Minutes

Mayor and Municipal Council Special Meeting
of Township of Belleville at Council Chambers - Town Hall,
152 Washington Avenue, Belleville, New Jersey, Tuesday, January 27, 2026
at 6:00p.m.

Call to Order: Mayor Melham at 6:01 p.m.

Members Present: Council Member Vincent Cozzarelli, Naomy DePeña, Diane S. Guardabasco, Tracy J. Muldrow, Frank Velez III and Mayor Michael A. Melham

Absent: Thomas Graziano

Also Present: Steven J. Martino, Township Attorney, Township Attorney, Brian Banda, Township Manager, Mark Minichini, Chief of Police, Frank DiMaria, CFO, Alberto Cabrera, Municipal Clerk, Kevin Esposito, Municipal Tax Assessor

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 meeting was published in the Friday, January 9, 2026, edition 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.

Work Session/Council Discussions:

Brian Banda

- Belleville's Abatement Program
    - Kevin Esposito and Dean Donatelli our land use attorney is here to discuss what changes were made

Dean Donatelli

- Five-year house in ordinance applies to all properties in town
- There are three different programs under the ordinance
- The first program for existing residential is approved by the tax assessor alone where they submit applications and fees

- The second is to renovations on existing industrial, commercial and multifamily buildings is approved by Kenin or resolution of council
- The third is abatements of new multifamily homes, industrial and commercial is approved by ordinance and requires a financial agreement

Kevin Esposito

- What's being considering is additions of single family condominiums and two family homes
- Many residents expressed interest but unfortunately the initial ordinance did not allow for it

Report of the Manager:

- Capital Projects Update:
  - Friendly House Floor – (tom). As of last meeting we were waiting for the humidifier to be installed. It now has been installed and is working as expected.
  - Just an important note – There is a special primary election coming up to fill mikey sherills congressional seat and one of the polling locations in belleville was set for the friendly house. Since we don't see the floors being completed by then, I worked with the County to move the voting location to 138 Franklin Street, the Belleville fire house. Its literally around the corner from the Friendly house so it should be a smooth transition for voters. I want to thank John Olivieri and the Fire Department for helping accommodate this move.

- Committee Reports:
  - Senior Advisory: Reported that, since inception at the beginning of the year, the New Senior club has already registered 178 members. To bring that into context, that's almost as large as the original two clubs combined. This enrollment has welcomed both Belleville (98) and non-belleville residents (82) alike. Remember, it is 50+ to sign up and the Board has already approved a calendar of events for February. Everyone who can should check it out. I hope for the club to continue to grow. I even heard the Bingo pots have been larger.
  - Budget Committee: The budget committee convened for an emergency purchase last week. Right before the storm this weekend, one of DPW's Front Loaders failed on them and we needed to move quickly to replace it, or face additional hardship with the storm, which was one of the biggest we've seen in a while with over 12 inches of snow dumped on the Township. This was an approximately $100,000 purchase, and while we agreed to workshop all purchases over $53,000, the committee made a quick decision to move forward, which was, in my opinion, the right move to the benefits the Residents, as well as the Morale of the DPW staff who worked tirelessly throughout the storm, and still today, clearing streets. The new loader got a ton of action this weekend (I even saw it being used this morning by townhall). It was an invaluable asset during this storm and will be an asset going forward. Thank you to the budget committee

- Grant Committee: On tonight is the resolution to go back to green acres for supplemental funding in the amount of $3,202,435 to be added to the $2,080,000 received to help us fund the first phase of the Municipal grand stand renovation which consisted of ADA access, bathrooms and structural upgrades to keep the structure standing for another 100 years. We hope to receive the funding so we can move forward with this first phase of the project.

- Comments/ Noteworthy ordinances/ resolutions to be voted on:
  - Snow – Shout outs to the DPW, Police, Fire and the Entire OEM team for the great work they did this weekend and endless amount of hours they put in to clear streets, get emergency personnel to work and keep this town safe and moving. I'd just like to note one hardship we had from the weekend and I know its a problem in all municipalities similar to ours. People throwing snow back in the street after the plows came by. I know its hard to find places to dump the snow, but throwing it back in the street recreates the dangerous snow and ice situations that the DPW is working to clear. All we ask is that residents give it their best during times like this is to help us out and try to be strategic about how and where we throw snow. Take up a parking spoke, use a lawn or sidewalk area that is not impeding the walkway. Also if they can, move the cars into driveways so DPW can get closer to the curb. Its all about working together and patience. I know this kind of snow was stressful for everyone.
  - The Rec Department is promoting a new program titled "Athlete of the Month". Essentially, they are looking for student athletes that perform both on and off the field. Anyone can be nominated by filling out a form the Rec provides online. It can be submitted online or emailed directly to the rec.

Report of the Mayor:

- Being part of the OEM, people throwing snow in the streets there are a lot of issues with towing cars and emergency roads
- I'm not sure if residents even know they live on emergency snow streets
- We can mail yearly notices during the winter season to notify residents of emergency snow streets areas
- We have to review the streets that are advertised on town website and our ordinance to make sure they are correct
- 2026 Calendars will be out by February
- Police Department Locker room status
- Early voting for the February 5th election begins January 29th
- This Friday the Ching Dynasty flag raising
- The library is hosting two events and their website has more info on that
- Martin Luther King Flag Raising next month

Approval of Minutes:

- None to report

Communications:

Albert Cabrera

- Mayor Michael Melham's letter of support for the Belleville Board of Education's application to the New Jersey Department of Community Affairs' Local Recreation Improvement Grant (LRIG) program for the modernization of the Belleville High School and Belleville Middle School libraries.

- Mayor Michael Melham's appointment of Mrs. Alexandra Leon as a Trustee of the Belleville Public Library and Information Center, effective immediately upon her swearing-in. Mrs. Leon's appointment is for a five (5) year term, therefore her term shall expire on December 31, 2030.

- Mayor Michael Melham's appointment of Ms. Ana Mansilla as a Trustee of the Belleville Public Library and Information Center, effective immediately upon her swearing-in. Ms. Mansilla's appointment is for a five (5) year term. However, as she is filling a previously vacant position, her term shall expire on December 31, 2029.

ORDINANCE:

Ordinances for Introduction:

Ordinance #02-26

AN ORDINANCE AMENDING CHAPTER 2 -ADMINISTRATION OF THE TOWNSHIP OF BELLEVILLE CODE

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

Ordinance#03-26

AN ORDINANCE FIXING PERSONNEL POSITIONS, SALARIES, WAGES AND COMPENSATION AMOUNTS AND RATES

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

Ordinance#04-26

ORDINANCE TO AMEND CHAPTER 12, SECTION 12 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF BELLEVILLE, ENTITLED " RENT LEVELING BOARD"

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

Public Commenting:

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

Gary Hinton 357 Fairway Ave:

- Resolution 68, what's this six percent

Frank DeMaria

- This six percent is a recurring item on any open balance that we do an accelerated tax sale. We really don't have many open balances come the end of the year but any balance we do have subsequent payments, an additional six percent will be tacked onto the amount as interest.

Vincent Frantantoni 129 Mt. Prospect Ave:

- Resolution D, did we have a tax sale?

Frank DeMaria

- That's correct we had accelerated tax sales.

Mayor Melham

- Every December we have a tax sale.

Vincent Frantantoni

- Where did you advertise?

Frank DeMaria

- Star Ledger for a week.

Vincent Frantantoni

- What's going on with the Soho are the units rented?

Mayor Melham

- Yes, they are being rented.

Vincent Frantantoni

- What are we doing about these illegal apartments because the parking is getting worse and worse.

Mayor Melham

- The manager is revamping the department and as you know we summon people to court and no one shows up and nothing happens

Brian Banda

- We verified some of them under different circumstances with the help of the police department and fire department through reports that allows us to verify. One big problem that we have is verifying because if people don't let us in, there is nothing that we can do.

- A councilmember who I won't name called me to get campaign literature on another councilmember.

Mario Drozdz 95 Bell St

- The O'Connor Report that has been settled by the township, when will that be available to the residents

Steve Martino

- It's been requested numerous of times. It's a personal record, it's not as government record and it's not available.

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

Consent Agenda

Resolutions:

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 060-2026 **DATE OF ADOPTION: January 27, 2026**

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 **44 pages** as follows:

Current A/C	$	7,261,331.68
General Capital A/C	$	131,611.00
Water Operating A/C	$	96,089.41
Water Capital A/C	$	20,250.00
Trust	$	304,203.14
Trust - COAH A/C	$	18,916.66
Trust - Escrow A/C	$	17,204.59
Grant Fund	$	13,345.28
Law Enforcement Fund	$	-
Clean Communities Grant	$	-
NJ State Unemployment	$	-
TOTAL	**$**	**7,862,951.76**

Total from report	$	7,862,951.76
Difference/Check	$	-

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 061-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

A RESOLUTION CANCELING OPEN TAX & WATER BALANCES OF TEN DOLLARS ($10.00) OR LESS ACCORDING TO N.J.S.A. 40A:5-17 FOR 2025 BALANCES

WHEREAS, N.J.S.A. 40A:5-17 allows for the cancellation of property tax refunds or delinquent amounts in the amounts of less than $10.00; and,

WHEREAS, the governing body may authorize the Tax Collector to process, without further action on their part, any cancellation of property tax and water refunds or delinquent amounts of less than $10.00.

NOW, THEREFORE, BE IT RESOLVED that said delinquent 2025 tax amounts in the amount of $48.45 be canceled as deemed necessary and the Tax Collector authorized to adjust the books and records of the Township of Belleville accordingly

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 062-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

"RESOLUTION FOR LIEN PREMIUM TO ESCHEAT TO TOWNSHIP AFTER 5 YEARS OF LIEN PURCHASED DATE/FORECLOSURE"
N.J.S.A. 54:5-114.6

WHEREAS, any outside lien purchased at Tax Sale has not been foreclosed within the 2 years of said purchase date, any premium that was bid will escheat to the municipality after 5 years of the purchase date or have been foreclosed on:

Certificate #20-07230 – Block 506 Lot 3 C0028– 46 Watsessing Avenue, U-B16, Belleville, N.J. 07109.

Sale Date: 12/28/2020 Premium: $7,000.00
Lien Holder: Due Season Investments, LLC.
641 Robert Street
Ridgewood, N.J. 07450

Redeemed after 5 years on 1/8/26.

BE RESOLVED, after 5 years or foreclosure the premium escheats to the Municipality.

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 063-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

A RESOLUTION OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, STATE OF NEW JERSEY AUTHORIZING AN ACCELERATED TAX/WATER SALE DECEMBER 29, 2026, PURSUANT TO N.J.S.A. 54:5-19.

WHEREAS, pursuant to the Tax Sale Law, N.J.S.A. 54:5-1 et seq. a Municipality may, by resolution, sell at public auction each parcel of real property for which there is unpaid taxes, water, and special charges of $10.00 or more, and other municipal charges under the circumstances and in the manner provided by law; and,

WHEREAS, when unpaid taxes, on real property remain in arrears on the 11th day of the eleventh month in the fiscal year when the same became in arrears, the Tax Sale Law provides for an accelerated tax sale to be held no earlier than the last month of the fiscal year: and,

WHEREAS the governing body is required to pass a resolution authorizing the holding of such an accelerated tax sale.

NOW, THEREFORE, BE IT RESOLVED by the Governing body of the Township of Belleville that:

1. The Tax Collector is hereby directed and authorized to conduct an accelerated tax sale in accordance with the provisions of the Tax Sale Law.
2. That a certified copy of this resolution shall be sent by the Township Clerk to the Tax Collector and the Town Manager

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 064-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

A RESOLUTION AUTHORIZING AN ADDITIONAL INTEREST PENALTY OF 6% ON DELINQUENT MUNICIPAL CHARGES UNPAID PRIOR TO THE END OF THE CALENDAR YEAR 2026 ACCORDING TO N.J.S.A. 54:4-67

WHEREAS N.J.S.A. 54:4-67 defines a delinquency as "The sum of all taxes and municipal charges due on a given parcel or property covering any number of quarters or years. The governing body may fix a penalty to be charged to a taxpayer with a delinquency more than $10,000 who fails to pay this delinquency prior to the end of the calendar year. The penalty, as fixed, shall not exceed six per cent (6%) of the amount of the delinquency;" and,

WHEREAS, a resolution, in place, in the Township of Belleville provides for the rate of interest on delinquencies at 8% on the first $1,500 delinquency and 18% on any amount more than $1,500; and,

WHEREAS it is the desire of the governing body of the Township of Belleville to attach an additional penalty at year end of 6% to any delinquency more than $10,000.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Township of Belleville that the delinquent rate on municipal charges be amended to include an additional 6% penalty for delinquencies over $10,000.00 and not paid prior to the end of the calendar year; and,

BE IT FURTHER RESOLVED THAT the Township Council of Belleville authorizes the Tax Collector to compute the 6% penalty at year end of 2025 on the appropriate delinquent accounts and assign these penalties accordingly in compliance to statute.

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 065-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

AUTHORIZING OVERPAID TAXES DUE TO FILING A TAX COURT JUDGMENT 200-212 MILL STREET, BELLEVILLE, ESSEX COUNTY, NEW JERSEY

WHEREAS the following individuals have overpaid taxes due to filing a Tax Court Judgment:

Ciurciu Properties, LLC – 200-212 Mill Street, Belleville, N.J. 07109
Block 6706 Lot 27.

2025 - $10,808.20

Payable To: Michael I. Schneck, Trustee for Ciurciu Properties, LLC.
23 Vreeland Road, Suite 103
Florham Park, N.J. 07932 **REFUND $10,808.20**

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

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 066-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

AUTHORIZING OVERPAID TAXES DUE TO FILING A TAX COURT JUDGMENT 541-545 JORALEMON STREET, BELLEVILLE, ESSEX COUNTY, NEW JERSEY

WHEREAS the following individuals have overpaid taxes due to filing a Tax Court Judgment:

543 Joralemon, LLC – 541-545 Joralemon Street, Belleville, N.J. 07109
Block 4203 Lot 9.

2025 - $5,761.60

Payable To: Michael I. Schneck, Trustee for 543 Joralemon, LLC.
23 Vreeland Road, Suite 103
Florham Park, N.J. 07932 **REFUND $5,761.60**

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

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 067-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

PROCLAMATION

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

WHEREAS, Ansuma Marbey is a lifelong resident of Essex County, New Jersey, whose life and career exemplify the principles of service, leadership, equality, and compassion reflected in the legacy of Dr. Martin Luther King Jr.; and

WHEREAS, following his graduation from high school, Mr. Marbey proudly served his country as a member of the United States Navy, where he developed a strong foundation of discipline, duty, and commitment to serving others; and

WHEREAS, after completing his military service, Mr. Marbey continued his dedication to public service by joining the Belleville Police Department, where he has honorably served for more than twenty-three (23) years in numerous capacities, including the Patrol Division, the Narcotics and Gangs Unit, and as a Detective Investigator; and

WHEREAS, Detective Marbey currently serves as a School Resource Officer at Belleville High School, where his empathetic and compassionate approach has fostered a safe, supportive, and respectful learning environment, and where he is widely recognized as a mentor and trusted role model to students and families throughout the community; and

WHEREAS, beyond his professional service, Detective Marbey is a devoted father of twin boys, serves as Vice President of PBA Local 28, and demonstrates outstanding leadership through community initiatives such as spearheading the annual Toys for Tots program, ensuring children in need experience hope and joy during the holiday season;

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Township Council of the Township of Belleville do hereby recognize and honor Ansuma Marbey for his unwavering commitment to public service, community engagement, and youth mentorship, and commend him for embodying the values of equality, compassion, and service to others.

PROCLAIMED on this 16th day of January 2026

_____
Councilmember Cozzarelli

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

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM

RESOLUTION NO. 068-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

ENABLING RESOLUTION for SUPPLEMENTAL FUNDING REQUEST

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations

for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Township of Belleville has previously obtained a Green Acres loan of $0 and/or a Green Acres grant of $2,080,000 from the State to fund the following project(s):

Project #0701-24-019: Municipal Stadium Grand Stand Improvements; and

WHEREAS, the Township of Belleville desires to further the public interest by requesting an additional Green Acres loan of $0 and/or an additional Green Acres grant of $3,202,435.00 to fund the project(s); and

WHEREAS, the State shall determine if the supplemental funding request is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with its rules, regulations and applicable statutes, and is willing to enter into an Amendment of the Agreement with the State for the above-named project;

NOW, THEREFORE, the governing body/board resolves that:

1. Michael Melham or the successor to the office of Mayor is hereby authorized to:
   (a) request such a loan and/or such a grant,
   (b) provide additional information and furnish such documents as may be required, and
   (c) act as the authorized correspondent of the above-named applicant; and
2. The applicant agrees to provide the local government/nonprofit share if a match is required.
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
4. This resolution shall take effect immediately.

CERTIFICATION

I, Albert Cabrera, Municipal Clerk, do hereby certify that the foregoing is a true copy of a resolution adopted by the Municipal Council of the Township of Belleville at a meeting held on the 27th day of January, 2026.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this 27th day of January, 2026

_____
David J. Arce, Deputy Municipal Clerk.

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 069-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

RESOLUTION AUTHORIZING EXECUTION OF AN ESCROW AGREEMENT WITH 45-53 WASHINGTON AVE LLC, OR ITS AFFILIATE

WHEREAS, the Township Council of the Township of Belleville (the "Township Council") considered it to be in the best interest of the Township to have the Township Planning Board conduct an investigation of an area consisting of certain property located in the Township commonly known as at 45-53 Washington Avenue and designated as Block 7503, Lot 15 on the official tax map of the Township of Belleville (the "Property"), to determine whether such Property, or any portions thereof, is a redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

WHEREAS, the Property is generally bounded by Washington Avenue to the east, Mill Street to the south, and developed properties to the north and west; and

WHEREAS, on or about September 23, 2025, the Governing Body adopted Resolution No. 233-2025, directing and authorizing the Planning Board of the Township of Belleville (the "Planning Board") to (a) conduct a preliminary investigation to determine whether the Property, or any portions thereof, constitute an "area in need of redevelopment" according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law, and (b) study the Property and develop a map reflecting the boundaries of the proposed redevelopment area; to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and to draft a preliminary investigation/report to the Mayor and Council containing its findings; and

WHEREAS, 45-53 Washington Ave LLC ("Owner") is the fee owner the Property; and

WHEREAS, Owner and the Township have agreed to enter into an Escrow Agreement in the form attached hereto (the "Escrow Agreement"), between the Township and Owner, or its affiliate, in order to, *inter alia*, establish an escrow to provide for Owner's payment of the Township Reimbursable Costs (as defined in the Escrow Agreement) related to the investigation and redevelopment of the Property with the acknowledgment that nothing therein shall be interpreted as the Township's designation, or preference, of the Owner as the redeveloper of the Property or conferring any rights upon Owner relative to the redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Belleville in the County of Essex, New Jersey, that the form of Escrow Agreement by and between the Township and 45-53 Washington Ave LLC, or its affiliate, is approved, subject to any and all conditions contained herein and such revisions as deemed advisable by the Township Attorney or Special Redevelopment Counsel; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute the Escrow Agreement concerning the residential portion of the Property, with such

revisions as deemed advisable by the Township Attorney or Special Redevelopment Counsel, on behalf of the Township of Belleville and to perform the obligations of the Township and enforce its rights thereunder.

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

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

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

TOWNSHIP OF BELLEVILLE

ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 070-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

RESOLUTION
RISK MANAGEMENT CONSULTANT

WHEREAS, the Township of Belleville has resolved to join the Suburban Metro Municipal Joint Insurance Fund, following a detailed analysis; and

WHEREAS, the bylaws of said Fund requires that each Governing Body appoint a RISK MANAGEMENT CONSULTANT to perform various professional services as detailed in the bylaws; and

WHEREAS, the Board of Fund Commissioners established a fee equal to six percent (6%) of the Municipal assessment which expenditure represents reasonable compensation for the services required and was included in the cost considered by the Governing Body; and

WHEREAS, the judgmental nature of the Risk Management Consultant's duties renders comparative bidding impractical;

NOW THEREFORE, be it resolved that the does hereby appoint Acrisure LLC DBA IMAC Insurance Agency as its Risk Management Consultant in accordance with the Fund's bylaws; and

BE IT FURTHER resolved that the Governing Body is hereby authorized and directed to execute the Risk Management Consultant's Agreement annexed hereto and to cause a notice of this decision to be published according to NJSA 40A:I 1-5 (I) (a) (i).

Governing Body:

Dated

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

TOWNSHIP OF BELLEVILLE

ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 071-2026 **DATE OF ADOPTION: January 27, 2026**

TTILE:

AUTHORIZING AND APPROVING ANNUAL RENEWAL OF CALENDAR YEAR 2024 TAXICABS AND LIVERIES LICENSES.

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

WHEREAS, applications for annual renewal have been submitted for Calendar Year 2024 by Adam One Limousine, LLC, Fabio Limo Service, LLC, Fakos Limo, LLC, Narvaez Services, LLC and B & Vo Limousine, LLC. Subject to the provisions of said Ordinance #3550, Taxicabs and Liveries, and the Regulations Promulgated Thereunder; and

WHEREAS, the applicants submitted the appropriate fees, provided the required documentation, and Police have inspected vehicles, and submitted a report of approval to renew applicant; and

WHEREAS, the Clerk has recommended granting said licenses, for the period commencing January 1, 2024 and terminating December 31, 2024.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Municipal Council is hereby authorized and grant issuance of the below listed licenses:

License No.	Company	Owner	Vehicle	Taxi/Limo
2026-01	Fabio Limo Services, LLC	Fadil Rexhepi	Cadilac Escalade	Limo

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

TOWNSHIP OF BELLEVILLE

County of Essex, New Jersey

RESOLUTION NO. 072-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

RESOLUTION ADOPTING CASH MANAGEMENT PLAN

WHEREAS, N.J.S.A. 40A:5-14 requires that every local unit adopt a Cash Management Plan, and

WHEREAS, the primary objectives of the plan are to preserve the safety of public funds, seek investment instruments that offer liquidity and maximize interest revenue through use of authorized legal depositories and approved investment instruments,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Belleville, County of Essex, State of New Jersey that the following Cash Management Plan be adopted, superseding previous plans.

EAST AMWELL TOWNSHIP CASH MANAGEMENT PLAN

I. INTRODUCTION

The New Jersey "Local Fiscal Affairs Law", N.J.S.A. 40A:5-14 requires that every local unit adopt a Cash Management Plan and shall deposit its funds pursuant to that plan. The primary objective of the plan are to preserve the safety of public funds, seek investment instruments that offer liquidity and maximize interest revenue through use of authorized legal depositories and approved investment instruments.

II. AUTHORITY a. Township of Belleville, County of Essex. b. Delegation of Authority – Authority to implement the investment program is granted to the Chief Financial Officer. The Chief Financial Officer shall act in accordance with the requirements of the Cash Management Plan, New Jersey Statutes and proper use of internal controls. No other persons may engage in investment transactions except for those subordinate officials of the Chief Financial Officer.

III. STATEMENT OF POLICY It shall be the policy of Township of Belleville, County of Essex to adopt a Cash Management Plan, and to authorize the Chief Financial Officer to administer said Plan, for the purpose of deposit and investment of the maximum of available funds in interest bearing instruments. The investment instruments shall be

safe, liquid and offer market yields. Safety of principal is the foremost objective of the Cash Management Plan. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital. The utilized investment instruments shall remain sufficiently liquid to meet all operating cash requirements that may be reasonably anticipated. Investments shall be planned with the objective of attaining a market rate, while taking into account legal restriction, risk and liquidity. Return on investment is of secondary importance compared to safety.

IV. DEFINITIONS "Arbitrage" refers to the rules and regulations governing the issuance of Bonds or Notes and the reinvestment of the proceeds at a higher yield. These regulations are promulgated by the Internal Revenue Service, regulation 1.103. "Cash Management Fund" is the New Jersey Cash Management Fund. This Fund is one of a number of funds invested by the New Jersey Division of Investments of the Department of Treasury under the jurisdiction of the State Investment Council. The Fund is authorized to receive and invest local unit funds pursuant to N.J.S.A. 40A:5-14. "Certificate of Eligibility" is the certification issued by the New Jersey Department of Banking, Division of Banking that a public depository is eligible to act as a depository for public funds and qualifies as a participant in the New Jersey Governmental Unit Deposit Protection Act, GUDPA. "Compensating Balance Account" is a bank account at an eligible depository which pays no interest or interest lower than ½ of 1 percent of maximum, in return for specific services, for example check sorting, payroll services, wire transfers and other services. "Eligible Public Depositories" is a Banking or Savings and Loan Association with a current certificate of eligibility from the State Banking Department. East Amwell Township shall designate said depositories, by resolution of the governing body on January 1st of each year in accordance with N.J.S.A. 40A:5-14. "Eligible Securities" are those investment instruments authorized by N.J.S.A.40A: 5-15.1. "Interest Bearing Account" is an account or time deposit in an eligible public depository, earning interest, or any deposit in the State of New Jersey Cash Management Fund.

V. STANDARDS OF CARE

1. The standard of prudence to be used by those delegated to effect investment transactions on behalf of East Amwell Township shall be the "prudent person" standard. Investments shall be made with judgment and care, under circumstances the prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs. Investments shall not be for speculation.

2. Employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their eligibility to make impartial decisions. Employees shall disclose any material interest in financial institutions with which business is conducted and they shall refrain from undertaking personal investment

transactions with the same individual with whom business is conducted on behalf of East Amwell Township.

3. The Chief Financial Officer is responsible for establishing and maintaining internal controls. The controls should ensure that the assets of East Amwell Township are protected from loss, theft or misuse.

VI. PROCEDURES FOR RECEIPT OF MONIES

1. Department Procedures

A. Department Directors will ensure that a receipt is issued in duplicate for all transactions. A copy of the receipt shall be given to the paying party and the duplicate maintained by the issuing department. The receipts shall be pre-numbered, or sequentially numbered if computer generated.

B. All monies collected or received from any source by or on behalf of the Township, Department, or any Board thereof, shall be forwarded to the Division of Finance - Treasurer within forty-eight (48) hours of receipt of receipt.

C. The Division of Finance will prepare collected revenues for deposit to the designated legal depository.

D. All monies received shall be placed in a secure place until forwarded for deposit within forty-eight (48) hours of receipt.

E. No department, division, or agencies shall engage in the practice of cashing checks with public funds. Cashing of employee pay checks is included in this prohibition.

2. Chief Financial Officer

A. All monies collected or received from any source by or on behalf of the Township shall be deposited within forty-eight (48) hours of receipt of designated banks.

B. Ensure that all monies deposited are in an interest-bearing account(s).

C. Where compensating balances are used to offset bank expenses, an agreement between the bank(s) and the Township shall be executed and reviewed annually.

D. The Chief Financial Officer shall make recommendations of legal public depositories to the Township Council who shall by resolution designate said

depositories at the annual reorganization meeting of the Council. The list of authorized depositories may be amended at any time during the year.

E. Maturity of Investments – Investments shall be limited to maturity not to exceed one year on all operating funds unless a longer maturity is permitted within the provision of the State Statute or promulgated regulations.

F. Investment Securities – The Chief Financial Officer has the responsibility to determine which investments instruments are best suited for the Township. However, The Chief Financial Officer shall be authorized only to invest in securities permitted by New Jersey State Statute. No investment shall be made in any depository that does not meet current Federal minimum standard for Leverage Ratio, Tier 1 and Tier 2 Capital Ratio. Presently, a local unit may permit investments in such institutions as permitted in Section 4 of P.L. 1970, Chapter 236 (6.17:19-44) and other instruments specified as follows: Mutual Funds backed by the United States Government Obligations United States Treasury Bills (T-Bills) Municipal Bonds or Notes Commercial Bank Deposits and Certificates of Deposit Repurchase Agreements Investment in Savings and Loan Associations United States Government Agency and Instrumentality Obligations State of New Jersey Cash Management Fund School District Obligations All designated depositories must conform to all applicable State statutes concerning depositories of public funds, and all depositories shall obtain the highest amount possible F.D.I.C. coverage for all municipal assets.

VII. FUNDS EXCLUDED FROM INVESTING The following types of funds are not required to be placed in interest bearing account:

1. Petty cash funds.

2. Cash drawn from a Federal Agency under a letter of credit which has to be paid out within 5 working days to a vendor.

3. Deposit, retainage, or amounts posted by way of bond, held by the local unit for such things as faithful performance, if the local unit would be required by law to pay back any interest earned to the provider of the deposit, except where the local unit is required by law or court decision to invest in funds.

4. Amounts derived from the sale of bonds or notes, only to the extent that a specific written opinion of bond counsel states that the earning of (full) interest would result in the bonds or notes being classified as an arbitrage (not federally tax exempt) issued

pursuant to Federal regulations to the extent that sum interest is allowable, it shall be deposited at such a rate if such rate is obtainable.

VIII. TOWNSHIP AUDITOR

1. The Township investment practices and the agreement of banking services and compensation thereof shall be reviewed by the Township Auditor as part of the annual audit, as required by the N.J.S.A. 40A:5-4. Where a conflict exists between this Cash Management Plan and State statute the applicable statute shall govern.

IX. SURETY BONDS

1. The Chief Financial Officer shall be covered by a surety bond. During the annual audit the municipal Auditor shall examine said bond to determine that proper coverage is in effect.

2. Staff members of the Division of Finance shall be covered by a Public Employee Faithful Performance Bond (Blanket Bond) in the minimum of $1,000,000.00.

X. REPORTING

1. The Chief Financial Officer in accordance with N.J.S.A. 40A:5-14 shall prepare a written monthly investment report and submit same to the Township Council. The summary report will be prepared in the manner which will allow the Township Council and the administration to ascertain whether investment activities during the reporting period have conformed to the Cash Management Plan. The report shall set forth each organization holding local unit funds, the amount of securities purchased or sold, class or type of securities purchased, book value, earned income, fee incurred, and market value of all investments as of the report date. Such written report shall be included in the minutes of a regular Township Council meeting.

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

TOWNSHIP OF BELLEVILLE

ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 073-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

RESOLUTION ADOPTING A MUNICIPAL TELEPHONE CALL RECORDING POLICY

WHEREAS, the Municipal utilizes telephone and VoIP systems to conduct municipal business; and

WHEREAS, it is necessary to establish clear, lawful, and uniform standards governing call recording, retention, and disclosure; and

WHEREAS, the Governing Body wishes to ensure compliance with New Jersey law, OPRA, and records-retention requirements, while preserving employee and labor rights.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Belleville that:

1. The Municipal Telephone Call Recording Policy, excluding Police Departments, and 911 operations, is hereby adopted.

2. The Municipal Clerk is designated as Records Custodian for purposes of OPRA compliance.

3. This Resolution shall take effect immediately.

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

TOWNSHIP OF BELLEVILLE

County of Essex, New Jersey

RESOLUTION NO. 074-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

RESOLUTION AUTHORIZING MUNICIPAL DEPOSITORIES

WHEREAS, pursuant to N.J.S.A. 40A:5-14, the Township of Belleville is required to designate by resolution the official depositories for municipal funds; and

WHEREAS, the Township desires to authorize depositories for the deposit of municipal funds for the year 2026; and

WHEREAS, the following are eligible public depositories as defined in N.J.S.A. 17:9-41 et seq. and is compliant with all applicable state banking and municipal finance regulations.

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

Spencer Savings Bank – 611 River Drive, Elmwood Park, NJ 07407

Amboy Bank – 3590 US Highway 9, Old Bridge, NJ 08857

Connect One Bank - 301 Sylvan Avenue, Englewood Cliffs, NJ 07632

Popular Bank – 500 Bloomfield Avenue, Newark, NJ 07107

Valley Bank – 237 Washington Avenue, Belleville NJ 07109

M&T Bank – 216 Passaic Avenue, Belleville NJ 07109

Santander Bank – 463 Washington Avenue, Belleville NJ 07109

Provident Bank – 208-218 Washington Avenue, Belleville NJ 07109

Chase Bank - 181 Franklin St, Belleville, NJ 07109

1. Are hereby authorized and designated as official depositories of municipal funds for the Township of Belleville.
2. The Chief Financial Officer is authorized to open, maintain, and manage one or more accounts with those depositories for the deposit and disbursement of Township funds.
3. The Chief Financial Officer is authorized to execute any agreements, forms, or other documentation required to effectuate the establishment of said accounts.
4. The Chief Financial Officer, Township Manager, and Tax Collector are authorized signatures (2 required) on all accounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon passage.

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 075-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

"RESOLUTION APPOINTING JACKIE GUAMAN AS MUNICIPAL CLERK OF THE TOWNSHIP OF BELLEVILLE"

THAT, JACKIE GUAMAN BE AND IS HEREBY APPOINTED AS MUNICIPAL CLERK OF THE TOWNSHIP OF BELLEVILLE FOR A TERM OF 3 (THREE) YEARS, COMMENCING FEBRUARY 1, 2026, SAID TERM TO EXPIRE, JANUARY 31, 2029.

WHEREAS, SALARY AMOUNT SHALL BE $115,000 CY 2026, $118,000 CY 2027 AND $122,000 CY 2028.

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

TOWNSHIP OF BELLEVILLE
ESSEX COUNTY, NEW JERSEY

RESOLUTION NO. 076-2026 **DATE OF ADOPTION: January 27, 2026**

TITLE:

DESIGNATING RENAMING THE KIMBALL STREET MAYOR ANGIE PASERCHIA WAY IN HONOR OF HER DEDICATED SERVICE TO THE COMMUNITY OF BELLEVILLE

WHEREAS, the following street shall be dedicated to Mayor Angie Paserchia.

Kimball Street shall be named

"Mayor Angie Paserchia Way"

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

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

Old Business/ New Business:

Councilmember Cozzarelli

- I would like to thank Albert for his term of service as the township clerk

Adjournment:

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

Respectfully Submitted,

David Arce
Deputy Municipal Clerk

The next Work Session meeting is scheduled for Wednesday, February 11, 2026 at 12:30pm.