024	$	69,241	$	77,407	6
	2025	$	70,626	$	78,955	6
Registrar of Vital Statistics	2023	$	50,000	$	76,513	6
	2024	$	51,000	$	78,043	6
	2025	$	52,020	$	79,604	6
Sanitation Inspector	2023	$	63,742	$	71,701	6
	2024	$	65,017	$	73,135	6
	2025	$	66,317	$	74,598	6
Senior Building Maintenance Worker	2023	$	68,664	$	77,853	6
	2024	$	70,037	$	79,410	6
	2025	$	71,438	$	80,998	6
Senior Code Enforcement Officer	2024	$	73,267	$	80,329	6
	2025	$	74,732	$	81,936	6
Senior Maintenance Repairer Mason	2023	$	65,820	$	73,452	6
	2024	$	67,136	$	74,921	6
	2025	$	68,479	$	76,419	6

BMEA – FULL TIME

	2023	$ 84,490	$ 93,299	6
Senior Mechanic.....				
	2024	$ 86,180	$ 95,165	6
	2025	$ 87,904	$ 97,068	6
Senior Meter Repairer.....	2023	$ 53,813	$ 66,625	6
	2024	$ 54,889	$ 67,958	6
	2025	$ 55,987	$ 69,317	6
Senior Public Safety Telecommunicator	2023	$ 53,813	$ 66,625	6
	2024	$ 54,889	$ 67,958	6
	2025	$ 55,987	$ 69,317	6
Senior Traffic Worker.....	2023	$ 65,820	$ 73,452	6
	2024	$ 67,136	$ 74,921	6
	2025	$ 68,479	$ 76,419	6
Sewer Repairer 1/Water Repairer 1.....	2023	$ 71,217	$ 75,766	6
	2024	$ 72,641	$ 77,281	6
	2025	$ 74,094	$ 78,827	6
Supervising Code Enforcement Officer.....	2024	$ 10,000	$ 10,000	
	2025	$ 10,000	$ 10,000	
Technical Assistant to the Code Official.....	2024	$ 10,000	$ 10,000	
	2025	$ 10,000	$ 10,000	
Tree Maintenance Worker 2.....	2023	$ -	$ -	
	2024	$ 63,500	$ 67,000	6
	2025	$ 64,770	$ 68,340	6
Tree Maintenance Worker 3.....	2023	$ 65,820	$ 73,452	6
	2024	$ 67,136	$ 74,921	6
	2025	$ 68,479	$ 76,419	6
Truck Driver.....	2023	$ 61,951	$ 67,919	6
	2024	$ 63,190	$ 69,277	6
	2025	$ 64,454	$ 70,663	6
Violations Clerk.....	2023	$ 69,051	$ 75,644	6
	2024	$ 70,432	$ 77,157	6
	2025	$ 71,841	$ 78,700	6
Water Meter Reader.....	2023	$ 62,026	$ 68,950	6
	2024	$ 63,267	$ 70,329	6
	2025	$ 64,532	$ 71,736	6

BMEA – FULL TIME

Water Meter Repairer.....	2023	$ 68,950	$	76,077	6
	2024	$ 70,329	$	77,599	6
	2025	$ 71,736	$	79,151	6

BMEA - PART TIME

Title	Year	Minimum	Maximum	Frequency
Activity Coordinator	2023	$ 15	$ 17	Per Hour
	2024	$ 16	$ 25	Per Hour
	2025	$ 16	$ 25	Per Hour
Building Maintenance Worker	2023	$ 15	$ 16	Per Hour
	2024	$ 16	$ 20	Per Hour
	2025	$ 16	$ 20	Per Hour
Building Inspector	2023	$ 27	$ 32	Per Hour
	2024	$ 27	$ 32	Per Hour
	2025	$ 27	$ 32	Per Hour
Clerk Driver	2023	$ 16	$ 20	Per Hour
	2024	$ 16	$ 20	Per Hour
	2025	$ 16	$ 20	Per Hour
Clerk- Part Time	2023	$ 15	$ 20	Per Hour
	2024	$ 16	$ 20	Per Hour
	2025	$ 16	$ 20	Per Hour
Code Enforcement Officer	2023	$ 18	$ 25	Per Hour
	2024	$ 18	$ 25	Per Hour
	2025	$ 18	$ 25	Per Hour
Communications Operator	2023	$ 15	$ 21	Per Hour
	2024	$ 16	$ 21	Per Hour
	2025	$ 16	$ 21	Per Hour
Court Attendant	2023	$ 16	$ 25	Per Hour
	2024	$ 16	$ 25	Per Hour
	2025	$ 16	$ 25	Per Hour
Custodian	2023	$ 15	$ 20	Per Hour
	2024	$ 16	$ 20	Per Hour
	2025	$ 16	$ 20	Per Hour
Electrical Sub Code Inspector	2023	$ -	$ 55	Per Hour
	2024	$ -	$ 55	Per Hour
	2025	$ -	$ 55	Per Hour
Fire Protection Sub Code Official	2023	$ -	$ 55	Per Hour
	2024	$ -	$ 55	Per Hour
	2025	$ -	$ 55	Per Hour
Graduate Nurse- Part Time	2023	$ 30	$ 50	Per Hour
	2024	$ 30	$ 50	Per Hour
	2025	$ 30	$ 50	Per Hour
Health Educator	2023	$ 30	$ 35	Per Hour
	2024	$ 30	$ 35	Per Hour
	2025	$ 30	$ 35	Per Hour

BMEA - PART TIME

Title	Year	Minimum	Maximum	Frequency
Inspector	2023	$ 15	$ 16	Per Hour
	2024	$ 16	$ 20	Per Hour
	2025	$ 16	$ 20	Per Hour
Laborer	2023	$ 15	$ 20	Per Hour
	2024	$ 16	$ 20	Per Hour
	2025	$ 16	$ 20	Per Hour
Omnibus Operator	2023	$ 15	$ 20	Per Hour
	2024	$ 16	$ 22	Per Hour
	2025	$ 16	$ 22	Per Hour
Parking Enforcement Officer	2023	$ 25	$ 35	Per Hour
	2024	$ 25	$ 35	Per Hour
	2025	$ 25	$ 35	Per Hour
Plumbing Sub Code Official	2023	$ -	$ 55	Per Hour
	2024	$ -	$ 55	Per Hour
	2025	$ -	$ 55	Per Hour
Practical Nurse	2023	$ 25	$ 50	Per Hour
	2024	$ 25	$ 50	Per Hour
	2025	$ 25	$ 50	Per Hour
Public Health Investigator	2025	$ 16	$ 20	Per Hour
Property Maintenance Inspector	2023	$ 15	$ 20	Per Hour
	2024	$ 16	$ 20	Per Hour
	2025	$ 16	$ 20	Per Hour
Public Safety Telecommunications	2023	$ 25	$ 35	Per Hour
	2024	$ 25	$ 35	Per Hour
	2025	$ 25	$ 35	Per Hour
Recreation Leader	2023	$ 15	$ 17	Per Hour
	2024	$ 16	$ 25	Per Hour
	2025	$ 16	$ 25	Per Hour
Sanitary Inspector	2023	$ 25	$ 30	Per Hour
	2024	$ 25	$ 30	Per Hour
	2025	$ 25	$ 30	Per Hour
Senior Citizen Nurse	2023	$ 22	$ 28	Per Hour
	2024	$ 22	$ 28	Per Hour
	2025	$ 22	$ 28	Per Hour
Senior Public Safety Telecommunications	2023	$ 25	$ 35	Per Hour
	2024	$ 25	$ 35	Per Hour
	2025	$ 25	$ 35	Per Hour
Supervisory Public Safety Telecommunications	2023	$ 25	$ 35	Per Hour
	2024	$ 25	$ 35	Per Hour
	2025	$ 25	$ 35	Per Hour
Sports Official	2023	$ 20	$ 55	Per Game
	2024	$ 20	$ 55	Per Game
	2025	$ 20	$ 55	Per Game

POLICE

Title	Year	Maximum
Schedule A		
Officer	2022	$ 104,123
	2023	$ 106,205
	2024	$ 108,329
	2025	$ 110,496
Sergeant	2022	$ 119,710
	2023	$ 122,136
	2024	$ 124,579
	2025	$ 127,071
Lieutenant	2022	$ 137,667
	2023	$ 140,456
	2024	$ 143,265
	2025	$ 146,130
Captain	2022	$ 158,315
	2023	$ 161,524
	2024	$ 164,754
	2025	$ 168,049

Title	Year	Maximum
Schedule B		
Academy	2022	$ 44,032
	2023	$ 44,913
	2024	$ 45,811
	2025	$ 46,727
Commencing 1st Year after Completion of Academy	2022	$ 53,194
	2023	$ 54,258
	2024	$ 55,343
	2025	$ 56,450
2nd Year of Employment	2022	$ 62,366
	2023	$ 63,613
	2024	$ 64,885
	2025	$ 66,183
3rd Year of Employment	2022	$ 71,538
	2023	$ 72,969
	2024	$ 74,428
	2025	$ 75,917
4th Year of Employment	2022	$ 80,712
	2023	$ 82,326
	2024	$ 83,973
	2025	$ 85,652
5th Year of Employment	2022	$ 89,884
	2023	$ 91,682
	2024	$ 93,516
	2025	$ 95,386
6th Year of Employment	2022	$ 104,123
	2023	$ 106,205
	2024	$ 108,329
	2025	$ 110,496
Sergeant	2022	$ 119,710
	2023	$ 122,136
	2024	$ 124,579
	2025	$ 127,071
Lieutenant	2022	$ 137,667
	2023	$ 140,456
	2024	$ 143,265
	2025	$ 146,130

Title	Year	Maximum
Captain	2022	$ 158,315
	2023	$ 161,524
	2024	$ 164,754
	2025	$ 168,049

FOA

Title	Year	Maximum
Lieutenant	2022	$ 117,633
	2023	$ 119,986
	2024	$ 122,386
	2025	$ 124,834
Captain	2022	$ 135,276
	2023	$ 137,982
	2024	$ 140,742
	2025	$ 143,557
Battalion Chief	2022	$ 155,567
	2023	$ 158,678
	2024	$ 161,852
	2025	$ 165,089

FMBA

Title	Year	Maximum
Academy Step	2022	$ 34,887
	2023	$ 35,585
	2024	$ 36,297
	2025	$ 37,023
1st Year (After Academy)	2022	$ 46,120
	2023	$ 47,042
	2024	$ 47,983
	2025	$ 48,943
Commencing 2nd Year	2022	$ 57,354
	2023	$ 58,501
	2024	$ 59,671
	2025	$ 60,864
Commencing 3rd Year	2022	$ 68,588
	2023	$ 69,960
	2024	$ 71,359
	2025	$ 72,786
Commencing 4th Year	2022	$ 79,825
	2023	$ 81,422
	2024	$ 83,050
	2025	$ 84,711
Commencing 5th Year	2022	$ 91,059
	2023	$ 92,880
	2024	$ 94,738
	2025	$ 96,633
Commencing 6th Year	2022	$ 102,290
	2023	$ 104,336
	2024	$ 106,423
	2025	$ 108,551
FP Specialist	2022	$ 117,634
	2023	$ 119,987
	2024	$ 122,387
	2025	$ 124,835
Fire Official PT	2022	$ 39,404
	2023	$ 40,192
	2024	$ 40,996
	2025	$ 41,816
Fire Inspector PT	2022	$ 33,000
	2023	$ 33,660
	2024	$ 34,333
	2025	$ 35,020

FMBA

Title	Year	Maximum
Fire Prevention Specialist - Additional Fire Fighter Compensation.....	2025	$ 5,000

SCHOOL CROSSING GUARDS

Title	Year	Minimum	Maximum	Frequency
School Crossing Guards.....	2023	$ 17.75	$ 26.75	Per Hour
	2024	$ 17.75	$ 26.75	Per Hour
	2025	$ 17.75	$ 26.75	Per Hour

Motion to introduce by Councilmember Guardabasco seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance#50-25
Ordinance for Introduction

AN ORDINANCE OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, STATE OF NEW JERSEY AMENDING CHAPTER 2, SECTION 2-13, OFFICE OF TOWNSHIP ATTORNEY

BE IT ORDAINED, by the Municipal Council of the Township of Belleville, County of Essex, State of New Jersey that Chapter 2, Section 2-13, entitled "Township Attorney" in the Township of Belleville is hereby amended as follows:

Chapter 2, Administration, Section 2-13, Office of the Township Attorney

Section 2-13.7 – Assistant Township Attorney: Creation shall be deleted.

Section 2-13.8 – Term of Assistant Township Attorney shall be deleted.

Section 2-13.9 – Powers and Duties of Assistant Township Attorney shall be deleted.

Section 2-13.10 – Compensation of Assistant Township Attorney shall be deleted.

Section 2-13.11 – Municipal Prosecutor shall be deleted.

Section 2-13.12 – Term of Municipal Prosecutor shall be deleted.

Section 2-13.13 – Compensation of Municipal Prosecutor shall be deleted.

Section 2-13.14 – Powers and Duties of Municipal Prosecutor shall be deleted.

The following shall be added:

Section 2-13.7 – Assistant Township Attorney/Municipal Prosecutor: Creation. There is hereby created the position of Assistant Township Attorney/Municipal Prosecutor, who shall be appointed by the Council. Prior to the appointment, the attorney shall have been admitted to the practice of law in this State.

Section 2-13.8 – Term of Assistant Township Attorney/Municipal Prosecutor. The Assistant Township Attorney/Municipal Prosecutor shall be appointed for a term of one year from the date of appointment and until a successor has been legally appointed and qualified, except for the initial appointment which shall expire on December 31, 2025. The term of the Assistant Township Attorney/Municipal Prosecutor shall coincide with the term of the Township Attorney.

Section 2-13.9 – Powers and Duties of Assistant Township Attorney/Municipal Prosecutor. It shall be the duty of the Assistant Township Attorney/Municipal Prosecutor to act under the direction of the Township Attorney, to assist in the prosecution, defensive actions and proceedings filed against the Township, departments, and agency thereof. It shall further be the duty of the Assistant Township Attorney/Municipal Prosecutor in the capacity as Municipal Prosecutor to prepare charges and complaints against and to appear in the appropriate court and prosecution of every person charged with a violation of Township ordinance, motor vehicle violations, alcohol beverage control violations, and disorderly persons offenses. The Assistant Township Attorney/Municipal Prosecutor in the capacity as Municipal Prosecutor shall also perform all duties in accordance with the guidelines and regulations promulgated by the Office of the Attorney General of the State of New Jersey, and the Essex County Prosecutor's Office.

Section 2-13.10 – Compensation of the Assistant Township Attorney/Municipal Prosecutor. Compensation of the Assistant Township Attorney/Municipal Prosecutor shall be fixed in the annual salary ordinance adopted by the Council.

BE IT FURTHER ORDAINED by the Municipal Council of the Township of Belleville, New Jersey:

1. That the balance of the Ordinance shall remain in full force and effect.

2. All prior Ordinances inconsistent with the language hereinabove are hereby repealed.

3. This Ordinance shall take effect upon passage and publication as required by law.

Motion to introduce by Councilmember Guardabasco seconded by Councilmember Velez
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance#51-25
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

Section I: that section 8, schedule 16 of the entitled ordinance is hereby amended by ADDING the following locations to be designated as a restricted parking space for use by the person who has been issued an identification card or special handicapped plates by the Division of Motor Vehicles. The following locations will expire one year after installation, pending re-evaluation of handicapped parking space request and confirmation of necessary credentials.

STREET	**SIDE**	**LOCATION**
56 Heckel Street	East	Beginning at a point 112 feet south of the S/E apex of Heckel Street / Lawrence Street and continuing to a point 22 feet south thereof;
217 Greylock Parkway Apt A8	South	Beginning at a point 77 feet west of the S/W apex of Greylock Parkway and Beech Street and continuing to a point 22 feet west thereof;
16 Dewitt Avenue	West	Beginning at a point 172 feet north of the N/E apex of Dewitt Avenue and Belleville Avenue and continuing to a point 22 feet north thereof;
28 Lloyd Place	North	Beginning at a point 50 feet east of the N/E apex of Lloyd Place and Dewitt Avenue and continuing to a point 22 feet east thereof;
59 Heckel Street	East	Beginning at a point 47 feet north of the N/E apex of Heckel Street and Lawrence Street and continuing to a point 22 feet north thereof;
1 Clearman Place	South	Beginning at a point 50 feet west of the S/W apex of Clearman Place and High Street and continuing to a point 22 feet west thereof;
29 Sanford Avenue	East	Beginning at a point 50 feet south of the S/E apex of Sanford Avenue and Forest Avenue and continuing to A point 22 feet south thereof;

STREET	SIDE	LOCATION
26 Wallace Street	North	Beginning at a point 196 feet east of the N/E apex of Wallace Street and Brighton Avenue and continuing to a point 22 feet east thereof;
30 Cener Street Apt 1	South	Beginning at a point 50 feet east of the S/E apex of Center Street and May Street and continuing to a Point 22 feet east thereof;
2 Bell Street	North	Beginning at a point 50 feet east of the N/E apex of Bell Street and Little Street and continuing to a point 22 feet east thereof;
61 Wilber Street	West	Beginning at a point 172 feet north of the N/W apex of Wilber Street and Liberty Avenue and continuing to a point 22 feet north thereof;
139 Overlook Avenue	South	Beginning at a point 104 feet west of the S/W apex of Overlook Avenue and Dewitt Avenue and continuing to a point 22 feet west thereof;
61 Branch Brook Drive	West	Beginning at a point 296 feet south of the S/W apex of Branch Brook Drive and Maier Street and continuing to a point 22 feet south thereof;
25 Heckel Street	West	Beginning at a point 3 feet south of the S/E apex of Heckel Street and Brook Street and continuing to a point 22 feet south thereof;
134 Branch Brook Drive	East	Beginning at a point 46 feet south of the S/E apex of Branch Brook Drive and Belle Terrace and continuing to a point 22 feet south thereof;
160 Belmont Avenue 1st Floor	East	Beginning at a point 84 feet north of the N/E apex of Belmont Avenue and Honiss Street and continuing to a point 22 feet north thereof;
24 Frederick Street	West	Beginning at a point 296 north of the N/W apex of Frederick Street and Franklin Street and continuing to a point 22 feet north thereof.
81 Lake Street	West	Beginning at a point 148 feet south of the S/W apex of Lake Street and Franklin Street and continuing to a point 22 feet south thereof.

Motion to introduce by Councilmember Guardabasco seconded by Councilmember Velez
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance#52-25
Ordinance for Introduction

AN ORDINANCE AMENDING CHAPTER 4, SUBCHAPTER 40-29 – FOOD TRUCK, HEALTH, AND FIRE SAFETY

WHEREAS, the Township of Belleville has opened a park located at 128 Washington Avenue; and

WHEREAS, the Mayor and Council wish to promulgate regulations for food trucks at said location; and

WHEREAS, currently Chapter 4, Subchapter 29 does not provide for food trucks being located at 128 Washington Avenue.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the Township of Belleville, County of Essex, State of New Jersey that Chapter 4, Section 40-29.4, Regulations and Restrictions. Paragraph d shall be deleted and replaced with the following:

d. Notwithstanding anything herein to the contrary, a mobile vendor, other than a frozen dessert truck as defined in N.J.S.A. 39:4-128.3, may only occupy the following location, and not in streets, strictly in compliance with the conditions imposed by this section and where applicable, the special conditions imposed by this subsection and set forth below:

1. Location.

    a. The Pocket Park at 128 Washington Avenue, Belleville, New Jersey.

2. Truck parking is limited to the hours of 9:00 a.m. to dusk, Thursday, Friday, Saturday, and Sunday.

3. Food and drinks may only be sold between the hours of 11:00 a.m. to dusk

4. Each vendor must place a trash can of adequate size and a recycle can in close proximity to the vendor's location. Vendors are required to remove trash and to properly dispose of trash and recyclable containers and materials. No trash or recyclables shall be disposed of in receptacles owned by the Township or nonprofit corporations or associations that place trash or recycling receptacles on the street for use by the public.

5. There shall be a limit of two (2) permits per month, issued for the above location in accordance with written procedures established by the Manager and filed with the Township Clerk.

6. Vendors for the permit parking spaces authorized by this subsection shall be selected by the Township Manager on a monthly basis commencing October 1st of 2025 and monthly thereafter fourteen (14) days in advance.

7. The fee for each permit shall be $500.00 per month.

8. The Manager is authorized to promulgate the additional regulations concerning proper behavior of the vendors.

BE IT FURTHER ORDAINED by the Municipal Council of the Township of Belleville, New Jersey:

1. That the balance of the ordinance shall remain in full force and effect.

2. All prior ordinances inconsistent with the language hereinabove are hereby repealed.

3. The ordinance shall take effect upon passage and publication is required by law.

Motion to introduce by Councilmember Guardabasco seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance#53-25
Ordinance for Introduction

AN ORDINANCE AUTHORIZING EXECUTION OF A FINANCIAL AGREEMENT WITH 740 WASHINGTON AVE, LLC PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ. CONCERNING REAL PROPERTY LOCATED AT 740 WASHINGTON AVE (BLOCK 9406, LOT 11.01)

WHEREAS, the Five Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 *et seq*. (the "Act") enables municipalities to temporarily abate local property taxes imposed upon eligible dwellings, commercial and industrial structures; and

WHEREAS, the Township Council adopted Ordinance No. 3570 and Ordinance No. 3663 (collectively, the "Ordinance") authorizing the Township to enter into financial agreements for the exemption of certain real estate taxes with qualified applicants for qualified uses and improvements as defined in the Act and the Ordinance; and

WHEREAS, 740 Washington Ave, LLC ("740 Washington") is the fee owner of certain real property within the Township, commonly known as 740-748 Washington Avenue, Belleville, NJ which is designated as Block 9201, Lot 2 of the official Tax Map of the Township (the "Property"); and

WHEREAS, on September 8, 2020, in Resolution No. 20-208, the Township Council, having reviewed the preliminary investigation prepared by the Township Engineer and in consideration of the information presented to Township Council, together with the Township Planning Board's recommending resolution, declared the entire area of the Township, including the Property, as an area in need of rehabilitation; and

WHEREAS, an application was submitted to the Planning Board for preliminary and final major site plan approval to develop and operate on the Property a one hundred fourteen (114) unit mixed use residential development with retail on the ground floor and related site improvements, which application was approved by the Township Planning Board and memorialized on September 1, 2021 in Resolution No. PB-2103 (the "Project Improvements"), and

WHEREAS, 740 Washington timely applied for a tax exemption pursuant to the Ordinance on a "tax phase-in basis," which application included the required materials and fee pursuant to N.J.S.A. 40A:21-9 and the Ordinance (including all exhibits and attachments thereto) and is on file in the office of the Township Tax Assessor (the "Application"); and

WHEREAS, the Township Tax Assessor reviewed and approved the Application on July 8, 2025 and recommended the Township Council approve same; and

WHEREAS, having reviewed 740 Washington's Application, the Township is satisfied that the Project Improvements to be constructed by 740 Washington satisfy the requirements to qualify for a five (5) year tax exemption pursuant to N.J.S.A. 40A:20-21 et seq. and the Ordinance.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Belleville that:

1. Pursuant to the Laws of the State of New Jersey, N.J.S.A. 40A:21-1 et seq. and the Ordinance, and more specifically N.J.S.A. 40A:21-10c, the Township Council of the Township of Belleville hereby approves the Application of 740 Washington for a five (5) year tax exemption for the Project Improvements constructed on the Property commonly known as 740-748 Washington Street, Belleville, NJ which is designated as Block 9201, Lot 2 of the official Tax Map of the Township; provided however, that absent additional future action, the tax exemption will lapse if the Township does not issue a temporary or permanent certificate of occupancy for the Project Improvements on or before the fifth (5^{th}) anniversary of the effective date of the associated financial agreement for payment in lieu of taxes ("Financial Agreement").

2. The Township Council hereby authorizes a Financial Agreement in a form approved by the Township Attorney and Township Administrator to be entered into between 740 Washington and the Township authorizing the tax exemption on a tax phase-in basis and setting forth the obligations of the respective parties and payment schedule for 740 Washington's payment in lieu of taxes, which such revisions as the Township Attorney of Special Redevelopment Counsel shall deem advisable.

3. The Mayor, on behalf of the Township, is hereby authorized to execute, and the Township Clerk to attest and affix the seal of the Township to the Financial Agreement.

4. The Township Clerk shall maintain a copy of the Application and executed Financial Agreement on file in the Township Clerk's Office, and shall forward a copy of the executed Financial Agreement to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of full execution of the Financial Agreement.

5. The tax exemption shall commence on the date of issuance of a temporary certificate of occupancy or permanent certificate of occupancy, whichever is issued first, for the improvements and expire five (5) years thereafter as set forth in the Financial Agreement.

6. The Township Tax Assessor and Township Tax Collector are hereby authorized to take any and all necessary actions granted under law to implement the provisions of this Ordinance.

7. 740 Washington shall provide to the Township all required information concerning construction costs and any other relevant information requested by the Township Tax Assessor or Tax Collector.

8. 740 Washington, or any subsequent owner of the Property, shall notify the Township in writing pursuant to the notice provisions of the Financial Agreement, of any alteration and/or improvements made to the Property or Project Improvements that were not specifically approved by the Financial Agreement as qualifying for a five (5) year tax exemption. Such notice shall include a description of the alterations and/or improvements, a copy of any permits issued for the alterations and/or improvements, and the total cost of said alterations and improvements.

9. In the event that alterations and/or improvements are made to the Property or Project Improvements pursuant to Paragraph 8 immediately above, the tax assessor shall in accordance with the Added Assessment Law, N.J.S.A. 54:4-63.1, et. seq., impose any applicable added assessment for the exempt improvement based on the applicable increase in the true value of the Property or Project Improvements. Such exempt added assessment amount shall be included

in the calculation of taxes otherwise due for purposes of determining the final payment in lieu of taxes due for the year in which the added assessment is imposed, all in accordance with the terms of the Financial Agreement.

10. Fraud or misrepresentation of material facts surrounding the Application and related documents thereto shall be grounds for the Township's rescission of the Financial Agreement *ab initio.*

BE IT FURTHER ORDAINED that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon passage.

FINANCIAL AGREEMENT

THIS FINANCIAL AGREEMENT (the "Financial Agreement") is made on this ___ day of _____, 2025 (the "Effective Date") by and between the **TOWNSHIP OF BELLEVILLE**, a public body corporate and politic of New Jersey, acting as redevelopment entity pursuant to N.J.S.A. 40A:12A-1 et seq., having its principal office at Belleville Town Hall, 152 Washington Avenue, Belleville, New Jersey 07109 (the "Township"), and **740 WASHINGTON AVE, LLC**, having its principal office at 1037 Raymond Boulevard, Suite 1610, Newark, New Jersey 07102 (the "Owner"). The Township and the Owner are hereinafter individually referred to as a "Party" and collectively referred to as the "Parties".

WITNESSETH:

WHEREAS, pursuant to Five Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 *et seq.* (the "Exemption and Abatement Law") and Township Ordinance Nos. 3570 and 3663 (the "Ordinance"), the Township is authorized to enter into financial agreements for the exemption and abatement of taxes with qualified applicants for qualified uses, as defined in said Exemption and Abatement Law and the Ordinance; and

WHEREAS, the Owner is the owner of certain real property within the Township, commonly known as 740-748 Washington Avenue, Belleville, NJ which is designated as Block 9201, Lot 2 of the official Tax Map of the Township (the "Property"); and

WHEREAS, on September 8, 2020, in Resolution No. 20-208, the Township Council, having reviewed the preliminary investigation prepared by the Township Engineer and in consideration of the information presented to Township Council, together with the Township Planning Board's recommending resolution, declared the entire area of the Township, including the Property, as an area in need of rehabilitation; and

WHEREAS, an application was submitted to the Planning Board for preliminary and final major site plan approval to develop and operate on the Property a one hundred fourteen (114) unit mixed-use development with retail on the ground floor and related site improvements, which application was approved by the Township Planning Board and memorialized on September 1, 2021 in Resolution No. PB-2103 (the "Project Improvements"); and

WHEREAS, the Owner timely applied for a tax exemption pursuant to the Ordinance, which application (including all exhibits and attachments thereto) was approved by the Township Tax Assessor on July 8, 2025 and is on file in the office of the Township Tax Assessor (the "Application"); and

WHEREAS, the Township Tax Assessor reviewed and approved the Application on July 8, 2025, and based on the representations of the Owner therein, recommended the Township Council approve of same; and

WHEREAS, by Ordinance No. __-25 the Township Council has approved the Application and authorized the Mayor and Clerk to execute this Financial Agreement with Owner providing for a tax exemption as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

This Financial Agreement shall be governed by the provisions of the Exemption and Abatement Law and the Ordinance.

It is hereby expressly understood and agreed that Township relies upon the facts, data and representations contained in the Application and exhibits attached thereto.

(a) The Owner represents that it is the fee owner of the Property.

(b) Notwithstanding any term or provision to the contrary in this Financial Agreement, this Financial Agreement and the tax exemption provided for herein shall not become effective unless and until the Owner acquires fee title to the Property.

Township hereby grants approval of a tax exemption for the Project Improvements in accordance with the Exemption and Abatement Law generally, N.J.S.A. 40A:21-10c specifically, and the Ordinance as set forth in this Financial Agreement (the "Tax Exemption") from the

Effective Date through the fifth (5th) anniversary of the issuance of a temporary or permanent certificate of occupancy, issued by the appropriate Township official pursuant to N.J.S.A. 52:27D-133, authorizing the occupancy of the Project Improvements, or any portion thereof (the "Completion Date"), provided, however that absent additional future action, the Tax Exemption will lapse if the Township does not issue a temporary or permanent certificate of occupancy for the Project Improvements on or before the fifth (5th) anniversary of the Effective Date of this Financial Agreement.

(a) In consideration of the Tax Exemption granted herein, the Owner shall make the following payments to Township in lieu of property taxes on the Project Improvements as authorized by N.J.S.A. 40A:21-10c (tax phase-in basis)(the "PILOT"):

In the first (1st) year after the Completion Date - 0% of taxes otherwise due.

In the second (2nd) year after the Completion Date - 20% of taxes otherwise due.

In the third (3rd) year after the Completion Date - 40% of taxes otherwise due.

In the fourth (4th) year after the Completion Date - 60% of taxes otherwise due.

In the fifth (5th) year after the Completion Date - 80% of taxes otherwise due.

(b) Prior to the Completion Date, the Township Tax Assessor shall confirm the equalized assessed value of the Property and Project Improvements (the "Assessment"), which Assessment shall not be adjusted before the Termination Date (as defined hereinafter) unless between the Tax Assessor's issuance of the Assessment and the Termination Date, the Township initiates a Township-wide revaluation. Nothing herein shall preclude the Tax Assessor's issuance of an added assessment in accordance with applicable law for any additional, material improvements made to the Property after the Tax Assessor issues the Assessment. For the avoidance of doubt, customary and routine tenant improvement and fit-out work, including the initial tenant fit-out of the Improvement interior to facilitate the tenants' use of the Property, shall not give rise to any added assessment to the extent set forth in the Added Assessment Law, N.J.S.A. 54:4-63.1, et. seq. In the event that an added assessment is triggered, the Tax Assessor shall in accordance with the Added Assessment Law, N.J.S.A. 54:4-63.1, et. seq., impose any applicable added assessment for the exempt improvement based on the applicable increase in the true value of the Property or Project Improvement. Such exempt added assessment amount shall be included in the calculation of taxes otherwise due for purposes of determining the final payment in lieu of taxes due for the year in which the added assessment is imposed, all in accordance with the terms of this Financial Agreement. From the Completion Date through date following the fifth (5th) year after the Completion Date (the "Termination Date") and in addition to the amounts set forth in Section 4(a) above, the Owner shall pay the Township an amount equal to the current land taxes on the Property as per the Assessment. Upon the Termination Date, the tax exemption shall expire, and thereafter, the Project Improvements, the land and Property shall be assessed and conventionally taxed according to applicable law as other real property in the Township; provided, however, that nothing herein shall prohibit the Project Improvements from qualifying for and receiving the full benefits of any other tax preferences provided by applicable law.

Owner agrees that the PILOT payments made pursuant to this Financial Agreement shall be made in timely quarterly installments on those dates when real estate tax payments are due. Failure to make timely payments shall result in the assessment of interest at the highest rate permitted for unpaid taxes and a tax lien may be placed on the Property and Project Improvements in accordance with law but only after any applicable cure period(s). If the Completion Date occurs on a date other than the last day of a quarter, the amount of the payment in lieu of taxes for such period shall be based on the per diem assessment for such quarter.

It is agreed and understood that if at any time prior to the Termination Date, the Owner disposes of the Property or fails to meet the conditions required for qualifying for the Tax Exemption, then, after such occurrence, this Financial Agreement shall terminate and taxes which would have otherwise been payable with respect to the Project Improvements shall become due and payable from that point in time forward; provided however, pursuant to N.J.S.A. 40A:21-12, with respect to the disposal of the Property, if the new owner of the Property continues to use the Property pursuant to the conditions which qualified the Property, then the exemption shall continue, and this Financial Agreement shall remain in full force and effect. Further, if Owner sells, transfers or in any manner disposes of the Property to an entity in which Owner or any of its subsidiaries or affiliates are a majority owner and that entity agrees to continue to use the Property pursuant to the qualifying conditions, then the exemption shall continue and the Financial Agreement shall remain in effect.

The Township shall notify the Owner in writing of any breach, including but not limited to any such possible occurrences as referenced in Section 5 and Section 6 of this Financial Agreement, relating to the terms of this Financial Agreement. If the Owner fails to cure the breach identified within thirty (30) days after the actual delivery of such notice by the Township, or within any additional periods to which the Parties may agree to, in writing, the Township may invalidate the Tax Exemption upon thirty (30) days final written notice to the Owner, which shall inform the Owner that the Tax Exemption shall terminate due to the breach of the terms of this Financial Agreement. The Township shall not unreasonably refuse to grant a reasonable extension of the cure period.

As a condition to granting the Tax Exemption, the Owner agrees to waive the filing of any tax appeal, or withdraw any pending tax appeal for the Property, between the Effective Date and the Termination Date, except for an appeal of: (a) a reassessment pursuant to a Township-wide revaluation; or (b) an added assessment in accordance with applicable law for any improvements to the Property after the Tax Assessor issues the Assessment. In the event a tax appeal is filed between the Effective Date and the Termination Date, other than for one of the two exceptions identified above, the Tax Exemption shall cease as of January 1st of the first tax year for which the appeal is filed.

Neither Party shall be liable to the other for failure to perform its obligations under this Financial Agreement due to declarations of public emergency, acts of nature (as to weather-related events, limited to severe and unusual events or natural occurrences such as hurricanes, tornadoes, earthquakes, and floods), acts of the public enemy, acts of terrorism, acts of war, riots, insurrection, accidents, fire, epidemics, quarantine restrictions, blackouts, power failures, energy shortages, governmental embargoes, strikes or similar labor action by equipment or material suppliers or transporters, unavailability of necessary building materials or other industrial disturbances, or

other causes beyond the reasonable control of the Parties that have a material impact upon such Party's ability to perform its obligations hereunder.

If this Financial Agreement is declared invalid for any reason by a court of law of the State of New Jersey, having valid jurisdiction thereof, the full taxes on the Property shall be due and owing as if no Tax Exemption was in effect. This Financial Agreement shall be binding on all Parties to same, as well as their successors and assigns.

Neither Party hereto has made any oral representation that is not contained in this Financial Agreement. This Financial Agreement and the Application, including all of the exhibits attached and annexed thereto, constitute the entire Financial Agreement by and between the Parties.

There shall be no modification of this Financial Agreement except by a written instrument executed by and between both Parties.

If any term, covenant or condition of this Financial Agreement shall be judicially declared to be invalid or unenforceable, the remainder of this Financial Agreement or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Financial Agreement shall be valid and be enforced to the fullest extent permitted by applicable law.

If any portion of this Financial Agreement shall be judicially declared to be invalid and unenforceable and provided that a default has not been declared pursuant to this Financial Agreement, the Parties shall cooperate with each other to take the actions reasonably required to restore the Financial Agreement in a manner contemplated by the Parties, including, but not limited to the authorization and amendment of this Financial Agreement in a form reasonably drafted to effectuate the original intent of the Parties.

The Owner and the Township agree to act in good faith in all of their dealings with each other.

The Township Clerk shall certify to the Township Tax Assessor, pursuant to the Exemption and Abatement Law, that this Financial Agreement entered into by the Township and the Owner has been lawfully entered into and is in effect pursuant to the Exemption and Abatement Law. The delivery by the Township Clerk to the Township Tax Assessor of a certified copy of the Ordinance shall constitute the required certification. Upon the delivery of the certification as required hereunder, the Township Tax Assessor shall implement the Tax Exemption and continue to enforce same without further certification by the Township Clerk until the Termination Date. Further, within thirty (30) days after execution of this Financial Agreement, the Township Clerk shall transmit a copy of the Agreement to the Director of the Division of Local Government Services State of New Jersey Department of Community Affairs.

Within thirty (30) days following written request therefore by the Owner, or any mortgagee, purchaser, tenant or other Party having an interest in the Project Improvements, the Township shall issue a signed estoppel certificate in reasonable form stating that (a) this Financial Agreement is in full force and effect, (b) to the best of the Township's knowledge, no default has occurred under this Financial Agreement (nor any event which, with the passage of time and the

giving of notice would result in the occurrence of a default) or stating the nature of any default; and (c) stating any such other reasonable information as may be requested. In the event the estoppel certificate discloses a default, it shall also state the manner in which such default may be cured.

This Financial Agreement may be simultaneously executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

All notices required hereunder shall be sent by certified mail, return receipt requested, or a reputable messenger service or a nationally recognized priority delivery service such as Federal Express, addressed as follows:

If to Owner: 740 Washington Ave, LLC
1037 Raymond Boulevard, Suite 1610
Newark, New Jersey 07102
Attn: _____

If to Township: Honorable Mayor Michael Melham
Township of Belleville
Belleville Town Hall
152 Washington Avenue
Belleville, New Jersey 07109

with a copy to: Brian Banda, Township Manager
Township of Belleville
Belleville Town Hall
152 Washington Avenue,
Belleville, New Jersey 07109

and a copy to: Steven Martino, Esq., Township Attorney
Township of Belleville
152 Washington Avenue
Belleville, New Jersey 07109

and a copy to: Dean J. Donatelli, Esq.

The Law Office of Dean J. Donatelli, LLC

96 Glen Alpin Road

Morristown, New Jersey 07960

In addition, if the Owner delivers formal written notice to the Township in accordance with this Financial Agreement, of the name and address of Owner's mortgagee, then the Township shall provide such mortgagee with a copy of any notice required to be sent to the Owner. The foregoing addresses may be changed or supplemented by written notice given as above provided. Any such notice sent by certified mail shall be deemed to have been received by the addressee on the third business day after posting in the United States mail, or, if transmitted by messenger or a priority delivery service, on the first business day after transmittal provided the sender has evidence of delivery. Counsel for a Party may give notice to the other Party with the same effect as if given by a Party.

[The Remainder if this Page Intentionally Left Blank. Signatures Follow on Next Page.]

IN WITNESS WHEREOF, the Parties hereto have caused this Financial Agreement to be executed, all as of the date first above written.

740 WASHINGTON AVE, LLC

By:_____

Name:

Title:

Date: _____ __, 2025

TOWNSHIP OF BELLEVILLE

By:_____
Albert Cabrera, Township Clerk

By:_____
Michael Melham, Mayor

Date: _____ __, 2025

Motion to introduce by Councilmember Cozzarelli seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Public Comments:

Motion to open public comments by Councilmember Guardabasco seconded by Councilmember Velez Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Mario Drozdz:
95 Bell St.

- The key to the city was given to some students from Japan by Mayor Kimball another time Ken Smit was giving one out. I have pictures that I would like to share with the town of these past ceremonies
- Resolution Q – 85 Ralph St.is peculiar and I think we're giving away town property for nothing.
- Do all municipal employees have to pay copays for their medical benefits? Several council members receive benefits so are they making contributions out of their paychecks towards their medical

Mayor Melham:

- Yes

Mario Drozdz:

- I did an OPRA inquiring about the car the mayor drives with the proper license plate and the response I received was there are no responsive records

Adrian Campell:
82 Preston St

- I am an owner of a Ford Transit, and I just wanted to say thank you on behalf of large families like mine.

Carmela Fleischman:
33 Main Street

- Good job who ever came up with the idea for the flood gates on Little St.
- The grass needs to be cut on Main St.
- The money was secured for the correction of Main St, last meeting it was out for bid so, where are we on that

Mayor Melham:

- It could take two months; the next part is draw up plans and authorize them to the bid

Gary Higgins:
307 Fairway Avenue

- I've been complaining about the trees along the riverbank and just last week one of them came crashing down and crashed into a trailer I had
- What's the noise ordinance and how loud can you be, because the golf course has leaf blowers going off at 6:15 and 6:30am

Brian Banda

- We would need to go through your property in order to address the tree issue.

Nancy Roman:
200 Beech Street

- Brian, thank you for health services, they came out
- There is a rat issue in the area
- There needs to be a sound barrier instead of a fence, what is PSE&G saying they're going to do

Brian Banda:

- We spoke with them, and they don't want to put up any sound barriers

Vincent Frantantoni:
129 Mt. Prospect Ave

- Rutgers and Main Street traffic light
- We need to save the recreation house
- It's a historic site where the late Mary Lou Hord's family lived there

Aderia Minos:
43 Liberty Ave

- I own a business at 617 Washington Avenue where street parking is difficult
- Can we set up a meeting and discuss pickups and drop-offs of students from school busses

Motion to close public comments by Councilmember DePeña seconded by Councilmember Guardabasco Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

Resolutions:
Consent Agenda:

RESOLUTION No. 199-2025

AMENDING THE CY 2025 MUNICIPAL BUDGET

Motion to table by Councilmember Velez seconded by Councilmember DePeña Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

RESOLUTION No. 200-2025

ADOPTION OF CY 2025 MUNICIPAL BUDGET

Motion to table by Councilmember Velez seconded by Councilmember DePeña Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

Motion to move consent agenda as amended by Councilmember Cozzarelli seconded by Councilmember Guardabasco Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

RESOLUTION No.172-2025

AUTHORIZING THE TOWNSHIP CHIEF FINANCIAL OFFICER TO ISSUE CHECKS IN PAYMENTS OF BILLS FROM VARIOUS ACCOUNTS

RESOLVED BY THE MUNICIPAL COUNCIL OF BELLEVILLE, N.J.

BE IT RESOLVED by the Mayor and Municipal Council of the Township of Belleville that
checks be issued by the Chief Financial Officer to pay bills from various funds the bill list consisting
of **54 pages** as follows:

Current A/C	$	14,926,361.18
General Capital A/C	$	950,500.96
Water Operating A/C	$	99,241.39
Water Capital A/C	$	66,101.33
Trust	$	379,690.42
Trust - COAH A/C	$	24,028.00
Trust - Escrow A/C	$	22,978.15
Grant Fund	$	55,571.49
Law Enforcement Fund	$	7,532.18
Clean Communities Grant	$	-
NJ State Unemployment	$	-
TOTAL	**$**	**16,532,005.10**

Total from report	$	16,532,005.10
Difference/Check	$	-

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 173-2025

AUTHORIZING THE TOWNSHIP OF BELLEVILLE POLICE DEPARTMENT AND PUBLIC WORKS TO DISPOSE OF CERTAIN MUNICIPAL EQUIPMENT THAT IS NO LONGER USEFUL AND OR HAVE COME TO THE END OF THEIR PRACTICAL TERMS OF SERVICES

WHEREAS, the Township of Belleville Police Department & Department of Public Works has determined the need to dispose of certain municipal equipment that is no longer useful and / or have come to the end of their practical terms of services; and

WHEREAS the Township attempted to sell the surplus property on GovDeals with resolution #109-2025; and

WHEREAS, the Township of Belleville has identified the following equipment that is no longer safe and/or practical to continue in service with the Township; and

301 Used IPS Parking Meters, Mk 5 Model 795 SSPM

1 New Parking Pay Station, Model MS1

WHEREAS, the equipment is valued more for the value of the parts and scrap metal value; and

WHEREAS, the Township of Belleville has determined that it is best to dispose of such equipment as it is no longer needed and/or usable by the Township and offering to sell such parking meters proved unfruitful.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Township of Belleville, County of Essex, State of New Jersey, requests that the parking meters mentioned above is to be disposed of in a manner compliant with local, county and state policy and law.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 174-2025

RESOLUTION AMENDING RESOLUTION NO. 162-2025 AND AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE REVISED AGREEMENT BETWEEN THE TOWNSHIP OF BELLEVILLE AND BELLEVILLE FIRE CHIEF FOR THE PERIOD JUNE 1, 2025 THROUGH DECEMBER 31, 2029

WHEREAS, Resolution No. 140-2025 was passed on June 24, 2025, authorizing the Mayor and Township Clerk to execute an agreement between the Township of Belleville and the Belleville Fire Chief for the period June 1, 2025 through May 31, 2029; and

WHEREAS, the effective dates of June 1, 2025 through May 31, 2029 were incorrect; and

WHEREAS, a revised contract has been prepared to reflect the correct effective dates as June 1, 2025 through December 31, 2029; and

WHEREAS, the parties concur with articles set forth in said agreement.

NOW, THEREFORE, BE IT RESOLVED that Resolution No. 140-2025 passed on June 24, 2025 be and is hereby rescinded;

BE IT FURTHER RESOLVED that the Mayor and Township Clerk be and are hereby authorized to execute said revised agreement.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be published as required by law, within ten (10) days of its passage.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 175-2025

APPROVING OVERPAYMENT OF TAXES TO UNA MAS INVESTMENT, LLC,

725 JORALEMON STREET, UNIT 53, BLOCK: 1002, LOT: 18, C0053,

ESSEX COUNTY, NEW JERSEY

WHEREAS the following person(s) have overpaid taxes as herein stated:

Unas Mas Investment, LLC – 725 Joralemon Street, Belleville, N.J. 07109
Block 1002 Lot 18, C0053 – 3rd Quarter 2025 - Overpayment

Payable To: Letera
Attention: Central Refunds
901 Corporate Drive
Pomona, CA 91768 REFUND $1,339.32

THEREFORE, BE IT RESOLVED, that the officials of the Department of Revenue and Finance are hereby authorized to issue check in the above stated amount to the above-named person, refunding said overpayment.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 176-2025

APPROVING OVERPAYMENT OF TAXES TO JCR BENELLI, LLC,
632 WASHINGTON AVENUE, BLOCK: 9101, LOT: 10,
ESSEX COUNTY, NEW JERSEY

WHEREAS the following person(s) have overpaid taxes as herein stated:

JCR Benelli, LLC – 632 Washington Avenue, Belleville, N.J. 07109
Block 9101 Lot 10

3rd Quarter 2023 $22,122.07.
4th Quarter 2023 $22,122.07.

Payable To: JCR Benelli, LLC.
c/o John Resciniti III
655 Washington Avenue
Belleville, N.J. 07109 REFUND $44,244.14

THEREFORE, BE IT RESOLVED, that the officials of the Department of Revenue and Finance are hereby authorized to issue checks in the above stated amounts to the above-named persons, refunding said overpayments.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 177-2025

APPROVING RAFFLE LICENSES

RESOLVED BY THE MUNICIPAL COUNCIL OF BELLEVILLE, N.J.

BE IT RESOLVED, by the Mayor and Municipal Council of the Township of Belleville that the below listed licenses be issued to the following organizations in accordance with the application on file in the Office of the Municipal Clerk of the Township of Belleville.

Matty D's Rubber Ducky Organization, Inc. 64 Ligham Street Belleville, NJ 07109	RL# 3360 (Tricky Tray Raffle)
Matty D's Rubber Ducky Organization, Inc. 64 Ligham Street Belleville, NJ 07109	RL# 3361 (on premise 50/50 Raffle)
Matty D's Rubber Ducky Organization, Inc. 64 Ligham Street Belleville, NJ 07109	RL# 3362 (off premise 50/50 Raffle)
Kiwanis Club of Belleville 201 Beech Street Nutley, NJ 07110	RL# 3364 (off premise 50/50 Raffle)
Belleville UNICO, Inc. 60 Heckel Street Belleville, NJ 07109	RL# 3365 (on premise 50/50 Raffle)

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 178-2025

APPROVING OVERPAYMENT OF TAXES FOR THE BELOW LISTED INDIVIDUALS IN THE TOWNSHIP OF BELLEVILLE, ESSEX COUNTY, NEW JERSEY

WHEREAS the following persons have overpaid taxes as herein stated:

Larcher, Andrew & Ebony – 64 Watsessing Ave. #3, Belleville, N.J. 07109
Block 506 Lot 7 QC0003 – 3rd Quarter 2025 - $2,269.96.

Fiallos, Carlos & Amada – 27 Frederick St., Belleville, N.J. 07109
Block 1401 Lot 43 – 3rd Quarter 2025 - $2,621.46.

Hernandez, Eduardo – 60 Frederick St., Belleville, N.J. 07109
Block 1403 Lot 7 – 3rd Quarter 2025 - $1,624.13.
100% Disabled Veteran (50% refund on 2 family).

Lindgren, John & Paula – 77 Smallwood Ave, Belleville, N.J. 07109
Block 2404 Lot 2 – 3rd Quarter 2025 - $2,781.34.

Jiang, Demin & Weng, Huiqin – 1009 Cunningham Court, Belleville, N.J. 07109
Block 2501 Lot 1 QC1009 – 2nd Quarter 2025 - $3,212.28.

452-454 Franklin Avenue, Belleville, N.J. 07109
Block 3504 Lot 3 – 3rd Quarter 2025 - $1,900.00.

Santucci, Anna – 139 Chestnut St., Belleville, N.J. 07109
Block 3504 Lot 17 – 3rd Quarter 2025 - $4,101.60.

Morais, Feliciano – 20 King Place, Belleville, N.J. 07109
Block 4601 Lot 4 – 3rd Quarter 2025 - $2,896.78

Ducasse, Roberto & Canepe, Genesis – 416 Belleville Ave., Belleville, N.J. 07109
Block 4602 Lot 1 – 3rd Quarter 2025 - $2,884.84.

Jimenez, Denzel – 482 Joralemon St. Unit C2, Belleville, N.J. 07109
Block 4801 Lot 44 QC0014 – 3rd Quarter 2025 - $1.258.86.
100% Disabled Veteran.

Idrovo, Elssye – 56-58 Mt. Pleasant Ave., Belleville, N.J. 07109
Block 5201 Lot 16 – 3rd Quarter 2025 - $1,481.64.

Matril, Johan – 590 Union Ave., Belleville, N.J. 07109
Block 7202 Lot 4 – 3rd Quarter 2025 - $3,206.92.
100% Disabled Veteran.

Valverde-Palomeque, Katherine – 22 Prospect St., Belleville, N.J. 07109
Block 7704 Lot 5 – 3rd Quarter 2025 - $2,908.95.
100% Disabled Veteran.

Soriano Jr., Wallace – 423 Washington Ave., Belleville, N.J. 07109
Block 7902 Lot 24 – 3rd Quarter 2025 - $3,887.73.

Goyoco, Maria L. – 123 Stephens St., Belleville, N.J. 07109.
Block 8703 Lot 25 – 3rd Quarter 2025 - $2,325.01.

Payable To: Corelogic Tax
Attention: Natalie Nerio
3001 Hackberry Road
Irvington, TX 75063-0156

THEREFORE, BE IT RESOLVED, that the officials of the Department of Revenue and Finance are hereby authorized to issue checks in the above stated amounts to the above-named persons, refunding said overpayments.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 179-2025

RESOLUTION FOR MEMBER PARTICIPATION IN THE
EDUCATIONAL COOPERATIVE PRICING SYSTEM

A RESOLUTION AUTHORIZING THE TOWNSHIP OF BELLEVILLE MUNICIPALITY TO ENTER INTO A COOPERATIVE PRICING AGREEMENT

WHEREAS N.J.S.A. 40A:11-11 (5) authorizes contracting units to enter into Cooperative Pricing Agreements; and

WHEREAS the Educational Services Commission of Morris County, hereinafter referred to as the "Lead Agency", has offered voluntary participation in a Cooperative Pricing System known as the "Educational Cooperative Pricing System" for the purchase of work, materials and supplies; and

WHEREAS, the TOWNSHIP OF BELLEVILLE MUNICIPALITY within the County of Essex New Jersey, desires to participate in the Educational Cooperative Pricing System

NOW THEREFORE, BE IT RESOLVED on the 26th of August 2025 by the said Township of Belleville Municipality as follows:

AUTHORITY

As directed by N.J.S.A. 18A-18A-11 et seq. and pursuant to the provisions of N.J.S.A. 40A:11-11 (5), the Board President is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall advertise for and receive bids from vendors who will make school supplies, equipment and other related goods and services available to participating members of the said Cooperative Pricing System at the agreed upon price; and

The Lead Agency entering into contracts on behalf of the TOWNSHIP OF BELLEVILLE MUNICIPALITY shall be responsible for complying with the 54 provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

CERTIFICATION

I hereby certify that the above Resolution was adopted and approved by the Township of Belleville Municipality at a meeting of the Board of Commissioner held on August 26, 2025.

By: _____

Michael A. Melham, Mayor

Attest By:_____

Alberto Cabrera, Township Clerk

COOPERATIVE PRICING SYSTEM AGREEMENT FOR PARTICIPATION IN

THE EDUCATIONAL COOPERATIVE PRICING SYSTEM

This agreement made and entered into this 26th day of August, 2025 by and between the EDUCATIONAL SERVICES COMMISSION OF MORRIS and TOWNSHIP OF BELLEVILLE MUNICIPALITY

W I T N E S S E T H

WHEREAS, N.J.S.A. 40A:11-11 (5), specifically authorizes two or more contracting units to enter into a Cooperative Pricing Agreement for the purchase of work, materials, services and supplies; and

WHEREAS, the Educational Services Commission of Morris County is conducting a voluntary Cooperative Pricing System with other authorized contracting units within Morris County or adjoining counties utilizing the administrative purchasing services and the facilities of the Educational Services Commission of Morris County; and

WHEREAS, this Cooperative Pricing Agreement is to effect substantial economies in the purchase of work, materials and supplies; and

WHEREAS, all parties hereto have approved the within Agreement by Ordinance or Resolution as appropriate, in accordance with the statute; and

WHEREAS, it is the desire of all parties to enter into such Agreement for said purposes;

NOW, THEREFORE IN CONSIDERATION OF the premises and of the covenants, terms and conditions hereinafter set forth, it is mutually agreed as follows

1) The work, materials or supplies to be priced cooperatively may include computer hardware, software, courseware, copying equipment and such other items as two or more participating contracting units in the system agree can be purchased on a cooperative basis.

2) The items and classes of items which may be designated by the participating contracting units hereto may be purchased cooperatively for the period commencing with the execution of this Agreement and continuing until terminated as hereinafter provided.

3) The Lead Agency, on behalf of all participating contracting units, shall upon approval of the System's registration and annually thereafter in January of each succeeding year) publish a legal ad in such format as required by N.J.A.C. 5:34-7.12 in a newspaper normally used for such purposes by it to include such information as:

(A) The name of the Lead Agency soliciting competitive bids or informal quotations, and

(B) The address and telephone number of Lead Agency, and

(C) The names of the participating contracting units, and

(D) The State Identification Code for the Cooperative Pricing System, and

(E) The expiration date of the Cooperative Pricing System Agreement.

4) Each of the participating contracting units shall advise the Lead Agency, in writing, of the items to be purchased and indicate therein the approximated quantities desired, the location for delivery and other requirements, to permit the preparation of specifications as provided by law.

5) The specifications shall be prepared and approved by the Lead Agency and no charges shall thereafter be made except as permitted by law. Nothing herein shall be deemed to prevent changes in specifications for subsequent purchases.

6) A single advertisement for bids or the solicitation of informal quotations for the work, materials or supplies to be purchased shall be prepared by the Lead Agency on behalf of all of the participating contracting units desiring to purchase any item.

7) The Lead Agency shall advertise for bids or solicit informal quotations on behalf of all participating contracting units. Following its receipt and review of bids, the Lead Agency shall either reject all or certain of the bids or make one award to the lowest possible responsible bidder or bidders for each separate item. This award shall result in the Lead Agency entering into a master contract with the successful bidder(s) providing for two categories of purchases.

(A) The quantities ordered for the Lead Agency's own needs, and

(B) The estimated aggregate quantities to be ordered by other participating contracting units by separate contracts, subject to the specifications and prices set forth in the Lead Agency's overall (master) contract.

8) The Lead Agency shall enter into a formal written contract (s), when required by law, directly with the successful bidder (s) only after it has certified the funds available for its own needs.

9) Each participating contracting unit shall also certify the funds available only for its own needs ordered; enter into a formal written contract, when required by law, directly with the successful bidder (s); issue purchase orders in its own name directly to successful bidder

(s) against said contract; accept its own deliveries, be invoiced by and receive statements from the successful bidder (s) against said contract; accept its own deliveries, be invoiced by and receive statements from the successful bidders (s); make payment directly to the successful bidder (s), and be responsible for any tax liability.

10) No participating contracting unit in the Cooperative Pricing System shall be responsible for payment for any items ordered or for performance generally, by any other participating contracting unit and shall according be liable only for its own performance and for items ordered and received by it and none assumes any additional responsibility or liability.

11) The provisions of Paragraph 7, 8, 9 and 10 above shall be quoted or referred to and sufficiently described in all specifications so that each bidder shall be on notice as to the respective responsibilities and liabilities of the participating contracting units.

12. No participating contracting unit in the Cooperative Pricing System shall issue a purchase order or issue a contract for a price which exceeds any other price available to it from any other such system in which it is authorized to participate or from bids which it has itself received.

13. The Lead Agency reserves the right to exclude any item or commodity from within said system if, in its opinion, the pooling of purchasing requirements or needs of the participating contracting units is either not beneficial or not workable.

14. The Lead Agency shall appropriate sufficient funds to enable it to perform the administrative responsibilities assumed pursuant to this Agreement.

15. This Agreement shall become effective on 26th of August, 2025 subject to the review and approval of the Director of the Division of Local Government Services and shall continue in effect until the expiration of the System's registration in the year 2024, unless any party to this Agreement shall give written notice of its intention to terminate its participation.

16. All records and documents maintained or utilized pursuant to terms of this Agreement shall be identified by the code number assigned by the Director, Division of Local Government Services, and such other numbers as are assigned by the Lead Agency for purposes of identifying each contract and item awarded.

17. The inclusion of new contracting units or the withdrawal of participating contracting units shall not invalidate the Agreement between the Lead Agency and other signatories to this Agreement.

18. The Lead Agency and individual participating contracting units may sign separate copies of the Agreement. All executed copies shall be integrated as one fully executed document.

19. The Lead Agency status may rotate on volunteer basis each year. The Director of the Division of Local Government Services within the State Department of Community Affairs shall be notified within thirty (30) days of any change in the designated Lead Agency.

20. This Agreement shall be binding upon and ensure to the benefit of the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and executed by their authorized corporate officers and their respective seals to be hereto affixed the day and year above written.

FOR THE EDUCATIONAL SERVICES COMMISSION OF MORRIS COUNTY:

BY: _____

BOARD PRESIDENT/Educational Services Commission of Morris County

ATTEST BY:

BOARD SECRETARY/Educational Services Commission of Morris County

TOWNSHIP OF BELLEVILLE MUNICIPALITY

BY: _____

MAYOR OR TOWNSHIP ADMINISTRATOR

ATTEST BY: _____
Alberto Cabrera, Clerk

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 180-2025

RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO ENDORSE DEP APPLICATION FOR THE TREATMENT WORKS APPLICATION (TWA) FOR THE 260 WASHINGTON AVENUE (BELLEVILLE VENTURES) PROJECT (PROJECT) CONSISTING OF RENTAL APARTMENTS AND RETAIL SPACE LOCATED AT 260 WASHINGTON AVENUE, BLOCK 8701 LOTS 8.01, 9 AND 10

WHEREAS, Dresdner Robin, Engineer for the developer, has submitted documents for the TWA to connect to the Township's sanitary sewer collection system to serve the Project; and

WHEREAS, the Project consists of eighty-nine (89) studio/one (1) bedroom apartments, nineteen (19) two (2) bedroom apartments, and two thousand six hundred fifty (2,650) sf retail space, contributing a total of eleven thousand four hundred forty-six (11,446) gallons per day; and

WHEREAS, the DEP forms require the signature of the Township's authorized representative of the sanitary sewer collection system; and

WHEREAS, the Township is the owner of the sanitary sewer collection system.

NOW, THEREFORE, BE IT RESOLVED, that Belleville Township hereby designates the Township Engineer as the Authorized Representative to endorse all applicable DEP forms associated with the TWA for the Project.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 181-2025

ACCEPTING SHARED SERVICE AGREEMENT BETWEEN THE TOWNSHIP OF BELLEVILLE POLICE DEPARTMENT AND THE BELLEVILLE BOARD OF EDUCATION FOR TWO (2) SCHOOL RESOURCE OFFICERS BEGINNING SEPTEMBER 1, 2025 TO AUGUST 31, 2026

WHERE AS, the Township of Belleville, a municipal corporation of the State of New Jersey (hereinafter referred to as the "Township" and the Belleville Board of Education hereinafter referred to as "Board"; and

WHEREAS, the Township and the Board have agreed to assign two (2) police officers to the Belleville Public Schools as School Resource Officers; and

WHEREAS, the Township and the Board have reached an agreement regarding each party's responsibility for the cost of said police officers; and

WHEREAS, the Township and the Board wish to memorialize their agreement;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. The Township agrees to assign two (2) police officers to the Board as School Resource Officers, who will be assigned to the Belleville Public Schools.
2. The Board agrees to reimburse the Township for the annual salaries of the two (2) police officers assigned as School Resource Officers, currently averaging $122,000. The reimbursement amount shall be based on the salaries in effect under the Township's current Collective Bargaining Agreement (CBA) with the Belleville Police Department and shall be adjusted accordingly to reflect any changes resulting from a new CBA or salary schedule adopted during the contract term.
3. The Board shall only be responsible for the salaries of said officers, and the Township agrees to bear the cost of pension and healthcare benefits for said officers.
4. The officers shall remain under the authority of the Belleville Police Department and be subject to all department rules and regulations.

5. This Agreement shall be effective for a one (1) year period, from September 1, 2025, to August 31, 2026, and shall be reviewed on an annual basis thereafter. The Agreement may be renewed by mutual consent of the parties.
6. The Board shall reimburse the Township in two equal installments based on the applicable salaries for the contract term, with payments due on January 1, 2026, and June 1, 2026. The Township shall provide an invoice to the Board at least 30 days prior to each due date, reflecting the correct pro-rated or adjusted amount if applicable.
7. This Agreement shall not be assigned without the prior written consent of both parties.
8. This Agreement shall be construed and enforced under the laws of the State of New Jersey.
9. This Agreement shall be binding upon the parties and their legal representatives, successors, and assigns.

Mark Minichini, Chief of Police Belleville Police Department	Dr. Erick Alfonso, Superintendent of Schools Belleville Board of Education

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 182-2025

AUTHORIZING CANCELLING OF 3rd QTR 2025 TAXES FOR
100% DISABLED VETERANS"

RESOLVED BY THE MUNICIPAL COUNCIL OF BELLEVILLE, N.J.

WHEREAS the following persons are exempt from taxes due to 100% Disabled Veteran status:

Hernandez, Eduardo – 60 Frederick Street, Belleville, N.J. 07109
Block 1403 Lot 7 – 3rd Qtr. 2025. $1,624.13.
100% Disabled Veteran – 50% on 2 Family.

Jimenez, Denzel – 482 Joralemon Street, U-C2, Belleville, N.J. 07109
Block 4801 Lot 44 QC0014 – 3rd Qtr. 2025. $1,258.86.

THEREFORE, BE IT RESOLVED, that the officials of the Department of Revenue and Finance are hereby authorized to cancel taxes due for 3rd quarter due to 100% Disabled Veteran status.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No.183-2025

AUTHORIZING TAX EXEMPTION AND REFUNDING ON A DWELLING HOUSE OF AN APPROVED DISABLED VETERAN JONATHAN GARRIDO RESIDING AT 53 FOREST STREET, BELLEVILLE, NEW JERSEY, AKA BLOCK: 5502, LOT: 18

WHEREAS, Jonathan Garrido has applied to the Tax Assessor for approval for a Tax Exemption on his Dwelling Home located at 53 Forest Street, Belleville, NJ 07109 aka Block 5502 Lot 18 on July 11th, 2025.

WHEREAS, upon receipt of said application the Tax Assessor has reviewed said application and has determined that Jonathan Garrido application for exemption was complete in submission and has met all the requirements set forth in NJSA 54:4-30 et seq.; L.1948, c259 as amended and therefore is fully qualified and has approved Jonathan Garrido for exemption from Real Estate Tax on his dwelling subject to approval from governing body effective July 11th, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that Jonathan Garrido request be approved for Tax Exemption on his dwelling located at 53 Forest Street, Belleville, NJ 07109 aka Block 5502 Lot 18 effective July 11th, 2025, and hereby authorize the Tax Collector to refund the portion of Jonathan Garrido taxes paid for Block 5502 Lot 18 from the period beginning July 11th, 2025, and cancel the 2025 taxes due thereafter.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No.184-2025

PROCLAMATION

Honoring Jeffrey Toledo – 2025 Ecuadorian American Business of the Year

RESOLVED BY THE MUNICIPAL COUNCIL OF BELLEVILLE, N.J.

WHEREAS, Toledo Fit LLC, founded and owned by Jeffrey Toledo, first opened its doors in August 2018 out of his passion for fitness and perseverance through years of dedication; and

WHEREAS, Jeffrey earned his NASM personal trainer certification, rising swiftly from externship at a local Bloomfield gym in 2015 to head trainer and manager by 2016—an early testament to his leadership and expertise; and

WHEREAS, inspired by his father's 22-year journey running the family's restaurant, Jeffrey bravely launched Toledo Fit, LLC in 2018; he overcame near closure in 2020 due to pandemic disruptions, reopening with renewed faith and commitment that fueled a remarkable resurgence; and

WHEREAS, under Jeffrey's guidance, Toledo Fit has become a cornerstone of health and wellness in Belleville—offering personalized fitness training, nutritional support, and holistic health advice for clients of all ages and backgrounds; and

WHEREAS, Jeffrey's conviction that fitness can serve as a transformative, life-changing tool is manifested daily through the dedication he brings to each client and the positive, long-term changes he enables.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor Michael Melham and the Municipal Council of the Township of Belleville, do hereby proclaim Jeffrey Toledo as the Ecuadorian American Business of the Year 2025, in recognition of its outstanding achievement in entrepreneurship, community service, resilience in the face of adversity, and unwavering commitment to improving lives through health and wellness.

***PROCLAIMED** on this 26TH day of August 2025*

_____
Vincent Cozzarelli, Councilman

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 185-2025

PROCLAMATION

Honoring Carol Flores Quezada - 2025 Ecuadorian American Student of the Year

RESOLVED BY THE MUNICIPAL COUNCIL OF BELLEVILLE, N.J.

WHEREAS, Carol Flores Quezada is a proud graduate of the Belleville High School Engineering Academy, where she distinguished herself as the only girl in her class, consistently performing at the highest level and finishing within the top 5 percent of her peers;

WHEREAS, Carol earned an exceptional cumulative GPA of 4.1224, reflecting her academic dedication, resilience, and excellence;

WHEREAS, she served as Secretary of both the Optimism Club and the Student Government Organization, demonstrating strong leadership, initiative, and commitment to her school community;

WHEREAS, Carol has been accepted into the Master's program at Stevens Institute of Technology, a testament to her preparation and readiness to excel at the graduate level;
WHEREAS, as a first-generation Ecuadorian American, Carol dedicates this recognition to her mother, Miriam Flores, born in Chunchi, Chimborazo, Ecuador—whose strength and love have been the firm foundation of Carol's success; Carol aspires to inspire others through her journey of perseverance and achievement.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor Michael Melham and the Municipal Council of the Township of Belleville, do hereby proclaim Carol Flores Quezada as the Ecuadorian American Student of the Year 2025, and commend her remarkable accomplishments, outstanding leadership, and promising future.

PROCLAIMED *on this 26TH day of August 2025*

_____
Vincent Cozzarelli, Councilman

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 186-2025

PROCLAMATION

Honoring Brenda Liz Ramirez – 2025 Honorary Ecuadorian American Community Leader of the Year

RESOLVED BY THE MUNICIPAL COUNCIL OF BELLEVILLE, N.J.

WHEREAS, the Belleville Ecuadorian Civic Association (B.E.C.A.) seeks to recognize outstanding leadership, service, and dedication to youth and community development; and

WHEREAS, Brenda Liz Ramirez has exemplified such leadership through her tireless service as the Scout Master of Troop 0038 and as the visionary Founder of the Phoenix Youth Foundation of New Jersey; and

WHEREAS, her deep passion for youth leadership and community development has empowered countless young people through mentorship, service, and outdoor education; and

WHEREAS, her commitment to building strong, resilient future leaders is evident in every initiative she leads and every life she touches; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council of the Township pf Belleville, do hereby proclaim Brenda Liz Ramirez as the Honorary Ecuadorian American Community Leader of the Year 2025, in recognition of her exceptional contributions to youth empowerment and community enrichment.

PROCLAIMED *on this 26TH day of August 2025*

_____
Vincent Cozzarelli, Councilman

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 188-2025

RESOLUTION ADOPTING AN OFFICIAL SEAL FOR THE TOWNSHIP OF BELLEVILLE

WHEREAS, it is deemed appropriate and beneficial for the Township of Belleville to adopt an official seal; and

WHEREAS, this seal will serve as a unifying symbol representing the heritage, culture, and history of the Township of Belleville; and

WHEREAS, the proposed seal incorporating key elements symbolizing the Township identity including the designation of the Cherry Blossom Capital of America; and

WHEREAS, this official seal shall be utilized in all formal Township documents, signage, and communications to enhance the Township's branding and recognition.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Belleville, in the County of Essex, State of New Jersey as follows:

1. Adoption of the seal: The Township of Belleville hereby adopts an official seal designed as a circle outline with the words of "Township of Belleville, Cherry Blossom Capital of America" encircling a map of Belleville and decorated with cherry blossom branches, a copy of which is attached hereto.

2. Usage and Representation: The official seal shall be affixed to correspondence and publications as required. It shall also be used on Township signage and promotional materials to strengthen community identity and visibility.

3. Implementation: This resolution shall take effect immediately upon adoption and the Township Manager's Office is hereby authorized to oversee the reproduction distribution of the new seal design for all appropriate official uses.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 188-2025

AUTHORIZING THE SALE OF TOWNSHIP OWNED PROPERTY NOT NEEDED FOR PUBLIC USE KNOWN AS BLOCK 9601, LOT 35 (LOCATED AT 85 RALPH STREET) BY PRIVATE SALE PURSUANT TO N.J.S.A. 40A:12-13(b)(5)

WHEREAS, it has been determined by the Governing Body of the Township of Belleville after due investigation and consideration that the lands depicted in Exhibit A are not needed for public use;

WHEREAS, N.J.S.A. 40A:12-13(b)(5) provides that any municipality may sell property not needed for public use at a private sale to contiguous owners of the real property being sold, provided that the property being sold is less than the minimum size required for development under the municipal zoning ordinance, and is without capital improvement thereon, except that when there is more than one owner with real property contiguous thereto, said property shall be sold to the highest bidder from among all such owners for not less than the fair market value of said real property, and

WHEREAS, the property being offered for sale listed herein shall be posted on the bulletin board or other conspicuous place in the building where the governing body holds its

regular meetings, and advertisement thereof made in a newspaper circulating in the municipality in which the real property is situated within 5 days following enactment of this resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. In accordance with the provisions of N.J.S.A. 40A:12-13(b)(5), the lands listed below in Schedule A is deemed to be not needed for public use, without capital improvement thereon, and is hereby offered for private sale to the highest bidder at no less than the fair market value set forth in Schedule A.

2. All adjoining property owners to said premises shall be given notice of such private sale by mailing to them a "Notice to Bidders" or, "Conditions of Sale" by certified and regular mail, return receipt requested.

3. Written bids for the property so listed in Schedule A shall be made to the Township Manager for a period of 20 days following the advertisement herein required. Such bid shall not be for less than the minimum price set forth in the attached Schedule A. The conditions of sale are attached hereto.

4. Whether or not a bid is received by the Township Manager equal to or greater than the minimum prices set forth in Schedule A by any bidder or prospective purchaser, the Governing Body of the Township of Belleville may reconsider this resolution not later than thirty (30) days after its enactment and advertise the real property set forth in Schedule A for public sale pursuant to N.J.S.A. 40A:12-13(a).

CONDITIONS OF SALE

Notice is hereby given that the Township of Belleville will sell to the highest bidder from amongst all adjoining property owners all its right, title and interest in the land and premises in the Township of Belleville, described by lot and block number and street address in Schedule A attached hereto and incorporated herein.

Said lands will be sold at no less than fair market value to the highest bidder from among those property owners whose premises immediately adjoin said land in accordance with the provisions of N.J.S. 40A:12-13 et seq. and shall be subject to the following conditions to which the Bidders consent:

81. Offers for the property listed may be made to the Township Manager for a period of twenty (20) days following the advertisement herein required at not less than said minimum price by the prospective purchaser or other authorized representative. The Township shall not pay a real estate commission on any sale.

2. Sales shall be subject to any existing leases, tenancies, easements and restrictions of record and such conditions as an actual survey may reveal. The completion of the sale shall not affect the right of lawful occupancy or use by any such real property by any municipal or private utility to occupy or use such real property lawfully occupied or used by it.

3. The minimum bid price for the parcel shall be not less than fair market value as is set forth in Schedule A, attached.

81. The premises will be conveyed by deed of bargain and sale or quitclaim deed at the option of the Township.

81. The successful bidder shall pay, in addition to the bid price, the cost of advertising, all recording fees, all land acquisition costs incurred by the Township as to each parcel, and costs of appraisal incurred by the Township as to the parcel.

81. Successful bidders shall also pay for the cost of preparing the affidavit of title, deed and attendance at the closing by the title company Olde School Title Services, LLC.

7. A bank or certified check in the amount of 10% of the bid amount shall be submitted with the bid by any prospective purchaser or other authorized representative.

8. The successful bidder shall close title within forty-five (45) days of written notice of the Township's acceptance of the successful bidders bid.

9. In the event the successful bidder shall fail to perfect the bid by making the necessary deposit or otherwise fail to comply with the Conditions of Sale, the Township, in its sole discretion, may hold the deposit monies as liquidated damages, and not as a penalty. The Township may, in its sole discretion, reasonably adjourn the closing date for good cause.

10. In the event that title to any tract is found defective, the Township of Belleville is limited as to its responsibility only to the extent of returning down payment paid by the successful bidder. Said return of down payment shall not include the usual sum of $50.00 paid for legal and advertising costs, or any costs of survey or search incurred by the successful bidder.

11. The successful bidder is obligated to conform to all applicable zoning ordinances, codes, and regulations pertaining to the use of the premises.

12. The Township of Belleville makes no representations as to any condition of the lands set forth in Schedule A, including, but not limited to, environmental conditions, and leaves the successful bidder/grantee to conduct its own due diligence. The successful bidder/grantee shall hold harmless, indemnify and defend the Township of Belleville from any suit or claim whatsoever in connection with the land, including any statutory or common law predecessor liability claims. This provision shall survive the closing of title and shall not be waived by the Township.

13. Whether or not a bid is received by the Township Manager equal to or greater than the minimum prices set forth in Schedule A by any bidder or prospective purchaser, the Governing Body of the Township of Belleville may reconsider this resolution not later than thirty (30) days after its enactment and advertise the real property set forth in Schedule A for public sale pursuant to N.J.S.A. 40A:12-13(a).

SCHEDULE A

	Property	Fair Market Value/Minimum Bid
1.	Block 9601, Lot 35	$20,200.00
	(Located at 85 Ralph Street)	
	Approximately 3,108 square feet	

(SEE ATTACHED TAX MAP)

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 189-2025

AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICE CONTRACT PURSUANT TO THE FAIR AND OPEN PROCESS FOR TAX RELATED LEGAL SERVICES TO THE LAW FIRM OF INGLESINO TAYLOR

WHEREAS, the Governing Body of the Township of Belleville has determined that there exists a need for the retention of services for tax related legal services for the Township of Belleville; and

WHEREAS, on or about August 18, 2025, the firm of Inglesino Taylor Attorneys at Law (Inglesino Taylor) submitted a written proposal for services related thereto; and

WHEREAS, the written proposal submitted by Inglesino Taylor has been reviewed and based on that firm's qualifications to perform these services, the Governing body desires to engage the law firm of Inglesino Taylor to provide legal services to the Township of Belleville in connection with any tax related legal services; and

WHEREAS, the Local Public Contract Law, N.J.S.A. 40A:11-5, permits professional services to be awarded without the need for competitive bids through resolution memorializing the engagement of said professional service.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Governing Body hereby authorizes the law firm of Inglesino Taylor, with offices at 600 Parsippany Road, Suite 204, Parsippany, New Jersey 07054 to represent the Township of Belleville in connection with any tax related legal services; including, all tax matters assigned to the Attorney that arise in the Township. The Tax Attorney must be available for consultation on a daily basis and shall deal directly with the Town Manager or his/her designee and/or the Township Attorney.

2. That the aforesaid legal counsel is hereby retained to assist the Township of Belleville in connection with any tax related legal services that arise in the Township. The Tax Attorney must be available for consultation on a daily basis and shall deal directly with the Town Manager or his/her designee and/or the Township Attorney, subject to the final approval of the Governing Body. This contract shall be for a term of four (4) months commencing on September 1, 2025 and ending on December 31, 2025, and may be extended by the Township if so, provided by law. Either the law firm or the Township may cancel the contract for convenience upon thirty (30) days written notice to the other. All pleadings and documents relating to the litigations, without limitation, shall be provided to the Township by the vendor immediately upon the Township's request.

3. That this contract is awarded without competitive bid and is a "Professional Service" in accordance with N.J.S.A. 40A:11-5 of the Local Public Contracts Law in recognition of the specialized knowledge required in matters related to labor and employment matters.

4. The Mayor and Municipal Clerk are authorized to enter into an agreement for professional services with the law firm of Inglesino Taylor, with offices at 600 Parsippany Road, Suite 204, Parsippany, New Jersey 07054 to represent the Township of Belleville in connection with any tax related legal services, including all tax matters assigned to the Attorney that arise in the Township. The Tax Attorney must be available for consultation on a daily basis and shall deal directly with the Town Administrator or his/her designee, pursuant to the terms and conditions of the written proposal submitted by the law firm of Inglesino Taylor to the Township of Belleville, or at a lesser hourly rate as can be agreed between the parties.

5. The Business Entity Disclosure Certification and Determination of Value of Inglesino Taylor will be placed on file with this resolution.

6. That this award is contingent upon funds being available in the 2025 budget.

7. The vendor shall file any New Jersey ELEC forms as may be required with the foregoing, and comply with the New Jersey ELEC.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 190-2025

RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICE CONTRACT PURSUANT TO THE FAIR AND OPEN PROCESS AS CONFLICT COUNSEL FOR TAX-RELATED LEGAL SERVICES

WHEREAS, the Governing Body of the Township of Belleville has determined that there exists a need for the retention of conflict counsel services for tax related legal services for the Township of Belleville; and

WHEREAS, on or about August 8, 2025, the firm of Florio Kenny Raval, LLP (Florio Kenny Raval) submitted a written proposal for services related thereto; and

WHEREAS, the written proposal submitted by Florio Kenny Raval has been reviewed and based on that firm's qualifications to perform these services, the Governing body desires to engage the law firm of Florio Kenny Raval to provide conflict counsel for legal services to the Township of Belleville in connection with any tax related legal services; and

WHEREAS, the Local Public Contract Law, N.J.S.A. 40A:11-5, permits professional services to be awarded without the need for competitive bids through resolution memorializing the engagement of said professional service.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Governing Body hereby authorizes the law firm of Florio Kenny Raval, with offices at 125 Chubb Avenue, Suite 310-N, Lyndhurst, New Jersey 07071 to represent the Township of Belleville as conflict counsel in connection with any tax related legal services; including, all tax matters assigned to the Attorney that arise in the Township. The conflict counsel Tax Attorney must be available for consultation on a daily basis and shall deal directly with the Town Manager or his/her designee and/or the Township Attorney.

2. That the aforesaid legal counsel is hereby retained to assist the Township of Belleville in connection with any tax related legal services that arise in the Township where it's tax attorney has a conflict. The conflict counsel Tax Attorney must be available for consultation on a daily basis and shall deal directly with the Town Manager or his/her designee and/or the Township Attorney, subject to the final approval of the Governing Body. This contract shall be for a term of four (4) months commencing on September 1, 2025 and ending on December 31, 2025, and may be extended by the Township if so, provided by law. Either the law firm or the Township may cancel the contract for convenience upon thirty (30) days written notice to the other. All pleadings and documents relating to the litigations, without limitation, shall be provided to the Township by the vendor immediately upon the Township's request.

3. That this contract is awarded without competitive bid and is a "Professional Service" in accordance with N.J.S.A. 40A:11-5 of the Local Public Contracts Law in recognition of the specialized knowledge required in matters related to labor and employment matters.

4. The Mayor and Municipal Clerk are authorized to enter into an agreement for professional services with the law firm of Florio Kenny Raval, LLP, with offices at 125 Chubb Avenue, Suite 310-N, Lyndhurst, New Jersey 07071 to represent the Township of Belleville in connection with any tax related legal services, including all tax matters assigned to Attorney that arise in the Township where the township's appointed Tax Attorney has a conflict. The conflict counsel Tax Attorney must be available for consultation on a daily basis and shall deal directly with the Town Administrator or his/her designee, pursuant to the terms and conditions of the written proposal submitted by the law firm of Florio Kenny Raval to the Township of Belleville, or at a lesser hourly rate as can be agreed between the parties.

5. The Business Entity Disclosure Certification and Determination of Value of Florio Kenny Raval, LLP will be placed on file with this resolution.

6. That this award is contingent upon funds being available in the 2025 budget.

The vendor shall file any New Jersey ELEC forms as may be required with the foregoing

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 191-2025

RESOLUTION AUTHORIZING THE EXECUTION OF A COST SHARING AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, DIVISION OF TRAFFIC ENGINEERING, FOR A HIGHWAY TRAFFIC SIGNAL

(Route 21 and Rutgers Street and Main Street Township of Belleville, County of Essex)

WHEREAS, a traffic condition exists at the intersection of Route 21 and Rutgers Street and Main Street, in the Township of Belleville, in the County of Essex which requires the operation of a semi-actuated traffic control signal areas of presence detection; and

WHEREAS, it is necessary to expedite the safe movement and conduct of pedestrian and vehicular traffic; and

WHEREAS, the State of New Jersey has indicated its willingness to install a traffic control signal at said intersection; and

WHEREAS, the State of New Jersey has proposed a form of Agreement pertaining to

maintenance of said highway traffic signal.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that the Mayor and Clerk of the said Township of Belleville, be and are hereby authorized to enter into an Agreement with the State of New Jersey, acting through its Commissioner of Transportation, for the purpose aforesaid, a copy of said Agreement being attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED that the Mayor and Clerk of the Township of Belleville, be and hereby are authorized to execute said Agreement, subject to any and all conditions contained herein and such form and revisions as deemed advisable by the Township Attorney or Special Redevelopment Counsel; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute a cost sharing agreement with the NJDOT as described herein, in a form and with such revisions as deemed advisable by the Township Attorney or Special Redevelopment Counsel, on behalf of the Township of Belleville and to perform the obligations of the Township and enforce its rights thereunder; and

BE IT FURTHER RESOLVED that a copy of this Resolution or a summary of thereof shall be published within ten (10) days of its adoption or as otherwise as required by law; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately but no sooner than as permitted by law.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Mayor and Council of the Township of Belleville, at a regular meeting held on August 26, 2025.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 192-2025

AUTHORIZING THE EXECUTION OF A CERTIFICATE OF COMPLETION FOR PROPERTY KNOWN AS 74 WASHINGTON AVENUE (BLOCK 8503, LOT 4 AND ADDITIONAL LOT 5), 78-102 WASHINGTON AVENUE (BLOCK 8503, LOT 6 AND ADDITIONAL LOTS 7, 8, 9 AND 10), AND 75-77 WILLIAM STREET (BLOCK 8503, LOT 11) WITHIN THE 74-102 WASHINGTON AVENUE REDEVELOPMENT AREA

WHEREAS, pursuant to N.J.SA. 40A:12A-6, on or about November 27, 2018, the Belleville Township Council (the "Township Council") adopted Resolution No. 18-296, directing the Planning Board of the Township (the "Planning Board") to conduct a preliminary investigation into whether or not property designated as Block 8503, Lot 4 and additional Lot 5, and Block 8503, Lot 6 and additional Lots 7, 8, 9, and 10, and Lot 11 on the tax maps of the Township (the "Property"), qualifies as a non-condemnation area in need of redevelopment as defined in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

WHEREAS, the Planning Board held a public hearing on January 10, 2019 and recommended that the Township Council designate the Property as a non-condemnation area in need of redevelopment; and

WHEREAS, on or about January 22, 2019, the Township Council adopted Resolution No. 19-30 designating the Property as a non-condemnation area in need of redevelopment; and

WHEREAS, the Township's professional planner, CME Associates, prepared a redevelopment plan for the Property entitled the "74-102 Washington Avenue Redevelopment Plan, Block 8503, Lots 4 through 11", and on May 14, 2019, the Township Council adopted Ordinance No. 3525 approving and adopting such Redevelopment Plan in accordance with the Redevelopment Law (the "Redevelopment Plan"); and

WHEREAS, the Township and 78-102 Washington Ave. Urban Renewal, LLC entered into a Redevelopment Agreement, dated December 12, 2019 as amended by certain letter agreements, dated February 27, 2024 and April 25, 2024 (collectively, the "Redevelopment Agreement") for the redevelopment of the Property; and

WHEREAS, pursuant to Section 7.01 of the Redevelopment Agreement, the Redeveloper recorded a Declaration of Covenants and Restrictions in the Essex County Register's Office on November 23, 2020 at Instrument No. 2020117177 in the land records of the Property, which Declaration of Covenants and Restrictions contains the covenants and restrictions outlined in Section 7.02 of the Redevelopment Agreement; and

WHEREAS, Section 2.08 of the Redevelopment Agreement provides for the issuance of a Certificate of Completion which would signify that all work related to the Property, or any Phase thereof, has been substantially completed in accordance with the Redevelopment Agreement; and

WHEREAS, the issuance of a Certificate of Completion certifies that the Redeveloper has performed its duties and obligations under the Redevelopment Agreement with respect to the Property, or any Phase or portion thereof; and

WHEREAS, on or about August 20, 2025, the Redeveloper submitted a written request for a Certificate of Completion, together with (a) the final Certificate of Occupancy for a 158-unit multi-family residential redevelopment and related site improvements in accordance with the Redevelopment Agreement (collectively, the "Completed Project"), issued on or about July 11, 2025; and (b) certificates from an authorized representative of the Redeveloper and from the Redeveloper's project engineer and project architect as to Redeveloper's completion of the redevelopment of the Property; and

WHEREAS, the Township has determined that the Redeveloper has substantially completed the Completed Project on the Property so as to warrant the issuance of a Certificate of Completion for such Completed Project in accordance with the provisions of the Redevelopment Agreement; and

WHEREAS, the Mayor and Township Council have determined that the conditions determined to exist at the time the Property was determined to be an area in need of redevelopment no longer exist and the terms, obligations and conditions of the Redevelopment Agreement have been satisfied with respect to the Completed Project, and that the Certificate of Completion in the form attached hereto (the "Certificate of Completion") should be issued therefor.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Belleville in the County of Essex, New Jersey, that the form of Certificate of Completion for the Completed Project is approved, subject to any and all conditions contained herein and such revisions as deemed advisable by the Township Attorney or Special Redevelopment Counsel; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute the Certificate of Completion for the Completed Project, with such revisions as deemed advisable by the Township Attorney or Special Redevelopment Counsel, on behalf of the Township of Belleville and to perform the obligations of the Township and enforce its rights thereunder; and

BE IT FURTHER RESOLVED that a copy of this Resolution or a summary of thereof shall be published within ten (10) days of its adoption or as otherwise as required by law; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately but no sooner than as permitted by law.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 193-2025

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BELLEVILLE CONSENTING TO THE TRANSFER OF AN OWNERSHIP INTEREST IN 202 BELLEVILLE URBAN RENEWAL LLC UNDER THE FINANCIAL AGREEMENT RELATING TO THE PROPERTY AT 202 BELLEVILLE AVENUE

WHEREAS, 202 Belleville Urban Renewal LLC (the "Entity") is the fee-simple owner of land, located in the Township of Belleville (the "Township") shown and designated as Block 6801, Lot 65 on the Tax and Assessment Map of the Township and containing approximately 0.2 acres (the "PILOT Property"); and

WHEREAS, the PILOT Property is located within the boundaries of the 202 & 215 Belleville Avenue Redevelopment Area within the Township, duly designated by Resolution No. 272-2023 adopted on October 24, 2023; and

WHEREAS, the Township adopted the "202 & 215 Belleville Avenue Redevelopment Plan, Block: 6801, Lot 65 & Block: 6704, Lot 8" (the "Redevelopment Plan") establishing the 202 & 215 Belleville Avenue Redevelopment Area, adopted pursuant to Ordinance No. 09-24 on March 26, 2024; and

WHEREAS, Meekassa LLC, a related entity to the Entity ("Meekassa"), entered into a Redevelopment Agreement between it and the Township, dated April 25, 2024, as may be further amended to provide for, among other things, a redevelopment project at the PILOT Property, consisting of the new construction of a four story 17-unit residential building and associated amenity space with ground-level parking, and other site improvements ("PILOT Project"), which PILOT Project is consistent with the Redevelopment Plan; and

WHEREAS, the Entity has been formed with the intention that the Entity own and redevelop the PILOT Project; and

WHEREAS, on or about September 30, 2024 the Entity filed an application for a Financial Agreement with the Township, in accordance with N.J.S.A. 40A:20-8 and the Long term Tax Exemption Law seeking approval of a Financial Agreement providing for exemption from municipal taxation for the PILOT Project as aforesaid, for a period of thirty (30) years from "Substantial Completion", and for payment in lieu of taxes of an Annual Service Charge; and

WHEREAS, pursuant to Ordinance 32-24 the Township authorized the execution of a Financial Agreement, dated December 16, 2024 (the "Financial Agreement"); and

WHEREAS, Meekassa is currently the owner of the Entity; and

WHEREAS, Meekassa LLC is interested in effectively transferring a one-half ownership interest in the Entity to Bridge Church LLC, the managing member of which is Maria E. Yglesia ("Bridge") in exchange for funds/capital to complete portions of the PILOT Project, whereby under such transfer (a) MAB 202 Belleville LLC will become the sole owner of the Entity, (b)

Meekassa and Bridge will each have a partial ownership interest in MAB 202 Belleville LLC with control of the Entity being shared equally by Meekassa and Bridge, and (c) the Entity will continue to be the fee owner of the PILOT Property (collectively, the "Transfer"); and

WHEREAS, on or about August 20, 2025, the Entity submitted a written request to the Township requesting that the Township consent, under Section 7.1 of the Financial Agreement, to the Transfer as set forth herein; and

WHEREAS, the Mayor and Township Council desire to consent to the Transfer as set forth herein and finds that such Transfer will facilitate and expedite commencement and completion of the PILOT Project and advance the goals set forth in the Redevelopment Agreement and the Financial Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Council of the Township of Belleville in the County of Essex, New Jersey, hereby consents to the Transfer of a one-half ownership interest in the Entity to Bridge Church LLC, whereby under such Transfer (a) MAB 202 Belleville LLC will become the sole owner of the Entity, (b) Meekassa and Bridge will each have a partial ownership interest in MAB 202 Belleville LLC with control of the Entity being shared equally by Meekassa and Bridge, and (c) the Entity will continue to be the fee owner of the PILOT Property as set forth herein, subject to the Entity obtaining from the New Jersey Department of Community Affairs any and all necessary approvals to make such Transfer related to the ownership and control of the Entity and providing proof of such approvals, if any, to the Township; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be published as and if required by law.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No 194-2025

RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO ENDORSE DEP APPLICATION FOR THE SIMPLIFIED WATERMAIN EXTENSION PERMIT (SWEP) FOR THE 260 WASHINGTON AVENUE (BELLEVILLE VENTURES) PROJECT (PROJECT) CONSISTING OF RENTAL APARTMENTS AND RETAIL SPACE LOCATED AT 260 WASHINGTON AVENUE, BLOCK 8701 LOTS 8.01, 9 AND 10

WHEREAS, Dresdner Robin, Engineer for the developer, has submitted documents for the SWEP to connect to the Township's water distribution system to serve the Project; and,

WHEREAS s, the Project consists of one hundred eight (108) apartments, and two thousand six hundred fifty (2,650 sf) square feet of retail space; and,

WHEREAS, the DEP forms require the signature of the Township's authorized representative of the sanitary sewer collection system; and,

WHEREAS, the Township is the owner of the sanitary sewer collection system.

NOW, THEREFORE, BE IT RESOLVED, that Belleville Township hereby designates the Township Engineer as the Authorized Representative to endorse all applicable DEP forms associated with the SWEP for the Project.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 195-2025

RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO ENDORSE DEP APPLICATION FOR THE SIMPLIFIED WATERMAIN EXTESNION PERMIT (SWEP) FOR THE 91 TERRY STREET PROJECT) CONSISTING OF RENTAL APARTMENTS LOCATED AT 91 TERRY STREET BLOCK 8902 LOTS 1, 10 AND 11

WHEREAS, Anderson Consulting Services LLC, engineer for the developer, has submitted documents for the SWEP to connect to the Township's water distribution system to serve the Project; and,

WHEREAS, the Project consists of one hundred fifteen apartments and common space; and,

WHEREAS, the DEP forms require the signature of the Township's authorized representative of the water distribution system; and,

WHEREAS, the Township is the owner of the water distribution system.

NOW, THEREFORE, BE IT RESOLVED, that Belleville Township hereby designates the Township Engineer as the Authorized Representative to endorse all applicable DEP forms associated with the SWEP for the Project.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 196-2025

RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO ENDORSE DEP APPLICATION FOR THE SIMPLIFIED WATERMAIN EXTESNION PERMIT (SWEP) FOR THE SOUND DEVELOPMENT LLC PROJECT (PROJECT) CONSISTING OF RENTAL APARTMENTS LOCATED AT 740 WASHINGTON AVENUE BLOCK 9201 LOT 2

WHEREAS, Omland & Osterkorn, engineer for the developer, has submitted documents for the SWEP to connect to the Township's water distribution system to serve the Project; and,

WHEREAS, the Project consists of one hundred fourteen (114) apartments and one thousand two-hundred sixty-four (1,264 sf) square feet of retail space; and,

WHEREAS, the DEP forms require the signature of the Township's authorized representative of the water distribution system; and,

WHEREAS, the Township is the owner of the water distribution system.

NOW, THEREFORE, BE IT RESOLVED, that Belleville Township hereby designates the Township Engineer as the Authorized Representative to endorse all applicable DEP forms associated with the SWEP for the Project.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 197-2025

DESIGNATING RENAMING THE CORNER OF HECKEL STREET AND LAWRENCE STREET "MARIE STRUMOLO-BURKE WAY" IN HONOR OF HER DEDICATED SERVICE TO THE COMMUNITY OF BELLEVILLE

WHEREAS, the Mayor and Municipal Council of the Township of Belleville wish to dedicate a certain street in honor of; and

WHEREAS Marie Strumolo-Burke was a lifelong resident of the Township of Belleville; and

WHEREAS, Marie Strumolo-Burke served as a dedicated public servant to the Township of Belleville, including serving for two decades as Councilwoman for the First Ward, and as the Democratic Chairwoman; and

WHEREAS, she was the founder of the Silver Lake Civic Association; and

WHEREAS, her civic engagement extended beyond elective office-she was active in the Kiwanis, the Tuesday and Friday Seniors Club, and spearheaded the beloved "JUST A PARTY"; and

WHEREAS, the following street shall be dedicated in her honor:

Corner of Heckel Street and Lawrence Street, shall be named

"Marie Strumolo-Burke Way"

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Council of the Township of Belleville do hereby authorize the dedication of the above named-street in memory of Councilwoman Marie Strumolo-Burke.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 198-2025

APPROVING FAIRWAY PARK IMPROVEMENTS – CHANGE ORDER NUMBER 1

WHEREAS, the Township of Belleville entered into a contract for the Fairway Park improvements with Picerno-Giordano Construction, LLC, 200 Market Street, Kenilworth, New Jersey 07033 in the lump sum of $975,000.00 representing items 1-56 on the base bid; and

WHEREAS, said contract award was awarded on the recommendation of Remington Vernick Engineers; and

WHEREAS, during the course of construction there were adjustments to the contract to meet unforeseen site conditions which resulted in the need for removal of a portion of the scope of work and the addition of supplemental items; and

WHEREAS, Change Order Number 1 represents a decrease of approximately twenty eight percent (-26%) of the contract for a total amount of -$261,861.71; and

WHEREAS, a Change Order request was reviewed by Remington and Vernick Engineers, the project construction engineers and determined to be necessary; and

WHEREAS, the Mayor and Township Council based on the recommendation of Remington and Vernick Engineers is satisfied that the Change Order should be approved; and

WHEREAS, the Change Order was found to be beneficial and necessary.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Belleville, County of Essex, State of New Jersey:

1. Change Order Number 1 for the Fairway Park improvements whereby -$261,861.71 will be decreased from the contract is hereby approved and the Financial Officer of the Township of Belleville is hereby authorized to pay up to new contract value of $713,138.29.
2. That a copy of this resolution shall be published, as required by law, within ten (10) days of its passage.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

RESOLUTION No. 201-2025

AWARDING A FAIR AND OPEN CONTRACT OVER $53,000.00 FOR THE INSTALLATION OF RETAINING WALL, EXCAVATION, CONCRETE WORK AND APPURTANCES AT 128 WASHINGTON AVENUE BETWEEN MURRAY PAVING AND CONCRETE LLC AND THE TOWNSHIP OF BELLEVILLE $215,000.00

WHEREAS the Township of Belleville is in need of the ***installation of retaining wall, excavation, concrete work and appurtenances at 128 Washington Avenue***, and

WHEREAS the Township is desirous to award this contract under the provisions of N.J.S.A. 19:44A-20.5 as a fair and open contract, and

WHEREAS ***Murray Paving and Concrete LLC, 21 Wallace Street, Elmwood Park, NJ 07407*** has been awarded ***New Jersey State Approved Cooperative Pricing System #65MCESCCPS***, and

WHEREAS the contract is in excess of $53,000.00 which requires award by the governing body, and

WHEREAS the Chief Financial Officer has indicated that funding is available in Township budgetary account number C-04-55-215-025-321;

NOW, THEREFORE BE IT RESOLVED that the Mayor and the Township Council of the Township of Belleville award a fair and open contract with ***Murray Paving and Concrete LLC*** for the ***installation of retaining wall, excavation, concrete work and appurtenances at 128 Washington Avenue*** in the amount of ***$215,000.00 as per quote #25-478 dated August 22, 2025***.

Motion by Councilmember Cozzarelli seconded by Councilmember Guardabasco
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

New/Old Business:

Councilman Vincent Cozzarelli

- Motorcycle Mall is celebrating their 50th Anniversary on Saturday, September 20th at 655 Washington Avenue from 10am – 5pm
- I suggest that we as a council present them with a proclamation for their "50" anniversary
- Mayor and Council approved

Executive Session: 8:13 p.m.

Motion to go into executive session by Councilmember DePeña seconded by Councilmember Velez Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

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:

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.

- Litigation -Opioid Settlement Op-In
- In order to receive money I need your authorization
- Mayor and Council approve

- Contract Negotiations
- Dean Donatelli, Esq.
- Potential Redevelopment Proposal at 133 Passaic Avenue/Nursery Supply
- Contract negotiations
- 53-units-townhouses-apartments
- 34- two bedrooms
- 4-three bedrooms-we can negotiate
- 15-one bedrooms
- 106-parking spaces in total

- For sale versus rental
- The council was polled

Cozzarelli-yes
DePeña-yes
Graziano-yes
Guardabasco- I have parking issues
Muldrow-yes
Velez-like concept minimized
Mayor Melham-I'm ok-not crazy about it

8:34p.m.

Motion to close executive session by Councilmember Cozzarelli seconded by Councilmember DePeña Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham Nays: None Absent: None Abstain: None

Adjournment:

Motion to adjourn by Councilmember DePeña seconded by Councilmember Graziano
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

The meeting was adjourned at 8:34p.m.

Respectfully Submitted,

Alberto Cabrera, R.M.C.
Township Clerk