

December 2, 2024

Minutes of the public meeting of the Mayor and Council of the Borough of Dunellen held on December 2, 2024.

Mayor Cilento called the meeting to order at 7:00 pm and he led the Pledge of Allegiance.

Municipal Clerk Lauren Staats read the Sunshine Statement and called the Roll.

Present: Mayor Jason F. Cilento, Council President Teresa Albertson, Crisol-Iris Lantz, Trina Rios, William Scott, Daniel Sigmon and Harold VanDermark (Arrived at 7:03 p.m. Did not vote on Minutes, and Ordinance 2024-32 or 2024-29).

Absent: None

Municipal Clerk Lauren Staats and Municipal Attorney William Robertson were also present.

Approval of Minutes

On the motion of Mrs. Rios and seconded by Mr. Sigmon it was moved to accept the Minutes of the Meeting of November 18, 2024.

There were no comments or additions to the minutes.

Yes: Albertson, Lantz, Rios, Scott, and Sigmon

Introduction of Ordinances

On the motion of Mrs. Rios and seconded by Mr. Sigmon it was moved to accept the following:

Mr. Robertson: Stated this ordinance is updated what already existed and placing in a No Knock Registry which allows residents to be put on a list to not be bothered by canvassers or solicitors. They can notify the Borough Clerk and the clerk will put them on the list and give them something to hang on their door/window. When a license issued to solicit they will be given a list of these people. There will be penalties if this No Knock is not followed.

Mayor Cilento: Stated you can pick up this ordinance at the Clerk's office or read it online and it will be publicly heard at our next meeting on December 16.

BOROUGH OF DUNELLEN

ORDINANCE # 2024- 32

The following ordinance is being Introduced for its first reading on December 2, 2024. A second reading and public hearing will be held at 7:00 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey, on December 16, 2024, and copies of this Ordinance shall be posted on

the public bulletin board prior to the date for second reading and final passage and copies of this Ordinance shall be available at the Office of the Borough Clerk for any interested members of the public.

**AN ORDINANCE TO REPEAL AND REPLACE IN ITS ENTIRETY CHAPTER 211
“PEDDLING AND SOLICITING”, PART II “GENERAL LEGISLATION” OF THE
DUNELLEN BOROUGH CODE**

BE IT ORDAINED by the Mayor and Council of the Borough of Dunellen, in the County of Middlesex and State of New Jersey, as follows:

Section 1.

211-1. Definitions.

As used in this article, the following terms shall have the meanings indicated:

DISTRIBUTOR — A person who goes uninvited from dwelling to dwelling on public thoroughfares or in public places disposing of circulars, posters, pamphlets, and other forms of advertising material.

PEDDLER — A person, commonly referred to as a "peddler" or "hawker," who goes uninvited from place to place or dwelling to dwelling by traveling on the streets and carrying with him goods, wares and merchandise, meats, fish, vegetables, fruits, food, soda water, garden farm products or provisions for the purpose of selling and delivering them to consumers.

PERSON — Construed to mean any individual, firm, partnership, corporation, voluntary association, incorporated association, or agent thereof.

SOLICITOR — Any person who, without prior invitation, goes from dwelling to dwelling for the purpose of solicitation of funds, distribution of literature or the like in connection with the solicitation of funds or for the purpose of selling or buying goods, wares or merchandise by sample or taking orders for future delivery or selling a service to be rendered in the future, with or without accepting an advance payment for the goods, wares, merchandise or service. Any person who goes from dwelling to dwelling for the purpose of offering the service of snow removal, with or without payment, shall not be considered a solicitor for purposes of this chapter.

TRANSIENT MERCHANT — A person who, whether a resident of the Borough or not, engages in a temporary business within the Borough of selling and delivering goods, wares, merchandise, or services within said Borough, and who, in furtherance of such purpose, hires, leases, uses or occupies any building, structure, motor vehicle, tent, railroad box car or boat, public rooms in hotels, lodging houses, apartments, shops or street, alley or other place within the Borough, for the exhibition and sale of such goods, wares and merchandise, either privately or at public auction.

Temporary Business — is hereby defined as a business which is established with the intent to close out or discontinue such business within a period of one year from the date of issuance of license therefor, and it shall be presumptive evidence of such intent where the applicant for said license fails to show a written lease for said period, leasing the place where said business is to be conducted. The person, firm or corporation so engaged shall not be relieved from complying with the provisions of this article merely by reason of associating temporarily with any local dealer, trader, merchant or auctioneer or by conducting such transient business in connection with, as a part of, or in the name of any local dealer, trader, merchant or auctioneer.

211-2. Purpose.

The purpose of this article is to prevent fraud, crime and unethical and dishonest business practices and for the general protection, health and welfare of the residents of the community and to deter the use of soliciting to gain access to homes for criminal purposes and for the preservation of the quiet and privacy of residents of the Borough.

211-3. License required.

It shall be unlawful for any peddler, solicitor or other person to solicit funds or goods or to buy, sell or dispose of or offer to sell or dispose of any goods, wares, merchandise or services to be rendered in the future or to take orders for any goods, wares, merchandise or service to be rendered in the future within the Borough of Dunellen or for any transient merchant to engage in a temporary business, without first obtaining a license therefor.

211-4. Application for license.

Any person desiring to obtain a license for the purposes herein mentioned shall apply therefor, in writing, to the Municipal Clerk of the Borough of Dunellen on an application form to be furnished containing the following information and complying with the provisions thereof:

- A. Name, age and physical description of each applicant.
- B. Complete permanent home and local address.
- C. Name and address of the organization or person for whom the solicitation is being made.
- D. Description of the nature of the business and the goods, services or wares to be sold.
- E. Two photographs of each person for whom a license is to be obtained which shall be approximately 2 1/2 inches by 2 1/2 inches in size, showing the head and shoulders of the applicant in a clear and distinguishing manner.
- F. The commencement and termination date for the period of solicitation as requested by the applicant.
- G. A statement as to whether or not any person for whom a license or permit is sought has been convicted of a crime, misdemeanor or has been otherwise denied a similar permit or license from any governmental agency.
- H. The make, model, year, color and license plate number of all motor vehicles to be used by the applicant during the period of solicitation.
- I. Driver's license number of each person on whose behalf the permit is being sought.
- J. One copy of all literature, contracts or other written material to be distributed.
- K. The place or places, other than the permanent place of business of the applicant, where the applicant within the six months next preceding the date of said application conducted a transient business, stating the nature thereof and giving the post office and street address of any building or office in which such business was conducted.
- L. A statement of the nature, character and quality of the goods, wares or merchandise to be

sold or offered for sale by the applicant in the Borough of Dunellen, whether the same are proposed to be sold from stock in possession or from stock in possession and by sample, at auction, by direct sale or by direct sale and by taking orders for future delivery, where the goods or property proposed to be sold are manufactured or produced and where such goods or products are located at the time said application is filed.

- M. A brief statement of the nature and character of the advertising done or proposed to be done in order to attract customers and, if required by the Borough Clerk, copies of all said advertising, whether by handbills, circulars, newspaper advertising or otherwise, shall be attached to said application as exhibits thereto.
- N. A certified copy of the certificate of occupancy issued to the applicant by the Borough's Zoning Officer for the intended site of transient sales.
- O. Such other reasonable information as to the identity or character of the person or persons having the management or supervision of the applicant's business or the method or plan of doing such business as the Chief of Police may deem proper to fulfill the purpose of this article in the protection of the public good.
- P. Written consent on the application form allowing the Borough to access background check records on the applicant (s). All costs shall be borne by the applicant and shall be in addition to license fees as set forth hereinafter.

211-5. Investigation by Chief of Police.

Upon proper completion of the application, the Chief of Police or designee shall promptly cause an investigation to be made of each such applicant. In the event that the investigation discloses a material misstatement of any of the information set forth on the application or other information sufficient to support a conclusion of the unfitness of any such person to obtain the permit or to go door to door, the Chief of Police shall endorse his rejection and disapproval for the license as to such person. The applicant shall be promptly advised of the determination by the Chief of Police and shall be afforded an opportunity for a hearing, which shall be expeditiously granted. Upon conclusion of the hearing, a final determination shall be made by the Chief of Police. In the event that the investigation by the Chief of Police reveals no material misstatement in the application or other reason forming the basis for the denial of the application, he shall forthwith endorse his approval thereon and cause the license to be granted and issued to the applicant.

211-6. Agents and employees.

A separate application must be made by a licensed peddler or solicitor for every agent or employee working for him who shall participate in the solicitation or other activities controlled by this article.

211-7. Issuance of licenses and badges; reports; revocation.

- A. All licenses issued hereunder shall automatically expire on December 31 of each year.
- B. Permission granted hereunder shall be evidenced by a card bearing the name and pertinent data of the licensee issued by the Municipal Clerk.
- C. Each person participating in the solicitation, or other activities controlled by this article shall be provided by the Municipal Clerk with a badge to be worn upon such person in a

conspicuous manner. In addition, the identification card shall be conspicuously displayed within any motor vehicle employed for such purposes.

- D. It shall be the duty of the Municipal Clerk to keep a complete and accurate bound record of all licenses issued, the dates of issuance and fees collected.
- E. For good cause shown, after a hearing has been granted to the applicant, the Mayor and Council may revoke any license issued to any such applicant after due and proper notice to the holder thereof and an opportunity afforded to be heard.

211-8. License fees

The license fees shall be as follows:

- A. Solicitors: \$ 150 per day.
- B. Distributors: \$150 per day.
- C. Peddlers: \$150 per year.
- D. Transient merchants: licensees under this article shall pay a fee of \$100, which said fee shall be paid upon the application being made. Such a fee, as well as all fees required under this article, are to help defray administrative expenses to the Borough of enforcing this article.
- E. All license fees are nonrefundable and are per day not per person.

211-9. Exceptions.

This article shall not apply to:

- A. Any person conducting a sale pursuant to statute or court order.
- B. Any person soliciting a vote or support for any political candidate or program.
- C. A nonprofit-making vendor.
- D. Any person engaged in delivering goods, wares, merchandise or other articles or things in the regular course of business to the premises of persons ordering or entitled to receive the same.
- E. Any person engaged in the pursuit of and conducting of a locally established bona fide business.
- F. Any person honorably discharged from the military, naval or marine forces of the United States possessing a license for one of the above activities issued in conformity with N.J.S.A. 45:24-10 and any amendments thereto, except that such person shall present said license to the Municipal Clerk for identification before conducting any business pursuant thereto and shall carry said license upon his person when conducting said business so as to identify himself to residents of the Borough of Dunellen.
- G. Any person who is an exempt member of a volunteer fire department as defined by N.J.S.A. 45:24-9b, possessing a license issued in conformity with said law and the amendments thereto, except that such person shall present said license to the Municipal Clerk for identification before conducting any business pursuant thereto and shall carry said license upon his person when conducting said business so as to identify himself to residents of the Borough of Dunellen.

- H. Any person licensed by the State of New Jersey or one of its boards or agencies. However, such person must present such license to the Municipal Clerk for identification.
- I. Any organization of Dunellen, the primary purpose of which is civic in nature.
- J. Any lawful employees of any governmental agency and recognized members of any church, social, civic, fraternal, political or philanthropic organization and local clubs which inure to the benefit of the residents of the Borough of Dunellen.

211-10. Transfer of license.

The license issued for all license classes shall not authorize any person, except the designated person named in said license, to engage in business thereunder. Said license shall not be transferable from the person to whom issued to any other person.

211-11. Service of process.

Before any license as herein provided shall be issued for engaging in any of the activities defined in 211-1 of this article, the applicant for the same shall file with the Borough Clerk a document designating the Borough Clerk as his true and lawful agent with full power and authority to acknowledge service of notice of process for and on behalf of said applicant in respect to any materials connected with or arising out of the business to be transacted under said license, which said applicant for said license consents and agrees that service of any notice or process may be made upon said agent and when so made shall be taken and held to be as valid as if personally served upon the person or persons applying for said license under this article, according to the law of this or any other state and waiving all claim or right of error by reason of such acknowledgment of service or manner of service; immediately upon service of process upon the Borough Clerk, as herein provided, the Borough Clerk shall send to the licensee at his last known address, by registered mail, a copy of said process.

211-12. Hours of operation.

No peddling or soliciting activities shall be conducted before 9:00 a.m. or later than 5:00 p.m. Monday through Saturday. No peddling or soliciting activities shall be conducted on Sundays.

211-13. Enforcement; records.

It shall be the duty of the police officers of the Borough of Dunellen to examine all places of business and persons in their respective territories subject to the provisions of this article, to determine if this article has been complied with and to enforce the provisions of this article against any person found to be violating the same. The Municipal Clerk shall deposit the license number with the Chief of Police, and the Chief of Police shall report to the Municipal Clerk any complaints against any person licensed under the provisions of this article and any conviction for violation of this article; the Municipal Clerk shall keep a record of all such licenses and of such complaints and violations.

211-14. Revocation of license.

- A. The permits and licenses issued pursuant to this article may be revoked by the Borough Council of the Borough of Dunellen after notice and hearing for any of the following causes:

- (1) Any fraud, misrepresentation or false statement contained in the application for license;
- (2) Any fraud, misrepresentation or false statement made in connection with the selling of goods, wares or merchandise;
- (3) Any violation of this article;
- (4) Conviction of the licensee of any felony or of a misdemeanor involving moral turpitude; or
- (5) Conducting the business licensed under this article in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or general welfare of the public.

B. Notice of hearing for revocation of a license shall be given in writing, setting forth specifically the grounds of the complaint and the time and place of the hearing. Such notice shall be mailed, postage prepaid, to the licensee at the address as set forth in the application for said license.

211-15. Variance of minimum requirements.

The rules, regulations and standards contained in this article shall be considered the minimum requirements for the protection of public health, safety and welfare of the citizens of the Borough. Any action taken by the municipal agency under the terms of this article shall give primary consideration to the aforesaid matters and to the welfare of the entire community. However, if the applicant for a license or merchant can clearly demonstrate to the governing body that because of the particular nature of the type of goods to be offered for sale, the literal enforcement of one or more of these regulations is impracticable or will exact undue hardship, the governing body may permit such variations or modifications as may be reasonable and within the general purpose and intent of the rules, regulations and standards established by this article.

211-16. Violations and penalties.

Any person required by this article to procure a license who violates its terms or who violates any provisions of this article shall, upon conviction thereof, pay a fine of not more than \$500 or be imprisoned in the county jail for a term of not more than 30 days.

211-17. No knock list.

The Municipal Clerk's Office shall maintain a "No Knock List," a copy of which shall be provided to all persons or organizations required to register pursuant to this article, and in accordance with the provisions of N.J.S.A. 47:1A-5. All residents of the Borough may register his or her name, address and/or unit/ apartment number with the Clerk's Office to be placed on the "No Knock List," indicating that they do not want persons so registered to approach their homes and/or seek personal contact with the occupants of the registered home. Once the resident has been approved by the Clerk's Office to add his or her name to the "No Knock List," the resident shall be provided with a "No Knock" sign to post by the front entrance of the home to warn peddlers, solicitors, or transient merchants. It shall be unlawful for any peddler, solicitor, or transient merchant, that has been required to register with the Borough to approach or seek personal contact with the occupants therein if the residence is registered on the "No Knock List," or if the resident has posted a "No Knock" sign. Anyone violating this subsection shall be subject to the penalties established by 211-16.

Section 2. SEVERABILITY

In the event that any provision of this ordinance, or the application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other provision or application of this ordinance which may be given effect, and, to realize this intent, the provisions and applications of this ordinance are declared to be severable.

Section 3. INCONSISTENCY WITH OTHER ORDINANCES

Should any provision of this ordinance be inconsistent with the provisions of any other prior ordinances, the inconsistent provisions of such other prior ordinances are hereby repealed, but only to the extent of such inconsistencies.

Section 4. EFFECTIVE DATE

This ordinance shall be effective ten (10) days after final approval and publication in accordance with law.

Section 5. PREVIOUSLY ISSUED LICENSES

Any license issued pursuant to former Chapter 211 prior to repeal shall remain in full force and effect until the scheduled expiration date of said license. Any such licensee conducting business in a manner authorized by former Chapter 211 prior to appeal shall not, during the period said license remains effective, be in violation of any provision of this ordinance and must comply with all applicable sections of same, including but not limited to the requirements of the “Do Not Knock” Registry established by this Ordinance.

Yes: Albertson, Lantz, Rios, Scott, and Sigmon

Adoption of Ordinances

On the motion of Mrs. Rios and seconded by Mr. Sigmon it was moved to accept the following:

Mr. Miller: Stated this bond is to update the body cams that we currently have which this software expires soon. According to the State and Attorney General it has to be updated.

Lt. Doherty: Explained what we currently have now regarding the body cameras.

BOROUGH OF DUNELLEN

ORDINANCE # 2024- 29

The following ordinance was Introduced for its first reading on November 18, 2024. A second reading, public hearing and adoption is being held at 7:00 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey, on December 2, 2024, and copies of this Ordinance have been posted on the public bulletin board prior to the date for second reading and final passage and copies of this Ordinance have been available at the Office of the Borough Clerk for any interested members of the public.

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF EQUIPMENT FOR THE POLICE DEPARTMENT IN AND BY THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$130,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$123,800 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Dunellen, in the County of Middlesex, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$130,000, including the sum of \$6,200 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$123,800 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of equipment for the Police Department, including, but not limited to, body cameras, cloud storage and software and further including all related costs and expenditures incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next

succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 5 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been

filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$123,800, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$13,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough

pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

There were no comments from the public nor the council.

Yes: Albertson, Lantz, Rios, Scott, and Sigmon

On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

Mr. Robertson: Summarized the ordinance stating this ordinance is designed to address short term rental which would be a rental for 30 days or less would be prohibited. Which will exclude hotels or motels, rooming houses or boarding house in things of that nature.

Mr. Miller: Stated this issue has been happening in multiple municipalities and this ordinance is designed to control it.

BOROUGH OF DUNELLEN

ORDINANCE # 2024- 30

The following ordinance was Introduced for its first reading on November 18, 2024. A second reading, public hearing and adoption is being held at 7:00 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey, on December 2, 2024, and copies of this Ordinance have been posted on the public bulletin board prior to the date for second reading and final passage and copies of this Ordinance have been available at the Office of the Borough Clerk for any interested members of the public.

AN ORDINANCE OF THE BOROUGH OF DUNELLEN AMENDING THE BOROUGH CODE TO PROHIBIT SHORT-TERM RENTALS

WHEREAS, the Borough's primary housing goals include preserving its housing stock and preserving the quality and character of its existing residential neighborhoods, and in order for the Borough to continue to flourish, the Borough must preserve its available housing stock and the character and charm which results, in part, from the cultural, ethnic and economic diversity of its resident population; and

WHEREAS, the Borough must also preserve its unique sense of community which it derives, in part, from residents' active participation in civil affairs, including local government, cultural events and educational endeavors; and

WHEREAS, the operation of short-term rentals where residents of the Borough rent out entire units to visitors and are not present during the stays of such visitors are detrimental to the community's welfare as such occupants of such short-term rentals, when not hosted, do not have any connections to the Borough community and to the residential neighborhoods in which they are visiting; and

WHEREAS, the presence of such visitors within the Borough's residential neighborhoods can at times disrupt the residential character of the neighborhoods and adversely impact the community; and

WHEREAS, local governments have the authority to prohibit short-term rentals;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Dunellen, County of Middlesex, State of New Jersey that the Borough Code shall be amended to add a new Chapter 219 ("Rentals, Short Term") as follows:

Rentals, Short Term.

297.1 Purpose and Scope.

A. This section is intended to address the increasingly wide-spread practice of renting or leasing various types of dwellings, or segments thereof, located primarily in residential neighborhoods, on a short-term basis to transient guests. This practice has been popularized and

facilitated by various websites that advertise and broker such rentals. Left unregulated, this practice will transform many residential dwellings to the detriment of the health, safety and quiet enjoyment of the affected neighborhoods.

B. This section shall not apply to lawfully established and operating hotels, motels, rooming houses, boarding houses and bed and breakfast establishments.

297-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated.

Hosting Platform.

A marketplace in whatever form or format which facilitates a short-term rental, through advertising, matchmaking or any other means, using any medium or facilitation, and from which the operator of the hosting platform derives revenues, including booking fees or advertising revenues, from providing or maintaining the marketplace.

Permanent Resident.

A person who occupies a dwelling unit or accessory building or structure for at least 60 consecutive days with the intent to establish that unit as their primary residence as an owner or a lessee.

Short-Term Rental.

A rental of (a) any dwelling unit, accessory building or structure, garage, attic or basement, in whole or in part; or (b) any furniture within a dwelling unit, accessory building or structure, garage, attic or basement, within the Borough, to any person(s) for exclusive transient use of 30 consecutive days or less, regardless of whether one of the dwelling unit's permanent residents is on site in the dwelling unit throughout the visitors' stay, and whereby the unit is only approved for permanent residential occupancy and not approved for transient occupancy. Rental of units within Borough approved hotels, motels, rooming houses, boarding houses and bed and breakfast establishments shall not be considered short-term rentals.

297-3 Prohibited Acts.

No person, including any hosting platform operator, shall undertake, maintain, authorize, aid, facilitate or advertise any short-term rental activity which does not comply with the Code of the Borough.

297-4 Enforcement; Violations and Penalties.

A. A violation of any provision of this Chapter shall be cause for a Municipal Court summons to be issued by the Police Department, Code Enforcement official or Health Officer.

B. Violations of the provisions of this Chapter shall be punishable for the first offense of a fine of \$500.00 to \$2,000.00. Every subsequent offense shall be punishable by a fine of \$1,000.00 to \$5,000.00.

C. In addition to any fines imposed, any person convicted of violating any provision of this Chapter may be ordered to reimburse the Borough and other participating law enforcement agencies their full investigative costs and remit all illegally obtained rental revenue to the Borough to be returned to the victims of illegal short-term rental activities.

D. Any interested person may seek an injunction or other relief to prevent or remedy violations of this Chapter.

E. The remedies provided in this section are not exclusive, and nothing in this section shall preclude the use or application of any other remedies, penalties or procedures established by law.

This Ordinance shall take effect upon final passage and publication in accordance with New Jersey law.

No one from the public had any comments or questions.

Council Member Lantz: Asked if someone in the future wanted to post their house on Air B&B they would not be able to be a host in Dunellen. Mayor Cilento stated yes.

Council Member Rios: Asked if anyone is grandfathered in? Mr. Robertson stated no.

Council Member VanDermark joined the meeting.

Council Member VanDermark was allowed to vote on this ordinance because he was at the last council meeting when it was introduced.

Mayor Cilento: Summarized the ordinance and for the people who spoke about the ordinance. And stated that this can be placed in the Dunellen Report to notify residents.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Rios it was moved to accept the following:

Mr. Robertson: Gave a brief summary of the ordinance stating this was designed to update and consolidate some of the parking conditions in the Borough and also designate certain areas for short term parking to assist some of the downtown merchants

Mr. Miller: Stated this is to help some of the businesses with pickup such as going to pick up a pizza. Also stated that this will help out with parking over night and public works cleaning the streets in the morning.

Mayor Cilentio: Thanked Mr. Locke for his help with this ordinance.

Carl Clapper, 130 Front Street: Asked if there is any consideration for having a parking deck?

Mayor Cilentio: Stated while that question is related to parking it is not related to this ordinance, I will address it. Parking deck spots are about \$25,000 per spot, which a decent size one would be over 2 million dollars, but it is a consideration. We understand that parking is a concern in Dunellen and there is a resolution tonight that can help me address this a little better.

BOROUGH OF DUNELLEN

ORDINANCE # 2024- 31

The following ordinance was Introduced for its first reading on November 18, 2024. A second reading, public hearing and adoption is being held at 7:00 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey, on December 2, 2024, and copies of this Ordinance have been posted on the public bulletin board prior to the date for second reading and final passage and copies of this Ordinance have been available at the Office of the Borough Clerk for any interested members of the public.

AN ORDINANCE REPEALING AND REPLACING CHAPTER 202 (“PARKING METERS”) OF THE BOROUGH CODE IN ITS ENTIRETY, AMENDING CHAPTER 269 (“TRAFFIC”), SECTIONS 269-7, 269-9, 269-10, 269-11, 269-12, 269-13, 269-14, 269-15, 269-35, 269-37; CHAPTER 256 (“STREETS AND SIDEWALKS”), SECTION 256-5; CHAPTER 271 (“TRAILERS AND BOAT STORAGE”), SECTION 271-2; CHAPTER 115 (ZONING); SECTION 24 (“PARKING OF TRUCKS AND SCHOOL BUSES IN RESIDENTIAL AREAS”); AND REPEALING ORDINANCES 2020-17 (“PARKING PROHIBITIONS”), 2024-25 (“269-13(A) PARKING PROHIBITED SPECIFICALLY KLINE PLACE”), AND 2024-27 (269-355(A) “HANDICAPPED PARKING SPECIFICALLY 516 FIRST STREET”)

WHEREAS, the Borough of Dunellen seeks to establish requirements for parking in public lots and streets and to ensure fairness to residents and non-residents when utilizing public lots and streets; and

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Dunellen that the Borough Code of the Borough of Dunellen shall be amended to repeal and replace Chapter 202 (“Parking Meters”) of the Borough Code in its entirety, Amending Chapter 269 (“Traffic”), Sections 269-7, 269-9, 269-10, 269-11, 269-12, 269-13, 269-14, 269-15, 269-35, 269-37; Chapter 256 (“Streets and Sidewalks”), Section 256-5; Chapter 271 (“Trailers and Boat Storage”), Section 271-2; Chapter 115 (Zoning); Section 24 (“Parking of Trucks and School Buses in Residential Areas”); and Repealing Ordinances 2020-17 (“Parking Prohibitions”), 2024-25 (“269-13(A) Parking Prohibited Specifically Kline Place”), And 2024-27 (269-355(A) “Handicapped Parking Specifically 516 First Street”) as follows:

Chapter 270 Public Parking

- 1 Introduction
- 2 Terms
- 3 Enforcement
- 4 Severability
- 5 Hours of Operation
 - A. Public Lots
 - B. Parking Meters
 - C. 2 Hour Non-Resident Parking
 - D. Short term meters
- 6 Parking Meters
- 7 Public Parking Lots
 - A. Locations
 - B. Signs
 - C. Rates
 - D. Prohibitions
- 8 Parking Prohibited for street cleaning
- 9 Non Resident on street Parking
- 10 Resident on Street Parking
- 11 On street vehicle repairs
- 12 Commercial Vehicle on Street Parking
- 13 Boats, Trailers, Tow trucks, Recreational vehicles, Auto dealer vehicles
- 14 Angled Parking
- 15 Parking Prohibited during Emergencies
 - A. State of Emergency
 - B. Snow Emergency
- 16 Parking Prohibitions
- 17 Fines
- 18 Reserved
- 19 Handicapped Parking
- 20 Repealer

270-1 Introduction

This all-inclusive Borough Code Chapter establishes requirements for parking in public lots and streets. Parking spaces on-streets and in public lots are limited, as such this chapter is promulgated to ensure fairness and transparency to parkers when utilizing public lots and streets for both residents and non-residents.

270-2 Terms

For the purpose of this chapter, the following terms shall have the specific meanings as listed below:

Boat

Shall mean any small vessel or watercraft, whether moved manually, by sail or by power mechanism

Coin

For purposes of this chapter, and where indicated shall mean a United States currency.

Meter Feeding

Shall mean purchasing or depositing more than two coins to extend the legal time limit of a parking space past two hours

Non-Resident

For purposes of this chapter shall mean a parker of a vehicle whose registration address is not a Dunellen address.

Parking

Means the standing or waiting on a street, road, or highway of a vehicle not actually engaged in receiving or discharging passengers whether occupied or unoccupied.

Parker

The operator of any vehicle, whether owner, lessee or authorized operator who parks, stands, or stops on the side of a roadway or in a public parking lot.

Parking Authority

The Parking Authority of the Borough of Dunellen, New Jersey, as created by an ordinance duly adopted on October 3, 1955, pursuant to the “Parking Authority Law” N.J.S.A. 40:11A-1 et seq.

Parking Fee

United States currency that is required for utilizing public parking.

Parking Lot

Any area that is under the control of the Borough or its Parking Authority either by ownership, lease or otherwise, and in which said Parking Authority shall have made provisions for the parking of vehicles by the public.

Parking Meter

Any mechanical or other device installed under the provisions of this chapter that is designed to measure or assist in measuring the period of time that a vehicle is parked on any street or parking lot.

Parking Stall

Any area immediately adjacent to any parking meter or parking space that has been designated as a public parking space by lines painted on the pavement indicating the boundaries of such space.

Operator

Means a person who is in actual physical control of a vehicle. Ref: N.J.S.A 39:1-1

Short term Meters

Parking meters installed in strategic locations where “in and out” parking takes no longer than fifteen (15) minutes.

Street

Shall mean the same as roadway, highway, avenue, plaza, place or other thoroughfare or passageways in the Borough of Dunellen that have been dedicated or designed for public use of vehicles including all parking areas and/or parking lots that may hereafter be under control of the Parking Authority.

Tow Truck

As defined in N.J.S.A 39:3-84.6 shall mean a motor vehicle equipped with a boom or booms, winches, slings, tilt beds, or similar equipment designed for the towing or recovery of vehicles and other objects.

Trailer

As defined in N.J.S.A. 39:1-1 means every vehicle with or without motive power, other than a pole trailer, designed to carry persons or property and for being drawn by a motor vehicle and so constructed that no part or its weight rests upon the towing vehicle.

Vehicle

Means every device in, upon or by which persons or property is or may be transported upon a street. Ref: N.J.S.A. 39:1-1

270-3 Enforcement

This chapter shall be enforced by the Dunellen Police Department and Dunellen Parking Authority.

270-4 Severability

Should any section, paragraph, sentence, clause, or phrase of this chapter be declared unconstitutional or invalid for any reason, the remaining portions of this code shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this code are hereby declared to be severable.

270-5 Hours of Operation

The following hours of operation shall be enforced Monday through Friday:

Public Parking Lots:	4 am to 5 pm
Parking Meters:	8 am to 6 pm
2 Hour non- resident parking:	8 am to 5 pm
Short-term meters	8 am to 10 pm

270-6 Parking Meters

A. Hours of Enforcement

Parking meter enforcement shall be from 8:00 am to 6:00 pm Monday through Friday. Saturday, Sunday, and Federal Holidays are exempt from enforcement.

B. Location

Parking meters are installed in the vicinity of the downtown area to provide a high turnover of parking spaces for retail customers.

Meters are installed in the following locations:

200, 300 and 400 blocks of North Avenue

100 and 200 blocks of North Washington Avenue

100 block of Lincoln Avenue

C. Time Limits

Parkers have the option of purchasing time for one (1) hour or the maximum time of the meter set at two (2) hours.

D. Rates

Parkers can purchase a parking space with United States currency at a rate per meter as:

One (1) Hour = .25

Two (2) Hours = .50

E. Time Limits regulated by resolution

Parking time limits and fees shall be regulated by appropriate resolutions of the Mayor and Council.

F. Parking Fees and Revenue

Parking fees shall not be interpreted as a rental of any parking space on the streets at meters for any specific period of time but as a levy and/or assessment to provide revenue for expenses of the Parking Authority in providing, supervising, maintaining and protecting parking facilities, the installation of parking meters, and other such proper expenses of such Parking Authority as are provided for by law.

G. Parking space in relation to meter

It shall be a violation of this chapter for any parker to park any vehicle with other than the front end of such vehicle closest to the parking meter on single pole

meters. Double meter poles require vehicles to deposit coins to the rear end of the vehicle.

H. Payment required

Each parker, immediately after parking any vehicle in any parking stall in relation to the meter as listed in G above shall deposit the coin relevant to the time needed. Failure to deposit the coin shall be a violation of this chapter.

I. Parking time not to exceed time limit

It shall be a violation of this chapter for a parker to exceed the time limit of the meter which it has purchased.

J. Parking not to exceed legal limit (Meter Feeding)

Nothing in this chapter shall give the parker the right or privilege of inserting or depositing additional coins for the purpose of extending the two (2) hour parking time legal limit.

K. Overtime parking prohibited

It shall be a violation of this chapter for any parker to park overtime or park beyond the legal limit. Each meter will identify parking time up by either indicating "Time Expired" and display 00:00.

L. Defacing Meters prohibited

It shall be a violation of the provisions of this chapter for any person to tamper with, deface or attempt to deface, remove or obscure or attempt to remove or obscure any of the instructions or directions or other legends that may be posted on any parking meter, or to break or obscure or attempt to break or obscure the coin chute.

M. Willful destruction of meters prohibited

It shall be a violation of the provisions of this chapter for any person to willfully break, destroy, or impair the usefulness of any parking meter.

N. Short-term meters so signed located on North Avenue shall permit free 15-minute parking. Vehicles parked overtime at these meters shall be subject to a fine of 25.00 in accordance with 270-6K.

Short Term Meter Locations:

In Front of 354 North Avenue

In front of 334 North Avenue

In front of 336 North Avenue

In front of 333 North Avenue

270-7 Public Parking Lots

A. Locations

There exists in the Borough of Dunellen five (5) public Parking Lots specifically designated for commuter parking. The locations listed below in Schedules A, B, C, and D, require permits obtained from the Parking Authority or daily parking is provided. These Public parking lots and or areas are named and located as follows:

- Lot A Skinner Plaza between Prospect Avenue and North Washington Avenue
- Lot B Off North Avenue and South Washington Avenue along the Train embankment
- Lot C Off Prospect Avenue along the train embankment
- Lot D Located at the American Legion post 119, 137 New Market Road
- Lot E Located behind 345 Front Street.

Schedule A

Designation	Address	Block	Lot	Description
Lot A	Skinner Plaza	70	13	2.16 Acres between Prospect Avenue and South Washington Avenue

Schedule B

Designation	Address	Block	Lot	Description
Lot B	20 South Washington Ave. PAR	86	3	Parking Lot To the rear of
	embankment	86	4.03	Building along train

Schedule C

Designation	Address	Block	Lot	Description
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Lot C	19 Prospect Avenue	69	1.01	40 X 100 Parking lot off Prospec Avenue at Railroad underpass
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Schedule D

Designation	Address	Block	Lot	Description
Lot D	137 New Market Road	71	13	American Legion Parking
	Lot			

Schedule E

Designation	Address	Block	Lot	Description
Lot E	345 Front Street	32	12	Rear of Parking Authority Office

- B. Signs shall be provided by the Dunellen Parking Authority upon entrance to all Lots. Regulatory signs required by Title 39 and meeting the requirements of the Manual of Uniform Traffic Control Devices (MUTCD) shall be provided by the Borough.

C. Rates

Permit parking and Daily parking rates are listed below for all commuter parkers using Dunellen Public Parking Lots:

(1) Permit Parking

Permit sales shall be determined by the Parking Authority. Up to three months permits may be purchased.

Monthly Rates: 55.00 45.00 for Dunellen Residents with proof of residency

(2) Daily Parking

Daily parking is available in Lot A only in numbered spaces. Subject to special instructions, additional daily parking spaces may be made available.

Daily Parking Rate: 5.00 per day up to 24 hours

D. Prohibitions

The following prohibitions apply to all public parking Lots at all times:

- (1) No vehicle repairs
 - (2) No commercial vehicle parking
 - (3) Fines for not paying the daily rate or parking without a permit shall impose a penalty as listed in 270-17 Schedule E.
 - (4) Non-residents commuting or parked more than 24 hours
- E. Every parker utilizing a public parking lot does so at their own risk. The Borough of Dunellen or Parking Authority is not responsible for damage to their vehicle or property left therein

270-8 Parking Prohibited for Street Cleaning

No person shall cause or permit to be parked any motor vehicle upon any street between the specified hours and days described:

<u>Street</u>	<u>Side</u>	<u>Hours</u>	<u>Days</u>	<u>Location</u>
North Avenue	Both	2 am to 6 am	Monday to Friday	Jefferson to Madison
N. Washington	Both	2 am to 6 am	Monday to Friday	100 block

Fines imposed for the above shall be in accordance with 270-16

270-9 Non-Resident 2-Hour Parking Limit

- A. Parking time is limited on all borough streets for non-residents Monday through Friday from 8 am to 5 pm. except Saturday, Sunday and federal holidays for no more than Two (2) hours.
- B. Vehicles in violation of the above are determined by vehicle registration.
- C. Guest passes can be issued by the Parking Authority for residents to be displayed on their non-resident guest's vehicle.
- D. The above shall be enforced provided proper signs are placed on all streets upon entering the Borough.

270-10 Resident On-Street Parking

Resident on-street parking is permitted except during snow removal, other emergencies (ref. 270-15), or situations as determined by borough officials or its police Department. In addition, to provide residents with fair and equal on-street parking spaces no resident shall monopolize on-street parking of their vehicle(s) in other than in front of their residence for more than 72 hours Monday through Friday (ref. 39:4-56-5). Enforcement shall be based upon complaints brought to the

Parking Authority only to investigate and document the time limit listed above, after which if such investigation reveals that said vehicle has not moved, contact shall be made to the owner for its removal and or a Notice of Violation shall be served upon the owner of the vehicle via certified mail for its removal. Failure to adhere to the Notice of violation within ten (10) days, a summons will be issued and or towing of the vehicle at the owner's expense.

270-11 On Street Vehicle Repairs

On-street repairs to vehicles is prohibited with the exception of short-term minor repairs such as but not limited to tire changes, battery replacement, etc.

270-12 Vehicles over 4 tons (8000 lbs)

No person shall store or park a truck, tractor, trailer, semitrailer, school bus, omnibus or commercial vehicle having a gross vehicle weight of 8000 pounds or more on any street, highway in the borough or any of its public parking lots.

Vehicles over 8000 pounds are exempt while delivering merchandise or providing services to residents.

270-13 Boat, Trailer, Tow Trucks, Recreational Vehicles, Auto Dealers

It shall be unlawful for any person to park any trailer, recreational vehicle, slide-in camper, tow truck, boat, vehicles with dealer plates or anything other than a vehicle on any street in the Borough of Dunellen for any period longer than two (2) hours.

270-14 Angled Parking

Angled parking is hereby permitted on Park Place and First Street between North Washington Avenue and Park Place alongside the park in all spots so designated.

270-15 Parking Prohibited During Emergencies

A. State of Emergency

Upon the declaration of an emergency, there shall be no parking upon streets or sections of streets where temporary "Emergency No Parking" signs are displayed. The Chief of Police or, in his/her absence, the ranking police officer is authorized to declare an emergency and to direct the posting of "Emergency No Parking" signs when weather conditions, accidents, road construction, fire, or public celebrations dictate or require avoidance of hazards or other conditions which interfere with the free flow of traffic. Notification that "Emergency No Parking"

signs are being or will be posted shall be given to the operator or owner of any vehicle which has been parked prior to the posting of the signs.

B. Snow Plowing and Removal

Whenever snow has fallen and the accumulation is such that it covers the street an emergency shall exist in order to permit plows to operate freely and unimpeded for the purpose of keeping the borough streets open for essential and emergency functions no person shall park, stop, stand or leave abandoned a vehicle on any street within the Borough of Dunellen.

C. Any unoccupied vehicle parked or standing in violation of the above (270-15) shall be deemed a nuisance to the safe and proper regulation of traffic and any police officer may provide for the removal of such vehicle. Costs associated with the removal of the vehicle shall be the responsibility of the vehicle owner.

D. The effectiveness of subsection B above is contingent upon signs being as required by law at all entrances to the Borough.

270-16 Parking Prohibitions

A. No person shall park a vehicle at any time upon any street or part thereof as listed below except when other regulations have been provided for.

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
Fourth Street to McCoy Park	North	From Washington Avenue in easterly direction
Grove Street	Both	New Market Road to Gertrude Terrace
High Street	East	During school hours Walnut Street to Center St.
Madison Avenue	Both	From North Ave (Rt 28) to South Avenue
New Market Road	Both	Entire length
Orange Street	South	From South Washington Avenue to Columbia
South Avenue	Both	Gertrude Terrace to Madison Avenue
South Madison Avenue	West	From South Avenue to Walnut Street
South Washington Avenue	Both	From North Avenue (Rt 28) to New Market

Walnut Street	Both	From West Fourth Street to New Market Road
Columbia Street	End	Round Turn
Pulaski Street	Both	Off Center Street during school hours
Skinner Plaza	4 spots	Utilized by the Construction Department
Library Lot	All spots	Non-library patrons
Kline Place 54-55)	Both	Block 82.02 Lot 22, Block 81 Lot 18 (Aka
North Avenue	North	From 364 to 370 North Avenue
North Avenue	South	From 395 to 401 North Avenue
Boundbrook Road	South	675 BoundBrook Road
Hall Street	East	3 pm to 7 pm

A. Fines imposed for violating the parking provisions listed in 270-16 A Above shall be in accordance with the schedule E listed in 270-17 “Fines”.

B. The borough has incorporated the New Jersey Motor Vehicle Code Title 39 Chapter 4 Article 16 Parking violations into this code as outlined in 270-17 Schedule F “Fines”.

269-17 Fines

A. The violations listed below shall impose a fine in accordance with schedules E and F.

Schedule E

<u>Borough Code</u>	<u>Violation</u>	<u>Fine</u>
270-16	Parking, Stopping, Standing Prohibited	50.00
270-15 B	Parking Prohibited During Snow Emergency	75.00
270-12	Parking Prohibited vehicle over 8000 pounds	50.00
270-11	Vehicle Repairs on a Public Street Prohibited	50.00
270-10	Failure to Remove Vehicle after 72 hours	50.00
270-9	Parking Prohibited 2-hour limit	50.00
270-6 K	Overtime Parking	25.00

270-7D (4)	Overtime Daily Parking Public Lot	55.00
270-7D (3)	Parking in a Permit Spot Without a Permit	100.00
270-7D (1)	Making Repairs to a vehicle in a Public Lot	75.00
270-7D (2)	Parking Prohibited Commercial Vehicle in a Public Lot	100.00
270-13	Parking Prohibited boats, trailers etc.	75.00
170-18G	Failure to provide disability signage or marking	75.00

Schedule F

Borough Code	Violation	N.J.S.A 39:4	Fine
Citation		Citation	
270-17 (A) 1	Parking Direction & side of street	39:4 -135	50.00
270-17 (A) 2	Vehicle without a driver motor not stopped	39:4- 137	50.00
270-17 (A) 3	No Parking within 50 feet of a stop sign	39:4- 138h	50.00
270-17 (A) 4	Parking within an intersection	39:4- 138a	50.00
270-17 (A) 5	Parking on a crosswalk	39:4- 138b	50.00
270-17 (A) 6	Parking in front of a public or private driveway	39:4- 138d	50.00
270-17 (A) 7	Parking on or Blocking a sidewalk	39:4- 138f	50.00
270-17 (A) 8	Parking within 25 feet of a crosswalk or Sideline of a street	39:4- 138 e	50.00
270-17 (A) 9	No parking in any appropriately marked space	39:4- 138g	50.00
270-17 (A) 10	No parking within 10 feet of a Fire Hydrant	39:4- 138i	50.00
270-17 (A) 11	No Parking within 20 feet of a fire station	39:4- 138k	50.00
270-17 (A) 12	Double parking	39:4- 138m	50.00

B. Fine Sharing

The Parking Authority shall receive from the borough's municipal court Forty percent (40%) for every summons written by its Parking Enforcement Officers collected by the court for violations of schedule 1 and 2. The forty percent (40%) shall include only the fine and not court costs, or any other required funds.

C. The sum paid to the Parking authority from the fines collected by the municipal court shall be used solely for the enforcement of parking regulations and operations.

270-18 Handicapped Parking

A. On Street Handicapped Parking. In accordance with the provisions of N.J.S.A. 39:4-197 the following on street locations are designated as handicapped parking places. Such spaces are for the use by persons who have been issued special identification cards, plates or placards by the New Jersey Motor Vehicle Commission. No other person shall be permitted to park in these places. Each parking space shall be no less than 12 feet wide.

<u>Street</u>	<u>Number of Spaces</u>	<u>Location</u>
Borough Hall	1	Prospect Avenue, west side, outside borough clerks office
First Street	1	Morecraft Park, Northside
Dunellen Avenue	1	First Presbyterian Church, at 218 Dunellen Avenue curb cut
First Street	1	St. John's church, Southside
Lincoln Avenue	1	West side, Entrance to the gym
High Street	1	Gavornik Park by the Brook
First Street	1	Dunellen High School Auditorium

B. Handicapped Parking on municipal and Board of Education property In accordance with the provisions of N.J.S.A. 39:4-197 the following off street parking spaces in Municipal lots and on Board of Education property are reserved for handicapped parking. Such spaces are for use by persons who have been issued special identification cards, plates or placards issued by the New Jersey Motor Vehicle Commission. No other person shall be permitted to park in these spaces.

<u>Street</u>	<u>Number of spaces</u>	<u>Location</u>
Fourth street	2	McCoy Park at the end of Fourth Street

High Street	7	Faber School, Identified by signage
New Market Road	2	Dunellen Public Library lot
Orange Street	4	Columbia Park by the entrance to the
Senior Citizens Ramp		
Skinner Plaza	2	Parking Lot A, by the tunnel
entrance		

- C. On Street Restricted Parking Zones. Are established pursuant to N.J.S.A. 39:4-197.6 as defined in N.J.S.A. 39:4-207e meaning a parking zone in front of a residence of a person with a disability which the Borough has established for the use of that person.

Restricted Parking Zones

1. 146 Pulaski Street
2. 372 Whittier Avenue
3. 240 Prospect Avenue
4. 701 Dunellen Avenue on Sanford Avenue
5. 516 First Street

- D. Handicapped Parking on private property open to the public and to which the public is invited

(Retail Businesses)

1. All retail businesses are appropriately marked for vehicles for the physically handicapped.
- E. Temporary Motor Vehicle placards issued by the Police Chief. The Police Chief is authorized under N.J.S.A. 39:4-206 to issue temporary Handicapped parking placards for no more than six (6) months.
- F. Handicapped Parking on all Private property. In accordance with the provisions of 39:5A-1 off street parking locations designated as handicapped parking spaces are established for the following locations:

Property	Number of Spaces	Location
400 North Avenue building	2	Off Lincoln Ave by curb cut
100 South Washington Ave (The Nell) office	1	Next to the townhouse Sales office
	1	at 244 townhouse
	1	In front of Building 1

2	In front of building 2
1	In front of Building 3
1	In front of Building 4
1	In front of Building 5
1	In Front of Building 6

G. Signs, pavement markings, installation and maintenance. The owners of the premises referred to in C, D and F above shall provide and install signs and pavement markings for each parking space reserved for the use of handicapped persons. Such signs shall be in accordance with the Manual of Uniform Traffic Control Devices. In addition, New Jersey State Law also requires (under N.J.S.A.39:4-198) a sign stating the penalties set forth in paragraph c of subsection (3) of R.S. 39:4-197 which may be imposed for a violation. The cost of procurement and installation of the signs and pavement markings shall be the responsibility of the owner of said property. The owner shall be responsible for maintenance, and replacement, of such signs and pavement markings so as to be in good condition and legible, at no cost to the borough.

The Parking Authority is the enforcement agency responsible for ensuring G above is complied with. A Notice of Violation may be issued to the owner for non – compliance. Failure to correct the violation can result in a fine of 75.00.

H. No person shall move a vehicle not lawfully under his control into any prohibited area away from a curb such distance as is unlawful.

I. Penalty. Pursuant to P.L. 1989, c. 201 and specifically 39:4—197 (3) c any person parking a motor vehicle in a restricted parking space or zone without a special vehicle identification card shall be liable to a fine of \$250 for the first offense and for subsequent offenses a fine of \$250 and up to 90 days community service on such terms and in such form as the court shall deem appropriate or any combination thereof.

270-19 Reserved

270-20 Repealer

The Borough code chapters or sections thereof along with the below-listed ordinances are hereby repealed:

Chapter 202 Parking Meters is repealed in its entirety

(Historical Note: Chapter 202 is a codified version of the “Parking Meter Ordinance” Adopted by the Mayor and Council of the Borough of Dunellen April 16, 1956)

Chapter 269 Traffic sections:

269-7 Parking

269-9 Angled Parking

269-10 Stopping Standing prohibited during certain hours

269-11 Parking Time limited on certain streets

269-12 Parking prohibited for street cleaning

269-13 Parking Prohibitions

269-14 Permit Parking

269-15 Parking of vehicles weighing in excess of four tons

269-35 Handicapped parking

269-37 Control for movement and the parking of traffic on public and private property

271-2 Parking on street restricted

(Historical Note: Chapter 112 of the 1975 edition of the borough code titled Traffic was in a comprehensive revision at the time of its publication. The 2003 edition of the code (aka Blue Book) had chapter 112 reserved. Chapter 269 is now the current duly adopted Traffic regulations. With the adoption of this chapter, all parking regulations were repealed in Chapter 269 and made part of this chapter 270 Public Parking.

Chapter 256 Streets and Sidewalks section:

256-5 Parking prohibitions under Article 2 “Parking Restrictions during Snow Emergencies”.

Chapter 271 Trailers and Boat storage

271-2 Parking on streets restricted

Chapter 115 Zoning section 115-24 Parking of trucks and school buses in residential areas

Specifically “ Nor shall any such vehicle be parked on any street in any residential zone except while delivering merchandise or providing services to the residents of the building

The Below listed Ordinance is hereby repealed:

2020-17 Parking Prohibitions

2024-25 269-13 (A) Parking Prohibited Specifically Kline place

2024-27 269-35 (A) Handicapped Parking Specifically 516 First St.

Section 2. If any article, section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Dunellen, the provisions hereof shall be determined to govern, and the inconsistencies of the prior ordinance are hereby repealed.

Section 4. This Ordinance shall take effect immediately upon final passage and publication according to law.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

Resolutions

On the motion of Mr. Sigmon and seconded by Mrs. Rios it was moved to accept the following:

12-02-2024: # 331

RESOLUTION TO PAY BILLS

BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:

The bills, as per the attached list, are hereby authorized for payment.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

12-02-2024: # 332

RESOLUTION TO TRANSFER APPROPRIATIONS FOR 2024 OPERATING ACCOUNTS

BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:

WHEREAS, there appears to be a surplus in the following 2024 Operating Accounts over and above the demands to be necessary, and

WHEREAS, N.J.S.A. 40A:4-58 provides for the transfer of unexpended balances in those appropriations having an excess over the amount required to those deemed to be insufficient.

NOW, THEREFORE BE IT RESOLVED that the following “Transfer of Appropriations” be made:

Account	Title	Salaries & Wages	Other Expenses	From
20-120-001	Elections		\$1,000	
21-180-299	Planning Board		2,000	
26-290-002	Tree Maintenance		9,000	
27-330-000	Board of Health	\$1,000		
	Subtotal	\$1,000	\$12,000	
	Total	<u>\$13,000</u>		

WHEREAS, there appears to be insufficient funds in the following 2024 Operating Accounts over and above the demands to be necessary; viz:

Account	Title	Salaries & Wages	Other Expenses
20-150-299	Assessment of Taxes		\$2,000
20-165-299	Engineering Services		2,000
25-275-111	Municipal Prosecutor	2,000	
26-310-111	Public Buildings & Grounds	2,000	
31-445-000	Water		1,000
36-472-000	Social Security		4,000
	Subtotal	\$4,000	\$9,000
	Total	<u>\$13,000</u>	

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mrs. Rios and seconded by Mr. Sigmon it was moved to accept the following:

12-02-2024: # 333

RESOLUTION TO AUTHORIZE A CHAPTER 159 FOR COMMUNITY DEVELOPMENT BLOCK GRANT FOR CALENDAR YEAR 2024

BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

NOW, THEREFORE, BE IT RESOLVED, that the Municipal Council of the Borough of Dunellen in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of Calendar Year 2024 in the sum of \$47,665.00 which is now available from the Middlesex County Community Development Block Grant, and

BE IT FURTHER RESOLVED, that the like sum of \$47,665.00 is hereby appropriated under the caption Community Development Block Grant.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Lantz it was moved to accept the following:

12-02-2024: # 334

RESOLUTION TO CANCEL IMPROVEMENT AUTHORIZATIONS IN THE CAPITAL FUND

WHEREAS, it is necessary to formally cancel Improvement Authorizations from the General Capital Fund that are no longer active, and

WHEREAS, the Borough CFO is hereby directed to cancel such Improvement Authorizations to Capital Fund Balance or to Deferred Charges to Future Taxation Unfunded,

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DUNELLEN:

That the following Improvement Authorization balances be and they are hereby canceled:

Ord. No.	Description	Total	Capital Fund Balance/ Capital Improvement Fund	Authorized But Not Issued
2012-11	Various Capital Improvements	\$12,562.61	\$8,828.85	\$3,733.76
2013-07	Various Capital Improvements	45,086.09	43,588.34	1,497.75
2015-08	Various Capital Improvements	8,482.11	8,482.11	
2015-10	Acquisition of Dispatch Eqpmt	2,430.00	2,430.00	
2016-11	Various Capital Improvements	24,419.98	24,419.98	
2016-12	Parking Lot Improvements	9,805.87		9,805.87
2018-02	Prospect Ave Road Improvements	9,852.14	9,852.14	
2018-06	Various Capital Improvements	314,529.20		314,529.20
2018-16	Engineering Svcs -Columbia Park	33,067.98	33,067.98	6,000.00
2019-12	Grove Street Road Improvements	68,922.02		68,922.02
2019-14	Acquisition of Police Equipment	1,683.65		1,683.65
2020-02	Various Capital Improvements	154,832.91		154,832.91
2020-03	South Madison Ave Improvement	13,357.27		13,357.27
	Total Canceled	\$705,031.83	\$130,669.40	\$574,362.43

BE IT FURTHER RESOLVED that the following Sewer Improvement Authorization balances be and they are hereby canceled:

Ord. No.	Description	Total	Capital Fund Balance/ Capital Improvement Fund	Authorized But Not Issued
2016-16	Emergency Sewer Break	\$87,806.15	\$87,806.15	
2018-07	Sewer Capital Repairs	67,444.57		\$67,444.57
2019-01	Sewer Main – Orange Street	29,148.73		29,148.73
2019-11	Repairs to Sewer Main Break	253.32	253.32	
2020-11	Madison Ave Sewer Improvements	4,169.50	4,169.50	
2020-13	Penfield Place Sewer improvements	400.00	400.00	
	Total Cancelled	\$189,222.27	\$92,628.97	\$96,593.30

Mayor Cilento: Stated he wanted to thank the CFO, Scott Olsen and Cherron, Alex and the finance committee. We have been working on how we clear some of our debt services so we have some headway to where our ceiling is. We are canceling over 710 thousand dollars.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

Mayor Cilento: Thanked the two members that are stepping up and volunteering and we are always looking for volunteers to step up to the plate.

12-02-2024: # 335

RESOLUTION TO APPOINT FIRE DEPARTMENT MEMBERS

BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:

The Mayor and Borough Council of the Borough of Dunellen hereby appoint Josh Kreger and Trina Rios (transfer from Associate Member) as Probationary Firefighters in the Dunellen Fire Department, said probation period to be 1 year, effective December 2, 2024.

Yes: Albertson, Lantz, Sigmon and VanDermark
Abstain: Rios and Scott

On the motion of Mr. Sigmon and seconded by Mrs. Lantz it was moved to accept the following:

12-02-2024: # 336

RESOLUTION TO AWARD J1 DOOR COMPANY INC. FOR THE INSTALLATION OF TWO NEW SWING DOORS IN BOROUGH HALL FOR AN AMOUNT NOT TO EXCEED \$8,395.00

WHEREAS, there is a need for two new swing doors in Borough Hall; and

WHEREAS, quotes have been received from the following:

J1 Door Company INC, 309 Richmond Street, Plainfield NJ: \$8,395.00

New Jersey Door Works, 689 Ramsey Avenue, Hillside NJ: \$9,010.00

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE
BOROUGH OF DUNELLEN, NEW JERSEY, THAT:**

J1 Door Company INC is hereby awarded a contract for the installation of two new swing doors one with a platform slab and one without, at a cost not to exceed \$8,395.00.

The funds for this contract have been certified by the Chief Financial Officer. The funds will be taken from Account # C-04-24-021-000-605, under Bond Ordinance 2024-21.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Lantz it was moved to accept the following:

12-02-2024: # 337

**RESOLUTION TO AWARD A CONTRACT TO CROSSROADS PAVING FOR THE
SECOND STREET IMPROVEMENTS PROJECT**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF
DUNELLEN, NEW JERSEY, THAT:**

WHEREAS, in accordance with provisions of N.J.S.A. 40A:11 any expenditure of public funds in excess of \$44,000 requires the advertisement for proposals for delivery of said services or goods, and

WHEREAS, a need has been determined for improvements to Second Street; and

WHEREAS, the following bids were solicited and opened on Friday, November 22, 2024:

Crossroads Paving 386 South Street, Suite 169, Newark, NJ 07105	\$614,546.00
Z Brothers Concrete Contractors, Inc. 304 Jemee Mill Road, Sayreville, NJ 08872	\$1,372,717.00
Seacoast Construction, Inc. 15 Addington Court, East Brunswick, NJ 08816	\$798,652.46
Black Rock Enterprises, LLC 1316 Englishtown Road, Old Bridge, NJ 08857	\$675,917.30

Topline Construction Corp. 22 Fifth Street, Somerville, NJ 08876	\$621,482.10
Lancha Construction Corp. 3090 Englishtown Road, Old Bridge, NJ 08857	\$725,017.06
Lucas Brothers, INC 80 Amboy Road, Morganville, NJ 07751	\$769,000.00
A Takon Concrete Corp 13 Tice Avenue, South River, NJ 08882	\$778,511.61

WHEREAS, it is the recommendation of the Borough Engineer that the bid of Crossroads Paving be accepted and a contract be awarded, and

WHEREAS, funds for said contract have been certified as available from the Chief Financial Officer. This award is subject to New Jersey Department of Transportation approval.

NOW THEREFORE BE IT RESOLVED that the Mayor and Borough Administrator are hereby authorized to execute the necessary agreement with Crossroads Paving for improvements to Second Street at a cost not to exceed \$614,546.00. The funding will come from account number C-04-24-009-000-602, Bond Ordinance 2024-09 under Purchase Order 24-01767.

Mayor Cilento: This is part of Phase 1 for the Second Street project that got bid out and we have gotten a grant for it. We bonded for this and the project will start next year and will be between Madison and Middlesex Borough.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mrs. Rios and seconded by Mr. Sigmon it was moved to accept the following:

12-02-2024: # 338

**RESOLUTION TO AWARD A CONTRACT TO A.A. BERMS, LLC FOR
WASHINGTON AVENUE BEAUTIFICATION IMPROVEMENTS**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF
DUNELLEN, NEW JERSEY, THAT:**

WHEREAS, in accordance with provisions of N.J.S.A. 40A:11 any expenditure of public funds in excess of \$44,000 requires the advertisement for proposals for delivery of said services or goods, and

WHEREAS, a need has been determined for beautification improvements to Washington Avenue; and

WHEREAS, the following bids were solicited and opened on Friday, November 22, 2024:

A.A. Berms, LLC 106 Mill Street, Belleville, NJ 07109	\$199,201.00
A-Tech Concrete Co., Inc. 11 Taylor Road, Edison, NJ 08817	\$287,321.00
Seacoast Construction, Inc. 15 Addington Court, East Brunswick, NJ 08816	\$292,168.87
Black Rock Enterprises, LLC 1316 Englishtown Road, Old Bridge, NJ 08857	\$297,777.00
A Takon Concrete Corp. 13 Tice Avenue, South River, NJ 08882	\$288,941.75
S. Balata Construction, Inc. 238 Emston Road, Suite B1, Parlin, NJ 08859	\$365,486.00
TC Landscape Construction Group Inc. 156 Grand Central PKWY, Bayville, NJ 08721	\$437,151.00

WHEREAS, it is the recommendation of the Borough Engineer that the bid of A.A. Berms, LLC. be accepted and a contract be awarded, and

WHEREAS, funds for said contract have been certified as available from the Chief Financial Officer. This award is subject to New Jersey Department of Transportation approval.

NOW THEREFORE BE IT RESOLVED that the Mayor and Borough Administrator are hereby authorized to execute the necessary agreement with A.A. Berms, LLC for beautification improvements to Washington Avenue at a cost not to exceed \$199,201.00. The funding, under Purchase Order 24-01786, will come from the following Capital Accounts:

C-04-09-140-000-600 in the amount of \$84,000.00

C-04-15-060-000-601 in the amount of 83,000.00

C-04-22-008-000-601 in the amount of 32,201.00

Total \$199,201.00

Mayor Cilento: Stated this is related to the decorative lighting. This is a grant that we received a couple of years ago from NJ Department of Transit Villiage Grant. The grant was almost 100 percent of the project.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Rios it was moved to accept the following:

12-02-2024: # 339

RESOLUTION OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, MODIFYING A PREVIOUSLY ADOPTED EMERGENCY APPROPRIATION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:4-48 TO PROVIDE FOR MOLD REMOVAL AND REMEDIATION IN CERTAIN AREAS OF BOROUGH HALL

WHEREAS, in response to the immediate need for mold removal and remediation in certain areas of Borough Hall, the Borough Council of the Borough of Dunellen enacted, by resolution 08-05-2024:241, an Emergency Appropriation of \$50,000, which was less than 3% of the total current and utility operating appropriations in the budget for CY 2024; and

WHEREAS, the total cost for mold removal and remediation was significantly less than the \$50,000 that was originally estimated, and with the knowledge that all emergency appropriations must be provided for in full in the subsequent year's budget, it is incumbent on the Borough to reduce the amount of the emergency appropriation to \$15,000, which more accurately reflects the total costs needed to address the emergent conditions; and

WHEREAS, the total amount of emergency appropriations created, including the appropriation modified by this resolution, is now \$15,000, which is less than 3% of the total current and utility operating appropriations in the budget for CY 2024, or \$288,823.94; and

WHEREAS, the foregoing modified emergency appropriation, together with prior emergency appropriations, does not exceed 3% of the total operating appropriations (including utility operation appropriations) in the budget for CY 2024.

NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The previously adopted emergency appropriation for mold removal and remediation is modified from \$50,000 to \$15,000.

Section 2. That said emergency appropriation shall be provided for in full in the 2025 budget, and is requested to be excluded from CAPS, pursuant to N.J.S.A.40A:4-53.3c1

Section 3. That two certified copies of this resolution shall be filed with the Director of the Division of Local Government Services.

Section 4. This resolution shall take effect immediately.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Rios it was moved to accept the following:

12-02-2024: # 340

RESOLUTION OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, NAMING A CONDITIONAL REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 69, LOTS 1 AND 1.01 AND BLOCK 70, LOT 13 ON THE TAX MAPS OF THE BOROUGH AND AUTHORIZING THE EXECUTION OF A CONDITIONAL REDEVELOPER'S AGREEMENT WITH RESPECT THERETO

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, on May 5, 2003, the Borough adopted Resolution No. 05-05:04 which identified and designated various properties within the downtown area, including the properties identified as Block 69, Lot 1, commonly known as 349 North Ave and Block 69, Lot 1.01, commonly known as 19 Prospect Ave, and a mutually agreed upon portion of Block 70, Lot 13 commonly known as 1 Skinner Plaza (Parking Lot), as set forth on the Official Tax Maps of the Borough as an “area in need of redevelopment” (together, the “**Redevelopment Area**”); and

WHEREAS, on June 7, 2021, the Borough thereafter adopted Ordinance 2021-10, adopting an amended redevelopment plan for the Redevelopment Area, entitled the “Amended and Restated Dunellen Downtown Redevelopment Plan Phase 1” (as amended and supplemented, and as the same may be further amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Borough has determined to act as the “redevelopment entity” for the Redevelopment Area; and

WHEREAS, the Redevelopment Law authorizes the redevelopment entity to arrange or contract for the planning, construction, or undertaking of any development project or redevelopment work in an area designated as an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-8; and

WHEREAS, Villani Realty Group (the “**Entity**”) seeks to be designated as the “redeveloper” (as defined in the Redevelopment Law) of the Redevelopment Area, so as to redevelop the Redevelopment Area in accordance with the terms of the Redevelopment Plan and the Redevelopment Law; and

WHEREAS, the Borough has determined that in order to coordinate the redevelopment of the Property in the most timely and efficient manner, it is in the best interests of the Borough to designate the Entity as the conditional redeveloper (the “**Conditional Redeveloper**”) of the Redevelopment Area, pending the negotiation and execution of, among other agreements, a redevelopment agreement (the “**Redevelopment Agreement**”) with the Borough and satisfaction of other obligations of the Conditional Redeveloper; and

WHEREAS, the Borough desires to authorize the execution of a conditional redeveloper’s agreement with the Entity (in the form attached hereto as **Exhibit A**, the “**Conditional Redeveloper’s Agreement**”) for the purpose of creating a framework for the negotiation and execution of a Redevelopment Agreement and to memorialize related obligations of the Conditional Redeveloper and Borough set forth therein.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Dunellen, in the County of Middlesex, New Jersey, as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. The Entity is hereby designated as the Conditional Redeveloper of the Property pending the execution of a Redevelopment Agreement with the Borough and satisfaction of the obligations set forth in the Conditional Redeveloper's Agreement.

Section 3. The Mayor of the Borough is hereby authorized and directed to execute the Conditional Redeveloper’s Agreement, in the form attached hereto as **Exhibit A**, with such changes, omissions, or amendments as the Mayor deems appropriate in consultation with the Borough's redevelopment counsel, planner and other professionals.

Section 4. This resolution shall take effect immediately.

Mayor Cilento: Stated that this is site 1 and 2 on the North and South sides of the train station and gave a summary.

Train Station Development

Benefits of Project to the Borough:

- Lay the keystone to our redevelopment efforts that started in 2001 - this would be the centerpiece of our Award Winning “Great Downtown”
- The commencement of this project will facilitate:
 - Improvements to Borough Hall

- Improvements to our library
- Establishment a Public Safety Building
- Improvements to Skinner Plaza Parking lot- goal would not be to loes parking but to enhance it
- The developer has already negotiated a preliminary agreement with Provident Bank and it will remain a vital business in the heart of our community. The goal would be for them to sell to lease to stay in Dunellen. Post Office and gas station will remain.
- Provide for additional tax ratables which will assist the Borough in stabilizing taxes.

Purpose of Conditional Redevelopers Agreement:

- I. Allows the Borough to establish an escrow account, funded by the Developer, which will allow the Borough's professionals to charge their time for work on this project to that escrow account.
- II. Allows the Borough and the developer 120 days for due diligence in which:
 - A. The Developer, at his own expense, can:
 1. Negotiate and enter into agreements with property owners within the identified area that are not owned by the Borough
 2. Conduct surveys, topographical studies, soil tests
 3. Conduct engineering, environmental and other tests
 4. Begin land planing
 5. Study accessibility to utilities
 6. Conduct any other necessary research
 - B. The Borough can:
 1. Conduct facility studies
 2. Conduct appraisals
 3. Conduct other due diligence and analysis as needed
- III. Following this due diligence period the Developer will have 120 days to accomplish the following goals, again at their own expense:
 - Prepare a concept plan for the Project. This will be done in tandem with the Borough and the Borough will have final approval of said project plan.
 - Prepare a cost estimates for the construction of the Redevelopment Project
 - Prepare and provide an analysis of the parking, traffic patterns,
 - Provide a construction schedule
 - Inform the Borough of any environmental constraints
 - Provide the Borough with requests for amendments to the Redevelopment Plan only if absolutely needed
 - Negotiate with the borough on the acquisition of the Borough owned property within the plan

The end result of this process?

A negotiated a Redevelopment Agreement with the Borough.

What to expect next:

- I. At the completion of the due diligence process and when a Redeveloper's Agreement is negotiated the agreement will come back to the Borough Council for its consideration.
- II. At that time the public can expect a public presentation including:
 - A. Specifics about the buildings, locations, and full scope of the project
 - B. A time for public questions and answers
 - C. A public vote on the agreement
- III. If the Redevelopment Agreement has been approved by Council and executed, after meeting any conditions outlined in that agreement, the Developer will then be able to submit an application to the Planning Board for approval. It is important to note that at this time there is an opportunity for additional public comments and input.

Mayor Cilento: Stated that this has been discussed for years as well as discussed in our Master Plan for sites 1 and 2. This agreement is for exploratory development and to take parking into consideration. Spoke about the town hall on December 11 at the Senior Center with the topic being Redevelopment. This will be live streamed as well.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

Consent Agenda

On the motion of Mr. Sigmon and seconded by Mrs. Rios it was moved to accept the following:

12-02-2024: # 341

RESOLUTION TO APPROVE DUNELLEN PTO FOR AN ON-PREMISE 50/50 RAFFLE LICENSE FOR MAY 3, 2025

WHEREAS, an application was made in accordance with the State Regulations for a license to be issued, and

WHEREAS, after proper investigation, it was determined that all requirements of the State Regulations have been met.

NOW THEREFORE BE IT RESOLVED that the Governing Body authorize the issuance of Raffle Licenses to the Dunellen PTO for an On-Premise 50/50 Raffle for Saturday, May 3, 2025.

FURTHER BE IT RESOLVED that these licenses will be issued pending final approval by the New Jersey State Legalized Games of Chance Commission.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Rios it was moved to accept the following:

12-02-2024: # 342

RESOLUTION TO APPROVE THE DUNELLEN PTO FOR A BASKET RAFFLE ON MAY 3, 2025

WHEREAS, an application was made in accordance with the State Regulations for a license to be issued, and

WHEREAS, after proper investigation, it was determined that all requirements of the State Regulations have been met.

NOW THEREFORE BE IT RESOLVED that the Governing Body authorize the issuance of a Raffle License to the Dunellen PTO for a Basket Raffle (Tricky Tray) for Saturday, May 3, 2025.

FURTHER BE IT RESOLVED that these licenses will be issued pending final approval by the New Jersey State Legalized Games of Chance Commission.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Rios it was moved to accept the following:

12-02-2024: # 343

RESOLUTION TO APPROVE DUNELLEN PTO FOR AN ON-PREMISE 50/50 RAFFLE LICENSE FOR JANUARY 31, 2025

WHEREAS, an application was made in accordance with the State Regulations for a license to be issued, and

WHEREAS, after proper investigation, it was determined that all requirements of the State Regulations have been met.

NOW THEREFORE BE IT RESOLVED that the Governing Body authorize the issuance of Raffle Licenses to the Dunellen PTO for an On-Premise 50/50 Raffle for Friday, January 31, 2025.

FURTHER BE IT RESOLVED that these licenses will be issued pending final approval by the New Jersey State Legalized Games of Chance Commission.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

On the motion of Mr. Sigmon and seconded by Mrs. Rios it was moved to accept the following:

12-02-2024: # 344

RESOLUTION TO APPROVE A BEAUTY PARLOR LICENSE FOR BEAUTY AND A TOUCH OF CLASS

BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF DUNELLEN, NEW JERSEY, THAT:

The following establishment can be Beauty Parlor License by the Municipal Clerk for the period December 2, 2024 through December 31, 2024 as they have met the requirements and paid the proper fee:

Beauty Parlor

Beauty & A Touch of Class, 354 North Avenue

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

Council Discussion

1. Volunteer Citizen of the Year and Lifetime Achievement

Mayor Cilento: Stated that an email was sent out for the council to make nominations.

Mrs. Staats: Stated that for Citizen of the Year was Autumn Barbados and Lifetime Achievement was Ken Baudendistel. Another nomination for Lifetime Achievement was Kathy Wilson and Citizen of the Year was Peg Lockwood. That was all of the nominations that were received.

Mayor Cilento: Stated that he made the one recommendation and asked Mrs. Staats who was the other, she stated Council Member Rios.

Council Member Rios: Stated that she sees Autumn at a lot of events. She is hardworking and diligent about what she does. She does a lot behind the scenes and does not like attention. For her this would be a lot. Sometimes its the people that dont want the attention that do deserve it. With Ken he has always done a great job with Shade Tree

Mayor Cilento: Stated that Council Member Rios's nominations are just as worthy as the nominations that I have made. I nominated Kathy Wilson she has been a volunteer for many years specifically on the Recreation Commission. She makes a really good coffee cake. She always brings her potato salad to the senior club. She used to be a business owner running Busy Bee for many years. She has been here many decades giving back her time to the community. Recommended Peg Lockwood although not a resident of Dunellen she is a business owner but did grow up here. She is one of the founding members of DDMO and DACC and what is now known as DIACC. She is always lending her spaces for the town to use her facilities. We have in the past given this award out to non citizens who own businesses in town. I think she is here more in Dunellen than where she resides. If anyone would like to make another nomination, I would like to hear your suggestions.

No other suggestions were made.

First up was Volunteer Citizen of the Year- Peg Lockwood and Autumn Barbato

Council Member Albertson: Stated the Autumn does alot for the community but Peg has been here volunteering for a long time. She has been very supportive of allowing a lot of our non profits and events for the Borough to use her facilities. She has put in a lot of work for DDMO. Voted for Peg.

Council Member Rios: Asked if there is honorary we can give to a non citizen so that it doesnt take away from the citizens of Dunellen. Mayor Cilento stated that it is for council consideration and if you do business owner of the year that could be difficult. And also how many non citizen volunteers do we really have to choose from. Voted for Autumn Barbato.

Council Member VanDermark: Stated that he votes for Autumn. She has done a ton of work for CERT and OEM.

Council Member Lantz: Stated that she has not known these two individuals very long from the time she has been able to serve this one year. Knows that Autumn is very involved and she admires the work and dedication she puts in to whatever she does. She has a wonderful work ethic and passion for what she does. She is very thorough. She is a major part of OEM. Being on DDMO and DAICC I have been also to work along Peg and amazed on how much time she puts in to a lot of these events and meetings. She is very on top of things and it just astonishes me how she keeps up with all of the emails. Voted for Peg.

Council Member Sigmon: Stated that he agrees with everything all of the council members have said. When it comes down to a tight race its little things that can set one person ahead of the other. For me its that Peg has volunteered and been elected into leadership positions within the commissions she has been working on. Voted for Peg.

Council Member Scott: Stated that he has not had much interaction with either choice. Listened to what everyone has said about each candidate and would have to vote for Peg.

Mayor Cilento: Stated that all candidates are great choices. The vote is for Peg. We thank Autumn for all of her time and hardwork for CERT and OEM. Lets keep her in mind for other accolades that we could give her.

Lifetime Achievement Award- Ken Baudendistel and Kathy Wilson

Council Member Albertson: Stated that Kathy has done a lot and how she has been involved so many years. Ken is great and what he does with Shade Tree is amazing. Voted for Kathy.

Council Member Rios: Stated that Kathy is fantastic and voted for her.

Council Member VanDermark: Stated by far Kathy deserves it for all of the years she has volunteered for the town.

Council Member Lantz: Abstained. Stated that she does not know Kathy well enough.

Council Member Sigmon: Spoke about his time with Ken building a bench in woodshop class. Voted for Kathy.

Council Member Scott: Stated that he knows both of them very well and listening to everyone speak it is a tough decision. Ken has done a lot over the years and have worked with him closely over the years. Although like everyone else has said Kathy has been here forever. Voted for Kathy.

Mayor Cilento: Stated we look forward to working with the two awardees. We had good candidates to choose from in the community.

Council Reports

Council President Albertson

November FD Report

CALL STATISTICS

Month of November - 36 total calls

5 – False Alarms

9 – Haz-Mat

7 – Service Calls

9 – Good Intent

4 – Fire

2 - EMS

Year to Date - 282 total calls

MONTHLY ACTIVITIES

November was another busy month for the Fire Department with several drills and events in addition to emergency fire calls:

- November 2 – Attended the Library Bike Parade and Touch-A-Truck
- November 11 – Attended the Veterans Day Ceremony
- November 11 – Held Monthly Department Work Drill
- November 16 – Assisted Green Brook Fire with Raising the Star at House 2
- November 17 – Department Instruction Drill
- November 20 – Department Instruction Drill
- November 27 – Monthly Fire Company Meeting

FIREHOUSE REBUILD

We look forward to the Re-opening and Re-dedication (George W. Hodulik Firehouse) this Saturday December 7th at noon. We hope to see everyone attend.

APPARATUS UPDATE

Both Engine 3 and Truck 4 are in service and have already answered calls for service.

MEMBERSHIP

The Dunellen Defender Fire Co and Dunellen Fire Department are seeking new volunteer members. Anyone interested in joining can visit www.dunellenfd.com or email at joindfd@dunellenfd.com.

Friends Of the Dunellen Public Library

Annual holiday party, Sunday, December 8th at 3 pm. There will be refreshments, music and Raffle Baskets. Museum passes have been purchased for the Intrepid, Newark Art Museum, The Guggenheim, the Museum of Natural History, Storm King Art center, and the Montclair Art Museum. Coming soon will be the first ever passes for the Turtleback Zoo.

These passes can be checked out with your library card. Check with the Library for further information.

Council Member Rios

Recreation Basketball Program

Registration is now open for children in grades K-6. The program will run Saturday mornings at the Faber gym, starting January 4th and continuing for 8 weeks until February 22nd. Register online at www.dunellenparksandrecreation.com.

Annual Christmas Tree Lighting Ceremony

Join us Friday, December 6th, at 6:30 p.m. in Washington Memorial Park for our annual tree lighting. Enjoy hot chocolate, caroling, a brass band, and a special visit from Santa as we welcome the holiday season together.

Letters to Santa

Santa's mailbox is back in Dunellen. Children can mail their letters to Santa outside Borough Hall on Prospect St. from now until December 13th. Be sure to mail your letters early and wait for a response from Santa's workshop.

Annual House Decorating Contest

Show off your holiday spirit. Register by December 13th to enter this year's house decorating contest. Judging will take place December 16-22 between 6-10 PM. Winners will be notified by December 24th. Register online at www.dunellenparksandrecreation.com.

Board of Education Updates

- Expansion Plans: The district announced plans to add up to four new classrooms, serving an additional 60 students through a partnership with Big Hugs. To view the full presentation, visit the Dunellen Schools website under the Board of Education section (November 19th meeting agenda).
- District Goals: The 2024-25 District Goal Progress Monitoring presentation is also available online.

Upcoming Board Dates:

- Next Meeting: December 17th, 7:00 PM

School Events

- Early Dismissal: December 5th & December 20th
- LMS Winter Dance: December 6th, 7:00 PM
- Winter Band Concert: December 12th, 7:00 PM
- Winter Choir Concert: December 18th, 7:00 PM

Dunellen Public Library

- Friends of the Library Holiday Party: December 8th, 3:00 PM
- Coat Exchange: Starting soon. If you are in need of a coat, please stop by the library. If you have coats to donate, please contact me directly, do not drop them off at the library. For additional updates and events, check out the library's Facebook page and website. Let's make this holiday season one to remember!

Council Member VanDermark

Dunellen PBA 146 and PBA 93 will be partnering with Zupkos for the annual toy drive movie night. Movies will be shown this weekend on Friday and Saturday. Admission price is one unwrapped toy per person. All toys collected will support NJ PBA toy drive for Umbrella.

Council Member Lantz

The Public Works Department is excited to kick off the holiday season with the installation of new LED-lit wreaths which will be placed on decorative poles throughout the borough. Holiday decorations will be placed throughout Washington Memorial Park in time for this Friday's Christmas Tree lighting ceremony. Borough Hall will also receive festive decorations, consistent with last year's displays. On Saturday, November 30th, Christmas trees were set up in various downtown locations and decorated by members of Dunellen's Downtown Management Organization. Alongside decorating, winterization efforts will occur at Columbia Park, Washington Park, and McCoy Park, where water supplies will be shut down to prepare for winter. We are also pleased to announce that winter HVAC services have been completed at the Fieldhouse and the Senior Center, ensuring comfort for all during colder weather.

Council Member Sigmon

Spoke about how he had a great time decorating trees downtown and providing this wonderful opportunity.. Encouraged people to volunteer around town.

Council Member Scott

The DPW crew has routinely cleaned the downtown area and all our Borough Properties & Parks.

- Weekly lawn and landscape maintenance to Borough Properties and Parks.
- Leaf cleanup Borough Properties and Parks.
- Leaf bag pick-up throughout the Borough. This is a reminder that the crew will pick up leaf bags through the end of the year.
- Remove debris from the trash trap.
- Walked the streams and cleared debris from the the stream after the last rain event.
- Placed Christmas Trees in the downtown for DDMO.

Mechanical Division

Servicing police fleet as they come up for maintenance or as breakdowns arise. Servicing DPW equipment as they arise for maintenance or as breakdowns arise Installed salt spreader unit in truck 33, ready unit. Truck 33 is ready for inclement weather.

Spoke about snow blowing the rules for shooting the snow as well as the alternate places to park when there is snow on the streets. As well as how long you are allowed to park on the street after a snow fall.

Mayor Cilento

Redevelopment Town Hall: Join us on Wednesday, December 11 at 7:00 PM at the Dunellen Senior Center in Columbia Park for a Mayoral Town Hall on Redevelopment. We will cover recent redevelopment plan updates, affordable housing, school-aged children, and PILOTs, and more. The event will also include a Q&A session. We will have guest speakers from Windels Marx Lane & Mittendorf, LLP, DMR Architects, NW Financial Group, LLC, Ink Creative Strategies, McManimon, Scotland & Baumann, LLC, CME Associates, King, Moench, & Collins LLP, the Dunellen Downtown Management Organization, and Rutgers University Bloustein School. Please join us to talk about the downtown.

Santa Around Town: On December 24, the Dunellen Defender Fire Co. #1 and the Recreation Department have the honor of taking Santa Around Town beginning on the South side at 9:30 AM. Listen for the sirens, the louder the sirens get the closer Santa is to your home. Spoke about the decorations in Washington Memorial Park that were started by former Mayor Anzavino.

Kline Place Project: The Kline Place Project is nearing completion. Minor corrective work remains.

Washington Avenue Street Beautification Project: The project's locations are Washington Avenue between Front Street & First Street and Washington Avenue between North Avenue & the railroad bridge. The scope of work will include the installation of new LED decorative lights, trees, and brick pavers on the South Washington Avenue section to match the existing pavers in the area. Possibly some more tree cut outs.

Second Street Phase 1: The Borough has awarded the contract bid for the Second Street Phase 1 Project earlier tonight. The project will span Second Street from Schwartz Place to Madison Avenue. The scope of work will include removing and replacing severely damaged curbs and sidewalks, installing new ADA-accessible sidewalk ramps at the intersections, replacing any damaged castings, installing two-speed check radar systems, a push-button rapid beacon, enhanced traffic safety stripes and markings, and milling and paving of the street.

Sanford Avenue: The Borough was just awarded a \$460,830.00 grant from the Department of Transportation for work on Sanford Avenue from Bound Brook Road to Third Street. The scope of work will include removing and replacing any severely damaged curbs and sidewalks, installing all-new ADA-compliant sidewalk ramps at all intersections, push button flashing beacon crosswalk at the intersection of Sanford Avenue & First Street (at Morecraft Park), speed check radar detectors and pedestrian safety enhanced road striping, and milling and paving of the street. This project is projected to take place in 2027 based upon when the grant can be spent.

North Avenue / Bound Brook Road - DOT / ADA Sidewalks & Flashing Beacon Crosswalks Project: This DOT Project started on Thursday, November 14, and will span from the Warrenville Road & Bound Brook Road intersection to the Jefferson Avenue & North Avenue

intersection. It includes removing and replacing old ADA sidewalk ramps and installing new ones at the Sanford Avenue, Lincoln Avenue, and Jackson Avenue intersections.

To enhance pedestrian safety, the project will include push-button flashing beacon lights at the intersections of Sanford Avenue & Bound Brook Road, Lincoln Avenue & North Avenue, Prospect Avenue & North Avenue, and Jackson Avenue & North Avenue. The Borough's portion of funds for the push button flashing beacon lights with the DOT has come from various redevelopment projects as part of redevelopment agreements towards community benefits.

The Washington Avenue and Madison Avenue traffic lights will also have updated pedestrian crossing signals. Our engineers are starting on the truck route study.

CME - Engineer's Report:

- Lincoln Avenue – The final reimbursement figures are under review by the DOT. CME anticipates the Borough will ultimately receive the entire grants. Final reimbursement should be around \$300,000.00.
- Railroad Culvert – CME is coordinating a meeting with I Bank to discuss status. They have requested call or meeting with Army Corp to discuss status of Greenbrook project.
- 635 Bound Brook Road Strip Joint – Demolition contract to be bid upon completion of the building assessment.
- CME is continuing to monitor the work being performed by Comcast. They are making significant progress. We will have a competitor to Altice.

Department Head Reports

Legal

No Report

Clerk

No Report

IT

Spoke about the Firehouse reopening.

Admin

Thanked Mr. Locke, Bill Wagner, and Lauren for sitting down to discuss the ordinance. Spoke about the great candidates for Volunteer Citizen of the Year and Lifetime Achievement awards.

Police

Continuing the hiring process.

OEM

The Local Emergency Council Meeting (LEMC) is in the OEM office at 7 tomorrow. This is the

second of the two required annual meetings of the LEMC.OEM completed shelter surveys of the high school and middle school. The next step is to finalize a shelter agreement with the BOE. We are also continuing to work with the school on a reunification plan, which is a major project. And finally, we all need to get together on options to address Code Blue Warming Station response as at this point we do not have any official plan. Two years ago, one church had allowed use of its facility as a warming center but since then we have been unable to find a church or group willing to help.

Rescue Squad

No Report

Registrar

No Report

Fire

Spoke about George Hodulik and how he is doing.

Parking Authority

Thanked the Mayor and Council for adopting the parking regulations tonight. We took a lot of the codes that were spread out and put them all into one.

Mayor Cilento: Trucks or 18 wheelers can no longer park in the train station parking lot.

Public Comment

Carl Clapper, 130 Front Street: Stated with all of the integration around town will there be a chance to do something with the actual train station with the design. Talked about the exposure to the freezing temperatures and going up to the steps is uncomfortable and maybe an enclosure for that space.

Mayor Cilento: Stated that I hope we can ease your mind a little bit, but there has not been significant progress on the NJ Transit side. We have met with NJ Transit folks many times and we got to a point where they did some minor site improvements. We got them to invest in preliminary engineering designs and then they stalled because of funding sources. We do have a good relationship with them in terms of communication and asking them every year to improve the train station and to modernize it. Spoke about handicap accessibility. State Senator put forward a resolution for about 40 million dollars help out towns with this issue Dunellen did not make the cut. This team up here will continue to advocate through our legislature. NJ Transit stated that there are 155 other train stations to look at as well.

There were no more comments from the public in chambers or online.

Adjournment

On the motion of Mr. Sigmon and seconded by Mrs. Albertson it was moved to accept the following:

12-02-2024: # 345

RESOLUTION OF ADJOURNMENT

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF
DUNELLEN, NEW JERSEY, THAT:**

The Dunellen Borough Council Meeting of December 2, 2024 is adjourned.

Yes: Albertson, Lantz, Rios, Scott, Sigmon and VanDermark

Meeting Ended: 8:07 p.m.

The next regular meeting of the Mayor and Council will be held on Monday, December 16, 2024 at 7:00 pm.

YouTube link: <https://www.youtube.com/live/PSRTQ9VordQ?feature=shared>

Lauren Staats

**Lauren Staats, RMC, CMR
Municipal Clerk**

Minutes Approved: December 16, 2024