

**BOROUGH OF ROSELLE  
MAYOR AND COUNCIL  
WORKSHOP MEETING REVISED AGENDA  
MARCH 12, 2025 – 6:30 P.M.  
[Subject to Change]**

**MEETING CALLED TO ORDER**

**FLAG SALUTE**

**INVOCATION**

**STATEMENT OF COMPLIANCE**

The requirements of N.J.S.A. 10:4-6 et seq., the “Sunshine Law” has been met. A notice of this meeting was sent to the Homes News Tribune and published in the Union County Local Source on December 26, 2024, posted on the bulletin boards in Borough Hall and Borough Hall Annex, on the Borough’s website and filed in the Office of the Municipal Clerk.

**ROLL CALL**

Honorable Isabel Sousa	(1 <sup>st</sup> Ward)
Honorable Brandon Bernier	(2 <sup>nd</sup> Ward)
Honorable Cynthia Johnson	(3 <sup>rd</sup> Ward)
Honorable Rosetta McCamery	(5 <sup>th</sup> Ward)
Honorable Denise Wilkerson	(At-Large)
Honorable Cindy Thomas	(4 <sup>th</sup> Ward/Council President)
Honorable Donald Shaw	(Mayor)

**PUBLIC COMMENTS**

**DEPARTMENT REPORTS**

- All Department Heads

**PRESENTATIONS**

**CLOSED EXECUTIVE SESSION**

- 2025-125 Resolution for Closed Executive Session
- Personnel Matters
  - Contract Negotiations
  - Contractual Matters
  - Litigation Matters
  - Matters Falling Within Attorney Client Privilege

## **INTRODUCTION, CONSIDERATION AND PASSAGE OF ORDINANCES**

### **ORDINANCE ON FIRST READING/INTRODUCTION – Ordinance Number 2753-25**

ORDINANCE OF THE BOROUGH OF ROSELLE AUTHORIZING THE SALE OF BOROUGH-OWNED PROPERTY DESIGNATED AS BLOCK 405, LOTS 2 & 6, MORE COMMONLY KNOWN AS LINDEN ROAD AND THOMPSON AVENUE, AND AUTHORIZING EXECUTION OF PURCHASE AND SALE AGREEMENT IN CONNECTION THEREWITH

- a) Motion to Adopt: Second
- b) Public Hearing Scheduled for March 26, 2025

### **ORDINANCE ON FIRST READING/INTRODUCTION – Ordinance Number 2754-25**

ORDINANCE TO AMEND CHAPTER 100-3, OF THE CODE OF THE BOROUGH OF ROSELLE ENTITLED "STAFFING LEVELS

- a) Motion to Adopt: Second
- b) Public Hearing Scheduled for March 26, 2025

## **RESOLUTIONS**

2025-126	RESOLUTION TO ACCEPT THE RETIREMENT OF KEYBOARDING CLERK 2 LORAIN FLEMING
2025-127	RESOLUTION AUTHORIZING AN ADDITIONAL STIPEND TO SAMANTHA I. CARPIO FOR SERVING AS THE ROSELLE URBAN ENTERPRISE ZONE COORDINATOR
2025-128	RESOLUTION ACKNOWLEDGING THE RESIGNATION OF JAMES HOODJA OF THE ROSELLE POLICE DEPARTMENT
2025-129	RESOLUTION HIRING GEORGE ALEO AS A PART-TIME FIRE PROTECTION SUBCODE OFFICIAL IN THE BUILDING DEPARTMENT AT THE SALARY OF \$50.00 PER HOUR TO BEGIN WORK ON MARCH 11, 2025
2025-130	RESOLUTION HIRING JOHN DAMATO AS A PART-TIME CONSTRUCTION OFFICIAL IN THE BUILDING DEPARTMENT AT THE SALARY OF \$65.00 PER HOUR TO BEGIN WORK ON MARCH 11, 2025
2025-131	RESOLUTION HIRING MARCIN RUDNIK AS A PART-TIME ELECTRICAL INSPECTOR IN THE BUILDING DEPARTMENT AT THE SALARY OF \$50.00 PER HOUR TO BEGIN WORK ON MARCH 17, 2025
2025-132	RESOLUTION ACKNOWLEDGING THE RESIGNATION OF KIARA ABREU OF THE RECREATION DEPARTMENT
2025-133	RESOLUTION APPOINTING TRYONE YOUNG, CTC AS FULL-TIME TAX COLLECTOR AT THE SALARY OF \$100.00
2025-134	RESOLUTION AMENDING 2025-052 GRANTING CONTRACTS FOR SPECIAL COUNSEL SERVICES
2025-135	RESOLUTION AUTHORIZING THE EXTENSION OF A CONTRACT TO THE MWEISS GROUP LLC DBA THE ACTION STAFFING GROUP FOR TEMPORARY LABOR SERVICES

2025-136	RESOLUTION AUTHORIZING THE SUBMISSION OF A FY 2026 CONGRESSIONALLY DIRECTED SPENDING REQUEST APPLICATION IN THE CATEGORY OF SUBCOMMITTEE ON TRANSPORTATION, HOUSING AND URBAN DEVELOPMENT (THUD) COMMUNITY DEVELOPMENT FUND FOR ECONOMIC DEVELOPMENT INITIATIVES (EDI) FOR THE BUILDING OF A ROSELLE YOUTH CENTER
2025-137	RESOLUTION ACKNOWLEDGING THE RESIGNATION OF GREGORIO SAUCEDO OF THE ROSELLE POLICE DEPARTMENT

### **PAYMENT OF BILLS**

2025-138	RESOLUTION APPROVING THE BILLS LIST DATED MARCH 12, 2025
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### **SETTING THE AGENDA FOR THE MARCH 26, 2025 REGULAR MEETING**

### **PROCLAMATION**

### **APPROVAL OF MINUTES OF MEETINGS**

Minutes of the Mayor and Council Workshop Meeting – February 11, 2025

Minutes of the Mayor and Council Regular Meeting – February 26, 2025

Minutes of the Mayor and Council Closed Executive Session – February 26, 2025

a) Motion to Adopt:

Second:

### **INTRODUCTION, CONSIDERATION AND PASSAGE OF ORDINANCES**

### **RESOLUTIONS**

<b><u>BOROUGH ADMINISTRATOR</u></b>	
1.	AMENDING RESOLUTION 2023-442 APPOINTING FUND COMMISSIONER AND ALTERNATE FUND COMMISSIONER FOR THE PUBLIC ENTITY JOINT INSURANCE FUND
2.	RESOLUTION AUTHORIZING AN EMERGENCY CONTRACT WITH TOM KRUTIS EXCAVATING, INC., FOR THE PROVISION OF DEMOLITION AND EXCAVATION
3.	MAYOR'S APPOINTMENT OF SAMANTHA I. CARPIO AS EVERETT HATCHER MUNICIPAL ALLIANCE SECRETARY (COORDINATOR) WITH THE ADVICE AND CONSENT OF COUNCIL
4.	RESOLUTION GRANTING CONTRACT FOR LEGAL DEFENSE COUNSEL
<b><u>BOROUGH ATTORNEY</u></b>	
5.	RESOLUTION OF THE BOROUGH OF ROSELLE AUTHORIZING SETTLEMENT OF THE TAX APPEAL ENTITLED BOROUGH OF ROSELLE V. MEADOW BUILDERS JOINT VENTURE IN THE TAX COURT OF NEW JERSEY, FOR THE PROPERTY LOCATED AT BLOCK 4001, LOT 9, COMMONLY KNOWN AS 408 CHESTNUT STREET
<b><u>MUNICIPAL COURT</u></b>	

6.	RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO FIRST CREDIT SERVICES TO PROVIDE COLLECTIONS SERVICES FOR THE BOROUGH
<b>TAX COLLECTOR</b>	
7.	RESOLUTION OF THE BOROUGH OF ROSELLE RATIFYING 2025 REVERSE TAX APPEALS

**PAYMENT OF BILLS**

8.	RESOLUTION APPROVING THE BILLS LIST DATED MARCH 26, 2025 <b>(TO BE PROVIDED)</b>
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**COUNCIL COMMENT**

**MAYOR'S COMMENTS**

**ADJOURNMENT**

## **BOROUGH OF ROSELLE**



### **RESOLUTION NUMBER 2025-125**

#### **RESOLUTION AUTHORIZING A CLOSED (EXECUTIVE SESSION)**

**WHEREAS**, Section 8 of the Open Public Meeting Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough of Roselle Council, County of Union, State of New Jersey, as follows:

1. The public shall be excluded from discussions of and action hereinafter specified as:

- Personnel Matters
- Contract Negotiations
- Contractual Matters
- Litigation Matters
- Matters Falling Within Attorney Client Privilege

2. It is anticipated at this time, the above stated subject matters will be made public when it is determined that the need for confidentiality no longer exists.

This resolution shall take effect immediately.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Workshop Meeting of said Council held on March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 12<sup>th</sup> day of March, 2025.

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Lisette Sanchez, Borough Clerk

## BOROUGH OF ROSELLE



### ORDINANCE NUMBER 2753-25

#### **ORDINANCE OF THE BOROUGH OF ROSELLE AUTHORIZING THE SALE OF BOROUGH-OWNED PROPERTY DESIGNATED AS BLOCK 405, LOTS 2 & 6, MORE COMMONLY KNOWN AS LINDEN ROAD AND THOMPSON AVENUE, AND AUTHORIZING EXECUTION OF PURCHASE AND SALE AGREEMENT IN CONNECTION THEREWITH**

**WHEREAS**, the Borough of Roselle (the “**Borough**”), a municipal corporation of the State of New Jersey, owns real property shown on the Borough Tax Maps as Block 405, Lots 2 and 6, more commonly known as Linden Road and Thompson Avenue (together, the “**Property**”); and

**WHEREAS**, the Borough has inventoried the vacant lots it owns that are not necessary for public use; and

**WHEREAS**, the Borough identified the Property as not necessary for public use, and determined that the sale of such Property will return it to the Borough’s tax rolls, thereby creating revenue for the Borough; and

**WHEREAS**, the Borough determined that it is in the best interests of the Borough to offer the Property for sale pursuant to N.J.S.A. 40A:12-1 et seq., the New Jersey Local Lands and Buildings Law (“**LLBL**”); and

**WHEREAS**, N.J.S.A. 40A:12-13 within the LLBL authorizes, among other things, the Borough to sell municipally owned real property not needed for public use, upon specified terms and conditions; and

**WHEREAS**, on October 22, 2024, the Borough published a Request for Proposals (“**RFP**”) in connection with the sale of the Property, seeking proposals from any parties interested in purchasing the Property from the Borough and developing a project on the Property consistent with terms and conditions set forth in the RFP; and

**WHEREAS**, on November 14, 2024, the Borough received five proposals in response to the RFP, including a proposal (the “**Proposal**”) from Kontos Construction Co., LTD (the “**Purchaser**”); and

**WHEREAS**, the Purchaser proposes to purchase the Property from the Borough and to construct thereon 10 townhouses, with 3 bedrooms and 2.5 bathrooms per unit; and

**WHEREAS**, the Borough desires to authorize the sale of the Property to the Purchaser, for the total price of \$625,000 (\$500,000 for Linden Road and \$125,000 for Thompson Avenue) (together, the “**Purchase Price**”), all consistent with the terms and conditions set forth herein and with the terms of a Purchase and Sale Agreement in substantially the same form as that attached hereto as **Exhibit A** (the “**Purchase and Sale Agreement**”).

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Roselle, as follows:

1. The aforementioned Recitals are incorporated herein as though fully set forth at length.
2. The Borough is authorized to sell the Property to the Purchaser for the Purchase Price and in accordance with the terms and conditions in the RFP, the Proposal and the Purchase and Sale Agreement.
3. The Mayor, Borough Administrator and/or Borough Director of Economic Development are authorized to execute the Purchase and Sale Agreement, and the Borough Clerk or any other available Borough official or employee are authorized to witness the execution thereof.
4. The Mayor, Borough Administrator, Borough Clerk, Borough Director of Economic Development, and Borough Counsel are authorized to take any and all actions, and to sign any and all documents, necessary to complete the sale of the Property to the Purchaser. Any and all actions taken by the aforementioned officers in connection with the conveyance of the Property to the Purchaser are hereby ratified and approved.
5. If any section, subsection, provision, clause, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such adjudication shall not affect the remaining sections, subsections, provisions, clauses, or portions, which shall be deemed severable therefrom, and construed to give effect to the remaining provisions.
6. This Ordinance shall take effect at the time and in the manner provided by law.

**Recorded Vote on Introduction Ordinance No. 2753-25 – March 12, 2025**

	Motion	Second	Ayes	Nays	Abstain	Absent
Councilwoman Sousa						
Councilman Bernier						
Councilwoman Johnson						
Councilwoman McCamery						
Councilwoman Wilkerson						
Council President Thomas						
<input type="checkbox"/> Adopted <input type="checkbox"/> Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

**Recorded Vote on Final Passage Ordinance No. 2753-25 – March 26, 2025**

	Motion	Second	Ayes	Nays	Abstain	Absent
Councilwoman Sousa						
Councilman Bernier						
Councilwoman Johnson						
Councilwoman McCamery						
Councilwoman Wilkerson						
Council President Thomas						
<input type="checkbox"/> Adopted <input type="checkbox"/> Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

\_\_\_ Approved

\_\_\_ Vetoed and returned to the Borough Clerk with the following statement and objections:

\_\_\_\_\_  
Donald Shaw, Mayor

DATE:

**NOTICE** is hereby given that Ordinance Number 2753-25 was passed and adopted on second and final reading at a Regular Meeting of the Mayor and Council March 26, 2025, after 6:30 P.M., 210 Chestnut St., Roselle, NJ.

\_\_\_\_\_  
Lisette Sanchez, Borough Clerk



**EXHIBIT A**  
**FORM OF PURCHASE AND SALE AGREEMENT**

## **BOROUGH OF ROSELLE**



### **ORDINANCE NUMBER 2754-25**

#### **ORDINANCE TO AMEND CHAPTER 100-3, OF THE CODE OF THE BOROUGH OF ROSELLE ENTITLED "STAFFING LEVELS"**

**BE IT ORDAINED**, by the Mayor and Council of the Borough of Roselle, that the Code of the Borough of Roselle, Chapter 100, Section 3, is hereby replaced, in its entirety, with the following (new departments, divisions, offices, and positions are identified in **bold**):

#### **SECTION I.**

##### **A. Governing Body**

- (1) Mayor (PT) (1)
- (2) Council Member (PT) (6)
- (3) Confidential Aide to the Mayor (1)

##### **B. Department of Administration**

- (1) Borough Administrator (1)
- (2) Assistant Borough Administrator (1)
- (3) Deputy Municipal Manager (1)
- (4) Public Information Officer (1)
- (5) Executive Assistant (1)
- (6) Confidential Assistant (1)
- (7) Keyboarding Clerk-1 (1)

##### **B1. Division of Purchasing**

- (1) Purchasing Agent (1)

##### **C. Department of Municipal Clerk**

- (1) Municipal Clerk (1)
- (2) Deputy Municipal Clerk (1)
- (3) Keyboarding Clerk-2 (1)
- (4) Keyboarding Clerk-1 (2)

##### **D. Department of Law**

- (1) Borough Attorney (PT) (1)
- (2) Labor Attorney (PT) (1)
- (3) Chief Prosecutor (PT) (1)
- (4) Assistant Prosecutor (PT) (1)

**E. Department of Human Resources**

- (1) Personnel Director (1)
- (2) Human Resource Coordinator (1)
- (3) Employee Benefits Clerk (1)
- (4) Records Support Technician (1)
- (5) Keyboarding Clerk-1 (1)

**F. Department of Finance**

- (1) Chief Financial Officer (1)
- (2) Municipal Treasurer (1)
- (3) Principal Account Clerk (1)
- (4) Senior Account Clerk (1)
- (5) Payroll Supervisor (1)
- (6) Account Clerk (1)

**D1. Division of Tax Collection**

- (1) Tax Collector (1)
- (2) Deputy Tax Collector (PT) (1)

**G. Department of Tax Assessment**

- (1) Tax Assessor (1)
- (2) Deputy Tax Assessor (1)
- (3) Keyboarding Clerk-1 (1)

**H. Department of Police**

- (1) Police Chief (1)
- (2) Police Captain (3)
- (3) Police Lieutenant (7, including 1 Detective Lieutenant)
- (4) Police Sergeant (8, including 2 Detective Sergeants)
- (5) Police Officer (41, including 7 Detectives)
- (6) Confidential Secretary (1)
- (7) Keyboarding Clerk-2 (1)
- (8) Keyboarding Clerk-1 (3)
- (9) Records Support Technician (1)
- (10) Parking Enforcement Officer (3)

**I. Department of Fire**

- (1) Fire Chief (1)
- (2) Deputy Chief (1)
- (3) Battalion Fire Chief (4)
- (4) Fire Captain (5)
- (5) Fire Fighter (21)
- (6) Senior Inspector (1)
- (7) Inspector (1)
- (8) Keyboarding Clerk-1 (1)

**J. Department of Public Works**

- (1) Superintendent of Public Works (1)
- (2) Assistant Public Works Superintendent (1)
- (3) Supervisor Public Works (1)
- (4) Assistant Supervisor Public Works (4)
- (5) Equipment Operator (7)
- (6) **Truck Driver (15)**
- (7) Senior Mechanic (1)
- (8) Mechanic (2)
- (9) Mechanic's Helper (3)
- (10) Laborer (18)
- (11) Laborer (PT) (15)
- (12) Keyboarding Clerk-2 (1)
- (13) Keyboarding Clerk-1 (1)
- (14) Recycling Program Coordinator (PT-stipend) (1)
- (15) **Building Maintenance Worker (2)**
- (16) **Tree Maintenance worker (2)**
- (17) **Heavy Truck Driver Heavy (3)**
- (18) **Sanitation Driver (4)**

**K. Department of Parks and Recreation**

- (1) Recreation Director (1)
- (2) Recreation Leader (2)
- (3) Recreation Aide (2)
- (4) Omnibus Operator (PT) (2)
- (5) Omnibus Operator (Per Diem) (5)

**L. Department of Economic Development**

- (1) Director, Economic Development Programs (1)
- (2) Economic Development Representative (1)
- (3) Records Support Technician 1 (1)
- (4) Keyboarding Clerk-2 (1)
- (5) Keyboarding Clerk-1 (2)

**L1. Division of Building**

- (1) Construction Official (1)
- (2) **Technical Assistant to the Construction Official (2)**
- (3) Building Subcode Official/Inspector (PT) (1)
- (4) Electrical Subcode Official/Inspector (PT) (1)
- (5) Fire Protection Subcode Official/Inspector (PT) (1)
- (6) Plumbing Subcode Official/Inspector (PT) (1)
- (7) Building Inspector (PT) (1)
- (8) Electrical Inspector (PT) (1)
- (9) Plumbing Inspector (PT) (1)

**L2. Division of Land Use**

- (1) Zoning Officer (1)
- (2) Land Use Administrator (PT) (1)

**L3. Division of Code Enforcement**

- (1) Senior Code Enforcement Officer (1)
- (2) Code Enforcement Officer (4)
- (3) Code Enforcement Officer Trainee (2)
- (4) Sanitation Inspector (PT) (2)

**M. Department of Health**

- (1) Health Officer (1)
- (2) Keyboarding Clerk-2 (1)
- (3) Keyboarding Clerk-1 (1)
- (4) Registrar of Vital Statistics (PT-stipend) (1)
- (5) Deputy Registrar of Vital Statistics (PT-stipend) (1)
- (6) Alternate Deputy Registrar of Vital Statistics (PT-stipend) (1)

**N. Municipal Court**

- (1) Judge of the Municipal Court (PT) (1)
- (2) Municipal Court Administrator (1)
- (3) Deputy Municipal Court Administrator (1)
- (4) Violations Clerk (2)
- (5) Keyboarding Clerk-1 (1)
- (6) Keyboarding Clerk-1 (PT) (3)
- (7) Court Attendant (PT) (1)
- (8) Court Attendant (Per Diem) (1)

**O. Office of the Public Defender**

- (1) Chief Public Defender (PT) (1)
- (2) Public Defender (PT) (1)

**P. Office of Emergency Management**

- (1) Municipal Emergency Management Coordinator (PT) (1)
- (2) Deputy Municipal Emergency Management Coordinator (PT) (2)

**Q. Planning Board**

- (1) Planning Board Secretary (PT) (1)
- (2) Planning Board Attorney (contractual) (1)
- (3) Planning Board Engineer (contractual) (1)
- (4) Planning Board Planner (contractual) (1)

**R. Zoning Board**

- (1) Zoning Board Secretary (PT) (1)
- (2) Zoning Board Attorney (contractual) (1)
- (3) Zoning Board Engineer (contractual) (1)

	Motion	Second	Ayes	Nays	Abstain	Absent
Councilwoman Sousa						
Councilman Bernier						
Councilwoman Johnson						
Councilwoman McCamery						
Councilwoman Wilkerson						
Council President Thomas						
<input type="checkbox"/> Adopted <input type="checkbox"/> Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

☐ Approved

☐ Vetoed and returned to the Borough Clerk with the following statement and objections:

\_\_\_\_\_  
Donald Shaw, Mayor

DATE:

**NOTICE** is hereby given that Ordinance Number 2754-25 was passed and adopted on second and final reading at a Regular Meeting of the Mayor and Council March 26, 2025, after 6:30 P.M., 210 Chestnut St., Roselle, NJ.

\_\_\_\_\_  
Lisette Sanchez, Borough Clerk

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-126**

**RESOLUTION TO ACCEPT THE RETIREMENT OF KEYBOARDING CLERK 2  
LORAIN FLEMING**

**WHEREAS**, Loraine Fleming, Keyboarding Clerk 2, has notified the Borough that she will be retiring from the Department of Economic Development;

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Borough Council of the Borough of Roselle hereby accepts the retirement of Loraine Fleming, Keyboarding Clerk 2, with an effective retirement date of February 28, 2025; and

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Workshop Meeting of said Council held on March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 12th day of March, 2025.

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Lisette Sanchez  
Borough Clerk



**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-127**

**RESOLUTION AUTHORIZING AN ADDITIONAL STIPEND TO SAMANTHA I. CARPIO FOR SERVING AS THE ROSELLE URBAN ENTERPRISE ZONE COORDINATOR**

**WHEREAS**, beginning on January 10, 2024, Samantha I. Carpio, Director of Economic Development has served as the Roselle Urban Enterprise Zone Coordinator; and

**WHEREAS**, Samantha I. Carpio shall be compensated for her work in the performance as the Roselle Urban Enterprise Zone Coordinator, beginning November 1, 2024 for \$1,200 monthly, in addition to her normal paycheck as the Director of Economic Development for the Borough of Roselle,

**WHEREAS**, said stipend is permissible under the current Administrative Budget for FY 2025, as is permitted by the State Urban Enterprise Zone law (N.J.S.A. 52:27H-60 et seq.), of all Zone Allowance Funds that the State has allowed for the Roselle UEZ for that fiscal year that runs between July 1, 2024 through June 30, 2025.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Roselle that Samantha I. Carpio shall receive the stipend as compensation for the performance as the Roselle's Urban Enterprise Zone Coordinator through June 30, 2025.

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

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey, at a Workshop Meeting of said Council held March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey, this 12th day of March 2025.

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Lisette Sanchez, Borough Clerk

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-128**

**RESOLUTION ACKNOWLEDGING THE RESIGNATION OF JAMES HOODJA OF  
THE ROSELLE POLICE DEPARTMENT**

**WHEREAS**, James Hoodja has notified the Borough of Roselle that he will be resigning from the position of Police Officer in the Borough of Roselle's Police Department, and

**WHEREAS**, James Hoodja submitted a letter of resignation dated March 4, 2025, to be effective immediately.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Roselle, hereby acknowledge the resignation of James Hoodja effective immediately.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey, at a Workshop Meeting of said Council held March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey, this 12<sup>th</sup> day of March, 2025

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Lisette Sanchez, Borough Clerk

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-129**

**RESOLUTION HIRING GEORGE ALEO AS A PART-TIME FIRE PROTECTION  
SUBCODE OFFICIAL IN THE BUILDING DEPARTMENT AT THE SALARY OF  
\$50.00 PER HOUR TO BEGIN WORK ON MARCH 11, 2025**

**WHEREAS**, there is a need in the Borough of Roselle to fill the position of Part-Time Fire Protection SubCode Official in the Building Department; and

**WHEREAS**, George Aleo was recommended by the Construction Code Official and deemed by the Appointing Authority as qualified for employment as a Part-Time Fire Protection SubCode Official in the Building Department.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Roselle that George Aleo is hereby appointed to the position of Part-Time Fire Protection SubCode Official in the Building Department in the Borough of Roselle, effective March 11, 2025, as needed but not to exceed twenty-five (25) hours per week, at the salary of \$50.00 per hour, subject to the successful completion of the ninety (90) day working test period as required by Civil Service Regulations and a residency waiver is granted due to the technical nature of the position and the fact that no Roselle residents applied; and

**BE IT FURTHER RESOLVED**, that the hiring of George Aleo is subject to the satisfactory completion of a criminal background check, the initial cost of which is to be borne by the prospective part-time employee and will be reimbursed by the Borough so long as the check is satisfactory and employment is continued.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey, at a Workshop meeting of said Council held March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey, this 12<sup>th</sup> day of March, 2025.

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Lisette Sanchez  
Borough Clerk

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-130**

**RESOLUTION HIRING JOHN DAMATO AS A PART-TIME CONSTRUCTION  
OFFICIAL IN THE BUILDING DEPARTMENT AT THE SALARY OF \$65.00 PER  
HOUR TO BEGIN WORK ON MARCH 11, 2025**

**WHEREAS**, there is a need in the Borough of Roselle to fill the position of Part-Time Construction Official in the Building Department; and

**WHEREAS**, John Damato was recommended by the Construction Code Official and deemed by the Appointing Authority as qualified for employment as a Part-Time Construction Official in the Building Department.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Roselle that John Damato is hereby appointed to the position of Part-Time Construction Official in the Building Department in the Borough of Roselle, effective March 11, 2025, as needed but not to exceed twenty-five (25) hours per week, at the salary of \$65.00 per hour, until a successor is selected, and subject to the successful completion of the ninety (90) day working test period as required by Civil Service Regulations and a residency waiver is granted due to the technical nature of the position and the fact that no Roselle residents applied; and

**BE IT FURTHER RESOLVED**, that the hiring of John Damato is subject to the satisfactory completion of a criminal background check, the initial cost of which is to be borne by the prospective part-time employee and will be reimbursed by the Borough so long as the check is satisfactory and employment is continued.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey, at a Workshop meeting of said Council held March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey, this 12<sup>th</sup> day of March, 2025.

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Lisette Sanchez  
Borough Clerk

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-131**

**RESOLUTION HIRING MARCIN RUDNIK AS A PART-TIME ELECTRICAL INSPECTOR IN THE BUILDING DEPARTMENT AT THE SALARY OF \$50.00 PER HOUR TO BEGIN WORK ON MARCH 17, 2025**

**WHEREAS**, there is a need in the Borough of Roselle to fill the position of Part-Time Electrical Inspector in the Building Department; and

**WHEREAS**, Marcin Rudnik was recommended by the Construction Code Official and deemed by the Appointing Authority as qualified for employment as a Part-Time Electrical Inspector in the Building Department.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Roselle that Marcin Rudnik is hereby appointed to the position of Part-Time Electrical Inspector in the Building Department in the Borough of Roselle, effective March 17th, 2025, as needed but not to exceed twenty-five (25) hours per week, at the salary of \$50.00 per hour, subject to the successful completion of the ninety (90) day working test period as required by Civil Service Regulations and a residency waiver is granted due to the technical nature of the position and the fact that no Roselle residents applied; and

**BE IT FURTHER RESOLVED**, that the hiring of Marcin Rudnik is subject to the satisfactory completion of a criminal background check, the initial cost of which is to be borne by the prospective part-time employee and will be reimbursed by the Borough so long as the check is satisfactory and employment is continued.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey, at a Workshop meeting of said Council held March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey, this 12<sup>th</sup> day of March, 2025.

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Lisette Sanchez  
Borough Clerk

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-132**

**RESOLUTION ACKNOWLEDGING THE RESIGNATION OF KIARA ABREU  
OF THE RECREATION DEPARTMENT**

**WHEREAS**, Kiara Abreu has notified the Borough of Roselle that she will be resigning from the position of Recreation Leader of the Borough of Roselle's Recreation Department, and

**WHEREAS**, Kiara Abreu submitted a letter of resignation dated March 4, 2025 to be effective March 4, 2025.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Roselle, hereby acknowledge the resignation of Kiara Abreu effective March 4, 2025.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Workshop Meeting of said Council held March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 12<sup>th</sup> day of March 2025.

---

Lisette Sanchez  
Borough Clerk

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-133**

**RESOLUTION APPOINTING TRYONE YOUNG, CTC AS FULL-TIME TAX COLLECTOR AT THE SALARY OF \$100.00**

**WHEREAS**, there is a need in the Borough for a full-time Tax Collector; and

**WHEREAS**, Tryone Young, CTC (Certified Tax Collector) has obtained all required certifications necessary to be the Borough Tax Collector.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Roselle that Tryone Young is appointed to the position of full-time Tax Collector, effective March 12, 2025 for the remainder of the unexpired term, to end on December 31, 2027, pursuant to N.J.S.A. 40A: 9-142; and

**BE IT FURTHER RESOLVED**, that the annual salary for Tryone Young shall be \$100.00, prorated for calendar year 2025; and a waiver of the Borough's residency requirement is granted; and

**BE IT FURTHER RESOLVED that** the appointment of Tryone Young is subject to the satisfactory completion of a criminal background check, the initial cost of which is to be borne by the prospective appointee and will be reimbursed by the Borough, so long as the check is satisfactory, and employment is continued.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey, at a Workshop meeting of said Council held March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey, this 12<sup>th</sup> day of March 2025.

---

Lisette Sanchez  
Municipal Clerk

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-134**

**RESOLUTION AMENDING 2025-052 GRANTING CONTRACTS FOR SPECIAL  
COUNSEL SERVICES**

**WHEREAS**, by Resolution No. 2025-052 Shain Schaffer PC [misidentified as Schaffer Shain PC] was granted a contract for Special Counsel Services; and

**WHEREAS**, Marguerite M. Schaffer is joining the Firm of Rainone Coughlin Minchello, LLC as Of Counsel; and,

**WHEREAS**, the attorneys associated with Shain Schaffer will also be joining Rainone Coughlin Minchello, LLC;

**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid Resolution be amended to change the Firm with which Marguerite M. Schaffer is affiliated to Rainone Coughlin Minchello LLC and to authorize that Firm to provide Special Counsel Services on the same terms as those set forth in Resolution 2025-052.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Workshop Meeting of said Council held on March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey, this 12<sup>th</sup> day of March, 2025

\_\_\_\_\_  
Lisette Sanchez, Borough Clerk



**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-135**

**RESOLUTION AUTHORIZING THE EXTENSION OF A CONTRACT TO THE  
MWEISS GROUP LLC DBA THE ACTION STAFFING GROUP FOR TEMPORARY  
LABOR SERVICES**

**WHEREAS**, the Local Public Contracts Law N.J.S.A. 40A:11-3 authorizes the purchase of goods and services with solicitation for competitive quotations by a duly appointed, qualified purchasing agent, in amounts to exceed the threshold set by the governing body, in accordance with the threshold established in LFN 2020-14; and

**WHEREAS**, bids were received on Thursday, June 20, 2024, in the Borough of Roselle for the above-referenced project; and

**WHEREAS**, The Borough of Roselle awarded a contract for Temporary Labor Services to The MWeiss Group LLC dba The Action Staffing Group on August 5, 2024, to provide said services until December 31, 2024, with an option for two (2) additional twelve (12) month extensions agreeable by both vendor and the Borough of Roselle; and

**WHEREAS**, there is presently a need for temporary labor services in the Department of Public Works of the Borough of Roselle; and

**WHEREAS**, the Superintendent of Public Works has determined that extending the contract would be in the best interest of the Borough of Roselle and would like to execute said option for an additional twelve (12) months beginning January 1, 2025, until December 31, 2025; and

**NOW THEREFORE BE IT RESOLVED BY THE BOROUGH COUNCIL OF  
THE BOROUGH OF ROSELLE:**

1. That the contract awarded to The MWeiss Group LLC dba The Action Staffing Group located at 1145 Elizabeth Avenue, Elizabeth, NJ 07201 for temporary labor services in the Department of Public Works of the Borough of Roselle is extended for an additional twelve (12) months as per the option in the advertised bid packet for a total contract amount not to exceed \$290,000.00 at \$26.61/hr.
2. This contract shall be governed by the New Jersey Prevailing Wage Act N.J.S.A 34:11-56.25 et seq.

4. If funds are not available for the contract in the 2025 capital budget, the contract will be terminated.
5. That an executed copy of the Contract between the Borough and Tom Krutis Excavating, Inc., and a copy of this resolution shall be filed in the Office of the Borough Clerk and be available there for public inspection in accordance with law.
6. All previous Resolutions and/or orders and directives of Borough employees or officials, that are contrary to or inconsistent with the terms of this instant Resolution, are hereby rescinded, repealed, and otherwise deemed ineffectual, to the extent of their inconsistency.
7. This Resolution shall take effect immediately.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular meeting of said Council held March 26, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 26<sup>th</sup> day of March 2025.

\_\_\_\_\_  
Lisette Sanchez  
Borough Clerk

Certification of Availability of Funds: \_\_\_\_\_

5-01-44-905-000-201

Subject to availability upon adoption of the 2025 Budget

  
John Ditinyak, CFO

3/5/2025

\_\_\_\_\_  
Date:

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-136**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A FY 2026  
CONGRESSIONALLY DIRECTED SPENDING REQUEST APPLICATION IN THE  
CATEGORY OF SUBCOMMITTEE ON TRANSPORTATION, HOUSING AND URBAN  
DEVELOPMENT (THUD) COMMUNITY DEVELOPMENT FUND FOR ECONOMIC  
DEVELOPMENT INITIATIVES (EDI) FOR THE BUILDING OF A ROSELLE YOUTH  
CENTER**

**WHEREAS**, the Senate and Congress of the United States is making funding available for a variety of projects through its FY 2026 Congressionally Directed Spending Request Appropriation Application (Application) Process; and

**WHEREAS**, the Application due date is March 11, 2025; and

**WHEREAS**, the Borough of Roselle is in need of funding to plan, develop and build a Youth Center that will benefit the youth and children of Roselle by providing a safe and secure location for various educational enrichment programs, mentoring, counseling, recreational opportunities and programs; and

**WHEREAS**, a Borough of Roselle Youth Center will also facilitate and augment the delivery of community services, activities, referrals and educational enrichment programs that will deter anti-social behavior; and

**WHEREAS**, the Borough of Roselle wishes to file an application with the office of United States Senator Cory Booker in the amount of \$2,000,000 for the THUD category of EDI for the building of a Roselle Youth Center; and

**WHEREAS**, the Borough of Roselle may also be required at a future date to file companion applications with United States Senator Andy Kim and/or Congresswoman LaMonica McIver, also in the respective amounts of \$2,000,000 in the THUD funding in the category of EDI for the building of a Roselle Youth Center; and

**WHEREAS**, a lesser amount may be awarded; and

**WHEREAS**, there is no matching funds requirement for a its FY 2026 Congressionally Directed Spending Request Appropriation Application; and

**WHEREAS**, an application for such funds may not be filed nor funds spent in a municipality without authorization by the Governing Body; and

**WHEREAS**, the Mayor and Council of the Borough of Roselle endorse and support this Application because of its benefit for our residents, businesses and economic development and it is in the best interests of the Borough of Roselle.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF ROSELLE, UNION COUNTY, THAT:**

1. The Mayor and Council of the Borough of Roselle hereby authorize the filing of a FY 2026 Congressionally Directed Spending Request Appropriation Application through the Office of Senator Cory Booker in the amount of \$2,000,000 for the THUD category of EDI for the building of a Roselle Youth Center.
2. If the Borough of Roselle is required at a future date to file companion FY 2026 applications with United States Senator Andy Kim and/or Congresswoman LaMonica McIver in the amount of \$2,000,000 in the THUD funding in the category of EDI for the building of a Roselle Youth Center, the submission of the companion Applications is also hereby authorized.
3. Upon receipt of any supplemental request for Application information and/or the grant agreement from THUD or any other federal agency and department administering FY 2026 Congressionally Directed Spending Request Appropriation Application, the signature of the Mayor and/or any other municipal official or their successors in said titles, which is required on the supplemental information request or grant agreement and any other documents necessary in connection therewith including, is hereby authorized.
4. This resolution shall take effect immediately.

### **CERTIFICATION**

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Workshop Meeting of said Council held on March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 12th day of March, 2025.

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Lisette Sanchez  
Borough Clerk

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-137**

**RESOLUTION ACKNOWLEDGING THE RESIGNATION OF GREGORIO SAUCEDO  
OF THE ROSELLE POLICE DEPARTMENT**

**WHEREAS**, Gregorio Saucedo has notified the Borough of Roselle that he will be resigning from the position of Police Officer in the Borough of Roselle's Police Department, and

**WHEREAS**, Gregorio Saucedo submitted a letter of resignation dated March 4, 2025, to be effective immediately.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Roselle, hereby acknowledge the resignation of Gregorio Saucedo effective immediately.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey, at a Workshop Meeting of said Council held March 12, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey, this 12<sup>th</sup> day of March, 2025

\_\_\_\_\_  
Lisette Sanchez, Borough Clerk

## **Resolution # 2025-138**

RESOLVED: That the following be paid by the borough by checks drawn on TD Bank made payable to those persons for whom the warrants are drawn:

### **BILL LIST #1 12-Mar-25**

<b><u>FUND</u></b>	
ANIMAL CONTROL	\$ 165.00
CAPITAL ACCOUNT	\$ 25,448.75
CDBG TRUST	
CURRENT FUND	\$ 3,387,342.55
ESCROW TRUST	\$ 12,748.75
FSLEF	
SLEF	
GENERAL TRUST ACCOUNT	
TRUST DCA FEES	
GRANT ACCOUNT	\$ 48,446.84
SUI	\$ 22,272.80
MANUAL CHECK	
WIRE PAYMET	
POAA	
REDEMPTION PREMIUM ACCOUNT	\$ 83,300.00
PUBLIC DEFENDER	
REDEMPTION TRUST	\$ 85,998.92
RESERVE FOR ESCROW	
SALARY DEDUCTION	
GRAND TOTAL	<b>\$ 3,665,723.61</b>

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LISETTE SANCHEZ  
MUNICIPAL BOROUGH CLERK

DATED: MARCH 12, 2025 BILL LIST

**BOROUGH OF ROSELLE**



1

**RESOLUTION NUMBER 2025-XXX**

**AMENDING RESOLUTION 2023-442 APPOINTING FUND COMMISSIONER AND  
ALTERNATE FUND COMMISSIONER FOR THE PUBLIC ENTITY JOINT  
INSURANCE FUND**

**WHEREAS**, the Borough of Roselle is a member of the Public Entity Joint Insurance Fund; and

**WHEREAS**, it is required for the Borough of Roselle to have representation on the Board of Commissioners.

**NOW, THEREFORE, BE IT RESOLVED** on this 26<sup>th</sup> day of March, 2025 by Borough Council of the Borough of Roselle, County of Union, State of New Jersey that:

1. Christopher R. Laba is hereby appointed as Fund Commissioner representing the Borough of Roselle on the Public Entity Joint Insurance Fund Board of Commissioners.
2. Shatera Smith is hereby appointed Alternate Fund Commissioner representing the Borough of Roselle on the Public Entity Joint Insurance Fund Board of Commissioners.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular Meeting of said Council held March 26, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 26<sup>th</sup> day of March 2025.

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Lisette Sanchez  
Borough Clerk

**BOROUGH OF ROSELLE**

2.



**RESOLUTION NUMBER 2025-XXX**

**RESOLUTION AUTHORIZING AN EMERGENCY CONTRACT WITH TOM KRUTIS EXCAVATING, INC., FOR THE PROVISION OF DEMOLITION AND EXCAVATION**

**WHEREAS**, an emergency had arisen concerning the quality of life and condition of the Borough of Roselle; and

**WHEREAS**, an emergency purchase pursuant to NJSA 40A:11-6 may be awarded without advertisement for bids or bidding in that an emergency affecting the health and public safety requires the immediate performance of the service; and

**WHEREAS**, there is presently a demanding need to procure goods and the performance of demolition and excavation services to secure and protect the public health, safety, and welfare of the Borough of Roselle; and

**WHEREAS**, the Borough Administrator has received pricing and the recommendation for the award is to Tom Krutis Excavating, Inc., with offices at 1 Carnegie Street, Linden, NJ 07036 in the amount not to exceed \$66,450.00.

**NOW THEREFORE BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF ROSELLE:**

1. That a contract is awarded to Tom Krutis Excavating, Inc., to provide the demolition and excavation services of 86 Woodland Drive in the Borough of Roselle for a total contract amount not to exceed \$66,450.00.
2. The Chief Financial Officer has certified that sufficient funds are available within the CY 2025 Operating Budget in the amount not to exceed \$66,450.00 in Account#5-01-44-905-000-201.
3. Pursuant to N.J.A.C. 50:30-5.5(e) the award of the contract shall be subject to the availability and appropriation of funds in the CY 2025 Operating budget in Account#5-01-44-905-000-201; and



4. If funds are not available for the contract in the 2025 capital budget, the contract will be terminated.
5. That an executed copy of the Contract between the Borough and Tom Krutis Excavating, Inc., and a copy of this resolution shall be filed in the Office of the Borough Clerk and be available there for public inspection in accordance with law.
6. All previous Resolutions and/or orders and directives of Borough employees or officials, that are contrary to or inconsistent with the terms of this instant Resolution, are hereby rescinded, repealed, and otherwise deemed ineffectual, to the extent of their inconsistency.
7. This Resolution shall take effect immediately.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular meeting of said Council held March 26, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 26<sup>th</sup> day of March 2025.

\_\_\_\_\_  
Lisette Sanchez  
Borough Clerk

Certification of Availability of Funds: \_\_\_\_\_

5-01-44-905-000-201

  
John Ditinyak, CFO

3/5/2025

Date: \_\_\_\_\_

Subject to availability upon adoption of the 2025 Budget

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-XXX**

**MAYOR'S APPOINTMENT OF SAMANTHA I. CARPIO AS EVERETT HATCHER  
MUNICIPAL ALLIANCE SECRETARY (COORDINATOR) WITH THE ADVICE  
AND CONSENT OF COUNCIL**

**WHEREAS**, there is a need in the Borough of Roselle for a Secretary (Coordinator) Everett Hatcher Municipal Alliance; and

**WHEREAS** the Mayor has appointed Samantha I. Carpio as Secretary (Coordinator) Everett Hatcher Municipal Alliance, which appointment requires the advice and consent of Council; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Roselle, County of Union, State of New Jersey that Samantha I. Carpio be appointed as the Secretary (Coordinator) Everett Hatcher Municipal Alliance for calendar year 2025 at \$2,750 effective January 1, 2025 through December 31, 2025.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular Meeting of said Council held March 26, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 26<sup>th</sup> day of March 2025.

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Lisette Sanchez  
Borough Clerk

4,

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-XXX**

**RESOLUTION GRANTING CONTRACT FOR LEGAL DEFENSE COUNSEL**

**WHEREAS**, in accordance with N.J.S.A. 40A:11-2(6), the Borough of Roselle in the County of Union, a municipal corporation of the State of New Jersey, instituted a policy to negotiate agreements for Professional Services on the basis of demonstrated confidence and qualifications for certain types of Professional Services required by the Borough of Roselle pursuant to the fair and open process in accordance with N.J.S.A. 19:44A-20.4; and,

**WHEREAS**, the Borough of Roselle has received, in accordance with the published notice, sealed qualifications for various positions; and,

**WHEREAS**, pursuant to the fair and open process and based upon a review of specifications, qualifications, and recommendations. Therefore, certain professionals are qualified for certain positions for the calendar year 2025; and

**WHEREAS**, the Borough is desirous of granting the following contracts for Litigation Defense Counsel at the rate of \$175 per hour

Jalloh & Jalloh 21 W. Blancke Street Linden, NJ 07036	\$15,000.00
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**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Roselle, County of Union, State of New Jersey, that in accordance with N.J.S.A. 40A:11-2(6) on such basis as necessary, and for each of the approved and qualified vendors, a resolution approving each individual specified contract shall be considered by the Mayor and Council; and

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

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular meeting of said Council held March 26, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the  
Borough of Roselle in the County of Union and State of New Jersey this 26<sup>th</sup> day of March 2025.

\_\_\_\_\_  
Lisette Sanchez  
Borough Clerk

Certification of Availability of Funds:  
5-01-20-155-000-228

\_\_\_\_\_ 

John Ditinyak, CFO

\_\_\_\_\_  
3/7/2025

Date:

# **BOROUGH OF ROSELLE**

5,



## **RESOLUTION NUMBER 2025-XXX**

### **RESOLUTION OF THE BOROUGH OF ROSELLE AUTHORIZING SETTLEMENT OF THE TAX APPEAL ENTITLED BOROUGH OF ROSELLE V. MEADOW BUILDERS JOINT VENTURE IN THE TAX COURT OF NEW JERSEY, FOR THE PROPERTY LOCATED AT BLOCK 4001, LOT 9, COMMONLY KNOWN AS 408 CHESTNUT STREET**

**WHEREAS**, the Borough's Special Counsel for reverse tax appeals ("Special Counsel") has initiated an appeal against taxpayer, Meadow Builders Joint Venture ("Meadow") for the real property tax assessment for tax years 2020, in the matter bearing Docket No. 012029-2020, for the tax assessment for tax year 2021, in the matter bearing Docket No. 010590-2021, for the tax assessment for tax year 2022, in the matter bearing Docket No. 009521-2022, for the tax assessment for tax year 2023, in the matter bearing Docket No. 007383-2023, for the tax assessment for tax year 2024, in the matter bearing Docket No. 008272-2024 (the "Tax Appeal"); and

**WHEREAS**, the Borough of Roselle and Meadow desire to settle the Tax Appeal for tax years 2020 through 2024;

**WHEREAS**, the proposed settlement agreement has been reviewed and recommended by the Borough's Special Counsel; and

**WHEREAS**, settlement of the Tax Appeal as more fully set forth below is in the best interests of the Borough of Roselle.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF ROSELLE, as follows:**

Section 1. The Mayor and the Council agree to the tax appeal settlement for property known as 408 Chestnut Street for tax years 2020 through 2024 as follows:

408 Chestnut Street  
Block 4001, Lot 9

- a. The Tax Appeal for tax year 2020 bearing Docket No. 012029-2020 will not result in any increase in the assessment.

<u>Year 2020</u>	<u>Original Tax Assessment</u>	<u>County Board Judgment</u>	<u>Requested Court Judgment</u>
Land	\$448,000	n/a	\$448,000

Improvements	<u>\$252,000</u>	n/a	<u>\$252,000</u>
Total	\$700,000	n/a	\$700,000

- b. The Tax Appeal for tax year 2021 bearing Docket No. 010590-2021 will not result in any increase in the assessment.

<u>Year 2021</u>	<u>Original Tax Assessment</u>	<u>County Board Judgment</u>	<u>Requested Court Judgment</u>
Land	\$448,000	n/a	\$448,000
Improvements	<u>\$252,000</u>	n/a	<u>\$252,000</u>
Total	\$700,000	n/a	\$700,000

- c. The Tax Appeal for tax year 2022 bearing Docket No. 009521-2022 will result in an increase in the assessment.

<u>Year 2022</u>	<u>Original Tax Assessment</u>	<u>County Board Judgment</u>	<u>Requested Court Judgment</u>
Land	\$448,000	n/a	\$ 448,000
Improvements	<u>\$252,000</u>	n/a	<u>\$ 552,000</u>
Total	\$700,000	n/a	\$1,000,000

- d. The Tax Appeal for tax year 2023 bearing Docket No. 007383-2023 will result in an increase in the assessment.

<u>Year 2023</u>	<u>Original Tax Assessment</u>	<u>County Board Judgment</u>	<u>Requested Court Judgment</u>
Land	\$448,000	n/a	\$ 448,000
Improvements	<u>\$252,000</u>	n/a	<u>\$ 552,000</u>
Total	\$700,000	n/a	\$1,000,000

- e. The Tax Appeal for tax year 2024 bearing Docket No.008272-2024 will result in an increase in the assessment.

<u>Year 2024</u>	<u>Original Tax Assessment</u>	<u>County Board Judgment</u>	<u>Requested Court Judgment</u>
Land	\$448,000	n/a	\$448,000
Improvements	<u>\$252,000</u>	n/a	<u>\$452,000</u>
Total	\$700,000	n/a	\$900,000

Section 2. The Borough's Special Counsel and Tax Assessor are hereby authorized and directed to execute and deliver such agreements, pleadings, stipulations or other documentation as is reasonably

necessary and/or appropriate to memorialize the settlement authorized herein. A copy of the signed stipulation of settlement is attached hereto.

Section 3. A copy of this Resolution shall be filed in the Office of Borough Clerk.

Section 4. This Resolution shall take effect immediately.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular Meeting of said Council held on March 26, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 26<sup>th</sup> day of March, 2025.

---

Lisette Sanchez, Borough Clerk

Exhibit A

Stipulation of Settlement



Atty. ID No. 007711983  
Blau & Blau  
223 Mountain Avenue  
Springfield, NJ 07081  
973-564-9003  
Attorneys for Plaintiff

Borough of Roselle,

Plaintiff

v.

Meadow Builders Joint Venture

Defendant

Tax Court of New Jersey

Docket Nos. 012029-2020  
010590-2021  
009521-2022  
007383-2023  
008272-2024

Stipulation of Settlement

1. It is hereby stipulated and agreed that the assessment of the following property be adjusted and judgment entered as follows:

Block: 4001  
Lot: 9  
Address: 408 Chestnut St  
District: Roselle  
Year: 2020 and 2021

	<b>Original Assessment</b>	<b>County Board Judgment</b>	<b>Requested Judgment</b>
Land	\$448,000	\$448,000	\$448,000
Improvement	\$252,000	\$252,000	\$252,000
Total	\$700,000	\$700,000	\$700,000

Block: 4001  
Lot: 9  
Address: 408 Chestnut St  
District: Roselle  
Year: 2022 and 2023

	<b>Original Assessment</b>	<b>County Board Judgment</b>	<b>Requested Judgment</b>
Land	\$448,000	\$448,000	\$ 448,000
Improvement	\$252,000	\$252,000	\$ 552,000
Total	\$700,000	\$700,000	\$1,000,000

Block: 4001  
Lot: 9  
Address: 408 Chestnut St  
District: Roselle  
Year: 2024

	<b>Original Assessment</b>	<b>County Board Judgment</b>	<b>Requested Judgment</b>
Land	\$448,000	\$448,000	\$448,000
Improvement	\$252,000	\$252,000	\$452,000
Total	\$700,000	\$700,000	\$900,000

2. The undersigned have made such examination of the value and proper assessment of the properties and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property, as they deem necessary and appropriate for the purpose of enabling them to enter into the Stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.
3. Based upon the foregoing, the undersigned represent to the Court that the above settlement will result in an assessment at the fair assessable value of the property consistent with assessing practices generally applicable in the taxing district as required by law.
4. The parties have agreed that statutory interest will be waived if the tax is paid within 60 days of the bill being sent by the collector.




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Charles E. Blau  
Attorney for Plaintiff  
Dated: January 20, 2025




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Michael I. Schneck  
Attorney for Defendant  
Dated: 2/14/2025

**BOROUGH OF ROSELLE**

6,



**RESOLUTION NUMBER 2025-XXX**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT  
TO FIRST CREDIT SERVICES TO PROVIDE COLLECTIONS SERVICES FOR THE  
BOROUGH**

**WHEREAS**, the Borough of Roselle needs to acquire collection services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A- 20.4 or 20.5 as appropriate; and,

**WHEREAS**, the Purchasing Agent has and certified in writing that the value of the acquisition will exceed \$17,500.00; and

**WHEREAS**, First Credit Services has submitted a proposal indicating they will provide collection services for the Municipal Court in the Borough of Roselle; and

**WHEREAS**, First Credit Services has completed and submitted a Business Entity Disclosure Certification which certifies that First Credit Services has not made any reportable contributions to a political or candidate committee in the Borough of Roselle in the previous year and that the contract will prohibit First Credit Services from making any reportable contributions through the term of the contract; and

**WHEREAS**, First Credit Services has submitted a proposal indicating they will provide collection services to the Borough of Roselle in the Municipal Court; and

**NOW THEREFORE BE IT RESOLVED BY THE BOROUGH COUNCIL OF  
THE BOROUGH OF ROSELLE:**

1. That the Borough Council awards a contract to and appoints First Credit Services, 377 Hoes Lane, Ste. 200, Piscataway, NJ 08854 to provide collection services to the Borough, on a contingent fee arrangement at which First Credit Services will invoice 17% of collected revenue.
2. That this Contract is awarded without competitive bidding as a professional service under the provisions of the Local Public Contracts Law (N.J.S.A. 40A: 11-5(1)(a)(i)).

3. That a notice in accordance with this resolution and the Local Public Contracts Law of New Jersey, shall be published in the official newspaper or newspapers of the Borough as required by law, within twenty (20) days of execution of the contract.
4. That an executed copy of the Contract between the Borough and First Credit Services and a copy of this resolution shall be filed in the Office of the Borough Clerk and be available there for public inspection in accordance with law.
5. This Resolution is adopted and shall be instituted as part of a Non-Fair and Open Process established and exercised pursuant to N.J.S.A. 19:44A-20.5.
6. All previous Resolutions and/or orders and directives of Borough employees or officials, which are contrary to or inconsistent with the terms of this instant Resolution, are hereby rescinded, repealed, and otherwise deemed ineffectual, to the extent of their inconsistency.
7. That this Resolution shall take effect immediately.

**BE IT FURTHER RESOLVED**, that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular meeting of said Council held March 26, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 26th day of March 2025.

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Lisette Sanchez  
Borough Clerk

**BOROUGH OF ROSELLE**



7.

**RESOLUTION NUMBER 2025-XXX**

**RESOLUTION OF THE BOROUGH OF ROSELLE RATIFYING  
2025 REVERSE TAX APPEALS**

**WHEREAS**, the Borough Counsel has previously retained Blau & Blau as Special Tax Counsel to file appeals to increase assessments that they found to be substantially under assessed; and

**WHEREAS**, Blau & Blau will files such appeals for 2025; and

**WHEREAS**, the Borough Attorney has requested that the Council ratify the actions of Blau & Blau to be taken on behalf of the Borough of Council.

**NOW, THEREFORE BE IT RESOLVED** that the Borough Council of the Borough of Roselle authorize the filing of appeals to increase the assessments on the properties list on Schedule A.

Section 1. A copy of this Resolution shall be filed in the Office of Borough Clerk.

Section 2. This Resolution shall take effect immediately.

I, Lisette Sanchez, Borough Clerk of the Borough of Roselle, in the County of Union, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Borough Council of the Borough of Roselle, County of Union, State of New Jersey at a Regular Meeting of said Council held on March 26, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Borough of Roselle in the County of Union and State of New Jersey this 26<sup>th</sup> day of March, 2025.

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Lisette Sanchez, Borough Clerk

## Schedule A

<b>Town</b>	<b>Owners</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>
Roselle	117-120 West 3rd Ave Roselle, LLC	120 W 3rd Ave	3901	19	
Roselle	117-120 West 3rd Ave Roselle, LLC	115-19 W 3rd Ave	3902	13	
Roselle	1305-07 St Georges LLC	1305-07 St George Ave	1303	10	
Roselle	138 CORP. % PITMAN, WILLIAM	138 E 11th Ave	3502	2	
Roselle	138 CORP. % PITMAN, WILLIAM	138 E 11th Ave	3502	2	T01
Roselle	215 Roselle Realty LLC	215 E 1st Ave	1601	3	
Roselle	217-18 EAST HIGHLAND, LLC	217-221 Highland Parkway	2902	2.03	
Roselle	248 Roselle LLC	248 E 1st Ave	1603	9	
Roselle	248 Roselle LLC	252 E 1st Ave	1603	10	
Roselle	280 Cox Street LLC	280 Cox St	6604	2	
Roselle	3000 Boardwalk SB LLC	311 Cox St	6703	11	
Roselle	450W ROSELLE, LLC	450 W 1st Ave	5301	2	
Roselle	470 WEST FIRST AVE, LLC	470 W 1st Ave	5301	1	
Roselle	AHM Cox Real Estate LLC	300 Cox St	6604	5	
Roselle	Bell 133 LLC	133 St George Ave	7308	6	
Roselle	Blumenfeld Estate LLC	1112-16 Walnut St	3502	6	
Roselle	Canka Corp	1425 St George St	1405	12	
Roselle	Columbus Ave Realty LLC	260-64 Columbus Ave	2901	8	
Roselle	Forest Property Management LLC				
Roselle	and Forest Land Property LLC	795 E 3rd Ave	304	3	
Roselle	KTG ACQUISITION CORP	625 W 1st Ave	6502	2	
Roselle	LOWY, BELA & MARTHA	225 Highland Parkway	2902	3	
Roselle	Meadow Builders Joint Venture	127-135 E 5th Ave	3201	19	
Roselle	Meadow Builders Joint Venture	408 Chestnut St	4001	9	
Roselle	NEW CUMBERLAND CORP	711 E 1st Ave	201	2	T01
Roselle	Public Service Electric and Gas Com	161E 11th Ave	3501	17	
Roselle	Diamond Row Properties LLC	219 E 11th Street	2805	2.02	
Roselle	205-209 Highland Parkway Realty LLC	205-209 Highland Parkway	2902	2.02	
Roselle	305 Cox Street LLC Digitalprints	305 Cox Street	6703	12	

8.

**BOROUGH OF ROSELLE**



**RESOLUTION NUMBER 2025-XXX**

**RESOLUTION APPROVING THE BILLS LIST DATED MARCH 26, 2025**

**[TO BE PROVIDED]**