Minutes

Mayor and Municipal Council Special Meeting
of Township of Belleville at Council Chambers - Town Hall,
152 Washington Avenue, Belleville, New Jersey, Tuesday, September 10, 2025,
at 12:30 p.m.

Call to Order: By Mayor Michael Melhem 12:30 p.m.

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

Also Present: Steven J. Martino, Township Attorney, Brian Banda, Township Manager, Gerard Corbo, Deputy Chief of Police, John Olivieri, Fire Chief, Frank DiMaria Chief Financial Officer, Alberto Cabrera, Township Clerk

Pledge of Allegiance: By Mayor Michael 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 Special meeting was published in the Monday, September 8, 2025, editions of the *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.

Ordinance:

Ordinance#54-25
Ordinance for Introduction:

ORDINANCE APPROVING THE AGREEMENT BETWEEN THE TOWNSHIP OF BELLEVILLE AND 206 WASHINGTON URBAN RENEWAL, LLC UNDER N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, pursuant to N.J.S.A. 40A:12A-6 of the Local Redevelopment and Housing Law ("LRHL") the Municipal Council ("Township Council") of the Township directed the Township of Belleville Planning Board (the "Planning Board") on September 12, 2023 in Resolution No. 221-2023 to conduct a preliminary investigation to determine whether the property commonly known as 143 Valley Street, 254-256 Washington Avenue and 258-260 Washington Avenue as shown on the official Tax Map of the Township of Belleville as Block 8701, Lots 8.01,

9 and 10 (the "Property"): (a) meet the criteria set forth in N.J.S.A. 40A:12A-5; or (b) pursuant to N.J.S.A. 40A:12A-3 are necessary, with or without change in their condition, for the effective redevelopment of the Property; and

WHEREAS, the Planning Board, at a duly noticed public hearing held on March 14, 2024, reviewed the report entitled "Preliminary Investigation, Non-Condemnation Area in Need of Redevelopment, prepared for Old Belleville Hall & The Elks for Property Located at 254-256, 258-260 Washington Avenue & 143 Valley Street, Block: 8701 Lots: 8.01, 9 & 10, Township of Belleville, Essex County, NJ", dated February 13, 2024 (the "Preliminary Investigation") and testimony of the Township's planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Property satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, after conducting its investigation and reviewing the Preliminary Investigation and a map of the proposed redevelopment area, and completing the public hearing on March 14, 2024, at which all objections to and support of the designation were received and considered, the Planning Board adopted a resolution on April 11, 2024 recommending that the Mayor and Township Council declare the Property a non-condemnation "area in need of redevelopment" under the Redevelopment Law in accordance with N.J.S.A. 40A:12A-6 for the reasons stated therein; and

WHEREAS, on April 23, 2024, the Township Council adopted Resolution No. 126-2024 designating the Property as an area in need of redevelopment (the "Redevelopment Area"); and

WHEREAS, on June 25, 2024, the Township Council adopted Ordinance No. 13-24 approving and adopting a redevelopment plan for the Redevelopment Area entitled "143 Valley Street and 254-256 & 258-260 Washington Avenue Redevelopment Plan", prepared by Dougherty Planning & Development, LLC (the "Redevelopment Plan); and

WHEREAS, on November 26, 2024, the Township Council adopted Resolution No. 313-2024 authorizing the execution of the Redevelopment Agreement, dated November 27, 2024, concerning the redevelopment of the Redevelopment Area to include a PILOT Project of approximately 2,930 square feet of commercial space and approximately 108 residential units within a 5-story building with approximately 128 parking spaces and associated improvements in accordance with the Redevelopment Plan (collectively, the "PILOT Project"); and

WHEREAS, 260 Washington Urban Renewal, LLC (the "Entity") has been formed under the New Jersey Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law") with the intention that the Entity own and redevelop the Property and construct the PILOT Project; and

WHEREAS, as of the date hereof (i) Block 8701, Lot 8.01 is owned in fee by BV Trade 1, LLC; Block 8701, Lot 9 is owned in fee by Belleville Ventures 2, LLC; and Block 8701, Lot 10 is owned in fee Belleville Ventures, LLC, all contract vendors of the Entity; (ii) the Entity shall be the fee owner of the PILOT Property prior to the Commencement Date and during the term of this Agreement; and (iii) the Entity has the right to acquire in fee the PILOT Property and authority under the agreement(s) related thereto to enter this Agreement and to subject the PILOT Project and the PILOT Property to the terms of this Agreement; and

WHEREAS, on or about August 29, 2025, the Entity filed an Application for a Financial Agreement with the Township (the "Exemption Application"), in accordance with N.J.S.A. 40A:20-8, pursuant to the LTTE 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, the chief executive officer of the Township submitted the Exemption Application to the Township Council for consideration of approval; and

WHEREAS, the Redeveloper also submitted on behalf of the Entity, as part of the Exemption Application, a form of financial agreement (the "Financial Agreement"), establishing the rights, responsibilities and obligations of the Entity under a long term tax exemption for the PILOT Project; and

WHEREAS, the relative stability and predictability of the payments and service charges to be paid by the Entity to the Township under the Financial Agreement will allow stabilization of the PILOT Project operating budget, allowing a high level of urban design, aesthetics and amenities as well as the use of high-quality materials which will maintain the appearance of the buildings over the life of the PILOT Project, which will ensure the likelihood of the success of the PILOT Project and insure that it will have a positive impact on the surrounding area; and

WHEREAS, the Township Council has reviewed the information provided in the Application and Financial Agreement and has deemed approval of same warranted and acceptable under the LTTE Law and further finds that the Financial Agreement will provide significant and long-term benefits to the Town.

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

Section 1. The Financial Agreement concerning 260 Washington Urban Renewal, LLC and the Long Term Tax Exemption of the PILOT Project under the LTTE Law is hereby approved substantially in the form attached hereto, and the Mayor is hereby authorized to execute such Financial Agreement, subject to such modifications or revisions, as deemed necessary and appropriate after consultation with counsel, and to perform and enforce the rights and obligations set forth therein.

Section 2. The Exemption Application concerning 260 Washington Urban Renewal, LLC and the Long Term Tax Exemption of the PILOT Project under the LTTE Law is hereby approved, and the Mayor and Township Council find that the PILOT Project represents an undertaking permitted by the LTTE Law, and constitutes improvements made for the purposes of clearance, replanning, development or redevelopment of an area in need of redevelopment within the Township, as authorized by the Redevelopment Law and the LTTE Law.

Section 3. The Clerk of the Township is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Township upon such document.

Section 4. The executed copy of the Financial Agreement shall be certified by and be filed with the Office of the Township Clerk. Further, the Clerk of the Township shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Township and the Director of the Division of Local Government Services with the Department of Community Affairs, in accordance with Section 12 of the LTTE Law.

Section 5. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 6. All ordinances and resolutions or parts thereof inconsistent with this Ordinance are hereby rescinded.

Section 7. This ordinance shall take effect in accordance with applicable law.

Motion to introduce by Councilmember Guardabasco seconded by Councilmember Cozzarelli
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco and Mayor Melham Nays: Velez Absent: Muldrow

Consent Agenda:

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

Resolutions:

Resolution No. 202-2025

RESOLUTION CANCELLING COMMUNITY BENEFIT PAYMENT APPROPRIATED RESERVE $1,000,000.00

WHEREAS the Township of Belleville, desires to cancel a community benefit payment appropriated reserve in the amount of $1,000,000;

WHEREAS the Chief Financial Officer has recommended this action as part of the 2025 municipal budget examination conducted by the Division of Local Government Services,

NOW, THEREFORE BE IT RESOLVED that the Mayor and the Township Council of the Township of Belleville authorize the cancelling of a community benefit payment appropriated reserve $1,000,000.

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

Resolution No. 199-2025

AMENDING THE CY 2025 MUNICIPAL BUDGET

WHEREAS, the local municipal budget of the year 2025 was approved on the 22nd day of April 2025, and

WHEREAS, the public hearing on said budget has been held as advertised, and

WHEREAS, it is desired to amend said approved budget.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Belleville, County of Essex, that the attached amendments to the approved budget of 2025 be made.

GENERAL REVENUES	FROM	TO	(DECREASE)
Surplus Anticipated	8,000,000.00	6,300,000.00	(1,700,000.00)
Alcoholic Beverages	85,000.00	85,000.00	-
Other	59,000.00	59,000.00	-
Fees and Permits	160,000.00	160,000.00	-
Municipal Court Fines	750,000.00	750,000.00	-
Other	-	-	-
Interest and Costs on Taxes	200,000.00	200,000.00	-
Interest and Costs on Assessments	-	-	-
Parking Meters	175,000.00	175,000.00	-
Interest on Investments and Deposits	725,000.00	725,000.00	-
Anticipated Utility Operating Surplus	-	-	-
INDUSTRIAL SEWER USER CHARGES	140,000.00	140,000.00	-
AMBULANCE FEES	885,000.00	885,000.00	-
Energy Receipts Tax (P.L. 1997, Chapters 162 & 167)	6,509,268.00	6,509,268.00	-
Uniform Construction Code Fees	1,200,000.00	1,200,000.00	-
BELLEVILLE BOARD OF EDUCATION - PRINCIPAL	1,190,000.00	1,190,000.00	-
BELLEVILLE BOARD OF EDUCATION - INTEREST	500,000.00	500,000.00	-
FD SAFE AND SECURE COMMUNITIES GRANT PROGRAM	45,150.00	45,150.00	-
FD COPS GRANT	447,000.00	447,000.00	-
FD BULLET PROOF VEST PARTNERSHIP-2023	9,968.75	9,968.75	-
FD BULLET PROOF VEST PARTNERSHIP-2024	9,845.48	9,845.48	-
NJ MUNICIPAL ALLIANCE	11,321.27	11,321.27	-
NJ CLEAN COMMUNITIES PROGRAM	78,312.59	78,312.59	-
NJ RECYCLING TONNAGE GRANT	55,226.40	55,226.40	-
NJ BODY ARMOR REPLACEMENT FUND	7,145.06	7,145.06	-
NJ ALCOHOL EDUCATION AND REHABILITATION	5,393.69	5,393.69	-
L BOROUGH OF MORTH CALDWELL	55,200.00	55,200.00	-
L DEVELOPER'S COMMUNITY BENEFIT PAYMENT-R&R	174,200.00	174,200.00	-

L DEVELOPER'S COMMUNITY BENEFIT PAYMENT-PREMIER	104,000.00	104,000.00	-
Utility Operating Surplus of Prior Year	-	2,500,000.00	2,500,000.00
UNIFORM FIRE SAFETY ACT - STATE	55,000.00	55,000.00	-
UNIFORM FIRE SAFETY ACT - LOCAL	320,000.00	320,000.00	-
CABLE TV FRANCHISE FEE - COMCAST	95,954.32	95,954.32	-
CABLE TV FRANCHISE FEE - VERIZON	180,653.01	180,653.01	-
HOTEL TAX	100,000.00	100,000.00	-
OUTSIDE POLICE EMPLOYMENT	250,000.00	250,000.00	-
HOSPITAL BED FEES	495,000.00	495,000.00	-
LIBRARY REIMBURSEMENTS	500,000.00	500,000.00	-
INTERFUNDS RECEIVABLE	435,858.65	-	(435,858.65)
NJ TRANSIT	49,000.00	49,000.00	-
PILOT - 608 MILL A	37,000.00	37,000.00	-
PILOT - 608 MILL B	56,231.34	56,231.34	-
PILOT - 11D FRANKLIN	210,000.00	213,490.97	3,490.97
PILOT - BELMONT	628,576.00	628,576.00	-
PILOT - 630 WASHINGTON	-	22,000.00	22,000.00
PILOT - 78-102 WASHINGTON	-	100,000.00	100,000.00

GENERAL REVENUES	FROM	TO	(DECREASE)
DEVELOPER'S CONTRIBUTION - 91 TERRY	-	1,000,000.00	1,000,000.00
FORECLOSURE PREMIUMS	-	147,500.00	147,500.00
WATER UTILITY FUND - ADMINISTRATIVE COST REIMBURSEM	300,000.00	300,000.00	-
WATER UTILITY FUND - INSURANCE REIMBURSEMENT	650,000.00	650,000.00	-
WATER UTILITY FUND - PERS REIMBURSEMENT	200,000.00	200,000.00	-
WATER UTILITY FUND - FICA REIMBURSEMENT	100,000.00	100,000.00	-
RECEIPTS FROM DELINQUENT TAXES	400,000.00	-	(400,000.00)
Local Tax for Municipal Purposes	59,250,803.61	59,551,677.07	300,873.46
Minimum Library Tax	1,589,556.32	1,589,556.32	-
Total General Revenue	***87,484,664.49***	***89,022,670.27***	***1,538,005.78***

GENERAL APPROPRIATIONS	FROM	TO	INCREASE/ (DECREASE)
GENERAL ADMINISTRATION:			
SALARIES AND WAGES	275,000.00	275,000.00	-
OTHER EXPENSES	200,000.00	180,000.00	(20,000.00)
PURCHASING OFFICE:			
SALARIES AND WAGES	96,000.00	96,000.00	-
OTHER EXPENSES	150,000.00	135,000.00	(15,000.00)
MAYOR AND COUNCIL:			
SALARIES AND WAGES	43,000.00	43,000.00	-
OTHER EXPENSES	25,000.00	22,500.00	(2,500.00)
MUNICIPAL CLERK:			
SALARIES AND WAGES	300,000.00	300,000.00	-
OTHER EXPENSES	250,000.00	225,000.00	(25,000.00)
FINANCIAL ADMINISTRATION:			
SALARIES AND WAGES	425,000.00	425,000.00	-
OTHER EXPENSES	275,000.00	247,500.00	(27,500.00)
AUDIT SERVICES: OTHER EXPENSES	135,000.00	135,000.00	-
COMPUTERIZED DATA PROCESSING:			
OTHER EXPENSES	650,000.00	585,000.00	(65,000.00)
REVENUE ADMINISTRATION:			
SALARIES AND WAGES	450,000.00	450,000.00	-
OTHER EXPENSES	35,000.00	31,500.00	(3,500.00)
TAX ASSESSMENT ADMINISTRATION:			
SALARIES AND WAGES	275,000.00	275,000.00	-
OTHER EXPENSES	25,000.00	22,500.00	(2,500.00)
LEGAL SERVICES:			
SALARIES AND WAGES	325,000.00	325,000.00	-
OTHER EXPENSES	250,000.00	225,000.00	(25,000.00)

GENERAL APPROPRIATIONS	FROM	TO	INCREASE/ (DECREASE)
ENGINEERING SERVICES:			
SALARIES AND WAGES	200,000.00	-	(200,000.00)
OTHER EXPENSES	100,000.00	90,000.00	(10,000.00)

GENERAL APPROPRIATIONS	FROM	TO	INCREASE/ (DECREASE)
INSURANCE:			
LIABILITY INSURANCE	1,921,721.25	1,262,981.25	(658,740.00)
WORKERS' COMPENSATION INSURANCE	1,393,644.00	1,393,644.00	-
UNEMPLOYMENT INSURANCE	100,000.00	100,000.00	-
OTHER INSURANCE PREMIUMS	25,000.00	25,000.00	-
CLAIMS FUND	150,000.00	150,000.00	-
EMPLOYEE GROUP INSURANCE	17,500,000.00	17,500,000.00	-
HEALTH BENEFITS WAIVER	82,500.00	82,500.00	-
LIABILITY INSURANCE - EXCLUDED FROM CAPS	-	658,740.00	658,740.00
MUNICIPAL COURT:			
SALARIES AND WAGES	365,000.00	365,000.00	-
OTHER EXPENSES	30,000.00	27,000.00	(3,000.00)
PLANNING BOARD:			
SALARIES AND WAGES	24,000.00	24,000.00	-
OTHER EXPENSES	200,000.00	100,000.00	(100,000.00)
ZONING BOARD OF ADJUSTMENT:			
SALARIES AND WAGES	6,000.00	6,000.00	-
OTHER EXPENSES	25,000.00	22,500.00	(2,500.00)
POLICE DEPARTMENT:			
SALARIES AND WAGES	14,000,000.00	13,500,000.00	(500,000.00)
OTHER EXPENSES	430,000.00	387,000.00	(43,000.00)
RENT LEVELING:			
SALARIES AND WAGES	6,000.00	6,000.00	-
OFFICE OF EMERGENCY MANAGEMENT:	-	-	
SALARIES AND WAGES	10,000.00	10,000.00	-
FIRE DEPARTMENT:			
SALARIES AND WAGES	9,000,000.00	9,005,000.00	5,000.00

GENERAL APPROPRIATIONS	FROM	TO	INCREASE/ (DECREASE)
OTHER EXPENSES	300,000.00	270,000.00	(30,000.00)
UNIFORM FIRE SAFETY ACT (CH. 383, P.L. 1983):			
SALARIES AND WAGES	350,000.00	350,000.00	-
OTHER EXPENSES	25,000.00	22,500.00	(2,500.00)

GENERAL APPROPRIATIONS	FROM	TO	INCREASE/ (DECREASE)
STREETS AND ROAD MAINTENANCE:			
SALARIES AND WAGES	700,000.00	700,000.00	-
OTHER EXPENSES	250,000.00	225,000.00	(25,000.00)
DPW SUPERINTENDENT'S OFFICE: SALARIES AND WAGES	325,000.00	325,000.00	-
OTHER EXPENSES	400,000.00	360,000.00	(40,000.00)
SOLID WASTE COLLECTION:			
OTHER EXPENSES	4,400,000.00	4,150,000.00	(250,000.00)
BUILDINGS AND GROUNDS:			
SALARIES AND WAGES	1,260,000.00	1,260,000.00	-
OTHER EXPENSES	475,000.00	427,500.00	(47,500.00)
VEHICLE MAINTENANCE:			
SALARIES AND WAGES	400,000.00	400,000.00	-
OTHER EXPENSES	400,000.00	360,000.00	(40,000.00)
PUBLIC HEALTH SERVICES:			
SALARIES AND WAGES	515,000.00	515,000.00	-
OTHER EXPENSES	200,000.00	180,000.00	(20,000.00)
ENVIRONMENTAL HEALTH SERVICES:			
OTHER EXPENSES	-	-	-
SENIOR CITIZEN SERVICES AND PROGRAMS: SALARIES AND WAGES	125,000.00	125,000.00	-
OTHER EXPENSES	-	-	-
BELLEVILLE GREEN TEAM:			
OTHER EXPENSES	50,000.00	45,000.00	(5,000.00)
OSHA:			
OTHER EXPENSES	100,000.00	100,000.00	-
CELEBRATION OF PUBLIC EVENTS:			
OTHER EXPENSES	200,000.00	200,000.00	-
RECREATION SERVICES AND PROGRAMS:			

GENERAL APPROPRIATIONS	FROM	TO	INCREASE/ (DECREASE)
SALARIES AND WAGES	750,000.00	750,000.00	-
OTHER EXPENSES	175,000.00	157,500.00	(17,500.00)
HISTORIC PRESERVATION:			
SALARIES AND WAGES	6,000.00	6,000.00	-
CONSTRUCTION OFFICIAL:			
SALARIES AND WAGES	1,000,000.00	1,000,000.00	-
OTHER EXPENSES	90,000.00	81,000.00	(9,000.00)
UTILITIES:			
GASOLINE	300,000.00	300,000.00	-
ELECTRICITY	400,000.00	393,000.00	(7,000.00)
WATER	5,000.00	5,000.00	-
OVEREXPENDITURE	217,666.00	217,666.00	-
EXPENDITURE WITHOUT APPROPRIATION	1,350,012.03	4,050,036.09	2,700,024.06
Public Employees' Retirement System	1,202,694.00	1,202,694.00	-
Social Security System (O.A.S.I.)	1,200,000.00	1,200,000.00	-
Police and Firemen's Retirement System of NJ	7,285,603.00	7,285,603.00	-
Defined Contribution Retirement Program (DCRP)	25,000.00	25,000.00	-
SEWERAGE PROCESSING AND DISPOSAL:			
Passaic Valley Sewerage Commission	4,433,112.06	4,433,112.06	-
Second River Joint Meeting	30,000.00	30,000.00	-
Township of Nutley	15,000.00	15,000.00	-
Maintenance of Free Public Library	1,589,556.32	1,589,556.32	-
GROUP INSURANCE	-	-	-
ESSEX COUNTY 5% PORTION OF PILOTS:			
Pilot - 608 Mill A	1,850.00	-	(1,850.00)
Pilot - 608 Mill B	2,811.57	-	(2,811.57)
Pilot - 11D Franklin	10,500.00	-	(10,500.00)
Pilot - Belmont	31,428.80	-	(31,428.80)

ORANGE CITY - HEALTH SERVICES	50,000.00	50,000.00	-
Matching Funds for Grants	2,675.00	2,675.00	-

GENERAL APPROPRIATIONS	FROM	TO	INCREASE/ (DECREASE)
FD Safe and Secure Communities Grant Program	45,150.00	45,150.00	-
FD COPS GRANT	447,000.00	447,000.00	-
FD BULLET PROOF VEST PARTNERSHIP-2023	9,968.75	9,968.75	-
FD BULLET PROOF VEST PARTNERSHIP-2024	9,845.48	9,845.48	-
NJ RECYCLING TONNAGE GRANT	55,226.40	55,226.40	-
NJ CLEAN COMMUNITIES	78,312.59	78,312.59	-
NJ BODY ARMOR REPLACEMENT FUND	7,145.06	7,145.06	-
NJ ALCOHOL EDUCATION AND REHABILITATION	5,393.69	5,393.69	-
NJ MUNICIPAL ALLIANCE	11,321.27	11,321.27	-
L BOROUGH OF NORTH CALDWELL	55,200.00	55,200.00	-
L DEVELOPER'S COMMUNITY BENEFIT PAYMENT	174,200.00	174,200.00	-
L DEVELOPER'S COMMUNITY BENEFIT PAYMENT	104,000.00	104,000.00	-
L NATIONAL OPOID SETTLEMENT	-	-	-
Capital Improvement Fund	250,000.00	250,000.00	-
Payment of Bond Principal	1,565,000.00	1,475,000.00	(90,000.00)
Payment of Bond Anticipation Notes and Capital Notes	1,989,040.00	1,710,000.00	(279,040.00)
Interest on Bonds	412,706.26	371,725.00	(40,981.26)
Interest on Notes	1,000,000.00	2,027,593.35	1,027,593.35
LOAN REPAYMENTS FOR PRINCIPAL AND INTEREST	64,182.22	64,182.22	-
Special Emergency Authorization - 5 Years (N.J.S.A. 40A	499,198.74	499,198.74	-
Reserve for Uncollected Taxes	300,000.00	100,000.00	(200,000.00)
Total General Appropriations	***87,484,664.49***	***89,022,670.27***	***1,538,005.78***

WATER UTILITY REVENUES	FROM	TO	INCREASE/ (DECREASE)
Operating Surplus Anticipated	-	2,500,000.00	2,500,000.00
Rents	8,400,000.00	8,400,000.00	-
Miscellaneous	100,000.00	100,000.00	-
TOTAL WATER UTILITY REVENUES	***8,500,000.00***	***11,000,000.00***	***2,500,000.00***

WATER UTILITY APPROPRIATIONS	FROM	TO	INCREASE/ (DECREASE)
OPERATING:			
SALARIES AND WAGES	900,000.00	900,000.00	-
OTHER EXPENSES	600,000.00	600,000.00	-
FINANCIAL ADMINISTRATION:			
SALARIES AND WAGES	200,000.00	200,000.00	-
OTHER EXPENSES	100,000.00	100,000.00	-
INSURANCE:			
GROUP	400,000.00	500,000.00	100,000.00
INSURANCE GENERAL LIABILITY	250,000.00	250,000.00	-
PURCHASE OF WATER	5,386,200.00	5,250,000.00	(136,200.00)
AUDIT	50,000.00	50,000.00	-
CAPITAL IMPROVEMENTS:			
CAPITAL OUTLAY	2,818.74	134,081.25	131,262.51
DEBT SERVICE:			
PAYMENT ON BOND PRINCIPAL	90,000.00	90,000.00	
INTEREST ON BONDS	40,981.26	39,856.25	(1,125.01)
INTEREST ON NOTES	180,000.00	86,062.50	(93,937.50)
STATUTORY EXPENDITURES:			
PUBLIC EMPLOYEE'S RETIREMENT SYSTEM	200,000.00	200,000.00	-
SOCIAL SECURITY SYSTEM (O.A.S.I)	100,000.00	100,000.00	-
SURPLUS - GENERAL BUDGET	-	2,500,000.00	2,500,000.00
TOTAL WATER UTILITY APPROPRIATIONS	***8,500,000.00***	***11,000,000.00***	***2,500,000.00***

BE IT FURTHER RESOLVED, that this resolution be filed forthwith in the Office of the Director of the Division of Local Government Services for certification of the 2025 local municipal budget so amended.

BE IT FURTHER RESOLVED, that this complete amendment, in accordance with NJSA 40A:4-9. be published in The Star Ledger in the issue of and that said publication contain notice of a public hearing on said on Monday, September 15, 2025.

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

Resolution No. 203-2025

AWARDING A FAIR AND OPEN CONTRACT OVER $53,000.00 FOR PROFESSIONAL ENGINEERING SERVICES 2025 ROAD PROGRAM – GREENWICH ST, BERKELEY AVE, LOYD PL & SYCAMORE DR, TAPPAN AVE, ESSEX ST IMPROROVEMENTS BETWEEN COLLIERS ENGINEERING & DESIGN, INC. AND THE TOWNSHIP OF BELLEVILLE $600,000.00

WHEREAS the Township of Belleville is in need of ***professional engineering services for 2025 Road Program – Greenwich St, Berkeley Ave, Lloyd Pl & Sycamore Dr, Tappan Ave, Essex St Improvements***, 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 ***Colliers Engineering & Design, Inc., 101 Crawfords Corner Road, Suite 3400, Holmdel, NJ 07733*** has been qualified by the Township of Belleville pursuant to a fair and open process, and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i), provides for the award of professional services, without engaging in the bidding process, to a person(s) authorized by law to practice a recognized profession; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-2 declares that a "professional service" means services performed by 1) a person authorized by law to practice a recognize profession, 2) whose practice is regulated by law, 3) and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study; 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-04-55-215-025-902.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the Township Council of the Township of Belleville award a fair and open contract to ***Colliers Engineering & Design, Inc.*** for ***professional engineering services for 2025 Road Program – Greenwich St, Berkeley Ave, Lloyd Pl & Sycamore Dr, Tappan Ave, Essex St Improvements*** in the amount of ***$600,000.00 as per CED proposal dated July 22, 2025***.

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

Resolution No. 204-2025

AWARDING A FAIR AND OPEN CONTRACT OVER $53,000.00 FOR PROFESSIONAL ENGINEERING SERVICES 2025 WATERMAIN AND LEAD SERVICE LINE REPLACEMENT – CHARLES STREET AND CENTER STREET BETWEEN COLLIERS ENGINEERING & DESIGN, INC. AND THE TOWNSHIP OF BELLEVILLE $360,000.00

WHEREAS, the Township of Belleville is in need of ***professional engineering services for 2025 Watermain and Lead Service Line Replacement – Charles Street and Center Street***, 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, ***Colliers Engineering & Design, Inc., 101 Crawfords Corner Road, Suite 3400, Holmdel, NJ 07733*** has been qualified by the Township of Belleville pursuant to a fair and open process, and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i), provides for the award of professional services, without engaging in the bidding process, to a person(s) authorized by law to practice a recognized profession; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-2 declares that a "professional service" means services performed by 1) a person authorized by law to practice a recognize profession, 2) whose practice is regulated by law, 3) and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study; 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-04-55-215-025-904.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the Township Council of the Township of Belleville award a fair and open contract to ***Colliers Engineering & Design, Inc.*** for ***professional engineering services for 2025 Watermain and Lead Service Line Replacement – Charles Street and Center Street*** in the amount of ***$360,000.00 as per CED proposal dated July 22, 2025***.

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

Resolution No. 205-2025

AWARDING A FAIR AND OPEN CONTRACT OVER $53,000.00 FOR PROFESSIONAL ENGINEERING SERVICES MAIN STREET IMPROVEMENTS – NJDOT LTDF 2023 BETWEEN COLLIERS ENGINEERING & DESIGN, INC. AND THE TOWNSHIP OF BELLEVILLE $450,000.00

WHEREAS, the Township of Belleville is in need of ***professional engineering services for Main Street Improvements – NJDOT LTDF 2023***, 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, ***Colliers Engineering & Design, Inc., 101 Crawfords Corner Road, Suite 3400, Holmdel, NJ 07733*** has been qualified by the Township of Belleville pursuant to a fair and open process, and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i), provides for the award of professional services, without engaging in the bidding process, to a person(s) authorized by law to practice a recognized profession; and,

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-2 declares that a "professional service" means services performed by 1) a person authorized by law to practice a recognize profession, 2) whose practice is regulated by law, 3) and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study; 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-04-55-215-025-900.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the Township Council of the Township of Belleville award a fair and open contract to ***Colliers Engineering & Design, Inc.*** for ***professional engineering services for Main Street Improvements – NJDOT LTDF 2023*** in the amount of ***$450,000.00 as per CED proposal dated July 21, 2025***.

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

Resolution No. 206-2025

AWARDING A FAIR AND OPEN CONTRACT OVER $53,000.00 FOR KITCHEN AND BATHROOM RENOVATIONS AT WASHINGTON AVENUE FIRE STATION #2 TO MURRAY PAVING AND CONCRETE LLC $79,965.42

WHEREAS, the Township of Belleville is in need of ***kitchen and bathroom renovations at Washington Avenue Fire Station #2***, 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-04-55-846-994-030;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the Township Council of the Township of Belleville award a fair and open contract to ***Murray Paving and Concrete LLC***

for ***kitchen and bathroom renovations at Washington Avenue Fire Station #2*** in the amount of ***$79,965.42 as per quote #25-490 dated August 29, 2025***.

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

Public Portion:

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

Gary Higgins
307 Fairway Ave

- Thank you, Brian Banda and Robert Welter, for having the trees removal issue taken care of
- I put in for a C.O. with the construction department and they are requesting I pay for two C.O., so my question is who is responsible for paying for the C.O. once I purchase the house

Mayor Melham

- Do you have a CO for when you first closed on the property?

Gary Higgins

- No

Mayor Melham

- You obtained the home from a tax foreclosure, correct? It's the buyer's responsibility

Vincent Frantantoni
129 Mt. Prospect Ave

- What's the $1 million dollar community benefit payment
- There is a surplus of $8 million currently
- Last time we had a surplus was in 2022, 3-million dollars

Frank DiMaria:

- It's a policy decision; they wanted to regenerate it to the public
- The surplus was amended down to $6.5 million

Vincent Frantantoni

- Have maintenance repair the municipal building
- They should also repair the recreation house

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

New/Old Business:

None to report

Adjournment:

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

The meeting was adjourned at 12:50p.m.

Respectfully Submitted,

Alberto Cabrera, R.M.C.
Township Clerk

The next regular meeting is scheduled for Tuesday, September 23, 2025 at 6pm.