



# BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

## MUNICIPAL COUNCIL ♦ REGULAR MEETING AGENDA FEBRUARY 26, 2026 ♦ 6:30 P.M.

**SUNSHINE STATEMENT** Adequate notice of this meeting has been provided to Asbury Park Press, Two River Times and Star Ledger and posted on the bulletin board of the Municipal Building and on the municipal website.

The Red Bank Council is meeting in person as well as providing an option for the public to participate in via ZOOM video meetings. If Zoom becomes unavailable during the meeting and it cannot quickly be fixed, Council will continue with the remainder of the meeting. For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment.

### PLEDGE OF ALLEGIANCE

#### ROLL CALL

Bonatakis    Facey-Blackwood    Forest    Jannone    Yuro    Triggiano    Portman

### PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

Proclamation- Edith Blake – 108th Birthday

### PRESENTATIONS-

- Presentation by Director Arnone and Clerk Hanlon for America's 250th Birthday

### PUBLIC COMMENTS ON AGENDA ITEMS ONLY

### APPROVAL OF MINUTES

1. 2/12/2026- Regular Meeting minutes

### ORDINANCES

1. Final Reading/Public Hearing: Ordinance 2026-04, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK TO REPEAL AND REPLACE CHAPTER 205 “AFFORDABLE HOUSING” OF THE BOROUGH CODE TO BE CONSISTENT WITH STATE REQUIREMENTS OF THE AMENDED FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS
2. (PLACE HOLDER) Introduction: Ch 562- Temporary Outdoor Business Ext.
3. (PLACE HOLDER) Introduction: Rent Leveling
4. (PLACE HOLDER) Introduction: Push cart/Food Truck/Concession (Riverside)

### RESOLUTIONS

**26-48** RESOLUTION FOR PAYMENT OF BILLS-

**26-49** RESOLUTION OF THE BOROUGH COUNCIL ADOPTING AN AFFORDABLE HOUSING SPENDING PLAN IN CONNECTION WITH THE FOURTH ROUND

**26-50** RESOLUTION ACCEPTING THE PERFORMANCE GUARANTEE POSTED BY 96-98 WEST FRONT STREET, LLC FOR THE DEVELOPMENT PROJECT LOCATED AT BLOCK 8, LOTS 2, 3, & 3.01

**26-51** RESOLUTION AUTHORIZING REFUND OF DEVELOPERS’ ESCROW ACCOUNT BALANCE TOTALING \$15,507.40

**26-52** RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO THE TAXPAYER’S ERROR (BLOCK 115, LOT 15)

**26-53** RESOLUTION FOR INCREASING YEAR 2026 CURRENT, WATER/SEWER AND PARKING FUNDS TEMPORARY BUDGET APPROPRIATIONS

**26-54** RESOLUTION AUTHORIZING TRANSFER OF CURRENT FUND AND SEWER APPROPRIATION RESERVES

**26-55** RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR GRAFFITI REMEDIATION REQUIRED BY BOROUGH OF RED BANK

**26-56** RESOLUTION AUTHORIZING EXECUTION OF APPLICATION FOR FY2026 GREEN ACRES FUNDING

**DISCUSSION AND ACTION FOR MAYOR AND COUNCIL**

*Proposed Applications requesting feedback from Mayor and Council:*

**Red Bank Volunteer Fire Department: Application for Membership**

1. Maxwell J. Achimov, application for (Active) Membership – Union Hose Company

*Proposed Events requesting feedback from Mayor and Council: NONE*

**PUBLIC QUESTIONS COMMENTS**

**MAYOR & COUNCIL COMMENTS**

**MANAGER’S REPORT**

**EXECUTIVE SESSION      RESOLUTION NO. #26-**

**ADJOURNMENT**

**TIME** \_\_\_\_\_

# UNAPPROVED DRAFT MINUTES



## BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

### MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES FEBRUARY 12, 2026 ♦ 6:30 P.M.

**SUNSHINE STATEMENT** This meeting is being held in accordance with the Public Laws of 1975, Chapter 231 and adequate notice of this meeting has been provided by a notice sent to Asbury Park Press, Two River Times and Star Ledger and posted in the Main Lobby of the Municipal Building and on the municipal website.

OPMA authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. The Red Bank Council is meeting in person as well as providing an option for the public to participate in via ZOOM video meetings. Please note that the option to attend is being provided as a courtesy, therefore, if Zoom becomes unavailable during the meeting and it cannot quickly be fixed, Council will continue with the remainder of the meeting. For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment. Whether you are appearing in person or via Zoom, you must provide your name to be recognized.

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

**Present:** Councilmember Bonatakis, Councilmember Facey-Blackwood, Councilmember Forest, Councilmember Jannone, Councilmember Yuro, Deputy Mayor Triggiano, and Mayor Portman

**Others present:** Gregory Cannon, Borough Attorney, James Gant, Borough Manager, and Mary Moss, Borough Clerk

#### Absent:

#### PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

Appointment: Kaitlyn Galgano to the Animal Welfare Committee to an Unexpired Alternate #2, 2- year term, expiring on 12/31/2027

Councilmember Jannone commented on Kaitlyn and stated that she would be a great fit for the committee.

Councilmember Forest motioned to approve the appointment of Kaitlyn Galgano to the Animal Welfare Committee; Councilmember Yuro seconded the motion. A voice vote confirmed all in favor.

#### PRESENTATIONS- NONE

#### PUBLIC HEARING NOTICE- Michael Reiser, Borough Engineer's Representative from CME Associates

Mr. Reiser, presented to the public a presentation of Johnny Jazz Park, provided a detailed overview of its purpose, and scope of work as highlighted below. He emphasized that this the presentation for just the application portion of the grant program and only if awarded, it will go to the final design.

**PURPOSE:** The Borough of Red Bank is seeking funding through the State of NJ Green Acres Park Development Program for the rehabilitation of Johnny Jazz Park located at the intersection of Shrewsbury Avenue and Drs James Parker Boulevard in the Borough of Red Bank.

**Project Scope:** The Borough of Red Bank proposes the following facilities at Johnny Jazz Park: a new stage platform, ADA walkways, lighting, new landscaping, and more. A concept plan showing the proposed changes, a

preliminary cost estimate, and an environmental impact assessment for the project can be found at: <https://www.redbanknj.org/531/Johnny-Jazz-Park>

**Public Hearing Information:** The public is encouraged to attend a public hearing to learn more about the proposal and to ask questions or provide comments on the proposed plan on Thursday, February 12<sup>th</sup>, 2026, at 6:30 pm. The meeting will be held In Person at 90 Monmouth Street, Red Bank, NJ, 07701. Written comments on the proposed application may be directed to Mary Moss, Municipal Clerk, [mmoss@redbanknj.org](mailto:mmoss@redbanknj.org), 90 Monmouth Street, Red Bank, NJ, 07701.

Borough Manager Gant made clear to the public and the governing body that these are the being stages of the Grant process. The engineers have provided a conceptual plan, and nothing has been finalized. The Borough website has a survey for public comments, and all are welcomed to participate in the discussion.

- Joe Muccioli, 77 Pinckney Rd.: would the governing body consider placing an outdoor piano in the Park (Cadenza), he would be willing to help in any effort to make this possible.

## **PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

Councilmember Forest motioned to open the floor for public comment on agenda items only; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

No one commented

Councilmember Facey-Blackwood motioned to close the floor for public comments on agenda items only; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

## **APPROVAL OF MINUTES**

1. 1/22/2026- Regular Meeting minutes Councilmember Jannone motioned to approve the minutes; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.
2. 1/22/2026- Executive Session Meeting minutes: Deputy Mayor Triggiano motioned to approve the executive session minutes; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

## **ORDINANCES**

1. Final Reading/Public Hearing: Ordinance 2026-03, ENTITLED AN ORDINANCE TO EXCEED THE CALENDAR YEAR 2026 MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

Ordinance was introduced January 22, 2026

Councilmember Forest motioned to open the floor for the public hearing on Ordinance 2026-03; Councilmember Jannone seconded the motion. A roll call vote confirmed all in favor.

- Joan Wetherell, 106 Manor Dr.: requested and overview of the ordinance

Borough Manager Gant/Borough Attorney commented and stated that this is to reserve appropriations that are unspent. It is not a 2% levy CAP, this is simply an appropriation CAP.

Councilmember Forest motioned to close the floor for the public hearing on Ordinance 2026-03; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

Councilmember Facey-Blackwood motioned to approve the ordinance for adoption; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

2. Introduction: Ordinance 2026-04, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK TO REPEAL AND REPLACE CHAPTER 205 “AFFORDABLE HOUSING” OF THE BOROUGH CODE TO BE CONSISTENT WITH STATE REQUIREMENTS OF THE AMENDED FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS

Borough Attorney provided a summary overview of the ordinance to the public

Councilmember Forest commented that Affordable Housing is a priority to him.

Deputy Mayor Triggiano motioned to approve Ordinance 2026-04 on first reading and to authorize the notice of approval and public hearing to be held on February 26, 2026, Councilmember Yuro seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on February 26, 2026.

## **RESOLUTIONS**

Deputy Mayor Triggiano motioned to approve resolutions 26-38 through 26-47 under Consent Agenda; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

### **26-38 RESOLUTION FOR PAYMENT OF BILLS**

**26-39 RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$2,435,000 BOND ANTICIPATION NOTES, SERIES 2026, CONSISTING OF NOT TO EXCEED \$1,535,000 GENERAL IMPROVEMENT NOTES, SERIES 2026, AND NOT TO EXCEED \$900,000 WATER AND SEWER UTILITY NOTES, SERIES 2026, OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, TO THE MONMOUTH COUNTY IMPROVEMENT AUTHORITY, AND DETERMINING VARIOUS MATTERS IN CONNECTION THEREWITH**

**26-40 RESOLUTION AUTHORIZING THE RELEASE OF MAINTENANCE GUARANTEE POSTED BY RIVERWALK COMMONS RED BANK, LLC FOR BLOCK 29, LOTS 5, 6, & 7**

**26-41 RESOLUTION – STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PARK DEVELOPMENT ENABLING RESOLUTION- JOHNNY JAZZ PARK**

**26-42 RESOLUTION DIRECTING THE BOROUGH OR RED BANK PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN FOR BLOCK 39 LOT 30 & 31, REHABILITATION AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A: 12A-1, ET. SEQ.**

**26-43 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #5 FOR LEAD SERVICE LINE TEST PIT & SERVICE REPLACEMENT – PHASE 3 (UNDERGROUND UTILITIES CORP)**

**26-44 RESOLUTION HONORING 2025 FIRE CHIEF**

**26-45 RESOLUTION AWARDING A FIVE-YEAR CONTRACT TO DELISA DEMOLITION, INC. FOR MUNICIPAL SOLID WASTE AND RECYCLING COLLECTION SERVICES**

**26-46 RESOLUTION AUTHORIZING THE EXECUTION OF A PROJECT AGREEMENT WITH MONMOUTH COUNTY FOR PERFORMANCE AND DELIVERY OF FISCAL YEAR 2025 COMMUNITY DEVELOPMENT PROJECT (BOYS & GIRLS CLUB FACILITY IMPROVEMENT)**

**26-47 RESOLUTION APPROVING QUITCLAIM DEED DISCLAIMING ANY INTEREST BY THE BOUGH IN THE REAL PROPERTY KNOWN AS BLOCK 4.01, LOT 26.02**

## **DISCUSSION AND ACTION FOR MAYOR AND COUNCIL**

### ***Proposed Events requesting feedback from Mayor and Council:***

Event Series:

Red Bank Pizza Fest: Saturday, April 25, 2026: 1 pm – 5pm

Red Bank Food & Wine Walk: Saturday, August 15, 2026: 1 pm – 5 pm

Red Bank Mac & Cheese Festival: Saturday, September 26: 1 pm – 5 pm

JBJ Soul Foundation Day of Hope Walk: Tuesday, May 13, 2026: 11 am – 1 pm

Dog Days: Riverside Gardens Park: Saturday, September 19, 2026 12 noon – 4 pm; Rain Date: (tentative-Saturday, September 26, 2026)

-Councilmember Jannone commented that they may be having Dog Days at Marine Park, however, that has yet to be finalized.

Parks and Recreation:

Spring Egg Hunt: Count Basie Park; Sunday, March 22, 2026; Rain Date: Sunday, March 29, 2026: 9 am – 11 am

Pride in the Park: Saturday, June 6, 2026; Rain Date: Sunday, June 7, 2026

Hispanic Heritage: Sunday, September 13, 2026; Rain Date: September 20, 2026

*Proposed Applications requesting feedback from Mayor and Council: NONE*

## **PUBLIC QUESTIONS COMMENTS**

Councilmember Forest motioned to open the floor for public questions & comments; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

- Scott Wingerter, Riverside Avenue, Red Bank: extended an invitation to Mayor and the Governing Body to come out and take a ride on the ice on the Navesink river. The boat club is one of the oldest around.
- Joan Wetherell, 106 Manor Dr.: inquired about the shredding events throughout Monmouth County. Would like to know why Red Bank was not included.

Borough Manager explained that the County rotates throughout the municipalities and Red Bank had participated last year.

Councilmember Forest motioned to close the floor for public questions & comments; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

## **MAYOR & COUNCIL COMMENTS**

**Councilmember Bonatakis:** Thanked all involved with the new upgrades to Council chambers. Thanked Red Bank Green on their coverage regarding the ice boats here at Red Bank. It is a sight to see and experience.

**Councilmember Yuro:** ready to head into Spring, there have been a lot of new businesses heading to town, so he is excited to start a new season in town and for the Broadwalk area.

**Councilmember Facey-Blackwood:** thanked Red Bank Green and the local coverage on the ice boating in town. Provide updates to the following committee(s): Environmental Commission/Green Team, Shade Tree, Complete Green Streets Committee.

**Councilmember Forest:** Provided updated on the following committee(s): Senior Center, Recreation, and Board of Education.

**Councilmember Jannone:** Provided updated on the following committee(s): Mayor Wellness, Animal Welfare, and Library. She attended the ribbon cutting at Riverview with regards to the new inpatient oncology unit, it has a lot to offer and she was happy to be part of the event.

**Deputy Mayor Triggiano:** It is wonderful to see residents supporting Westside businesses. Local business owners are grateful for all the foot traffic they are seeing around the area. Excited to see full programming for Broadwalk this upcoming season. The Youth Program is a wonderful way for the youth to be involved within the community. It was wonderful to take part in speaking with locals regarding ICE activity and educating everyone and providing the resources people need to navigate through a difficult time. She is proud to have local community members take part in that conversation and caring about community in showing up and showing support.

**Mayor Portman:** Reminded everyone that there are a lot of Arts and Entertainment happening around town. Acknowledge the new equipment to Council Chambers, it is nice to see all the new equipment and everything up and running.

**MANAGER'S REPORT-** Manager Gant reported the following:

### **BOROUGH OF RED BANK**

#### **Council Meeting Discussion Summary**

**Speakers:** Councilman Ben Forrest, Borough Manager James Gant, Borough Attorney Greg Cannon

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During his report, Borough Manager James Gant provided an update regarding recent ice boating activity on the Navesink River. He noted that the event created what he described as a “third community space,” drawing hundreds of residents onto the ice. While the activity was a positive community moment, it presented logistical and safety challenges for the Borough, particularly given that Marine Park remains under construction.

To address these concerns, the Borough coordinated a response involving the Risk Management team, the Joint Insurance Fund, the Police Chief, and the Department of Public Utilities. A designated walkway was created from

the Marine Park parking lot to allow residents to access or view the ice. Manager Gant emphasized that the ice remained unmonitored and unguarded and that clear communication of safety risks was essential. He thanked Brian Donahue for assisting in communicating these concerns to the public.

Manager Gant also reported that the solid waste collection contract was awarded to Delisa following a publicly advertised competitive bidding process conducted through a consultant. The contract term is five years. He explained that municipalities across New Jersey are currently experiencing limited competition in the solid waste industry, with many bid processes yielding only one bidder due to market volatility, energy costs, recyclable commodity fluctuations, and insurance-related risk. Despite these challenges, solid waste collection remains a mandatory public health service.

The Borough experienced a 27% increase over the prior five-year contract; however, Manager Gant noted that this increase was comparatively favorable when measured against regional trends. He cited nearby municipalities that experienced increases of 40%, 73%, and 97% in their most recent solid waste contracts. Borough Attorney Greg Cannon confirmed that the limited number of bidders reflects industry-wide conditions and that incumbent contractors typically have a built-in advantage due to operational familiarity and the risks associated with entering new municipal contracts in the current market environment.

Councilmember Forest raised concerns regarding the long-term implications of receiving only one bid and questioned whether the Borough should consider evaluating the feasibility of reintroducing in-house solid waste collection services in the future.

Attorney Cannon responded that the limited bidding environment is consistent across municipalities and largely driven by current economic and regulatory conditions. Manager Gant added that operating an in-house collection program carries significant liability exposure, particularly with respect to workers' compensation costs.

Councilmember Forest also raised resident feedback regarding parking ticket fines during snowstorms. Manager Gant acknowledged the concern and stated that the Police Department issued the highest number of snow-related parking tickets in recent years during the most recent storm. He emphasized that vehicles left in place significantly impede snow removal efforts and contribute to prolonged roadway safety issues.

Manager Gant further reported that the Department of Public Works continues to address snow and ice removal operations throughout the Borough. He commended DPW staff for their extended hours and ongoing efforts to maintain roadway safety.

An update was also provided regarding audiovisual improvements in Council Chambers. New equipment includes lapel microphones for presenters, handheld microphones, and television displays. While minor adjustments are still being addressed, the system performed well during the meeting.

Manager Gant advised that the Borough has held its second negotiation session with the CWA union and that discussions are progressing positively. He expressed optimism that an agreement could be reached within the next one to two meetings.

He also thanked outgoing Fire Chief Frank Woods for the invitation to the Red Bank Fire Department awards dinner and acknowledged the recognition he received at the event.

Finally, Manager Gant reported that multiple grant applications are currently in progress. Of note, the Borough is pursuing a \$250,000 grant in coordination with Adriana Medina and Jackie Reynolds to expand senior programming at the Senior Center. Updates will be provided as the application process continues.

## **EXECUTIVE SESSION      RESOLUTION NO.- NONE**

### **ADJOURNMENT: 7:43 p.m.**

There being no further business, Councilmember Forest offered a motion to adjourn, seconded by Councilmember Jannone. A voice vote confirmed all in favor.

Respectfully submitted,

Mary Moss, RMC  
Borough Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2026-04**

**AN ORDINANCE OF THE BOROUGH OF RED BANK TO REPEAL AND REPLACE CHAPTER 205 “AFFORDABLE HOUSING” OF THE BOROUGH CODE TO BE CONSISTENT WITH STATE REQUIREMENTS OF THE AMENDED FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS**

**WHEREAS**, The Amended Fair Housing Act, at N.J.S.A. 52:27D-301 et seq. requires that all municipalities in the State of New Jersey provide for their fair share of the regional need for low and moderate income housing; and

**WHEREAS**, the Fair Housing Act (FHA), and the Uniform Housing Affordability Controls (UHAC) provide certain standards and requirements for the development and administration of affordable housing units; and

**WHEREAS**, in order to be compliant with the requirements of the FHA and UHAC, the Borough must incorporate those requirements into its own municipal code; and

**WHEREAS**, the Borough shall adopt a comprehensive affordable housing ordinance as a part of the Affordable Housing Code to ensure that all affordable housing units in the Borough are consistent with the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the Borough of Red Bank, Monmouth County, New Jersey, that the Affordable Housing Regulations set forth in Chapter 205 of the Code of the Borough (the “Code”) are hereby repealed and to be replaced with the following:

**Part II: General Legislation**

**Chapter 205 Affordable Housing** [to be repealed and replaced in its entirety with the following]

**A. Introduction & Applicability**

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in the Borough of Red Bank consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
2. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.
3. The Borough of Red Bank Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality

shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.

4. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
5. Applicability
  - a. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality's most recently adopted HEFSP.
  - b. This Ordinance shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very low-, low- and moderate-income housing units.
  - c. Projects receiving federal Low Income Housing Tax Credit financing and are proposed for credit shall comply with the low/moderate split and bedroom distribution requirements, maximum initial rents and sales prices requirements, affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

## B. Definitions

As used herein the following terms shall have the following meanings:

"Accessory apartments" means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling. Accessory apartments are also referred to as "accessory dwelling units".

"Act" means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

"Adaptable" means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the "State Uniform Construction Code Act," P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

"Administrative agent" means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

"Affirmative marketing" means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

"Affirmative Marketing Plan" means the municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

"Affirmative Marketing Process" or "Program" means the actual undertaking of Affirmative Marketing activities in furtherance of each project with very low- low- and moderate-income units.

"Affordability assistance" means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner's association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

"Affordability average" means an average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income households.

"Affordable" means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

"Affordable housing development" means a development included in a municipality's housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

"Affordable Housing Dispute Resolution Program" or "the Program" refers to the dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

"Affordable Housing Monitoring System" or "AHMS" means the Department's cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

"Affordable Housing Trust Fund" or "AHTF" means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the "Neighborhood Preservation Nonlapsing Revolving Fund" and "Balanced Housing" mean the AHTF.

"Affordable unit" means a housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

"Age-restricted housing" means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

"Agency" means the New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

"Assisted living residence" means a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

"Barrier-free escrow" means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

"Builder's remedy" means court-imposed site-specific relief for a litigant who seeks to build affordable housing for which the court requires a municipality to utilize zoning techniques, such as mandatory set-asides or density bonuses, including techniques which provide for the economic viability of a residential development by including housing that is not for low- and moderate-income households.

"Certified household" means a household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

"CHOICE" means the no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.

"COAH" or the "Council" means the Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).

"Commissioner" means the Commissioner of the Department of Community Affairs.

"Compliance certification" means the certification obtained by a municipality pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1), that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next round begins, which is also known as a "judgment of compliance" or "judgment of repose." The term "compliance certification" shall include a judgment of repose granted in an action filed pursuant to section 13 of P.L.1985, c. 222 (C.52:27D-313).

"Construction" means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217(N.J.S.A. 52:27D-119 et seq.).

"County-level housing judge" means a judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share plans and housing elements with the Act.

"DCA" and "Department" mean the State of New Jersey Department of Community Affairs.

"Deficient housing unit" means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

"Department" means the New Jersey Department of Community Affairs.

"Developer" means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

"Development" means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

"Development fee" means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.

"Dispute Resolution Program" means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).

"Division" means the Division of Local Planning Services within the Department of Community Affairs.

"Emergent opportunity" means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

"Equalized assessed value" or "EAV" means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

"Equity share amount" means the product of the price differential and the equity share, with the equity share being the whole number of years that have elapsed since the last non-exempt sale of a restricted ownership unit, divided by 100, except that the equity share may not be less than five percent and may not exceed 30 percent.

"Exit sale" means the first authorized non-exempt sale of a restricted unit following the end of the control period, which sale terminates the affordability controls on the unit.

"Exclusionary zoning litigation" means litigation challenging the fair share plan, housing element, ordinances, or resolutions that implement the fair share plan or housing element of a municipality based on alleged noncompliance with the Act or the Mount Laurel doctrine, which litigation shall include, but shall not be limited to, litigation seeking a builder's remedy.

"Extension of expiring controls" means extending the deed restriction period on units where the controls will expire in the current round of a housing obligation, so that the total years of a deed restriction is at least 60 years.

"Fair share obligation" means the total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

"Fair share plan" means the plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

"FHA" means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

"Green Building Strategies" means the strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

"HMFA" or "the Agency" means the New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

"Household income" means a household's gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

"Housing element" means the portion of a municipality's master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. at N.J.S.A. 52:27D-304.1.

"Housing region" means a geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

"Inclusionary development" means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate-income households.

"Judgment of compliance" or "judgment for repose" means a determination issued by the Superior Court approving a municipality's fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

"Low-income household" means a household with a household income equal to 50 percent or less of the regional median income.

"Low-income unit" means a restricted unit that is affordable to a low-income household.

"Major system" means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

"Mixed use development" means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities may be considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

"Moderate-income household" means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

"Moderate-income unit" means a restricted unit that is affordable to a moderate-income household.

"MONI" means the no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

"Municipal housing liaison" or "MHL" means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

"Municipal affordable housing trust fund" means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

"Municipal development fee ordinance" means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

"New construction" means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

"New Jersey Affordable Housing Trust Fund" means an account established pursuant to N.J.S.A. 52:27D-320.

"New Jersey Housing Resource Center" or "Housing Resource Center" means the online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

"95/5 restriction" means a deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

"Non-exempt sale" means any sale or transfer of ownership of a restricted unit to one's self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a class A beneficiary; and the transfer of ownership by court order.

"Nonprofit" means an organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

"Non-residential development" means:

Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

"Non-residential development fee" means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

"Order for repose" means the protection a municipality has from a builder's remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

"Payment in lieu of constructing affordable units" means the prior approval of the payment of funds to the municipality by a developer when affordable units were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

"Prospective need" means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

"Qualified Urban Aid Municipality" means a municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

"Person with a disability" means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

"Price differential" means the difference between the controlled sale price of a restricted unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of a restricted unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

"Prior round unit" means a housing unit that addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of

compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

"Program" means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L.2024, c. 2 (C.52:27D-313.2).

"Random selection process" means a lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans' preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

"RCA administrator" means an appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

"RCA project plan" means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

"Receiving municipality" means, for the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality's fair share obligation.

"Reconstruction" means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

"Recreational facilities and community centers" means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

"Regional contribution agreement" or "RCA" means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality's affordable housing obligation to another municipality within its housing region.

"Regional median income" means the median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

"Rehabilitation" means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

"Rent" means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by

DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

"Residential development fee" means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

"Restricted unit" means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

"Spending plan" means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

"State Development and Redevelopment Plan" or "State Plan" means the plan prepared pursuant to sections 1 through 12 of the "State Planning Act," P.L.1985, c. 398 (C.52:18A-196 et al.), designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to subsection f. of section 5 of P.L.1985, c. 398 (C.52:18A-200).

"Supportive housing household" means a very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or special needs housing. Such populations include, but are not limited to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in Section 2 of P.L. 1977), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit Program, the McKinney–Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant's self-identification of household members on the affordable housing application.

"Supportive housing sponsoring program" means grant or loan program which provided financial assistance to the development of the unit.

"Supportive housing unit" means a restricted rental unit that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. A supportive housing unit is intended to provide long-term, community-based housing for individuals with intellectual or developmental disabilities, as defined at N.J.S.A. 30:6D-25(b). Such units must be leased subject to the affordability controls established herein; remain subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and the project's Affirmative Marketing Program. A supportive housing unit may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified

supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services. Supportive housing units are also referred to as permanent supportive housing units.

"Transitional housing" means temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2) provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

"Treasurer" means the Treasurer of the State of New Jersey.

"UHAC" means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

"UHORP" means the Agency's Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

"Unit type" means type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance), multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

"Very-low-income household" means a household with a household income less than or equal to 30 percent of the regional median income.

"Very-low-income housing" means housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

"Very-low-income unit" means a restricted unit that is affordable to a very-low-income household.

"Veteran" means a veteran as defined at N.J.S.A. 54:4-8.10.

"Veterans' preference" means the agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

"Weatherization" means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

### C. Monitoring and Reporting Requirements

1. The municipality shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan:
  - a. The municipality shall provide electronic monitoring data with the Department pursuant to P.L. 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department's website at <https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.
  - b. On or before February 15 of each year, the municipality shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.

- c. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

D. Municipality-wide Mandatory Set-Aside

- 1. Any development, other than single-family detached, providing a minimum of five new housing units is required to include an affordable housing set-aside consistent with the following:

Total Number of Units	Minimum Percentage of Affordable Units
10 or less	None
11 to 25	10%
26 to 150	15%
151 to 215	17.5%
216 or greater	20%

- 2. Off-site affordable units and payment in lieu.
  - a. Developers of 10 units and under will be required to pay the Borough's development fee. Developers of 11 units and above will be required to provide at least 70% of the units required on site and will have the option to satisfy the remaining obligation with either:
    - i. Off-site affordable units; or
    - ii. A payment in lieu of such units in accordance with N.J.A.C. 5:93-8.10(c) and N.J.A.C. 5:97-6.4(c)3, provided that the Borough will only accept a payment in lieu if at the time of application the applicant can demonstrate that the payment in lieu will create an equivalent number of new construction or gut rehabilitation affordable units to those that would have been provided on site, which off-site or payment in lieu units, when combined with the on-site units, shall be consistent with the bedroom distribution, very-low-/low-/moderate-income split and all other terms of the settlement agreement.
  - b. Off-site affordable units or units to be produced through a payment in lieu shall be subject to the phasing requirements in § 205-4B.
- 3. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.
- 4. All such affordable units shall be governed by this ordinance including the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.
- 5. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.
- 6. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
- 7. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.

8. In the event that the inclusionary set-aside of the total number of residential units does not result in a full integer, the developer shall choose one of two options for addressing the fractional unit:
  - a. The developer may round the set-aside upward to construct a whole additional affordable unit; or
  - b. If the set-aside includes a fractional unit equal to 0.49 or less, the developer may round the set-aside downward and construct the lesser whole number of affordable units and shall also contribute the fractional subsidy payment (“fractional subsidy payment”) to be made to the municipality and deposited in the municipal Affordable Housing Trust Fund. The fractional subsidy payment amount shall be calculated as the fractional unit multiplied by the base subsidy payment amount currently established by the municipality as the average subsidy reflected in financial pro formas for 100% affordable housing or subsidized developments in the municipality or region on file with the municipality. For example, if seven total units are developed at an inclusionary site, a 20% set-aside would require 1.4 affordable units. Per the requirements above:

The developer shall round up the 0.4 unit to one whole affordable unit so as to construct a total of two (2) affordable housing units; or The developer shall round the set-aside downward so as to construct only one affordable unit AND shall pay into the municipal affordable housing trust fund a fractional subsidy payment equal to the dollar amount established by the municipality multiplied by 0.4.

- E. New Construction (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.). Per the definition of “New Construction,” this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.

1. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.
2. Completion Schedule (previously known as phasing). Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50
75	75
90	100

3. Design. The following design requirements apply to affordable housing developments, excluding prior round units.
  - a. Design of 100 percent affordable developments:
    - i. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.

- ii. Each bedroom in each restricted unit must have at least one window.
- iii. Restricted units must include adequate air conditioning and heating.
- b. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.
  - i. Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
  - ii. Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.
  - iii. Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.
  - iv. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
  - v. Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.
  - vi. Each bedroom in each restricted unit must have at least one window.
  - vii. Restricted units must be of the same unit type as market-rate units within the same building.
  - viii. Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- c. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:
  - i. Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
  - ii. Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
  - iii. Restricted units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses may be exempt from this requirement. The proper ratio for restricted to market-rate unit type shall be subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.

- iv. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
  - v. Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
  - vi. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
  - vii. Each bedroom in each restricted unit must have at least one window; and
  - viii. Restricted units must include adequate air conditioning and heating.
4. Utilities.
- a. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
  - b. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.AC 5:80-26.13(e).
5. Low/moderate split and bedroom distribution.
- a. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
  - b. In each affordable housing development, at least 50% of the restricted units within each bedroom distribution rounded up or rounded down to the nearest whole number shall be very low- or low-income units. The municipality has elected to permit rounding.
  - c. Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development.
  - d. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:
    - i. At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;
    - ii. Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;
    - iii. The combined number of efficiency and one-bedroom units shall be no greater than 20%, rounded down or rounded down of the total number of low- and moderate-income units. The municipality has elected to permit rounding.
    - iv. At least 30% of all low- and moderate-income units, rounded up or rounded down shall be two-bedroom units. The municipality has elected to permit rounding.
    - v. At least 20% of all low- and moderate-income units, rounded up or rounded down shall be three-bedroom units. The municipality has elected to permit rounding.
    - vi. The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.

- e. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least 5% of those restricted units.
6. Accessibility requirements.
- a. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.
  - b. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
    - i. An adaptable toilet and bathing facility on the first floor;
    - ii. An adaptable kitchen on the first floor;
    - iii. An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;
    - iv. An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
    - v. If not all of the foregoing requirements in b.i. through b.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
    - vi. An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
      - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
      - (b) To this end, the builder of restricted units shall deposit funds within the Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
      - (c) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
      - (d) The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
      - (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Affordable Housing Trust Fund and earmarked appropriately.

- vii. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

F. Affordable Housing Programs

1. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.

All affordable housing programs and compliance mechanisms are noted in the Borough’s Housing Plan Element and Fair Share Plan, as adopted by the Planning Board.

2. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation).
  - a. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
  - b. Both ownership and rental units shall be eligible for rehabilitation funds.
  - c. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
  - d. The municipality shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.
  - e. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.
  - f. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:
    - i. If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.
    - ii. If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant’s current rent or the maximum rent permitted under UHAC.
    - iii. Rents in rehabilitated units may increase annually based on the standards in UHAC.



financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

5. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).

- a. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
  - i. The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
  - ii. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
  - iii. Occupancy shall not be restricted to youth under 18 years of age.
  - iv. In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.
  - v. The bedrooms and/or units shall comply with UHAC with the following exceptions:
    - (a) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;
    - (b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).
  - vi. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.
  - vii. Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.
  - viii. The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:
    - (a) An Affirmative Marketing Plan in accordance with D1 above; and
    - (b) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.
  - ix. The sponsor/owner shall complete annual monitoring as directed by the MHL.

G. Regional Income Limits.

1. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.
2. Regional income limits are based on regional median income, which is established by a regional weighted average of the "median family incomes" published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
3. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8

income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

H. Maximum Initial Rents And Sales Prices.

1. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
2. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
3. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60% of regional median income. The maximum rent may be increased to no more than 70 percent of regional median income for moderate-income units within affordable developments where very-low-income units compose at least 13 percent of the restricted units; however, the number of units with rent affordable to households earning 70 percent of regional median income may not exceed the number of very-low-income units in excess of 13 percent (rounded up) of the restricted units.
4. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.
5. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development must achieve an affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.
6. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.
7. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
  - a. A studio or efficiency unit shall be affordable to a one-person household;
  - b. A one-bedroom unit shall be affordable to a one and one-half person household;
  - c. A two-bedroom unit shall be affordable to a three-person household;
  - d. A three-bedroom unit shall be affordable to a four and one-half person household; and
  - e. A four-bedroom unit shall be affordable to a six-person household.
8. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
  - a. A studio or efficiency unit shall be affordable to a one-person household;
  - b. A one-bedroom unit shall be affordable to a one and one-half person household; and

- c. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.
  9. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
  10. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.
  11. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.
- I. Affirmative Marketing.
1. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.
  2. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 4 and is required to be followed throughout the period of deed restriction.
  3. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.
    - a. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
    - b. There shall be a regional preference for all households that live and/or work in Housing Region 4 comprising Monmouth, Mercer, and Ocean Counties.

- c. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
    - d. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low-, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.
  4. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
  5. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Process, the Administrative Agent shall consider the use of language translations where appropriate.
  6. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.
  7. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph.
  8. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
  9. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
  10. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales.
- J. Selection of Occupants of Affordable Housing Units.
  1. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
  2. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.
- K. Occupancy Standards.
  1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
    - a. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;
    - b. Provide a bedroom for every two adult occupants;
    - c. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and
    - d. Avoid placing a one-person household into a unit with more than one bedroom.

L. Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

1. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80- 26.6, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.
2. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
3. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.
4. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
5. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
  - a. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
  - b. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.
6. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
7. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
8. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
9. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

M. Price Restrictions for Restricted Ownership Units and Resale Prices.

1. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:
  - a. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.
  - b. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C 5:80-26.7.
    - i. If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.



advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.

3. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
4. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
  - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
  - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
  - c. The household is currently in substandard or overcrowded living conditions;
  - d. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

O. Limitations on Indebtedness Secured by Ownership Unit; Subordination.

1. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
2. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

P. Control Periods for Restricted Rental Units.

1. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.
2. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9% Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
3. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.

4. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.
5. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
6. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
7. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
  - a. Sublease or assignment of the lease of the unit;
  - b. Sale or other voluntary transfer of the ownership of the unit;
  - c. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
  - d. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

Q. Rent Restrictions for Rental Units; Leases and Fees.

1. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
2. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
3. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
  - a. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
4. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
5. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
6. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
7. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
8. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

R. Tenant Income Eligibility.

1. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
  - a. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of the regional median income by household size.
  - b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of the regional median income by household size.
  - c. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of the regional median income by household size.
2. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
  - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
  - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
  - c. The household is currently in substandard or overcrowded living conditions;
  - d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
  - e. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
3. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

S. Municipal Housing Liaison.

1. The Municipal Housing Liaison shall be approved by municipal resolution.
2. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in in N.J.A.C. 5:99-1 et seq.
3. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:
  - a. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
  - b. The oversight of the Affirmative Marketing Plan and affordability controls.
  - c. When applicable, overseeing and monitoring any contracting Administrative Agent.
  - d. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.
  - e. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.

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- f. Coordinating meetings with affordable housing providers and administrative agents, as needed.
  - g. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.
  - h. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
  - i. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in C.8. above has been duly recorded.
  - j. Listing on the municipal website contact information for the MHL and Administrative Agents.
- T. Administrative Agent.
1. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.
  2. The fees for administrative agents shall be paid as follows:
    - a. Administrative agent fees related to rental units shall be paid by the developer/owner.
    - b. Administrative agent fees related to initial sale of units shall be paid by the developer.
    - c. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
    - d. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.
  3. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
  4. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
    - a. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
    - b. Affirmative marketing:
      - i. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.
      - ii. Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
    - c. Household certification.
      - i. Soliciting, scheduling, conducting and following up on interviews with interested households.
      - ii. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
      - iii. Providing written notification to each applicant as to the determination of eligibility or non-eligibility within 5 days of the determination thereof.

- iv. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.
- v. Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
- vi. Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
- d. Affordability controls.
  - i. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
  - ii. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.
  - iii. Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
  - iv. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
- e. Records retention.
  - i. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
  - ii. Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
- f. Resales and re-rentals.
  - i. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
  - ii. Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
- g. Processing requests from unit owners.
  - i. Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
  - ii. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
  - iii. Notifying the municipality of an owner's intent to sell a restricted unit.
  - iv. Making determinations on requests by owners of restricted units for hardship waivers.
- h. Enforcement.
  - i. Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;

- ii. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
  - iii. Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;
  - iv. Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and
  - v. Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.
- i. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.
- U. Responsibilities of The Owner of a development containing affordable units.
1. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
    - a. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
    - b. The total number of units in the project and the number of affordable units.
    - c. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
    - d. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
    - e. A projected construction schedule.
    - f. The location of any common areas and elevators.
    - g. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.
  2. In addition to A above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
    - a. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
    - b. Provide to the administrative agent a description of any applicable fees.
    - c. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
    - d. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.

- e. Provide to the administrative agent a proposed form of lease for any rental units.
  - f. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
  - g. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.
3. In addition to A, above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
- a. Proposed pricing for all units, including any purchaser options and add-on items.
  - b. Condominium or homeowner association fees and any other applicable fees.
  - c. Estimated real property taxes.
  - d. Sewer, water, trash disposal, and any other utility assessments.
  - e. Flood insurance requirement, if applicable.
  - f. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

V. Enforcement of Affordable Housing Regulations

1. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
2. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
  - a. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
    - i. A fine of not more than \$10,000 or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
    - ii. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected;
    - iii. In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
3. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.

4. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
  - a. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
  - b. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.
  - c. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
  - d. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
  - e. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
  - f. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
5. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a

reasonable amount of time and be re-leased within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.

6. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.
7. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.
8. Appeals
  - a. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter must be filed, in writing, with the municipal housing liaison. A decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action.

#### W. Development Fees.

1. Purpose
  - a. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.
2. Basic Requirements
  - a. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.
  - b. The municipality shall not spend development fees until the court has approved a plan for spending such fees.
3. Residential Development Fees
  - a. Imposed fees
    - i. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.

- ii. When an increase in residential density is permitted pursuant to a “d” variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a “bonus” development fee of 6.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

b. Eligible exactions, ineligible exactions and exemptions for residential development

- i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.
- ii. Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
- iii. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
- iv. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.
- v. Improvements or additions to existing one- and two-family dwellings on individual lots shall not be required to pay a development fee, but a development fee shall be charged for any new dwelling constructed as a replacement for a previously existing dwelling on the same lot that was or will be demolished, unless the owner resided in the previous dwelling for a period of one year or more prior to obtaining a demolition permit. Where a development fee is charged for a replacement dwelling, the development fee shall be calculated on the increase in the equalized assessed value of the new structure as compared to the previous structure.

c. Imposition of fees

- i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- ii. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
  - d. Eligible exactions, ineligible exactions and exemptions for non-residential development
    - i. The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.
    - ii. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
  - e. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.
  - f. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
  - g. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.
4. Collection Procedures
- a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
  - b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
  - c. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
  - d. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
  - e. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
  - f. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements

associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

- g. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
- h. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.

5. Appeal of development fees

- a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- b. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

6. Affordable Housing Trust Fund

- a. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
  - i. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
  - ii. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
  - iii. Rental income from municipally operated units;
  - iv. Repayments from affordable housing program loans;
  - v. Recapture funds;
  - vi. Proceeds from the sale of affordable units; and
  - vii. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- c. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.

- d. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
    - i. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
    - ii. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
    - iii. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
    - iv. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
    - v. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
    - vi. Revocation of compliance certification or a judgment of compliance and repose;
    - vii. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
    - viii. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
  - e. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.
7. Use of Funds
- a. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.
  - b. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
  - c. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
    - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
    - ii. Affordability assistance for very low income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal

## Red Bank – Affordable Housing Ordinance

Fair Share Plan to make them affordable to households earning 30% or less of median income.

- d. No more than 20% of all affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

### 8. Monitoring

- a. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

### 9. Ongoing Collection of Fees

- a. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.
- b. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).

10. Emergent Affordable Housing Opportunities. Requests to expend affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

### Repealer

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

### Severability

If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

### Effective Date

This ordinance shall take effect upon its passage and publication, as required by law.

Red Bank – Affordable Housing Ordinance

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
		X				KRISTINA BONATAKIS						
		X				NANCY FACEY-BLACKWOOD						
		X				BEN FOREST						
		X				LAURA JANNONE						
	X	X				BEN YURO						
X		X				KATE TRIGGIANO						
		X				MAYOR WILLIAM PORTMAN						
Introduced: February 12, 2026						I hereby certify the above ordinance was adopted by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey on the aforementioned date.						
Final Adoption: February 26, 2026												
						_____ Mary Moss, RMC, Municipal Clerk						

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2026-05**

**ORDINANCE REPEALING CHAPTER 562: “SIDEWALK CAFES AND RESTAURANTS” AND ADOPTING NEW CHAPTER 475: “OUTDOOR BUSINESS EXTENSIONS” TO ADOPT UNIFORM REGULATIONS/FEEES PERTAINING TO OUTDOOR BUSINESS EXTENSIONS**

**WHEREAS**, for many years, the Borough of Red Bank (the “Borough”) has permitted outdoor business extensions in the form of sidewalk cafes under Chapter 562: “Sidewalk Cafes and Restaurants” of the Borough’s Revised General Ordinances; and

**WHEREAS**, more recently, the Borough established a seasonal pedestrian mall on Broad Street under Chapter 486: “Pedestrian Malls” of the Borough’s Revised General Ordinances, and has permitted outdoor business extensions within the pedestrian mall as well; and

**WHEREAS**, the Borough has also permitted other outdoor business extensions into parking spaces, public streets, and other rights-of-way to enhance the Borough’s business district and provide additional opportunities for local business owners; and

**WHEREAS**, the Borough now seeks to codify all of the regulations, fees, and procedures attendant to all outdoor business extensions under newly established Chapter 475: “Outdoor Business Extensions” of the Borough’s Revised General Ordinances;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Chapter 562: “Sidewalk Cafes and Restaurants” of the Borough’s Revised General Ordinances is REPEALED in its entirety; and

**BE IT FURTHER ORDAINED** that new Chapter 475: “Outdoor Business Extensions” is ADOPTED and hereby made a part of the Borough’s Revised General Ordinances as follows:

**CHAPTER 475: “OUTDOOR BUSINESS EXTENSIONS”**

**§475-1 Permit Required; Effective Dates.**

- A. Temporary outdoor business extension may be established incidentally with the operation of a properly licensed business as an ancillary use in a zoning district that permits the business, provided that issuance of a permit shall not be construed or interpreted to convey any property rights or any estate in land to any person or business.
- B. Permits are non-transferable. Applicants located within the Special Improvement District should consult with the Special Improvement District of Red Bank, Inc. prior to submitting

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2026-05**

any application. Failure to comply with any conditions set forth in any Ordinance or Resolution of the Borough may result in revocation of the permit.

- C. Permits for sidewalk cafes shall be effective from April 1st through March 31st of the following year.
- D. Permits for all other outdoor business extensions, whether within a pedestrian mall or on a public street, parking space, or other public grounds, shall be effective from the Monday following the second Sunday in May until September 30th on an annual basis.

**§475-2 Application; Review/Investigation.**

- A. All applications for an outdoor business extension permit shall be made to the Borough Clerk upon such forms to be provided by the Borough. The permit application shall include a plan showing the location of the outdoor premises the applicant is seeking permission to occupy in relation to the surrounding buildings, streets, and sidewalks, along with the location of all furnishings to be placed in the area. The diagram shall identify the perimeter area, the dimensions of the area, the distance from perimeter to curb or nearest obstacle, number and placement of furnishings, and the design and materials of the required divider. The plan shall also include but not be limited to, confirmation of the number of existing, approved tables/seats, a depiction of all aisles, routes of ingress and egress, clearances/distances between tables, an illustration, rendering, and/or photograph of all proposed furniture, umbrellas, and trash receptacles, etc. If applicable, the application shall also include a brief written narrative describing the proposed method of serving food and beverages in the newly proposed areas.
- B. Upon submission of a completed application is with the appropriate fee, the Borough Clerk shall forward said application for investigation and review to:
  - (1) The Special Improvement District of Red Bank, Inc., if the property is located within the Special Improvement District, which shall review the application with regard to aesthetics, safety and other similar goals. The Special Improvement District shall make a report, in writing, within 15 days of referral of the application. If the Borough does not receive the written report and recommendation from the Special Improvement District within said 15-day period, it will be deemed that the Special Improvement District recommends approval or has no comment as to the proposed outdoor business extension permit.
  - (2) The Code Enforcement Office, which shall review the application and make a report and recommendation to the Borough Manager.
  - (3) The Fire Marshal, which shall review the application and make a report and recommendation to the Borough Manager.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2026-05**

- (4) The Police Department, which shall review the application and make a report and recommendation to the Borough Manager.
- C. The Borough Manager will review the reports and recommendations from the Code Enforcement Office, Fire Marshal, Police Department, and if any, the report and recommendation from the Special Improvement District. The Borough Manager shall issue or deny the permit in his or her sole discretion. The Borough Manager shall take into consideration the location, potential interference with pedestrian or vehicular traffic, appropriateness of design, the business record of the applicant, any proposed public safety, health and welfare considerations.

**§475-3 Fees.**

- A. *Annual Sidewalk Café Permit Fee.* The annual application fee for a sidewalk café shall be \$100, which fee shall be submitted with said application. Should an application be approved by the Borough Manager, then the applicant shall also pay an annual licensing fee in the amount of \$2.00 per square foot of sidewalk utilized for said sidewalk café. Any changes in plans shall require a new application and fee. No sidewalk cafe application will be accepted if there remains an outstanding balance on the applicant's previous year's permit fees.
- B. *Seasonal Outdoor Business Extension Permit Fee.* The annual application fee for an outdoor business extension permit within a pedestrian mall or on a public street, parking space, or other public grounds shall be \$100, which fee shall be submitted with said application. Should an application be approved by the Borough Manager, then the applicant shall also pay an annual licensing fee in the amount of \$1.25 per square foot of public street, parking space, or other public grounds utilized for said outdoor business extension. Any changes in plans shall require a new application and fee. No outdoor business extension application will be accepted if there remains an outstanding balance on the applicant's previous year's permit fees.

**§475-4 Regulations Applicable to Outdoor Business Extensions.**

- A. *Limitations on Area.* In no event shall the uses permitted by issuance of permit reduce the portion of any sidewalk customarily used by pedestrians to less than five (5) feet in width. Nothing will be placed within five (5) feet of a fire hydrant, pedestrian crosswalk, or handicapped corner curb cut. The outdoor seating area of the premises may only extend the width of the storefront, unless authorized by the adjacent property owner and business owner. No chairs, tables, or other furnishings shall be located, whether in use or not, within three feet of any curb.
- B. *Electrical/Heating Appliances.* No auxiliary or temporary electrical or heating appliances, devices, or systems shall be utilized or installed for outdoor use unless such devices,

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2026-05**

appliances, or systems and their use have been installed and approved in accordance with the provisions of the Uniform Construction Code and/or the Uniform Fire Code.

- C. *Operation.* All holders of a permit may begin food and beverage sales/service in the outdoor premises area at 7:00 a.m. and must conclude all food and beverage sales/service in the area and clear the area no later than 10:00 p.m. or 12:00am on Fridays, Saturdays and night before a legal holiday. Such permitted area shall be used for business purposes only during the hours specified herein, and neither before nor after such hours. Outdoor premises may be ordered closed at any time by the Borough, for any reason including, but not limited to, construction, maintenance, public health, safety or welfare, emergencies, public parades, and special events.
- D. *Americans with Disabilities Act.* Any person receiving a permit hereunder agrees to fully comply with all requirements of the Americans with Disabilities Act as currently existing or as may be hereafter amended.
- E. *Divider.* For outdoor premises located on public sidewalks, the area shall be separated from the remaining sidewalk by non-permanent barriers that can be disassembled and removed if necessary. This barrier should be of a simple post and chain construction, with posts of 33-36 inches in height above the surface of the sidewalk. Posts should be spaced no more than four (4) feet apart. The design of the divider must be included in the permit application and shown on the diagram. All tables, chairs, and other furnishings shall be located within the limits of the divider.
- F. *Health and Sanitation.* The business shall keep the area clean, neat, and orderly at all times. The business is responsible for removing all debris and trash from the outdoor premises at all times. Any refuse or trash containers placed upon the sidewalk by the permittee must be emptied daily. The permittee's refuse or trash shall not be placed into a Borough sidewalk refuse or trash container. All food and beverages may be served only in/on a container/dish made of a product that does not easily shatter or break. Glass containers/dishes are prohibited. Tables shall be cleared of all moveable items such as dishes, condiments, and other service items when not occupied. The permittee shall comply with all health and sanitation regulations. Food establishments must be current with kitchen hood cleaning and hood suppression inspections. Applicants must submit a Litter Control Plan, which shall include a description of the number and location of trash receptacles proposed to service the outdoor dining area, and the frequency with which the outdoor dining area will be policed for litter in order to control the accumulation of trash/recycling.
- G. *Furnishings.* Furnishings shall not be secured to lamp posts, streetlights, trees, or any public fixtures. All furnishing shall be removed from the permitted premises from time to time as required by the Borough. Should a severe storm warning be issued, all outdoor furniture shall be removed from the outdoor premises. At closing each day/evening all items used for seating to include umbrellas, chairs, tables, stations, etc. within the outdoor premises shall be removed or positioned as close as possible to the building until the next

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2026-05**

day's use. The permittee assumes all responsibility for any personal property left upon the sidewalk. The Borough is not responsible for any items left outside of the business premises. Furnishings shall be removed during snow fall and when sidewalks are snow-covered to facilitate snow removal.

- (1) *Tables and Chairs.* Tables and chairs shall match and be made of safe, sturdy, and durable material. All furniture shall be commercial grade and manufactured for outdoor use. White plastic or PVC furniture shall be prohibited.
- (2) *Umbrellas.* Each table may be equipped with one umbrella and shall be maintained in good, clean, and operable condition. Table umbrellas shall have no signs or advertisements on them, be completely contained within the outdoor area, even when fully extended, and shall maintain a clearance of not less than seven feet for the fabric and not less than eight feet for any frame or rigid material. All umbrellas must have a mobile base.
- (3) *Signs.* Any signs must be kept within the outdoor premises and are subject to sign permit approval. All such signs must comply with Borough code.
- (4) *Equipment.* All kitchen equipment and refuse containers used to service the outdoor premises shall be located inside the primary business.

H. *Alcohol.* Only a properly permitted business, which holds a valid alcohol license for consumption on the premises, or with an extension of premises license, from the NJ Division of Alcoholic Beverage Control, may serve alcohol to customers in the outdoor premises, subject to the following restrictions:

- (1) Alcohol may only be served in the outdoor premises during the hours allowed under the Borough's ordinance for service.
- (2) Patrons may not be in possession of more than one alcoholic beverage.
- (3) Patrons may not remove alcohol from the premises. The area enclosed for the outdoor premises shall be considered part of the premises for the purposes of consumption of alcoholic beverages.

I. *Smoking.* Patrons shall not be allowed to smoke within the outdoor premises.

J. *Sound.* Music, live or recorded, or other amplified sound shall be allowed within the outdoor premises, provided it does not violate the Borough's ordinances related to noise.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2026-05**

**§475-5 Violations and Penalties.**

Any person violating any of the provisions of this chapter shall, upon conviction, be subject to the penalties provided in Chapter 1, General Provisions, Article II, General Penalty.

**§475-6 Applicability of Other Provisions.**

Except as specifically provided herein, all other provisions of the Borough's Revised General Ordinances remain fully applicable to the outdoor business operations permitted by this Chapter.

**BE IT FURTHER ORDAINED** by the Mayor and Council of the Borough of Red Bank that any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

**BE IT FURTHER ORDAINED** by the Mayor and Council of the Borough of Red Bank that if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

**BE IT FURTHER ORDAINED** by the Mayor and Council of the Borough of Red Bank that this Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

**NOTICE OF PENDING ORDINANCE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Borough Council on first reading at a meeting of the Borough Council of the Borough of Red Bank held on the 26<sup>th</sup> **day of February, 2026**, and will be considered for second reading and final passage at a regular meeting of the Borough Council to be held on the **12<sup>th</sup> day of March, 2026**, at 6:30 p.m., at the Borough Municipal Building, located at 90 Monmouth Street, Red Bank, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2026-05**

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
						KRISTINA BONATAKIS						
						NANCY FACEY-BLACKWOOD						
						BEN FOREST						
						LAURA JANNONE						
						BEN YURO						
						KATE TRIGGIANO						
						MAYOR WILLIAM PORTMAN						
Introduced: February 26, 2026						I hereby certify the above ordinance was adopted by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey on the aforementioned date.						
Final Adoption:												
						<u>Mary Moss, RMC, Municipal Clerk</u>						

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-48**

**RESOLUTION FOR PAYMENT OF BILLS**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that the bills be paid as on attached check registers:

<b>February 26, 2026 Bill List - Borough of Red Bank</b>							
	<b>Check Type</b>	<b>Count</b>	<b>Total</b>		<b>Checking Account</b>	<b>Count</b>	<b>Total</b>
	Manual Check	39	\$2,491,397.19		CAPITAL ACCOUNT	4	\$127,688.37
	Meeting Check	107	\$887,837.12		COAH DEV FEES	1	\$90.00
	<b>Total</b>	<b>146</b>	<b>\$3,379,234.31</b>		CURRENT -VALLEY	78	\$799,765.56
					DEVESCROW2RIVER	5	\$20,631.50
					DOG LICENSE AC	1	\$150.00
					GRANT FUND-VNB	8	\$17,632.99
					MCIA LEASE	1	\$45,000.00
<b>Checking Account</b>	<b>Check Type</b>	<b>Count</b>	<b>Total</b>		PARKNG OPER VAL	11	\$30,889.70
CAPITAL ACCOUNT	Meeting Check	4	\$127,688.37		PAYROLL	1	\$79.16
COAH DEV FEES	Meeting Check	1	\$90.00		RCA	1	\$427.14
CURRENT -VALLEY	Manual Check	13	\$529,959.88		RECREATION-VNB	1	\$361.05
CURRENT -VALLEY	Meeting Check	65	\$269,805.68		TRUST ACCOUNT	8	\$55,093.53
DEVESCROW2RIVER	Meeting Check	5	\$20,631.50		TTL REDEMPTION	2	\$6,709.40
DOG LICENSE AC	Meeting Check	1	\$150.00		VALLEY-PCARD	2	\$77.38
GRANT FUND-VNB	Manual Check	4	\$15,967.21		WATER OPERATING	21	\$445,039.10
GRANT FUND-VNB	Meeting Check	4	\$1,665.78		WIRE	1	\$1,829,599.43
MCIA LEASE	Meeting Check	1	\$45,000.00		<b>Total</b>	<b>146</b>	<b>\$3,379,234.31</b>
PARKNG OPER VAL	Manual Check	4	\$23,883.32				
PARKNG OPER VAL	Meeting Check	7	\$7,006.38				
PAYROLL	Manual Check	1	\$79.16				
RCA	Manual Check	1	\$427.14				
RECREATION-VNB	Meeting Check	1	\$361.05				
TRUST ACCOUNT	Manual Check	3	\$23,640.00				
TRUST ACCOUNT	Meeting Check	5	\$31,453.53				
TTL REDEMPTION	Manual Check	2	\$6,709.40				
VALLEY-PCARD	Manual Check	2	\$77.38				
WATER OPERATING	Manual Check	8	\$61,054.27				
WATER OPERATING	Meeting Check	13	\$383,984.83				
WIRE	Manual Check	1	\$1,829,599.43				
<b>Total</b>	<b>All Checking</b>	<b>146</b>	<b>\$3,379,234.31</b>				

## February 26, 2026 Bill List - Borough of Red Bank

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<b>Total</b>	<b>146</b>	<b>\$3,379,234.31</b>

February 26, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
24-01945	C0321	CME ASSOCIATES	PROF SVCS MARINE PK-ORD 24-29	36	PROF SVCS MARINE PK-0392554	\$3,765.75	Meeting Check	CAPITAL ACCOUNT	2743	02/26/2026	\$3,765.75
25-00608	M0337	MONMOUTH COUNTY FLEET SERVICE	FLEET SVCS-COUNTY CAR WASH PRG	8	FLEET SVCS-CNTY CAR WASH 12/31	\$46.50	Meeting Check	PARKNG OPER VAL	3490	02/26/2026	\$46.50
25-02262	B0268	BIS DIGITAL	LIBERTY DCR RECORDER-COURT	1	LIBERTY DCR RECORDER-COURT	\$9,665.12	Meeting Check	CAPITAL ACCOUNT	2742	02/26/2026	\$9,665.12
25-02696	L0226	LADDEY CLARK & RYAN LLP.	HEARING OFFICE-EMP DISC-25-184	7	HEARING OFFICE-EMP DISC-#6539	\$275.00	Meeting Check	CURRENT - VALLEY	24150	02/26/2026	\$275.00
25-02846	W0010	WINNER FORD OF CHERRY HILL INC	2026 FORD POLICE INTERCEPTOR	1	2026 FORD POLICE INTERCEPTOR	\$45,000.00	Meeting Check	MCIA LEASE	985	02/26/2026	\$45,000.00
25-02846	W0010	WINNER FORD OF CHERRY HILL INC	2026 FORD POLICE INTERCEPTOR	2	REMAINING BALANCE DUE	\$1,593.70	Meeting Check	CURRENT - VALLEY	24171	02/26/2026	\$1,593.70
25-02892	W0021	MARK WOSZCZAK MECHANICAL CONT.	16 Mon St wtr upgrade	1	16 Monmouth St wtr svc upgrade	\$14,813.38	Meeting Check	WATER OPERATING	13917	02/26/2026	\$14,813.38
25-02965	S0303	STEVE'S OUTBOARD SERVICE LLC	WINTERIZE PACKAGE-FIRE BOAT	2	ADDT'L WORK-FIRE BOAT	\$797.00	Meeting Check	CURRENT - VALLEY	24178	02/26/2026	\$797.00
25-02982	N0290	NETTA ARCHITECTS	ARCHIT FEES-DPU PROJECT-PART 1	5	PHASE 2-DESIGN DEVELOP INV #4	\$112,500.00	Meeting Check	CAPITAL ACCOUNT	2744	02/26/2026	\$112,500.00
25-03078	W0115	COLLIERS ENGINEERING & DESIGN	ENG SVCS-DPW EXPANSE-DESIGN	5	ENG SVCS-DPW EXPANSE-DESIGN	\$1,757.50	Meeting Check	CAPITAL ACCOUNT	2745	02/26/2026	\$1,757.50
25-03257	F0253	FIRST ONSITE PROPERTY RESTORE	Cleanup - resident 90 Bank St	1	Cleanup - resident 90 Bank St	\$26,430.78	Meeting Check	TRUST ACCOUNT	6384	02/26/2026	\$26,430.78
25-03292	A0371	ACTION UNIFORM CO., LLC.	Sleo III Michael Campanella	1	Sleo III Michael Campanella	\$1,008.00	Meeting Check	CURRENT - VALLEY	24186	02/26/2026	\$1,008.00
25-03348	A0356	ATLANTIC UNIFORM COMPANY	Riot Shields Est# 001861	1	Riot Shields 24-28 police tog0	\$2,899.90	Meeting Check	CURRENT - VALLEY	24126	02/26/2026	\$2,899.90
26-00005	M0053	MON CTY TREASURER(CTY.TAX)	1ST QTR COUNTY TAXES-2026	1	1ST QTR COUNTY TAXES-2026	\$1,550,518.50	Manual Check	WIRE	888380	02/17/2026	\$1,829,599.43
26-00005	M0053	MON CTY TREASURER(CTY.TAX)	1ST QTR COUNTY TAXES-2026	2	1ST QTR HEALTH-2026	\$27,009.75	Manual Check	WIRE	888380	02/17/2026	\$1,829,599.43
26-00005	M0053	MON CTY TREASURER(CTY.TAX)	1ST QTR COUNTY TAXES-2026	3	1ST QTR OPEN SPACE-2026	\$234,124.98	Manual Check	WIRE	888380	02/17/2026	\$1,829,599.43
26-00005	M0053	MON CTY TREASURER(CTY.TAX)	1ST QTR COUNTY TAXES-2026	4	1ST QTR OMITTED (COUNTY) 2026	\$15,382.01	Manual Check	WIRE	888380	02/17/2026	\$1,829,599.43
26-00005	M0053	MON CTY TREASURER(CTY.TAX)	1ST QTR COUNTY TAXES-2026	5	1ST QTR OMITTED (HEALTH) 2026	\$249.40	Manual Check	WIRE	888380	02/17/2026	\$1,829,599.43
26-00005	M0053	MON CTY TREASURER(CTY.TAX)	1ST QTR COUNTY TAXES-2026	6	1ST QTR OMITTED(OPEN SPC) 2026	\$2,314.79	Manual Check	WIRE	888380	02/17/2026	\$1,829,599.43
26-00016	W0075	W.B.MASON CO INC	OPEN FOR WATER PURCHASE	4	WATER-5 BOTTLES 2/6	\$24.15	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00016	W0075	W.B.MASON CO INC	OPEN FOR WATER PURCHASE	5	MONTHLY RENTAL 2/9	\$0.95	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	20	COPIERS/PD-REC/2/15-3/14	\$44.60	Meeting Check	CURRENT - VALLEY	24139	02/26/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	21	COPIERS/PD-DET/2/15-3/14	\$44.60	Meeting Check	CURRENT - VALLEY	24139	02/26/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	22	COPIERS/SEN CTR/2/15-3/14	\$44.60	Meeting Check	GRANT FUND-VNB	2641	02/26/2026	\$44.60
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	23	COPIERS/COURT/2/15-3/14	\$44.58	Meeting Check	CURRENT - VALLEY	24139	02/26/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	24	COPIERS/ADMIN/2/15-3/14	\$167.25	Meeting Check	CURRENT - VALLEY	24139	02/26/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	25	COPIERS/FIN-WATER/2/15-3/14	\$156.10	Meeting Check	WATER OPERATING	13908	02/26/2026	\$156.10
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	26	COPIERS/PZ-FM/2/15-3/14	\$156.12	Meeting Check	CURRENT - VALLEY	24139	02/26/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	27	COPIERS/CL-PR/2/15-3/14	\$167.25	Meeting Check	CURRENT - VALLEY	24139	02/26/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	28	COPIERS/DPW/2/15-3/14	\$167.25	Meeting Check	CURRENT - VALLEY	24139	02/26/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	29	COPIERS/BLDG/2/15-3/14	\$122.65	Meeting Check	CURRENT - VALLEY	24139	02/26/2026	\$914.30
26-00060	C0037	CITY CENTRE PLAZA LLC	STORAGE 11,104,114/JAN-JUNE 26	4	STORAGE 11,104,114/MAR 26	\$253.00	Meeting Check	CURRENT - VALLEY	24132	02/26/2026	\$839.00
26-00061	C0037	CITY CENTRE PLAZA LLC	STORAGE 17,34/JAN-JUNE 26	4	STORAGE 17,34/MAR 26	\$161.00	Meeting Check	CURRENT - VALLEY	24132	02/26/2026	\$839.00
26-00062	C0037	CITY CENTRE PLAZA LLC	STORAGE 37,38,39/JAN-JUNE 26	4	STORAGE 37,38,39/MAR 26	\$255.00	Meeting Check	CURRENT - VALLEY	24132	02/26/2026	\$839.00
26-00063	C0037	CITY CENTRE PLAZA LLC	STORAGE 30,31/JAN-JUNE 26	6	STORAGE 30,31/MAR 26	\$170.00	Meeting Check	CURRENT - VALLEY	24132	02/26/2026	\$839.00
26-00065	I0041	INST.FOR PROFESSIONAL DEVELP.	WEBINARS/D.ANASTASIO	3	WEBINARS/D.ANASTASIO-GREEN PUR	\$50.00	Meeting Check	CURRENT - VALLEY	24144	02/26/2026	\$50.00
26-00066	R0081	RED BANK SELF STORAGE	POLICE STORAGE-UNITS 1009/3007	6	STOR-UNIT 1009 MARCH	\$436.00	Meeting Check	CURRENT - VALLEY	24164	02/26/2026	\$1,131.00
26-00066	R0081	RED BANK SELF STORAGE	POLICE STORAGE-UNITS 1009/3007	7	STOR-UNIT 3077 MARCH	\$294.00	Meeting Check	CURRENT - VALLEY	24164	02/26/2026	\$1,131.00
26-00072	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING SVCS-JAN/FEB 26	7	GRANT WRITING SVCS-FEB 26	\$2,549.52	Meeting Check	CURRENT - VALLEY	24153	02/26/2026	\$2,903.62
26-00072	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING SVCS-JAN/FEB 26	8	GRANT WRITING SVCS-FEB 26	\$815.04	Meeting Check	WATER OPERATING	13914	02/26/2026	\$928.24
26-00072	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING SVCS-JAN/FEB 26	9	GRANT WRITING SVCS-FEB 26	\$235.44	Meeting Check	PARKNG OPER VAL	3491	02/26/2026	\$268.14
26-00085	J0162	JFK COMMUNITY HOSPITAL GROUP	MONTHLY AMB SERV/JAN-MAR 2026	5	MONTHLY AMB SERV/FEB 2026	\$9,333.34	Meeting Check	CURRENT - VALLEY	24148	02/26/2026	\$10,000.00
26-00085	J0162	JFK COMMUNITY HOSPITAL GROUP	MONTHLY AMB SERV/JAN-MAR 2026	6	MONTHLY AMB SERV/FEB 2026	\$666.66	Meeting Check	CURRENT - VALLEY	24148	02/26/2026	\$10,000.00
26-00116	D0172	DOUG'S DJ SERVICES LLC	FATHER/DAUGHTER DANCE DJ	1	FATHER/DAUGHTER DANCE DJ	\$361.05	Meeting Check	RECREATION-VNB	1671	02/26/2026	\$361.05
26-00129	C0034	CIRCLE CHEVROLET	SL-N HANDLE FOR P&R VAN	1	SL-N HANDLE FOR P&R VAN	\$74.16	Meeting Check	CURRENT - VALLEY	24131	02/26/2026	\$168.48
26-00144	C0001	JAMES CLAYTON	Medicare Reim Jan-Dec 2026	4	Medicare/PART A & B MARCH 25	\$513.90	Meeting Check	CURRENT - VALLEY	24129	02/26/2026	\$513.90
26-00145	G0161	IVAN GRILLI	Medicare Reim Jan-Dec 2026	4	Medicare Reim MARCH 2026	\$767.90	Meeting Check	CURRENT - VALLEY	24143	02/26/2026	\$767.90
26-00147	P0056	PUMPING SERVICES INC.	Emergency Services	1	Emergency Services	\$2,139.67	Meeting Check	WATER OPERATING	13918	02/26/2026	\$2,139.67
26-00158	A0253A	AMAZON CAPITAL SERVICES	folders for truck files	1	folders for truck files	\$41.70	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00160	A0253A	AMAZON CAPITAL SERVICES	DPU #24 cylinder brackets	1	DPU #24 cylinder brackets	\$178.08	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00163	G0045	GARDEN STATE BOBCATS INC	Bobcat DEF tank assembly	1	Bobcat DEF tank assembly	\$2,068.63	Meeting Check	CURRENT - VALLEY	24142	02/26/2026	\$3,350.56
26-00166	I0080	INTEGRATED TECHNICAL SYSTM INC	Open for Montly Services	4	IRIS MARCH 2026	\$1,100.00	Meeting Check	PARKNG OPER VAL	3487	02/26/2026	\$1,100.00
26-00167	W0075	W.B.MASON CO INC	Open for Water Services	2	MONTHLY RENTAL 1/26	\$0.95	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00168	M0040	MONMOUTH BUILDING CENTER INC.	Open for Repairs	8	Open for Repairs 2/12	\$53.98	Meeting Check	PARKNG OPER VAL	3489	02/26/2026	\$53.98

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00169	C0032	CHESAPEAKE EXTERMINATING	Open for Monthly Exterminating	3	PARKING OFF/EXTERM 2/17	\$75.00	Meeting Check	PARKNG OPER VAL	3486	02/26/2026	\$75.00
26-00170	G0045	GARDEN STATE BOBCATS INC	Camera System for Bobcat	1	Camera System for Bobcat	\$1,281.93	Meeting Check	CURRENT - VALLEY	24142	02/26/2026	\$3,350.56
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	13	Borough Fleet Fuel JAN 23	\$426.46	Meeting Check	WATER OPERATING	13911	02/26/2026	\$1,409.83
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	14	Borough Fleet Fuel JAN 24	\$983.37	Meeting Check	WATER OPERATING	13911	02/26/2026	\$1,409.83
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	15	Borough Fleet Fuel FEB 5	\$2,250.65	Meeting Check	PARKNG OPER VAL	3488	02/26/2026	\$4,507.94
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	16	Borough Fleet Fuel FEB 4	\$2,257.29	Meeting Check	PARKNG OPER VAL	3488	02/26/2026	\$4,507.94
26-00174	R0081	RED BANK SELF STORAGE	Storage Unit-DPW 1020	4	Storage Unit-DPW 1020-MARCH	\$401.00	Meeting Check	CURRENT - VALLEY	24164	02/26/2026	\$1,131.00
26-00177	B0183	BEN SHAFFER RECREATION, INC.	WELCOME SIGN AGES 5 -12	1	WELCOME SIGN AGES 5 -12	\$528.00	Meeting Check	CURRENT - VALLEY	24127	02/26/2026	\$661.26
26-00177	B0183	BEN SHAFFER RECREATION, INC.	WELCOME SIGN AGES 5 -12	2	DISCOUNT	-\$15.84	Meeting Check	CURRENT - VALLEY	24127	02/26/2026	\$661.26
26-00177	B0183	BEN SHAFFER RECREATION, INC.	WELCOME SIGN AGES 5 -12	3	FREIGHT	\$149.10	Meeting Check	CURRENT - VALLEY	24127	02/26/2026	\$661.26
26-00184	A0387	ATLANTIC PROCUREMENT GRP LLC.	Filters for water fountains	1	Filters for water fountains	\$1,852.57	Meeting Check	WATER OPERATING	13907	02/26/2026	\$1,852.57
26-00186	S0365	SUPREME CONDITIONING SYSTEM IN	cooling tower fans iced up	1	cooling tower fans iced up	\$440.00	Meeting Check	CURRENT - VALLEY	24167	02/26/2026	\$1,510.00
26-00188	D0331	DELISA DEMOLITION INC	HHW Tipping Fees	3	HHW Tipping Fees JANUARY 31	\$16,546.55	Meeting Check	CURRENT - VALLEY	24138	02/26/2026	\$34,402.57
26-00188	D0331	DELISA DEMOLITION INC	HHW Tipping Fees	4	HHW Tipping Fees FEBRUARY 15	\$16,736.51	Meeting Check	CURRENT - VALLEY	24138	02/26/2026	\$34,402.57
26-00189	D0331	DELISA DEMOLITION INC	Recycling Tax HHW	3	Recycling Tax HHW JANUARY 31	\$556.56	Meeting Check	CURRENT - VALLEY	24138	02/26/2026	\$34,402.57
26-00189	D0331	DELISA DEMOLITION INC	Recycling Tax HHW	4	Recycling Tax HHW FEBRUARY 15	\$562.95	Meeting Check	CURRENT - VALLEY	24138	02/26/2026	\$34,402.57
26-00199	N0002A	MARY ANNE NAGY	Medicare Reim Feb 2026	1	Medicare Reim Feb 2026	\$298.60	Meeting Check	CURRENT - VALLEY	24156	02/26/2026	\$298.60
26-00200	D0178	DYNAMIC TESTING SERVICE LLC	RANDOM DRUG/ALCOHOL TEST DPW	1	RANDOM DRUG/ALCOHOL TEST DPW	\$80.00	Meeting Check	CURRENT - VALLEY	24137	02/26/2026	\$584.00
26-00200	D0178	DYNAMIC TESTING SERVICE LLC	RANDOM DRUG/ALCOHOL TEST DPW	2	RANDOM DRUG/ALCOHOL TEST DPW	\$220.00	Meeting Check	CURRENT - VALLEY	24137	02/26/2026	\$584.00
26-00200	D0178	DYNAMIC TESTING SERVICE LLC	RANDOM DRUG/ALCOHOL TEST DPW	3	RANDOM DRUG/ALCOHOL TEST DPW	\$59.00	Meeting Check	CURRENT - VALLEY	24137	02/26/2026	\$584.00
26-00200	D0178	DYNAMIC TESTING SERVICE LLC	RANDOM DRUG/ALCOHOL TEST DPW	4	RANDOM DRUG/ALCOHOL TEST DPW	\$225.00	Meeting Check	CURRENT - VALLEY	24137	02/26/2026	\$584.00
26-00205	A0253A	AMAZON CAPITAL SERVICES	plow markers for fleet	1	plow markers for fleet	\$122.97	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00205	A0253A	AMAZON CAPITAL SERVICES	plow markers for fleet	2	27" Snow Plow Marker Guides	\$81.98	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00209	T0159	TEAM LIFE	G5 FULLY AUTOMATIC AED	1	G5 FULLY AUTOMATIC AED	\$1,725.00	Meeting Check	CURRENT - VALLEY	24169	02/26/2026	\$2,641.00
26-00209	T0159	TEAM LIFE	G5 FULLY AUTOMATIC AED	2	POWERHEART G5 INTELLISENSE	\$75.00	Meeting Check	CURRENT - VALLEY	24169	02/26/2026	\$2,641.00
26-00209	T0159	TEAM LIFE	G5 FULLY AUTOMATIC AED	3	POWERHEART G5 INTELLISENSE	\$108.00	Meeting Check	CURRENT - VALLEY	24169	02/26/2026	\$2,641.00
26-00209	T0159	TEAM LIFE	G5 FULLY AUTOMATIC AED	4	WEATHERPROOF AED CASE	\$697.00	Meeting Check	CURRENT - VALLEY	24169	02/26/2026	\$2,641.00
26-00209	T0159	TEAM LIFE	G5 FULLY AUTOMATIC AED	5	SHIPPING & HANDLING	\$36.00	Meeting Check	CURRENT - VALLEY	24169	02/26/2026	\$2,641.00
26-00221	D0400	DEMARCO'S CATERING	FATHER/DAUGHTER DANCE FOOD	1	FATHER/DAUGHTER DANCE FOOD	\$810.00	Meeting Check	CURRENT - VALLEY	24140	02/26/2026	\$810.00
26-00222	L0208	LEXIPOL, LLC.	TRG Online Training	1	01/01/26-12/31/26	\$10,189.68	Meeting Check	CURRENT - VALLEY	24149	02/26/2026	\$10,189.68
26-00226	W0070	KEVIN P WIGENTON ESQ	PUBLIC DEFENDER/JAN-FEB 2026	3	PUBLIC DEFENDER/FEB 2026	\$2,450.00	Meeting Check	CURRENT - VALLEY	24173	02/26/2026	\$2,450.00
26-00246	N0037	NJ LEAGUE OF MUNICIPALITIES	JOBPOST-ADM ASST P/Z 1/23-2-21	1	JOBPOST-ADM ASST P/Z 1/23-2-21	\$160.00	Meeting Check	CURRENT - VALLEY	24177	02/26/2026	\$160.00
26-00249	I0092	INTEGRATED GRAPHIC RESOURCES	BUSINESS CARDS- WILLIAM LAIRD	1	BUSINESS CARDS- WILLIAM LAIRD	\$35.25	Meeting Check	CURRENT - VALLEY	24145	02/26/2026	\$35.25
26-00270	F0025	FOODTOWN RB	Supplies needed for Senior Ctr	2	SUPPLIES SEN CTR 2/4	\$40.53	Meeting Check	GRANT FUND-VNB	2642	02/26/2026	\$508.50
26-00270	F0025	FOODTOWN RB	Supplies needed for Senior Ctr	3	SUPPLIES SEN CTR 2/6	\$172.40	Meeting Check	GRANT FUND-VNB	2642	02/26/2026	\$508.50
26-00270	F0025	FOODTOWN RB	Supplies needed for Senior Ctr	4	SUPPLIES SEN CTR 2/6	\$18.36	Meeting Check	GRANT FUND-VNB	2642	02/26/2026	\$508.50
26-00270	F0025	FOODTOWN RB	Supplies needed for Senior Ctr	5	SUPPLIES SEN CTR 2/12	\$223.21	Meeting Check	GRANT FUND-VNB	2642	02/26/2026	\$508.50
26-00270	F0025	FOODTOWN RB	Supplies needed for Senior Ctr	6	SUPPLIES SEN CTR 2/13	\$54.00	Meeting Check	GRANT FUND-VNB	2642	02/26/2026	\$508.50
26-00275	W0006	WESTERN PEST SERVICE LLC	PEST CTRL SNR CTR	3	PEST CTRL SNR CTR FEBRUARY	\$62.82	Meeting Check	GRANT FUND-VNB	2644	02/26/2026	\$62.82
26-00284	N0258	NORTH AMERICAN RESCUE LLC	Q11575 Tourniquet	1	Tourniquet combat app blk	\$599.52	Meeting Check	CURRENT - VALLEY	24158	02/26/2026	\$599.52
26-00301	M0417	MILLENNIUM STRATEGIES LLC	GRANT ADMIN FEES-JAN/FEB 26	7	GRANT ADMIN FEES-FEB 26	\$354.10	Meeting Check	CURRENT - VALLEY	24153	02/26/2026	\$2,903.62
26-00301	M0417	MILLENNIUM STRATEGIES LLC	GRANT ADMIN FEES-JAN/FEB 26	8	GRANT ADMIN FEES-FEB 26	\$113.20	Meeting Check	WATER OPERATING	13914	02/26/2026	\$928.24
26-00301	M0417	MILLENNIUM STRATEGIES LLC	GRANT ADMIN FEES-JAN/FEB 26	9	GRANT ADMIN FEES-FEB 26	\$32.70	Meeting Check	PARKNG OPER VAL	3491	02/26/2026	\$268.14
26-00305	W0167	WALGREENS	COMMUNITY ENG-GIFT CARD	1	COMMUNITY ENG-GIFT CARD	\$35.54	Manual Check	VALLEY-PCARD	75	02/25/2026	\$44.53
26-00306	W0167	WALGREENS	SYMPATHY CARD	1	SYMPATHY CARD	\$8.99	Manual Check	VALLEY-PCARD	75	02/25/2026	\$44.53
26-00307	F0025	FOODTOWN RB	CONFERENCE ROOM REFRESHMENTS	1	CONFERENCE ROOM REFRESHMENTS	\$32.85	Manual Check	VALLEY-PCARD	74	02/25/2026	\$32.85
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	1	Filters 16X20X1	\$109.44	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	2	Filters 18X25X1	\$265.44	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	3	Filters 18X20X1	\$168.96	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	4	Filters 16X16X1	\$199.44	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	5	Filters 16X25X1	\$252.36	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	6	Toilet Paper	\$602.20	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	7	Paper Towels	\$2,538.50	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	8	Colrox Cleanup	\$505.00	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12

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									Number	Check Date	
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	9	Simple Green	\$391.20	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	10	Lg Toilet Paper	\$393.50	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	11	Floor Polish	\$552.75	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	12	Lemon Polish	\$95.30	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	13	Stainless Steel Polish	\$81.50	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	14	Garbage Bags	\$1,650.25	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	15	Filters 20X20X1	\$169.44	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	16	Filters 15X30X1	\$384.72	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00310	M0325	MSC INDUSTRIAL SUPPLY CO	B&G Supplies	17	Filters 16X25X1	\$84.12	Meeting Check	CURRENT - VALLEY	24152	02/26/2026	\$8,444.12
26-00318	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS//JAN-MAR 26	3	GENERAL LEGAL SVCS/FEB 26	\$7,500.00	Meeting Check	CURRENT - VALLEY	24136	02/26/2026	\$10,750.00
26-00319	C0330A	CANNON & MCGUINN, LLC.	PROSECUTOR SVCS//JAN-MAR 26	3	PROSECUTOR SVCS/FEB 26	\$3,250.00	Meeting Check	CURRENT - VALLEY	24136	02/26/2026	\$10,750.00
26-00321	M0322	MCAA OF MONMOUTH COUNTY	2026 member dues mon.cty	1	Cathleen Gerber-2026 dues	\$45.00	Meeting Check	CURRENT - VALLEY	24151	02/26/2026	\$135.00
26-00321	M0322	MCAA OF MONMOUTH COUNTY	2026 member dues mon.cty	2	Susan Milnes-2026 dues	\$45.00	Meeting Check	CURRENT - VALLEY	24151	02/26/2026	\$135.00
26-00321	M0322	MCAA OF MONMOUTH COUNTY	2026 member dues mon.cty	3	Jacquelyn Shipley-Hennessy-26	\$45.00	Meeting Check	CURRENT - VALLEY	24151	02/26/2026	\$135.00
26-00330	P0263	PRIME LUBE,INC.	grease, oil, and DEF for fleet	1	grease, oil, and DEF for fleet	\$151.00	Meeting Check	CURRENT - VALLEY	24162	02/26/2026	\$2,090.20
26-00330	P0263	PRIME LUBE,INC.	grease, oil, and DEF for fleet	2	Prime Ultra Full Synthetic 5W	\$620.00	Meeting Check	CURRENT - VALLEY	24162	02/26/2026	\$2,090.20
26-00330	P0263	PRIME LUBE,INC.	grease, oil, and DEF for fleet	3	Prime Ultra Full Synthetic 5W	\$620.00	Meeting Check	CURRENT - VALLEY	24162	02/26/2026	\$2,090.20
26-00330	P0263	PRIME LUBE,INC.	grease, oil, and DEF for fleet	4	BlueSky Diesel Exhaust Fluid	\$686.25	Meeting Check	CURRENT - VALLEY	24162	02/26/2026	\$2,090.20
26-00330	P0263	PRIME LUBE,INC.	grease, oil, and DEF for fleet	5	Environmental Service Charge	\$12.95	Meeting Check	CURRENT - VALLEY	24162	02/26/2026	\$2,090.20
26-00338	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR TRAFFIC BUREAU	1	ZIP TIES	\$20.89	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00338	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR TRAFFIC BUREAU	2	TRAILER COUPLER PINS	\$13.67	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00338	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR TRAFFIC BUREAU	3	SHARPIE-FINE POINT	\$9.98	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00338	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR TRAFFIC BUREAU	5	SHEET PROTECTORS	\$36.08	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00338	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR TRAFFIC BUREAU	6	STAPLES	\$24.90	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00338	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR TRAFFIC BUREAU	7	PINK PAPER	\$72.68	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00347	W0075	W.B.MASON CO INC	Supplies Needed	1	QRTS531 24X18 Whiteboard	\$36.99	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00347	W0075	W.B.MASON CO INC	Supplies Needed	3	GBWWSM1757908 - Shredder	\$765.00	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00347	W0075	W.B.MASON CO INC	Supplies Needed	4	SAN80653 Dry Erase Starter Set	\$6.99	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00347	W0075	W.B.MASON CO INC	Supplies Needed	5	MMMS295 Sponges	\$20.18	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00347	W0075	W.B.MASON CO INC	Supplies Needed	6	CSIHCN12CAFE 12pz Hot cups	\$43.96	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00347	W0075	W.B.MASON CO INC	Supplies Needed	7	WMBDC0312 Large Binder Clips	\$47.46	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00347	W0075	W.B.MASON CO INC	Supplies Needed	8	CSISCLIDINCAFE Hot Cup Lids	\$22.36	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00347	W0075	W.B.MASON CO INC	Supplies Needed	9	QRTMPPC Magnetic Push Pins	\$4.94	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00347	W0075	W.B.MASON CO INC	Supplies Needed	10	JAM22433543A Push Pins	\$5.99	Meeting Check	PARKNG OPER VAL	3492	02/26/2026	\$954.82
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	1	2/13/2026	\$12,107.55	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	2	2/13/2026	\$9,008.55	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	3	2/13/2026	\$861.64	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	4	2/13/2026	\$9,813.49	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	5	2/13/2026	\$2,918.29	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	6	2/13/2026	\$4,554.93	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	7	2/13/2026	\$3,073.79	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	8	2/13/2026	\$3,073.76	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	9	2/13/2026	\$10,431.90	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	10	2/13/2026	\$241.07	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	11	2/13/2026	\$13,881.53	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	12	2/13/2026	\$2,737.14	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	13	2/13/2026	\$24,351.57	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	14	2/13/2026	\$1,527.75	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	15	2/13/2026	\$272.16	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	16	2/13/2026	\$13,328.75	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	17	2/13/2026	\$6,198.32	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	18	2/13/2026	\$1,920.00	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	19	2/13/2026	\$1,576.96	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	20	2/13/2026	\$250.00	Manual Check	CURRENT - VALLEY	24110	02/13/2026	\$497,365.06

February 26, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	21	2/13/2026	\$4,573.44	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	22	2/13/2026	\$77.58	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	23	2/13/2026	\$283.29	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	24	2/13/2026	\$283.29	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	25	2/13/2026	\$41,389.44	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	26	2/13/2026	\$18,496.25	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	27	2/13/2026	\$22,387.85	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	28	2/13/2026	\$9,267.45	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	29	2/13/2026	\$15,025.27	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	30	2/13/2026	\$880.81	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	31	2/13/2026	\$24,491.67	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	32	2/13/2026	\$12,677.91	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	33	2/13/2026	\$562.64	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	34	2/13/2026	\$24,294.28	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00353	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	35	2/13/2026	\$544.74	Manual Check	CURRENT -VALLEY	24110	02/13/2026	\$497,365.06
26-00354	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	1	2/13/2026	\$34,222.08	Manual Check	WATER OPERATING	13897	02/13/2026	\$38,007.23
26-00354	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	2	2/13/2026	\$1,592.29	Manual Check	WATER OPERATING	13897	02/13/2026	\$38,007.23
26-00354	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	3	2/13/2026	\$2,192.86	Manual Check	WATER OPERATING	13897	02/13/2026	\$38,007.23
26-00355	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	1	2/13/2026	\$19,807.18	Manual Check	PARKNG OPER VAL	3482	02/13/2026	\$21,417.69
26-00355	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	2	2/13/2026	\$334.87	Manual Check	PARKNG OPER VAL	3482	02/13/2026	\$21,417.69
26-00355	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	3	2/13/2026	\$1,275.64	Manual Check	PARKNG OPER VAL	3482	02/13/2026	\$21,417.69
26-00356	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	1	2/13/2026	\$13,891.15	Manual Check	GRANT FUND-VNB	2637	02/13/2026	\$13,891.15
26-00357	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	1	2/13/2026	\$20,340.00	Manual Check	TRUST ACCOUNT	6380	02/13/2026	\$20,340.00
26-00358	B0019	BOROUGH OF RED BANK,PAYROLL AC	2/13/2026	1	2/13/2026	\$427.14	Manual Check	RCA	2060	02/13/2026	\$427.14
26-00360	A0253A	AMAZON CAPITAL SERVICES	rechargeable LED Clamp Light	1	rechargeable LED Clamp Light	\$109.84	Meeting Check	WATER OPERATING	13906	02/26/2026	\$109.84
26-00361	S0020	STAVOLA	Open for Hot & Cold Patch	2	Open for Hot & Cold Patch 1/14	\$622.50	Meeting Check	CURRENT -VALLEY	24166	02/26/2026	\$622.50
26-00363	I0107	INTRON TECHNOLOGY	Replacemnt batteryfor server	1	Replacement battery for server	\$277.20	Meeting Check	CURRENT -VALLEY	24147	02/26/2026	\$277.20
26-00364	A0017	GENE J ANTHONY ESQ	RENT BD LEGAL/DEC 25 & JAN 26	1	RENT BD LEGAL/DEC 25	\$281.67	Meeting Check	CURRENT -VALLEY	24123	02/26/2026	\$1,891.67
26-00364	A0017	GENE J ANTHONY ESQ	RENT BD LEGAL/DEC 25 & JAN 26	2	RENT BD LEGAL/JAN 26	\$1,610.00	Meeting Check	CURRENT -VALLEY	24123	02/26/2026	\$1,891.67
26-00365	M0398	MCMANIMON,SCOTLAND & BAUMANN L	LEGAL SVCS/GEN REDEVEL/DEC	1	LEGAL SVCS/DEC JUDGE-JAN	\$90.00	Meeting Check	COAH DEV FEES	278	02/26/2026	\$90.00
26-00365	M0398	MCMANIMON,SCOTLAND & BAUMANN L	LEGAL SVCS/GEN REDEVEL/DEC	2	LEGAL/GEN REVEL-RR15522-JAN	\$474.00	Meeting Check	DEVESCROW2RIVER	2041	02/26/2026	\$474.00
26-00366	E0012	ELECTRO MAINTENANCE INC	Emergency Electrical Repairs	1	Tower Hill Facility	\$3,674.00	Meeting Check	WATER OPERATING	13910	02/26/2026	\$3,674.00
26-00366	E0012	ELECTRO MAINTENANCE INC	Emergency Electrical Repairs	2	Johnny Jazz Park	\$2,964.00	Meeting Check	CURRENT -VALLEY	24141	02/26/2026	\$35,245.00
26-00366	E0012	ELECTRO MAINTENANCE INC	Emergency Electrical Repairs	3	White Street	\$5,154.00	Meeting Check	CURRENT -VALLEY	24141	02/26/2026	\$35,245.00
26-00366	E0012	ELECTRO MAINTENANCE INC	Emergency Electrical Repairs	4	White Street	\$5,360.00	Meeting Check	CURRENT -VALLEY	24141	02/26/2026	\$35,245.00
26-00366	E0012	ELECTRO MAINTENANCE INC	Emergency Electrical Repairs	5	Marine Park Sewer Station	\$444.00	Meeting Check	CURRENT -VALLEY	24141	02/26/2026	\$35,245.00
26-00366	E0012	ELECTRO MAINTENANCE INC	Emergency Electrical Repairs	6	Marine Park Sewer Station	\$4,993.00	Meeting Check	CURRENT -VALLEY	24141	02/26/2026	\$35,245.00
26-00366	E0012	ELECTRO MAINTENANCE INC	Emergency Electrical Repairs	7	Veterans Park	\$4,635.00	Meeting Check	CURRENT -VALLEY	24141	02/26/2026	\$35,245.00
26-00366	E0012	ELECTRO MAINTENANCE INC	Emergency Electrical Repairs	8	Veterans Park	\$4,636.00	Meeting Check	CURRENT -VALLEY	24141	02/26/2026	\$35,245.00
26-00366	E0012	ELECTRO MAINTENANCE INC	Emergency Electrical Repairs	9	Veterans Park	\$7,059.00	Meeting Check	CURRENT -VALLEY	24141	02/26/2026	\$35,245.00
26-00369	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Feb 4 weeks	4	leasing uniforms FEB 3	\$219.11	Meeting Check	CURRENT -VALLEY	24124	02/26/2026	\$599.94
26-00369	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Feb 4 weeks	5	leasing uniforms FEB 3	\$80.86	Meeting Check	CURRENT -VALLEY	24124	02/26/2026	\$599.94
26-00369	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Feb 4 weeks	6	leasing uniforms FEB 3	\$92.38	Meeting Check	WATER OPERATING	13905	02/26/2026	\$185.76
26-00369	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Feb 4 weeks	7	leasing uniforms FEB 10	\$219.11	Meeting Check	CURRENT -VALLEY	24124	02/26/2026	\$599.94
26-00369	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Feb 4 weeks	8	leasing uniforms FEB 10	\$80.86	Meeting Check	CURRENT -VALLEY	24124	02/26/2026	\$599.94
26-00369	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Feb 4 weeks	9	leasing uniforms FEB 10	\$93.38	Meeting Check	WATER OPERATING	13905	02/26/2026	\$185.76
26-00371	W0075	W.B.MASON CO INC	Office Supplies-Detectives	1	One ply top tab file folders	\$25.68	Meeting Check	CURRENT -VALLEY	24174	02/26/2026	\$1,226.74
26-00371	W0075	W.B.MASON CO INC	Office Supplies-Detectives	2	Legal Note pads	\$24.34	Meeting Check	CURRENT -VALLEY	24174	02/26/2026	\$1,226.74
26-00371	W0075	W.B.MASON CO INC	Office Supplies-Detectives	3	Ultra fine sharpie Traffic	\$14.89	Meeting Check	CURRENT -VALLEY	24174	02/26/2026	\$1,226.74
26-00371	W0075	W.B.MASON CO INC	Office Supplies-Detectives	4	post its Records Bureau	\$22.98	Meeting Check	CURRENT -VALLEY	24174	02/26/2026	\$1,226.74
26-00371	W0075	W.B.MASON CO INC	Office Supplies-Detectives	5	White out Records Bureau	\$14.83	Meeting Check	CURRENT -VALLEY	24174	02/26/2026	\$1,226.74
26-00371	W0075	W.B.MASON CO INC	Office Supplies-Detectives	6	Stapler Records Bureau	\$19.79	Meeting Check	CURRENT -VALLEY	24174	02/26/2026	\$1,226.74
26-00372	B0295	BLOODGOOD LAW ENF TRAINING GRP	Cops & Kids Cevin Albert	1	C.Albert CPJVNLCPSNDKDW4B0007	\$195.00	Meeting Check	CURRENT -VALLEY	24128	02/26/2026	\$195.00
26-00373	W0075	W.B.MASON CO INC		1	Triangular Scale	\$10.28	Meeting Check	CURRENT -VALLEY	24174	02/26/2026	\$1,226.74

February 26, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00373	W0075	W.B.MASON CO INC		2	Bic Ballpoint Pens Value Pack	\$3.39	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00373	W0075	W.B.MASON CO INC		3	Fellowes Shredder	\$327.08	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00373	W0075	W.B.MASON CO INC		4	Kleenex Facial Tissues	\$21.69	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00373	W0075	W.B.MASON CO INC		5	Pilot G2 Ink Pens	\$19.29	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00373	W0075	W.B.MASON CO INC		6	Brother Ink-Black	\$35.38	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00373	W0075	W.B.MASON CO INC		7	Brother Ink-Cyan	\$35.38	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00373	W0075	W.B.MASON CO INC		8	Brother Ink-Magenta	\$35.38	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00373	W0075	W.B.MASON CO INC		9	Brother Ink-Yellow	\$35.38	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00374	R0188	RED BANK DINER	Prisoner meals 12/21-01/22/26	1	25-19169/#186732 12/31/25	\$15.50	Meeting Check	CURRENT - VALLEY	24165	02/26/2026	\$79.00
26-00374	R0188	RED BANK DINER	Prisoner meals 12/21-01/22/26	2	25-18781/ # 186052 12/21/25	\$8.50	Meeting Check	CURRENT - VALLEY	24165	02/26/2026	\$79.00
26-00374	R0188	RED BANK DINER	Prisoner meals 12/21-01/22/26	3	26-00160/ #187082 01/05/26	\$15.50	Meeting Check	CURRENT - VALLEY	24165	02/26/2026	\$79.00
26-00374	R0188	RED BANK DINER	Prisoner meals 12/21-01/22/26	4	26-00749/ # 187847 11/17/26	\$8.50	Meeting Check	CURRENT - VALLEY	24165	02/26/2026	\$79.00
26-00374	R0188	RED BANK DINER	Prisoner meals 12/21-01/22/26	5	26-00936/ # 188236 01/22/26	\$15.50	Meeting Check	CURRENT - VALLEY	24165	02/26/2026	\$79.00
26-00374	R0188	RED BANK DINER	Prisoner meals 12/21-01/22/26	6	26-00749/ # 187896 01/17/26	\$15.50	Meeting Check	CURRENT - VALLEY	24165	02/26/2026	\$79.00
26-00375	R0277	RAM TAX LIEN FUND II LP	Redemption 25-00010	1	Redemption 25-00010	\$2,810.54	Manual Check	TTL REDEMPTION	3963	02/19/2026	\$2,810.54
26-00375	R0277	RAM TAX LIEN FUND II LP	Redemption 25-00010	2	Premium 25-00010	\$1,100.00	Manual Check	TRUST ACCOUNT	6381	02/19/2026	\$1,100.00
26-00376	P0223	PARTS AUTHORITY LLC	Vehicle Maintenance	1	Invoice # 147984 01/7/26	\$286.65	Meeting Check	CURRENT - VALLEY	24160	02/26/2026	\$1,245.71
26-00376	P0223	PARTS AUTHORITY LLC	Vehicle Maintenance	2	Invoice # 317897 01/14/26	\$356.20	Meeting Check	CURRENT - VALLEY	24160	02/26/2026	\$1,245.71
26-00376	P0223	PARTS AUTHORITY LLC	Vehicle Maintenance	3	Invoice # 318610 01/20/26	\$230.70	Meeting Check	CURRENT - VALLEY	24160	02/26/2026	\$1,245.71
26-00376	P0223	PARTS AUTHORITY LLC	Vehicle Maintenance	4	Invoice # 319653 01/29/26	\$271.16	Meeting Check	CURRENT - VALLEY	24160	02/26/2026	\$1,245.71
26-00376	P0223	PARTS AUTHORITY LLC	Vehicle Maintenance	5	Invoice # 31956 01/29/26	\$101.00	Meeting Check	CURRENT - VALLEY	24160	02/26/2026	\$1,245.71
26-00377	C0034	CIRCLE CHEVROLET	Vehicle Maintenance	1	Invoice# 52338575 01/12/26	\$94.32	Meeting Check	CURRENT - VALLEY	24131	02/26/2026	\$168.48
26-00378	W0037	GEORGE WALL LINCOLN MERCURY IN	Vehicle Maintenance	1	Inv # FOW258157 01/27/26	\$21.30	Meeting Check	CURRENT - VALLEY	24172	02/26/2026	\$63.53
26-00378	W0037	GEORGE WALL LINCOLN MERCURY IN	Vehicle Maintenance	2	Inv # FOW257914 01/16/26	\$42.23	Meeting Check	CURRENT - VALLEY	24172	02/26/2026	\$63.53
26-00379	T0026	TAYLORS TOWING	Towing	1	Inv#189028 01/17/26 26-00767	\$125.00	Meeting Check	TRUST ACCOUNT	6385	02/26/2026	\$500.00
26-00379	T0026	TAYLORS TOWING	Towing	2	Inv#189039 01/22/26 26-00935	\$125.00	Meeting Check	TRUST ACCOUNT	6385	02/26/2026	\$500.00
26-00379	T0026	TAYLORS TOWING	Towing	3	Inv#199112 01/24/26 26-01043	\$125.00	Meeting Check	TRUST ACCOUNT	6385	02/26/2026	\$500.00
26-00379	T0026	TAYLORS TOWING	Towing	4	Inv#188853 01/26/26 26-01102	\$125.00	Meeting Check	TRUST ACCOUNT	6385	02/26/2026	\$500.00
26-00380	B0263	BROTHER'S TOWING, INC.	Towing	1	Inv #45535 01/09/26 26-00402	\$125.00	Meeting Check	TRUST ACCOUNT	6383	02/26/2026	\$125.00
26-00382	C0032	CHESAPEAKE EXTERMINATING	rodent control Hilltop Terrace	2	Hilltop Terrace Abatement 1/20	\$160.00	Meeting Check	CURRENT - VALLEY	24130	02/26/2026	\$525.00
26-00382	C0032	CHESAPEAKE EXTERMINATING	rodent control Hilltop Terrace	3	Hilltop Terrace RBPT 1/20	\$45.00	Meeting Check	CURRENT - VALLEY	24130	02/26/2026	\$525.00
26-00383	C0032	CHESAPEAKE EXTERMINATING	rodent control Ct Basie Park	3	rod control Ct Basie Pk 12/18	\$160.00	Meeting Check	CURRENT - VALLEY	24130	02/26/2026	\$525.00
26-00383	C0032	CHESAPEAKE EXTERMINATING	rodent control Ct Basie Park	4	rod control Ct Basie Pk 1/20	\$160.00	Meeting Check	CURRENT - VALLEY	24130	02/26/2026	\$525.00
26-00384	C0051	COMPLETE SECURITY SYSTEMS INC	service call Riverside Gardens	1	service call Riverside Gardens	\$228.00	Meeting Check	CURRENT - VALLEY	24133	02/26/2026	\$228.00
26-00385	S0428	JOHN F SCHULTE JR.	MEDICARE REIM/FEB-APRIL 2026	1	MED REIMB PT B/FEB-APR	\$626.60	Meeting Check	CURRENT - VALLEY	24168	02/26/2026	\$626.60
26-00386	P0259	PLOSIA COHEN LLC.	LEGAL-LABOR ATTNV-JAN 26	1	LEGAL-GEN/PD/COVID	\$7,709.80	Meeting Check	CURRENT - VALLEY	24161	02/26/2026	\$7,709.80
26-00387	S0365	SUPREME CONDITIONING SYSTEM IN	RB Municipal 90 Monmouth	1	RB Municipal 90 Monmouth	\$285.00	Meeting Check	CURRENT - VALLEY	24167	02/26/2026	\$1,510.00
26-00388	S0365	SUPREME CONDITIONING SYSTEM IN	RB Emerg Ambulance Station	1	RB Emerg Ambulance Station	\$785.00	Meeting Check	CURRENT - VALLEY	24167	02/26/2026	\$1,510.00
26-00389	I0094	IMMEDIATE CARE WALK-IN MANAGE	PRE-MEMBER PHYSICALS-FIRE DEPT	1	PRE-MEMBER PHYSICAL-MOSCO	\$125.00	Meeting Check	CURRENT - VALLEY	24146	02/26/2026	\$250.00
26-00389	I0094	IMMEDIATE CARE WALK-IN MANAGE	PRE-MEMBER PHYSICALS-FIRE DEPT	2	PRE-MEMBER PHYSICAL-REMALEY	\$125.00	Meeting Check	CURRENT - VALLEY	24146	02/26/2026	\$250.00
26-00390	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JAN 26	1	GEN ENGINEERING SVCS-JAN 26	\$11,368.25	Meeting Check	CURRENT - VALLEY	24134	02/26/2026	\$11,968.25
26-00390	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JAN 26	2	STORMWATER COMPLIANCE-JAN 26	\$600.00	Meeting Check	CURRENT - VALLEY	24134	02/26/2026	\$11,968.25
26-00390	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JAN 26	3	ESCROW PROJ BILLING PR16170	\$146.25	Meeting Check	DEVESCROW2RIVER	2040	02/26/2026	\$243.75
26-00390	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JAN 26	4	ESCROW PROJ BILLING ZR15133	\$97.50	Meeting Check	DEVESCROW2RIVER	2040	02/26/2026	\$243.75
26-00391	N0036	NJ ASSN CHIEFS OF POLICE	2026 Dues Chief Frazee	1	2026 Dues Active membership	\$275.00	Meeting Check	CURRENT - VALLEY	24157	02/26/2026	\$275.00
26-00392	M0024	MGL PRINTING SOLUTIONS LLC	water bills	1	water bills	\$2,454.00	Meeting Check	WATER OPERATING	13913	02/26/2026	\$2,578.00
26-00392	M0024	MGL PRINTING SOLUTIONS LLC	water bills	2	freight for water bills	\$124.00	Meeting Check	WATER OPERATING	13913	02/26/2026	\$2,578.00
26-00393	R0235	BLUE TRITON BRANDS, INC.	Water Cooler Svcs	2	WATER COOLER JANUARY	\$19.99	Manual Check	CURRENT - VALLEY	24122	02/19/2026	\$19.99
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	1	PENCILS #2	\$3.95	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	2	STAPLER SWINGLINE	\$14.24	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	3	MOUSE WIRELESS	\$23.29	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	4	PENS PENTEL	\$10.88	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	5	TONER BLACK HP414A	\$201.98	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	6	TISSUES KLEENEX	\$34.09	Meeting Check	CURRENT - VALLEY	24174	02/26/2026	\$1,226.74

February 26, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	7	MAILING LABELS 5160	\$31.57	Meeting Check	CURRENT-VALLEY	24174	02/26/2026	\$1,226.74
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	8	BINDER POCKETS AVERY	\$19.76	Meeting Check	CURRENT-VALLEY	24174	02/26/2026	\$19.76
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	9	DATE STAMP 5 IN 1 TRODAT	\$30.96	Meeting Check	CURRENT-VALLEY	24174	02/26/2026	\$1,226.74
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	10	PACKING TAPE SCOTCH	\$27.71	Meeting Check	CURRENT-VALLEY	24174	02/26/2026	\$1,226.74
26-00394	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER BUILDING	11	COPY PAPER	\$75.52	Meeting Check	CURRENT-VALLEY	24174	02/26/2026	\$1,226.74
26-00395	M0017	MCGINNIS PRINTING	envelopes	1	1500 window envelopes	\$195.00	Meeting Check	WATER OPERATING	13912	02/26/2026	\$330.00
26-00395	M0017	MCGINNIS PRINTING	envelopes	2	1000 regular envelopes	\$135.00	Meeting Check	WATER OPERATING	13912	02/26/2026	\$330.00
26-00397	C0328	CRANEY INTERPRETING	INTERPRETER SVCS	2	INTERPRETER SVCS 1/8	\$315.00	Meeting Check	CURRENT-VALLEY	24176	02/26/2026	\$2,365.00
26-00397	C0328	CRANEY INTERPRETING	INTERPRETER SVCS	3	INTERPRETER SVCS 1/15	\$367.50	Meeting Check	CURRENT-VALLEY	24176	02/26/2026	\$2,365.00
26-00397	C0328	CRANEY INTERPRETING	INTERPRETER SVCS	4	INTERPRETER SVCS 1/22	\$402.50	Meeting Check	CURRENT-VALLEY	24176	02/26/2026	\$2,365.00
26-00397	C0328	CRANEY INTERPRETING	INTERPRETER SVCS	5	INTERPRETER SVCS 1/29	\$402.50	Meeting Check	CURRENT-VALLEY	24176	02/26/2026	\$2,365.00
26-00397	C0328	CRANEY INTERPRETING	INTERPRETER SVCS	6	INTERPRETER SVCS 1/29	\$375.00	Meeting Check	CURRENT-VALLEY	24176	02/26/2026	\$2,365.00
26-00397	C0328	CRANEY INTERPRETING	INTERPRETER SVCS	7	INTERPRETER SVCS 2/5	\$332.50	Meeting Check	CURRENT-VALLEY	24176	02/26/2026	\$2,365.00
26-00397	C0328	CRANEY INTERPRETING	INTERPRETER SVCS	8	INTERPRETER SVCS 2/5	\$170.00	Meeting Check	CURRENT-VALLEY	24176	02/26/2026	\$2,365.00
26-00398	M0494A	KAREN MCDONOUGH	MEDICARE REIM JAN-FEB 2026	1	MED PART B JAN	\$202.90	Meeting Check	CURRENT-VALLEY	24155	02/26/2026	\$992.50
26-00398	M0494A	KAREN MCDONOUGH	MEDICARE REIM JAN-FEB 2026	2	MED PART B IRMAA JAN	\$202.90	Meeting Check	CURRENT-VALLEY	24155	02/26/2026	\$992.50
26-00398	M0494A	KAREN MCDONOUGH	MEDICARE REIM JAN-FEB 2026	3	MED PART D IRMAA JAN	\$90.45	Meeting Check	CURRENT-VALLEY	24155	02/26/2026	\$992.50
26-00398	M0494A	KAREN MCDONOUGH	MEDICARE REIM JAN-FEB 2026	4	MED PART B FEB	\$202.90	Meeting Check	CURRENT-VALLEY	24155	02/26/2026	\$992.50
26-00398	M0494A	KAREN MCDONOUGH	MEDICARE REIM JAN-FEB 2026	5	MED PART B IRMAA FEB	\$202.90	Meeting Check	CURRENT-VALLEY	24155	02/26/2026	\$992.50
26-00398	M0494A	KAREN MCDONOUGH	MEDICARE REIM JAN-FEB 2026	6	MED PART D IRMAA FEB	\$90.45	Meeting Check	CURRENT-VALLEY	24155	02/26/2026	\$992.50
26-00399	M0494	THOMAS MCDONOUGH	MEDICARE REIMB JAN-FEB 2026	1	MED REIM-PART B/JAN	\$202.90	Meeting Check	CURRENT-VALLEY	24154	02/26/2026	\$886.60
26-00399	M0494	THOMAS MCDONOUGH	MEDICARE REIMB JAN-FEB 2026	2	MED REIM-PART B IRMAA/JAN	\$202.90	Meeting Check	CURRENT-VALLEY	24154	02/26/2026	\$886.60
26-00399	M0494	THOMAS MCDONOUGH	MEDICARE REIMB JAN-FEB 2026	3	MED REIM-PART D IRMAA/JAN	\$37.50	Meeting Check	CURRENT-VALLEY	24154	02/26/2026	\$886.60
26-00399	M0494	THOMAS MCDONOUGH	MEDICARE REIMB JAN-FEB 2026	4	MED REIM-PART B/FEB	\$202.90	Meeting Check	CURRENT-VALLEY	24154	02/26/2026	\$886.60
26-00399	M0494	THOMAS MCDONOUGH	MEDICARE REIMB JAN-FEB 2026	5	MED REIM-PART B IRMAA/FEB	\$202.90	Meeting Check	CURRENT-VALLEY	24154	02/26/2026	\$886.60
26-00399	M0494	THOMAS MCDONOUGH	MEDICARE REIMB JAN-FEB 2026	6	MED REIM-PART D IRMAA/FEB	\$37.50	Meeting Check	CURRENT-VALLEY	24154	02/26/2026	\$886.60
26-00400	I0107	INTRON TECHNOLOGY	Lenovo Thinkpad Lap top	1	Lenovo Thinkpad Lap top	\$1,049.86	Meeting Check	GRANT FUND-VNB	2643	02/26/2026	\$1,049.86
26-00401	N0038	TWO RIVERS WATER RECLAMATION	1ST QTR SEWER SVCS 2026	1	1ST QTR SEWER SVCS 2026	\$355,477.44	Meeting Check	WATER OPERATING	13915	02/26/2026	\$355,477.44
26-00402	N0094	NJ MOTOR VEHICLE COMMISSION	REG 2026 FORD EXPLORER-BLDG	1	26 FORD EXPLORER- VIN GA77958	\$60.00	Manual Check	CURRENT-VALLEY	24111	02/13/2026	\$60.00
26-00403	R0001	RED BANK PUBLIC LIBRARY	LIBRARY EXP/QTR 1 2026	1	LIBRARY EXP/QTR 1 2026	\$65,000.00	Meeting Check	CURRENT-VALLEY	24163	02/26/2026	\$65,000.00
26-00404	A0253A	AMAZON CAPITAL SERVICES	BASKETBALL MEDALS	1	BASKETBALL MEDALS	\$289.99	Meeting Check	CURRENT-VALLEY	24125	02/26/2026	\$1,077.90
26-00407	W0075	W.B.MASON CO INC	ITEMS FOR CLERK	1	9X12 SELF-ADHESIVE ENVELOPES	\$76.10	Meeting Check	CURRENT-VALLEY	24174	02/26/2026	\$1,226.74
26-00407	W0075	W.B.MASON CO INC	ITEMS FOR CLERK	2	BROOM	\$25.59	Meeting Check	CURRENT-VALLEY	24174	02/26/2026	\$1,226.74
26-00408	N0014	NJ AMERICAN WATER COMPANY	ac#1018210026569094 12/27-1/27	1	ac#1018210026569094 12/27-1/27	\$858.99	Manual Check	WATER OPERATING	13900	02/13/2026	\$858.99
26-00409	X0004	XFINITY	acc#0120291 1/19-2/18	1	acc#0120291 1/19-2/18	\$165.84	Manual Check	CURRENT-VALLEY	24120	02/13/2026	\$165.84
26-00410	V0051	VERIZON COMM.	acc3350782634000177 1/10-2/9	1	acc3350782634000177 1/10-2/9	\$77.02	Manual Check	WATER OPERATING	13904	02/13/2026	\$77.02
26-00411	B0010	VERIZON	acc#157054156000117 1/19-2/18	1	acc#157054156000117 1/19-2/18	\$979.20	Manual Check	CURRENT-VALLEY	24112	02/13/2026	\$1,194.89
26-00412	B0010	VERIZON	acc#457052606000114 1/19-2/18	1	acc#457052606000114 1/19-2/18	\$75.23	Manual Check	CURRENT-VALLEY	24112	02/13/2026	\$1,194.89
26-00413	B0010	VERIZON	acc#157054176000196 1/19-2/18	1	acc#157054176000196 1/19-2/18	\$140.46	Manual Check	CURRENT-VALLEY	24112	02/13/2026	\$1,194.89
26-00414	X0004	XFINITY	acc#0276424 2/4-3/3	1	acc#0276424 2/4-3/3	\$104.94	Manual Check	CURRENT-VALLEY	24117	02/13/2026	\$104.94
26-00415	N0021	NEW JERSEY NATURAL GAS CO	Various accounts 12/22-1/23	1	Various accounts 12/22-1/23	\$6,490.07	Manual Check	CURRENT-VALLEY	24114	02/13/2026	\$6,490.07
26-00416	N0021	NEW JERSEY NATURAL GAS CO	acc#132156564119 12/22-1/23	1	acc#132156564119 12/22-1/23	\$809.00	Manual Check	GRANT FUND-VNB	2640	02/13/2026	\$809.00
26-00417	N0021	NEW JERSEY NATURAL GAS CO	Various accounts 12/22-1/23	1	Various accounts 12/22-1/23	\$8,600.97	Manual Check	WATER OPERATING	13901	02/13/2026	\$8,600.97
26-00418	J0045	JCP&L	acc#100012855597 1/6-2/3	1	acc#100012855597 1/6-2/3	\$646.16	Manual Check	GRANT FUND-VNB	2638	02/13/2026	\$646.16
26-00419	J0045	JCP&L	Various accounts 1/5-2/2	1	Various accounts 1/5-2/2	\$8,363.07	Manual Check	CURRENT-VALLEY	24113	02/13/2026	\$9,174.15
26-00420	J0045	JCP&L	Various accounts 1/5-2/2	1	Various accounts 1/5-2/2	\$10,454.78	Manual Check	WATER OPERATING	13899	02/13/2026	\$10,454.78
26-00421	J0045	JCP&L	Various accounts 1/5-2/2	1	Various accounts 1/5-2/2	\$1,537.62	Manual Check	PARKNG OPER VAL	3484	02/13/2026	\$1,537.62
26-00422	B0010	VERIZON	Various accounts 1/18-2/17	1	Various accounts 1/18-2/17	\$70.23	Manual Check	CURRENT-VALLEY	24118	02/13/2026	\$619.97
26-00422	B0010	VERIZON	Various accounts 1/18-2/17	2	Various accounts 1/18-2/17	\$70.23	Manual Check	CURRENT-VALLEY	24118	02/13/2026	\$619.97
26-00422	B0010	VERIZON	Various accounts 1/18-2/17	3	Various accounts 1/18-2/17	\$70.23	Manual Check	CURRENT-VALLEY	24118	02/13/2026	\$619.97
26-00422	B0010	VERIZON	Various accounts 1/18-2/17	4	Various accounts 1/18-2/17	\$281.07	Manual Check	CURRENT-VALLEY	24118	02/13/2026	\$619.97
26-00422	B0010	VERIZON	Various accounts 1/18-2/17	5	Various accounts 1/18-2/17	\$128.21	Manual Check	CURRENT-VALLEY	24118	02/13/2026	\$619.97
26-00423	B0010	VERIZON	acc#957052694000161 1/19-2/18	1	acc#957052694000161 1/19-2/18	\$49.01	Manual Check	CURRENT-VALLEY	24121	02/13/2026	\$200.62
26-00423	B0010	VERIZON	acc#957052694000161 1/19-2/18	2	acc#957052694000161 1/19-2/18	\$15.67	Manual Check	WATER OPERATING	13898	02/13/2026	\$64.14

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00423	B0010	VERIZON	acc#957052694000161 1/19-2/18	3	acc#957052694000161 1/19-2/18	\$4.53	Manual Check	PARKNG OPER VAL	3483	02/13/2026	\$18.53
26-00424	B0010	VERIZON	acc#357052653000158 1/19-2/18	1	acc#357052653000158 1/19-2/18	\$151.61	Manual Check	CURRENT - VALLEY	24121	02/13/2026	\$200.62
26-00424	B0010	VERIZON	acc#357052653000158 1/19-2/18	2	acc#357052653000158 1/19-2/18	\$48.47	Manual Check	WATER OPERATING	13898	02/13/2026	\$64.14
26-00424	B0010	VERIZON	acc#357052653000158 1/19-2/18	3	acc#357052653000158 1/19-2/18	\$14.00	Manual Check	PARKNG OPER VAL	3483	02/13/2026	\$18.53
26-00425	V0040	VERIZON WIRELESS	acc#62132898800001 12/27-1/26	1	acc#62132898800001 12/27-1/26	\$274.75	Manual Check	CURRENT - VALLEY	24116	02/13/2026	\$1,894.40
26-00425	V0040	VERIZON WIRELESS	acc#62132898800001 12/27-1/26	2	acc#62132898800001 12/27-1/26	\$38.01	Manual Check	CURRENT - VALLEY	24116	02/13/2026	\$1,894.40
26-00425	V0040	VERIZON WIRELESS	acc#62132898800001 12/27-1/26	3	acc#62132898800001 12/27-1/26	\$899.31	Manual Check	CURRENT - VALLEY	24116	02/13/2026	\$1,894.40
26-00425	V0040	VERIZON WIRELESS	acc#62132898800001 12/27-1/26	4	acc#62132898800001 12/27-1/26	\$76.02	Manual Check	CURRENT - VALLEY	24116	02/13/2026	\$1,894.40
26-00425	V0040	VERIZON WIRELESS	acc#62132898800001 12/27-1/26	5	acc#62132898800001 12/27-1/26	\$196.79	Manual Check	CURRENT - VALLEY	24116	02/13/2026	\$1,894.40
26-00425	V0040	VERIZON WIRELESS	acc#62132898800001 12/27-1/26	6	acc#62132898800001 12/27-1/26	\$309.42	Manual Check	CURRENT - VALLEY	24116	02/13/2026	\$1,894.40
26-00425	V0040	VERIZON WIRELESS	acc#62132898800001 12/27-1/26	7	acc#62132898800001 12/27-1/26	\$299.30	Manual Check	WATER OPERATING	13903	02/13/2026	\$299.30
26-00425	V0040	VERIZON WIRELESS	acc#62132898800001 12/27-1/26	8	acc#62132898800001 12/27-1/26	\$909.48	Manual Check	PARKNG OPER VAL	3485	02/13/2026	\$909.48
26-00425	V0040	VERIZON WIRELESS	acc#62132898800001 12/27-1/26	9	acc#62132898800001 12/27-1/26	\$100.10	Manual Check	CURRENT - VALLEY	24116	02/13/2026	\$1,894.40
26-00426	A0253A	AMAZON CAPITAL SERVICES	floor mats&window vents Dpt Dir	1	floor mats&window vents Dpt Dir	\$49.99	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00426	A0253A	AMAZON CAPITAL SERVICES	floor mats&window vents Dpt Dir	2	Husky Floor Mats	\$134.99	Meeting Check	CURRENT - VALLEY	24125	02/26/2026	\$1,077.90
26-00427	U0075	UGI Energy Services	Various accounts 11/20-12/22	1	Various accounts 11/20-12/22	\$107.74	Manual Check	WATER OPERATING	13902	02/13/2026	\$2,691.84
26-00427	U0075	UGI Energy Services	Various accounts 11/20-12/22	2	Various accounts 11/20-12/22	\$1,348.84	Manual Check	WATER OPERATING	13902	02/13/2026	\$2,691.84
26-00427	U0075	UGI Energy Services	Various accounts 11/20-12/22	3	Various accounts 11/20-12/22	\$619.11	Manual Check	WATER OPERATING	13902	02/13/2026	\$2,691.84
26-00427	U0075	UGI Energy Services	Various accounts 11/20-12/22	4	Various accounts 11/20-12/22	\$606.22	Manual Check	WATER OPERATING	13902	02/13/2026	\$2,691.84
26-00427	U0075	UGI Energy Services	Various accounts 11/20-12/22	5	Various accounts 11/20-12/22	\$4.42	Manual Check	WATER OPERATING	13902	02/13/2026	\$2,691.84
26-00427	U0075	UGI Energy Services	Various accounts 11/20-12/22	6	Various accounts 11/20-12/22	\$2.22	Manual Check	WATER OPERATING	13902	02/13/2026	\$2,691.84
26-00427	U0075	UGI Energy Services	Various accounts 11/20-12/22	7	Various accounts 11/20-12/22	\$3.29	Manual Check	WATER OPERATING	13902	02/13/2026	\$2,691.84
26-00428	U0075	UGI Energy Services	acc#13215656119 11/20-12/22	1	acc#13215656119 11/20-12/22	\$620.90	Manual Check	GRANT FUND-VNB	2639	02/13/2026	\$620.90
26-00429	U0075	UGI Energy Services	Various accounts 11/20-12/22	1	Various accounts 11/20-12/22	\$283.49	Manual Check	CURRENT - VALLEY	24115	02/13/2026	\$2,250.97
26-00429	U0075	UGI Energy Services	Various accounts 11/20-12/22	2	Various accounts 11/20-12/22	\$463.64	Manual Check	CURRENT - VALLEY	24115	02/13/2026	\$2,250.97
26-00429	U0075	UGI Energy Services	Various accounts 11/20-12/22	3	Various accounts 11/20-12/22	\$306.74	Manual Check	CURRENT - VALLEY	24115	02/13/2026	\$2,250.97
26-00429	U0075	UGI Energy Services	Various accounts 11/20-12/22	4	Various accounts 11/20-12/22	\$363.23	Manual Check	CURRENT - VALLEY	24115	02/13/2026	\$2,250.97
26-00429	U0075	UGI Energy Services	Various accounts 11/20-12/22	5	Various accounts 11/20-12/22	\$338.88	Manual Check	CURRENT - VALLEY	24115	02/13/2026	\$2,250.97
26-00429	U0075	UGI Energy Services	Various accounts 11/20-12/22	6	Various accounts 11/20-12/22	\$379.81	Manual Check	CURRENT - VALLEY	24115	02/13/2026	\$2,250.97
26-00429	U0075	UGI Energy Services	Various accounts 11/20-12/22	7	Various accounts 11/20-12/22	\$115.18	Manual Check	CURRENT - VALLEY	24115	02/13/2026	\$2,250.97
26-00430	J0045	JCP&L	Various accounts 1/5-2/2	1	Various accounts 1/5-2/2	\$10,418.98	Manual Check	CURRENT - VALLEY	24119	02/13/2026	\$10,418.98
26-00431	J0045	JCP&L	acc#100012798623 12/4-1/4	1	acc#100012798623 12/4-1/4	\$811.08	Manual Check	CURRENT - VALLEY	24113	02/13/2026	\$9,174.15
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	1	BACKGROUND SEARCH-DEICKMANN	\$6.45	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	2	BACKGROUND SEARCH-WICHILFIL	\$6.45	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	3	BACKGROUND SEARCH-MENDEZ, H	\$6.45	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	4	BACKGROUND SEARCH-GILDAY, J	\$6.45	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	5	BACKGROUND SEARCH-MORAVEN	\$22.05	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	6	BACKGROUND SEARCH-GARZON ARENA	\$6.45	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	7	BACKGROUND SEARCH-CAMPBELL	\$6.45	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	8	BACKGROUND SEARCH-FROST-YOUNG	\$6.45	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	9	BACKGROUND SEARCH-DAUMER	\$6.45	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00432	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-JANUARY	10	BACKGROUND SRCH-FROST-YOUNG,T	\$6.45	Meeting Check	CURRENT - VALLEY	24170	02/26/2026	\$80.10
26-00433	D0412	D&H DEVELOPMENT	REFUND WTR713 - 16 MONMOUTH ST	1	REFUND WTR713 - 16 MONMOUTH ST	\$330.00	Meeting Check	WATER OPERATING	13909	02/26/2026	\$330.00
26-00434	N0289	NJ EMERGENCY PREPAREDNESS	CONF 4/20-24-MIKE WELSH	1	CONF 4/20-24-MIKE WELSH	\$275.00	Meeting Check	CURRENT - VALLEY	24159	02/26/2026	\$275.00
26-00435	R0277	RAM TAX LIEN FUND II LP	Redemption cert#25-00024	1	Redemption cert#25-00024	\$2,258.98	Manual Check	TTL REDEMPTION	3964	02/19/2026	\$3,898.86
26-00435	R0277	RAM TAX LIEN FUND II LP	Redemption cert#25-00024	2	Premium cert#25-00024	\$1,100.00	Manual Check	TRUST ACCOUNT	6382	02/19/2026	\$2,200.00
26-00436	R0277	RAM TAX LIEN FUND II LP	Redemption cert#25-00007	1	Redemption cert#25-00007	\$1,639.88	Manual Check	TTL REDEMPTION	3964	02/19/2026	\$3,898.86
26-00436	R0277	RAM TAX LIEN FUND II LP	Redemption cert#25-00007	2	Premium cert#25-00007	\$1,100.00	Manual Check	TRUST ACCOUNT	6382	02/19/2026	\$2,200.00
26-00454	BFJPL005	BFJ PLANNING	Draft Shrewsbury Ave Rehab Pla	1	Draft Shrewsbury Ave Rehab Pla	\$2,450.00	Meeting Check	DEVESCROW2RIVER	2043	02/26/2026	\$2,450.00
26-00456	L0222	LECKSTEIN & LECKSTEIN	PB Legal Services	1	PB Meeting Attendance - Feb	\$400.00	Meeting Check	CURRENT - VALLEY	24183	02/26/2026	\$400.00
26-00458	T0101	TREAS.CTY OF MONMOUTH %MOCERT	2026 Mocert	1	2026 Mocert	\$2,500.00	Meeting Check	CURRENT - VALLEY	24185	02/26/2026	\$2,500.00
26-00460	S0414	SERVICE TIRE TRUCK CENTER, INC	P27560R20 tires	1	Tires Invoice 26-1113188-042	\$741.32	Meeting Check	CURRENT - VALLEY	24188	02/26/2026	\$741.32
26-00461	N0260	NJ NARCOTIC ENFORCEMENT OFFICE	Narcotics training 4/6-4/13/26	1	A. Todd 4/6-4/13/26 Inv#139010	\$100.00	Meeting Check	CURRENT - VALLEY	24184	02/26/2026	\$100.00
26-00462	C0321	CME ASSOCIATES	ESCROW PROJ BILLING-PR00002	1	ESCROW PROJ BILLING-PR00002	\$7,491.00	Meeting Check	DEVESCROW2RIVER	2042	02/26/2026	\$12,988.75

February 26, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00478	H0226	HRK at RB, LLC.	MAINT BOND RELEASE R26-40	1	MAINT BOND RELEASE R26-40	\$4,475.00	Meeting Check	DEVESCROW2RIVER	2044	02/26/2026	\$4,475.00
26-00484	N0295	NAFTO-NAT'L ASSOC FIELD TRAIN	CLASS #2026-08BFC-J.QUISPE	1	CLASS #2026-08BFC-J.QUISPE	\$375.00	Meeting Check	CURRENT - VALLEY	24182	02/26/2026	\$375.00
26-00485	I0107	INTRON TECHNOLOGY	MONTHLY IT SVCS-JANUARY 2026	1	MONTHLY IT SVCS-JANUARY 2026	\$12,722.50	Meeting Check	CURRENT - VALLEY	24181	02/26/2026	\$13,559.50
26-00485	I0107	INTRON TECHNOLOGY	MONTHLY IT SVCS-JANUARY 2026	2	LAPTOP-MICHAEL WELSH	\$837.00	Meeting Check	CURRENT - VALLEY	24181	02/26/2026	\$13,559.50
26-00486	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-DEC	1	POKU VS RB-DEC	\$4,389.00	Meeting Check	TRUST ACCOUNT	6386	02/26/2026	\$4,389.00
26-00486	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-DEC	2	SSA NEGOTIATE-LIBRARY DEC	\$709.50	Meeting Check	CURRENT - VALLEY	24180	02/26/2026	\$2,219.50
26-00486	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-DEC	3	NEGOTIATE 2-10 W. FRONT ST DEC	\$1,510.00	Meeting Check	CURRENT - VALLEY	24180	02/26/2026	\$2,219.50
26-00489	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-FEB 26	1	GEN ENGINEERING SVCS-FEB 26	\$6,758.25	Meeting Check	CURRENT - VALLEY	24179	02/26/2026	\$7,773.00
26-00489	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-FEB 26	2	STORMWATER COMPLIANCE-FEB 26	\$900.00	Meeting Check	CURRENT - VALLEY	24179	02/26/2026	\$7,773.00
26-00489	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-FEB 26	3	ONCALL TREE REMOVAL-FEB 26	\$114.75	Meeting Check	CURRENT - VALLEY	24179	02/26/2026	\$7,773.00
26-00489	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-FEB 26	4	ESCROW PROJ BILLING PR00002	\$5,449.00	Meeting Check	DEVESCROW2RIVER	2042	02/26/2026	\$12,988.75
26-00489	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-FEB 26	5	ESCROW PROJ BILLING PR16170	\$48.75	Meeting Check	DEVESCROW2RIVER	2042	02/26/2026	\$12,988.75
26-00492	G0221	SHERI GUMINA	Dollar Tree LNL Stroke Awarene	1	Dollar Tree LNL Stroke Awarene	\$8.75	Meeting Check	TRUST ACCOUNT	6387	02/26/2026	\$8.75
26-00497	B0211	BOSTON MUTUAL LIFE INSURANCE C	boston mutual 1/16-2/15 2026	1	boston mutual 1/16-2/15 2026	\$79.16	Manual Check	PAYROLL	2394	02/20/2026	\$79.16
26-00498	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL-JAN	1	MONTHLY ANIMAL CONTROL-JAN	\$5,438.00	Meeting Check	CURRENT - VALLEY	24187	02/26/2026	\$5,438.00
26-00498	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL-JAN	2	KITTENS-JAN	\$37.50	Meeting Check	DOG LICENSE AC	2209	02/26/2026	\$150.00
26-00498	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL-JAN	3	CATS-JAN	\$112.50	Meeting Check	DOG LICENSE AC	2209	02/26/2026	\$150.00

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-49**

**RESOLUTION OF THE BOROUGH COUNCIL ADOPTING AN AFFORDABLE  
HOUSING SPENDING PLAN IN CONNECTION WITH THE FOURTH ROUND**

**WHEREAS**, both the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (“FHA”) and the New Jersey Uniform Housing Affordability Controls effective as of December 15, 2025 (N.J.A.C. 5:99-1.1 et seq.) (“UHAC”), require a municipality with an Affordable Housing Trust Fund (such as the Borough), to receive approval of such a Spending Plan prior to spending any of the funds in its Trust fund; and

**WHEREAS**, these regulations require a Spending Plan to include the following, among other things:

1. A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments and historic development activity;
2. A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units, funds from the sale of units with extinguished controls, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, and interest earned;
3. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
4. A description of the anticipated use of all affordable housing trust funds;
5. A schedule for the expenditure of all affordable housing trust funds;
6. A pro-forma statement of the anticipated costs and revenues associated with the development, if the municipality envisions supporting or sponsoring public sector or non-profit construction of housing;
7. A plan to spend the trust fund balance in accordance with the implementation schedule within the Spending Plan and approved by a settlement agreement;
8. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the Plan; and
9. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and

**WHEREAS**, the Borough of Red Bank has prepared a Spending Plan for the Fourth Round, all consistent with the forgoing; and

**WHEREAS**, the Borough of Red Bank shall now seek review and approval of its adopted and endorsed Spending Plan for the Fourth Round through the Court in connection with the Fourth Round Declaratory Judgment action presently pending with respect to Fourth Round compliance and repose (In Re the Matter of the Borough of Red Bank, Docket No. MON-L-315-25).

**NOW THEREFORE BE IT RESOLVED** that, consistent with the Recitals set forth herein (which are incorporated as if set forth at length), the Council of the Borough of Red Bank hereby adopts and endorses the Spending Plan in the form attached hereto; and

**BE IT FURTHER RESOLVED THAT** the Borough of Red Bank hereby requests that the Special Master and/or the Court, as appropriate, review and approve its Spending Plan.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-50**

**RESOLUTION ACCEPTING THE PERFORMANCE GUARANTEE POSTED BY  
96-98 WEST FRONT STREET, LLC FOR THE DEVELOPMENT PROJECT LOCATED  
AT BLOCK 8, LOTS 2, 3, & 3.01**

**WHEREAS**, pursuant to the Planning and Development Regulations of the Borough of Red Bank (the “Borough”), 96-98 West Front Street, LLC is required to post \$71,254.35 in the form of an acceptable bond or letter of credit, together with a cash deposit of \$7,917.15, for a total performance guarantee in the amount of \$79,171.50 in connection with a development project located upon the properties known as Block 8, Lots 2, 3, & 3.01 which guarantee must be posted before starting construction of the improvements; and

**WHEREAS**, the Governing Body of the Borough has been advised by the Planning and Zoning Department that a performance bond in the amount of \$71,254.35 has been issued by Bondex Insurance Company, 30A Vreeland Road, Florham Park, NJ 07032 for Block 8, Lots 2, 3, & 3.01; and

**WHEREAS**, the Governing Body has been advised by the Borough Planning and Zoning Department that 96-98 West Front Street, LLC posted a cash deposit in the amount of \$7,917.15; and

**WHEREAS**, the acceptance of this performance guarantee is permitted and in accordance with the provisions of the New Jersey Municipal Land Use Law and the Borough’s Planning and Development Regulations:

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Borough of Red Bank, County of Monmouth, State of New Jersey as follows:

1. That the Governing Body does hereby accept the performance bond in the amount of \$71,254.35 has been issued by Bondex Insurance Company, 30A Vreeland Road, Florham Park, NJ 07032 and the cash deposit in the amount of \$7,917.15 from 96-98 West Front Street, LLC for Block 8, Lots 2, 3, & 3.01; and
2. That a certified copy of this resolution be forwarded to the Chief Financial Officer, the Borough Planning and Zoning Department, and 96-98 West Front Street, LLC.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-51**

**RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT  
BALANCE TOTALING \$15,507.40**

**WHEREAS**, the following applicants have deposited the Escrow amounts as required by the Planning and Zoning Department for development projects; and

**WHEREAS**, the Planning and Zoning Department has determined that the applicants' corresponding projects are substantially complete and therefore the balance of the Escrow Accounts can be released; and

**WHEREAS**, the Escrow Accounts identified in the enclosed 'Schedule A' identify the balances remaining, after all relevant fees have been satisfied and there appears no further basis to retain the Escrow Deposits;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Red Bank, that the Escrow balances be released and that the Chief Financial Officer is hereby directed to issue a check for the refunds.

**Schedule A**  
**Escrow Close Outs February 26, 2026**

<b>Applicant</b>	<b>Address</b>	<b>Balance</b>
Solari Venture (PI14552)	31 North Bridge Avenue	\$522.46
BW Develop (PR15745)	38 Bank Street	\$539.00
Noeleen Doelger (PR15745)	22 Hubbard Park	\$618.00
Marikate Niesz (PR15956)	21 Branch Avenue	\$1,775.00
Standard, LLC/David Popkin (ZI12376)	170 Monmouth Street	\$1,100.65
Aldi Tafani (ZR12415)	175 Shrewsbury Avenue	\$1,173.09
Melih Gazko (ZR13881)	31 Washington Street	\$188.00
First Standard Automotive (ZR13900)	21-23 East Front Street	\$4,173.99
Parker Family Health Center (ZI14334)	211 Shrewsbury Avenue	\$1,000.00
Parker Family Health Center (ZR14334)	211 Shrewsbury Avenue	\$553.75
Parker Family Health Center (ZR15977)	211 Shrewsbury Avenue	\$1,039.40
250 MPG Holdings, LLC. (ZR15452)	250 Shrewsbury Avenue	\$318.38
Michael Falzarano (ZR15987)	30 St. Nicholas Place	\$166.66
River Giberson (ZR16317)	62 Washington Street	\$2,000.00
HRK at Red Bank (ZR10249A)	24 Mechanic Street	\$339.02
<b>Total</b>		<b>\$15,507.40</b>

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
RESOLUTION NO. 26-52**

**RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO  
THE TAXPAYER'S ERROR**

**WHEREAS**, on the below reference property, overpayments have occurred due to a taxpayer's error, on February 6<sup>th</sup>, 2026; and

**WHEREAS**, Ashlesha Deshpande, tax collector has verified proof of payment and hereby recommends said overpayments totaling \$73.34 be refunded; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Red Bank, that it does hereby authorize the following refund:

<u>Block &amp; Lot</u>	<u>Address</u>	<u>Property Owner/s</u>	<u>Year</u>	<u>\$ Amount</u>
B115, L 15 QC0512	142 South St Gar Unit 11	Gavin Kyong	2026	\$73.34

**BE IT FURTHER RESOLVED** that the Clerk forward a certified true copy of this resolution to the Tax Collector.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-53**

**RESOLUTION FOR INCREASING YEAR 2026 CURRENT, WATER/SEWER  
AND PARKING FUNDS TEMPORARY BUDGET APPROPRIATIONS**

**WHEREAS** N.J.S.A.40A: 4-20 states that in addition to the temporary appropriations necessary for the period prior to the adoption of the budget and regular appropriations, the governing body may, by resolution adopted by a 2/3 vote of the full membership thereof, make emergency temporary appropriations for any purpose for which appropriations may lawfully be made for the period between the beginning of the fiscal year and the adoption of the budget for said year, and

**WHEREAS** the amount of such emergency appropriation shall be included under the correct heading in the budget as adopted, and;

**WHEREAS** there is a need to provide additional funds for Borough operations, and

**WHEREAS** adequate provision for such funding was not made in the temporary budget.

**WHEREAS** the total emergency temporary resolutions adopted in the year 2026 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A.40A:4-20) including the increase represented by this resolution total \$9,065,567.00, in addition to the Current Fund temporary operating and debt service budgets adopted January 1, 2026 in the amount of \$10,594,037.09 for a total Year to Date Temporary Budget of \$ 19,619,604.09.

**WHEREAS** the total emergency temporary resolutions adopted in the year 2026 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A.40A:4-20) including the increase represented by this resolution total \$1,832,709.73, in addition to the Water/Sewer Fund temporary operating and debt service budgets adopted January 1, 2026 in the amount of \$3,240,094.44 for a total Year to Date Temporary Budget of \$ 5,072,804.16.

**WHEREAS** the total emergency temporary resolutions adopted in the year 2026 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A.40A:4-20) including the increase represented by this resolution total \$534,066.37, in addition to the Parking Fund temporary operating and debt service budgets adopted January 1, 2026 in the amount of \$666,809.07 for a total Year to Date Temporary Budget of \$ 1,200,875.44..

**NOW THEREFORE BE IT RESOLVED** by the Council of the Borough of Red Bank (not less than 2/3 affirmatively concurring) that the items of appropriation appearing on the list be included in the temporary budget for the Borough for the year 2026, and that in accordance with the Statute such item of appropriation will be included in the 2026 budget as finally adopted.

**BE IT FURTHER RESOLVED** that two certified copies of this resolution be filed with the Director of the Division of Local Government.

Appropriation	Account #	Temporary		Total
		Budget 1/1/2026	Increase 2/26/2026	Budget 2/26/2026
Admin. & Exec. - Salary & Wage	6- 01-20-100-100	111,000.00	111,000.00	222,000.00
Admin. & Exec. - Other Expenses	6- 01-20-100-200	19,860.00	19,860.00	39,720.00
Codification - Other Expenses	6- 01-20-101-200	3,000.00	3,000.00	6,000.00
Mayor & Council - Salary & Wage	6- 01-20-110-100	6,288.60	6,288.60	12,577.20
Municipal Clerk - Salary & Wage	6- 01-20-120-100	54,600.00	54,600.00	109,200.00
Municipal Clerk - Other Expenses	6- 01-20-120-200	21,000.00	21,000.00	42,000.00
Finance - Salary & Wage	6- 01-20-130-100	63,000.00	63,000.00	126,000.00
Finance - Other Expenses	6- 01-20-130-200	16,500.00	16,500.00	33,000.00
Audit Services-Other Expenses	6- 01-20-135-200	7,800.00	7,800.00	15,600.00
Education & Technology -	6- 01-20-140-200	43,200.00	43,200.00	86,400.00
Revenue Admin. - Salary & Wage	6- 01-20-145-100	38,400.00	38,400.00	76,800.00
Revenue Admin. - Other Expenses	6- 01-20-145-200	6,000.00	6,000.00	12,000.00
Tax Assessment - Salary & Wage -	6- 01-20-150-100	20,400.00	20,400.00	40,800.00
Tax Assessment - Other Expenses	6- 01-20-150-200	15,142.50	15,142.50	30,285.00
Legal Services - Other Expenses	6- 01-20-155-200	75,000.00	75,000.00	150,000.00
Engineering Services - Other Expenses	6- 01-20-165-200	42,000.00	42,000.00	84,000.00
Planning - Salary & Wage	6- 01-21-180-100	24,165.00	24,165.00	48,330.00
Planning - Other Expenses	6- 01-21-180-200	18,390.00	18,390.00	36,780.00
Rent Board - Salary & Wage	6- 01-21-181-100	900.00	900.00	1,800.00
Rent Board - Other Expenses	6- 01-21-181-200	5,100.00	5,100.00	10,200.00
Shade Tree Commission	6- 01-21-183-200	1,500.00	3,500.00	5,000.00
Zoning - Salary & Wage	6- 01-21-185-100	24,165.00	24,165.00	48,330.00
Zoning - Other Expenses	6- 01-21-185-200	30,420.00	30,420.00	60,840.00
UCC - Salary & Wage	6- 01-22-195-100	132,000.00	132,000.00	264,000.00
UCC - Other Expenses	6- 01-22-195-200	10,800.00	10,800.00	21,600.00
Code Enforcement- Salary & Wage	6- 01-22-196-100	30,000.00	30,000.00	60,000.00
Code Enforcement -Other Expenses	6- 01-22-196-200	2,850.00	2,850.00	5,700.00
Insurance - Liability Insurance	6- 01-23-210-229	222,137.70	222,136.70	444,274.40
Insurance - Worker's Compensation	6- 01-23-215-230	204,756.91	204,756.91	409,513.82
Insurance - Employee Group	6- 01-23-220-231	902,768.77	902,768.77	1,805,537.54
Insurance - Opt Out Payments	6- 01-23-222-228	15,600.00	4,680.00	20,280.00
Insurance -Unemployment	6- 01-23-225-232	1,500.00	3,500.00	5,000.00
Police - Salary & Wages	6- 01-25-240-100	1,842,600.00	1,842,600.00	3,685,200.00
Police - Other Expenses	6- 01-25-240-200	76,125.00	76,125.00	152,250.00
OEM - Salary & Wage	6- 01-25-252-100	2,550.00	2,550.00	5,100.00
OEM - Other Expenses	6- 01-25-252-200	1,500.00	1,500.00	3,000.00
First Aid Squad - Other Expense	6- 01-25-260-200	7,350.00	7,350.00	14,700.00

Public Health-Riverview Other Expenses	6-	01-25-261-200	69,000.00	69,000.00	138,000.00
Fire - Other Expenses	6-	01-25-265-200	48,202.50	48,202.50	96,405.00
Uniform Fire - Salary & Wage	6-	01-25-266-100	89,400.00	89,400.00	178,800.00
Uniform Fire - Other Expenses	6-	01-25-266-200	6,150.00	6,150.00	12,300.00
Municipal Prosecutor-Other Expenses	6-	01-25-275-200	10,800.00	10,800.00	21,600.00
Road Repair & Maintenance - Salaries	6-	01-26-290-100	333,000.00	332,000.00	665,000.00
Road Repair & Maintenance - Other Exp.	6-	01-26-290-200	102,420.00	102,420.00	204,840.00
Sanitation - Other Expense	6-	01-26-305-200	320,700.00	350,000.00	670,700.00
Pub Bldg/Grounds-Maint.Boro Equip-S&W	6-	01-26-310-100	153,000.00	153,000.00	306,000.00
Buildings & Grounds - Other Expense	6-	01-26-310-200	97,800.00	97,800.00	195,600.00
Environmental-Other Expenses	6-	01-27-335-200	450.00	1,050.00	1,500.00
Animal Control - Other Expense	6-	01-27-340-200	17,280.00	17,280.00	34,560.00
Park & Recreation - Salary & Wage	6-	01-28-370-100	82,500.00	82,500.00	165,000.00
Parks & Recreation - Other Expenses	6-	01-28-370-200	54,900.00	54,900.00	109,800.00
Public Library O/S Cap Salary	6-	01-29-390-100	215,262.90	215,262.90	430,525.80
Library O/S Cap,Other Expense	6-	01-29-390-200	120,226.85	120,226.85	240,453.70
Electricity	6-	01-31-430-298	30,000.00	30,000.00	60,000.00
Street Lighting	6-	01-31-435-298	75,000.00	75,000.00	150,000.00
Telephone	6-	01-31-440-298	13,500.00	13,500.00	27,000.00
Natural Gas	6-	01-31-446-298	10,500.00	10,500.00	21,000.00
Gasoline	6-	01-31-447-298	36,600.00	36,600.00	73,200.00
Landfill	6-	01-32-465-200	207,000.00	207,000.00	414,000.00
Recycling Tax	6-	01-32-466-200	6,000.00	14,000.00	20,000.00
Social Security - Other Expenses	6-	01-36-472-200	156,000.00	156,000.00	312,000.00
Public Employees' Retirement System	6-	01-36-474-200	20,000.00	569,574.12	589,574.12
Police and Firemen's Retire. System of NJ	6-	01-36-475-200	29,251.43	1,785,288.57	1,814,540.00
D.C.R.P.	6-	01-36-477-200	6,000.00	6,000.00	12,000.00
Senior Citizen-Salary and Wages	6-	01-41-656-100	29,312.00		29,312.00
U.S. Older American Act Grant-SW	6-	01-41-656-101	136,043.40	150,000.00	286,043.40
U.S. Older American Act-Other Expenses	6-	01-41-656-201	34,650.00		34,650.00
<b>NJ DCA ROID Grant</b>	6-	01-41-669-000		5,000.00	5,000.00
CDBG Program-Boys & Girls Club	6-	01-41-877-000		143,880.00	143,880.00
Shared Service -Borough of Deal-CFO	6-	01-42-104-200	6,487.50	6,487.50	12,975.00
Shared Service - Village of Loch Arbour-CFO	6-	01-42-104-200	5,775.00	5,775.00	11,550.00
Shared Service - BOE Snow Plowing	6-	01-42-105-201	4,996.50	4,996.50	9,993.00
Share Service -Shrewsbury Township Court S&W	6-	01-42-108-100	1,500.00	1,500.00	3,000.00
Shared Service - Shrewsbury Township Court- OE	6-	01-42-108-200	600.00	600.00	1,200.00
Shared Service - LS Fire Code - Salaries	6-	01-42-109-100	2,700.00	2,700.00	5,400.00
Shared Service - LS Fire Code - Other Expenses	6-	01-42-109-200	600.00	600.00	1,200.00
Shared Service - School Resource Officer S & W	6-	01-42-110-100	16,200.00	16,200.00	32,400.00
Share Service - Shrewsbury Township EMS-OE	6-	01-42-120-298	2,400.00	2,400.00	4,800.00
Share Service - Shrewsbury Township Clerk SW	6-	01-42-121-298		5,500.00	5,500.00

Municipal Court - Salary & Wages	6-	01-43-490-100	82,500.00	82,500.00	165,000.00
Municipal Court - Other Expenses	6-	01-43-490-200	11,925.00	11,925.00	23,850.00
Municipal Defender - Other Expenses	6-	01-43-495-201	7,110.00	7,110.00	14,220.00

<b>Total Temp Budget Excl Debt and Capital Impr Fund</b>			<b>6,754,112.56</b>	<b>9,194,077.42</b>	<b>15,948,189.98</b>
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**Capital Improvement Fund and Debt Service**

Capital Improvement Fund	6-	01-44-901-201	<b>200,000.00</b>	<b>-160,000.00</b>	40,000.00
Bond Principal	6-	01-45-920-201	1,665,000.00	35,000.00	1,700,000.00
Bond Interest	6-	01-45-930-201	672,396.53	-3,510.42	668,886.11
Note Principal	6-	01-45-925-201	0.00		0.00
Note Interest	6-	01-45-935-201	243,000.00		243,000.00
Green Trust Loan-Principal	6-	01-45-940-001	10,461.75		10,461.75
Green Trust Loan-Interest	6-	01-45-940-002	698.86		698.86
Capital Lease - Principal	6-	01-45-941-201	879,487.60		879,487.60
Capital Lease - Interest	6-	01-45-941-202	168,879.79		168,879.79

Total Capital Impr Fund and Debt Service			<b>3,839,924.53</b>	<b>-128,510.42</b>	<b>3,671,414.11</b>
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<b>Total Current Fund Temporary Budget</b>			<b>10,594,037.09</b>	<b>9,065,567.00</b>	<b>19,619,604.09</b>
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**Temporary 2026 Water/Sewer Utility Fund Budget**

Appropriation			Temporary Budget 1/1/2026	Increase 2/26/26	Temporary Budget 2/26/26
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**Temporary 2024 Water/Sewer Utility Fund Budget**

Water/Sewer - Salary and Wages	6-	05-55-501-100	307,200.00	307,200.00	614,400.00
Water/Sewer - Other Expenses	6-	05-55-502-200	550,000.00	550,000.00	1,100,000.00
Regional Sewer Authority Charges	6-	05-55-504-000	478,063.82	478,063.82	956,127.64
Water Purchases	6-	05-55-504-001	261,000.00	261,000.00	522,000.00
Public Employees' Retirement System	6-	05-55-540-200	0.00	188,477.24	188,477.24
Social Security / Medicare	6-	05-55-541-100	19,092.67	19,092.67	38,185.33

<b>Total Temp Budget Excl Debt and Capital Impr Fund</b>			<b>1,615,356.49</b>	<b>1,803,833.73</b>	<b>3,419,190.21</b>
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**Capital Impr Fund and Debt Service**

Water/Sewer - Bond Principal	6-	05-55-520-000	1,129,332.28		1,129,332.28
Water/Sewer - Bond Interest	6-	05-55-522-000	405,000.00		405,000.00
Water/Sewer -Note Principal	6-	05-55-521-000			0.00

Water/Sewer - Note Interest	6-	05-55-523-000	18,533.89	28,876.00	47,409.89
Capital Lease-Principal	6-	05-55-525-001	62,586.80		62,586.80
Capital Lease – Interest	6-	05-55-525-002	9,284.98		9,284.98
Total Capital Impt. Fund and Debt Service			<b>1,624,737.95</b>	<b>28,876.00</b>	<b>1,653,613.95</b>

<b>Total Water/Sewer Utility Fund Temporary Budget</b>			<b>3,240,094.44</b>	<b>1,832,709.73</b>	<b>5,072,804.16</b>
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<b>Temporary 2026 Parking Utility Fund Budget</b>					
<b>Appropriation</b>			<b>Temporary Budget</b>	<b>Increase</b>	<b>Temporary Budget</b>
			<b>1/1/2026</b>	<b>2/26/26</b>	<b>2/26/26</b>
Parking - Salary and Wages	6-	09-55-501-100	135,589.13	135,589.13	271,178.26
Parking - Other Expenses	6-	09-55-502-200	200,000.00	200,000.00	400,000.00
Public Employees' Retirement System	6-	09-55-540-200	0.00	188,477.24	188,477.24
Social Security / Medicare	6-	09-55-541-000	10,000.00	10,000.00	20,000.00
<b>Total Temp Budget Excl Debt and Capital Impr Fund</b>			<b>345,589.13</b>	<b>534,066.37</b>	<b>879,655.50</b>

<b>Capital Impr Fund and Debt Service</b>					
Parking-Bond Principal	6-	09-55-520-000	220,000.00		220,000.00
Parking-Bond Interest	6-	09-55-522-000	100,200.00		100,200.00
Capital Lease Principal	6-	09-55-525-001	925.60		925.60
Capital Lease – Interest	6-	09-55-525-002	94.34		94.34
Total Capital Impr Fund and Debt Service			<b>321,219.94</b>	<b>0.00</b>	<b>321,219.94</b>

<b>Total Parking Utility Fund Temporary Budget</b>			<b>666,809.07</b>	<b>534,066.37</b>	<b>1,200,875.44</b>
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**BOROUGH OF RED BANK**

**COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-54**

**RESOLUTION AUTHORIZING TRANSFER OF  
CURRENT FUND AND WATER SEWER APPROPRIATION RESERVES**

**WHEREAS**, various 2025 bills have been presented for payment this year, which bills were not covered by order number and/or recorded at the time of transfers between the 2025 Budget Appropriation Reserve in the last two months of 2025; and

**WHEREAS**, N.J.S. 40A:4-59 provides that all unexpended balances carried forward after the close of the year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances which are expended to be insufficient during the first three months of the succeeding year:

**NOW, THEREFORE BE IT RESOLVED BY THE BOROUGH OF RED BANK** that the transfers the 2025 Budget Appropriation Reserve as follows:

<b><u>GENERAL APPROPRIATIONS</u></b>	<b><u>FROM</u></b>	<b><u>TO</u></b>
<b><u>CURRENT FUND</u></b>		
Planning-OE	\$ 7,500.00	
<b>Total</b>	<b>\$ 7,500.00</b>	
Landfill		\$ 7,500.00
<b>Total</b>		<b>\$ 7,500.00</b>
<b><u>WATER SEWER OPERATING FUND</u></b>		
Water Purchases	\$	
Water Sewer -OE		\$

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-55**

**RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR  
GRAFFITI REMEDIATION REQUIRED BY BOROUGH OF RED BANK**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and'

**WHEREAS**, the Municipal Court provides for receipt of municipal fines by the municipality to provide for the operating costs to administer this act; and,

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Graffiti Remediation Trust Fund are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Governing Body of Borough of Red Bank, County of Monmouth, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Graffiti Remediation Trust Fund and statutory authority.
2. The Clerk of the Borough of Red Bank, County of Monmouth, is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-56**

**STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
PARK DEVELOPMENT  
ENABLING RESOLUTION**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Borough of Red Bank desires to further the public interest by obtaining funding in the amount of \$384,500.00, in the form of a \$384,500.00 matching grant and, if available, a \$0 loan, from the State to fund the following project: facilities renovation for Johnny Jazz Park at a cost of \$769,000.00;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State’s funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, the governing body/board resolves that:

William Portman, Mayor of Red Bank or the successor to the office of Mayor is hereby authorized to:

- (a) make application for such a loan and/or a grant,
- (b) provide additional application information and furnish such documents as may be required, and
- (c) act as the authorized correspondent of the above-named applicant;

The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$384,500.00;

In the event that the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;

The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and

This resolution shall take effect immediately.

**CERTIFICATION**

I, Mary Moss, do hereby certify that the foregoing is a true copy of a resolution adopted by Borough of Red Bank Council at a meeting held on the 26<sup>th</sup> day of February, 2026.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this 26<sup>th</sup> day of February, 2026.

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*Mary Moss, Borough Clerk*

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-57**

**COMMUNITY DEVELOPMENT BLOCK GRANT RESOLUTION AUTHORIZING THE  
MAYOR TO SIGN A CERTIFICATION PROHIBITING THE USE OF EXCESSIVE  
FORCE AND A CERTIFICATION PROHIBITING THE USE OF FEDERAL FUNDS FOR  
LOBBYING**

**WHEREAS**, certain federal funds are potentially available to Monmouth County through the Housing and Community Development Act of 1974, as amended; and

**WHEREAS**, the United States Department of Housing and Urban Development has allocated funding to the County of Monmouth for Fiscal Year 2025; and

**WHEREAS**, the County is making some of these funds available to certain participating municipalities and non-profit agencies; and

**WHEREAS**, it is required that the Borough of Red Bank execute a Project Agreement with Monmouth County to undertake a project known as Borough Building Repair Project Boys and Girls Club and **WHEREAS**, the U.S. Department of Housing and Urban Development is requiring that the Mayor of the Borough of Red Bank sign additional certifications in order to receive these funds; and

**WHEREAS**, the Borough of Red Bank has adopted a policy prohibiting the use of excessive force by its law enforcement agency (police force) within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

**WHEREAS**, a copy of that policy is attached to and made part of this resolution.

**NOW, THEREFORE, BE IT ORDAINED**, that the Borough of Red Bank has met the conditions of receiving a Fiscal Year 2025 allocation by adopting a policy prohibiting the use of excessive force and by not using federal funds for lobbying or by disclosing that funds have been used for lobbying.

**BE IT FURTHER RESOLVED**, that the Mayor of the Borough of Red Bank is hereby authorized to sign the attached certifications which will become part of the Fiscal Year 2025 Project Agreement.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-58**

**RESOLUTION AUTHORIZING THE SOLICITATION OF BIDS FOR A  
CONCESSION LICENSE FOR A FOOD SERVICE PUSH-CART AT  
THE BOROUGH'S RIVERFRONT PUBLIC PARKS**

**WHEREAS**, the Borough of Red Bank (the "Borough") owns and maintains certain public parks along its riverfront, including Maple Cove, Riverside Gardens Park, and Marine Park; and

**WHEREAS**, the Borough finds that the provision of food service at the riverfront, especially with the soon-to-open new Marine Park is in the best interests of residents and visitors to the Borough; and

**WHEREAS**, the Borough Attorney has opined that the procurement of a concession in the form of a food service push-cart upon the public grounds is authorized by and in accordance with the New Jersey Local Public Contracts Law; and

**WHEREAS**, the Borough determined that proposals for said concession will be solicited upon the terms and conditions set forth in the Borough's duly advertised Notices and Concession License Agreement, which shall include, but not be limited to, the following:

- (1) Description: Use of public park properties located along the riverfront, including Maple Cove, Riverside Gardens Park, and Marine Park, in such areas as designated by the Borough (the "Concession Premises"), for the sale of beverages and food from a commercial-grade push cart, which said push-cart design is subject to approval of the Borough of Red Bank.
- (2) Duration: The advertised term of the Concession License Agreement shall be from May 15, 2026 to September 30, 2026, with an option to extend for an additional season from May 15, 2027 to September 30, 2027 upon the same terms and conditions.
- (3) Value: The Concession License Agreement shall require an Annual Fee of at least \$XX.00.
- (4) Costs Anticipated: The Borough is not expected to incur any costs for the concession.
- (5) Procurement: The Concession License Agreement shall be advertised and proposals received in the same form as a public bid. The Concession License Agreement shall be awarded based upon the most advantageous annual fees and other factors considered.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey hereby authorize the advertisement for receipt of sealed proposals for a concession upon public park properties located along the riverfront,

including Maple Cove, Riverside Gardens Park, and Marine Park for the sale of beverages and food from a commercial-grade push cart, which said push-cart design is subject to approval of the Borough of Red Bank; and

**BE IT FURTHER RESOLVED** that the specific terms and conditions for such advertisement and receipt of sealed proposals shall be as set forth in the Notice to Bidders and proposed Concession License Agreement duly advertised by the Borough; and

**BE IT FURTHER RESOLVED** that prospective bidders shall be required to submit a compliant, sealed proposal on or before April 3, 2026.