Minutes

Mayor and Municipal Council Regular Meeting
of the Township of Belleville at Council Chambers
152 Washington Avenue, Belleville, New Jersey,
Tuesday, February 24, 2026, at 6:00 p.m.

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

Members Present:
Council Members Vincent Cozzarelli, Naomy De Peña, Thomas Graziano, Diana Guardabasco, Tracey J. Muldrow, Frank Velez, and Mayor Melham

Also Present:
Township Attorney Steven Martino, Township Manager Brian Banda, Police Chief Mark Minichini and Municipal Clerk Jacqueline Guaman

Pledge of Allegiance:
By Mayor Michael Melham

Sunshine Law:
By Jacqueline Guaman

Pursuant to the requirements of the Open Public Meetings Act (Chapter 231, P.L. 1975) known as the Sunshine Law, notice of this regular meeting was published on Friday, January 9, 2026, edition of the Star Ledger. The Sunshine Law was compiled by adopting and forwarding to the 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.

Proclamations:
Presented by Councilman Cozzarelli for Nutley Irish Parade March 8, 2026

1. Katherine Bennett, 2026 Member of the Year
2. Brandon Griffitt, 2026 Firefighter of the Year
3. Noel Lehanan, 2026 Deputy Grand Marshal
4. Steve Blank, 2026 Grand Marshal
5. Victoria Kealy, 2026 Parade Queen

Guest Speaker Deirdre shed light on Nutley St. Patrick's Day Parade, which has been taking place annually since it began in 1979. While the Township of Nutley supports the parade, it is entirely self funded. Thank you, Belleville, for your continued support and honoring us every year. The parade will take place on March 7th at 1pm. The Irish Flag raising will be March 6th at 12:00pm.

Work Session/Council Discussions:
Councilman Graziano

a) Council meeting twice a month, this conversation is a continuation from last meeting.

- Work Sessions were intended to be limited to discussion of emergencies or brief matters; however, during the past two meetings, the sessions exceeded the anticipated time frame and extended to approximately two hours due to prolonged discussion.
- A proposal was discussed to return to holding two regular evening meetings per month, one for the introduction of ordinances and resolutions and one for the public hearing and final action, in

order to allow adequate time for discussion without rushing agenda items. Under this structure, afternoon Work Sessions would be reserved for emergency matters only.
Councilwoman De Peña - The Council had been under the impression that Work Sessions would not be lengthy but noted that the recent sessions may have been extended due to the number of items typically addressed at the beginning of the year.
Township Manager Banda - The Council could consider returning to holding one evening meeting per month, noting that such meetings would likely run longer than usual.
Mayor Melham - Wednesday meetings should be limited to emergency matters only like we had planned it to be.
Councilman Graziano - There is not always sufficient discussion prior to taking a vote, it is not fair to make decisions without adequate preparation and recommended holding two evening meetings to provide more time for discussion prior to voting.

b) Discuss possible resolution on what content gets posted on the Town website.

- A policy or ordinance needs to be put in place, whatever is put on the township website it should be Belleville Business only. No associations, no civics and nothing political. Maybe let's have a community page and we can go forward and implement a policy.

Mayor Melham – is there a specific complaint you have? This event is not a nonprofit or business. This is a free community event hosted by our senator and our councilwomen. Events that are being done by our state representatives should be allowed to be posted as it benefits our Belleville residents. How are residents going to know of these events that going to if they are not promoted. I am not for a community page there are plenty of Facebook pages for that.
Manager Brian – There is no written policy. I allow some county and state events. No nonprofits or businesses, it is a municipal website not for advertising or promotional purposes, I did not approve the community Baby shower, this was not posted on the township site because it is not a Belleville event it is not being hosted by us.
Councilwoman De Peña - The woman in this council is cohosting the community baby shower event for all Belleville pregnant woman to receive free baby items. The challenge was that our elected senator was also cohosting the event. We need to place clear polies, and I have drafted one which I have shared it with Brian and township attorney. It is crucial to allow our residents to also partake in these free events, other municipalities are sharing the event and informing their residents. For the record nothing was posted about this event.
Township Attorney Martino – Some towns have a community event page on their site. This is a community event free for pregnant woman that can't afford things, this is not a fundraiser or a nonprofit event.
Councilman Cozzarelli- Lets have a community event page.

c) Discuss possible resolutions on what gets printed on the Town calendars.

- Calendar came out late again. Let's go back to traditional calendar, let's make it about the community, events, police, DPW and let's take politics out of it.

Councilwoman Guardabasco- I agree. Police, Fire, DPW, Code there's a lot of people that could be recognized in the calendar. Give it back to the community.
Councilwoman De Peña - I would like to have an art competition by our students place the art in calendar.

d) Discuss using the Towns TEAMs phone number for calling into meetings.

- In TEAMS, we used it last meeting, worked great and we can record it. Is it legal to use TEAMS?

Township Attorney Martino - Whatever you provide for mayor and council to use for a public meeting, we have to provide it to the public. It has to be published.

Mayor Melham – TEAMS? We currently can't get the telephone system to work right. We had echo in last meeting. We can't plug in to have presentations during a meeting, let's get this to function before we start something new.

Councilman Velez

a) Fairway Park update.

- There have been multiple delays on the construction of this park, when will it open?
  Manager Banda – The park is 99% done, waiting on the topcoat and the stripping to be done. Currently we have about 3 ft of snow covering the park. Maybe March – April.
  Councilman Cozzarelli – The topcoat when placed can't be below 40 degrees overnight.

b) No left turn sign exiting Wendy's on Franklin Ave.

- Coming out of Wendy's is dangerous, we should have a No Left Sign.
  Mayor Melham – That is traffic and manager matter a study has to be made in that area, and they will let us know.

Township Manager Mr. Banda

a) Proposal to amend Chapter 12 Building and Housing.
Nick DeAngelis – In Summer of 2022 DCA, Volume 34, Communicator number 2 informed us that our ordinance has to be change and we can't use the term "Certificate of Occupancy" it is suggested to use resale certificate, new tenant certificate or rental certificate.

b) Create ordinance requiring need of resale certificate for commercial buildings.
Nick DeAngelis – I suggest make a resale certificate for commercial buildings, at the time of resale inspection we can catch any illegal businesses, check building for any structure deficiencies, or any problems with zoning. Currently we don't have that in place most of the time the new buyer/tenant gets stuck with handling the issues. We have enough staff to handle inspections. We are working on rent rosters for 2025, 2026 just started and some of the information we don't have. By the end of the month, I will have some type of report.
Councilman Graziano – When will I get the rent roster for 2025 and 2026? Give me what you have. There's a statue that mandates the information.

c) Training Captain for the Fire Department.

- Will be rescheduled for a future meeting.

d) Discuss the Municipal Stadium Grandstand Improvements.

- CME and Millenium are here to give the cost associated with the project and will provide information regarding the grant supplemental funding that will be used towards the project.
  Mike Batella and CME Associates – We were authorized to do an analysis, and we've come up with recommendations of improvements. We will be adding ADA compliant seating areas, ADA compliant restrooms, structural improvements to grandstand, some pavement below the stadium, create an office with storage for four park rangers, some cosmetic upgrades to the weight room, new doors and ADA door hardware, concession stand renovations and restoration of the building exterior. With a total cost of $10.5 million dollars approximately. The Green Acres grant received is in the amount of $2million dollars and will possibly give us another $2 million, totaling approximately $4 million in grants. Withing the range of the Green Acres funding we can do:
  1. ADA compliance seating area
  2. ADA restrooms
  3. Structural updates to the grandstand
  4. Paving below the stadium.

Those four items total approximately $6million dollars, leaving you short approximately $2 million dollars for the project. We cannot recommend you do one without the other. Green Acres financing is scheduled for April; they require the design to be made by the end of the year. We can go to BID in 2027. To rebuild the concrete structure will cost close to $20million dollars. Metal bleachers and to fit that with many people it will be a very expensive project. To move forward there will be a design cost for the architect and the firm. Cost will be between $300,000 - $350,000 dollars, which is included in the estimate along with the construction fee. If nothing gets done, we will forfeit the grants. The structure is very old and attention is needed.
Mayor Melham – It will be out of pocket $2million. Those are concrete stands and they're iconic for Belleville. Many years ago, there was an idea to knock them down and rebuild aluminum. What would it cost to rebuild the concrete structure? To make it clear, all this resolution on new businesses does allow us to make the request to the state for additional funding. We are not committed to anything.
Councilwoman Guardabasco – To knock down and place metal bleachers, would it be the same amount of money?
Councilman Graziano- is there any cost to move forward and go to the next phase? What will the cost be? We will have to budget for 2027.
Councilman Cozzarelli – what if we do nothing? What if we say forget it? We lose the $2million dollars and the stadium will still need repairs. There's water infiltration and other repairs needed.
Katie Koche – The application for the supplement will need a resolution from tonight, the cost estimate schedule, and a draft construction BID packet. This application is not a match grant. Belleville township is an urban aid community, we might not be awarded the full amount, but we will apply for the full amount.
Frank DiMaria- If there is no match on this grant, we can run it from the grant fund. Anything that requires a match we will have to do a capital ordinance or budget appropriation. I confirmed this is not a match grant with the Green Acres representative.

Report of the Manager:

- Friendly House floor will be done by the end of March, waiting for the logo which was approved in the last meeting.
- Update on the roads to be paved in Fall 2026, Greenwich St from Belleville Ave to William St. Berkeley from Franklin to Carpenter, Lloyd from Hornblower to Union, Sycamore from Hickory to Chestnut, Tappan from Union to Adelaide, Essex St. from Washington to Linden. We have two auxiliary streets in case we have extra funding which are Crescent the whole strip, Wilbur from Chestnut to Liberty. Main St. Will also be done, along with some watermain work on Charles and Center.
- The police building renovation continues, lockers are installed, tiling on the walls and floors are being completed.
- We are still waiting on PSE&G to bring service to the site possibly by the end of March. DPW has already ordered supplies to bring water to the site.
- Edmonds, we are still working on the build-out and conversion, hoping to have staff training in mid-March.
- Fairway Park was delayed due to weather.
- Senior Advisory Board membership continues to rise, up to 185 members. Our 07109 shirts are available for purchase on Community Pass there are three options to choose from. The board is proposing a "Senior Prom" around May. Announcing Atlantic City bus trips, first one by March 26, 2026, to Resorts Casino. Members can find the calendar of events on our website.

- The budget committee met with fire and police departments, we reviewed their budgets and their requests, will be further reviewed.
- Financial agreement termination for 91 Terry St. was discussed; this project has been delayed for around 6-8 years. We will set up a future meeting with our internal teams and developers to make sure their finances are in place and they can do what they say they want to do.
- DPW teams were out for over 72 hours straight, we had 23 inches of snow. By 3pm yesterday, 95% of the township was plowed at least three times. Biggest issue we have is residents throwing snow back into the streets. Police, Fire and DPW all did great jobs.

Report of the Mayor:

- Work session discussion, we finalized hours of operation. Members of the business community are not happy. Liquor stores are already getting clobbered; they are down 40% and now their hours have been reduced. We need to come up with some kind of parameters, I think it's going to have to be edited again.
- Irish Flag raising on Friday, March 6, 2026, at 12pm
- Annual Rabies Clinic on Saturday, March 7, 2026
- St, Patrick Day parade on Saturday, March 7, 2026
- Next Council meeting March 11, 2026
- This past Friday we had the Dominican Flag Raising.
- We also had the Quing Dynasty Flag Raising
- February is Black History Month, posters outside Mayor's office talk about our deep and rich Black History here in Belleville.
- Library will also host two different events for Black history month.
- Lastly, I want to commend DPW, Police and Fire for the great response we had. It was the worst blizzard since 1996. Our OEM team had a meeting on Saturday at 5:30 ended with the words "Godspeed", because we knew what was coming to us. DPW with the manpower and equipment, were out early yesterday morning. Main roads were blacktop; side streets were blacktop.

Approval of Minutes:

Clerk Ms. Guaman

- None to report now, waiting on Mr. Arce to complete the minutes.
- February minutes are being worked on.

Communications:

Clerk Ms. Guaman

a) Issuance of Raffle Licenses by the Municipal Clerk's office.

- As per resolution 290-2025 authorizing the municipal clerk to administer all LGCCC licenses, the following licenses have been processed and approved RL-3381 through RL-3395.

b) Planning Board Attorney Joseph R. Mariniello submits letter to report to the Mayor and Council in accordance with N.J.S.A 40A:12A-7(e) for its review in considering adoption of the proposed Redevelopment Plan.

Ordinances:

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

Ordinance #72-25

Ordinance for Introduction

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

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

Ordinance #73-25

Ordinance for Introduction

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.

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

Ordinance #10-26

Ordinance for Introduction

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

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

Ordinance #11-26

Ordinances for Introduction

AN ORDINANCE AMENDING CHAPTER 40, ENTITLED "FEES".

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

Ordinance #12-26

Ordinance for Introduction

ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, NEW JERSEY AMENDING THE BELLEVILLE TOWNSHIP CODE RELATING TO THE TAX ABATEMENT PROGRAM PURSUANT TO THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:2l-1 ET SEQ.

Ordinances for Public Hearing and Second and Final Reading:

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

Ordinance #01-26

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

Public Comments: None

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

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

Ordinance #02-26

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

Public comments:

- **Mario Drosz - 95 Bell St.**
  What are you amending in this ordinance?
- **Township Manager Banda –**
  The ordinance is deleting purchasing and adding personnel. We are moving personal directors. Purchasing will be done out of finance, also creating a director of community development.

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

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

Ordinance #03-26

AN ORDINANCE FIXING PERSONNEL POSITIONS, SALARIES, WAGES AND COMPENSATION AMOUNTS AND RATES. Repealing Ordinance #49-25

Public comments: None

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

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

Ordinance #04-26

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

Public comments: None

Motion to close public comment and adopt by Councilmember Velez seconded by Councilmember DePeña

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

Motion to table ordinance #05-26 by Councilmember Cozzarelli seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Ordinance #05-26 -TABLED

AN ORDINANCE OF THE TOWNSHIP OF BELLEVILLE AUTHORIZING AND APPROVING THE TERMINATION OF THE REDEVELOPMENT AGREEMENT AND THE FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP OF BELLEVILLE AND 91 TERRY STREET URBAN RENEWAL, LLC.

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

Ordinance #06-26

ORDINANCE OF THE TOWNSHIP OF BELLEVILLE APPROVING AMENDMENTS TO DEVELOPMENT FEE REGULATIONS OF THE AFFORDABLE HOUSING ORDINANCE OF THE TOWNSHIP OF BELLEVILLE IN ACCORDANCE WITH THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS.

Public comments:

- **Michael Sheldon – 47 Floyd St.**
  Looking at this ordinance 06-26, page 5, item 3, it says "means to repair, renovation, alteration or reconstruction of any building or structure pursuant to the rehabilitation subcode NJAC Chapter5, Section 23, Sub-section 6" is this giving wiggle room for reconstruction? Is this allowing new construction?
- **Dean Donatelli** –
  If an existing affordable unit is destroyed by a casualty or natural disaster, it can be rebuilt using the Affordable Housing Trust Funds, to its original structure.

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

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

Ordinance #07-26

ORDINANCE OF THE TOWNSHIP OF BELLEVILLE APPROVING AMENDMENTS TO MUNICIPAL HOUSING LIAISON AND ADMINISTRATIVE AGENT PROVISIONS OF THE AFFORDABLE HOUSING ORDINANCE OF THE TOWNSHIP OF BELLEVILLE IN ACCORDANCE WITH THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS.

Public comments: None

Motion to close public comment and adopt by Councilmember DePeña seconded by Councilmember Velez

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

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

Ordinance #08-26

AN ORDINANCE OF THE TOWNSHIP OF BELLEVILLE IMPLEMENTING A REHABILITATION PROGRAM IN ACCORDANCE WITH THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS.

Public comments:

- **Michael Sheldon – 47 Floyd St.**
  Looking at page 14, section D, can someone explain to me what is a half-person half-person household?
- **Dean Donatelli –**
  It's based on affordability classification, one is family size, relates to income and other is bedroom size related to number of bedrooms. The number reflects the one and half income.

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

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

Ordinance #09-26

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

Public comments:

- **Mario Drosz – 95 Bell St.**
  Can you tell me what you are amending?

- **Mayor Melham –**
  We are going from 5 captains to 6 captains.

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

12.**Public Comments:**
Motion to open for public comment by Councilmember Velez seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez and Mayor Melham
Nays: None Absent: None Abstain: None

Gary Hinton 307 Fairway Ave.

- Thank you, Bobby, for the snow cleaning, great job!

Vicent Frantantoni –129 Mount Prospect Ave.

- We need night meetings, not everyone can come in the morning.
- No political stuff, personal events on website.
- Let's go back to the old calendar with real information that is needed.
- This $10million dollars is ridiculous for the stadium. Have our DPW laborers work on that.
- Taxpayers are tired of paying lawsuits.

Mayor Melham-

- During daytime meetings all the department heads can attend.
- I was removed from the lawsuit before it was settled.
- The township was sued; the mayor is always named in every single lawsuit.
- Councilmembers should not make traffic decisions. That is what the Police traffic department does.
- There was no communication between the police department and business owners about hours of operation being changed.

Township Attorney Martino-

- Correct, the settlement agreement specifically states that there's no liability on behalf of the mayor, he was dismissed from the lawsuit.
- You do not want to hear what I am saying. Mr. Frantantoni you want to misrepresent and as the township attorney I will not allow it.
- Bid results are open records and can be obtained through an OPRA request.
- Mr. Sheldon you will not bully me into doing something.

Rich Finnegan- 279 Fairway Ave.

- The intersection of Holmes and Ralph St. has two mounds of snow that block the view of while people walking across. Get rid some of those mounds.
- No left turn coming out of Wendy's, are you doing No left turns coming out of the shopping center, continental and Berkeley, because it's the same hassle.
- Think about it before putting a No left turn.

Arlene Schor- 75 Rossmore Pl.

- Star Ledger is no longer publishing; you have to find another site.
- Rethink the No left turn sign.
- DPW, did a great job, but unfortunately there's no place to park when it snows because of the church and residents.
- Let's not make our warehouses an ICE facility.

Mario Drozs-

- Can you zone to not allow any detainee facility?
- My picture is in the calendar.
- Res. 99-2026 is there an increase in price
- Compensation for any vehicle should be compensation which should be set by ordinance.

CFO Frank DiMaria-

- Res.99-2026, we have to use a different contractor for the job, and the resolution also includes a $9k score board.

Patricia Wells-

- Having a No left turn sign will push traffic on continental and residents on that street are going to complain of too much traffic. What is your solution, Frank?

Rick Gamboe from Capital Supply

- Protesting on Res. 112-2026 a two-year contract, I request to view a bidder list.

Michael Sheldon- 47 Floyd St.

- Regarding the $191,000 for the Friendly House, just 10 years ago the former administration appropriated almost $600k for the Friendly House. Why is this building getting worked on all over again.
- DPW has placed all the snow from the emergency streets into one lot. If we have a sudden melt those people in Tappan to Division along Floyd are going to be clobbered with floodwater.
- Release of the O'Connor report, I will have a waiver from Mr. DeLorenzo.

Max Smoke 472 Washington Ave.

- The ordinance on closing the businesses at 8pm, how did you come up with the times?
- My hours are 11am – 11pm, I was never notified about to the changes that were made.

Township Manager Brian-

- We will investigate the hours of operation.
- This is a court case, and I can't do anything about violations.
- I will go over these violations with Nick to make sure all were issued correctly.

Christina Sanchez via phone line-

- I was there in October, regarding enforcement of commercial vehicles parked in their premises around 8 Carmer Ave.
- On October 29, I sent all of you an email with all my document proof showing the back and forth with Code department.
- I have numerous emails with Mr. Banda about this issue.

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

Consent Agenda:
Mayor Melham pulled Resolution #98-2026 to be voted on separately from consent agenda.

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

a) Resolution #80-2026, AUTHORIZING THE TOWNSHIP CHIEF FINANCIAL OFFICER TO ISSUE CHECKS IN PAYMENTS OF BILLS FROM VARIOUS ACCOUNTS
b) Resolution #81-2026, RESOLUTION AUTHORIZING THE TOWNSHIP OF BELLEVILLE TO ACCEPT A GRANT FROM THE STATE OF NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL, IN THE AMOUNT OF $45,150.00, UNDER THE SAFE AND SECURE COMMUNITIES PROGRAM GRANT NO. 26-0701 WITH A MATCH FRINGE BENEFITS OF $134,358.00, FOR A TOTAL PROJECT COST OF $179,508.00, AND AUTHORIZING THE MAYOR OF THE TOWNSHIP OF BELLEVILLE TO EXECUTE DOCUMENTS IN CONNECTION WITH GRANT.

c) Resolution #82-2026, RESOLUTION AUTHORIZING TAX OVERPAYMENT REFUND DUE TO TAX COURT JUDGEMENT.
d) Resolution #83-2026, RESOLUTION AUTHORIZING REFUND OF 1ST QTR. 2026 TAXES FOR 100% DISABLED VETERANS.
e) Resolution #84-2026, A RESOLUTION AUTHORIZING BELLEVILLE UNICO TO USE THE BELLEVILLE SENIOR BUILDING FOR A POCKET BINGO FUNDRAISER.
f) Resolution #85-2026, RESOLUTION AUTHORIZING TAX OVERPAYMENT REFUND TO CORELOGIC,1ST QTR. FOR 2026.
g) Resolution #86-2026, RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING $5,000,000 WATER UTILITY BONDS, SERIES 2026, OF THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, NEW JERSEY, AND PROVIDING FOR THEIR SALE TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY PURSUANT TO THE SFY 2026 NEW JERSEY WATER BANK ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM.
h) Resolution #87-2026, RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF THE LOAN AGREEMENTS TO BE EXECUTED BY THE TOWNSHIP OF BELLEVILLE AND EACH OF THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT, ALL PURSUANT TO THE SFY 2026 NEW JERSEY WATER BANK ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM.
i) Resolution #88-2026, PROCLAMATION - HONORING "DR. ELAINE MARGARITA MENDEZ" AS A DISTINGUISH DOMINICAN EDUCATOR OF THE YEAR 2026.
j) Resolution #89-2026, PROCLAMATION - HONORING "MARTHA RODRIGUEZ" AS THE DOMINICAN COMMUNITY LEADER OF THE YEAR 2026.
k) Resolution #90-2026, PROCLAMATION – HONORING "MI TIERRA RESTAURANT" AS THE DOMINICAN BUSINESS OF THE YEAR 2026.
l) Resolution #91-2026, PROCLAMATION - RECOGNITION OF THE NEW JERSEY DOMINICAN OFFICERS ORGANIZATION.
m) Resolution #92-2026, PROCLAMATION - HONORING NOEL LENAHAN AS THE 2026 DEPUTY GRAND MARSHAL.
n) Resolution #93-2026, PROCLAMATION - HONORING BRANDON GRIFFITT AS THE 2026 FIREFIGHTER OF THE YEAR.
o) Resolution #94-2026, PROCLAMATION - HONORING STEVE BLANK AS THE 2026 GRAND MARSHAL.
p) Resolution #95-2026, PROCLAMATION - HONORING VICTORIA KEALY AS THE 2026 PARADE QUEEN.
q) Resolution #96-2026, PROCLAMATION - HONORING KATHERINE BENNETT AS THE 2026 MEMBER OF THE YEAR.
r) Resolution #97-2026, PROCLAMATION - RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWNSHIP OF BELLEVILLE AND THE COUNTY OF ESSEX FOR THE INSTALLATION AND MAINTENANCE OF SURVEILLANCE CAMERAS EQUIPMENT ON THE TRAFFIC SIGNALS AND RIGHTS OF WAY BELONGING TO THE COUNTY OF ESSEX

Motion to adopt Res. 98-2026 by Councilmember Cozzarelli seconded by Councilmember DePeña
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, and Velez
Nays: None Absent: None Abstain: Mayor Melham

s) Resolution #98-2026, RESOLUTION AUTHORIZING PERSON-TO-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE FROM BELLEVILLE LODGE OF ELKS 1123, INC. TO GMC BELLEVILLE HOLDINGS, LLC. (POCKET LICENSE)
t) Resolution #99-2026, RESOLUTION APPROVING A REPLACEMENT CONTRACTOR FOR A FAIR AND OPEN CONTRACT OVER $53,000.00 FOR THE INSTALLATION OF GYMNASIUM FLOOR AND APPURTANCES AT THE BELLEVILLE RECREATION FRIENDLY HOUSE TO ENDURANCE SPORTS FLOORS LLC $191,932.00.
u) Resolution #100-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR AMBULANCE ADMINISTRATIVE AND EMS BILLING SERVICES TO CORONIS HEALTH.
v) Resolution #101-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR ANIMAL CONTROL TO NEW JERSEY HUMANE SOCIETY.
w) Resolution #102-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR AUTOMOTIVE PARTS AND ACCESSORIES TO PARTS AUTHORITY.
x) Resolution #103-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR COLLISION REPAIRS AND VEHICLE PAINTING TO KINA AUTO BODY.
y) Resolution #104-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR DIRT REMOVAL AND DISPOSAL SERVICES TO DT ALLEN CONTRACTING CO.
z) Resolution #105-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR ELEVATOR SUB-CODE SERVICES TO MUNICIPAL INSPECTION CORP.
aa) Resolution #106-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR FOOR MATS SERVICES TO CLEAN MATS FLOOR MATS AND UNIFORMS.
bb) Resolution #107-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR HVAC MAINTENANCE SERVICES TO POW/R/SAVE, INC.
cc) Resolution #108-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR OVERHEAD DOORS REPAIR AND MAINTENANCE SERVICES TO LOMBARDY DOOR SALES AND SERVICE CORP.
dd) Resolution #109-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR PEST/RODENT CONTROL SERVICES TO ULTRA PRO.
ee) Resolution #110-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR TREE TRIMMING AND REMOVAL SERVICES TO DOWNES TREE SERVICE.
ff) Resolution #111-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR VEGETATIVE WASTE REMOVAL SERVICES TO DT ALLEN CONTRACTING CO. INC.
gg) Resolution #112-2026, RESOLUTION AWARDING A FAIR AND OPEN CONTRACT FOR WATER SUPPLIES SERVICES TO CORE AND MAIN.
hh) Resolution #113-2026, A RESOLUTION OF THE TOWNSHIP OF BELLEVILLE, COUNTY OF ESSEX, ADOPTING A FOURTH ROUND SPENDING PLAN.
ii) Resolution #114-2026, RESOLUTION AUTHORIZING TO EXECUTE A GRANT AGREEMENT WITH THE STATE OF NEW JERSEY HISTORIC PRESERVATION.

New Business

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

a) Resolution #115-2026, RESOLUTION FOR SUPPLEMENTAL FUNDING REQUEST FROM THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM.

Executive Session: 8:14 p.m

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

WHEREAS, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting; and

WHEREAS, the Governing Body of Township of Belleville has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public; and

WHEREAS, the regular meeting of this Governing Body will reconvene.

NOW, THEREFORE, BE IT RESOLVED, that the Township of Belleville will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12:

Any matter which, by express provision of Federal Law, State Statute or Rule of Court shall be rendered confidential or excluded from discussion in public;

Any matter in which the release of information would impair a right to receive funds from the federal government;

Any matter the disclosure of which constitutes an unwarranted invasion of individual privacy;

Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body;

Any matter involving the purpose, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed;

Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection.

Any investigations of violations or possible violations of the law;

Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party.

Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer;

Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting;

Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging

to the responding party as a result of an act of omission for which the responding party bears responsibility;

Any matter involving the employment, appointment, termination of employment, disciplinary action unless individual in writing requests a public meeting;

Any deliberations of the public body occurring after a public hearing that may result in the imposition of specific civil penalty.

The Executive Session shall be to discuss litigation, negotiations and/or personnel, including but not limited to the following:

- Contract Negotiation Essex Park

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

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

This meeting was **adjourned** at 8:20 p.m.

Respectfully Submitted,

Jacqueline E. Guaman, R.M.C.
Township Clerk

The next Work Session Meeting is scheduled for Wednesday, March 11, 2026 at 12:30 p.m.