Minutes

Mayor and Municipal Council Regular Council Meeting
of the Township of Belleville at Council Chambers – Town Hall
152 Washington Avenue, Belleville, New Jersey,
Tuesday, July 28, 2026, at 6:00 p.m.

Call to Order:
By Mayor Velez at 6:00pm

Members Present:
Council Members Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez

Also Present:
Township Attorney Mark DiPisa, Township Manager Brian Banda, Chief Financial Officer, Frank DiMaria, Fire Chief John Olivier, Deputy Police Chief Corbo, and Municipal Clerk Jacqueline Guaman

Pledge of Allegiance:
By Mayor Velez

Sunshine Law:
By Clerk 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 meeting was published in the January 9, 2026, 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.

Proclamation/Presentation:
Councilman Cozzarelli:

1. Recognizing the "Brunch Box" youth baseball team for winning the World Series Championship

Coach Joe Guardabasco:

- Says a few words of how proud he is of the program and the kids.

Work Session/Council Discussion:

A. Manager Brian:

1. Discussion on recent complaints – Loud Mufflers and Big Trucks in Neighborhoods
   - Mufflers and oversized Big Trucks on residential streets disturb the peace.
   - Is there a way to limit the streets they take?

   Captain Frank McAloon:
   - We currently have an ordinance in place of large trucks over four tons that are prohibited from certain areas of town.

- State is working on Washington Ave., which is why there are more big trucks and construction will last at least a year/year and a half.
- Consult with Engineer to find out which side streets we can make four-ton trucks prohibited from entering the area.
- Currently there is a state statute for loud mufflers but the only thing the police can do is issue summonses, we can't impound vehicles.

B. Deputy Chief Corbo – OEM Coordinator

1. OEM Structure Review
   - Confusion on how OEM gets activated by the public.
   - OEM only gets involved if the situation is dire.
   - OEM coordinates the resources within the Township, gathering personnel to discuss and strategize ways to move forward – corrective action plan.
   - Going forward the Mayor will relay all OEM plans to the public.
   - When OEM is activated, Captain McAloon and I are working for OEM, not the police department.

Captain Frank McAloon:

- There's level 1, 2 and 3 phases of OEM that operate for the benefit of the town.
- OEM's job is to gather intelligence and pass along to Department Heads.
- The job is to monitor, gather information and provide it to the necessary personnel in charge of that situation.
- Each department has a PIO (public information officer) who acts as the liaison for each department, reports their findings at the command system, together with OEM coordinates a corrective action plan and relays the plan to the mayor.
- For large scale events, numerous departments are involved with their designated PIO, it is not just police and fire.
- Certain emergency situations will have a designated PIO in charge depending on what the emergency is.

Councilman Graziano:

- How does the news get out?
- Is this a shared service between police and fire?

Mayor Velez:

- After deliberating with the OEM coordinators, it was decided they will consult amongst themselves along with the designated PIO of each department and I will distribute that information to the public.

Fire Chief John Olivier:

- All departments who handle emergency situations that require OEM will mostly have a designated PIO for said department.

C. Code Enforcement – Nick DeAngelis:

1. Illegal Apartment Epidemic Discussion
   - Request if more departments like police can get involved in handling the illegal apartment epidemic.

- Code enforcement doesn't have the manpower to access the homes of said individuals and there's too many to count.
- Renting out basements and sheds that are not authorized poses a safety hazard and can be catastrophic if a fire ever breaks out.
- Parking becomes an issue when more people are illegally living out of one- and two-family homes.
- Can we get a subcommittee to try and rectify this?
- We need more manpower and figure out a way to work with the police and fire department.
- No, you as Council I'm sure have many ideas and know people outside of town or other dignitaries, we can sit down and brainstorm ideas you may have with input from your constituents.
- We haven't combed through all of it; we've looked at two homes but can't enter the property. About 75% of the paperwork, we have no information on.
- When referring to illegal apartments, that include short-term rentals i.e.. Airbnb's – complaints were received but many sites don't include the address, so we have no way to verify.
- Even with getting a name and address, the best time to catch someone off guard is afterhours at night, we work 8:00am – 4pm, it doesn't work.
- We work with a few realtors in town.

Manager Brian:

- We're asking Council to help us come up with the resources to deal with this problem in a reasonable manner.
- It's easier for police and fire to get into these homes more than code enforcement.
- We have an ordinance where individuals must fill out a rental certification for rental/homeownership change, but most units in town don't do that.

Mayor Velez:

- This epidemic is an issue throughout the state and a lot of exploitation that comes from these kinds of situations.

Councilwoman Rodriguez:

- What resources will you need?

Councilwoman Wells:

- Would a subcommittee require training?

Councilman Graziano:

- The illegal apartments paperwork you've been working on for 4 months, are they being worked on or are they being blocked?
- Why can't we start with the realtors renting online and hold them accountable? They are publicly advertising.
- Will it help to get you realtors on this committee to give you their expertise on how to go about this?

Councilwoman Guardabasco:

- Even with getting a name and address it's nothing they can do.

D. <u>Councilman Thomas Graziano:</u>

1. Permit Parking

2. Parking Authority
3. Council Benefits
   - What are Council thoughts on the group insurance? It was said during the election Council will opt out their group insurance benefits to save the town money.

   Attorney DiPisa:
   - Councilman depending on what you say may warrant a discussion for executive session.

   Mayor Velez:
   - You are right, all of us here said we will opt out of group insurance and we will.

   Councilwoman Wells:
   - That is correct, during my campaign I did say I will opt out and I will.

E. Consultant – Robert Baselice:
1. Townwide Parking Permit Program Proposal
   - Business owner of the company Advanced Parking Planning System
   - My job is to assess the needs of a municipality by collecting information from Council and residents through surveys while using our technology to collect data on their homes.
   - We have a program that identifies basement/attic apartments to which code can go in and enforce town regulations.
   - Spoken with your police department and with the data from North Bergen, I am sure we can assist Belleville using what has worked in other towns.
   - Goal - come up with a permit program plan with Council to create new ordinances, create more parking, identify private business partnerships with developers or businesses that are not utilizing their parking lots.
   - We have a license plate recognition system that comes from information residents put in.
   - First is the assessment to see if bordering towns are coming into Belleville domain, then comes the surveying of the residents.
   - An ordinance was just passed that residents shouldn't be charged extra to use their buildings parking lots/garage, therefore, the fee will be included in the rent they pay monthly.
   - That is correct. The biggest problem in North Bergen is homeowners who have cars not utilizing their driveways if they have one. We can't force them to use it but we can encourage them to do so.
   - If the language is written clear in the ordinance then the residents must follow it.
   - Going after BPU grants is essential, as far as law enforcement if its just parked vehicles there should be enough officers.
   - If we start in September, first quarter of next year, the data will be ready.
   - A community meeting will be needed to get input from the residents.
   - Never needed additional funding after my proposal.
   - We will be using google forms and a few other things.

   Councilwoman Rodriguez:
   - Is surveying the residents the first thing you do?

- How much are residents being charged in North Bergen to use the lots of the buildings they reside in?
- Will you be able to use Google forms for surveys and put it online?

Mayor Velez:

- So, people living in apartments are not being charged extra for a parking permit, you're saying it should be included in their rent already, correct?
- Recap – the parking space will be included with your rent.
- In Belleville, each ward has different needs so we can't approach this with a one-size fit all, at the same time charging a parking permit is an additional tax so I don't agree with that, but something has to be done.
- Is there a timeline for this?
- How quickly can we get the surveys out?
- The cost of this will be up to $25,000 per year.

Captain Frank McAloon:

- Mr. Baselice will get the data and come up with recommendations and as Council you will decide how to move forward.
- He can tailor the recommendations per neighborhood since not everyone has the same issues.

Councilwoman Guardabasco:

- If we set a criteria for permit parking, can we enforce all one family households to abide by them?

Councilman Graziano:

- When you prepare the plans for a municipality, do you come up with a plan for enforcement?

Manager Brian:

- The number of parking permits provided for each household should be limited otherwise it will be abused.

Attorney DiPisa:

- Anytime a change is made about road stop signs, the traffic bureau does a traffic study and gives its finding to the administration and council for review, then a decision is made prior to introducing an ordinance.
- One traffic study identifying what streets in town you can reduce can be used for one ordinance making those changes to those specified streets.

Councilwoman Wells:

- With your years in experience in conducting the surveys and putting together the parking plan, have you ever had to come back for additional funding on top of your original proposal?

CFO DiMaria:

- It's under $53,000 so we can make the award in-house. Our QPA can award it, we don't need to wait for another meeting.

F. <u>Fire Chief Oliveri:</u>
   1. Fire Prevention Ordinance Updates – Rooftop heaters and grills
   2. Outdoor Dining Propane Heater Enforcement

3. Establish penalties for non-compliance regarding portable propane heaters at outdoor eating and drinking establishments
   - Propose an ordinance combining the first 3 items – rooftop assembly gathering use of propane heaters to require businesses and resident owners to have a permit for the use and storage of propane heaters.
   - Fire department can then do seasonal inspections to ensure they are being used and stored safely.

4. Alkali Metal Batteries Review and consider fire prevention regulations
   - With the use of E-mobility devices, e-bikes and lithium-ion battery chargers, propose an ordinance that allows for proper storage, inspections and safety checks.
   - Regulation on the sale of e-bikes and batteries for storage safety.
   - Regulation on residential areas where e-mobility devices, batteries and chargers are accessed properly and don't block/interfere with pedestrian paths or egress.
   - The ordinance can include landlords to hold their tenants accountable by regulating the storage of these devices in their buildings via lease agreement and the Fire department can enforce all common areas for all 3-family and above.

5. Amendment to Ordinance No. 44-25, establish penalties and fines for non-compliance
   - As of early this year, it is mandatory that all fire safety inspections are done by a licensed inspector.
   - Propose an ordinance to have a licensed inspector for non-life hazard use buildings - residential, three-family and above and all businesses that are not life hazard.
   - Additionally, impose registration fees and failure to pay result in fines
   - Challenging to get businesses to register and enter their place of establishment.
   - In the ordinance we have now there are no penalty for violations.

   Councilman Graziano:
   - If we aren't allowed access into their homes, can we fine them today?
   - Who would determine the fee amount?

   Attorney DiPisa:
   - Two proposed ordinances were sent to me from Chief Olivieri and recommendations for fees were included which are similar to other municipalities.
   - The proposed ordinances will go for introduction at the next Council meeting if there are no objections.

G. <u>Grant Administrator – Gabrielle Bennett-Mini</u>
   1. Community Energy Plan Workshop
      - In 2024 the Governor signed legislation into law expanding the State's Community Energy Plan that reduce greenhouse gases by 80% using different strategies.
      - NJ Board of Public Utilities is offering grants to municipalities to develop and implement local clean-energy plans.
      - Two grants – community plan grant and the implementation grant.
      - Grant committee is working on the plans now, once complete and approved, then we can use that to apply for other grants.

- To develop the plan was a full grant in which we hired a consultant to help put together the plan – 100% reimbursed.

Councilman Graziano:

- Is this a full or partial grant?
- So, we don't put any money into that?

Manager Brian:

- That resolution is on the agenda to be adopted tonight.

2. Historic Markers at Library Request for Signage
   - Historic Preservation Committee received an email from the Asian American Pacific Islanders organization requesting if they can display their historic marker honoring the Chinese immigrants that first came to Belleville.

   Manager Brian:
   - The resolution to accept this donation is on the agenda tonight for adoption.

Report of the Manager:

Capital Projects Update:

- Friendly House is complete, reopening facility soon.
- Santander municipal parking lot is complete waiting on ParkMobile and parking bumpers.
- Training Tower is complete, waiting for one last inspection.
- Security arms are being installed at the Township lower lot and will be integrated with employee key cards for controlled access.
- EZ Ride, jitney service – grant application received by NJ Transit, proposal under review by their bus planning team.
- AIR System presentation pushed back to next month – meeting with PSE&G for other options to cover expenses.
- Main Street review from DOT received, going out for bids in August.
- Center & Charles Street water main bids were awarded – waiting on clearance from CDBG.
- Lead line replacement program contract awarded – waiting on NJ IBank to award tonight.
- PSE&G starting service upgrades over next 10-14 days – 14miles within Belleville will be undergoing construction.
- FIFA donated equipment for the township (R-252-2026)

Councilman Graziano:

- Is the gate coming from funds this fiscal year or 2027?
- Can the expense be paid in 2027?

CFO DiMaria:

- That is in this year's capital facilities.
- We won't be borrowing from it until July of 2027. It is not in 2026 capital budget.

Report of the Mayor:

- Spoke with residents and business owners regarding quality-of-life issues and concerns.
- Community meeting schedules for Wards will be released soon.
- Numerous successful flag raisings honoring different cultures.
- Summer concert series has had a great turnout.
- OEM discussions are going well.
- Chat & Chew with Assemblywoman Morales.
- Thank you, first responders, for due diligence in active wire at town event.

Approval of Minutes:

1. December 16, 2025, by David Arce
2. June 23, 2026
3. July 1, 2026
4. July 8, 2026
5. July 14, 2026

Motion to Adopt 12/16/25 and 06/23/26 Meeting Minutes by Councilman Graziano; Seconded by Councilwoman Guardabasco.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow and Mayor Velez.
Nays: None Absent: None Abstain: Rodriguez and Wells Motion Carries

Motion to Adopt Meeting Minutes from 07/1/26, 07/8/26 and 07/14/26 by Councilman Graziano; Seconded by Councilwoman Guardabasco.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow and Mayor Velez.
Nays: None Absent: None Abstain: Rodriguez and Wells Motion Carries

Communications:
By Clerk Guaman

1. Memorialization of Resolutions Introduced January 1st, 2026, Reorganization Meeting and Adopted by Motion and Roll Call Vote
   a. Res. #224-2026 Resolution Appointing Tracy Juanita Muldrow as Deputy Mayor of the Township of Belleville, Essex County, New Jersey
   b. Res. #225-2026 Resolution Appointing Thomas Graziano as 2nd Ward Council Member to fulfill an Unexpired Term until the Next General Election

2. Memorialization of Resolutions Introduced During January 8, 2026, Work Session Meeting and Adopted by Motion and Roll Call Vote
   a. Res. #226-2026 Resolution to Amend the Annual 2026 Council Meeting Schedule by Cancelling all remaining Wednesday's Afternoon Work Session Meetings at 12:30pm
   b. Res. #227-2026 Appointing Members to the Planning Board
   c. Res. #228-2026 Appointing-Reappointing Members of the Zoning Board

Ordinances:
Ordinances for Introduction:

ORDINANCE #31-26 AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, NEW JERSEY, CHAPTER 8-16, ENTITLED HANDICAPPED PARKING SPACES – (REMOVING)
Motioned by Councilwoman Guardabasco; Seconded by Councilman Graziano.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: None Motion Carries

ORDINANCE #32-26 AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF BELLEVILLE, NEW JERSEY, CHAPTER 8-16, ENTITLED HANDICAPPED PARKING SPACES – (ADDING)
Motioned by Councilman Graziano; Seconded by Councilwoman Guardabasco.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: None Motion Carries

ORDINANCE #33-26 AN ORDINANCE TO AMEND CHAPTER 4 OF THE CODE OF THE TOWNSHIP OF BELLEVILLE ENTITLED "GENERAL LICENSING", ARTICLE 17, ENTITLED "SOLICITORS AND CANVASSERS"
Motioned by Councilwoman Guardabasco; Seconded by Councilman Graziano.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: None Motion Carries

ORDINANCE #34-26 AN ORDINANCE FIXING PERSONNEL POSITIONS, SALARIES, WAGES AND COMPENSATION AMOUNTS AND RATES – REPEALING ORDINANCE #30-26
Motioned by Councilwoman Wells; Seconded by Councilwoman Guardabasco.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: None Motion Carries

Comments:
Councilwoman Wells:

- Changes were proposed to Council regarding salaries and stipends, and we thought it would be best for our employees to have consistency and expectation of what it will look like moving forward; thus, we carefully reviewed this ordinance.
- These changes will not affect the 2026 budget.

Councilman Graziano:

- We will continue informing the public of our process and will correct the mistakes as we go.

Motion to Amend the Agenda to make Public Comments before Consent Agenda and Open Public Comments by Councilman Graziano; Seconded by Councilwoman Guardabasco.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: None Motion Carries

Attorney DiPisa:

- There is no legal requirement dictating where public comment must appear on an agenda, provided that an opportunity for public comment is included on the agenda.

- The placement of public comment within the agenda is discretionary, and there is no law requiring it to appear at any particular point.

Public Comments:

Philomena Frantantoni – 129 Mt. Prospect Ave.

- Why is the senior center asking to give our cell phone provider on the sign in sheets?
- Recreation Director Lenny gave me a card with my picture on it; I didn't give him permission; it was a violation of my privacy.

Mario Drodz – 95 Bell Street

- There's a conflict of interest between Frank Belli and Alpha Dog Solutions.
- Reviewed contract from Alpha Dog Solutions and found Frank Belli signed off on behalf of the Township.

Gabrielle Bennett Mini – 162 New Street

- Kai from the Asian American Pacific Islanders organization is here to say a few words.

Kai Barrios:

- We work on furthering Asian American histories in public schools, so thank you for your partnership and I look forward to the unveiling ceremony.

Frank Frantantoni – 129 Mount Prospect Ave.

- The parking/illegal epidemic is a self-inflicted problem.
- Previous Attorney many years ago gave the public more than 5 mins to speak.
- Expresses dissatisfaction with the administration and Council.

Ruben Rodriguez – 179 Cedar Hill

- Who's going to enforce permit parking and how much is it going to cost?
- Didn't the township do a re-registration with the Board of Education?
- This council ran on affordability and so far, no changes have been made.
- Can I get an update on the food truck park?
- How many illegal apartments did we find?

Councilwoman Guardabasco:

- They got rid of over 300-400 students. That's the town, the Board of Ed only gets rid of the students.

Michael Sheldon – 47 Floyd Street

- Where do we stand at 7pm meetings?
- When will the agenda packet be available to the public before the meeting?
- Resolution #237-2026 what is that about?
- Belleville can utilize methods from other towns on how to combat the illegal apartment epidemic.
- Reads a statement prepared for the Council regarding the township website contract and Alpha Dog Solutions.
- Requesting Council to take two immediate actions tonight: 1) direct Town Attorney and administration to conduct a formal legal review into the validity, ethics compliance,

administrative execution and mandatory CFO certification of available of funds for these websites 2) Put CFO and QPA on administrative suspension pending outcome of that investigation.

- Laugh all you want, Mr. DiMaria, your days are numbered.

Jerry Delgercio – 8 Grove Street

- Zoning board members for 35 years – regarding parking: when a multifamily unit come before the zoning board we require them to have at least one parking space per unit designated to that tenant.
- Apartment buildings should handle their parking accordingly as such.
- Question to ask is whether Mr. Banda was told by the previous Mayor that the website services will cease come July 1, 2026.
- Who asked Mr. Belli to coordinate with Mr. Melham regarding the website services?
- When Mr. Sheldon put in this OPRA, why wasn't this email provided as a response?

Manager Brian:

- I did not receive formal notice that he was no longer going to be doing the website and formally stopping as of a certain date until May 13, 2026, at 10:40am.

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

Remarks from Public Comments:

Mayor Velez

- Manager Brian can we get an update on the Food truck park and the opening date?
- Attorney DiPisa what are the ramifications for abandoning a company?
- We shouldn't move forward until we understand what happened with the original contractor.
- We will have a schedule for the 7pm meetings once we figure out all of Council availability.
- Mr. Banda, BoardDocs in conjunction with the Board of Education was purchased in the past but never implemented, what are our next steps?
- Can we give the public a general update about the website?

Manager Brian:

- No update on the food truck park. The price hasn't changed; contractors are still expensive, so we are still looking into that.
- What do you think we would have to pay?
- What was the total contract originally?
- What were the new quotes we found?
- What were the two quotes?
- I wasn't with the Township at that time, but we can start it back up.

CFO DiMaria:

- Murray Contracting was the original contract for this food truck park but due to legal circumstances the project didn't finish. The parent company said they will finish out the contract but suggested if the town wanted to go with someone else, they can.
- The town utilized Co-ops and found two companies we worked with in the past. Bergen Fence will finish the wall, steps and fence.
- We haven't paid Murray Contracting anything, will refer to the Attorney's office.
- Tom Hertiz estimates calculations for the work that was done, roughly under $50,000, and they're asking for $92,000.
- A little north of $215
- The new quotes from one company were close to half a million dollars to finish the project (groundwork, fencing, foundation, gates, and the two towers)
- One quote: $800,00+ to finish; second quote: $500,000.
- The RFP received 6 different vendors, narrowed it down to 3 vendors, and after the evaluation, we're leaning toward Civic Plus since we are familiar and already have a system, Nextrequest, in place with them.

Attorney DiPisa:

- This is best discussed in closed session.

Councilman Graziano:

- We're not going forward with the original contractor, correct?

Resolutions:

Consent Agenda:

Motion to Approve and Adopt the Consent Agenda by Councilman Graziano; Seconded by Councilwoman Guardabasco.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: None Motion Carries

RESOLUTION #231-2026 AUTHORIZING THE TOWNSHIP CHIEF FINANCIAL OFFICER TO ISSUE CHECKS IN PAYMENTS OF BILLS FROM VARIOUS ACCOUNTS

RESOLUTION #232-2026 RESOLUTION AUTHORIZING TAX COURT JUDGEMENT REFUND TO RMG 242 MILL STREET, LLC (BLOCK 6702, LOT 39)

RESOLUTION #233-2026 RESOLUTION FOR LIEN PREMIUM TO ESCHEAT TO TOWNSHIP AFTER 5 YEARS OF LIEN PURCHASED DATE/FORECLOSURE N.J.S.A. 54:5-114.6

RESOLUTION #234-2026 RESOLUTION AUTHORIZING THE COLLECTOR OF TAXES TO CANCEL WATER OVERPAYMENTS

RESOLUTION #235-2026 RESOLUTION AUTHORIZING THE COLLECTOR OF TAXES TO CANCEL SEWER CHARGES FOR THE LISTED PROPERTY

RESOLUTION #236-2026 RESOLUTION AUTHORIZING TAX COURT JUDGEMENT REFUND TO 475 WASHINGTON HOLDINGS LLC (BLOCK 7907, LOT 5)

RESOLUTION #237-2026 RESOLUTION AUTHORIZING THE TOWNSHIP ENGINEER TO ENDORSE THE DEP TREATMENT WORKS APPLICATION FOR THE ROSE BELLEVILLE LTD PROJECT (PROJECT) CONSISTING OF A LAUNDROMAT AND RETAIL SPACE LOCATED AT 519 WASHINGTON AVENUE, BLOCK 8203 LOTS 19 AND 20

RESOLUTION #238-2026 TO ADOPT THE BELLEVILLE TOWNSHIP COMMUNITY ENERGY PLAN (CEP) AS PART OF THE NEW JERSEY BOARD OF PUBLIC UTILITIES CEP GRANT PROGRAM

RESOLUTION #239-2026 RESOLUTION AWARDING A CONTRACT FOR THE LEAD SERVICE LINE REPLACEMENT PROGRAM, PHASE II
RESOLUTION #240-2026 RESOLUTION AUTHORIZING THE ADVERTISEMENT OF A PUBLIC AUCTION FOR THE SALE OF FOUR (4) CLEAR TITLE VEHICLES FOR THE FIRE AND DPW DEPARTMENT

RESOLUTION #241-2026 RESOLUTION AWARDING A FAIR AND OPEN CONTRACT OVER $53,000 FOR ELECTRONIC GATE INSTALLATIONS LOWER PARKING LOT TO BERGEN FENCE $98,498.00

RESOLUTION #242-2026 RESOLUTION AWARDING A NON-FAIR AND OPEN CONTRACT FOR INSTALLATION OF DECORATIVE LIGHTING ON FRANKLIN STREET TO PUBLIC SERVICE ENTERPRISE GROUP INC. $271,911.42

RESOLUTION #243-2026 RESOLUTION APPROVING AN APPLICATION FOR A PERSON-TO-PERSON & PLACE-TO-PLACE TRANSFER OF LIQUOR LICENSE NO. 0701-33-043-010

RESOLUTION #244-2026 RESOLUTION AUTHORIZING THE TOWNSHIP OF BELLEVILLE TO ACCEPT A GRANT-FUNDED HISTORICAL MARKER COMMEMORATING THE "FIRST CHINESE SETTLEMENT ON THE EAST COAST"

RESOLUTION #245-2026 RESOLUTION AUTHORIZING THE TAX COLLECTOR TO ISSUE A DUPLICATE TAX SALE CERTIFICATE NO. (SEE ATTACHED LIST) IN THE NAME OF VALUE ASSETS INC., PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997

RESOLUTION #246-2026 RESOLUTION URGING A COMPREHENSIVE INDEPENDENT INVESTIGATION AND PERFORMANCE AUDIT OF NEW JERSEY'S ELECTRIC UTILITIES

RESOLUTION #247-2026 PROCLAMATION - RECOGNIZING KAYLEIGH SURICHAQUI AS THE ECUADORIAN STUDENT OF THE YEAR 2026

RESOLUTION #248-2026 PROCLAMATION – RECOGNIZING COLUMBIA BBQ & BAR AS THE ECUADORIAN AMERICAN BUSINESS OF THE YEAR 2026

RESOLUTION #249-2026 PROCLAMATION – RECOGNIZING AQUIL DOWNEY AS THE HONORARY ECUADORIAN AMERICAN COMMUNITY LEADER OF THE YEAR 2026

RESOLUTION #250-2026 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A REVOCABLE ACCESS AGREEMENT WITH GREGORY S. HARGRAVE FOR LIMITED GATE ACCESS AT 172 WASHINGTON AVENUE

RESOLUTION #251-2026 RESOLUTION ACCEPTANCE OF DONATION FROM BALICH WONDER STUDIO USA INC.

RESOLUTION #252-2026 PROCLAMATION – RECOGNIZING THE "BRUNCH BOX" YOUTH BASEBALL TEAM FOR WINNING THE WORLD SERIES CHAMPIONSHIP

New Business:

RESOLUTION #253-2026 RESOLUTION AUTHORIZING THE DISCHARGE OF A MORTGAGE RELATED TO THE BELLEVILLE HOME IMPROVEMENT PROGRAM

Motion by Councilwoman Guardabasco; Seconded by Councilman Graziano.
Ayes: Cozzarelli, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: Graziano Motion Carries

Questions/Comments:
Councilman Graziano:

- What is the process of citizens getting into these home improvement programs? Why can't Council see the money being spent?
- Information is typically provided only after the process has been finalized. There is limited visibility in the application process and the intermediate steps involved. Why is that?
- How come Council doesn't get to see who has lien on the property?
- Can't we do a resolution for the beginning phase so we can see all the applicants first?

Clerk Guaman:

- I was informed by our Attorney this had to be put on a resolution for us to do the discharge of the property for the home improvement program due to a current lien on that property.
- At the time of the 10-year period or when there is a change, we must send the County a letter that says that this change has been made.
- Applicants get approved or disapproved by CME –CME provides the paperwork that I complete, and then everyone signs off which includes the homeowners, contracts, CME and the inspectors. Then a lien is placed on the property based on the amount given.

- Mr. DiMaria can give you those numbers. The money comes from a trust fund and there's multiple things that get paid out of that fund.

Attorney DiPisa:

- You must take formal action to remove the lien.
- It's possible at the time when the program was set up, Council gave their authorization for this program for people to enter the program, so you didn't have to approve every individual application.
- The lien serves as a protection for the program with the assumption that the person is going to abide by the guidelines.
- A report maybe of all the people entering the program can be done, I can work with the Clerk on that.

RESOLUTION #254-2026 RESOLUTION APPROVING ANNUAL RENEWAL AND ISSUANCE OF PLENARY RETAIL CONSUMPTION LICENSE "33" FOR THE PERIOD BEGINNING JULY 1, 2026 TO JUNE 30, 2027
Motion by Councilwoman Guardabasco; Seconded by Councilman Graziano.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: None Motion Carries

Executive Session:
Motion to Enter Executive Session for potential litigation, negotiation and attorney client privilege by Councilwoman Guardabasco; Seconded by Councilman Graziano.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: None Motion Carries

Motion to Return from Executive Session at 10:51pm by Councilwoman Guardabasco; Seconded by Councilwoman Wells.
Ayes: Cozzarelli, Graziano, Guardabasco, Muldrow, Rodriguez, Wells and Mayor Velez.
Nays: None Absent: None Abstain: None Motion Carries

Adjournment:
Motion to Adjourn at 10:52pm by Councilwoman Guardabasco; Seconded by Councilwoman Wells.
All-In-Favor

The next Special Meeting is scheduled for Tuesday, August 18, 2026, at 7:00pm.

Respectfully Submitted,

Jacqueline E. Guaman
Township Clerk