Minutes

Mayor and Municipal Council Regular Meeting
of Township of Belleville at Council Chambers - Town Hall,
152 Washington Avenue, Belleville, New Jersey, Tuesday, December 16, 2025,
at 6:00 p.m.

Call to Order: By Mayor Melham at 6:01 pm

Members Present: Councilmember Naomy DePeña, Thomas Graziano, Diana Guardabasco, Tracy J. Muldrow, Frank Velez III and Mayor Melham

Absent: Vincent Cozzarelli,

Also Present: Steven J. Martino, Township Attorney, Brian Banda, Township Manager, Mark Minichini, Chief of Police, Frank DiMaria, Chief Financial Officer, Robert Walter, Superintendent of Public Works, Dr. Leonard Averhoff, Director of Recreation & Cultural Affairs, Nick DeAngelis, Director of Code Enforcement, and 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 on 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.

Work Session/Council Discussion:

Mayor Melham:

a) Full explanation as to what the Seniors get for $25; What is a Senior Pass? What can Seniors do or participate in if they do not pay the $25

Dr. Leonard Averhoff:

- We had a meeting with the Tuesday and Friday clubs, along with the Township Attorney to discuss insurance liability concerns.
- The fee establishes some accountability and consistency in programming and moreover equity in the facility
- The senior pass grants access to the facilities Monday through Friday, were going to have BINGO on Tuesdays and Fridays the way they are now.
- We're also going to have senior exercises such as Tai Chi and Zumba, Tuesdays and Thursdays we have BINGO with Blue as part of a community service with the police department
- We also have the pool tables and bocce court set up, so all these activities are included in the $25 fee and offered five days a week.

b) Update on Construction Code software rollout? And update on credit card processing

Brian Banda:

- Edmonds has spent the past few months porting data over to the new system we attempted to schedule a training session in December to get the system off the ground in January. Due to holiday scheduling and vacations, we couldn't coordinate a date with Edmonds.
- With the implementation of the credit card payments also, the Health Department licensing is also going to benefit from the software with online payments and customer portals, we're hoping to start the training process on that next quarter 2026.
- The Construction Department software has not been updated yet

c) Recorded Phone Lines Update

Brian Banda:

- The policy is drawn up and on review with Steve, once it is finalized we'll be able to get things moving

d) Update on Airbnb Ordinance and enforcement

Nick DeAngelis:

- The problem is that if you go on the Airbnb website, they don't list the address of the properties in Belleville
- Most of these properties are registered as an LLC, which makes it extremely difficult to go after

Mayor Melham:

- There is a company that I saw at the League of Municipalities that have a software database that makes it possible to see the addresses of these properties that are being rented out. I think it's $9,000

Bobby Welter:

a) Senior Kitchen Proposals

- We received the lowest quote, and Tom Herits is currently on a community grant right now to offset the price and we are close
- The building is 50 years old, and everything is original and not equipped for modern updates, the electrical and plumbing is outdated
- Everything is a custom job so you cant just order standard cabinets from a home improvement store

Mayor Melham:

- What's the quote?

Bobby Welter:

- $1,242,040
- The appliances are commercial

Tom Graziano:

- Is this something that maybe the DPW can do

Bobby Welter:

- My guys are not equipped for this type of work

Brian Banda:

- This contractor has guaranteed that this is the price, no matter what because once you rip down walls you can find something that leads to more damage

b) Update on Court Room Temperature Issues

- We have a lot of issues with the pneumatics and the HVA system, in Town Hall, you have six air handlers and 29 VME boxes. The VME boxes are basically outdated. You need all new Wi-Fi repeaters throughout the whole building for them to communicate to the server
- We met with the engineer, couple of people from the company that will be doing the work, the CFO, Brian. They're going to be coming in to do a basic overview, they're sending out a technician and an air handler and give us their opinion on what needs to be done

Report of the Manager:

Capital Projects Update:

1. Fairway Park – The phase 1 upgrades are 99% complete. The fencing is done. We are just waiting on the topcoat of the basketball court, which will get done once the weather breaks in Q1 2026.

2. Friendly House Floor – (tom). We are waiting for the humidity to increase to get the wood acclimated enough to complete installation. We have a few ideas to hopefully speed up this process, which could take some time if we cant.

3. Food truck park – (tom). Retaining wall is completed. The engineer was at the site today discussing utility placement with the contractor (water and electric).

4. Santander Parking Lot – We will close on the purchase before the end of the year and hopefully can repair, stripe, set up park mobile to open the new public parking lot in Q1 2026.

5. Police Building Renovation – Demo is completed on the bathrooms and locker rooms. The contractor is now working to fix leaking pipes and install new insulation on the HVAC ductwork. Once complete, reconstruction will begin.

6. Fire Training Tower – (tom). The engineer has started site work and permits are being reviewed by the Construction department. In the meantime, we are waiting for delivery of the prefab structure and dealing with some unauthorized occupancy of the site.

7. Washington Ave – This state project is halted due to PSEG poles that are in the way of the State's proposed improvements. So, contractors are currently working on drainage in the Carmer Ave/ Nutley boarder area and then on pothole repair along the avenue. Once complete, they will revert the area between Newark and Rutgers back to a 4-lane road until the PSEG poles are moved and the project can continue. There is no date set for when PSEG will move those poles.

8. 191 Belmont (Townhall Annex) – (tom) We are still working with the Engineer to get quotes for the proposed work. Depending on the complexity of the project, we will attempt to break the quotes down into separate phases and focus our efforts occupying the building and increasing police/ code presence in the area as soon as possible. We will keep you updated.

9. Township Lower Lot (Belleville Ave) – We are working to secure our lower fleet vehicle lot on Belleville Ave just below the train tracks. We have issues with residents parking in the lot and last year had a car stole out of it. We will be adding gates at the entrances and additional lighting. In the future, possibly cameras. There is no big spending here, I just wanted to keep the council posted so you are not in the dark if you notice the changes.

Committee Reports:

1. Budget Committee: Met to discuss contract negotiations, as well as some 2026 larger budgetary items, notably the rising costs of health insurance benefits over the last few years and foreseeable future. Health insurance has increased each year as a percentage of our total budget from 19% in 2022 to 24% in 2025 and a potential 27% in 2026 based on projections given to us by our provider. This type of growth puts strain on the rest of our operations, noting our largest departments made large spending cuts in 2025 to help offset. Redevelopment, cannabis income, and other new revenue streams have helped offset these increases and make other new investments in the community, but its getting harder to find savings and offsets for these types of increases. The budget committee will continue to work with us on the 2026 budget.

2. Grant Committee: (Jacky) – Is submitting four resolutions for your approval tonight so that they may submit for new grants including a 2026 DCA flood mitigation grant in the amount of $200K for main street (investigation and remediation), a 2026 DCA recreational improvements grant of $200K to be used for upgrades to all municipal park complexes and a 2026 DCA grant for the improvement of the mill street park greenway of $75,000. We are also submitting a 6-month extension to the safe streets to transit (round 3) grant, which gives us time to apply for the round 4 grant. Both will be used in conjunction to upgrade lighting along franklin street.

Beyond new submissions, we received a $10K community energy planning grant that we will use in 2026 to do a community energy plan to help determine our future energy needs. We also received a $26k historic trust grant to help write a historic element to the master plan, which supports our efforts in preserving historic buildings and areas within the municipality.

3. Senior Advisory Board: Met December 3rd for a productive meeting. We reviewed our first calendar of events for January, senior building facility concerns, fundraising ideas (they will be producing some cool shirts to sell) and notably the entire board supports the kitchen reconstruction efforts.

4. Business Committee: Need to activate, which will help with grants that benefit our local businesses.

5. Redevelopment Committee: Met to discuss existing projects, most of which are moving along well. One finished up this year, which we will start receiving revenue from in 2026 (rev) and Two started this year, generating new fee income and community benefit payments to the township. Of the new starts, I'd like to note 11 franklin is moving along smoothly with two of the 3 retail spaces accounted for (Chipotle and Konala – protein bowl and salad concept).

Policy updates (Transparency):

1. 2026 All ordinances to be workshopped prior to introduction/ at intro.

2. 2026 All capital spending over $53,000 to be workshopped prior to/ at intro

3. All directors required at workshop meeting/ first meeting of the month

1. Administrative code update – We are looking to update our administrative code to correct a few things to better reflect the way we are operating. These areas include HR/ Purchasing/ and the Construction Code Department, especially with the retirement of the head officer of that department. The management team will review these changes with the budget committee and introduce the changes in January.

2. (Final Reading reminder) Hours of Operation/ logistics business rules – You are voting on the adoption of an ordinance setting business hours of operation tonight. This is being introduced to deal with discrepancies between some businesses, centralize the rules in one location (it was spread between two different chapters) and because the township ordinance that set the hours of operation (globally) is outdated and referred to defunct districts. Basically, there is currently no way to fully enforce our hours of operation on businesses. We also added rules for idling and loading/ unloading of trucks – this is to help deal with quality-of-life complaints we receive from residents surrounding industrial districts like the ones behind Smallwood and in the valley.

<u>Mayor's Report</u>:

- I spoke with officials in the school districts and many are concerned there are potentially illegal apartments, we had a meeting about this in the summertime, where are we with this?

Brian Banda:

- It all depends on how they can communicate that data to us, they did give us something, but they can't give us much details
- They gave us a list that shows all registrations, it doesn't show any names of data on the children
- We have someone from the code department looking into that but it's still a difficult task to enforce

Mayor Melham:

- Four meetings ago, bus stop advertising do we know anything?

Frank DiMaria:

- We tried writing to the company and have not heard back from them
- We called the number on the sticker inside the bus stop and an agent for an advertising company answered once but since then no one has got back to us and they don't answer their phones anymore.
- We have no contracts or agreements with any advertising company

Mayor Melham:

- Leaking law enforcement roof, what's the status there, I was told it's the air conditioner condensers which is why we were not doing the stairway

Frank DiMaria:

- We're not going to do the stairwell because they're coming down that way, the stairway will be the last project done

Mayor Melham:

a) Upcoming events

- Tomorrow social security disabilities insurance information session at the senior building
- Friday January 2nd at the senior building is going to be the 3 kings gift wrapping party
- Tuesday January 6th is the Deputy Mayor's birthday and our three kings celebration
- Wednesday January 14th is potentially our council meeting

b) Past events

- We had an amazing Christmas party
- Our Christmas tree lighting
- We had a swearing in of 19 individuals for the fire and police departments

- I received the presidents award for New Jersey from the Dominican Officer Association at the League of Municipalities

Approval of Minutes:

- November 25, 2025 - Regular Meeting

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

Communication:
Albert Cabrera:

a.) Clerks' office issued raffle license
b.) RFP result for Animal Control- second occasion
c.) DCA- Financial Disclosure Statement Enforcement
d.) Mayor Melham's "Mayoral Medals of Achievement"- Lady Buc's Volleyball- State Sectional Semifinalist- Medals #112 to 131
e.) Mayor Melham's "Mayoral Medals of Achievement"-Greater Essex Softball League 12U-Platinum Championship for Fall 2025-Medals #132 to 143

Ordinances:

Ordinance #66-25
Ordinance for Possible Adoption:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-6A, STOP SIGN INTERSECTION DESIGNATED

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

Intersection	**Stop Sign On**
Mill St. / Montgomery St.	SE corner Mill St. / Montgomery St.

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

BE IT FURTHER ORDAINED, any prior Ordinance or part thereof, which is inconsistent with this Ordinance is hereby repealed.

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon final passage and publication according to law.

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

No Public Comments
No members of the public on the phones

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

Ordinance #67-25
Ordinance for Possible Adoption:

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
132 Franklin Street	West	Beginning at a point 25 feet north of the N/W apex of Franklin Street and Magnolia Street and continuing to a point 22 feet north thereof;

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

No Public Comments
No members of the public on the phones

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

Ordinance #68-25
Ordinance for Possible Adoption:

ORDINANCE AMENDING ORDINANCE#3669 CHAPTER 2, ADMINISTRATION PART 1, ADMINISTRATIVE CODE § 2-10C. RULES AND REGULATIONS GOVERNING EMPLOYMENT OF POLICE OFFICERS IN EXTRA DUTY CAPACITY.

a.

Definitions:

1.

POLICE OFFICER - Shall mean any full time sworn Law Enforcement Officer employed by the Township of Belleville.

2.

OUTSIDE EMPLOYER - Shall mean any individual, partnership, corporation, business entity, other than the Township of Belleville, which employs a police officer to perform the services of a security guard, traffic control officer, or plainclothes surveillance officer.

3.

EXTRA DUTY - Shall mean any employment when a police officer is not scheduled for a shift of duty by the Belleville Police Department that is conditioned on the actual or potential use of law enforcement authority by the Police officer employee.

4.

SECURITY GUARD - Shall mean a position of employment involving wearing of the Belleville Police Department Uniform and/or carrying a firearm or other dangerous weapon as defined by N.J.S.A. 2C:39-1.

5.

TRAFFIC CONTROL OFFICER - Shall mean a position of employment involving wearing of the Belleville Police Department Uniform while directing traffic or overseeing traffic control within a work zone.

6.

PLAINCLOTHES SURVEILLANCE OFFICER - Shall mean a position of employment involving the wearing or carrying a Belleville Badge and/or carrying of a firearm or other dangerous weapon as defined by N.J.S.A. 2C:39-1.

7.

WORKERS COMPENSATION INSURANCE - Shall mean all forms of insurance, including self-insurance as required by N.J.S.A. 43:15-1 et seq.

8.

WHILE IN THE EMPLOY OF THE EMPLOYER - Shall mean Ordinance No. 5330 all times when a police officer is scheduled and does work for an outside employer as a security guard, traffic control officer, or plainclothes surveillance officer.

9.

EXTRA DUTY SCHEDULER - Shall be the police officer by the Policemen's Benevolent Association, Local 28, with the approval of the Chief of Police, to schedule and distribute the extra-duty assignments.

10.

EXTRA DUTY ADMINISTRATOR - Shall be the secretary to the Chief of Police, who is a Township of Belleville employee who will administer all clerical duties in regard to applications, processing and billing to the outside employer and payroll processing, such duties shall be performed as required as part of the position.

11.

TOWNSHIP - Shall be the Township of Belleville, New Jersey, Municipal Government.

12.

POLICE DEPARTMENT - Shall be the Township of Belleville, New Jersey Police Department.

13.

POLICE VEHICLE - Shall mean any marked, or unmarked vehicle owned by the Township of Belleville, used by the Police Department.

b.

Any outside employer who employs a police officer while off duty to perform the aforesaid services without first having complied with the requirements of this section shall be subject to a fine of $500 or imprisonment of one day, or both, for each day it employs the police officer.

c.

Any police officer who accepts or continues employment while off duty with an outside employer, who has not complied with the requirements of this section, shall be deemed in violation of the Rules and Regulations of the Belleville Police Department and shall be subject to appropriate discipline thereunder. The police officer shall, prior to accepting or continuing off duty employment, ascertain from the perspective outside employer whether it has complied with the provisions hereof. If an outside employer has not yet complied, the police officer shall not accept the prospective extra-duty employment.

d.

Rates of Payment.

1.

The rate of payment to the Township for police officers performing extra-duty security guard or plain clothes surveillance officer is between $32 to $79 per hour or the rate of a senior patrolman at time and half, whichever is greater, minimum of four hours.

2.

The rate of payment to the Township for police officers performing extra-duty services as a traffic control officer is $79 per hour or the rate of a senior patrolman at time and half, whichever is greater, minimum of four hours.

3.

The Township shall deposit $2.25 per hour for each and every extra-duty detail to the Township Account for offsetting costs of administering said ordinance.

4.

The Township shall disburse $0.75 per hour for each and every extra-duty detail to the Extra-Duty Scheduler for services provided.

5.

The Township shall disburse the remainder amount per hour to the police officer who performed the extra-duty service as a security guard or plainclothes surveillance officer.

6.

The Township shall disburse the remainder amount per hour to the police officer who performed the extra-duty service as a traffic control officer.

7.

Payments to the police officer and extra-duty scheduler shall be made in accordance with current payroll disbursement procedures of the Township.

8.

The rate of payment to the Township for the use of police vehicles while in use during extra-duty services shall be $10 an hour.

e.

The Chief of Police, with advice and consent of the Township Manager, may waive the requirements of this section for special events run by non-profit groups, community organizations, and church groups for carnivals, street fairs, flea markets, fund raising events, and any incidental, one time extra duty assignments in which the Chief of Police designates need for police officers to perform extra-duty details as a security guard, plainclothes surveillance officer, or traffic control officer to protect lives and property.

f.

When outside employment is through a municipality other than the Township of Belleville, the payment schedule for payment to officers, administrative fees, and vehicle fees for the municipality the police officer is working for shall supersede any payment schedule for payment to officers, administrative fees or vehicle fees contained in this section.

g.

The Township of Belleville Police Department may choose to utilize a third-party vendor to administer and perform the off duty outside employment process for the Police Department. These actions include but are not limited to: communicating with said person or companies to schedule off duty "jobs", scheduling the officers for said jobs, invoicing persons or company, and receiving escrow and/or payment from person or company in a manner set forth by the third-party vendor. The third-party vendor may charge an additional fee for services that is above and in addition to the fee structure stated in this Ordinance and shall use business type collection rules as set forth in the contract between the Township and the third-party vendor. The third-party vendor will reimburse the Township via ACH or other funds transfer methods, according to the fees set forth in the contract, due to the Township and officer, in a timely manner, usually coinciding with payroll periods for "jobs" that the officers had performed or were scheduled for, in accordance with the rules set forth in the contract between the Township and the person or company seeking services.

Motion to open to the public by: Councilmember DePeña, Second by: Councilmember Velez
Ayes: DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None, Abstain: None, Absent: Cozzarelli
No Public Comments

No members of the public on the phones

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

Ordinance #69-25
Ordinance for Possible Adoption:

ORDINANCE AMENDING CHAPTER 3 POLICE REGULATIONS SECTION 5 NOISE CONTROL SUBSECTION 6 RESTRICTED USES AND ACTIVITIES

WHEREAS, the Mayor and Council of the Township of Belleville are always seeking to improve the quality of life for its residents; and

WHEREAS, loading and unloading for freight and the like often creates disturbing noises especially at night and the Mayor and Council wish to restrict the loading and unloading during night hours.

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

Chapter 3, Police Regulations, Section 5 Noise Control, Subsection 6 paragraph b. shall be amended to add the following:

9. Transportation Loading and Unloading of Freight. It shall be unlawful for any person to carry or permit to be carried within the Township any material or matter of any kind which shall in transit give off disturbing noises, nor shall they load or unload any material at night between the hours of 10:00 PM until 7:00 AM if the loading or unloading cannot be done without the production of disturbing noises.

BE IT FURTHER ORDAINED, any prior Ordinance or part thereof, which is inconsistent with this Ordinance is hereby repealed.

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon final passage and publication according to law.

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

Gary Higgins
307 Fairway Ave

- Does the new ordinance include the golf course?

Mario Drozdz
95 Bell Street

- What about the delivery guys who drop off packages in the morning to the small businesses?
-

Mayor Melham

- We're not stopping deliveries we're stopping the noise like forklifts and loud banging

No members of the public on the phones

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

Ordinance #70-25
Ordinance for Possible Adoption:

ORDINANCE AMENDING CHAPTER 3 OF THE CODE OF THE TOWNSHIP OF BELLEVILLE "POLICE REGULATIONS" TO ADD SUBSECTION 3-50 "VEHICLE IDLING"

WHEREAS, the Mayor and Council of the Township of Belleville are always seeking to improve the quality of life for its residents; and

WHEREAS, the idling of vehicles creates noise and pollution; and

WHEREAS, the Mayor and Council of the Township of Belleville Mayor and Council wish to impose regulations to limit the idling of motor vehicles in the Township.

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

Chapter 3 of the Township of Belleville Code shall be amended to add the following:

§3-50 Vehicle Idling.

A. Purpose. It is the policy of the Township of Belleville to prevent the air and noise pollution caused by the idling of diesel- or gasoline-powered motor vehicles that may jeopardize the health, welfare or safety of the citizens or degrade the quality of life.

B. Definitions. The following words and terms, when used in this section, shall have the following meanings:

DIESEL-POWERED MOTOR VEHICLE

A vehicle which is self-propelled by a compression-ignition-type of internal combustion engine, and which is designed primarily for transporting persons or property on a public street or highway.

GASOLINE-FUELED MOTOR VEHICLE

Any motor vehicle equipped to be powered by a hydrocarbon fuel other than diesel fuel, but including alcohol fuels and hydrocarbon-alcohol fuel blends.

IDLE

The motor vehicle operating mode consisting of a non-loaded, throttled engine speed at the revolutions per minute specified by the manufacturer or at any other engine speed.

C. Idling prohibited; exceptions.

(1) No person shall cause, suffer, allow or permit the engine of a diesel-powered or gasoline-fueled motor vehicle to idle for more than three consecutive minutes if the vehicle is not in motion, except:

(a) A motor vehicle at the vehicle operator's place of business where the motor vehicle is permanently assigned may idle for 10 consecutive minutes; or

(b) A motor vehicle at the vehicle operator's residence may idle for 10 consecutive minutes;

(2) The provisions of Subsection C(1) above shall not apply to:

(a) Autobuses while discharging or picking up passengers;

(b) Motor vehicles stopped in a line of traffic;

(c) Motor vehicles who's primary and/or secondary power source are utilized in whole or in part for necessary and definitively prescribed mechanical operation other than propulsion,

passenger compartment heating or air conditioning;

(d) Emergency motor vehicles in an emergency situation;

(e) Motor vehicles while being repaired;

(f) Motor vehicles while engaged in the process of connection, detachment or exchange of trailers; or

(g) Motor vehicles manufactured with a sleeper berth while being used, in a nonresidential zoned area, by the vehicle's operator for sleeping or resting.

D. Violations and penalties. Any person violating any provision of this section shall, upon conviction thereof be subject to a fine of not less than $100 nor greater than $2,000 for each violation.

E. Issuance of summons. Local health officials, the Belleville Police Department and the local code enforcement office shall be empowered to enforce the provisions of this section.

BE IT FURTHER ORDAINED, any prior Ordinance or part thereof, which is inconsistent with this Ordinance is hereby repealed.

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon final passage and publication according to law.

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

Mario Drozdz
95 Bell Street

- The last election there was a truck parked by the high school parking lot with it's motor off
- They had another motor running their power off diesel and it smelled. You should include in the ordinance generators that run off diesel and gas.

No members of the public on the phones

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

Ordinance #71-25
Ordinance for Possible Adoption:

ORDINANCE AMENDING CHAPTER 3 "POLICE REGULATIONS" AND CHAPTER 4 "LICENSING" OF THE CODE OF THE TOWNSHIP OF BELLEVILLE TO MODIFY BUSINESS HOURS OF OPERATION

WHEREAS, the Mayor and Council of the Township of Belleville are always seeking to improve the quality of life for its residents; and

WHEREAS, the Township Code does not have a Code Section devoted to Business Hours of Operation; and

WHEREAS, establish Business Hours of Operation for all businesses with the Township.

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

The following Sections of the Township of Belleville Code shall be deleted:

§3-16 BARBER SHOPS.

§ 3-16.1 Hours of Operation.

It is unlawful for the proprietor of any barber shop to keep open the shop for the purpose of conducting business of any nature whatsoever at any other time than between the hours of 8:00 a.m. to 7:00 p.m. weekdays with the exception of Saturdays and weekdays next preceding legal holidays. On Saturdays and weekdays next preceding legal holidays it shall be unlawful to keep open except between the hours of 8:00 a.m. to 9:00 p.m.

§ 3-16.2 Holidays.

It shall be unlawful for the proprietor to keep the shop open for the purpose of conducting business on Sundays and the following holidays: New Year's Day, Christmas Day, Thanksgiving Day, Labor Day, Memorial Day and the Fourth of July. It shall be unlawful for the proprietor of any barber shop to keep open the shop for the purpose of conducting business of any nature whatsoever on Wednesdays, except when a legal holiday falls within a work week, then the barber shops shall be open on Wednesday of the week upon which the legal holiday falls between the hours of 8:00 a.m. to 7:00 p.m. Eastern Standard Time or (Daylight Saving Time, when in effect).

§ 3-17 SHOE REPAIR SHOPS.

It shall be unlawful for the proprietor of any shoe repair shop, to keep the shop open for the purpose of conducting business of any nature whatsoever at any other time than between the hours of 8:00 a.m. to 7:00 p.m. weekdays with the exception of Saturdays on which Saturdays it shall be unlawful to keep open except between the hours of 8:00 a.m. and 9:00 p.m. Shoe repair shops shall not be open on Sundays or legal holidays.

§ 3-34.3 Hours of Closing.

All gasoline service stations in the Township of Belleville shall cease and desist from all business operations whatsoever involving the sale of any and all goods, merchandise or services of any nature or description, beginning at the hour of 12:00 midnight until 6:00 a.m. of the following morning.

§3-38 HOURS OF OPERATION OF CERTAIN BUSINESSES IN NEIGHBORHOOD RETAIL, B-D DISTRICTS.

§ 3-38.1 Definitions.

NEIGHBORHOOD RETAIL OUTLET

Shall mean a retail use, limited to the ground floor, which primarily serves a local area, consistent with the provisions of Chapter XXIII of the General Ordinances of the Township of Belleville. Specifically excluded from this definition of neighborhood retail outlets are pharmacies and taverns located within the neighborhood retail zone. Also excluded are neighborhood retail outlets operating within their premises pharmacies or providing pharmacological services. However, said retail outlets shall provide no other services to the public during the hours prescribed in subsection 3-38.2 of this section.

RETAIL STORE

Shall mean an establishment for conducting some form of retail trade, consistent with the provisions of Chapter XXIII of the General Ordinances of the Township of Belleville.

§ 3-38.2 Hours of Operation.

The hours of the day during which a retail outlet or retail store located within the neighborhood retail districts may open for business are from 5:00 a.m. to 12:00 a.m. midnight. These hours of operation shall not effect the right of such retail establishment to supply, stock or to otherwise service said retail establishment exclusive of services rendered to the general public.

§ 3-38.3 Violations.

Any person, firm, or corporation who operates or permits to operate a retail outlet or retail store within the Neighborhood Retail Zone for the general public other than during the hours set forth in subsection 3-38.2 of this section, shall upon conviction thereof, be subject to a fine not to exceed $500 or a term of imprisonment not exceeding 90 days, or both, at the discretion of the judge of the Municipal Court.

§ 4-7.5 Hours of Operation.

Every billiard room, pool room, miniature golf course, indoor or outdoor, or golf driving course or any such other place wherein games of skill may be carried on or conducted as aforesaid, shall be closed at 2:00 a.m. every night and shall remain closed until 7:00 a.m.

§ 4-9.14 Hours of Operation.

No junk dealer nor keeper of a junk shop or yard shall receive or purchase in the way of his business any goods, articles or thing whatsoever from any person between the setting of the sun and 7:00 a.m.

The following Sections shall be inserted in Chapter 3 of the Township of Belleville Code:

§3-38 HOURS OF OPERATION OF BUSINESSES.

§3-38.1 Businesses located in B-A, B-G, BB-1, and BB-2 Districts shall have the following maximum hours of operation:

A. Retail Services, Restaurants without liquor licenses and Offices: 5:00 AM to 12:00 AM.

B. Barber Shops – 8:00 AM to 7:00 PM Monday -Friday. Days before holidays and Saturdays 8:00 AM-9:00 PM.

C. Tattooing and Body Piercing: 10:00 AM to 8:00 PM.

D. Shoe repair: 8:00 AM to 7:00 PM.

E. Gas stations: 6:00 AM to 12:00 AM.

F. Liquor Stores: 10:00 AM to 10:00 PM. Days before holidays, Fridays, and Saturdays 10:00 AM to 11:00 PM.

G. Licensed establishments that sell electronic smoking devices: 10:00 AM to 8:00 PM.

H. Cannabis Establishments: 8:00 AM to 10:00 PM. Days before holidays, Fridays, and Saturdays 8:00 AM to 11:00 PM.

I. Restaurants with Liquor Licenses. 7:00 AM 2:00 AM

J. Billiard rooms, Bowling Alleys, miniature golf course, indoor or outdoor, or golf driving course or any such other place wherein games of skill may be carried on or conducted 7:00 AM to 2:00 AM.

K. Junk shop or yard – 7:00 AM to sunset.

L. Automotive/Vehicle body shop, sales, repairs and washing. 8:00 AM – 7:00 PM.

§ 3-38.2 Violations.

Any person, firm, or corporation who operates or permits to operate a retail outlet or retail store within the Neighborhood Retail Zone for the general public other than during the hours set forth in subsection 3-38.1 of this section, shall upon conviction thereof, be subject to a fine not to exceed $1000.00 or a term of imprisonment not exceeding 90 days, or both, at the discretion of the judge of the Municipal Court.

BE IT FURTHER ORDAINED, any prior Ordinance or part thereof, which is inconsistent with this Ordinance is hereby repealed.

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon final passage and publication according to law.

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

Mario Drozdz
95 Bell Street

- What are these businesses and hours

Mayor Melham

- The ordinances are posted outside on the bulletin board after the first introduction.

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

Ordinance #72-25
Ordinance for Introduction

TITLE:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-2C, RESIDENTIAL PARKING PERMITS AREAS

Section I: that section 8-2C.12 of the entitled ordinance is hereby amended by **ADDING** the following location:

Name of Street	**Direction**
Alva Street	From Belmont Avenue to the Bloomfield Line-Both sides

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

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

Ordinance #73-25
Ordinance for Introduction

TITLE:

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY, CHAPTER 8-6A, STOP SIGN INTERSECTION DESIGNATED

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

Intersection	Stop Sign On
Newark Ave./ Watsessing Ave.	N/E corner Newark Ave. / Watsessing Ave.

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

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

Public Comments:

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

Public Comments:

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

Ellen Lund:
74 Quincy Street

- I feel that it's inappropriate to propose a $25 resident and $50 non-resident fee for the use of the senior center. A lot of seniors are on a strict income, so my question is would the money used for

Mayor Melham:

- This is starting in January and before the Recreation Department stepped in, clubs were charging residents ten dollars a month for Tuesday and Friday participation. That comes out to $120 a year, we thought we were doing a good thing
- $25 for an entire year provides services like bingo, we'll buy cards and equipment

Patricia Wells:

- Some of us use the senior center for our AARP meetings once a month and we're already paying into that program yearly, why should we pay fees to use the senior center when we don't participate in the activities
- Someone was handing out flyers at our last AARP meeting telling everyone they have to pay $25

Brian Banda:

- Right now, no one is paying anything to use the senior center under councils' directives

Philomena Frantantoni:
129 Mt. Prospect Ave

- We didn't pay $5 a month; it was $5 a year
- The traffic light by Shop Rite, has no action been taken on that because I was told that once the building next to Shop Rite went down by the developer; they were going to put a light there.

Mayor Melham:

- I believe it was part of an agreement that they were going to contribute over $250,000

Mario Drozdz
95 Bell St.

- The township meetings used to be at 7pm on the 2nd and 4th Tuesday of the month
- Resolution H on the agenda for something to do with community policing, I'm under the assumption that that's a grant and also resolution N approving the right of way
- Who was the person that initiated the retiree benefits letter

Mayor Melham:

- That was a finical decision that came from the Managers Office

Steve Martino:

- That Right of Way allows Piolet Fiber to park and put their fibers on the telephone poles, it's not our poles, we can't charge for it but we have to allow them to pull them all up. The county did the same thing and this is happening all over north jersey

Vincent Frantantoni:
129 Mt. Prospect Ave

- Am I understanding this correctly; you're charging more for out of towners

Mayor Melham:

- Yes

Vincent Frantantoni:

- You better be careful because in 1989 we went with CBBG money for the addition and people complained that federal money can be used for anyone, you don't have to be a Belleville resident
- Also, are you talking about the police storage over Silver Lake, you guys pay monthly rent for a facility right now, what are you storing

Deputy Chief Corbo:

- A lot of files that can't be destroyed and large pieces of evidence

Carmela Fleshman:
833 Main St.

- Have the bids been put out or accepted for the repairs on Main St, do we know some sort of time frame
- Sub-section at Silver Lake was supposed to be funded by NJ Transit, where will you specifically build it?

Brian Banda:

- It's the Polizzi building

Frank DiMaria:

- There are three road work programs and they're all going to bid in January
- The money is in place but it's too cold out to work

Gary Higgens:
307 Fairway Avenue

- This food truck park, you're charging them $500 a month but what are you doing with this hot dog truck on Franklin Avenue

Steve Martino:

- There is a court order from the Superior Court that allows the hotdog truck to operate in that area, we can't do anything

Domenick Gotto:
Local 28 PBA President

- We thank you for the proclamations tonight
- Widows' spouses were sent letters stating their medical coverage will be terminated
- Sick leave rules were changed mid-contract negotiations without notification to their Local PBA
- We're still waiting for a second meeting for contract negotiations
- We're glad the township rescinded the widow spouse letters
- This benefit should not be used as leverage
- We just ask that you match our good faith commitment with stability and never put the families through this again

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

Resolutions:

Consent Agenda:

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 288-2025 **DATE OF ADOPTION: December 16, 2025**

TITLE:

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 **25 pages** as follows:

Current A/C	$	6,752,264.57
General Capital A/C	$	216,410.13
Water Operating A/C	$	78,448.37
Water Capital A/C	$	10,000.00
Trust	$	133,550.52
Trust - COAH A/C	$	345.00
Trust - Escrow A/C	$	65,523.75
Grant Fund	$	-
Law Enforcement Fund	$	-
Clean Communities Grant	$	-
NJ State Unemployment	$	-
TOTAL	$	7,256,542.34

Total from report	$	7,256,542.34
Difference/Check	$	-

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO.289-2025 **DATE OF ADOPTION: December 16, 2025**

TITLE:

APPROVING OVERPAYMENT OF TAXES TO G & K SERVICES,
135-143 RALPH STREET, BLOCK: 9601, LOT: 21
ESSEX COUNTY, NEW JERSEY

WHEREAS the following individuals have overpaid taxes due to filing of a court order for a tax abatement:

G & K Services – 135-143 Ralph Street, Belleville, N.J. 07109
Block 9601 Lot 21

4th Quarter 2025 - $24,989.87.

Payable To: G & K Services c/o Cintas Corporation
6800 Cintas Boulevard
Mason, OH 45040
Attention: Acct. Asst. 90C **Refund: $24,989.87**

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 290-2025 **DATE OF ADOPTION: December 16, 2025**

TITLE:

AUTHORIZING THE TOWNSHIP OF BELLEVILLE MUNICIPAL CLERK TO ADMINISTER ALL LEGALIZED GAMES OF CHANCE LICENSES FOR CALENDAR YEAR 2026

BE IT RESOLVED BY Mayor Michael Melham and the Municipal Council of the Township of Belleville, County of Essex, New Jersey, that the Municipal Clerk is hereby authorized to administer, sign and execute all Legalized Games of Chance Licenses for the calendar year 2026 contingent that the applicants have met all State and Municipal requirements and all fees have been paid.

Motion by Councilmember DePena. Seconded by Councilmember Guardabasco,
Nays: DePena, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham, Nays:None
Absent: Cozzarelli

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 291-2025 **DATE OF ADOPTION: December 16, 2025**

TITLE:

AUTHORIZING CANCELLING OF 4TH 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:

Garrido, Jonathan – 53 Forest Street, Belleville, N.J. 07109
Block 5502 Lot 18 – 4th Qtr. 2025. REFUND $3,138.16.

Matril, Johan – 590 Union Avenue, Belleville, N.J. 07109
Block 7202 Lot 4 – 4th Qtr. 2025. REFUND $3,277.95.

THEREFORE, BE RESOLVED, that the officials of the Department of Revenue and Finance are hereby authorized to cancel taxes due for 4th quarter due to 100% Disabled Veteran status.

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 292-2025 **DATE OF ADOPTION: December 16, 2025**

TITLE:

APPOINTING WILLIAM G. VILLANO AS PUBLIC AGENCY COMPLIANCE OFFICER PURSUANT TO N.J.A.C. 17:27-3.3

WHEREAS, the Affirmative Action Regulations of the Affirmative Action Office of the State of New Jersey addresses Public Agencies Awarding Contracts under P. L. 197 5, Chapter 127, (N.J.A.C. 17:27-3.1 et seq,) and further provide for entering into contracts, construction contracts, procedures; and with contract procurement, language service and reporting; and

WHEREAS, regulations further provide for the annual designation of an officer or employee of the public agency to serve as a Public Agency Compliance Officer ("PACO") who will be responsible for coordinating the reporting procedure from contractors procedures and to generally supervise the Affirmative Regulations (N.J.A.C. 17:27-3.3) and Compliance Action.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Belleville that WILLIAM G. VILLANO, is hereby appointed as Public Agency Compliance Officer retroactive from January 1, 2026 and terminating on December 31, 2026 for the Township of Belleville.

BE IT FURTHER RESOLVED that the Clerk forward a certified true copy of this resolution to the Division of Purchase & Property, Contract Compliance Audit Unit, EEO Monitoring Program, PO Box 236, Trenton, New Jersey, 08625.

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 293-2025 **DATE OF ADOPTION: December 16, 2025**

TITLE:

APPROVING THE 2026 HOLIDAY SCHEDULED FOR THE TOWNSHIP OF BELLEVILE, ESSEX COUNTY, NEW JERSEY

New Year's Day	Thursday	January 1, 2026
Martin Luther King	Monday	January 19, 2026
Lincoln's Birthday*	Friday	February 13, 2026
Washington's Birthday	Monday	February 16, 2026
Good Friday	Friday	April 3, 2026
Memorial Day	Monday	May 25, 2026
Independence Day	Friday	July 3, 2026
Labor Day	Monday	September 7, 2026
Columbus Day	Monday	October 12, 2026
Election Day	Tuesday	November 3, 2026
Veteran's Day	Wednesday	November 11, 2026
Thanksgiving Day	Thursday	November 26, 2026
Day after Thanksgiving	Friday	November 27, 2026
Half day before Christmas**	Thursday	December 24, 2026
Christmas	Friday	December 25, 2026
Half day before New Years**	Thursday	December 31, 2026

*Day off in Observance of holiday.

**Half day before Christmas and New Year for Municipal Employees only.

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 294-2025 **DATE OF ADOPTION: December 16, 2025**

TITLE:

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BELLEVILLE AUTHORIZING EXECUTION OF AN ASSIGNMENT AND ASSUMPTION, MODIFICATION AND CONSENT TO TRANSFER OF REDEVELOPMENT AGREEMENT WITH PREMIER DEVELOPERS, LLC AND 81 STEPHENS ST, LLC FOR REDEVELOPMENT OF CERTAIN PROPERTY IN THE TOWNSHIP

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A21A-1, et seq. (the "Redevelopment Law") authorizes the governing body of any municipality, by resolution, to declare properties within the municipality to be "in need of redevelopment" pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, based on its review of the criteria contained in the Redevelopment Law, the Township Council of the Township of Belleville (the "Governing Body") believed that property located at 81 Stephens Street, designated as Block 9403, Lot 1.02 of the official Tax Map of the Township (the "Project Premises"), containing a total of approximately 0.38 acres in the aggregate (the "Redevelopment Area") and should be declared to be an "area in need of redevelopment" in accordance with N.J.S.A. 40A:12A-5; and

WHEREAS, on November 21, 2011, by the adoption of Resolution No. 11-425, the Governing Body declared the Redevelopment Area as an area in need of redevelopment; and

WHEREAS, CME Associates prepared a redevelopment plan for the Redevelopment Area entitled "Redevelopment Plan, Block 9403, Lot 1, School #1", dated February 2023 to amend and restate the Original Redevelopment Plan (the "Redevelopment Plan"), and on or about March 14, 2023, Township Governing Body adopted Ordinance No. 05-23, approving and adopting the Redevelopment Plan; and

WHEREAS, the Governing Body, on October 24, 2023, adopted Resolution No. 273-2023 (a) recognizing Premier Developers, LLC ("Premier"), as the redeveloper of the Project Premises, and (b) authorizing the Township to enter into a Redevelopment Agreement with Premier, subject to certain conditions stated in the such Resolution; and

WHEREAS, in connection with the redevelopment of the Project Premises, Premier entered into the Redevelopment Agreement dated November, 2023 with the Township governing the development of the Project Premises, (the "Original Redevelopment Agreement"); and

WHEREAS, on or about December 14, 2023, Premier received approval from the Belleville Planning Board for the development on the Project Premises of a five-story residential building comprised of forty (40) residential units with structured parking and associated improvements (collectively, the "Project") pursuant to Planning Board Resolution/Application No. PB 2307 (the "Planning Board Resolution"); and

WHEREAS, Section 8.02 of the Original Redevelopment Agreement limits the Transfer of the Original Redevelopment Agreement and Premier's rights and obligations thereunder without the prior consent of the Township; and

WHEREAS, 81 Stephens St, LLC ("81 Stephens") is a special purposes entity that was formed for the purpose of developing and operating the Project Premises; and

WHEREAS, 81 Stephens has agreed to develop and operate the Project and the Project Premises in accordance with and as approved in the Planning Board Resolution; and

WHEREAS, 81 Stephens has requested the Township's consent, and the Township, after reviewing the experience, financial capacity and organization of 81 Stephens, has agreed to consent to the Transfer of the Original Redevelopment Agreement and Premier's rights and obligations thereunder to 81 Stephens, subject to the terms and conditions of an Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement with the Redeveloper set forth herein; and

WHEREAS, Premier has given notice of its intent to undertake this Transfer of the Original Redevelopment Agreement to 81 Stephens in accordance with Article 8 of the Original Redevelopment Agreement; and

WHEREAS, Premier and 81 Stephens have agreed to enter into an Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement whereby Premier shall assign all of Premier's right, title and interest in and to the Original Redevelopment Agreement as modified and amended in the Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement from Premier to 81 Stephens, and 81 Stephens shall accept such assignment, and assume the obligations of Premier under the Original Redevelopment Agreement as provided for and as so modified and amended in the Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement; and

WHEREAS, the Mayor and Township Council desire to authorize the execution and delivery of an Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement with Premier and 81 Stephens as provided for and in accordance with the provisions of the Redevelopment Law and the Original Redevelopment 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 authorize the execution of a Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement by and among the Township, as a redevelopment entity, and Premier Developers, LLC, as redeveloper, and 81 Stephens St, LLC, as the new Redeveloper, concerning the Project Premises located at 81 Stephens Street, designated as Block 9403, Lot 1.02 of the official Tax Map of the Township in such a form deemed advisable by the Township Attorney or Redevelopment Counsel, subject to any and all conditions contained herein and such revisions as deemed advisable by the Township Attorney or Redevelopment Counsel; and

BE IT FURTHER RESOLVED, that the Mayor and Township Council, upon the full execution of a Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement among the Township, Premier Developers, LLC, as redeveloper, and 81 Stephens St, LLC, as the new Redeveloper, the Township will recognize 81 Stephens St, LLC as Redeveloper of the Project Premises located at 81 Stephens Street, designated as Block 9403, Lot 1.02 of the official Tax Map of the Township as provided for and in accordance with such agreement and the provisions of the Redevelopment Law; and

BE IT FURTHER RESOLVED, that said recognition of 81 Stephens St, LLC as Redeveloper of the Project Premises is subject to and contingent upon 81 Stephens St, LLC: (1) entering into a Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement with the Township concerning the Project Premises in a form and with such revisions as deemed advisable by the Township Attorney or Redevelopment Counsel within thirty (30) days of this Resolution; (2) paying any and all costs incurred by the Township related to the implementation of this project as set forth in the Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement; and (3) satisfying any other terms and conditions contained within the Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement and required by any approval of the Belleville Planning Board; and

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to execute the Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement, with such revisions as deemed advisable by the Township Attorney or Redevelopment Counsel, on behalf of the Township, acting as the redevelopment entity for the redevelopment of the Project Premises by 81 Stephens St, LLC; and

BE IT FURTHER RESOLVED, that the Township is authorized and directed to perform its obligations and enforce its rights under such Assignment and Assumption, Modification and Consent to Transfer of Redevelopment Agreement with Premier Developers, LLC and 81 Stephens St, LLC; and

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

DRAFT 12/12/25

ASSIGNMENT AND ASSUMPTION, MODIFICATION AND CONSENT TO TRANSFER OF REDEVELOPMENT AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION, MODIFICATION AND CONSENT TO TRANSFER OF REDEVELOPMENT AGREEMENT (this "Agreement") made as of this ___ day of _____, 2025 by and among **PREMIER DEVELOPERS, LLC**, a New Jersey limited liability company, having its principal office at 120 Sylvan Avenue, Suite 300, Englewood Cliffs, New Jersey 07632 ("Premier"), and 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 **81 STEPHENS ST, LLC**, a New Jersey limited liability company, having its principal office at 120 Sylvan Avenue, Suite 300, Englewood Cliffs, New Jersey 07632 ("81 Stephens"). Premier, the Township and 81 Stephens are hereinafter individually referred to as a "Party" and collectively referred to as the "Parties".

WITNESSETH:

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A21A-1, et seq. ("Redevelopment Law") authorizes the governing body of any municipality, by resolution, to declare properties within the municipality to be "in need of redevelopment" pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, based on its review of the criteria contained in the Redevelopment Law, the Township Council of the Township of Belleville (the "Governing Body") concluded that property located at 81 Stephens Street, designated as Block 9403, Lot 1.02 of the official Tax Map of the Township, containing a total of approximately 0.38 acres in the aggregate (the "Project Premises") and should be declared to be an "area in need of redevelopment" in accordance with N.J.S.A. 40A:12A-5; and

WHEREAS, on November 21, 2011, by the adoption of Resolution No. 11-425, the Governing Body declared the Project Premises as a non-condemnation area in need of redevelopment; and

WHEREAS, CME Associates prepared a redevelopment plan for, inter alia, the Project Premises entitled "Redevelopment Plan, Block 9403, Lot 1, School #1", dated February 2023 to amend and restate the Original Redevelopment Plan (the "Redevelopment Plan"), and on or about March 14, 2023, Township Governing Body adopted Ordinance No. 05-23, approving and adopting the Redevelopment Plan; and

WHEREAS, the Township Governing Body, on October 24, 2023, adopted Resolution No. 273-2023 (a) recognizing Premier, as the redeveloper of the Project Premises, and (b) authorizing the Township to enter into a Redevelopment Agreement with Premier, subject to certain conditions stated in the such Resolution; and

WHEREAS, in connection with the redevelopment of the Project Premises, Premier entered into the Redevelopment Agreement dated November 20, 2023 with the Township governing the development of the Project Premises, (the "Original Redevelopment Agreement"), a copy of which Original Redevelopment Agreement is attached as **Exhibit A**; and

WHEREAS, on or about December 14, 2023, Premier received approval from the Belleville Planning Board for the development on the Project Premises of a five-story residential building comprised of forty (40) residential units with structured parking and associated improvements (collectively, the "Project") pursuant to Planning Board Resolution/Application No. PB 2307 attached hereto and made a part hereof as **Exhibit B** (the "Planning Board Resolution"); and

WHEREAS, Section 8.2 of the Original Redevelopment Agreement limits the Transfer the Original Redevelopment Agreement and Premier's rights and obligations thereunder without the prior consent of the Township; and

WHEREAS, 81 Stephens is a special purposes entity that was formed for the purpose of developing and operating the Project Premises; and

WHEREAS, 81 Stephens has agreed to develop and operate the Project and the Project Premises in accordance with, and as approved by, the Planning Board Resolution; and

WHEREAS, 81 Stephens has requested the consent of Township's Governing Body, and the Township's Governing Body, after reviewing the experience, qualifications and organization of 81 Stephens, has agreed to consent to and permit the Transfer of the Original Redevelopment Agreement and Premier's rights and obligations thereunder to 81 Stephens, subject to the terms and conditions set forth herein; and

WHEREAS, Premier has given notice of its intent to undertake this Transfer of the Original Redevelopment Agreement to 81 Stephens in accordance with Article 8 of the Original Redevelopment Agreement; and

WHEREAS, Premier and 81 Stephens have agreed to enter into this Agreement whereby Premier shall assign all of Premier's right, title and interest in and to the Original Redevelopment Agreement as modified and amended herein (as so modified and amended herein, the "Redevelopment Agreement"), to 81 Stephens, and 81 Stephens shall accept such assignment, and assume the obligations of Premier under the Original Redevelopment Agreement as provided for and as so modified and amended in this Agreement; and

WHEREAS, the Township Governing Body, after reviewing the experience, financial capacity and organization of 81 Stephens, on or about December 16, 2025 adopted Resolution No. ____ attached hereto and made a part hereof as **Exhibit C** (the "Council Resolution"), which memorialized the consent of the Township's Governing Body to the Transfer of the Original Redevelopment Agreement and Premier's rights and obligations thereunder to 81 Stephens, subject to the terms and conditions set forth herein; and

WHEREAS, the Parties enter into this Agreement to transfer the Redevelopment Agreement, as modified and amended herein, from Premier to 81 Stephens as set forth herein.

NOW THEREFORE, in consideration of the foregoing recitals, which by reference are incorporated herein, and for ten ($10.00) dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

1. Assignment and Assumption of Original Redevelopment Agreement.

(a) Premier hereby assigns, sets over and transfers to 81 Stephens, all of the rights, title, interests, duties, covenants, agreements and obligations of Premier in, to and under the Original Redevelopment Agreement and the Escrow Agreement (as defined herein). Premier represents and warrants that it is in compliance with the terms, conditions, covenants and obligations in the Original Redevelopment Agreement.

(b) 81 Stephens hereby accepts the within assignment and assumes and agrees to perform, comply with, and to be bound by all of the duties, covenants, agreements, obligations and terms of the Original Redevelopment Agreement and the Escrow Agreement on the part of Premier thereunder and to assume all liabilities for the performance and observance of all duties, covenants, agreements, obligations and terms set forth in the Original Redevelopment Agreement and the Escrow Agreement

on the part of Premier thereunder, whether arising or accruing prior to, on or after date hereof, and all in the same manner and with the same force and effect as if 81 Stephens had originally executed the Original Redevelopment Agreement and the Escrow Agreement (as defined herein). Notwithstanding the foregoing or any other term or provision in this Agreement to the contrary, the Township and Premier each acknowledge and agree that 81 Stephens shall not be responsible or liable for any fees or penalties accruing under the Original Redevelopment Agreement by reason of Premier failing to perform its obligations thereunder (in a timely fashion or otherwise), or, any Reimbursable Township Costs arising under the Original Redevelopment Agreement, all of which shall be costs for which Premier remains responsible to the Township for (the "Premier Costs"). Premier hereby agrees to indemnify, and defend 81 Stephens with respect to any obligations, fees, penalties and/or other liabilities under (including the Premier Costs), or arising from, the Original Redevelopment Agreement.

(c) The Township acknowledges and agrees that, where the Transfer of the Project Premises and the Transfer of the Original Redevelopment Agreement from Premier to 81 Stephens (and the modification thereof) was authorized by the Council Resolution, and is thereby appropriately made and approved without the need or requirement for any further municipal action. Nothing contained in this provision is intended to alter, amend or modify any of the Original Redevelopment Agreement, or constitute a waiver, release, relinquishment or surrender of any of the rights, remedies, privileges or benefits of the Township as set forth in, or otherwise derived from, the Original Redevelopment Agreement or applicable law, except as specifically set forth herein. As a Transfer authorized by and consented to under the Council Resolution, and based upon Premier's representations herein, Premier is hereby released and discharged of any obligations and/or liabilities under, or arising from, the Original Redevelopment Agreement, except with respect to the Premier Costs.

2. Modification of Redevelopment Agreement.

(a) All references in the Original Redevelopment Agreement to "Redevelopment Agreement" or "Agreement" shall mean the Original Redevelopment Agreement as modified and amended by this Agreement.

(b) Capitalized terms used herein shall have the meaning ascribed to them in the Original Redevelopment Agreement unless otherwise defined herein.

(c) All references to the "Effective Date" in the Original Redevelopment Agreement and herein shall mean the Effective Date in the Original Redevelopment Agreement.

(d) All references to the "Project" and the "Site Plan Approval" in the Original Redevelopment Agreement shall mean the Project and the Site Plan Approval, respectively, as approved in the Planning Board Resolution and any conditions contained therein.

(e) The following definition is hereby added to Section 1.1 of the Original Redevelopment Agreement:

" 'Holder' shall mean a mortgagee or holder of a security interest in all or any portion of the Project Premises and/or the Project secured by a mortgage or other financial lien instrument affecting all or any portion of the Project Premises and/or the Project." In the event of an uncured default by Redeveloper and prior to the Township's termination of the Redevelopment Agreement, Holder shall have the right to step into the shoes of, and shall be the Redeveloper, and shall have all rights with respect to the Project Premises and the Project, provided that Holder exercises such right in writing to the Township received within sixty (60) days of Holder's receipt of the Township notice of termination of the Redevelopment Agreement.

(f) The following language is hereby added to Section 2.3 of the Original Redevelopment Agreement:

"During the application process for each residential unit, Redeveloper shall request information regarding any vehicle owned or to otherwise be utilized by the residential tenant during its tenancy, and where a parking need is indicated, as a prerequisite to entering into a lease for the residential unit, Redeveloper shall allocate at least one (1) onsite parking space to the residential unit to be included as part of the base rent to be paid for such tenancy/unit, it being the intention of the Parties that the Redeveloper shall not charge a tenant an additional monthly the tenant's use of an onsite parking space. This Paragraph of Section 2.3 shall survive the expiration or earlier termination of this Redevelopment Agreement (including issuance of a Certificate of Completion)."

(g) In furtherance of Section 5.1 and Section 5.2 of the Original Redevelopment Agreement, Premier hereby assigns to 81 Stephens, and 81 Stephens assumes from Premier, all right, title and interest in and to (i) all funds deposited by Premier with the Township in accordance with Section 5.1 and Section 5.2 and the Escrow Agreement with the Township, dated March 3, 2023, attached hereto and made a part hereof as **Exhibit E** (the "Escrow Agreement"); and (ii) the Escrow Agreement, and 81 Stephens hereby assumes all obligation and liabilities under same.

(h) Article VII of the Original Redevelopment Agreement is hereby modified and amended to provide that 81 Stephens shall, within thirty (30) days from the date hereof, record in the land records of the project premises a Declaration of Covenants and Restrictions in substantially the form attached to the Original Redevelopment Agreement as **Exhibit G** and provide proof of such recording with the Township.

(i) All references to "Exhibit I" of the Original Redevelopment Agreement shall mean the disclosure and **Exhibit I** attached hereto and made a part hereof as **Exhibit I.**

(k) The addresses for all notices to the Redeveloper under Section 11.01 of the Original Redevelopment Agreement are hereby modified and amended as follows:

"If to Redeveloper: 81 Stephens St, LLC
120 Sylvan Avenue, Suite 300
Englewood Cliffs, New Jersey 07632
Attn: Mr. Peter Tiflinsky

With a copy to: Prime & Tuvel
1 University Plaza Drive
Suite 500
Hackensack, New Jersey 07601
Attn: Jason Tuvel, Esq.

Souder Law Group
570 Broad Street, 15th Floor
Newark, NJ 07102
Attn: Calvin W. Souder, Esq."

3. Township's Consent to Assignment and Modification of Redevelopment Agreement

Pursuant to the Council Resolution, the Township Governing Body hereby consents to the Transfer of the Project Premises and the Original Redevelopment Agreement, as modified and amended herein, from Premier to 81 Stephens subject to the terms and conditions set forth herein.

4. Miscellaneous.

(a) The Parties agree to execute such other instruments and to do such further acts as may be reasonably necessary to carry out the provisions of this Agreement.

(b) This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

(c) Premier and the Township hereby represents and covenants that as of the date hereof neither has previously asserted any claim against the other Party, and neither Party has any actual knowledge of any breach or default under the Original Redevelopment Agreement, nor any event which, with the passage of time and/or giving of notice, would result in a default or breach under the Original Redevelopment Agreement.

(d) This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

(e) This Agreement may be signed in counterparts, each of which shall be deemed an original and which together shall constitute one and the same instrument.

(f) This Agreement is being entered into with the specific intention to modify the terms of the Original Redevelopment Agreement. All of the provisions of this Agreement shall be deemed to be and construed as part of the Original Redevelopment Agreement to the same extent as if fully set forth therein. All of the provisions of the Original Redevelopment Agreement not amended hereby shall remain in full force and effect.

(g) The captions and headings herein used at the beginning of paragraphs or subparagraphs are solely for the purpose of assisting the reader and do not form a part of this Agreement.

(h) The Recitals above are incorporated herein as though fully set forth at length herein.

(i) If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Agreement to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of this Agreement shall remain in full force and effect.

(j) In the event of a conflict between this Agreement and the Original Redevelopment Agreement, the terms and provisions of this Agreement shall prevail

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

PREMIER DEVELOPERS, LLC

By: _____
Peter Tiflinsky
Managing Member

81 STEPHENS ST, LLC

By: _____
Peter Tiflinsky
Member

By: _____
Vazgen Sevumyants
Member

ATTEST:

TOWNSHIP OF BELLEVILLE

_____
Albert Cabrera, Township Clerk

By: _____
Michael Melham
Mayor

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

RESOLUTION NO. 295-2025

Township of Belleville

Whereas, the _____
(formal name of organization)

desires to apply for and obtain a grant from the New Jersey Department of Community Affairs

for approximately $ 200,000.00 to carry out a project to _____
(dollar amount of request)

2026 – Flood Mitigation and remediation on Main Street
(briefly describe the project)

Be it therefore RESOLVED,

1) that the Mayor Michael Melham and Municipal Council of the Township of Belleville
(formal name of organization)

does hereby authorize the application for such a grant; and,

2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between

Township of Belleville
(formal name of organization)

and the New Jersey Department of Community Affairs.

Be it further RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

(signature)
David J. Arce
(type or print name)
Deputy Municipal Clerk
(title)

(signature)
M. Melham
(type or print name)
Mayor
(title)

CERTIFICATION:

I, ~~Albert Cabrera~~ David J. Arce the ~~Municipal Clerk~~ Deputy Municipal Clerk
(name of Board Secretary/ Government Clerk) (title of position - Board Secretary or Government Clerk)

of the Township of Belleville
(formal name of organization)

hereby certify that at a meeting of the Board of Directors/ Governing Body held on December 16th, 2025
(meeting date)

the above *RESOLUTION* was duly adopted.

AFFIX GOV'T, CORPORATE OR NOTARY SEAL

(Signature of Secretary of the Board of Directors or Government Clerk)

(12/03)

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

RESOLUTION NO. 296-2025

Township of Belleville

Whereas, the _____
(formal name of organization)

desires to apply for and obtain a grant from the New Jersey Department of Community Affairs

for approximately $ 76,000.00 (dollar amount of request) to carry out a project to _____

2026 – Improve the Mill Street Park Greenway
(briefly describe the project)

Be it therefore RESOLVED,

1) that the Mayor Michael Melham and Municipal Council of the Township of Belleville
(formal name of organization)

does hereby authorize the application for such a grant; and,

2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between

Township of Belleville
(formal name of organization)

and the New Jersey Department of Community Affairs.

Be it further RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

(signature)

David J. Arce
(type or print name)

Deputy Municipal Clerk
(title)

(signature)

M. Melham
(type or print name)

MAYOR
(title)

CERTIFICATION:

I, ~~Albert Cabrera~~ David J. Arce. the ~~Municipal Clerk~~ Deputy Municipal Clerk
(name of Board Secretary/ Government Clerk) (title of position - Board Secretary or Government Clerk)

of the Township of Belleville
(formal name of organization)

hereby certify that at a meeting of the Board of Directors/ Governing Body held on December 16th, 2025
(meeting date)

the above *RESOLUTION* was duly adopted.

AFFIX GOV'T, CORPORATE OR NOTARY SEAL

(Signature of Secretary of the Board of Directors or Government Clerk)

(12/03)

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

RESOLUTION NO. 297-2025

Whereas, the Township of Belleville
(formal name of organization)
desires to apply for and obtain a grant from the New Jersey Department of Community Affairs

for approximately $ 200,000.00 (dollar amount of request) to carry out a project to

2026 Recreational Improvements – Improvements of the Municipal Park Complex
(briefly describe the project)

Be it therefore RESOLVED,

1) that the Mayor Michael Melham and Municipal Council of the Township of Belleville
(formal name of organization)
does hereby authorize the application for such a grant; and,

2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between

Township of Belleville
(formal name of organization)
and the New Jersey Department of Community Affairs.

Be it further RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

(signature)
David J. Arce
(type or print name)
Deputy Municipal Clerk
(title)

(signature)
M. Melham
(type or print name)
MAYOR
(title)

CERTIFICATION:

I, ~~Albert Cabrera~~ David J. Arce the ~~Municipal Clerk~~ Deputy Municipal Clerk
(name of Board Secretary/ Government Clerk) (title of position - Board Secretary or Government Clerk)
of the Township of Belleville
(formal name of organization)
hereby certify that at a meeting of the Board of Directors/ Governing Body held on December 16th, 2025
(meeting date)
the above *RESOLUTION* was duly adopted.

AFFIX GOV'T, CORPORATE OR NOTARY SEAL

(Signature of Secretary of the Board of Directors or Government Clerk)

(12/03)

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 298-2025 **DATE OF ADOPTION: December 16, 2025**

TITLE:

AMENDING RESOLUTION NO. 285-2025, APPROVAL TO SUBMIT AN AWARD EXTENSION REQUEST FOR 2024-SST-00044-LA-2024-SST BELLEVILLE TOWNSHIP LIGHT RAIL PEDESTRIAN SAFETY PROJECT III TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.

NOW, THEREFORE, BE IT RESOLVED that the Mayor Michael Melham and the Municipal Council of the Township of Belleville formally approve the request for a six (6) months award extension for the above stated project.

BE IT FURTHER RESOLVED that Mayor Michael Melham and Municipal Clerk, or those authorized on their behalf, are to submit a formal request for a six (6) months award extension for the above referenced project to the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED that Mayor Michael Melham and Municipal Clerk are hereby authorized to sign the six (6) months award extension request on behalf of the Township of Belleville and that their signature constitutes acceptance of the terms and conditions of the grant agreement.

Motion by Councilmember DePena, Seconded by Councilmember Guardabasco
Ayes: DePena, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham, Nays: None
Absent: None

Executive Session

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

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.

- Personnel Matters
- Contract Negotiation City Homes at Essex Park
    - CLERK ASKED TO STEP OUT DURING EXECUTIVE SESSION

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

Adjournment:

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

Respectfully Submitted,

David J. Arce
Deputy Municipal Clerk

The next Work Session Meeting is scheduled for Wednesday, January 14, 2026 at 12:30 p.m.