Minutes

Mayor and Municipal Council Regular Meeting
of the Township of Belleville at Council Chambers – Town Hall
152 Washington Avenue, Belleville, New Jersey,
Wednesday, June 10, 2026, at 12:30 p.m.

Call to Order:
By Mayor Melham at 12:30pm

Members Present:
Council Members Vincent Cozzarelli, Thomas Graziano, Diana Guardabasco, Frank Velez III, and Mayor Melham

Present via Phone:
Council Members Naomy DePeña – 12:31pm and Tracy J. Muldrow

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

Pledge of Allegiance:
By Mayor Melham

Sunshine Law:
By Clerk Guaman

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 Friday, January 9, 2026, edition of the Star Ledger. An annual meeting notice resolution was adopted, forwarded to the press, posted, and filed with the Municipal Clerk, establishing the date, time, and place of all meetings. A copy of the annual meeting notice has been posted on the Township website and Town Hall Bulletin Board.

Report of the Manager:
None

Report of the Mayor:
None

Approval of Minutes:
By Clerk Guaman

A. December 16, 2025 – Pending (David Arce)

Communications:
None

Ordinances:

Ordinances for Introduction:
None

Ordinances for Public Hearing:
ORDINANCE #29-26 ORDINANCE AMENDING HOURS OF SALE AND SERVICE OF ALCOHOLIC BEVERAGES
Motion to Open Public Comments by Councilman Cozzarelli; Seconded by Councilman Velez.
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez, and Mayor Melham
Nays: None Absent: None Abstain: None Motion Carries

- Public Comments: None

Motion to Close Public Comments and Adopt Ordinance #29-26 by Councilman Cozzarelli; Seconded by Councilman Velez.
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez, and Mayor Melham
Nays: None Absent: None Abstain: None Motion Carries

Mayor Melham
- Will this change be communicated to licensee holders?

Clerk Guaman:
- Will do.

Manager Brian:
- I can have Nicole send out letters to businesses.

Public Comments:
Motion to Open Public Comments by Councilwoman Guardabasco; Seconded by Councilman Velez.
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez, and Mayor Melham
Nays: None Absent: None Abstain: None Motion Carries

- Public Comments: None

Motion to Close Public Comments by Councilman Cozzarelli; Seconded by Councilman Velez.
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez, and Mayor Melham
Nays: None Absent: None Abstain: None Motion Carries

Resolutions:
Motion to Approve and Adopt Consent Agenda by Councilman Cozzarelli; Seconded by Councilman Velez.
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez, and Mayor Melham
Nays: None Absent: None Abstain: None Motion Carries

R-183-2026 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DISTRIBUTION POLE ATTACHMENT LICENSE AGREEMENT FOR OVERT

SURVEILLANCE EQUIPMENT BETWEEN THE TOWNSHIP OF BELLEVILLE AND PUBLIC SERVICE ELECTRIC AND GAS COMPANY

R-184-2026 RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BELLEVILLE WAIVING VENDOR LICENSING FEES FOR ST. ANTHONY'S FESTIVAL

New Business:

R-185-2026 RESOLUTION AUTHORIZING THE TOWNSHIP MANAGER TO COMPLETE A NO COST SPACE AGREEMENT WITH THE UNITED STATES SMALL BUSINESS ADMINISTRATION FOR USE OF THE LITTLE LEAGUE FACILITY LOCATED AT 92 MONTGOMERY PLACE, BELLEVILLE, NEW JERSEY, AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME

Mayor Melham:

- Do we have a date when this was discussed in a work session meeting?
- I suggest the little league field

Manager Brian:

- This is new and was received from the state police on June 1st that says they were in the process of getting the Small Business Administration to come to Belleville to do a business recovery center for the businesses that were affected by the May 3rd fire.
- What they need from us is a place to set up and a cost agreement from us.
- No location has been decided at this time yet.

Councilman Cozzarelli:

- Can we use the library? The Director is open to it.
- Can this be our plan B option in the event Plan A doesn't work?
- Let's attempt to secure the library first.

Attorney Martino:

- The resolution has a catch-all provision that says we can take action necessary to carry out the intent.
- The location can be moved. I will amend the resolution to give us options for locations, so it is more generalized.

Motion to accept with future changes discussed by Councilman Cozzarelli; Seconded by Councilman Velez.
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez, and Mayor Melham
Nays: None Absent: None Abstain: None Motion Carries

Executive Session:

Motion to go into Executive Session for contraction negotiations for 172 Washington Avenue by Councilwoman Guardabasco; Seconded by Councilman Velez.
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez, and Mayor Melham
Nays: None Absent: None Abstain: None Motion Carries

Motion to come out of Executive Session by Councilman Velez; Seconded by Councilwoman Guardabasco.
Ayes: Cozzarelli, DePeña, Graziano, Guardabasco, Muldrow, Velez, and Mayor Melham
Nays: None Absent: None Abstain: None Motion Carries

Adjournment:
Motion to Adjourn at 12:45pm by Councilman Cozzarelli; Seconded by Councilman Velez.
All-In-Favor

Respectfully Submitted,

Jacqueline E. Guaman, Municipal Clerk

The next Regular Council Meeting is scheduled for Tuesday, June 23, 2026, at 6:00pm.