

# The Dunellen



# Report

## Redevelopment Frequently Asked Questions (FAQ)

This Redevelopment FAQ is intended to provide background on the history of redevelopment in Dunellen, to present a summary of the actions the Mayor and Dunellen Borough Council have undertaken toward redevelopment, to offer a timeline of the current redevelopment project, and to answer some specific questions regarding certain actions or results arising from the redevelopment. An FAQ cannot by its nature be totally comprehensive, but we believe that what you read here will be a sufficient starting point that can be followed-up by contacting the Municipal Clerk's Office.

**Q: We have been hearing about redevelopment in Dunellen for many years. What is the historical background for this redevelopment?**

A: The Mayor and Dunellen Borough Council believe that a vital downtown is essential to our community's well-being. A downtown must be attractive, safe, and provide goods and services that answer the needs of our residents. The rise of regional shopping malls and strip-malls on highways such as Route 22 negatively affected Dunellen's downtown and the Council has spent much time discussing how to bring new life to our business community.

The Dunellen Borough Council on October 15, 2001, authorized the Dunellen Planning Board to conduct a preliminary investigation as to whether the study area (Route 28 from the Middlesex to the Plainfield borders, and one block east and west on both sides) qualifies as an area in need of redevelopment. This resulted in a "Report on a Study to Determine the Qualification of the Dunellen Downtown Redevelopment Study Area as a Redevelopment Area" which was presented to the Dunellen Planning Board and adopted by resolution on

April 28, 2003. The report and resolution were forwarded to the Dunellen Borough Council which accepted it and by resolution dated May 5, 2003, designated the subject area as in need of redevelopment.

Borough attorneys, engineers and planners in consultation with the Mayor and Council created the "Dunellen Downtown Redevelopment Plan, Phase One" that was adopted by ordinance in July 2004 and periodically updated. This document is the basic zoning and land use blueprint for redevelopment and it designated three main sites: Site #1 (Train Station North), Site #2 (Train Station South) and Site #3 (the 19 acres between the train tracks and Columbia Street commonly known as the "Art Color Complex").

In early 2004, the Mayor and Dunellen Council created a Redevelopment Agency consisting of members of the Council and Planning Board. The Redevelopment Agency would take the lead in any future redevelopment talks and report back to the Council for any necessary action.

It had been obvious to all for many years that Dunellen is a desirable location in which to live, in part due to its proximity to the Raritan Valley line that goes to Newark and New York City. In late 2004, the owners of the Art Color Complex, once the site of a major printing plant that employed hundreds of workers, made it known that they wanted to turn the site that was now used mostly for warehouses and light industry into a more attractive mixed-use housing/retail setting. By a Request for Proposal (RFP) process, the Redevelopment Agency received and reviewed six proposals for redevelopment from major developers. The proposals considered improvements to all three Sites. On February 20, 2006, the

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## Councilman Says Goodbye After 18 Years

Submitted By Ken Baudistel

I want to thank the residents of Dunellen for allowing me to serve them as Councilman for the past 18 years. Although it was a difficult decision, I decided to not run for reelection this November. In my 18 years as Councilman and 7 years prior as a member and Vice Chairman of the Planning Board my goal was always to improve the lives of the citizens of Dunellen. Some of the accomplishments I worked towards and I am most proud of include:

- Establishment of the Shade Tree Commission which has planted over 851 trees and shrubs throughout the town and received thousands of dollars in grant funds.
- Improvements in all 5 parks including new fields, a field house, walking path and lights in Columbia Park, new fields, parking lot, playground at McCoy Park, new playground equipment at Morecraft and Gavormik Parks.
- Saving the Maurer House from Destruction and allowing for new open space.
- Installation of new Welcome to Dunellen and Park signs
- Becoming Transit village certified, opening the door for new grants which funded existing decorative lights and future plans to finish the business district
- Established a Redevelopment Plan to infuse our business district with energy
- Reinstated the Downtown Merchants Organization who improve the business district area in many ways including hanging flowers baskets and putting Christmas trees in the downtown area.

- Introduced ordinances allowing outdoor dining and new sign guidance for businesses.

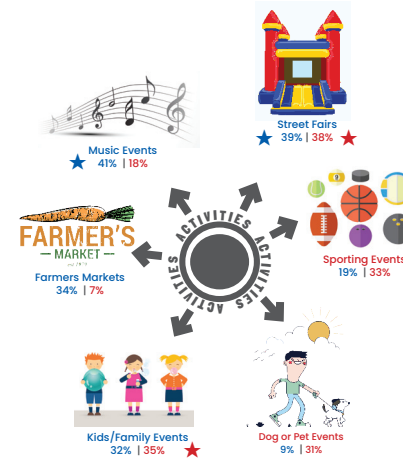
- Improved business district: redevelopment of the Lackland Building into Dunellen Station Condominiums, redevelopment of Taylor Rental into a medical building, redevelopment of Chippy's Auto into Dunellen Station Strip mall, redevelopment of a used car lot into a CVS and now Tropical Market, the Elks Lodge into the Art Annex, redevelopment of Towne Pharmacy building, development of portion of the abandoned National Starch complex into an Ice rink, redevelopment of the abandon Dante Plastics building to Advanced Auto and now the redevelopment of the Art Color complex.

- Worked to have the railroad embankments redesigned and landscaped for the beautification of the downtown.

The future of Dunellen is exciting with the continued improvements of our business district and development of the 19 acre Art Color property. These projects will ignite Dunellen's economy and provide future improvements in our downtown as well as bring in additional tax revenue for the town. I wish everyone in the governing offices the best and have thoroughly enjoyed working with them. Mayor Seader and the members of the Council are dedicated, hard working individuals who strive to continually improve the borough and I thank them for their support during my tenure. Again, thank you for allowing me to serve you all these years. I will still continue to volunteer my time in many other ways within the community. •

## 2017 Dunellen Community Survey Results: Arts & Culture Are Important to Quality of Life in the Dunellen Community

Submitted by Julie Grof DACC Volunteer and Dunellen Resident



7pm in the Recreation Department office on the second floor at Borough Hall, 355 North Avenue, Dunellen. Please join us, and if you are unable to attend, please contact us via email [artsandculturecommission@dunellenborough.com](mailto:artsandculturecommission@dunellenborough.com) or like us on Facebook to share your ideas or to find out how you can contribute or share your talents in cultivating Dunellen's arts and cultural initiatives. Comments or questions on the survey results? Please share that with us as well.

### Survey Results

#### Example of How to Read the Survey Results

Visiting Downtown Dunellen: More community members visited the downtown on weekends (63%, 55%) and weekdays (61%, 49%) than in the evenings (49%, 29%).

What does this mean? The first figure in the parenthesis is the percentage of respondents from the general community who selected this option in the survey. The second figure is the percentage of LMS students who selected this option in the survey. Therefore, 63% of general community respondents stated they visited downtown Dunellen on the weekends, 61% visited during weekdays and 49% visited in the evenings; 55% of the LMS students stated they visited downtown Dunellen on the weekends, 49% visited during weekdays and 29% visited in the evenings.

Demand for Retailers and Services: There was great demand by the general community for retailers/services offering meeting and gathering places (café @ 60%, book store @ 34% and brewery @ 29%). LMS students desired family fun (64%) and pet stores (46%). Retailers/services catering to a more arts and cultural base were in less demand by both groups.

Desired Amenities: Again, responses from the general community showed there was a great demand for amenities offering meeting and gathering spaces – benches and seating (35%) and more outdoor dining options (32%). LMS students desired a dog park (51%) and bike lanes and bike racks (40%). Other amenities both groups desired were: safer crosswalks, improved streetscaping, improved lighting around the train station and drive through mailbox. Amenities catering to a more arts and cultural base were in less demand by both groups.

What Attracts You to Dunellen: Respondents overwhelming stated they liked Dunellen's

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The 2017 DUNELLEN Community Survey was administered by the Dunellen Arts and Culture Commission (DACC) between October 2017 and January 2018. A total of 502 survey responses were collected, 274 from the general community and 228 from students in grades 6-8 at Lincoln Middle School (LMS) in Dunellen. The data from these two groups were analyzed separately.

The results revealed fun tidbits, helpful insight and confirmation of some existing ideas. Partial results are revealed below. To review the full report and information regarding the survey design, distribution methods and level of confidence of the data, visit [http://www.dunellen-nj.gov/boards\\_and\\_commissions/Arts&CultureCommission/SurveyResultsPresentation\\_FINAL,%20July%202018.pdf](http://www.dunellen-nj.gov/boards_and_commissions/Arts&CultureCommission/SurveyResultsPresentation_FINAL,%20July%202018.pdf).

The survey was initiated by the request of Councilman Jason Cilento, council liaison to DACC, in 2017 to capture the thoughts of Dunellen residents and stakeholders on the arts and their input on Dunellen as a whole. The Mayor and Council quickly supported the initiative in the early summer of 2017. DACC commissioners extend their gratitude to the community, Borough government, Board of Education and stakeholders for their support and participation in this important effort.

Furthermore, DACC openly welcomes your ideas and participation in its mission to provide and encourage programs which afford the public greater opportunities to experience arts and culture in Dunellen. Meetings are held on the second Thursday of the month at

**Dunellen Report Information:** The Dunellen Report is published quarterly in January, April, July, and October. If you are going to submit dates for events and/ articles, send them to us by the first of the preceding month. All material will be edited for content and suitability. You may submit by email at: [dunellenreport@dunellenborough.com](mailto:dunellenreport@dunellenborough.com), or by mail: The Dunellen Report, ATTN Councilman Cilento, 355 North Avenue, Dunellen NJ, 08812

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## TOP 10 THINGS TO DO WHEN SELLING YOUR HOME:

### #1. Call Me (I'll handle the other 9)

If you're curious about what your house may be worth, why not find out what houses are selling for in your neighborhood without any hassle?



## To Get Your Complimentary 2018 MARKET ANALYSIS

call

732-529-0308

or email

[bseif@eabrealty.com](mailto:bseif@eabrealty.com)

**Boniakowski REAL ESTATE**



Barbara Seif, Realtor  
Awarded the NJ Realtors® Circle of Excellence Sales Award 25 times – 1990-1993, 1995-2007, 2009-2010, 2012-2017



## Dunellen's Sister City Relationship with Val Tidone, Italy

Submitted by Jason Cilento, Councilman



(L to R) Mayor Pietro Mazzocchi of Borgonovo V.T., Councilman Jason Cilento, and Mayor Lucia Fontana of Castel San Giovanni present to the audience the Sister City agreement between Dunellen, NJ and the Val Tidone, Italy.

The summer of 2018 has proven to be an exceptional one for the Borough of Dunellen. The acceptance of a Transit Hub Study by Together North Jersey, free Music in the Park, and the Art Color site set to begin redevelopment. Dunellen is truly in a renaissance! In addition, this summer marked by another outstanding event: the first official entry of our One-Square-Mile onto the international scene!

On July 2, 2018, the Borough Council passed a historic Sister City agreement with the Val Tidone, Italy, and in August a reciprocal visit to Italy completed the signing there with the local mayors. The Dunellen self-financed delegation included Jason Cilento, Councilman, and Heidi Heleniak, member of the Dunellen Historic Society.

This remarkable event was in reality born back in October 2017, during the visit and concert of the Alpini Male Military Choir as part of the Founders' Day celebrations in Dunellen. A sincere and remarkable friendship grew from that moment, and the desire on both sides to solidify and perpetuate the relationship led to the creation of a Sister City agreement.

The agreement opens the doors to the possibilities of cultural and artistic exchanges across the Atlantic, and we are all looking forward to broadening our horizons through learning the customs, traditions and, why not, the language of our new friends abroad. The hope is to create a non-profit that will help with the fundraising to support student exchanges in the coming years.

On their part, the administrations and citizens of Val Tidone are enthusiastically anticipating visiting Dunellen and getting to know its people and their way of living, as well as receiving visits by our residents.

The official exchange of proclamations

and gifts in Val Tidone on August 22nd was a memorable occasion. It was held in a historic villa, where Giuseppe Verdi stayed on his way to Piedmont, carrying with him the papers that would begin the Italian Risorgimento in the 19th century. It was an appropriate setting for our historic event!

The evening was significantly opened with the Italian anthem sung by the Alpini Male Military Choir, and the American National Anthem by Dunellen resident, Lindsey Braverman.

Mayors Pietro Mazzocchi of Borgonovo V.T. and Lucia Fontana of Castel San Giovanni, both of whom were present in October 2017 in Dunellen at Founders' Day, represented their citizens and received on their part the unique gifts from our delegation that marked the occasion.

One of the gifts were hand-painted Christmas ornaments with the official seal of each Italian town and that of Dunellen, was designed by Hal Vandermark of Inspire Art Gallery & Studio in Dunellen. In addition, informative books and pamphlets about Dunellen, were warmly received by the mayors. However, the high point of the evening was perhaps the presentation of a Dunellen Destroyers Football and Dunellen Recreation T-shirt that each mayor immediately wore, to the great acclamation of the public!

A particularly appreciated gift was the artwork created by the children during the Dunellen Summer Arts Camp titled, "Urban Renaissance," which will be on permanent display at each of the Public Libraries in Borgonovo V.T. and Castel San Giovanni.

The original art is displayed in the Dunellen Library, where an exhibit is currently available to all those who would like to view the images and books that were presented to our delegation until the end of October. In November, a presentation on the Val Tidone, Italy will be conducted at the Dunellen Public Library. Please look for further information regarding this presentation within the month.

A live-streaming of the evening (at 9pm in Italy and 3pm in Dunellen) gave our residents the possibility of assisting in this historic occasion in real time. The video of the event was streamed from the Facebook page, "Councilman Jason F. Cilento." You can go to the Facebook page to watch the event.

We are confidently looking forward to the benefits of this new enterprise, and welcome the participation of the citizens of Dunellen in the project as it takes form and grows, surely enriching our community. •

## DDMO to Create Downtown Seating Areas

The Dunellen Downtown Management Organization (DDMO) is happy to announce it received approval from the Mayor and Council to pilot three public seating areas within the business district.

The DDMO was developed as part of the Transit Village designation and is comprised of volunteer residents, business owners and councilmen appointed by the Mayor. The DDMO act as a coordinator between businesses and an emissary to elected officials and the town's people in an effort to promote, beautify and improve the business district. The three locations were identified based on street visibility and sidewalk width and safety consideration.

1. North Ave directly in front of Borough Hall.
2. North Ave. in front of Lilly Yip Table Tennis Center, just west of the Prospect St cross walk
3. North Ave approx. 10 ft. in from the corner of Madison Ave in from of the Dunellen Movie Theater.

Each new vibrant seating area will include two benches and a colorful planter to compliment the current outdoor dining areas. It will also provide space for the public to rest, talk and become part of the downtown community.

The condition and use of the benches and

surrounding area will be monitored by the DDMO staff for a one year period to ensure they are used properly and free of litter. Should problems arise, the DDMO will work with the appropriate town officials to rectify the issue or if need be, move the seating to a different location. If successful, it is the intention of the DDMO to install additional seating areas within the Business District again next year. The DDMO will select container appropriate plants which are drought tolerant and will be responsible for the upkeep and watering year round.

These seating areas are of no cost to the Dunellen taxpayers as they are being donated to the Borough by the DDMO. One hundred percent of the funding for the project is from money collected through the annual Harvest Fest, with no money coming from Dunellen taxes.

If you would like to learn more about the DDMO, or attend one of our monthly meetings, contact us at: [dunellenmanagement@dunellenborough.com](mailto:dunellenmanagement@dunellenborough.com), or call Borough Hall at 732 968 3033. DDMO Members: Ken Baudendistel, Jason Cilento, Adam Gordon, Heidi Heleniak, Peggy Lockwood, Martha Morse, William Robins, Maria Vitale, and Ruben Woolcott. •

## 2017 Community Survey Results...

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small town atmosphere (general community @ 77% and LMS students @ 61%).

Lifestyle Influences: Survey results showed that the community has a diverse set of interests, with outdoor/recreation (38%) and education/learning (37%) being the leading interests among the general community and animals/pets (50%) and music (40%) being most important lifestyle influences to LMS students.

Most Enjoyed Activities: The six most popular activities people enjoyed attending were music events (41%, 18%), street fairs (39%, 38%), farmers markets (34%, 7%), kids/family events (32%, 35%), sporting events (19%, 33%) and dog/pet events (9%, 31%).

Causes to Attend Arts and Cultural Events More Often: More than half of the general community respondents stated that they would like more information about events (59%) and would also like more interesting or relevant events (55%).

Best Communication Methods: The general community indicated that the best forms of communication to share what is happening with DACC were Facebook (64%), newspapers (57%) and email (52%); and for LMS students were Instagram (53%), mail (31%) and email (26%). More than half (57%) of the general community responded that they were not well informed about matters and news regarding Borough government and organizations.

Even more...the survey results revealed even more fun and interesting feedback from the community, such as 16% of the respondents from the general community considered themselves artists (dancer, singer, actor, painter, photographer, etc.) while 39% of the LMS students considered themselves artists. Want to know what the most frequented retailers and services in Dunellen were? What towns were the favorite destinations for arts and cultural events? A breakdown of respondents' demographics?

Go to [http://www.dunellen-nj.gov/boards\\_and\\_commissions/Arts&CultureCommission/SurveyResultsPresentation\\_FINAL,%20July%202018.pdf](http://www.dunellen-nj.gov/boards_and_commissions/Arts&CultureCommission/SurveyResultsPresentation_FINAL,%20July%202018.pdf).

Based on the survey results, the following DACC goals were identified:

- Identify DACC goals which address the community's desire for gathering places, spaces, seating and other related amenities.
- Determine methods to incorporate arts and culture into more practical amenities/services/needs of the community.
- Partner with local organizations and groups to provide desired events/programs, such as street fairs and live music events.
- Offer opportunities for the community to be involved, collaborate and volunteer in DACC projects.
- Create program for the arts and culture community for networking opportunities and resource exchanges.
- Based on input from respondents, assess marketing and promotional methods.
- Be mindful of place and Dunellen's best assets, small town atmosphere, bus and train access and schools.
- Identify policies which could help move forward DACC's mission.
- Set realistic goals based on DACC's resources and capacity.
- Create matrix for varying demographic sectors, varying arts styles, varying cultural opportunities and other characteristics yet to be identified.
- Empower the community's youth artists.
- Determine next steps to this survey: community engagement in identifying Dunellen's cultural identity; further develop Dunellen's arts and cultural assets inventory; outreach to the community's Hispanic/Latino population to assess how DACC can move forward their mission in this important sector of our community; and ask for input from governing body, other organizations and businesses. •

### a SNAPSHOT in TIME

The Dunellen Arts and Culture Commission led the Prospect Avenue railing painting project which engaged eighteen neighborhood children, ages 2-16, in creating a vision and then painting artwork on the railings.

Arts and culture are important to

**QUALITY OF LIFE,**

stated 83% of survey respondents.

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**OPPORTUNITIES TO VOLUNTEER**

and participate in my community are important, stated 83% of survey respondents.

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90% of survey respondents were

**PROUD TO BE A MEMBER OF THE DUNELLEN COMMUNITY.**

## Dunellen Government Directory

[www.dunellen-nj.gov](http://www.dunellen-nj.gov)

All Council meetings are in the Municipal Council Chambers, on the first and third Monday of the month, located at 355 North Avenue, Dunellen, and begin at 7:00 PM, unless otherwise noted.

- Elected Officials**  
**Mayor Robert J. Seader**  
[rseader@dunellen-nj.gov](mailto:rseader@dunellen-nj.gov)  
 Term expires: December 31, 2019  
**Council President Kenneth Baudendistel**  
[kbaudendistel@dunellen-nj.gov](mailto:kbaudendistel@dunellen-nj.gov)  
 Police and Public Safety  
 Term expires: December 31, 2018  
**Kenneth Bayer**  
[kbayer@dunellen-nj.gov](mailto:kbayer@dunellen-nj.gov)  
 Public Works  
 Term expires: December 31, 2020  
**Jason Cilento**  
[jcilento@dunellen-nj.gov](mailto:jcilento@dunellen-nj.gov)  
 Recreation and Senior Citizens  
 Term expires: December 31, 2019  
**Jessica Dunne**  
[jdunne@dunellen-nj.gov](mailto:jdunne@dunellen-nj.gov)  
 Term expires: December 31, 2020  
**Jeremy Lowder**  
[jlowder@dunellen-nj.gov](mailto:jlowder@dunellen-nj.gov)  
 Public Buildings & Grounds  
 Term expires: December 31, 2018  
**Joseph Petracca**  
[jpetracca@dunellen-nj.gov](mailto:jpetracca@dunellen-nj.gov)  
 Administration and Finance  
 Term expires: December 31, 2019
- Municipal Clerk**  
 The Municipal Clerk serves as liaison officer between the governing officials and the public.  
**William M. Robins, RMC**  
 Hours: 9am-4:30pm  
 355 North Ave, Dunellen, NJ 08812  
 732-968-3033 • 732-968-8605 (Fax)
- Registrar**  
 Hours: M-F, 9am-3pm, and by appointment.  
**William M. Robins, CMR, Dunellen Municipal Registrar**  
**Lauren Darr, CMR, Deputy Registrar**  
 355 North Avenue, Dunellen, NJ 08812  
 732-968-3033 • 732-968-8605 (Fax)
- Construction Office**  
**Scott Luthman, Construction Officer**  
 Office: Pale green building on Prospect Avenue, off Skinner Plaza  
 Hours: Mon 12-6, Tue 10-1, Wed 1-6, Thur 10-1  
 732-968-3323 • 732-968-3872 (Fax)

- Municipal Attorney**  
**John E. Bruder**
- Tax Collector**  
**Patricia Dougherty, Tax Collector**  
 355 North Avenue, Dunellen, NJ 08812  
 Hours: Monday to Friday, 9 am - 2 pm  
 732-968-1226 • 732-968-3903 (Fax)
- Tax Assessor**  
**Richard Gianchiglia, Tax Assessor**  
 Mailing Address: 355 North Ave, Dunellen, NJ 08812  
 Office is in the pale green Construction Office building, located on Prospect Avenue  
 Hours: Monday/Wednesday 3pm-6pm, by appointment (assessment only)  
 732-968-3323 • 732-968-3872 (Fax)
- Parks & Recreation**  
 Provides recreational programs, events & sports to the residents of Dunellen by utilizing the Borough parks and schools to help enhance the lives of the community.  
**Acting Recreation Director: Alex Miller**  
[recreation@dunellenborough.com](mailto:recreation@dunellenborough.com)  
 732-752-2466  
 Recreation Hotline/Cancellations, press 1  
 Senior Updates, press 2
- Planning Board**  
 Regular meetings are conducted on the fourth Monday of each month at 7 pm, unless otherwise noted. These meetings are held in the Council Chambers at the Municipal Building, 355 North Ave, Dunellen, NJ, 08812.  
 • Roger Dornbierer, Chairman  
 • Kevin Bachorik • Thomas D'Amico  
 • Barbara Seif • Randee Staats  
 • Adam Gordon  
 • Scott Luthman, Secretary  
 • Kenneth Bayer, Councilman  
 • Robert Seader, Mayor
- Code Enforcement**  
 Property Maintenance, Zoning Violations, and Illegal Housing  
**George Deene, Dunellen Code Enforcement Officer** • 908-672-2593
- Public Works**  
 Hours: Monday to Saturday, 8am-2pm  
 Paint Drop Off: 2nd Saturday each month, 8am-12pm  
 235 Hall St, Dunellen, NJ • 732-968-5455

## Borough Council Meeting Dates

- All meetings are in the Municipal Council Chambers, 355 North Avenue, Dunellen, and begin at 7:00 p.m., unless otherwise noted. Annual reorganization meeting: January 1st at noon.
- **Monday Oct 1**                      **Monday, Nov 5**                      **Monday, Dec 3**
- **Monday, Oct 15**                    **Monday, Nov 19**                    **Monday, Dec 17**

## Redevelopment FAQs...

*Continued from Page 11...*

Council designated Kaplan Companies as the redeveloper. A condition of the designation was that an Agreement between the Borough and Kaplan Companies be arrived at within a certain time. When that did not occur, Kaplan was de-designated as of January 2007 and Baker Residential was selected as the Redeveloper. Unfortunately, before the Borough and Baker could arrive at a mutually accepted Agreement, the financial melt-down of 2007-2008 occurred and formal redevelopment activities were put on hold at the request of the Redeveloper.

While being disappointed with the economic circumstances which stalled the redevelopment plans of the Borough, the Mayor and Borough Council nonetheless moved ahead on other fronts, the most significant of which was the application to the New Jersey Department of Transportation to be designated a Transit Village. This was achieved in 2012 and it has afforded us several valuable opportunities for technical assistance as well as made us eligible for a wider range of grant opportunities. Smaller developers, reading about our Transit Village status, took notice of Dunellen and began their own building projects.

The economy slowly began to recover, and the Art Color Complex owners again expressed an interest in developing the site. This time, they would do so in partnership with established builders. Negotiations ensued, and on July 13, 2017, the Dunellen Borough Council by resolution entered into an Agreement with Brudner Redevelopment Partners Urban Renewal LLC.

**Q: Where can I get copies of all relevant Redevelopment documents, including Agreements and diagrams that illustrate what the new development will look like?**

A: These documents, plans, reports and illustrations have been uploaded to the Redevelopment page on the Borough's website: <http://www.dunellen-nj.gov/redevelopment>. Information can also be found at the Dunellen Municipal Clerk's Office.

**Q: What will the development consist of?**

A: On the 19-acre "Art Color" complex, there will be 130 townhomes for sale and 252 apartments for rent, with 58 of the rental apartments being affordable homes. There will also be a 9,600 sq. ft. commercial/retail building on the former World Gym site. Residents of the complex will have access to a Club House with a community room, barbecue area, weight room and pool. The development will be home to over 500 new Dunellen residents.

**Q: How will Dunellen residents benefit from redevelopment?**

A: The redevelopment of this property will bring new life to our business district with people living within walking distance who will utilize the many shops and restaurants. In addition, redevelopment will bring a much-needed new revenue stream over the next 30 years allowing the Borough to provide improvements and additional resources to our residents.

Other reasons for redevelopment:

- To promote the most effective use of all the Redevelopment Zone property according to the long-term vision as set forth in the Dunellen Redevelopment Plan and our Borough's Master Plan.

- To increase the property tax base of the Borough through the addition of millions of dollars of enhanced real estate and structures. In an immediate sense, this increase positively affects the results from the funding formula that sets public library minimum funding.

- To promote the creation of job opportunities in the Borough that will provide employment prospects for both existing residents as well for others in the area.

- To improve business opportunities through the promotion of new and diverse economic activities. The new residents will patronize our downtown businesses and attend our arts and culture activities.

- To redevelop land occupied by obsolete structures and uses. This aesthetic improvement

will have a very positive effect on our public image and will make all other property values rise commensurately.

- To utilize new tax revenues engendered by the development to enhance existing municipal programs and services.

- To help satisfy the court-ordered affordable housing requirements as mandated by the N.J. Supreme Court.

**Q: Will redevelopment affect my taxes?**

A: Redevelopment will likely not directly affect your property taxes, at least in the near short-term. However, our financial projections anticipate that during the next thirty years the development will generate an additional \$35 million in additional revenue and we are very hopeful that this new revenue stream will help to stabilize taxes, or possibly trend toward lowering them. There will certainly be additional municipal services that the development proceeds will enable us to provide.

**Q: What company is doing the redevelopment?**

A: The development of the Art Color complex will be done by two companies. K. Hovnanian will build the townhomes and Prism will build the apartments and retail space. Both companies have many years of experience in building redevelopment sites throughout New Jersey and surrounding states. At the present time, there are no plans in place for development of Site #1 (Train Station North) or Site #2 (Train Station South)

**Q: What is the timeline?**

A: As of September 2018, all tenants of the Art Color complex have vacated the property and the utilities have been shut off. Pest control is being performed as needed in preparation for demolition. Demolition will begin shortly and probably conclude in Spring 2019. Any environmental remediation that is needed will then be done. The next phase will be the infrastructure components such as leveling and grading of the ground, the installation of a new pumping station for wastewater, and the laying of mostly underground utilities. The dwelling units and retail building will then be built, phased over three years. It is estimated that the entire project will take 3-4 years from the start of demolition.

**Q: I am concerned with rats and other vermin escaping during demolition. What is being done to prevent this?**

A: Vermin control and elimination is being done by a licensed animal control company. Starting in July 2018, this company has set traps to catch any rats or other animals, including feral cats, which will prevent the animals from escaping during the demolition process. Before any actual demolition begins, this company must present to the Dunellen Construction Office a document called a "Certificate of Abatement" which proves the premises are free from these kinds of animals.

**Q: Will there be dangerous materials such as asbestos and dust because of the demolition? What is the demolition process?**

A: The demolition will be done by Highground Industrial, a nationally known firm with headquarters in Florida and offices in Mahwah, NJ ([www.highgroundind.com](http://www.highgroundind.com)). Highground Industrial provides comprehensive demolition and environmental contracting services, including Remediation, Waste Management, Emergency Response, Asset Recovery and full site work services.

The first step will be asbestos abatement. The work area will be prepared according to all applicable New Jersey State regulations and the highest level of care will be maintained in the collection and disposal of any asbestos related material.

Next will be general site preparation wherein a fence will be placed around the complex to restrict access and ensure safety. All utilities will have been cut-off and dust control equipment will then be brought to the site.

Explosives will not be used during the

project. Instead, all dismantling and demolition of the structures will be conducted using conventional demolition equipment such as hydraulic track excavators which will be equipped with a combination of shears, concrete breakers/grapple attachments, skid steer and front-end loaders. Front-end loaders with grab buckets will remove and segregate the scrap steel and debris generated by the demolition for recycling purposes and for loading trucks with materials for off-site disposal. All work zones will be clearly marked using barricade tape.

During all phases of the demolition activities, airborne dust emissions will be controlled. Dust suppression systems will be placed and activated within the work area to minimize or reduce the generation of visible dust emissions. Engineering controls for dust suppression will generally consist of the use of water misting and spraying devices. As conditions warrant, a large area mister ("Dust Boss" or equivalent) will be employed to ensure fugitive dust emissions are mitigated. The Dust Boss resembles a snow making machine and can cover a large area with a fine mist of water, effectively controlling dust on a large scale when necessary.

**Q: The Art Color Complex was for many years a center of printing. I am concerned that because of this use there may be ground contaminants.**

A: The developer has conducted preliminary environmental investigations and found a certain moderate level of ground contaminants that will be safely removed by the developer during and after the demolition process. There will be no leakage of dangerous chemicals into our water supply or any escape of airborne toxins.

**Q: What is the impact on traffic and how is it being resolved?**

A: A full traffic study was completed by McDonough & Rea Associates of Manasquan, NJ, which details the current traffic flows and estimates future flows. Their recommendation was that a new traffic light be installed at the intersection of New Market Road and South Washington Avenue. This signal will be coordinated with the traffic signal at North Avenue to avoid back-ups. This study is on the Redevelopment web site page.

**Q: Will there be additional crossing guards at this intersection?**

A: We do not think so at this time, given the relatively few additional school children and the new traffic light. However, this situation will be closely monitored.

**Q: What is the anticipated impact of the Art Color complex redevelopment on our schools?**

A: The townhomes and apartments are being designed for and marketed to commuters who will take trains or buses to work. They are mostly one or two-bedroom units, with a few three-bedroom units required under New Jersey's Affordable Housing laws. Our experts calculate that we can expect approximately 41 additional school aged children. This report is on the Redevelopment web site page.

The Mayor and other Borough officials meet regularly with Dunellen School District officials and the School District Superintendent is fully apprised of the development and its progress. The District can expect to receive at least as much a proportion of municipal funding during and after development as it currently receives.

**Q: Will there be direct access to Columbia Park from the development?**

A: No. Though not a "gated" community, the development will be a "closed" community in the sense that only residents and their guests need be in the habitable part of the complex. A fence will be built separating the complex from Columbia Park, with a gate and entrance accessible only to complex residents.

**Q: Are any improvements or changes planned to Columbia Park as part of this redevelopment project?**

A: Not directly because of the development. However, we are glad to announce that Dunellen has received funding from Middlesex County under an Open Space grant for which the Mayor

and Council had applied, and we are working with the School District on separate projects to re-do the tennis courts, build a Gazebo next to the Senior Center, put in artificial turf on the football field, and possibly make additional improvements to the play area and walking path.

**Q: Will the existing Dunellen community be able to access/use the proposed Clubhouse and other amenities of the new development?**

A: No. The Clubhouse and pool will be for complex residents only. They will be controlled and maintained by the developer or its management company and any use will be restricted to residents of the complex.

**Q: Will the development require the hiring of additional personnel for the Police Department, Public Works or administrative offices?**

A: To serve these new residents properly and safely, additional personnel may need to be added to the Police, DPW, Tax Office, and Construction Office.

With the additional property tax revenue generated by the dwellings, any additions will more than pay for themselves. •

## Coming Soon: Little Free Library Book Exchanges

Submitted by Terri Albertson

I often hear the comment "Dunellen takes care of their own." I see it in action so many times as neighbors help each other, mom's get together to fill backpacks for students in the community and when Washington Park is filled with half the town to cheer on our high school graduates.

It was this phrase I thought of when several of us got together to discuss starting a community wide program to encourage reading. And so our quest began, our goal was to have Free Little Libraries in the parks of Dunellen. "Little Free Library is a nonprofit organization that inspires a love of reading, builds community, and sparks creativity by fostering neighborhood book exchanges around the world. A Little Free Library is a "take a book, return a book" free book exchange. They come in many shapes and sizes, but the most common version is a small wooden box of books. Anyone may take a book or bring a book to share."

Little Free Library book exchanges are a personal way for the community to share their favorite book or read something new. It offers people who never look at a book a chance to try one. Our hope is that they will enjoy it and come back for more. Maybe this will encourage them to check out the Dunellen Public Library or just to share a conversation about books with other people at the park. We hope to unveil our first free little library in October with a family friendly event. Watch for more information on Facebook and Dunellen 411.

There are over 75,000 registered Little Free Library book exchanges in 88 countries worldwide! Soon there will be 2 more, one in Morecraft Park and one in Columbia Park. This project has the support of the Borough Council, Recreation Commission and the Dunellen Public Library. Funding for the 2 libraries have come from donations from community members. Donations of materials, money to purchase materials and time building the boxes have come from the community. If you are interested in donating books, they can be dropped off at the Dunellen Public Library. Be sure to say they are for the Free Little Library. We plan to recruit community members to help watch over the boxes, keep them neat and to let us know when they need to be filled. To join our email list or if you would like to make a monetary donation or help with this project please contact [dunellenfreelibrary@gmail.com](mailto:dunellenfreelibrary@gmail.com). •



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## 2018 Candidates for Dunellen Borough Council

### David K. DeNapoli

David DeNapoli is a lifelong Dunellen resident of 61 years and currently works as the Dunellen High School Athletic Director. David served on the Dunellen Recreation Commission, and is a Member of the Dunellen Lion's Club. He is ready to take his love for Dunellen a step further and serve as a Councilman for the Borough of Dunellen.



David is the proud husband to Dunellen High School alum, Dorene (Rychlicki) DeNapoli and father of three children (Annabella, Anthony and Angelo.)

David's education started at St. John's School in Dunellen (K-4), and continued at Dunellen Public School system (5-12). David discovered the Dunellen sense of community on the Destroyers Football field. His gratifying high school football career influenced him to play college ball at Kean as he studied Health & Physical Education. One of his most favorite pass-times was to volunteer as a football coach for Dunellen from 1992 to 1995. In 1996, David was named the Head Coach, a position he has held proudly for the past 22 years.

In 2000, his passion for Dunellen sports and better-educating his team about health and fitness led him to serve his community in another capacity, this time, as a full-time PE/Health teacher. David was then promoted to Dunellen Coordinator of Athletic Activities in 2003.

David's drive to serve his community is inspired by the legacy of his father, Thomas DeNapoli, who served on the Dunellen Borough Council for several terms. David wishes to extend the legacy of his father, and those he admired growing up as child such as Clem Santy and Mayor Anzivino, by being elected to the Borough Council.

If elected to serve Dunellen's community in this new capacity as a Councilman, he will continue teaching others that giving back to your community is the worthiest gift.

David is excited about Dunellen's bright future and is looking forward to the sharing of ideas and issues that affect our great borough. With the help of your vote, he will gladly represent hardworking Dunellen families.

To learn more about David's campaign for Borough Council follow him on Facebook at: ONE Dunellen: DeNapoli & Lowder for Dunellen Borough Council. •

### Jeremy K. Lowder

Jeremy has been a proud resident of Dunellen for 19 years. He was born in Washington State to a military family and moved across the United States and overseas for much of his childhood. Ready to start a permanent home, he decided in 1999 to raise his family here in the warm-hearted town of Dunellen. Jeremy lives here with his wife, Angelina, and three children (Michael, Ciro and Christina.) When he's not serving as Dunellen Councilman, and heading the Dunellen Buildings and Grounds Committee, Jeremy owns and manages a local electric and construction company.



As a part of his devotion to the town, Jeremy joined the Dunellen Defender Fire Company in 2004 and currently serves as the Fire Chief. He is a proud supporter of Dunellen's emergency services and looks forward to continue serving on the Dunellen Borough Council.

While living in Dunellen, Jeremy knows that the tight knit community we love is possible because of the collaborative effort of town parents and residents. Understanding his role in collaboration and community, Jeremy assisted with coaching Dunellen T-ball, little league teams and the Scouts. Listed below are some of Jeremy's accomplishments during his first term as a Councilman:

- Cut electricity cost in half: Worked with PSE&G in replacing non-metered lights in Columbia Park and the Fire House to LED lights. This upgrade cut the price for electricity for each light in half!

- Promoted Public Safety: Installed cameras at the DPW yard to secure the facility at night Repaired the Washington Memorial Park sign lighting. Oversaw that additional lights were added in Columbia Park along the walking path entrance near the tennis courts to enhance visibility and public safety.

- Improved Working Conditions: Voluntarily installed an air conditioning unit at the Police Station.

Jeremy believes this election is about Dunellen's future and preserving the integrity of our collaborative community. With his bold, energetic, and vibrant leadership, Jeremy hopes to continue to serve his community as a Councilman. He looks forward to speaking with you through this election season and throughout the year to hear your concerns.

To learn more about Jeremy's campaign for Borough Council follow him on Facebook at: ONE Dunellen: DeNapoli & Lowder for Dunellen Borough Council. •

### Stacey Narvesen

My name is Stacy Narvesen, I am a Dunellen resident, and I'm running for a position on the town council. I am a graduate of New York University and hold a degree in Medical Diagnostic Sonography. I held a position in Pediatric echocardiology at Newark Beth Israel Medical Center before the birth of my second child, when I decided to become a stay at home Mom. I am an active member of the local MOMS club, and have held a board position in the past.



I am inspired to run for several reasons; the first being the lack of female representation. The current council has only one female voice in the mostly male (and mostly Republican) governing body, and I'm hoping to add to that female and Democratic voice. The second reason is I care about this town. Not only am I a homeowner, but I have two small children whom I wish to raise in this community and school system.

The downtown area represents the heart of our community, and I believe that we should build it up and showcase it more, and it should be utilized to its fullest extent. The schools are helping raise our future and should be treated as such, and our roads and parks ought to be a representation as to how amazing this "small town" really is. The people of this town go to great lengths to maintain their homes and properties, and

I believe that the town owes us all similar upkeep of the community's assets. As a Councilperson, I am hoping to develop some non-tax ways to gain revenue for the town. We, as homeowners, are spending more and more on taxes, and have been left feeling like we're not only holding the bag, but the bag is empty. Our taxes will probably never decrease, but why can't we look at our neighboring towns and see what they're doing that Dunellen is not?

Granted, not everything will work for us as it may have for another town, but if we don't look, we could be missing great opportunities.

Big changes can happen in small incremental steps, and I don't believe enough steps have been taken to bring this town in the direction it should go. I'm a firm believer that actions speak louder than words, and would like the opportunity to represent the town's people to make forward moving changes happen. •

### April Burke

I have been a high school history teacher for the last thirteen years, with most of my career spent in the Berkeley Heights Public Schools. I graduated from the University of Alabama with a BA in History and relocated to New Jersey in 2003 to earn my Masters of Arts in Teaching at Montclair State University. I have chosen to run for Council because I would like to add a voice that is a better representation of our town.



Dunellen is a diverse town that is made up of many families with young children. It is important to include this perspective, and their needs, on our town council. Electing the same people year after year will not let these changes happen. Dunellen is a welcoming and wonderful town for young families, and this dynamic must continued to be encouraged and tapped into.

One of my goals as a member of town council would be to increase communication and transparency between the local government and residents. It is important that you know how your tax dollars are being spent! Many local municipalities use a variety of social media platforms to communicate information to their residents. Additionally, our town website is out of date and difficult to navigate leaving our residents confused about who to contact. It is important that our town council embrace modern platforms to communicate with our residents.

I am committed to improving Dunellen. I have two children that attend Faber Elementary School and our family is a member of the PTO. Additionally, both my children are active participants in Dunellen Recreation programs and in the summer of 2017 I began a Sports Equipment Exchange program to assist families. I am excited to work with Stacy Narvesen, and the residents of Dunellen, to find reasonable and workable solutions to improve our town.

Please follow our campaign on Facebook at: Stacy Narvesen and April Burke for Dunellen Borough Council. •

## Dunellen Shade Tree Commission Receives Grant

Submitted by Ken Baudendistel, Councilman

The Borough of Dunellen has been awarded \$30,000 NJ Urban and Community Forestry Stewardship Grant for tree planting.

The Dunellen Shade Tree Commission will use these funds to plant 74 trees throughout the Borough. Locations were identified through residents request or the current tree inventory which is updated annually by the commission members. What tree species we plant is dictated by the location of utilities both above and below ground and the size of the "skirt" areas between the sidewalk and street. Selecting the correct species will help

the trees survival in the future.

With this grant, the DSTC will have received over \$100,000 and planted 851 trees and shrubs in our parks and along many streets throughout the Borough since its inception in 2002.

I want to thank both the current and previous members of the DSTC for all of their hard work keeping Dunellen beautiful. In addition, special thanks to the Mayor and Council members and the Dunellen Dept. of Public Works for their continued support. We could not continue without the volunteers and towns support. •

Look for the new trees to be planted in October or early November!! Please stop by the DSTC Booth at the Street Fair Sept 30th and the Harvest Fest on October 7th where you can learn how to plant a tree, tree maintenance information and other handouts.

If you are interested in joining the Shade Tree Commission please email us at shadetree@dunellenborough.com or speak to us directly as we may be your neighbor!!

- Ken Baudendistel (Chairman)
  - Sue Butterworth (Vice Chairman)
  - Erica Grun (Secretary)
- Commissioners:
- Robert Berg
  - Robert Rios
  - Enrique Lainez
  - James Devine



In the article you will learn about how to cultivate a healthy lifestyle for you and your family throughout the school year.

With all the hustle and bustle of homework, packing lunches, and keeping everyone on track, there are tips available to make it just a little easier.

**Read About  
"Back to School  
Tips" Written by a  
Dunellen Resident!**  
See page 21

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