Egg Harbor Township Committee Meeting
Municipal Building - H. Robert Switzer Room
3515 Bargaintown Road
Egg Harbor Township, NJ 08234

WEDNESDAY, FEBRUARY 18, 2026 – 5:00 PM
MINUTES

Mayor Pfrommer called the meeting to order, 5:00 p.m.

Township Clerk Hughes read the Opening Statement pursuant to the Open Public Meetings Act.

Roll Call:

Pete Castellano	present
Paul Hodson	present
William Pauls	present
Ray Ellis	present
Laura Pfrommer	present

Open Topics of Discussion

There were not open topics discussed at this meeting.

New Business

Township Administrator Thomas J. D'Intino referred to and provided an overview of the following items listed later on the agenda for consideration: Ordinance No. 5, amending Chapter 6 of the Township Code entitled "Boards and Commissions"; Ordinance No. 6, amending Chapter 57 of the Township Code entitled "Affordable Housing"; Ordinance No. 7, repealing and replacing Chapter 225 of the Township Code, specifically Article IV, §225-25.1 entitled "Affordable Housing Development Fees"; and Resolution No. 107, authorizing the execution of a Collective Bargaining Agreement with IAFF Local Union 5433 EHT EMS. The Township Committee expressed no questions or concerns at this time.

Other Business

Township Clerk Hughes read the Video Broadcast/Television Statement.

Mayor Pfrommer led the Pledge of Allegiance.

Roll Call:

Pete Castellano	present
Paul Hodson	present
William Pauls	present
Ray Ellis	present
Laura Pfrommer	present

Presentations

The Township Committee recognized Eileen M. Tedesco for 47 years of dedicated and valued service to the Township and congratulated her on her retirement; James Macpherson for more than 40 years of dedicated and valued service to the Township and congratulated him on his upcoming retirement; and Curt Ware and Robert Harte for 25 years of dedicated and valued service to the Township. The biographies of each honoree were read into the record outlining their careers and contributions to Egg Harbor Township. Ms. Tedesco was presented with commemorative beach chairs, Mr. Macpherson was presented with a crystal eagle, and Mr. Ware and Mr. Harte were each presented with an oblique in recognition of their service. Members of the Township Committee and Chief of Police Spano offered remarks and congratulations.

Township Clerk Hughes read the following statement regarding public comment: Pursuant to Egg Harbor Township Code, public comment is subject to established rules of procedure, including a five-minute time limit, recognition by the mayor, and standards of decorum. Comments shall be directed to the governing body.

Ordinance - Public Hearing

4. An Ordinance Accepting the Dedication of a Stormwater Basin Located at Block 5203, Lot 1.12 from Touch of Modern, Inc.

The purpose of this ordinance is to accept the dedication of a stormwater basin from Touch of Modern, Inc. (Block 5203, Lot 1.12) to the Township.

Public Comment: No one from the public appeared.

Motion Hodson second Castellano to close the public portion of Ordinance No. 4 of 2026
Roll call vote: Castellano/yes Hodson/yes Pauls/yes Ellis/yes Pfrommer/yes
Motion Hodson second Castellano to adopt Ordinance No. 4 of 2026
Roll call vote: Castellano/yes Hodson/yes Pauls/yes Ellis/yes Pfrommer/yes

Ordinance - Introduction

5. An ordinance amending Chapter 6 of the Code of the Township of Egg Harbor, entitled "Boards and Commissions," specifically § 6-140 "Members," relating to the Environmental Commission

The purpose of this ordinance is to amend Chapter 6 of the Township Code to update the membership, organization, and alternate member provisions of the Environmental Commission.

A public hearing on Ordinance No. 5 of 2026 will be held on March 4, 2026, at 5:00 p.m.

Motion Hodson second Castellano to introduce Ordinance No. 5 of 2026
Roll call vote: Castellano/yes Hodson/yes Pauls/yes Ellis/yes Pfrommer/yes

6. An ordinance amending the Code of the Township of Egg Harbor, Chapter 57, entitled "Affordable Housing"

The purpose of this ordinance is to set forth regulations regarding the very low-, low- and moderate-income housing units in Township of Egg Harbor 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").

A public hearing on Ordinance No. 6 will be held on March 4, 2026, at 5:00 p.m.

Motion Castellano second Hodson to introduce Ordinance No. 6 of 2026
Roll call vote: Castellano/yes Hodson/yes Pauls/yes Ellis/yes Pfrommer/yes

7. **An ordinance amending Chapter 225, "Zoning," Article IV, "General Regulations," §225-25.1, "Affordable Housing Development Fees," of the Code of the Township of Egg Harbor**
The purpose of this ordinance is to establish 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).
A public hearing on Ordinance No. 7 will be held on March 4, 2026, at 5:00 p.m.
Motion Castellano second Ellis to introduce Ordinance No. 7 of 2026
Roll call vote: Castellano/yes Hodson/yes Pauls/yes Ellis/yes Pfrommer/yes

Resolutions (Consent Calendar)

Prior to consideration of the Consent Agenda, Deputy Mayor Ellis requested that one item be removed from the Consent Calendar for further discussion by the Township Committee. Following brief discussion regarding timing, it was the consensus of the governing body to pull the item from the Consent Agenda for separate consideration.

100. Resolution of support authorizing the regulation of a dedicated two-way left turn lane on Route US 40/322 in the Township of Egg Harbor, Atlantic County, pursuant to N.J.S.A. 39:4-8.3 and 39:4-197(1)(h)

101. Resolution authorizing the cancellation of Small Cities Liens recorded against 4049 Ocean Heights Avenue, Block 6505, Lot 6

102. Resolution appointing a member to the Egg Harbor Township Environmental Commission

103. Resolution rescinding Resolution 93 of 2026 entitled "Resolution approving participation with the State of New Jersey in the SFY26 Safe and Secure Communities Program administered by the NJ Department of Law & Public Safety, Office of the Attorney General"

104. Resolution approving participation with the State of New Jersey in the SFY26 Safe and Secure Communities Program administered by the NJ Department of Law & Public Safety, Office of the Attorney General

105. Resolution amending the minimum dollar threshold for inclusion in the Township's fixed asset inventory

106. ~~Resolution authorizing extension of Lease Agreement for a fixed term of two (2) years, terminating on July 31, 2028, and approving modifications to the rent increase for the property located at 2594 Tilton Road, Block 1129, Lot 31~~ – REMOVED AND DIED FOR LACK OF MOTION TO ADOPT.

107. Resolution authorizing execution of Collective Bargaining Agreement with International Association of Fire Fighters (IAFF) Local Union 5453 Egg Harbor Township EMS

108. Resolution authorizing refund of overpaid taxes

109. Resolution appointing a member to the Planning Board

110. Resolution authorizing refund of overpaid cannabis extension application fees

111. Resolution amending the Temporary Budget for Calendar Year 2026

112. Resolution transferring monies from one appropriation to another

113. Resolution authorizing the submission of an Application for a Sustainable Jersey® Grant Funded by PSEG

Motion Hodson second Ellis to adopt Consent Calendar Resolutions 100 through and including 113, excluding Resolution 106
Roll call vote: Castellano/yes Hodson/yes Pauls/yes Ellis/yes Pfrommer/yes

Resolution (Bill List)

114. Resolution authorizing payment of all bills, pursuant to the attachment
Motion Castellano second Hodson to adopt Resolution No. 114 of 2026
Roll call vote: Castellano/yes Hodson/yes Pauls/yes Ellis/yes Pfrommer/yes

Approvals

Motion Ellis second Castellano to approve Township Committee Meeting Minutes of February 4, 2026. Vote: all presented voted, yes.

Motion Hodson second Ellis to approve the Township Committee Closed Executive Meeting Minutes of February 4, 2026, pursuant to Resolution No. 98 of 2026. Vote: all present voted, yes.

Motion Castellano second Hodson to approve departmental reports for the month of January 2026. Vote: all present voted, yes.

Prior to opening general public comment, Mayor Pfrommer invited a resident to briefly address the Township Committee regarding a youth wrestler from Egg Harbor Township who recently qualified for a state-level competition. The Township Committee offered congratulations and acknowledged the accomplishments of the Township's recreation program and volunteers. The mayor also recognized EMS Director Chris Breunig, who was present in the audience, and thanked the EMS staff for their continued service and response efforts. The meeting then proceeded to general public comment.

General Public Comment

Public Comment: None.
Motion Hodson second Castellano to close the public portion of meeting. Vote: all present voted, yes.

Reports

Township Committee:

During Township Committee Reports, Committeeman Pauls provided an update on various construction projects within the Township, noting that some work had slowed due to weather conditions but was beginning to resume. He also advised that recent State legislation regarding project labor agreements removed the previous monetary threshold, allowing municipalities greater flexibility in their use. Committeeman Pauls further reported that planning efforts were underway for the John Carman dedication, with a volunteer committee actively organizing the event, tentatively anticipated for June.

Committeeman Hodson reminded residents to remain mindful of freezing temperatures and potential water line issues during extreme weather conditions.

Committeeman Castellano thanked the Mayor for his appointment as the Township's representative to the Pinelands Municipal Council and reported that he would be attending an upcoming New Jersey League of Municipalities budget training workshop.

Deputy Mayor Ellis expressed appreciation for recent recognition he received from the County and thanked residents and colleagues for their support.

Mayor Pfrommer offered remarks acknowledging Committeeman Ellis's contributions to the community and requested that an update regarding recreation fields and related projects be provided at a future meeting. The Mayor also extended well wishes to residents observing Ramadan and Lent.

Administrator:

Nothing to report at this time.

Closed Session

No matters requiring a Closed Session were presented and, accordingly, Resolution No. 115 was deemed void.

Adjournment

Motion Ellis second Pauls to adjourn the meeting, 6:09 pm. Vote: all present voted, yes.

_____
Laura Pfrommer, Mayor

_____
Janice F. Hughes, RMC
Township Clerk

These minutes approved at the March 4, 2026 meeting.

Egg Harbor Township Committee Meeting
Municipal Building - H. Robert Switzer Room
3515 Bargaintown Road
Egg Harbor Township, NJ 08234

WEDNESDAY, FEBRUARY 18, 2026 – 5:00 PM
AGENDA

A. Call to Order

B. Opening Statement pursuant to the Open Public Meetings Act

C. Roll Call:

Pete Castellano
Paul Hodson
William Pauls
Ray Ellis
Laura Pfrommer

D. Open Topics of Discussion

E. New Business

Ordinance 5 - Amends Chapter 6 of the Township Code, entitled Boards and Commissions
Ordinance 6 - Amends Chapter 57 of the Township Code, entitled Affordable Housing
Ordinance 7 - Repeals and Replaces Chapter 225 of the Township Code, specifically Article IV, Chapter 225-25.1 entitled Affordable Housing Development Fees
Resolution 107 - Authorizes the Execution of Collective Bargaining Agreement with the IAFF Local Union 5433 EHT EMS

F. Other Business

G. Video Broadcast/Television Statement

H. Pledge of Allegiance

I. Roll Call:

Pete Castellano
Paul Hodson
William Pauls
Ray Ellis
Laura Pfrommer

J. Presentations

Recognizing Eileen M. Tedesco for 47 years of dedicated and valued service to the Township and congratulate her on her retirement.

Recognizing James Macpherson for his more than 40 years of dedicated and valued service to the Township and congratulate him on his upcoming retirement.

Recognizing Curt Ware and Robert Harte on their 25 years of dedicated and valued service to the Township.

Pursuant to Egg Harbor Township Code § 6-5.1, public comment is subject to established rules of procedure, including time limits, recognition by the mayor, and standards of decorum. Comments shall be directed to the governing body.

K. Ordinance - Public Hearing

4. **An Ordinance Accepting the Dedication of a Stormwater Basin Located at Block 5203, Lot 1.12 from Touch of Modern, Inc.**
   The purpose of this ordinance is to accept the dedication of a stormwater basin from Touch of Modern, Inc. (Block 5203, Lot 1.12) to the Township.
   Public Comment:
   Motion to close the public portion of Ordinance No. 4 of 2026
   Roll call vote: Castellano Hodson Pauls Ellis Pfrommer
   Motion to adopt Ordinance No. 4 of 2026
   Roll call vote: Castellano Hodson Pauls Ellis Pfrommer

L. Ordinance - Introduction

5. **An ordinance amending Chapter 6 of the Code of the Township of Egg Harbor, entitled "Boards and Commissions," specifically § 6-140 "Members," relating to the Environmental Commission**
   The purpose of this ordinance is to amend Chapter 6 of the Township Code to update the membership, organization, and alternate member provisions of the Environmental Commission.
   A public hearing on Ordinance No. 5 of 2026 will be held on March 4, 2026, at 5:00 p.m.
   Motion to introduce Ordinance No. 5 of 2026
   Roll call vote: Castellano Hodson Pauls Ellis Pfrommer

6. **An ordinance amending the Code of the Township of Egg Harbor, Chapter 57, entitled "Affordable Housing"**
   The purpose of this ordinance is to sets forth regulations regarding the very low-, low- and moderate-income housing units in Township of Egg Harbor 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").
   A public hearing on Ordinance No. 6 will be held on March 4, 2026, at 5:00 p.m.
   Motion to introduce Ordinance No. 6 of 2026
   Roll call vote: Castellano Hodson Pauls Ellis Pfrommer

7. **An ordinance amending Chapter 225, "Zoning," Article IV, "General Regulations," §225-25.1, "Affordable Housing Development Fees," of the Code of the Township of Egg Harbor**
   The purpose of this ordinance is to establish 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).
   A public hearing on Ordinance No. 7 will be held on March 4, 2026, at 5:00 p.m.
   Motion to introduce Ordinance No. 7 of 2026
   Roll call vote: Castellano Hodson Pauls Ellis Pfrommer

M. Resolutions (Consent Calendar)

100. Resolution of support authorizing the regulation of a dedicated two-way left turn lane on Route US 40/322 in the Township of Egg Harbor, Atlantic County, pursuant to N.J.S.A. 39:4-8.3 and 39:4-197(1)(h)

101. Resolution authorizing the cancellation of Small Cities Liens recorded against 4049 Ocean Heights Avenue, Block 6505, Lot 6

102. Resolution appointing a member to the Egg Harbor Township Environmental Commission

103. Resolution rescinding Resolution 93 of 2026 entitled "Resolution approving participation with the State of New Jersey in the SFY26 Safe and Secure Communities Program administered by the NJ Department of Law & Public Safety, Office of the Attorney General"

104. Resolution approving participation with the State of New Jersey in the SFY26 Safe and Secure Communities Program administered by the NJ Department of Law & Public Safety, Office of the Attorney General

105. Resolution amending the minimum dollar threshold for inclusion in the Township's fixed asset inventory

106. Resolution authorizing extension of Lease Agreement for a fixed term of two (2) years, terminating on July 31, 2028, and approving modifications to the rent increase for the property located at 2594 Tilton Road, Block 1129, Lot 31

107. Resolution authorizing execution of Collective Bargaining Agreement with International Association of Fire Fighters (IAFF) Local Union 5453 Egg Harbor Township EMS

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111. Resolution amending the Temporary Budget for Calendar Year 2026

112. Resolution transferring monies from one appropriation to another

113. Resolution authorizing the submission of an Application for a Sustainable Jersey® Grant Funded by PSEG

Motion to adopt Consent Calendar Resolutions 100 through and including 113
Roll Call Vote: Castellano Hodson Pauls Ellis Pfrommer

N. Resolution (Bill List)

114. Resolution authorizing payment of all bills, pursuant to the attachment
Motion to adopt Resolution No. 114 of 2026
Roll call vote: Castellano Hodson Pauls Ellis Pfrommer

O. Approvals

Motion to approve Township Committee Meeting Minutes of February 4, 2026. Vote:

Motion to approve the Township Committee Closed Executive Meeting Minutes of February 4, 2026, pursuant to Resolution No. 98 of 2026. Vote:

Motion to approve departmental reports for the month of January 2026. Vote:

P. General Public Comment

Public Comment:
Motion to close the public portion of meeting.
Vote:

Q. Reports

Township Committee:
Administrator:

R. Closed Session

115. Authorizing the Township Committee to convene into a Closed Executive Session to discuss matters which may involve personnel and/or legal matters
Motion to adopt Resolution No. 115 of 2026
Roll call vote: Castellano Hodson Pauls Ellis Pfrommer

S. Adjournment

Motion to adjourn the meeting.
Vote:

Egg Harbor Township

Ordinance No. 4

2026

An Ordinance Accepting the Dedication of a Stormwater Basin Located at Block 5203, Lot 1.12 from Touch of Modern, Inc.

WHEREAS, Touch of Modern, Inc. is the owner of certain real property located in the Township of Egg Harbor, County of Atlantic, State of New Jersey, designated on the Township Tax Map as **Block 5203, Lot 1.12**; and

WHEREAS, said property consists of a stormwater management basin (the "Basin Lot") created as part of a major subdivision approval granted by the Egg Harbor Township Planning Board following a hearing held on October 18, 2021, and memorialized by a Resolution Granting Amended Preliminary and Final Major Subdivision Approval dated November 15, 2021, on Application SDF 05-06; and

WHEREAS, the Township has received a lump sum basin maintenance payment in the amount of $102,279.50 from Touch of Modern, Inc., representing payment in lieu of the developer retaining multi-year maintenance responsibility for the stormwater basin located on Block 5203, Lot 1.12, as referenced in Mott Watkins Associates correspondence dated July 14, 2025; and

WHEREAS, Touch of Modern, Inc. has executed a Deed of Dedication – Basin, dated January 15, 2026, dedicating the Basin Lot to the Township of Egg Harbor for public use and maintenance purposes; and

WHEREAS, the Deed of Dedication conveys said property to the Township in consideration of the maintenance payment, and includes a legal description of the property as attached thereto as Exhibit "A"; and

WHEREAS, the Township Committee of the Township of Egg Harbor has determined that acceptance of the dedication of the Basin Lot is in the best interests of the Township and its residents, and will allow the Township to assume ownership and maintenance responsibility for the stormwater basin in accordance with the approved subdivision and applicable law.

NOW, THEREFORE, BE IT ORDAINED in consideration of the above recitals incorporated herein, the Township Committee of the Township of Egg Harbor, County of Atlantic, State of New Jersey, adopts the following:

SECTION 1. The Township of Egg Harbor hereby accepts the dedication of the stormwater basin property known as Block 5203, Lot 1.12, as more particularly described in the Deed of Dedication – Basin dated January 15, 2026, from Touch of Modern, Inc.

SECTION 2. The Mayor and Township Clerk are hereby authorized and directed to take all actions necessary to effectuate the acceptance of said dedication, including the recording of the Deed of Dedication with the Atlantic County Clerk.

SECTION 3. Upon recording, the dedicated property shall be deemed Township-owned property, and the Township shall assume responsibility for ownership and maintenance of the basin in accordance with the terms of the Planning Board approval and applicable law.

SECTION 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 6. This ordinance shall take effect upon final passage and publication as provided by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF EGG HARBOR TOWNSHIP, IN THE COUNTY OF ATLANTIC, NEW JERSEY, HELD FEBRUARY 4, 2026, WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE TO BE HELD AT TOWNSHIP HALL, IN SAID TOWNSHIP, ON FEBRUARY 18, 2026 AT 5:00 PM.

Dated: February 4, 2026

_____

Attest: Laura Pfrommer, Mayor

_____

Janice F. Hughes, RMC
Township Clerk

Record and Return to:
Janice F. Hughes, RMC
Egg Harbor Township
3515 Bargaintown Road
Egg Harbor Township, NJ 08234

Prepared by:
Kristopher J. Facenda, Esq.

DEED OF DEDICATION - BASIN

This Deed is made on January 15, 2026.

BETWEEN TOUCH OF MODERN, INC., with an address at 2511 Fire Road #A11, Egg Harbor Township, New Jersey 08234, referred to as the **GRANTOR**,

AND TOWNSHIP OF EGG HARBOR, a public body corporate and politic of the State of New Jersey, with an address at 3515 Bargaintown Road, Egg Harbor Township, NJ 08234, referred to as the **GRANTEE**.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described under the Property section described below to the Grantee. This transfer is made for the sum of One Dollar ($1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of Egg Harbor, County of Atlantic Block No.: 5203, Lot No.: 1.12.

Property. The Property consists of the land and all the buildings and structures, if any, on the land in the Township of Egg Harbor, County of Atlantic and State of New Jersey. The legal description is attached hereto as **Exhibit "A"**.

THIS conveyance is made pursuant to a certain Subdivision approval granted by the Township of Egg Harbor Planning Board to the Grantor following a hearing held before it on October 18, 2021 and memorialized by a written Decision and Resolution Granting Amended Preliminary and Final Major Subdivision Approval November 15, 2021. More specifically, this conveyance is made in accordance with and agreement made between the Grantor and the Grantee wherein the Grantee agreed to assume the responsibilities to maintain the subject parcel (basin) in exchange for consideration paid by Grantor to Grantee in lieu of Grantor retaining the multi-year maintenance responsibilities of the subject parcel (basin).

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

GRANTOR:
TOUCH OF MODERN, INC.

(Witness)

By: _____
RIMON HANNA, VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY :
:ss.
COUNTY OF ATLANTIC :

Be it Remembered, that on this 15th day of January, 2026, before me the subscriber, a Notary Public, personally appeared RIMON HANNA who, I am satisfied, is the person who signed the within instrument as Vice President of TOUCH OF MODERN, INC., the corporation named therein and he thereupon acknowledged that the said instrument made by the corporation, was signed delivered by him as such member and is the voluntary act and deed of the corporation made by virtue of authority from its members.

Kristopher J. Facenda, Esq.
Attorney at Law - State of New Jersey

SchaefferNassarScheidegg
Consulting Engineers, LLC

David S. Scheidegg, PE, PP, CME, CPWM, CFM
Andrew F. Schaeffer, PE, PP
Rami N. Nassar, PE, PP, CME
Howard A. Transue, PLS

Engineers Surveyors Planners Environmental SpecialistsMunicipal Consultants

29 October 2025

F-21-127
Touch of Modern, Inc.
Block 5203, Lot 1.12 (Basin Lot)
Mill Road and Tremont Avenue
Township of Egg Harbor
Cumberland County, New Jersey

All that certain tract or parcel of land, situate in the Township of Egg Harbor, County of Cumberland, State of New Jersey and being further described and bounded as follows:

BEGINNING at a concrete monument set for a corner at the intersection of the Southerly line of Mill Road (61.00 feet wide, as widened) and the Westerly line of Tremont Avenue (53.00 feet wide as widened); thence

1. along the Westerly line of Tremont Avenue, parallel to and 28.00 feet Southerly of the centerline thereof, South 21 degrees 36 minutes 00 seconds West 431.55 feet to a pin set for a corner; thence

2. along Lots 1.11 and 1.10 of Block 5203, North 42 degrees 58 minutes 34 seconds West 122.34 feet to a pin set for a corner; thence

3. along Lots 1.10 and 1.09 of Block 5203, North 44 degrees 20 minutes 24 seconds West 106.94 feet to a pin set for a corner; thence

4. along Lots 1.09 and 1.08 of Block 5203, North 45 degrees 31 minutes 17 seconds West 150.52 feet to a pin set for a corner; thence

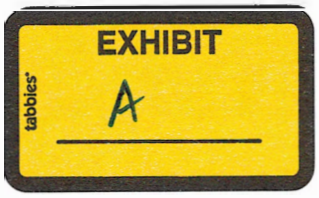
5. along Lot 1.06 of Block 5203, North 34 degrees 40 minutes 12 seconds East 230.54 feet to a pin set for a corner; thence

6. along the Southerly line of Mill Road, parallel to and 36.00 feet Southerly of the centerline thereof, South 78 degrees 28 minutes 16 seconds East 299.30 feet to the Point of Beginning.

BEING: Lot 1.12 of Block 5203 as shown on "Final Plat Plan for: Touch of Modern, Inc., 6205 Mill Road, Block 5203, Lot 1, Egg Harbor Twp., Atlantic County, New Jersey", dated 7/15/21, last revised 6/15/22 and filed in the Atlantic County Clerk's Office as Filed Map No. 2022066473 on 12/12/2022.

SUBJECT TO: a 10.00 feet wide R.O.W. Easement in favor of Verizon along course #1 above.

ALSO SUBJECT TO: a 35.00 feet wide conservation easement along course #6 above.



HOWARD A. TRANSUE
Professional Land Surveyor, NJ License No. 33541

(609) 625-7400 www.snsce.com
1425 Cantillon Boulevard Mays Landing New Jersey 08330

Egg Harbor Township

Ordinance No. 5

2026

An ordinance amending Chapter 6 of the Code of the Township of Egg Harbor, entitled "Boards and Commissions," specifically § 6-140 "Members," relating to the Environmental Commission

WHEREAS, the Township of Egg Harbor has established an Environmental Commission pursuant to N.J.S.A. 40:56A-1; and

WHEREAS, the Township Committee desires to ensure the continued ability of the Environmental Commission to conduct business in the event of member absences, vacancies, or disqualifications; and

WHEREAS, the Township Committee finds it to be in the best interest of the Township to amend the Township Code to formally establish alternate member positions by ordinance in order to promote continuity, quorum availability, and effective operation of the Environmental Commission; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Egg Harbor, County of Atlantic, State of New Jersey, that Chapter 6 of the Code of the Township of Egg Harbor, entitled "Administration of Government," be and is hereby amended as follows:

SECTION 1. Chapter 6 of the Code of the Township of Egg Harbor, **Section 6-140**, **"Members,"** is hereby **deleted in its entirety and replaced** as follows:

§ 6-140 Members.

A. Composition; Appointment; Organization; Terms.

The Environmental Commission shall consist of seven (7) regular members, all of whom shall be appointed by the governing body and shall be residents of the Township.

One (1) regular member shall be a member of the Planning Board, who shall serve as the Planning Board Liaison to the Environmental Commission. The Planning Board Liaison shall be designated annually by the governing body from among the members of the Planning Board.

The members of the Environmental Commission shall serve without compensation except as hereinafter provided. The Environmental Commission shall organize annually and shall elect a Chair and such other officers as it deems necessary from among its regular members.

Except as otherwise provided herein, the terms of office of the regular members shall be for three (3) years, and appointments shall be made so as to provide, to the extent practicable, for staggered terms. Each member shall serve until the appointment and qualification of a successor.

B. Alternate Members.

Pursuant to N.J.S.A. 40:56A-1, the governing body may, by ordinance, provide for the appointment of not more than two (2) alternate members of the Environmental Commission.

Alternate members shall be appointed by the governing body and shall be designated at the time of appointment as "Alternate No. 1" and "Alternate No. 2." Alternate members shall meet the same qualifications as regular members.

The terms of the alternate members shall be for two (2) years, except that the terms of the alternate members first appointed shall be two (2) years for Alternate No. 1 and one (1) year for Alternate No. 2, so that the term of not more than one alternate member shall expire in any one year. A vacancy occurring otherwise than by expiration of a term shall be filled by the appointing authority for the unexpired term only.

An alternate member shall not be permitted to act on any matter in which the alternate member has, either directly or indirectly, any personal or financial interest. An alternate member may, after public hearing if requested, be removed by the governing body for cause.

Alternate members may participate in discussions of the proceedings of the Environmental Commission but shall not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member shall vote, Alternate No. 1 shall vote first.

C. Removal; Vacancies.

The Mayor or Township Committee may remove any member of the Environmental Commission for cause, on written charges served upon the member and after a hearing thereon at which the member shall be entitled to be heard in person or by counsel.

A vacancy on the Environmental Commission occurring otherwise than by expiration of a term shall be filled for the unexpired term in the same manner as an original appointment.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF EGG HARBOR, IN THE COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, HELD FEBRUARY 18, 2026, AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON MARCH 4, 2026, AT 5:00 P.M.

Dated: February 18, 2026

_____

Attest: Laura Pfrommer, Mayor

_____

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Ordinance No. 6

2026

An ordinance amending the Code of the Township of Egg Harbor, Chapter 57, entitled "Affordable Housing"

WHEREAS, the Code of the Township of Egg Harbor, Chapter 57, entitled "Affordable Housing," must be repealed and replaced in its entirety to comply with the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), as amended in 2024, the newly adopted Uniform Housing Affordability Controls ("UHAC") regulations, N.J.A.C. 5:80-26.1 et seq., and newly adopted N.J.A.C. 5:99-1 et seq; and

WHEREAS, this Ordinance establishes Township wide regulations and standards to govern the development of very low, low and moderate-income affordable units for multifamily for-sale and rental residential developments that may be approved by the Township or the Township Planning Board, and is designed to regulate these very low, low- and moderate-income units in a manner consistent with the FHA, UHAC, N.J.A.C. 5:99-1 et seq., and applicable New Jersey Council on Affordable Housing (COAH) regulations; and

BE IT ORDAINED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey as follows:

SECTION 1: Chapter 57, entitled "Affordable Housing" is hereby amended by deleting it in its entirety and replacing it as follows:

Chapter 57 Affordable Housing

§57-1 Introduction & Applicability.

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in Township of Egg Harbor 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 Township of Egg Harbor 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, excluding those affordable housing units that were subject to a written agreement, rezoning or approval prior to the end of the Third Round on June 30, 2025.
    b. This Ordinance shall also apply to 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.

§57-2 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 Non-Lapsing 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, electric, 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 very low-, 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 very low-, 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 maybe 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 are 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 was adopted and/or having 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" mean 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, as defined by N.J.S.A. 34:1B-21.24, that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. 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.

§57-3 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.

§57-4 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 to the nearest whole number shall be very low- or low-income units.

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, of the total number of low- and moderate-income units.

   iv. At least 30% of all low- and moderate-income units, rounded up shall be two-bedroom units.

   v. At least 20% of all low- and moderate-income units, rounded up shall be three-bedroom units.

   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 multifloored 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.

§57-5 Affordable Housing Programs/Compliance Techniques.

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.

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.
        iv. At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.
3. Extension of Controls Program (for ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k)).
    a. An extension of affordability controls program is established to maintain and extend the affordability of deed restricted units scheduled to come out of their affordability control period, subject to N.J.A.C. 5:97-6.14 and UHAC, including the following:

i. The affordable unit meets the criteria for prior cycle (April 1, 1980 - December 15, 1986) or post December 15, 1986 credits set forth in N.J.A.C. 5:97.

ii. The affordability controls for the unit are scheduled to expire in the current round; or in the next round of housing obligations if the municipal election to extend controls is made no earlier than one year before the end of the current round;

iii. The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards.

iv. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work.

v. The municipality shall adhere to the process for extending controls pursuant to UHAC for extending ownership units and rental units, either inclusionary or 100% affordable developments.

vi. The deed restriction for the extended control period shall be filed with the County Clerk.

4. Assisted Living Residence (per N.J.A.C. 5:97-6.11).

   a. An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.

   b. The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.

   c. A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.

   d. Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.

   e. Low- and moderate-income residents cannot be charged any upfront fees.

   f. The units shall comply with UHAC with the following exceptions:

      i. Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;

      ii. The deed restriction may be on the facility, rather than individual apartments or rooms;

      iii. Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and

   g. Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and 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. Units are 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).

   ii. Units 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.

   iii. 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.

   iv. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.

   v. Occupancy shall not be restricted to youth under 18 years of age.

   vi. 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.

   vii. 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).

   viii. 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.

   ix. 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.

   x. 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 §30-1109 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.

xi. The sponsor/owner shall complete annual monitoring as directed by the MHL.

§57-6 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.

§57-7 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 Freddie Mac 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.

§57-8 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 2 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 6 comprising Atlantic, Cape May, Cumberland and Salem 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. The affirmative marketing plan shall include the following community and regional organizations: FSHC; the Latino Action Network; the New Jersey State Conference of the NAACP; East Orange NAACP; Newark NAACP; Morris County NAACP; Elizabeth NAACP; and the Supportive Housing Association.
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.

§57-9 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.

§57-10 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.

§57-11 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.

§57-12 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.

ii. If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3

c. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:

i. those that render the unit suitable for a larger household or the addition of a bathroom.

ii. The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);

d. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.

2. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

§57-13 Buyer Income Eligibility.

1. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30% of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.

2. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) must first be 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

§57-14 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).

§57-15 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 amended December 20, 2004, 36 N.J.R. 5713 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.

§57-16 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.

§57-17 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.

§57-18 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.

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.

§57-19 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. 5:99-7and 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 firm, 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.

§57-20 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 1 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 that 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 1, 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.

§57-21 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 $500 per day 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.

§57-22 Appeals.

1. 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.

SECTION 2. Invalidity. If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

SECTION 3. Inconsistent Ordinances Repealed. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. Effective Date. This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF EGG HARBOR, IN THE COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, HELD FEBRUARY 18, 2026, AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON MARCH 4, 2026, AT 5:00 P.M.

Dated: February 18, 2026

_____
Attest: Laura Pfrommer, Mayor

_____
Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Ordinance No. 7

2026

An ordinance amending Chapter 225, "Zoning," Article IV, "General Regulations," §225-25.1, "Affordable Housing Development Fees," of the Code of the Township of Egg Harbor

WHEREAS, Chapter 225, "Zoning," Article IV, "General Regulations," § 225-25.1, "Affordable Housing Development Fees," of the Code of the Township of Egg Harbor must be repealed and replaced in its entirety in order to comply with the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., as amended in 2024, the Uniform Housing Affordability Controls ("UHAC"), N.J.A.C. 5:80-26.1 et seq., and the newly adopted regulations at N.J.A.C. 5:99-1 et seq.; and

WHEREAS, the proposed amendment establishes standards governing the collection, maintenance and expenditure of development fees consistent with P.L. 2024, c. 2, N.J.S.A. 52:27D-301 et seq., N.J.A.C. 5:99-1 et seq., and the Statewide Nonresidential Development Fee Act, N.J.S.A. 40:55D-8.1 through 8.7, and continues the Township's authority previously established pursuant to P.L. 2008, c. 46 (N.J.S.A. 52:27D-329.2); and

WHEREAS, development fees collected pursuant to this section shall be used solely for the provision of very-low-, low- and moderate-income housing in accordance with a court-approved Spending Plan;

BE IT ORDAINED by the Township Committee of the Township of Egg Harbor, in the County of Atlantic and State of New Jersey, as follows:

SECTION 1. Chapter 225, "Zoning," Article IV, § 225-25.1, "Affordable Housing Development Fees," of the Code of the Township of Egg Harbor is hereby repealed and replaced in its entirety to read as follows:

§ 225-25.1 Affordable Housing Development Fees.

A. Purpose.

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.

B. Basic Requirements.

1) The municipality previously adopted a Development Fee Ordinance, which established the Municipal Affordable Housing Trust Fund.

2) The municipality shall not spend development fees until the court has approved a Spending Plan for spending such fees.

C. Definitions.

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

"**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.

"**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.

"**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 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.

"**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.

"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.).

"**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.

"**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.

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

"**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.

"**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.

"**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 maybe 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.

"**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.

"**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.

"**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 are 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.

"**Recreational facilities and community centers**" mean 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.

"**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.

"**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.

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

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

D. Residential Development Fees.

1) Imposed fees

a) 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.

b) 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.

2) Eligible exactions, ineligible exactions and exemptions for residential development

a) 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.

b) 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 building permit is issued.

c) The expansion or improvement of an existing residential structure shall be exempt from any development fee requirement.

d) Other development shall be exempt from any development fee required to the extent provided by the terms of any order entered by the Superior Court of New Jersey.

e) No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire, flood, or a natural disaster.

E. Non-Residential Development Fees.

1) Imposition of fees

a) 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.

b) 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.

c) 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.

2) Eligible exactions, ineligible exactions and exemptions for non-residential development

   a) 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.

   b) 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.

   c) 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.

   d) 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.

   e) 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.

   f) Other development shall be exempt from any development fee required to the extent provided by the terms of any order entered by the Superior Court of New Jersey.

F. Collection Procedures.

1) 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.

2) 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.

3) 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.

4) 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.

5) 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.

6) 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.

7) 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).

8) 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.

G. Appeal of Development Fees.

1) 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.

2) 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.

H. Affordable Housing Trust Fund.

1) 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.

2) 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:

   a) 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;

   b) Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;

   c) Rental income from municipally operated units;

   d) Repayments from affordable housing program loans;

   e) Recapture funds;

f) Proceeds from the sale of affordable units; and

g) Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.

3) 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.

4) 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:

a) Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;

b) 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;

c) Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;

d) Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;

e) Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;

f) Revocation of compliance certification or a judgment of compliance and repose;

g) 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;

h) Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.

5) All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.

I. Use of Funds.

1) 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.

2) Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.

3) 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.

a) 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.

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

4) 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.

J. Monitoring.

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.

K. Ongoing Collection of Fees.

1) 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 a Judgment of Compliance and Repose, or the good faith effort to obtain either one.

2) If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Compliance Certification or its Judgment of Compliance and Repose, 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).

L. 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.

SECTION 2. Invalidity. If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

SECTION 3. Inconsistent Ordinances Repealed. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. Effective Date. This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

NOTICE IS HEREBY GIVEN THAT THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF EGG HARBOR, IN THE COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, HELD FEBRUARY 18, 2026, AND WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AFTER A PUBLIC HEARING THEREON AT A REGULAR MEETING OF SAID TOWNSHIP COMMITTEE IN THE TOWNSHIP HALL, IN SAID TOWNSHIP ON MARCH 4, 2026, AT 5:00 P.M.

Dated: February 18, 2026

_____

Attest: Laura Pfrommer, Mayor

_____

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 100

2026

Resolution of support authorizing the regulation of a dedicated two-way left turn lane on Route US 40/322 in the Township of Egg Harbor, Atlantic County, pursuant to N.J.S.A. 39:4-8.3 and 39:4-197(1)(h)

WHEREAS, the New Jersey Department of Transportation (NJDOT), Division of Traffic Engineering, conducted an investigation along Route US 40/322 in the Township of Egg Harbor, Atlantic County; and

WHEREAS, the investigation revealed that the existing dedicated two-way left turn lane along Route US 40/322 lacks formal traffic regulation; and

WHEREAS, NJDOT has determined that formal regulation of the existing two-way left turn lane is necessary to improve traffic management and enhance safety for all roadway users; and

WHEREAS, the establishment of such regulation requires the issuance of a Traffic Regulation Order (TRO) by NJDOT pursuant to N.J.S.A. 39:4-8.3 and N.J.S.A. 39:4-197(1)(h); and

WHEREAS, as part of the NJDOT process, the Township of Egg Harbor must adopt a resolution of support authorizing the proposed traffic regulation; and

WHEREAS, NJDOT has requested that the Township adopt a resolution supporting the regulation of lane usage on certain portions of State Highway Route US 40/322 located within the Township; and

WHEREAS, the Township Engineer and the Egg Harbor Township Police Department have reviewed the New Jersey Department of Transportation's findings and concur that the formal regulation of the existing two-way left turn lane along Route US 40/322 will improve traffic operations, roadway safety, and enforcement consistency within the Township; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic, State of New Jersey, that the Township hereby supports and authorizes the formal regulation of the existing center lane for two-way left turns only along State Highway Route US 40/322, at the following locations within the Township of Egg Harbor:

1. From Lyons Court to Genoa Avenue (approximate mileposts 59.85 to 59.99); and

2. Beginning at a point 185 feet east of the center line of Athens Avenue and extending easterly to a point 1,235 feet east of the center line of Bayport Drive (approximate mileposts 60.43 to 61.76).

BE IT FURTHER RESOLVED that any previously approved traffic regulations of the Township of Egg Harbor that are inconsistent with the provisions of this Resolution shall be rescinded upon approval and implementation of the NJDOT Traffic Regulation Order; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution, under the seal of the Township of Egg Harbor, shall be forwarded to Jaime Oplinger, Director of Traffic Engineering, New

Jersey Department of Transportation, 1035 Parkway Avenue, P.O. Box 600, Trenton, New Jersey 08625.

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

Dated: February 18, 2026

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 101

2026

Resolution authorizing the cancellation of Small Cities Liens recorded against 4049 Ocean Heights Avenue, Block 6505, Lot 6

WHEREAS, the Township of Egg Harbor previously issued financial assistance through its Small Cities Program, which assistance was secured by mortgages (liens) recorded against real property known as 4049 Ocean Heights Avenue, formerly designated as Block 79-E, Lot 77, and now designated as Block 6505, Lot 6, on the Tax Map of the Township of Egg Harbor, County of Atlantic, State of New Jersey; and

WHEREAS, said mortgages were recorded in the Office of the Atlantic County Clerk in 2005, securing principal amounts of $2,883.00**,** $7,200.00, and $4,288.00, respectively; and

WHEREAS, documentation on file with the Township reflects that the above-referenced Small Cities loans have been fully paid and satisfied, and the Township is authorized to cancel said liens of record; and

WHEREAS, it is necessary for the Township Committee to formally authorize the cancellation and discharge of said Small Cities liens to clear title to the property;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic, State of New Jersey, that the Township Clerk is hereby authorized and directed to execute and record all documents necessary to cancel and discharge the Small Cities mortgage liens recorded against Block 6505, Lot 6, also known as 4049 Ocean Heights Avenue.

Dated: February 18, 2026

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 102

2026

Resolution appointing a member to the Egg Harbor Township Environmental Commission

WHEREAS there is a need to appoint a member to the Egg Harbor Township Environmental Commission;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the following individual is hereby appointed to the position and for the term indicated:

Member	Position	Term	
Lorie Ann Fischer	Regular Member, filling the unexpired term of Judith Niewender	1/1/2024	12/31/2026

Dated: February 18, 2026

_____

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 103

2026

Resolution rescinding Resolution 93 of 2026 entitled "Resolution approving participation with the State of New Jersey in the SFY26 Safe and Secure Communities Program administered by the NJ Department of Law & Public Safety, Office of the Attorney General"

WHEREAS, Resolution 93 of 2026, adopted by Township Committee on February 4, 2026 contained a mathematical error listing the approximate project total cost as $333,900; and

WHEREAS, the correct approximate project total cost should have been stated as $333,930; and

WHEREAS, the Township Committee desires to rescind Resolution No. 93 of 2026, in its entirety due to said error.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that Resolution No. 93 of 2026, is hereby rescinded in its entirety.

Dated: February 18, 2026

_____

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 104

2026

Resolution approving participation with the State of New Jersey in the SFY26 Safe and Secure Communities Program administered by the NJ Department of Law & Public Safety, Office of the Attorney General

WHEREAS, the Township of Egg Harbor wishes to apply for funding of approximately $45,150 with a match of $288,780 for an approximate project total cost of $333,930 for **Grant #26-0108** under the State of New Jersey Safe & Secure Communities Grant Program; and

WHEREAS, the Mayor and Township Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Egg Harbor and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement; and

WHEREAS, the project is a joint effort between the Department of Law and Public Safety and the Township of Egg Harbor for the purpose described in the application;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that:

1. As a matter of public policy, the Township of Egg Harbor wishes to participate to the fullest extent possible with the Department of Law and Public Safety; and

2. The Attorney General will receive funds on behalf of the applicant; and

3. The NJ Department of Law & Public Safety, Office of the Attorney General shall be responsible for the receipt and review of the applications for said funds; and

4. The NJ Department of Law & Public Safety, Office of the Attorney General shall initiate allocations to each applicant as authorized; and

5. Township of Egg Harbor is hereby authorized to apply for funding of approximately $45,150 with a match of $288,780 for an approximate project total cost of $333,930 for Grant #26-0108; and

6. Said grant is for the period of March 21, 2026 through March 20, 2027.

Dated: February 18, 2026

_____

Janice F. Hughes, RMC
Township Clerk

CERTIFICATION

I, Janice F. Hughes, RMC, Township Clerk of the Township of Egg Harbor, County of Atlantic, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township of Egg Harbor on this 18th day of February, 2026.

_____

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 105

2026

Resolution amending the minimum dollar threshold for inclusion in the Township's fixed asset inventory

WHEREAS, the Township of Egg Harbor maintains a fixed asset inventory for administrative control and financial reporting purposes in accordance with New Jersey regulatory basis accounting; and

WHEREAS, the Township Committee previously established a minimum dollar threshold for inclusion of assets within the Township's fixed asset records; and

WHEREAS, upon recommendation of the Chief Financial Officer and Township Auditor, the Township Committee has determined that it is appropriate to revise the minimum threshold for inclusion in the fixed asset inventory.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic, State of New Jersey, as follows:

1. The minimum threshold for inclusion in the Township's fixed asset inventory is hereby established at Five Thousand Dollars ($5,000.00) per individual item.

2. Consistent with New Jersey regulatory basis accounting, purchases shall continue to be recorded as expenditures in the year incurred through the appropriate budget or capital account, and the fixed asset records shall be maintained for inventory and reporting purposes only.

3. This adjustment shall apply prospectively and shall not require modification of existing fixed asset records unless otherwise directed by the Township Auditor.

4. The Chief Financial Officer is authorized to implement this change in coordination with the Township's Auditor.

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

Dated: February 18, 2026

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 106

2026

Resolution authorizing extension of Lease Agreement for a fixed term of two (2) years, terminating on July 31, 2028, and approving modifications to the rent increase for the property located at 2594 Tilton Road, Block 1129, Lot 31

WHEREAS, the Township of Egg Harbor entered into a Lease Agreement with Bright Scholars Learning Center, LLC, as tenant, on August 9, 2023, to rent the property known as 2594 Tilton Road, identified as Block 1129, Lot 31, as shown on the official tax map of the Township of Egg Harbor, pursuant to Resolution No. 296 of 2023, incorporated herein by reference as if fully set forth; and

WHEREAS, the tenant has requested an extension of the term of the Lease Agreement; and

WHEREAS, the Township Committee has reviewed the request and determined that extending the lease term and providing for an annual rent increase of three percent (3%) is appropriate and in the best interests of the Township; and

WHEREAS, the Township Committee desires to modify the Lease Agreement to formalize these agreed-upon contractual terms.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic, State of New Jersey, as follows:

1. The Lease Agreement with Bright Scholars Learning Center, LLC shall be amended to extend the term of the lease for a fixed period of two (2) years, terminating on July 31, 2028.
2. Commencing August 1, 2026, and extending through July 31, 2027, rent shall be payable in monthly installments of $3,933.75, totaling $47,205.00 annually.
3. Commencing August 1, 2027, and extending through July 31, 2028, rent shall be payable in monthly installments of $4,051.75, totaling $48,621.00 annually.
4. All remaining terms and conditions of the original Lease Agreement, and any prior amendments thereto, shall remain in full force and effect.

BE IT FURTHER RESOLVED that the Mayor, Township Clerk, and Township Solicitor are hereby authorized to execute any documents necessary to effectuate the intent of this Resolution.

Dated: February 18, 2026

Janice F. Hughes, RMC
Township Clerk

Attachment: Amendment to Lease Agreement

REMOVED AND NOT VOTED ON

Egg Harbor Township

Resolution No. 107

2026

Resolution authorizing execution of Collective Bargaining Agreement with International Association of Fire Fighters (IAFF) Local Union 5453 Egg Harbor Township EMS

BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute a Collective Bargaining Agreement with the International Association of Fire Fighters (IAFF) Local Union 5453 Egg Harbor Township EMS for January 1, 2025 through December 31, 2026.

Dated: February 18, 2026

_____

Janice F. Hughes, RMC
Township Clerk

Collective Bargaining

Between

The Township of Egg Harbor

And

International Association of Fire Fighters

Local 5453

Egg Harbor Township EMS

Effective: January 1, 2025
Expires: December 31, 2026

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AGREEMENT

This Agreement is entered into by and between Township of Egg Harbor, in the County of Atlantic, a municipal corporation of the State of New Jersey, hereinafter referred to as the "Township", or its successors, and IAFF Local Union 5453 Egg Harbor Township EMS hereinafter referred to as the "Union". It is the purpose of this Agreement to achieve recognition, maintain harmonious relations between the Employer and the Union; to provide for equitable and peaceful adjustment of differences which may arise, and to establish proper standards of wage, hours, and other conditions of employment.

ARTICLE I
Recognition

I. The Township hereby recognizes the IAFF Local 5453 as the sole and exclusive collective negotiations representative for all full-time employees including supervisors of the Township employed as Emergency Medical Technicians with respect to salaries, benefits, hours of work and other working conditions, procedures for adjustments of disputes and grievances, and other related matters.

Excluded employees: Department Heads, Managerial Executives, Assistant Managerial Executives.

II. This Agreement, title "Employee" shall be defined to include the plural as well as the singular and to include males and females, non-binary. Where the words "he", "she", "him", "her", "hers", "his" or other terms specific to one gender are used in this Agreement.

ARTICLE II
Management Rights

I. The Township of Egg Harbor hereby retains and reserves unto itself, without limitations, all powers, rights, authority, duties, and responsibilities conferred upon and vested in it prior to the signing of this Agreement by the Laws and Constitution of the State of New Jersey and the United States, including, but without limiting the generality of the foregoing, the following rights.

II. To the executive management and administrative control of the Township Government and its properties and facilities and related activities of the Employees by utilizing personnel, methods, and means of the most appropriate and efficient manner possible.

III. To Hire, promote, transfer, assign, or retain Employees in positions within the Township of EMS and in the regard to establish reasonable work rules.

IV. The exercise of the foregoing powers, rights, authority, duties, and responsibilities of the Township, the adoption of policies, rules, regulations and practices, and the furtherance thereof, and the use of judgment and discretion in connection therewith, shall be limited only by the terms of this Agreement, and then only to the extent such terms thereof are in conformance with the Constitution and laws of the State of New Jersey and of the United States.

V. Due to the safety-sensitive nature of the work performed by EMS personnel and in recognition of the benefits of a healthy and productive workforce which is free from the impairing effects of alcohol and illegal drugs while on duty, the Township shall retain the right to conduct pre-employment drug screening, as well as drug-and-alcohol testing on a random basis or on the basis of reasonable suspicion. Said testing shall be in accordance with applicable law and Township policy.

VI. Nothing contained in this Article shall be construed to deny or restrict the Township the rights, responsibilities, or authority, or other applicable laws under N.J.S.A. 40A:1-1 et. seq. or any national, state, country or local law or regulations.

ARTICLE III
Union Rights

I. The Employer agrees to furnish to the Union, in response to its requests, all available information within the public domain.

II. The Union agrees to share with the Employer and without compensation the time required to successfully promote Emergency Medical Services week and Open House in the furtherance of good community relations.

III. The Union shall have the sole use of designated Union bulletin boards, located in the Municipal Building and EMS Building for the sole purpose of posting notices relating to meetings and official business of the Union only.

IV. The Township agrees to permit representatives of the Union to enter the premises of the Township for individual discussion of working conditions with bargaining unit employees.

V. The Union shall have the sole right to designate Official Union Representatives and specify their respective Union responsibilities. The union representatives upon notification may conduct union business without loss of pay or benefits so long as the same does not interfere the effectiveness or efficacy of the Department's operations.

VI. Upon prior notice to and authorization of the Township Administrator and the Department Head, not more than three (3) employees are permitted as members of the Contract Negotiating Committee to attend contract negotiations without loss of pay. Said authorization shall not be unreasonably withheld.

VII. The Township shall provide the Union with a current list of all current employees of EHTEMS, showing each employee's salary and level. The Township shall provide written notification of new hires, and dismissals within ten (10) days of all such actions. Written notice to the Union office shall constitute such notification and is the preferred method of notice.

VIII. The Union shall be notified whenever a member is out of work for thirty (30) days or more regardless of whether they are out on paid or unpaid leave.

ARTICLE IV

Rules and Regulations

I. It is understood that Employees shall comply with all such rules and regulations. Employees shall promptly and efficiently execute the instructions and orders of Supervisors as long as it is not illegal or unsafe.

II. New rules and regulations shall be submitted to the Union at least 5 days prior to promulgation; except in cases of emergency.

ARTICLE V

Non-Discrimination

I. The Township and Union agree there shall not be any discrimination as to race, creed, religion, color, national origin, nationality, ancestry, marital status, domestic partnership/civil union status, age, sex, pregnancy, breastfeeding, familial status, atypical heredity, cellular or blood trait, genetic information, liability for military service, and mental or physical disability, including perceived disability and AIDS and HIV status, sexual or affectional orientation, gender identity or expression, political affiliation, Union membership, or legally protected union activities or any other category protected by law.

II. Matters involving discrimination shall be processed in accordance with the Township's EEO dispute resolution procedures.

III. The Township and the Union agree that all employees covered under this Agreement have the right without fear of penalty or reprisal to form, join, and assist any employee organization or to refrain from any such activity. There shall be no discrimination by the Township or the Union against any employee because of the employee's membership or non-membership or activity or non-activity in the union.

ARTICLE VI
Maintenance of Operations

I. It is recognized that the need for continued and uninterrupted operations of the Townships Departments and Agencies is of paramount importance to the citizens of the community, and that there should be no interference with such operation.

II. The Union covenants and agrees that during the term of this agreement neither the Union nor any person acting on its behalf will cause, authorize, or support, nor will any of its members take part in, any strike (i.e., the concerted failure to report for duty, or willful absence of an Employee from the full, faithful, and proper performance of the Employee's duties of employment), work stoppage, slowdown, walkout, or other job action against the Employer.

III. The Union agrees that it will make every reasonable effort to prevent its members from participating in any strike, work stoppage, slowdown, or other activity aforementioned including, but not limited to, publicly disavowing such action and directing all such members who participate in such activities to cease and desist from same immediately and return to work, along with other such steps as may be necessary under the circumstances, and to bring about compliance with its order.

IV. In the event of a strike, slowdown, walkout, or job action, it is covenanted and agreed that participation in any such activity by a member of the department shall entitle the Employer to take appropriate disciplinary action including the possibility of discharge in accordance with applicable law.

V. Nothing contained in this Agreement shall be construed to limit or restrict the Employer in its right to seek and obtain such judicial relief as it may be entitled to have in law or in equity for injunction or damages, or both, in the event of such a breach by the Union or members of the department.

ARTICLE VII

Discipline

I. No Employee shall be disciplined or discharged without just cause. An Employee who has been disciplined or discharged may grieve such action in accordance with the provisions hereinafter set forth in the "Grievance Procedure."

II. The parties recognize the concept of progressive discipline is corrective in nature. Discipline may consist of the following:

- Counseling
- Verbal reprimand (Documented and provided to the employee)
- Written reprimand
- Minor Suspension without pay (one to five days)
- Major Suspension without pay (in excess of five days)
- Termination

III. Employees shall be entitled to have union representation or legal counsel present at the employee's request at any and every step of the disciplinary procedure. However, the scheduled interview shall not be delayed except by mutual consent.

IV. An employee who has been subject to disciplinary action up to a written reprimand but excluding any suspension, may only appeal such discipline through the grievance process up to Step Three.

ARTICLE VIII

Grievance Procedure

I. The purpose of this procedure is to secure, at the lowest possible level, an equitable solution to the problem which may arise affecting the terms and conditions of employment for permanent Full-time employees.

II. Nothing herein shall be construed as limiting the right of any employee having a grievance to discuss the matter informally with any appropriate member of the EMS Union.

III. The Term "grievance" as used herein means a controversy arising over the interpretation, applications or alleged violation(s) of the terms and conditions of this Agreement and decisions affecting terms and conditions of employment and may be raised by any individual or the Union.

IV. All actions filed under this procedure shall be brought within fifteen (15) business days of the happening of the event or the said grievance is null and void.

Step 1

The aggrieved or the Union shall institute action under the provisions hereof within fifteen (15) business days after the event giving rise to the grievance has occurred or when the aggrieved or the Union knew or should have known of the event given rise to the grievance occurred, an earnest effort shall be made to settle the differences between the aggrieved employee and the Department Head or their designated representative for the purpose of resolving the matter informally.

Step 2

If no agreement can be reached orally within fifteen (15) business days of the initial discussion with the Department Head, the Union may present the grievance in writing within (10) days working days thereafter to the Department Head, or their representative. Grievances shall be drafted so as to provide the Township with reasonable notice as to the provisions alleged to have been violated, the person(s) to the grievance applies, a synopsis of the events leading up to the grievance, and a request remedy sought by Grievant. The Department Head will schedule a meeting with the aggrieved employee and a Union representative within fifteen (15) business days after receipt of the written grievance. The Department Head or their designated representative will answer the grievance in writing within fifteen (15) business days of said meeting.

Step 3

If the Union Wishes to appeal the decision of the Department Head, such appeal shall be presented in writing to the Township Administrator or designated representative within twenty (20) business days thereafter. This presentation shall include copies of all previous

correspondence relating to the matter in dispute. The Township Administrator or designated representative will schedule a meeting with the aggrieved employee and a Union representative within twenty (20) business days after receipt of the written submission. The Township Administrator or designated representative shall respond in writing within twenty (20) business days of said meeting.

Step 4

If the grievance is unsettled, either the Township or the Union shall have the right within twenty (20) business days to submit the dispute to arbitration pursuant to the rules of the Public Employment Relations Commission. The cost for the service of the arbitrator shall be borne equally by the Township and the Union. Any other expenses including, but not limited to, the representation of witnesses, shall be paid by the parties incurring the same.

- The parties direct the arbitrator to decide as a preliminary question whether they have jurisdiction to hear and decide the matter and dispute.
- The arbitrator shall be bound by the provisions of this agreement and the constitution and laws of the state of New Jersey and be restricted to the application of the facts presented to them involved in the grievance. The arbitrator shall not have the authority to detract from, add to or modify the provisions of this agreement or any amendment or supplement thereto. The decision of the arbitrator shall be final and binding and may not be appealed except as permitted by law.
- The cost of services of the arbitrator shall be borne equally between the Union and the Township, any other expenses incurred, including, but not limited to the presentation of witnesses, excluding employee witnesses during work hours shall be paid by the party incurring the same.
- It shall be expressly understood that proceedings under this article shall be private and attendance at the proceedings shall be limited to a reasonable number of representatives from the Township and the union excluding witnesses brought to testify. All proceeding shall be scheduled at the Township building unless otherwise agreed upon by the township

V. Failure of management to respond to the grievance in a timely manner at any step shall be deemed a denial and allow the employee/Union to appeal said denial to the next step.

VI. Nothing herein shall prevent the parties from agreeing to extend or contract time limits for processing grievances under this procedure.

VII. For purpose of this article "business days" shall mean all days excluding weekends, recognized Township Holidays, or any day normal Township business is suspended by way of a closing (i.e. snow days, etc.)

ARTICLE IX

Deductions

I. Union dues One Township agrees to deduct from the salaries of its employees subject to this agreement due for the union deductions shall be made in compliance with Chapter 123, Public Laws of 1974 and N.J.S.A (R.S.) 52: 14–15.9e, as amended.

II. A check off shall commence for each employee who signed properly dated authorization cards supplied by the Union and verified by the Chief Financial Officer on the first of the month following employment as a permanent employee.

III. Dues deducted, together with a list of the names and amounts deducted, will be sent to:

Treasurer
EHT EMS Local 5453
3125 Fire Rd
EHT, NJ 08234

IV. If during this Agreement there shall be any change in the rate of membership dues, the Union shall furnish to the Township written notice thirty (30) days prior to the effective date of such change and shall furnish to the township either new authorizations from members showing authorized deduction for each employee or an official notification on the letterhead of the Local Union 5453 and signed by the President of the Union of such changed deduction.

V. The union will provide the necessary "check -off authorization" form and the Union will secure the signatures of its members and deliver the signed forms to the Chief Financial Officer.

VI. In accordance with The Workplace Democracy Enhancement Act, employees, who wish to cease payroll deductions for union fees may do so by providing written notice to the Township during the days ten (10) following each anniversary Date of their employment.

VII. Membership in the Union is separate, apart and distinct from the assumption, by one of the equal obligations to the extent that he/ she has received equal benefits. The Union is required under this Agreement to represent all of the employees' bargaining unit, and not only for members in the Union.

VIII. Upon receipt of a written authorization form that employee deductions from wages, agrees to deduct wages of employee their contributions to the Local Union 5453 political and social fund, or other similar organizations as may be required by the Union. The Township will make deductions on a biweekly basis as provided in the authorization and will forward the amount deducted to EHT EMS Local 5453 3125 Fire Rd. Egg Harbor Township, NJ 08234 on a biweekly- basis. No such authorization shall be recognized if it is in violation of the state or federal law deductions shall be made if it is prohibited by applicable law.

ARTICLE X

Probationary Period

I. A probationary employee shall serve a period of probation of six (6) continuous active months of employment. A probationary employee may be terminated at any time without challenge by either the employee or Union.

II. Employees promoted to a new title shall be considered a probationary employee and title for a period of six (6) continuous active months of employment. Prior to the completion of the probationary period the employee shall be evaluated by their Department Head to determine whether they shall be granted permanent status or return to their prior position.

III. The Township Committee, at its sole discretion, may waive all or any part of the probationary period when the Township committee deems such a waiver to be reasonable, and in the best interest of the Township.

IV. An employee's probationary period may be extended at the department head's sole discretion for a period of up to three additional active months of employment.

V. Time an employee is on a leave (but not vacation, sick or personal time) shall not be considered toward active months of employment.

ARTICLE XI

Employee Qualifications

I. All employees are required to maintain a valid driver's license. Failure to maintain a valid driver's license shall be cause for termination.

II. All employees are required to maintain an active EMT-B or high certification withing the requirements of the NJ Dept. of Health – OEMS. Failure to maintain an active EMT-B or high certification withing the requirements of the NJ Dept. of Health license shall be cause for termination.

III. Employees shall recognize their employment with the Township as their primary employment and shall not let any outside employment interfere with their primary employment with the Township.

IV. The employee shall inform their Department Head of any outside employment, including the name and address of the employer, and the nature of the employment. Failure to inform their Department Head of any outside employment may result in disciplinary action being taken against the employee.

ARTICLE XII

Reduction in Force

I. Any Reduction in Force (RIF or layoff) shall be in order of reverse seniority by title and shall later be offered reemployment by seniority to their prior title over any other applicant for a period of one year from the date of layoff; subject to all usual and customary pre-employment requirements.

ARTICLE XIII

Personnel Files

I. Township shall establish one set of personnel files or confidential records which shall be maintained under the direction of the Township Administrator.

II. Employees covered under this Agreement may, by reasonable request during normal business hours, review in the presence of an individual designated by the Township or their designee, any written evaluation reports or written complaints which may be contained in their personnel file.

III. Whenever a sustained written complaint or disciplinary report or action concerning an employee is placed in their personnel file, a copy shall be furnished to the employee and they shall be given the opportunity to rebut same in writing.

IV. Current employees have the right to review and photocopy any material in their personnel file.

ARTICLE XIV

Hours / Overtime

The parties understand and agree that the modified Pitman schedule weekly work schedule for all full time EHT EMS employees covered by this Agreement requires employee services continuously 24 hours a day through a seven-day work week. Both parties understand that the standard work week shall rotate between a 36-hour work week or a 48-hour work week; equaling 84 work hours in each 14-day cycle. Effective upon the signing of this Agreement, employees who work a 36-hour work week shall be paid a minimum of 40 hours per week. The first four hours worked in excess of 36 hours in a 40-hour pay week shall result in an additional half hour of pay per hour worked. All hours worked in excess of 40 hours in either a 36-hour pay week or a 48-hour pay week shall be paid at the rate of time-and-one-half. Both parties agree that the standard EMS shift is 12 hours to include a day night and swing shift. Sick time used will not be counted for overtime purposes.

Management reserves the right to implement alternative schedules on an individual or unit wide basis subject to any legal obligation to bargain over the same.

If any Full-time EMT comes in for a "Recall" before or after his/her shift or while Off Duty, the Township will guarantee four (4) hours pay at the applicable rate. The Township shall have the discretion to keep the employee for the full four (4) hours.

A "work day" for purposes of military leave with pay under N.J.S.A. 38A-4:4 and N.J.S.A. 38:23-1 shall be calculate based upon a 5 day/42 and 2/3 hour a week schedule for the duration of the military leave.

ARTICLE XV

Holidays

This unit will no longer be provided paid holidays as of 1/1/26.

ARTICLE XVI

Vacation

A. 1. An employee during their probationary period shall not be entitled to take any vacation time.

2. An employee shall be entitled to accrue one 48 hours vacation for prorated each month of service up to and including December of the first year in which the employee completed their probationary period. While an employee is within their probationary period, vacation time will accrue, but may not be taken. If an employee leaves, either during or upon the expiration of their probationary period, they shall not be entitled to any time off or compensation for vacation time accrued during the employee's probationary period.

3. An employee shall be entitled to paid vacation according to the following schedule:

YEARS OF SERVICE	NUMBER OF WORKING DAYS
1st full calendar year of service	8 working hours per month
2nd through 5th year of service	96 working hours per year
6th through 10th year of service	120 working hours per year
11th through 15th year of service	156 working hours per year
16th through 19th year of service	192 working hours per year
20th through 25th year of service	216 working hours per year
25th year of service and thereafter	240 working hours per year

B. 1. All vacation time must be taken in the year accrued. If an employee is unable to take their vacation time in the year in which it accrues because the Township does not allow the employee to take the vacation based upon the needs of the Township, then any vacation accrued and not taken by the employee shall be carried into the next succeeding calendar year only. If an employee is unable to use their scheduled vacation leave due to sick leave, jury duty, military leave or injury leave, then those previously scheduled vacation days may be carried into the next succeeding calendar year only.

2. Upon request by an employee and in the sole discretion of the Department Head as approved by the Township Administrator, an employee may carry up to a maximum of 60 vacation hours into the next succeeding year, to be scheduled at a time mutually agreeable to the employee and the Department Head.

C. 1. A vacation period shall consist of no less than five (5) consecutive work days. Vacation periods of less than five (5) days may be taken upon approval and within the sole discretion of the Department Head.

2. Request for vacation leave shall be submitted by the employee in writing to the Department Head at least two (2) weeks prior to the requested vacation, except in cases of emergency. Request for individual vacation days may be made providing employee gives forty-eight (48) hours' notice prior to the requested vacation day. Approval or denial of said request must be done within forty-eight (48) hours of receipt of application.

3. Vacation leaves shall be scheduled to eliminate, as far as practicable, the necessity of engaging temporary personnel to perform the duties of the vacationing employee.

4. No changes in vacation leave schedules shall be permitted without the consent of the Department Head.

5. All vacations shall be subject to adjustment by the Township on the basis of emergency only.

6. Vacation requests submitted to the Department Head in writing prior to March 15 or any calendar year shall be granted on the basis of seniority, except where the senior person or persons submitting the vacation request have certain expertise within the department precluding vacation being granted at the time requested. Vacation requests submitted after March 15 of any calendar year shall be granted on a first-come, first-served basis.

7. Employees who fail to submit their vacation request to their Department Head by October 1 of any calendar year may have their remaining vacation scheduled for them by the Department Head.

D. Any month in which an employee is absent for more than fifty (50%) percent from their scheduled workdays in any given month, due to disciplinary suspension, or leave of absence without pay, said employee shall not accrue any vacation time for that month.

E. An employee who terminates their employment with the Township, or whose employment is terminated by the Township, shall be entitled to vacation time and/or vacation pay on a pro-rated basis. If the employee has used vacation that they have not earned for the calendar year, the employee shall owe the Township for the time used. The employee and the Union consent to reimbursement by payroll deduction from their final pay.

ARTICLE XVII

Compensation Time

I. Overtime duty shall be compensated in money payment at the rate of time and one and one - half (1.5Hrs). However, when offered by management, an employee may elect to receive compensatory time off at the rate of 1.5 hours for every hour of overtime worked in lieu of overtime money payment.

II. An employee may accumulate a maximum of Forty-Eight (48) hours of compensatory time in lieu of pay. Cumulative compensatory time shall never exceed a maximum of Forty-Eight (48) hours.

ARTICLE XIX
Sick Leave

I. All full-time employees covered by this Agreement shall be granted sick leave with pay in the amount of 8 hours for every month of service during the first calendar year of service and 10 hours of sick leave for every month of service in the next calendar year of employment. Thereafter, on January 1st of the next succeeding calendar year, if the employee has a minimum of 120 hours of sick leave, they shall accrue an additional 120 hours as of January 1st of that year and January 1st of every succeeding calendar year in which they continue to maintain 120 hours of sick leave as of January 1st. If on January 1st any calendar year the employee does not have a 120 hours of sick time accrued, they shall continue to accrue sick time on the basis 10 hours a month for every month of service during that calendar year. Sick leave may not be used in advance of it being earned

II. Sick leave may be used for any reason allowable under the New Jersey Paid Sick Leave Law.

III. Sick leave shall be used in 1hour increments.

IV. Any employee who is absent for three (3) or more consecutive days must provide documentation from a medical entity substantiating the time taken off. If an employee utilizes seven (7) individual sick days during any calendar year without documentation, any further use of sick time may require a medical professional's note, at the Administrator's discretion.

V. An employee's supervisor may require the employee to submit acceptable medical evidence of proof of illness whenever a pattern of absences or other evidence of sick time abuse is detected by the supervisor. If the Township requires a physical examination, it shall be performed by a physician selected by the Township and at Township expense.

VI. Sick leave usage on Holidays or on days directly adjacent to vacation or compensatory time usage shall require a doctor’s note.

VII. In order to receive compensation while absent on sick leave, an employee shall report their absence at least two (2) hours before the start of shift in accordance with the Department’s sick leave reporting procedure. Failure to notify or promptly notify without reasonable cause may result in denial of the use of sick leave for that absence and constitute cause for disciplinary action.

VIII. Abuse of sick leave may be cause for disciplinary action up to and including termination depending on the severity of the abuse.

IX. An employee may, at their option, donate up to forty [40] sick hours per employee per year to the time bank of any other employee who has exhausted all of their discretionary time off due to a serious illness or injury to themselves or a family member they are caring for

ARTICLE XX
Funeral Leave

I. In the event of death of the employee's parent or step-parent, spouse, domestic partner, child, step-child or foster child, sister, brother, father-in-law, mother-in-law, grandparent, grandchild of the employee, the employee shall be granted time off without loss of pay commencing between the day of death and the day of the funeral, but in no event to exceed seven (7) calendar days.

II. In the event of the death of an employee's relative, not listed in section I, but residing in their household, the employee shall be granted time off without loss of pay commencing between the day of death and the day of the funeral, but in no event to exceed twenty-four [24] consecutive working hours.

III. In the event of the death of the employee's brother-in-law or sister-in-law, the employee shall be granted time off without loss of pay commencing between the day of death and the day of the funeral, but in no event not to exceed twenty-four [24] consecutive working hours.

IV. Bereavement leave must be taken contemporaneous to the death or memorial services of the immediate family member.

V. Memorial Services- Twelve [12] hours of contractual bereavement leave may be granted within one hundred twenty days [120] of the date of death of an immediate family member to attend a memorial service in lieu of funeral services.

VI. Upon recommendation of the Department Head and approval by the Township Committee, additional time may be granted pursuant to this Article where circumstances justify such an extension.

VII. Township reserves the right to require proof of death.

ARTICLE XXI
Military Leave

I. Military leave will be granted in accordance with Federal and New Jersey State law.

ARTICLE XXII
Jury Duty

Any permanent full-time employee who loses time from their job because of jury duty as certified by the Clerk of the Court shall receive full pay from the Township and shall sign over to the Township Chief Financial Officer all monies received for services, excluding mileage reimbursement, on such jury subject to the following conditions:

I. The employee must notify their Department Head immediately upon receipt of a summons for jury service.

II. No employee is attending jury duty during vacation and/or other time off from Township employment.

III. The employee submits adequate proof of the time served on the jury and the amount received for such service.

IV. Employees who work night shift, will be given off the night shift for the days that they attend jury duty.

ARTICLE XXIII
Personal Leave

I. Permanent employees shall be entitled to the hourly equivalent of three shifts a year of leave on January 1st of each year. In the first year of employment, employees hired before July 1 shall receive 3 personal days and employees hired on July 1 or after shall receive 1.5 personal days. Personal days may be utilized in hourly leave increments by the employee at their option and may not be denied except where minimum manning cannot be met via part-time employees and/or overtime.

II. Application for a personal leave containing the reasons for the leave must be submitted at least forty-eight (48) hours in advance, except where circumstances prohibit the giving of such notice.

III. Personal days may be taken any time during the year. However, only one shift may be taken off in December.

IV. If the employee has used personal leave that they have not earned for the calendar year, the employee shall owe the Township for the time used. If the employee separates employment owing personal time the same may be deducted from the employee's final pay.

V. Personal time not used by the end of the year will be forfeited.

ARTICLE XXIV
Injury Leave / Light Duty

I. An employee who is unable to fully perform the duties of their classification due to an illness or injury may be returned to work temporarily in a light duty status until able to return to full duty with the concurrence of the Chief, when a doctor certifies that he/she can be returned to light duty and identifies the appropriate limitations for such duty.

II. In the event an employee becomes disabled by reason of a work-related injury or illness (i.e. an approved Workers' comp claim) and is unable to perform their assigned duties, then, in addition to any sick leave benefits otherwise provided for herein, the employee shall be entitled to full pay until the sooner of one year or the employee reaching Maximum Medical Improvement (MMI).

III. When an employee is granted "injury leave", the employee shall surrender and deliver any workman's compensation wages, or workman's compensation disability payment to the Township Chief Financial Officer and receive their entire salary payment.

IV. Any employee who is injured, whether slight or severe, while working, must submit an immediate claim report thereof to their Department Head or his/her designee prior to the end of their workday.

V. It's understood that the employee must file an injury report with the Department Head or his/her designee. Failure to report said injury may result in the failure of the employee to receive compensation under this Article.

VI. The employee may be required to present evidence by a certificate of a physician designated by the insurance carrier that they are unable to work, and the Township may reasonably require the employee to present such certificate from time to time. The Township has established a medical panel of physicians for employees to utilize.

VII. If the Township does not accept the Certificate of the physician designated by the insurance carrier, the Township shall have the right, at its own cost, to require the employee to obtain a physical examination and certification of fitness by a physician appointed by the Township.

VIII. If the Township's Worker's Compensation physician certifies the employee fit to return to duty, injury leave benefits granted under this Article shall be terminated.

IX. If the Township can prove an employee has abused his privileges under this Article, the employee will be subject to disciplinary action by the Township.

ARTICLE XXV
Family and Medical Leave

I. Any Leave of absence without pay granted in this Article shall be in accordance with the Federal Family Medical Leave Act (FMLA) and/or the New Jersey Family Leave Act (NJFLA) and shall not be in addition to those regulations.

II. At the expiration of such leave, the Employee shall be returned to the position from which he or she is on leave with all increases granted using his/her leave for his/her job classification.

III. Seniority shall be retained and shall accumulate during medical leave. However, seniority shall be retained but shall not accumulate during any other leave.

IV. When an Employee has a break from service (as distinguished from leave of absence), neither seniority nor any benefits shall be retained nor accumulated.

V. Employees granted an FMLA or NJFLA leave of absence will continue to be covered under the medical benefits program of the Township, provided the Employee makes arrangements to pay any applicable employee portion of the insurance premium to the Township or the insurance carrier during such leave of absence.

VI. Employees who have been granted a medical leave of absence in connection with a compensable job injury will continue to be covered under that medical benefits program of the Township.

ARTICLE XXVII
Retirement Sick Leave Payout

I. An employee who retires pursuant to the Public Employees Retirement System shall receive compensation for unused, accumulated sick leave at a rate of 25%, not to exceed $5,000.

ARTICLE XXVIII
Pensions

A. The Employer shall continue to make contributions as heretofore to provide pensions and retirement benefits to Employees covered by this Agreement under the Public Employee Retirement System pursuant to provisions of the statues and laws of the State Of New Jersey.

B. In the Event that full-time EMTs become eligible to enroll in the New Jersey Police and Fire Retirement System (PFRS) pursuant to provisions of the statues and laws of the State of New Jersey, the Employer agrees to make future contributions as heretofore to provide pensions and retirement benefits to Employees covered by this Agreement provided, they meet eligibility criteria.

C. Accrued Benefits to Survivors - Upon the death of a full time Emergency Medical Technician, any annual vacation or personal leave properly accumulated, shall be calculated and paid to the estate a sum of the member during such period of vacation or personal leave had he/she lived.

ARTICLE XXIX
Salaries

A. The base starting wage for new full-time EMT shall be the hourly equivalent of the following yearly salaries:

	2025	2026
1. Day Shift	$47,610	$52,025
2. Swing Shift	$49,680	$54,286
3. Night Shift	$51,750	$56,548

B. Current employees shall be paid the following base wages:

Employee	2025	2026
Austin, Paul	$47,610	$52,024
Castro, Virgen	$57,960	$63,334
Damore, Dennis Ryan	$47,610	$52,024
Faldetta, Thomas	$51,750	$56,548
Hausmann, Jamie	$47,610	$52,024
Innella, Anthony	$57,960	$63,334
Jackson, Timothy	$57,960	$63,334
Jerome, Juno	$47,610	$52,024
Lenahan, Matthew J	$47,610	$52,024
Lynch, Matthew	$51,750	$56,548
Maydan, Ashley	$49,680	$54,286
Mellish, Jillian	$51,750	$56,548
Newsome, Jacob	$49,680	$54,286
Orellana-Guevara, Alex	$51,750	$56,548
Orellana-Guevara, Juan	$53,820	$58,810
Shields, Pamela	$62,100	$67,858
Taylor (Kraus), Abby	$53,820	$58,810
Taylor, Andrew	$49,680	$54,286
Terrones Hoyos, Netza	$51,750	$56,548
Wilson, Karen	$47,610	$52,024

C. Full-time employees changing their regularly assigned shift on a permanent or long term (over 14 days) basis shall have their yearly pay rate reduced and/or increased by the following Shift Differential. No change in the shift differential shall occur for temporary (less than 14 days) or overtime assignments on a different shift.

	2025	2026
1. Day Shift (Base)	($0)	($0)
2. Swing Shift (+/-)	$2,070	$2,142
3. Night Shift (+/-)	$4,140	$4,284

D. There shall be no change in shift differential under Paragraph "C" above during paid leaves of absence (i.e. paid military leave, etc.)

E. Employees who are promoted to a permanent supervisor position subsequent to the signing of this Agreement shall receive a $6,000 increase to base pay. Employees hired as a supervisor subsequent to the signing of this Agreement shall be paid $6,000 over the starting base pay for their respective assigned shift. Employees assigned as acting supervisors for an entire shift subsequent to the signing of this Agreement shall receive a $3.00-per-hour pay differential for that shift.

F. Pay increases included in this Agreement shall be retroactive[1] for all employees currently employed as of the signing of this Agreement.[2]

[1] For the 2025-2026 contract term, there shall be no retroactive pay due or issued for overtime earned in calendar year 2025.

[2] For calendar year 2025, the Township shall absorb any Chapter 78 liabilities which exceed any employee's total amount of retro pay issued

ARTICLE XXX
Education

It is the sole responsibility of the employee to maintain their certifications and to recertify their EMT credentials as outlined by the NJ - Office of Emergency Medical Services (NJOEMS). This including any and all requirements to lawfully work as an EMT within the State of New Jersey and for the Township of Egg Harbor.

The employee will bear the cost and on their own time, outside of their scheduled workdays, to attend classes and education needed for recertification. The Township shall provide each EMS employee with $1,000.00 towards the cost and maintenance to attend and recertify their EMT status as set forth by the NJOEMS. This payment will be issued in the first pay period of December in each year the employee maintains their certification. In the event the employee is set to expire at the end of a calendar year, the payment may be withheld until a valid EMT recertification is presented to the Township. In the event an employee fails to recertify their EMT, all and any future payments will be withheld, and the employee may be terminated from their employment with the Township, for failure to maintain proper certification for their employment.

During the course of employment, the employee may be required to attend training and education put forth by the department and the discretion of the Director/Chief of EMS. If the employee is required to attend training and education, the employee will be allowed relief from regular schedule and at no loss in pay. The cost of the training/education and any incurred expenses shall be funded and reimbursed by the department.

The Director/Chief may grant employees to attend education or training opportunities as a willing participant, that would be on the employees on time and not scheduled or paid time. If warranted the Director/Chief reserves the right to pay for such education if found to beneficial for the overall department's operations or needs.

The department reserves the right to provide additional training opportunities within the confines of the department and/or during the time an employee is working. The employee may attain credits to be used towards their recertification at no detriment or monetary loss to the employee.

ARTICLE XXIII
Uniform Allowance

The items on the following list (or any personal property damaged in the line of duty) shall be replaced as necessary in the sole discretion of the EMS chief, but in no instance shall replacement of short-term items be less than once every two years. Moreover, replacement of items damaged in the line of duty sooner than every two years shall not be unreasonably denied.

Initial Issue (or as needed):
One 5.11 duty jacket (waterproof and removable insulation)
One belt
One baseball hat
One winter hat
One full-dress uniform (as approved by the EMS Chief and subject to change)

Initial Issue (and every two years):
Three short-sleeved polo shirts (short-sleeved or long-sleeved)
Three 5.11-style pants
One job shirt/pullover
One pair of duty boots

Prescription eyeglasses which are damaged in the line of duty shall be replaced at the sole discretion of the EMS Chief, who shall reserve the right to deny replacement or reimbursement costs which he or she deems to be excessive in nature (i.e., expensive designer frames). Replacement of prescription lenses, however, shall not be unreasonably denied regardless of cost.

ARTICLE XXIV
Township Equipment / Employee Safety

I. The Township agrees to maintain a safe and healthy work environment. The Township shall repair or replace any unsafe vehicles according to New Jersey Motor Vehicle Codes. Employees shall not be required to operate unsafe vehicles, if the same is declared unsafe by a City Mechanic, Safety Officer, or otherwise qualified employee.

II. The Employer shall at all times maintain safe and healthful working conditions, and comply with the Federal and STATE laws relating to safety and health.

III. Mandatory Fit testing for the NIOSH N95 respirator shall be performed annually as per OSHA requirements. This shall serve to ensure that all EMT's are properly protected in the event of an appropriate emergency.

IV. Whenever any employee damages any Township equipment, a full written report shall be made and submitted to their Department Head.

V. When any Township-owned vehicle is involved in an accident, the Police Department must be notified immediately so that they may conduct an on-the-scene investigation and prepare an accident report as required; provided that patient care is uninterrupted. The driver must also file a full report as required in Section A. above.

ARTICLE XXXV
Health Coverage

A. The Township agrees to provide health insurance in accordance with what is currently provided to bargaining unit members; the base plan shall be _____. See attached Exhibit A. The amount of contribution to be paid by the employee shall be set in accordance with P.L. 2011., c. 78. The parties recognize New Jersey State mandated contributions by public employees to health care costs.

B. The Township retains the right to change insurance carriers at its sole discretion. Nevertheless, any change in insurance carries must maintain benefits at a substantially equal levels to that of base plan referenced above.

C. Employees shall have the opportunity to participate equally in any insurance opt-out plan offered to all other Township employees.

ARTICLE XXXVI
Prevailing Rights/Maintenance of Benefits

I. All rights, privileges, and working conditions enjoyed by the employees at the present time which are not included in this Agreement shall remain in Full Force, unchanged and unaffected in any manner, during the terms of this Agreement unless changed by mutual consent.

ARTICLE XXXVII
Duration

The term of this Agreement shall be from January 1, 2025, *nunc pro tunc*, through December 31, 2026. All terms contained herein shall continue in full force and effect until a successor Agreement is negotiated. Negotiations for successor agreements shall be initiated in accordance with applicable law and Public Employment Relations Commission regulations.

ARTICLE XXXVIII
Severability and Savings

I. If any clause or provision of this Agreement is deemed illegal and/or invalid through a court decision or legislation, that clause or provision shall become null and void. All other clauses or provisions of this Agreement shall not be affected and shall remain in full force and effect.

II. If any clause or provision of this Agreement is deemed illegal and/or invalid, the Township and the Union, upon the request of either party, shall meet and discuss the clause or provision in question to discuss a modified, alternate, or replacement clause or provision.

ARTICLE XXXIX
Completeness of Agreement

This agreement represents and incorporates the complete and final understanding of the settlement by the parties of all bargainable issues, which were or could have been the subject of negotiations. During the term of this Agreement, neither party will be required to negotiate with respect to any such matter, whether or not covered by this agreement, and whether or not within the knowledge or contemplation of either or both parties at the time they negotiated or signed this agreement.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures.

Hon. Laura Pfrommer, Mayor
Township of Egg Harbor

Juan Orellana-Guevara, President
IAFF Local #5453

ATTEST:

Janice F. Hughes, R.M.C., Township Clerk
Township of Egg Harbor

ATTEST:

Anthony Innella, Vice President
IAFF Local #545345

Exhibit A

HEALTH PLAN OPTIONS

SouthernCoastal FUND

EGG HARBOR TOWNSHIP - HEALTH PLAN OPTIONS

COASTAL HIF PLAN	AHA PPO 10		AHA PPO 15	
	In-Network	Out-of-Network	In-Network	Out-of-Network
Deductible				
Individual	none	$100	none	$100
Family	none	$250	none	$250
Coinsurance				
	10%	20%	10%	30%
Annual Coinsurance Limit				
Individual	n/a	n/a	$400	n/a
Family	n/a	n/a	$1,000	n/a
Total Out of Pocket Annual Limit				
Individual	$400	$2,000	$7,280	$2,000
Family	$1,000	$5,000	$14,560	$5,000
Referreal by Primary Care Physician Required	Not Required	Not applicable	Not Required	Not applicable
Preventive Care				
Preventive Care/Screenings/Immunizations (as per ACA Guidelines)	$0	20% after Deductible	$0	30% after Deductible
Physician's Office Visit				
Primary Care Services	$10	20% after Deductible	$15	30% after Deductible
Specialist Services	$10	20% after Deductible	$15	30% after Deductible
Telemedicine via MDLIVE	$0	n/a	$0	n/a
Diagnostic Procedures				
Outpatient Lab/Radiology/Adv Image	$0	20% after Deductible	$0	30% after Deductible
Freestanding Lab/Radiology/Adv Image	$0	20% after Deductible	$0	30% after Deductible
Emergency Medical Care				
Urgent Care	$10	20% after Deductible	$15	30% after Deductible
Emergency Room (medical emergencies & accidents)	$25		$50	
Emergency Medical Transport	10%	20% after Deductible	10%	30% after Deductible
Hospital Care				
Inpatient Coverage	$0	$200/stay; 20% after Deductible	$0	$200/stay; 30% after Deductible
Surgery				
Outpatient Surgery (Hospital or Freestanding)	$0	20% after Deductible	$0	30% after Deductible
Other Services				
Outpatient Behavioral Health	$10	20% after Deductible	$15	30% after Deductible
Outpatient Rehabilitation Therapy (includes speech, physical, and occupational therapy)	$10	20% after Deductible	$15	30% after Deductible
Chiropractic Care (limited to 30 visits combined per cal yr; HMO limited to 20 visits/cal yr)	$10	20% after Deductible	$15	30% after Deductible
Durable Medical Equipment (DME)	10%	20% after Deductible	10%	30% after Deductible

THIS IS FOR ILLUSTRATIVE PURPOSES ONLY

SouthernCoastal FUND

EGG HARBOR TOWNSHIP - HEALTH PLAN OPTIONS

COASTAL HIF PLAN	AHA PPO 1525		AHA PPO 2020	
	In-Network	Out-of-Network	In-Network	Out-of-Network
Deductible				
Individual	none	$100	none	$200
Family	none	$250	none	$500
Coinsurance				
	10%	30%	10%	30%
Annual Coinsurance Limit				
Individual	$400	n/a	$800	n/a
Family	$1,000	n/a	$2,000	n/a
Total Out of Pocket Annual Limit				
Individual	$7,280	$2,000	$7,280	$5,000
Family	$14,560	$5,000	$14,560	$12,500
Referreal by Primary Care Physician Required	Not Required	Not applicable	Not Required	Not applicable
Preventive Care				
Preventive Care/Screenings/Immunizations (as per ACA Guidelines)	$0	30% after Deductible	$0	30% after Deductible
Physician's Office Visit				
Primary Care Services	$15	30% after Deductible	$20	30% after Deductible
Specialist Services	$25	30% after Deductible	$20	30% after Deductible
Telemedicine via MDLIVE	$0	n/a	$0	n/a
Diagnostic Procedures				
Outpatient Lab/Radiology/Adv Image	$0	30% after Deductible	$0	30% after Deductible
Freestanding Lab/Radiology/Adv Image	$0	30% after Deductible	$0	30% after Deductible
Emergency Medical Care				
Urgent Care	$25	30% after Deductible	$20	30% after Deductible
Emergency Room (medical emergencies & accidents)	$75		$125	
Emergency Medical Transport	10%	30% after Deductible	10%	30% after Deductible
Hospital Care				
Inpatient Coverage	$0	$200/stay; 30% after Deductible	$0	$500/stay; 30% after Deductible
Surgery				
Outpatient Surgery (Hospital or Freestanding)	$0	30% after Deductible	$0	30% after Deductible
Other Services				
Outpatient Behavioral Health	$25	30% after Deductible	$20	30% after Deductible
Outpatient Rehabilitation Therapy (includes speech, physical, and occupational therapy)	$25	30% after Deductible	$20	30% after Deductible
Chiropractic Care (limited to 30 visits combined per cal yr; HMO limited to 20 visits/cal yr)	$25	30% after Deductible	$20	30% after Deductible
Durable Medical Equipment (DME)	10%	30% after Deductible	10%	30% after Deductible

THIS IS FOR ILLUSTRATIVE PURPOSES ONLY

SouthernCoastal FUND

EGG HARBOR TOWNSHIP - HEALTH PLAN OPTIONS

COASTAL HIF PLAN	AHA ADVANTAGED TIERED PLAN - IN NETWORK ONLY	
	TIER 1 - NJ ONLY	TIER 2
Deductible		
Individual	none	$1,500
Family	none	$3,000
Coinsurance		
	0%	20%
Annual Coinsurance Limit		
Individual	n/a	$4,500
Family	n/a	$9,000
Total Out of Pocket Annual Limit		
Individual	$2,500	$4,500
Family	$5,000	$9,000
Referreal by Primary Care Physician Required	Not Required	Not applicable
Preventive Care		
Preventive Care/Screenings/Immunizations (as per ACA Guidelines)	$0	$0
Physician's Office Visit		
Primary Care Services	$5	$20
Specialist Services	$15	$30
Telemedicine via MDLIVE	$0 via MDLive	
Diagnostic Procedures		
Outpatient Lab/Radiology/Adv Image	$15	20% after deductible
Freestanding Lab/Radiology/Adv Image	$0	$0
Emergency Medical Care		
Urgent Care	$15	$30
Emergency Room (medical emergencies & accidents)	$100	$100
Emergency Medical Transport	$0	$0
Hospital Care		
Inpatient Coverage	$150/stay[1]	20% after deductible
Surgery		
Outpatient Surgery (Hospital or Freestanding)	$150	20% after deductible
Other Services		
Outpatient Behavioral Health	$15	$30 at office visit 20% after DED at OP facility
Outpatient Rehabilitation Therapy (includes speech, physical, and occupational therapy)	$5 office visit $15 at OP facility	$20 at office visit 20% after DED at OP facility
Chiropractic Care (limited to 30 visits combined per cal yr; HMO limited to 20 visits/cal yr)	$15	$30
Durable Medical Equipment (DME)	$0	$0

1 $150 per stay does not apply to inpatient childbirth, hospice or inpatient behavorial health/substance use disorder.

THIS IS FOR ILLUSTRATIVE PURPOSES ONLY

Egg Harbor Township

Resolution No. 108

2026

Resolution authorizing refund of overpaid taxes

BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that a refund for overpaid taxes pursuant to the attached is hereby authorized; and

BE IT FURTHER RESOLVED that the Township Treasurer and other appropriate officials be and they are herewith authorized to sign the check to accomplish the refund authorized.

Dated: February 18, 2026

_____

Janice F. Hughes, RMC
Township Clerk

Attachment: Exhibit A

Egg Harbor Township

Resolution No. 108

2026

Resolution authorizing refund of overpaid taxes

BLOCK/LOT	**NAME/ADDRESS**	**REASON**	**YEAR**	**AMOUNT**
501/35	**Charles Molluzzo**	**Refund**	**2025**	**$135.50**
	136 Hilton Head Court	**Overpayment**		
	Egg Harbor Township NJ 08234			
2201/15/C0281	**Syed, H S & Tayyaba Naqvi**	**Refund**	**2026**	**$538.32**
	281 Heather Croft	**Online Pymt**	**1st Qtr**	
	Egg Harbor Township NJ 08234			
Various	**CoreLogic Centralized Refunds**	**Refund**	**2026**	**$57,620.62**
	P.O. Box 9202	**Overpayment**	**1st Qtr**	
	Coppell TX 75019-9208			
3318/15	**Thomas Vickers**	**Refund ACH**	**2026**	**$2,012.11**
	C/O Jeanine DiPretoro	**Property Sold**	**1st Qtr**	
	44 Woodbridge Road			
	Thornton PA 19373			
4219/5	**Teodozia S. Pepe**	**Refund ACH**	**2026**	**$1,100.23**
	4021 Fitler Street	**Property Sold**	**1st Qtr**	
	Philadelphia PA 19114			
			TOTAL	**$61,406.78**

Egg Harbor Township

Resolution No. 109

2026

Resolution appointing a member to the Planning Board

WHEREAS, there is a need to appoint a member to the Egg Harbor Township Planning Board to fill an unexpired term;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic, and State of New Jersey, that the following individual is hereby appointed as a member of the Egg Harbor Township Planning Board for the term and position as indicated below:

Member	Class/Position	Term	Expiring
Patrick Ryan Ireland	Alternate II	1/1/2025 – 12/31/2026 (filling unexpired vacancy)	December 31, 2026

Dated: February 18, 2026

_____

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 110

2026

Resolution authorizing refund of overpaid cannabis extension application fees

BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the following refunds for overpaid cannabis extension application fees are hereby authorized as follows:

Issue Refund To:	Escrow Acct #	Project ID#	Block/ Lot	Refund Due
Rocket Retail LLC 5065 Ridge Avenue Egg Harbor Twp, NJ 08234	179-53	CA09-22 EXT	801/1	$2,500.00
Novus Care LLC 5065 Ridge Avenue Egg Harbor Twp, NJ 08234	179-54	CA10-22EXT	801/1	$2,500.00
Raymond Persia, LLC 17 Heathercroft #13 Egg Harbor Twp, NJ 08234	179-25	CA02-22 EXT	1019/1	$2,500.00
Raymond Persia, LLC 17 Heathercroft #13 Egg Harbor Twp, NJ 08234	180-25	CA2024-001 EXT	1019/1	$2,500.00
Veterans for Alternative Medicine SJ, LLC 17 Faye Lane Mount Pleasant, SC 29464	180-52	CA2024-004 EXT	404/12	$2,500.00

BE IT FURTHER RESOVLED, that the Township Treasurer and other appropriate officials be and they are herewith authorized to sign the check to accomplish the refund authorized.

Dated: February 18, 2026

_____

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 111

2026

Resolution amending the Temporary Budget for the Calendar Year 2026

WHEREAS, N.J.S.A. 40A:4-19 provides that the Governing Body may and, if any contracts, commitments or payments are to be made prior to the adoption of the annual budget, shall by resolution, make appropriations to provide for the period from January 1st and ending March 31st 2026; and

WHEREAS, the total of the appropriations so made shall not exceed 35% of the total of the appropriations for all purposes in the budget for the preceding year, excluding in both instances appropriations made for interest and debt redemption, Capital Improvement Fund and Public Assistance; and

WHEREAS, a temporary budget was adopted on January 7, 2026 appropriating $11,803,147.00; and another $33,200 on January 21st and $311,300 on February 4th and,

WHEREAS, it is necessary to amend the temporary budget for 2026 to authorize an additional appropriation of $31,000.00; and

WHEREAS, 35% of the total appropriations as set forth above is $18,489,142.00;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the following appropriations shall constitute the Temporary Budget for the Township of Egg Harbor for the year 2026.

BUDGET LINE ITEM	APPROPRIATION	AMOUNT
Auditor	Other Expenses	$ 23,000.00
Division of Roads	Other Expenses	$ 8,000.00
Grand Total		**$ 31,000.00**

Dated: February 18, 2026

_____

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 112

2026

Resolution transferring monies from one appropriation to another

WHEREAS, N.J.S.A. 40A:4-58 provides for the transfer of appropriations reserves during the first three months of the fiscal year; and

WHEREAS, the Chief Financial Officer has submitted the recommendation to the Township Committee concerning the transfer of the funds in the 2025 budget between certain appropriations as itemized on the attached Exhibit A, which said Exhibit is hereby incorporated into this paragraph as part of this Resolution as if fully set forth herein; and

WHEREAS, the Township Committee has reviewed, accepted, and approved the transfer of funds as set forth in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the transfer of the funds in the 2025 budget be and the same are hereby authorized as set forth on the annexed Exhibit A.

Dated: February 18, 2026

_____

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 112

2026

Resolution transferring monies from one appropriation to another

EXHIBIT A

February 18, 2026			
TRANSFERS			
APPROPRIATION	FROM	APPROPRIATION	TO
GROUP INS: Prescription OE:5-01-23-220-220-322	$ 3,600.00	COMM: Overtime SW: 5-01-25-250-250-103	$ 3,600.00
TOTAL	$ 3,600.00	TOTAL	$ 3,600.00

Egg Harbor Township

Resolution No. 113

2026

Resolution authorizing the submission of an Application for a Sustainable Jersey® Grant Funded by PSEG

WHEREAS, a sustainable community seeks to optimize the quality of life for its residents by ensuring that environmental, economic, and social objectives are balanced and mutually supportive; and

WHEREAS, the Township of Egg Harbor ("the Township") strives to save tax dollars, assure clean land, air and water, and improve working and living environments; and

WHEREAS, the Township is a participating member of the Sustainable Jersey® Program; and

WHEREAS, Sustainable Jersey® has created the Sustainable Jersey® Small Grants Program funded by PSEG to provide resources to municipalities to advance sustainability initiatives; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to submit an application for said grant funding.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Egg Harbor, County of Atlantic, State of New Jersey, that it does hereby authorize the submission of an application for a Sustainable Jersey® Small Grant funded by PSEG; and

BE IT FURTHER RESOLVED, that the Mayor, Administrator, or their designee is hereby authorized to execute any documents and take any actions necessary to effectuate the submission of the grant application.

Dated: February 18, 2026

Janice F. Hughes, RMC
Township Clerk

Egg Harbor Township

Resolution No. 114
2026

Resolution authorizing payment of all bills, pursuant to the attachment

BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that all bills as enumerated on the annexed attachment are hereby authorized to be paid.

Dated: February 18, 2026

_____
Janice F. Hughes, RMC
Township Clerk

attachment

Manual Bill List February 18, 2026

P.O. No.	Vender ID	Vender Name	Amount	Check No.	Wire No.
26-00278	ATLANTI1	ATLANTIC CITY ELECTRIC	$1,051.86	106307	
26-00281	ATLANTI1	ATLANTIC CITY ELECTRIC	$42,018.93	106390	
26-00036	EHT BOAR	EHT BOARD OF EDUCATION	$6,908,425.00		25584
26-00310	COMCAREC	COMCAST	$197.85	106391	
26-00524	EGG HA64	EGG HARBOR TWP SNOW REMOVAL TFA	$50,140.30		25588
26-00234	NJ DEP20	TREASURER, STATE OF NEW JERSEY	$21,764.12		25589
26-002458	NJ DIVIS	NJ MOTOR VEHICLE COMMISSION	$60.00	106195	
26-00287	NEW JE36	NEW JERSEY AMERICAN WATER CO.	$2,298.31	106392	
		TOTAL:	$7,025,956.37		

EGG HARBOR TOWNSHIP
Bill List By Vendor Id

Ranges	Item Status	Purchase Types	Misc
Range: *First to Last* ***Rcvd Batch Id Range:*** *First to Last*	***Open:*** *N* ***Void:*** *N* ***Paid:*** *N* ***Held:*** *Y* ***Aprv:*** *N* ***Rcvd:*** *Y*	***Bid:*** *Y* ***State:*** *Y* ***Other:*** *Y* ***Exempt:*** *Y*	***P.O. Type:*** *All* ***Include Project Line Items:*** *Yes* ***Format:*** *Detail without Line Item Notes* ***Include Non-Budgeted:*** *Y* ***Vendors:*** *All*

Vendor # / *P.O. #*	*Name* / *PO Date*	*Description* / *Item Description*	*Amount*	*Charge Account*	*Acct Type*	*Contract* / *Description*	*PO Type* / *Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
ABSECOVE	ABSECON VETERINARY HOSPITAL*											
26-00461	02/04/26	VET										
1 VETERINARY EXAM FOR K9 DOZER			$150.66	6-01-25-240-240-241	B	POLICE DEPT: K9 Food/Drugs	R	02/04/26	02/12/26		2801368	N
	Vendor Total:		**$150.66**									
ACTION	ACTION TARGET*											
25-03760	10/28/25	TARGETS										
1 ASSORTED TACTICAL PAPER			$239.90	5-01-25-240-240-255	B	POLICE DEPT: Firearms	R	10/28/25	02/10/26		0632179-IN	N
2 SHIPPING			$24.74	5-01-25-240-240-255	B	POLICE DEPT: Firearms	R	10/28/25	02/10/26		0632179-IN	N
			$264.64									
	Vendor Total:		**$264.64**									
ACTION U	Action Uniform Co.											
26-00163	01/14/26	UNIFORM										
1 PT INSTRUCTOR HOODIES IN BLAC			$92.00	6-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING	R	01/14/26	02/10/26		85525	N
	Vendor Total:		**$92.00**									
ACUA	ACUA											
26-00048	01/09/26	January 2026 Purchase Order										
1 January 2026 Purchase Order			$361.13	6-01-26-305-305-284	B	SANAT: Other Business Expenses	R	01/09/26	02/11/26		101881	N
2 January 2026 Purchase Order			$9.38	6-01-26-305-305-284	B	SANAT: Other Business Expenses	R	02/11/26	02/11/26		101882	N
			$370.51									
26-00050	01/09/26	January 2026 Purchase Order										
1 January 2026 Purchase Order			$105,674.56	6-01-32-865-865-324	B	LANDFILL/SOLID WASTE: Other Ex	R	01/09/26	02/11/26		LNDFILL/SOLID	N
2 January 2026 Purchase Order			$4,521.98	6-01-32-865-865-324	B	LANDFILL/SOLID WASTE: Other Ex	R	02/11/26	02/11/26		BULK	N
3 January 2026 Purchase Order			$903.00	6-01-32-865-865-324	B	LANDFILL/SOLID WASTE: Other Ex	R	02/11/26	02/11/26		TIRES	N
4 January 2026 Purchase Order			$876.73	6-01-32-865-865-324	B	LANDFILL/SOLID WASTE: Other Ex	R	02/11/26	02/11/26		CONST. DEBRIS	N
			$111,976.27									
	Vendor Total:		**$112,346.78**									

Vendor # / P.O. #	*Name / PO Date*	*Description / Item Description*	*Amount*	*Charge Account*	*Acct Type*	*Description*	*Contract / PO Type / Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
AFA	AFA PROTECTIVE SYSTEMS, INC*											
26-00509	02/05/26	Community Center Monitoring										
1		Community Center Monitoring	$3,591.60	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service	R	02/05/26	02/11/26		3740005	N
	Vendor Total:		**$3,591.60**									
AGNGLASS	AGN GLASS LLC*											
26-00352	01/28/26	Window Replacement for #887										
1		Window Replacement for #887	$125.00	6-01-26-290-290-261	B	ROADS: Equipment Repairs/Maint	R	01/28/26	02/06/26		4258082	N
	Vendor Total:		**$125.00**									
ALEXANDH	ALEXANDER HALE											
26-00391	02/02/26	UNIFORM										
1		UNIFORM REIMBURSEMENT	$30.00	6-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING	R	02/02/26	02/12/26		1/23/26 RECEIPT	N
	Vendor Total:		**$30.00**									
AMAZON	AMAZON CAPITAL SERVICES, INC.*											
25-04014	11/25/25	Winch Replacement for Roads										
1		Winch Replacement for Roads	$1,389.87	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R	11/25/25	02/11/26		1FXR-4GTN-136Y	N
2		Labels for Equip. Maint. Dept	$15.29	5-01-26-290-290-279	B	ROADS: Other Contractual Servi	R	11/25/25	02/11/26		116K-R677-QHDN	N
			$1,405.16									
26-00307	01/21/26	OFFICE SUPPLIES/QUOTES										
1		OFFICE SUPPLIES/QUOTES	$419.00	6-01-21-180-180-221	B	PLAN BD: Office Mat&Supplies	R	01/21/26	02/06/26		13D4-N1N1-6QML	N
2		OFFICE SUPPLIES/QUOTES	$132.99	6-01-21-180-180-221	B	PLAN BD: Office Mat&Supplies	R	01/21/26	02/06/26		13D4-N1N1-6QML	N
3		OFFICE SUPPLIES/QUOTES	$6.99	6-01-21-180-180-221	B	PLAN BD: Office Mat&Supplies	R	01/21/26	02/06/26		13D4-N1N1-6QML	N
			$558.98									
26-00343	01/27/26	OFFICE SUPPLIES										
1			$47.96	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N
2			$17.36	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N
3			$6.99	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N
4			$12.51	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N
5			$82.82	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N
6			$4.99	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N
7			$29.97	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N
8			$4.59	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N
9			$36.58	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1CCL-NH1J-GN9C	N
10			$19.99	6-01-20-120-120-221	B	CLERK: Office Materials & Supp	R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
AMAZON		AMAZON CAPITAL SERVICES, INC.*			Account Continued							
11		$109.98	6-01-20-120-120-221	B	CLERK: Office Materials & Supp		R	01/27/26	02/06/26		1TJ1-1LPM-HJRY	N
		$373.74										
26-00355	01/28/26	5 Gallon Bucket Organizers										
1 5 Gallon Bucket Organizers		$59.98	6-01-28-370-370-221	B	REC: Office Materials & Suppli		R	01/28/26	02/10/26		1CDN-46Y9-9TW4	N
2 Flag Sprreaders		$35.94	6-01-28-370-370-221	B	REC: Office Materials & Suppli		R	01/28/26	02/10/26		16QF-PMN3-94YF	N
		$95.92										
26-00401	02/02/26	various										
1 TZE325 LABELS		$49.14	6-01-20-180-180-221	B	INFO TECHNOLOGY-OFFICE MATER		R	02/02/26	02/10/26			N
2 LABELS TZE335		$53.97	6-01-20-180-180-221	B	INFO TECHNOLOGY-OFFICE MATER		R	02/02/26	02/10/26			N
3 LABELS TZE345		$20.49	6-01-20-180-180-221	B	INFO TECHNOLOGY-OFFICE MATER		R	02/02/26	02/10/26			N
4 LABELS TZEMQG635		$12.03	6-01-20-180-180-221	B	INFO TECHNOLOGY-OFFICE MATER		R	02/02/26	02/10/26			N
5 LABELS TZE535		$51.27	6-01-20-180-180-221	B	INFO TECHNOLOGY-OFFICE MATER		R	02/02/26	02/10/26			N
6 LABELS TZE421		$14.24	6-01-20-180-180-221	B	INFO TECHNOLOGY-OFFICE MATER		R	02/02/26	02/10/26			N
7 RBC51 2 PACK		$115.23	6-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT RE		R	02/02/26	02/10/26			N
8 PAPER TOWELS		$22.46	6-01-20-180-180-261	B	INFO TECHNOLOGY- EQUIPMENT RE		R	02/02/26	02/10/26			N
		$338.83										
26-00411	02/02/26	Office Disinfecatant Supplies										
1 Office Disinfecatant Supplies		$190.84	6-01-26-315-315-235	B	BUILDINGS: Janitorial Parts		R	02/02/26	02/11/26		1PPM-6NF3-9VMF	N
26-00426	02/02/26	INTEL X710 10G SERVER CARDS										
1 INTEL X710-T4L		$1,656.21	C-03-23-020-000-913	B	ORD 20-2023 INFO TECH: SERVER		R	02/02/26	02/10/26		1YYK-D6DN-MRHW	N
26-00432	02/02/26	COMMUNITY CENTER REC HEATER										
1 COMMUNITY CENTER REC HEATER		$918.71	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/02/26	02/11/26		1TF4-K6M4-GL6J	N
26-00442	02/04/26	2 pack black ink										
1 2 pack black ink		$62.58	6-01-25-265-268-221	B	FIRE PREVENTION PROG: Office Mat		R	02/04/26	02/11/26		199R-TQ9F-TQFL	N
26-00458	02/04/26	PRINTER										
1 HP LASERJET PRINTER		$499.89	6-01-25-240-240-295	B	POLICE DEPT: Comp/Data Proces		R	02/04/26	02/12/26		1QH1-LY37-RJHD	N
2 HP Laserjet Toner Cartridge,		$159.58	6-01-25-240-240-295	B	POLICE DEPT: Comp/Data Proces		R	02/04/26	02/12/26		1L1Y-6DK9-6YWQ	N
3 HP LASERJET PRINTER		329.99-	6-01-25-240-240-295	B	POLICE DEPT: Comp/Data Proces		R	02/12/26	02/12/26		1N9M-JKL7-9CDH	N
		$329.48										
	Vendor Total:	**$5,930.45**										
AMERIC10		AMER SOCIETY OF COMPOSERS,										
26-00321	01/27/26	2026 Music License										
1 2026 Music License		$458.00	6-01-28-370-370-279	B	REC: Other Contractual Service		R	01/27/26	02/06/26		500636248 2026	N

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
AMERIC10	AMER SOCIETY OF COMPOSERS,				*Account Continued*							
	Vendor Total:	**$458.00**										
ANIMAL33	ANIMAL CONTROL OF SJ LLC											
26-00443	02/04/26	JANUARY 2026										
1 ANIMAL CONTROL SERVICES		$2,225.00	6-01-27-340-340-226	B	ANIMAL CONTROL: OTHER EXPENS		R	02/04/26	02/10/26		1004	N
	Vendor Total:	**$2,225.00**										
APCO INT	APCO INTERNATIONAL, INC.*											
26-00326	01/27/26	dues										
1 2026 APCO Membership Dues		$1,012.00	6-01-25-240-240-274	B	POLICE DEPT: Memberships		R	01/27/26	02/10/26		1203814	N
	Vendor Total:	**$1,012.00**										
ATLATICB	ATLANTICARE BEHAVIORAL HEALTH											
26-00076	01/13/26	EAP Services - February, 2026										
1 EAP Services -February 2026		$958.33	6-01-20-100-100-269	B	ADMIN: Professional / Consulta		R	01/13/26	02/10/26		47-FEB	N
	Vendor Total:	**$958.33**										
ATT	AT&T MOBILITY, LLC											
26-00134	01/13/26	aircards										
1 FirstNet Mobile UNI Aircards		$4,476.82	6-01-31-440-440-399	B	TELEPHONE: Miscel Expense		R	01/13/26	02/10/26		JAN 21, 2026	N
	Vendor Total:	**$4,476.82**										
AUSTIN	AUSTIN WILLIAMS											
26-00329	01/27/26	CLOTHING REIMBURSEMENT 2026										
1 CLOTHING REIMBURSEMENT 2026		$350.00	6-01-26-320-320-222	B	GROUNDS: Uniforms		R	01/27/26	02/06/26		1/16/26 RECEIPT	N
	Vendor Total:	**$350.00**										
BANKSFIR	BANKS FIRE PROTECTION, LLC											
26-00508	02/05/26	Fire Extinguisher Replacement										
1 Fire Extinguisher Replacement		$107.00	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/05/26	02/10/26		5270	N
2 Fire Extinguisher Replacement		$1,782.00	5-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/10/26	02/10/26		5073	N
		$1,889.00										
	Vendor Total:	**$1,889.00**										
BATTELIN	BATTELINI TRANSPORTATION SYS *											
26-00296	01/21/26	Wrecker Tow for Truck #809										
1 Wrecker Tow for Truck #809		$533.92	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/21/26	02/06/26		49660	N
	Vendor Total:	**$533.92**										

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*				*Contract*	*PO Type*				
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
BATTELIN	BATTELINI TRANSPORTATION SYS *				*Account Continued*							
BOLSTER	BOLSTER HARDWARE II, LLC											
26-00062	01/09/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$72.87	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	01/09/26	02/12/26		010120/S	N
2 January 2026 Purchase Order		$7.19	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010150/S	N
3 January 2026 Purchase Order		$13.48	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010179/S	N
4 January 2026 Purchase Order		$17.98	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010214/S	N
5 January 2026 Purchase Order		$145.76	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010219/S	N
6 January 2026 Purchase Order		$18.28	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010244/S	N
7 January 2026 Purchase Order		$35.99	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010237/S	N
8 January 2026 Purchase Order		$122.31	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010248/S	N
9 January 2026 Purchase Order		$18.87	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010264/S	N
10 January 2026 Purchase Order		$33.78	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010342/S	N
11 January 2026 Purchase Order		$75.58	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010345/S	N
12 January 2026 Purchase Order		$64.75	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/11/26	02/12/26		010395/S	N
13 January 2026 Purchase Order		$151.16	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/12/26	02/12/26		010410/S	N
14 January 2026 Purchase Order		$52.16	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/12/26	02/12/26		010392/S	N
15 January 2026 Purchase Order		$7.53	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/12/26	02/12/26		010431/S	N
16 January 2026 Purchase Order		$78.28	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/12/26	02/12/26		010427/S	N
17 January 2026 Purchase Order		$8.99	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/12/26	02/12/26		010438/S	N
18 January 2026 Purchase Order		$185.20	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/12/26	02/12/26		010424/S	N
19 January 2026 Purchase Order		$42.11	6-01-26-315-315-333	B	BUILDINGS: General Hardware/Tool		R	02/12/26	02/12/26		010444/S	N
		$1,152.27										
26-00356	01/28/26	Bad Steel Nails										
1 Bad Steel Nails		$3.59	6-01-28-370-370-221	B	REC: Office Materials & Suppli		R	01/28/26	02/06/26		010372/S	N
	Vendor Total:	**$1,155.86**										
CAM CO	CAM CO											
26-00043	01/09/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$118.00	5-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/09/26	02/05/26		68594	N
2 January 2026 Purchase Order		$1,106.08	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/05/26		68664	N
3 January 2026 Purchase Order		$500.00	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/05/26		68708	N
4 January 2026 Purchase Order		$70.06	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/05/26		68761	N
		$1,794.14										
	Vendor Total:	**$1,794.14**										

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
CAM CO	CAM CO				*Account Continued*							
CAMPBELL	CAMPBELL SUPPLY COMPANY INC*											
26-00063	01/09/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$27.67	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/09/26	02/05/26		C021010552:01	N
2 January 2026 Purchase Order		$105.15	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/05/26		C021010627:01	N
3 January 2026 Purchase Order		$105.15	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/05/26		C021010732:01	N
		$237.97										
	Vendor Total:	**$237.97**										
CASA PAY	CASA PAYROLL SERVICE											
26-00568	02/13/26	2/13/2026 PR #4										
1 2/13/2026 PR #4		$723.50	6-01-20-130-130-279	B	FIN: Other Contractual Service		R	02/13/26	02/13/26		1300470	N
	Vendor Total:	**$723.50**										
CENTRA	CENTRAL TURF & IRRIGATION *											
26-00044	01/09/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$1,187.29	6-01-26-320-320-261	B	GROUNDS: Equipment Repairs/Mainte		R	01/09/26	02/05/26		14108402-00	N
	Vendor Total:	**$1,187.29**										
CHERIE	CHERIE A BURGAN											
26-00531	02/08/26	UNIFORM										
1 UNIFORM REIMBURSEMENT		$260.00	6-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING		R	02/08/26	02/12/26		1/23/26 RECEIPT	N
	Vendor Total:	**$260.00**										
COLUMN	COLUMN SOFTWARE, PBC*											
26-00516	02/05/26	Advertising										
1 Advertising		$45.24	6-01-21-180-180-267	B	PLAN BD: Advertising		R	02/05/26	02/10/26		90E9ED8B-0287	N
	Vendor Total:	**$45.24**										
COMCAST6	COMCAST*											
26-00140	01/13/26	internet										
1 FIBER INTERNET SERVICE FOR		$284.38	6-01-31-440-440-399	B	TELEPHONE: Miscel Expense		R	01/13/26	02/12/26		262867941	N
2		$284.34	6-01-42-252-252-202	B	CITY IF LINWOOD DISPATCH OE		R	01/13/26	02/12/26		262867941	N
3		$284.34	6-01-42-253-253-202	B	BOROUGH OF LONGPORT OE		R	01/13/26	02/12/26		262867941	N
4		$284.34	6-01-42-250-000-399	B	CITY OF NORTHFLD: Other Expens		R	01/13/26	02/12/26		262867941	N
5		$284.34	6-01-42-256-256-202	B	CITY OF PLEASANTVILLE DISPATCH		R	01/13/26	02/12/26		262867941	N
		$1,421.74										

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
COMCAST6	COMCAST*				*Account Continued*							
	Vendor Total:	**$1,421.74**										
CONTINEN	CONTINENTAL FIRE & SAFETY,INC*											
25-04216	12/22/25	Breathing Air Station Repair										
1 Breathing Air Station Repair		$3,345.00	5-01-25-265-265-259	B	FIRE: Vehicle Repair Maintenan		R	12/22/25	02/10/26		S4938	N
	Vendor Total:	**$3,345.00**										
COPIERS	COPIERS PLUS INC*											
26-00220	01/16/26	#10 COMMERCIAL ENVELOPES										
1 #10 COMMERCIAL ENVELOPES		$479.00	6-01-20-120-120-221	B	CLERK: Office Materials & Supp		R	01/16/26	02/06/26		IN851750	N
2 #10 COMMERCIAL ENVELOPES		$69.95	6-01-20-120-120-221	B	CLERK: Office Materials & Supp		R	02/06/26	02/06/26		IN851749	N
3 #10 COMMERCIAL ENVELOPES		$69.95	6-01-20-120-120-221	B	CLERK: Office Materials & Supp		R	02/06/26	02/06/26		IN851749	N
		$618.90										
26-00489	02/04/26	P Castellano Business Cards										
1 P Castellano Business Cards		$69.95	6-01-20-110-110-265	B	GOV BODY: Printing & Binding		R	02/04/26	02/10/26		IN851749	N
	Vendor Total:	**$688.85**										
CRAIGAUT	CRAIG AUTO RADIATOR WAREHOUSE*											
26-00218	01/16/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$229.00	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/16/26	02/11/26		85034	N
	Vendor Total:	**$229.00**										
DAVES R	DAVE'S REBUILDING LIMITED LIAB											
26-00223	01/16/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$135.00	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/16/26	02/06/26		2725	N
2 January 2026 Purchase Order		$75.00	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/06/26	02/06/26		2734	N
3 January 2026 Purchase Order		$275.00	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/06/26	02/06/26		2737	N
		$485.00										
	Vendor Total:	**$485.00**										
DELL INC	DELL MARKETING LP											
26-00170	01/14/26	Replacement 2nd Monitor PW										
1 Replacement 2nd Monitor PW		$176.24	6-01-26-320-320-284	B	GROUNDS: Other Business Expenses		R	01/14/26	02/05/26		C000001128033	N
26-00519	02/05/26	ADDL ITEMS FOR PO 24-3945										
1 TRAVEL MOUSE		$81.24	C-03-23-020-000-912	B	ORD 20-2023 INFO TECH: COMPUTER			02/05/26	02/10/26		10792523191	N
2 ECOLOOP PRO COMPUTER BACKP/		$97.48	C-03-23-020-000-912	B	ORD 20-2023 INFO TECH: COMPUTER			02/05/26	02/10/26		10792523191	N
		$178.72										

Vendor # / *P.O. #*	*Name* / *PO Date*	*Description* / *Item Description*	*Amount*	*Charge Account*	*Acct Type*	*Description* / *Contract*	*PO Type* / *Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
DELL INC	DELL MARKETING LP	*Account Continued*										
	Vendor Total:	**$354.96**										
DELTA 33	DELTA DENTAL PLAN OF NJ*											
26-00153	01/14/26	MARCH 2026 BILLING										
1 MARCH 2026 BILLING			$16,784.40	6-01-23-220-220-361	B	GROUP INS: Delta Dental	R	01/14/26	02/13/26		PM1243490	N
2 MARCH 2026 BILLING			$4,648.60	6-01-23-220-220-361	B	GROUP INS: Delta Dental	R	01/14/26	02/13/26		PM1244389	N
			$21,433.00									
	Vendor Total:	**$21,433.00**										
DELTONA	DELTONA DISCOUNT TIRES*											
26-00229	01/16/26	ALIGNMENT VEHICLE #174										
1 ALIGNMENT VEHICLE #174			$93.50	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	01/16/26	02/11/26		306756	N
	Vendor Total:	**$93.50**										
DIVISI40	STATE TREASURER											
26-00412	02/02/26	RMC RENEWAL FOR JENNIFER ROCCO										
1 REGISTERED MUNICIPAL CLERK			$50.00	6-01-20-120-120-274	B	CLERK: Memberships	R	02/02/26	02/06/26		RMC-1797 2026	N
26-00413	02/02/26	RMC RENEWAL FOR JANICE HUGHES										
1 REGISTERED MUNICIPAL CLERK			$50.00	6-01-20-120-120-274	B	CLERK: Memberships	R	02/02/26	02/06/26		C-1785 2026	N
	Vendor Total:	**$100.00**										
DOMINIK	DOMINIK NEWMAN											
26-00333	01/27/26	UNIFORM										
1 UNIFORM REIMBURSEMENT			$440.00	6-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING	R	01/27/26	02/10/26		1/21/26 RCPTS	N
	Vendor Total:	**$440.00**										
DRIVERS	DRIVERS LICENSE GUIDE											
26-00127	01/13/26	ID guide										
1 Estimated amount for I.D.			$141.00	6-01-25-240-240-265	B	POLICE DEPT: Printing/Binding	R	01/13/26	02/12/26		853311	N
2 Estimated Shipping			$5.00	6-01-25-240-240-265	B	POLICE DEPT: Printing/Binding	R	01/13/26	02/12/26		853311	N
			$146.00									
	Vendor Total:	**$146.00**										
DUYENVO	DUYEN VO											
26-00485	02/04/26	NOTARY STAMP - KIM & KAY										
1 NOTARY STAMP - KIM & KAY			$45.98	6-01-20-145-145-221	B	TAX COLL: Office Mat& Supplies	R	02/04/26	02/10/26		RSW-348898	N

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
DUYENVO	DUYEN VO				*Account Continued*							
	Vendor Total:	**$45.98**										
EAST WAR	EASTERN AUTO PARTS WAREHOUSE*										
26-00348	01/27/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		73.44-	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	01/27/26	02/06/26		21CN059495	N
2 January 2026 Purchase Order		$106.62	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393390	N
3 January 2026 Purchase Order		$217.60	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393625	N
4 January 2026 Purchase Order		$51.48	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393733	N
5 January 2026 Purchase Order		$80.19	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393689	N
6 January 2026 Purchase Order		$65.42	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393688	N
7 January 2026 Purchase Order		$28.12	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393749	N
8 January 2026 Purchase Order		$124.26	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393875	N
9 January 2026 Purchase Order		$70.02	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393915	N
10 January 2026 Purchase Order		$42.15	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393904	N
11 January 2026 Purchase Order		$45.90	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393893	N
12 January 2026 Purchase Order		$42.15	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393906	N
13 January 2026 Purchase Order		$45.90	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393890	N
14 January 2026 Purchase Order		$432.67	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV393914	N
15 January 2026 Purchase Order		45.90-	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21CN059563	N
16 January 2026 Purchase Order		$76.47	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV394007	N
17 January 2026 Purchase Order		$281.12	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/06/26	02/06/26		21IV394021	N
		$1,590.73										
	Vendor Total:	**$1,590.73**										
EASTERNL	EASTERN LIFT TRUCK CO, INC.*										
26-00334	01/27/26	yale fork lift repair										
1 yale fork lift repair		$244.00	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/27/26	02/06/26		843584	N
	Vendor Total:	**$244.00**										
EMSCONSU	EMS CONSULTING SERVICES*										
26-00492	02/04/26	THIRD PARTY MEDICAL BILLING										
1 MEDICAL BILLING SVCS 1/2/26		$2,191.23	6-01-25-265-267-279	B	AMB SV: Other Contractual Serv		R	02/04/26	02/10/26		26-3577	N
2 MEDICAL BILLING SVCS 1/9/26		$908.59	6-01-25-265-267-279	B	AMB SV: Other Contractual Serv		R	02/04/26	02/10/26		26-3577	N
3 MEDICAL BILLING SVCS 1/16/26		$1,421.68	6-01-25-265-267-279	B	AMB SV: Other Contractual Serv		R	02/04/26	02/10/26		26-3577	N
4 MEDICAL BILLING SVCS 1/23/26		$1,529.91	6-01-25-265-267-279	B	AMB SV: Other Contractual Serv		R	02/04/26	02/10/26		26-3577	N
5 MEDICAL BILLING SVCS 1/30/26		$2,081.70	6-01-25-265-267-279	B	AMB SV: Other Contractual Serv		R	02/04/26	02/10/26		26-3577	N

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
EMSCONSU	EMS CONSULTING SERVICES*				*Account Continued*							
		$8,133.11										
	Vendor Total:	**$8,133.11**										
ENGLISH	ENGLISH CREEK SUPPLY*										
25-04007	11/21/25	Straw Bales Sledding Slope										
1 Straw Bales Sledding Slope		$880.00	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R	11/21/25	02/11/26		1612	N
26-00109	01/13/26	K9 supplies										
1 K9 Food and Supplies		$46.18	6-01-25-240-240-241	B	POLICE DEPT: K9 Food/Drugs		R	01/13/26	02/12/26		220001295590	N
2 K9 Food and Supplies		$53.09	6-01-25-240-240-241	B	POLICE DEPT: K9 Food/Drugs		R	02/12/26	02/12/26		220001317645	N
3 K9 Food and Supplies		$117.97	6-01-25-240-240-241	B	POLICE DEPT: K9 Food/Drugs		R	02/12/26	02/12/26		220001315041	N
		$217.24										
	Vendor Total:	**$1,097.24**										
FASTENAL	FASTENAL - ACNJ/NJATA *											
26-00168	01/14/26	JANUARY 2026 PURCHASE ORDER										
1 JANUARY 2026 PURCHASE ORDER		$451.46	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	01/14/26	02/05/26		NJATA151613	N
2 JANUARY 2026 PURCHASE ORDER		$1,334.48	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/05/26	02/05/26		NJATA151615	N
3 JANUARY 2026 PURCHASE ORDER		$653.30	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/05/26	02/05/26		NJATA151637	N
4 JANUARY 2026 PURCHASE ORDER		$527.68	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/05/26	02/05/26		NJATA151667	N
5 JANUARY 2026 PURCHASE ORDER		$119.56	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/05/26	02/05/26		NJATA151656	N
6 JANUARY 2026 PURCHASE ORDER		$895.63	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/05/26	02/05/26		NJATA151688	N
7 JANUARY 2026 PURCHASE ORDER		$122.58	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/05/26	02/05/26		NJATA151689	N
		$4,104.69										
	Vendor Total:	**$4,104.69**										
FLEETPRI	FLEETPRIDE, INC.*											
26-00034	01/09/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$594.00	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/09/26	02/05/26		131446187	N
2 January 2026 Purchase Order		$245.98	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/05/26		131476517	N
3 January 2026 Purchase Order		$70.99	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/05/26		131473949	N
4 January 2026 Purchase Order		$170.98	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/05/26		131664989	N
		$1,081.95										
	Vendor Total:	**$1,081.95**										
FORDSCOT	FORD, SCOTT & ASSOCIATES, LLC											
26-00581	02/12/26	PROGRESS BILL-PRO SERVICES										

Vendor # / P.O. # / Item Description	Name / PO Date / Description	Amount	Charge Account	Acct Type	Description / Contract / PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
FORDSCOT	FORD, SCOTT & ASSOCIATES, LLC				*Account Continued*						
1 PROGRESS BILL-PRO SERVICES		$22,500.00	6-01-20-135-135-279	B	AUDIT: Other Contractual Servi	R	02/12/26	02/12/26		38965	N
	Vendor Total:	**$22,500.00**									
FRANKL33	FRANKLIN TRAILERS*										
26-00164	01/14/26 PARTS TO REPAIR LEAFER #716										
1 PARTS TO REPAIR LEAFER #716		$211.32	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R	01/14/26	02/11/26		658440-1	N
2 PARTS TO REPAIR LEAFER #716		$3,869.60	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R	02/11/26	02/11/26		658300-1	N
		$4,080.92									
	Vendor Total:	**$4,080.92**									
FRED SPA	FRED SPANO										
26-00502	02/05/26 REIMBURSE										
1 REIMBURSEMENT FOR FOOD DURI		$94.76	6-01-25-240-240-273	B	POLICE DEPT: Mtging,Conv/Conf	R	02/05/26	02/12/26		2/3/26 RCPTS	N
	Vendor Total:	**$94.76**									
GENERA25	GENERAL SPRING SERVICE*										
26-00032	01/09/26 Parts for Vehicle #817										
1 Parts for Vehicle #817		$2,930.60	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R	01/09/26	02/10/26		36435	N
2 Parts for Vehicle #817		$1,971.72	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten	R	02/10/26	02/10/26		36439	N
		$4,902.32									
	Vendor Total:	**$4,902.32**									
GENTILIN	GENTILINI FORD INC.*										
26-00058	01/09/26 January 2026 Purchase Order										
1 January 2026 Purchase Order		$607.75	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	01/09/26	02/11/26		57787	N
2 January 2026 Purchase Order		$48.76	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	01/09/26	02/11/26		57547	N
3 January 2026 Purchase Order		$31.72	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		57622	N
4 January 2026 Purchase Order		$55.67	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		58765	N
5 January 2026 Purchase Order		$31.61	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		57985	N
6 January 2026 Purchase Order		$583.54	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		57979	N
7 January 2026 Purchase Order		$308.32	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		57812	N
8 January 2026 Purchase Order		$493.20	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		57686	N
9 January 2026 Purchase Order		$132.00	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		320559C	N
10 January 2026 Purchase Order		100.00-	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		CM53916	N
11 January 2026 Purchase Order		1,250.00-	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		CM55469	N
12 January 2026 Purchase Order		70.00-	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/11/26	02/11/26		CM57050	N

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
GENTILIN	GENTILINI FORD INC.*				*Account Continued*							
13 January 2026 Purchase Order		50.00-	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/11/26	02/11/26		CM49414	N
14 January 2026 Purchase Order		100.00-	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/11/26	02/11/26		CM54029	N
15 January 2026 Purchase Order		$539.78	5-01-25-265-267-259	B	AMB SV: Vehicle Repair Mainten		R	02/11/26	02/11/26		57050	N
16 January 2026 Purchase Order		$146.50	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/11/26	02/11/26		57231	N
17 January 2026 Purchase Order		$207.26	5-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/11/26	02/11/26		57175	N
		$1,616.11										
	Vendor Total:	**$1,616.11**										
GRAINGER	W W GRAINGER INC*											
26-00357	01/28/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$141.76	6-01-26-315-315-229	B	BUILDINGS: Plumbing A/Cpts & Supp		R	01/28/26	02/06/26		9789393403	N
2 January 2026 Purchase Order		$605.45	6-01-26-315-315-229	B	BUILDINGS: Plumbing A/Cpts & Supp		R	02/06/26	02/06/26		9785639684	N
		$747.21										
	Vendor Total:	**$747.21**										
GUARDALL	GUARDIAN ALLIANCE*											
26-00460	02/04/26	invest										
1 Guardian Platform Software-PSA		$950.00	6-01-25-240-240-278	B	POLICE DEPT: CID		R	02/04/26	02/12/26		32465	N
	Vendor Total:	**$950.00**										
HISI	HEALTH INSURANCE SOLUTIONS INC											
26-00052	01/09/26	MARCH 2026 RX BILLING										
1 MARCH 2026 RX BILLING		$87,608.52	6-01-23-220-220-322	B	GROUP INS: Prescription		R	01/09/26	02/13/26		MARCH 2026	N
	Vendor Total:	**$87,608.52**										
HOME DEP	HOME DEPOT *											
26-00169	01/14/26	JANUARY 2026 PURCHASE ORDER										
1 JANUARY 2026 PURCHASE ORDER		$89.55	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	01/14/26	02/11/26		5900360	N
2 JANUARY 2026 PURCHASE ORDER		$44.94	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		4901506	N
3 JANUARY 2026 PURCHASE ORDER		$18.56	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		9902107	N
4 JANUARY 2026 PURCHASE ORDER		$17.96	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		8902158	N
5 JANUARY 2026 PURCHASE ORDER		$85.92	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		8902168	N
6 JANUARY 2026 PURCHASE ORDER		$30.00	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		4902554	N
7 JANUARY 2026 PURCHASE ORDER		$157.02	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		4902603	N
8 JANUARY 2026 PURCHASE ORDER		$14.87	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		2012927	N
9 JANUARY 2026 PURCHASE ORDER		$2.94	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		1902942	N

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
HOME DEP	HOME DEPOT *				*Account Continued*							
10 JANUARY 2026 PURCHASE ORDEF		$114.22	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		1902943	N
11 JANUARY 2026 PURCHASE ORDER		$66.62	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		1902955	N
		$642.60										
	Vendor Total:	**$642.60**										
HUBER	HUBER LOCKSMITHS INC*											
26-00160	01/14/26	JANUARY 2026 PURCHASE ORDER										
1 JANUARY 2026 PURCHASE ORDER		$125.00	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	01/14/26	02/05/26		1109855	N
2 JANUARY 2026 PURCHASE ORDER		$45.90	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/05/26	02/05/26		1109873	N
		$170.90										
	Vendor Total:	**$170.90**										
JESCO IN	JESCO, INC.*											
26-00353	01/28/26	Repairs to Loader #887										
1 Repairs to Loader #887		$419.27	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/28/26	02/06/26		PJ4295	N
2 Repairs to Loader #887		$697.32	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/06/26	02/06/26		PJ4371	N
		$1,116.59										
	Vendor Total:	**$1,116.59**										
JOSEPHRI	JOSEPH RICEVUTO											
26-00462	02/04/26	UNIFORM										
1 UNIFORM REIMBURSEMENT		$100.00	5-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING		R	02/04/26	02/12/26		12/31/25 RCPT	N
	Vendor Total:	**$100.00**										
KEYSTONE	KEYSTONE DIGITAL IMAGING INC.*											
25-03853	11/05/25	COPIER MAINTENANCE										
1 COPIER MAINTENANCE		$318.39	5-01-20-130-130-279	B	FIN: Other Contractual Service		R	11/05/25	02/10/26		1481506	N
26-00434	02/02/26	COPIER MAINTENANCE										
1 COPIER MAINTENANCE		$66.00	6-01-20-130-130-279	B	FIN: Other Contractual Service		R	02/02/26	02/10/26		1474784	N
26-00435	02/02/26	COPIER MAINTENANCE										
1 COPIER MAINTENANCE		$66.00	6-01-20-130-130-279	B	FIN: Other Contractual Service		R	02/02/26	02/10/26		1479872	N
26-00535	02/09/26	COPIER MAINTENANCE										
1 COPIER MAINTENANCE		$61.63	6-01-20-130-130-279	B	FIN: Other Contractual Service		R	02/09/26	02/10/26		1480861	N
26-00589	02/12/26	COPIER MAINTENANCE										
1 COPIER MAINTENANCE		$121.72	6-01-20-130-130-279	B	FIN: Other Contractual Service		R	02/12/26	02/13/26		1482654	N
	Vendor Total:	**$633.74**										

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
KEYSTONE	KEYSTONE DIGITAL IMAGING INC.*				*Account Continued*							
LAUREL	LAUREL MOBILE LAWNMOWER*											
26-00167	01/14/26	PARTS FOR VEHICLES										
1 PARTS FOR VEHICLES		$3,613.68	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/14/26	02/05/26		58468	N
	Vendor Total:	**$3,613.68**										
LOWES HO	LOWES HOME CENTERS INC.*											
26-00476	02/04/26	FEBRUARY 2026 PURCHASE ORDER										
1 FEBRUARY 2026 PURCHASE ORDEI		$915.78	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/04/26	02/11/26		993091	N
2 FEBRUARY 2026 PURCHASE ORDEI		$18.98	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	02/11/26	02/11/26		992856	N
		$934.76										
	Vendor Total:	**$934.76**										
MAJESTIC	MAJESTIC OIL CO, INC *											
26-00051	01/09/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$4,076.26	6-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp		R	01/09/26	02/11/26		68149	N
3 January 2026 Purchase Order		$3,831.10	6-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp		R	02/11/26	02/11/26		68312	N
4 January 2026 Purchase Order		$4,177.39	6-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp		R	02/11/26	02/11/26		68612	N
5 January 2026 Purchase Order		$3,219.42	6-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp		R	02/11/26	02/11/26		68904	N
6 January 2026 Purchase Order		$5,698.78	6-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp		R	02/11/26	02/11/26		69220	N
7 January 2026 Purchase Order		$5,565.95	6-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp		R	02/11/26	02/11/26		67638	N
8 January 2026 Purchase Order		$5,866.32	6-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp		R	02/11/26	02/11/26		68683	N
9 January 2026 Purchase Order		$5,621.53	6-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp		R	02/11/26	02/11/26		68882	N
10 January 2026 Purchase Order		$5,134.28	6-01-31-460-460-399	B	GASOLINE: Miscellaneous Exp		R	02/11/26	02/11/26		536309	N
		$43,191.03										
	Vendor Total:	**$43,191.03**										
MARC FRI	MARC FRIEDMAN, ESQUIRE											
26-00080	01/13/26	Monthly Retainer - Feb 2026										
1 Monthly Retainer - Feb 2026		$1,800.00	6-01-20-155-155-269	B	LEGAL: Professional/Consultant		R	01/13/26	02/12/26		MR-FEB 2026	N
	Vendor Total:	**$1,800.00**										
MICHAE F	MICHAEL S. FINNERTY											
26-00392	02/02/26	DUES										
1 REIMBURSEMENT FOR FBINAA 202(		$140.00	6-01-25-240-240-274	B	POLICE DEPT: Memberships		R	02/02/26	02/10/26		507421	N
	Vendor Total:	**$140.00**										

Vendor # / P.O. #	*Name / PO Date*	*Description*	*Amount*	*Charge Account*	*Acct Type*	*Description*	*Contract / PO Type*	*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
MOTT ASS	MOTT WATKINS ASSOCIATES, LLC												
26-00360	01/28/26	Tax Map Drafting											
1 Tax map Drafting			$250.00	5-01-20-150-150-269	B	ASSESM: Professional / Consult		R	01/28/26	02/06/26		336-1002.25.20	N
2 Tax map Drafting			$250.00	5-01-20-150-150-269	B	ASSESM: Professional / Consult		R	02/06/26	02/06/26		336-1002.25.23	N
3 Tax map Drafting			$250.00	5-01-20-150-150-269	B	ASSESM: Professional / Consult		R	02/06/26	02/06/26		336-1002.25.25	N
4 Tax map Drafting			$250.00	5-01-20-150-150-269	B	ASSESM: Professional / Consult		R	02/06/26	02/06/26		336-1002.25.26	N
5 Tax map Drafting			$250.00	5-01-20-150-150-269	B	ASSESM: Professional / Consult		R	02/06/26	02/06/26		336-1002.25.27	N
6 Tax map Drafting			$250.00	5-01-20-150-150-269	B	ASSESM: Professional / Consult		R	02/06/26	02/06/26		336-1002.25.28	N
			$1,500.00										
26-00388	02/02/26	Professional/Consult											
1 Professional/Consult			$375.00	6-01-21-180-180-269	B	PLAN BD: Professional/Consult		R	02/02/26	02/10/26		336-2123.8	N
26-00408	02/02/26	ROAD OPENINGS 7/1/25-12/31/25											
1 FOR PROFESSIONAL SERVICES			$40,850.00	5-01-20-165-165-269	B	ENG: Professional / Consultant		R	02/02/26	02/10/26		336-1002.25.4	N
	Vendor Total:		**$42,725.00**										
NATION22	NATIONAL ASSOC OF TOWN WATCH *												
26-00532	02/08/26	membership											
1 2026 Membership Dues			$35.00	6-01-25-240-240-274	B	POLICE DEPT: Memberships		R	02/08/26	02/12/26		26599	N
	Vendor Total:		**$35.00**										
NELCO	NELCO*												
26-00488	02/04/26	E-FILE 1099 INT FORMS											
1 E-FILE 1099 INT FORMS			$246.24	6-01-20-130-130-295	B	FIN: Computer/Data Processing		R	02/04/26	02/10/26		10638103	N
	Vendor Total:		**$246.24**										
NJ DEP80	TREASURER-STATE OF NEW JERSEY												
26-00224	01/16/26	DEP Stickers for EHTPW Trucks											
1 DEP Stickers for EHTPW Trucks			$216.00	6-01-26-305-305-279	B	SANAT: Other Contractual Servi		R	01/16/26	02/06/26		260023550	N
	Vendor Total:		**$216.00**										
NJ PLANN	NJ PLANNING OFFICIALS												
26-00513	02/05/26	Training											
1 Training			$95.00	6-01-21-185-185-275	B	ZONING: Train Aids & Programs		R	02/05/26	02/11/26		082028457	N
	Vendor Total:		**$95.00**										
NLS ELEC	NLS ELECTRIC, LLC												
25-04089	12/08/25	Electrical Supply for MP Room											

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
NLS ELEC	NLS ELECTRIC, LLC				*Account Continued*							
1 Electrical Supply for MP Room		$3,400.00	5-01-28-370-370-377	B	REC: Parks/Assoc.		R	12/08/25	02/05/26		2026012	N
	Vendor Total:	**$3,400.00**										
OLD CAPE	OLD CAPE RECYCLING *											
25-03701	10/24/25	(28 tons)										
1 (28 tons)		$297.66	5-01-26-320-320-236	B	GROUNDS: Horticultural Material/Supp		R	10/24/25	02/11/26		8068	N
	Vendor Total:	**$297.66**										
POGUE IN	POGUE INC.*											
26-00221	01/16/26	Safety and Health Consortiums										
1 Safety and Health Consortiums		$1,755.00	5-01-26-290-290-279	B	ROADS: Other Contractual Servi		R	01/16/26	02/06/26		106233	N
	Vendor Total:	**$1,755.00**										
POLISTIN	POLISTINA & ASSOCIATES LLC											
26-00503	02/05/26	Professional Services										
1 Professional Services		$1,822.50	6-01-21-180-180-269	B	PLAN BD: Professional/Consult		R	02/05/26	02/10/26		2-26-58	N
	Vendor Total:	**$1,822.50**										
PUBLIC01	PUBLIC WORKS ASSOCIATION OF NJ											
26-00295	01/21/26	2026 Association Memberships										
1 2026 Association Memberships		$165.00	6-01-26-305-305-274	B	SANAT: Memberships		R	01/21/26	02/06/26		2026 MEMBERSHI	N
	Vendor Total:	**$165.00**										
PURDY CO	PURDY COLLISION LLC											
25-04276	12/31/25	EHTAL 22-2025										
1 EHTAL 22-2025		$1,541.30	5-01-23-210-210-338	B	INS OTH: Joint Insurance Fund		R	12/31/25	02/10/26		9687-26	N
26-00404	02/02/26	EHTAL 25-2025 SUPPLEMENT #1										
1 EHTAL 25-2025		$2,181.72	6-01-23-210-210-338	B	INS OTH: Joint Insurance Fund		R	02/02/26	02/10/26		9648-26	N
26-00405	02/02/26	EHTAL 23-2025 SUPPLEMENT #1										
1 EHTAL 23-2025		$4,524.76	6-01-23-210-210-338	B	INS OTH: Joint Insurance Fund		R	02/02/26	02/11/26		9620-26	N
26-00406	02/02/26	EHTAL 26-2025										
1 EHTAL 26-2025		$5,644.42	6-01-23-210-210-338	B	INS OTH: Joint Insurance Fund		R	02/02/26	02/10/26		9649-26	N
26-00407	02/02/26	EHTAL 18-2025 SUPPLEMENT #1										
1 EHTAL 18-2025		$2,862.64	6-01-23-210-210-338	B	INS OTH: Joint Insurance Fund		R	02/02/26	02/10/26		9597-26	N
26-00409	02/02/26	EHTAL 19-2025 SUPPLEMENT #1										
1 EHTAL 19-2025		$1,073.29	6-01-23-210-210-339	B	INS OTH: Municipal Excess		R	02/02/26	02/10/26		9575-26	N
	Vendor Total:	**$17,828.13**										

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
PURDY CO	PURDY COLLISION LLC				*Account Continued*							
RIDGEWAY	RIDGWAY LEGAL											
26-00533	02/09/26	Professional Services										
1 Professional Services		$300.00	6-01-21-185-185-269	B	ZONING: Professional / Consul		R	02/09/26	02/10/26		19872	N
26-00534	02/09/26	Professional Services										
1 Professional Services		$300.00	6-01-21-180-180-269	B	PLAN BD: Professional/Consult		R	02/09/26	02/10/26		19871	N
	Vendor Total:	**$600.00**										
RUTGER64	RUTGERS, THE STATE UNIV OF NJ											
26-00188	01/14/26	CPWM UNIT A CLASSES FOR										
1 CPWM UNIT A CLASSES FOR		$2,279.00	6-01-26-290-290-275	B	ROADS: Training Aids & Programs		R	01/14/26	02/06/26		93478	N
2		$2,279.00	6-01-26-290-290-245	B	ROADS: Other Materials / Suppl		R	01/14/26	02/06/26		93477	N
		$4,558.00										
	Vendor Total:	**$4,558.00**										
SAMUEL	SAMUEL WALSH											
26-00463	02/04/26	UNIFORM										
1 UNIFORM REIMBURSEMENT		$162.00	6-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING		R	02/04/26	02/12/26		1/27/2026 RCPT	N
	Vendor Total:	**$162.00**										
SCHOPPYS	WM. SCHOPPY, INC *											
26-00189	01/14/26	Years of Service Presentation										
1 Order #57198		$169.99	6-01-30-420-420-286	B	CELEBRATIONS: Other Expenses		R	01/14/26	02/06/26		57198	N
2 Order # 57199		$245.98	6-01-30-420-420-286	B	CELEBRATIONS: Other Expenses		R	01/14/26	02/06/26		57199	N
		$415.97										
	Vendor Total:	**$415.97**										
SESAC	SESAC, LLC*											
26-00320	01/27/26	2026 Music License										
1 2026 Music License		$1,278.00	6-01-28-370-370-279	B	REC: Other Contractual Service		R	01/27/26	02/06/26		10878504	N
	Vendor Total:	**$1,278.00**										
SHI	SHI INTERNATIONAL CORP *											
25-03610	10/20/25	EMS TABLETS										
1 IPADS, APPLECARE		$3,470.18	5-01-25-265-267-295	B	AMB SV: Computer/Data Processi		R	10/20/25	02/10/26		B20592671	N
2 IPAD CASE		$362.88	5-01-25-265-267-295	B	AMB SV: Computer/Data Processi		R	10/20/25	02/10/26		B20756087	N
		$3,833.06										

Vendor # / P.O. #	Name / PO Date	Description / Item Description	Amount	Charge Account	Acct Type	Contract / PO Type / Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
SHI	SHI INTERNATIONAL CORP *	*Account Continued*										
25-04088	12/08/25	HEXNODE RENEWAL 2025-26										
1 MDM FOR MOBILE DEVICES			$1,314.74	5-01-20-180-180-295	B	INFO TECHNOLOGY-COMPUTER/DA	R	12/08/25	02/05/26		B20668174	N
	Vendor Total:		**$5,147.80**									
SITEONE	SITEONE LANDSCAPE SUPPLY, LLC*											
26-00322	01/27/26	January 2026 Purchase Order										
1 January 2026 Purchase Order			$194.72	6-01-26-290-290-261	B	ROADS: Equipment Repairs/Maint	R	01/27/26	02/06/26		162008419-001	N
2 January 2026 Purchase Order			$504.79	6-01-26-290-290-261	B	ROADS: Equipment Repairs/Maint	R	02/06/26	02/06/26		162099603-002	N
3 January 2026 Purchase Order			$42.15	6-01-26-290-290-261	B	ROADS: Equipment Repairs/Maint	R	02/06/26	02/06/26		162099603-001	N
			$741.66									
	Vendor Total:		**$741.66**									
SP AUTO	SP AUTO PARTS INC*											
26-00144	01/13/26	JANUARY 2026 PURCHASE ORDER										
1 JANUARY 2026 PURCHASE ORDER			$64.70	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	01/13/26	02/05/26		I-005758759	N
2 JANUARY 2026 PURCHASE ORDER			$4,578.43	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/05/26	02/05/26		I-005769405	N
3 JANUARY 2026 PURCHASE ORDER			$148.64	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/05/26	02/05/26		I-005769417	N
4 JANUARY 2026 PURCHASE ORDER			$1,521.91	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/05/26	02/05/26		I-005769336	N
5 JANUARY 2026 PURCHASE ORDER			$419.72	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/05/26	02/05/26		I-005772670	N
6 JANUARY 2026 PURCHASE ORDER			$1,117.82	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint	R	02/05/26	02/05/26		I-005773571	N
			$7,851.22									
	Vendor Total:		**$7,851.22**									
STANDA33	STANDARD INSURANCE COMPANY *											
26-00525	02/06/26	LIFE INSURANCE/VOL FIREMAN										
1 GROUP LIFE INSURANCE/VOLUNTE			$33,976.80	6-01-23-210-210-339	B	INS OTH: Municipal Excess	R	02/06/26	02/10/26		3/1/26-2/28/27	N
	Vendor Total:		**$33,976.80**									
STAPLES	STAPLES ADVANTAGE*											
25-04100	12/08/25	SUPPLIES										
1 504407 PACKING TAPE			$9.43	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp	R	12/08/25	02/12/26		6050202517	N
2 559221 RETRACTABLE HIGHLIGHTE			$25.52	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp	R	12/08/25	02/12/26		6050202517	N
3 424575 GEL PENS, BLUE			$24.08	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp	R	12/08/25	02/12/26		6050202517	N
4 792257 KEYBOARD & MOUSE			$35.10	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp	R	12/08/25	02/12/26		6050202517	N
5 612997 HEAVY SHEET PROTECTOR			$53.07	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp	R	12/08/25	02/12/26		6050202517	N

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
STAPLES	STAPLES ADVANTAGE*				*Account Continued*							
6 490887 CARDSTOCK PAPER		$29.76	5-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	12/08/25	02/12/26		6050202517	N
		$176.96										
	Vendor Total:	**$176.96**										
SYDNEY	SYDNEY ZORZI											
26-00518	02/05/26	UNIFORM										
1 UNIFORM REIMBURSEMENT		$300.00	6-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING		R	02/05/26	02/12/26		10/28/25 RCPT	N
	Vendor Total:	**$300.00**										
TACTIC	TACTICAL PUBLIC SAFETY LLC											
26-00507	02/05/26	Public Works Radio Repairs										
1 Public Works Radio Repairs		$233.60	6-01-26-320-320-284	B	GROUNDS: Other Business Expenses		R	02/05/26	02/11/26		246015	N
	Vendor Total:	**$233.60**										
TELESYST	TELESYSTEM*											
26-00128	01/13/26	municipal phones and internet										
1 Various Municipal Lines and		$2,026.73	6-01-31-440-440-399	B	TELEPHONE: Miscel Expense		R	01/13/26	02/12/26		2/1/2026	N
	Vendor Total:	**$2,026.73**										
THE FUEL	THE FUEL OX, LLC											
26-00065	01/09/26	January 2026 Purchase Order										
1 January 2026 Purchase Order		$483.06	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/09/26	02/05/26		3699-33	N
2 January 2026 Purchase Order		$360.58	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/05/26		3699-34	N
		$843.64										
	Vendor Total:	**$843.64**										
THOMASRI	THOMAS RIZZOTTE JR.											
26-00486	02/04/26	UNIFORM										
1 UNIFORM REIMBURSEMENT		$361.93	6-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING		R	02/04/26	02/12/26		2/1/2026 RCPT	N
26-00506	02/05/26	FUEL										
1 REIMBUREMENT FOR FUEL, #176		$20.00	6-01-25-240-240-268	B	POLICE DEPT: Travel Allowance		R	02/05/26	02/12/26		2/4/26 RECEIPT	N
	Vendor Total:	**$381.93**										
TRAINUNL	TRAINING UNLIMITED, LLC											
25-02457	07/09/25	8/12/25 ETHICS WEBINAR										
1 ETHICS: DOING THE RIGHT THING		$95.00	5-01-20-120-120-245	B	CLERK: Other Materials / Suppl		R	07/09/25	02/05/26		8/12/25 WEBINAR	N
26-00480	02/04/26	9/23/25 ETHICS WEBINAR										

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
TRAINUNL	TRAINING UNLIMITED, LLC				*Account Continued*							
1		$145.00	5-01-20-120-120-245	B	CLERK: Other Materials / Suppl		R	02/04/26	02/10/26		315-26-48	N
	Vendor Total:	**$240.00**										
UNIFIRST	UNIFIRST CORPORATION *											
26-00147	01/13/26	JANUARY 2026 PURCHASE ORDER										
1 JANUARY 2026 PURCHASE ORDER		$788.33	6-01-26-305-305-220	B	SANAT: Uniform/Clothing		R	01/13/26	02/10/26		1720316908	N
2 JANUARY 2026 PURCHASE ORDER		$785.14	6-01-26-305-305-220	B	SANAT: Uniform/Clothing		R	02/05/26	02/10/26		1720318239	N
3 JANUARY 2026 PURCHASE ORDER		$785.14	6-01-26-305-305-220	B	SANAT: Uniform/Clothing		R	02/05/26	02/10/26		1720319542	N
4 JANUARY 2026 PURCHASE ORDER		$799.18	6-01-26-305-305-220	B	SANAT: Uniform/Clothing		R	02/10/26	02/10/26		1720320882	N
		$3,157.79										
	Vendor Total:	**$3,157.79**										
UNITED28	UNITED PARCEL SERVICE*											
26-00114	01/13/26	delivery										
1 Estimated amount for Delivery		$30.60	6-01-25-240-240-254	B	POLICE DEPT: Postage		R	01/13/26	02/10/26		0000F132F7046	N
2 Estimated amount for Delivery		$121.27	6-01-25-240-240-254	B	POLICE DEPT: Postage		R	02/10/26	02/10/26		0000F132F7056	N
		$151.87										
	Vendor Total:	**$151.87**										
USBANKEQ	U.S. BANK EQUIPMENT FINANCE *											
26-00185	01/14/26	Copier Lease - Admin										
1 Copier Lease - Admin		$232.30	6-01-20-100-100-291	B	ADMIN: Office Furniture & Equi		R	01/14/26	02/11/26		575443403	N
	Vendor Total:	**$232.30**										
VALUAUTO	VAL-U AUTO PARTS LLC											
26-00112	01/13/26	JANUARY 2026 PURCHASE ORDER										
1 JANUARY 2026 PURCHASE ORDER		$39.84	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	01/13/26	02/11/26		508261	N
2 JANUARY 2026 PURCHASE ORDER		$587.97	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		508262	N
3 JANUARY 2026 PURCHASE ORDER		$142.10	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		508392	N
4 JANUARY 2026 PURCHASE ORDER		$82.62	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		508791	N
5 JANUARY 2026 PURCHASE ORDER		$132.76	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		508792	N
6 JANUARY 2026 PURCHASE ORDER		$132.76	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		508793	N
7 JANUARY 2026 PURCHASE ORDER		$51.17	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		509022	N
8 JANUARY 2026 PURCHASE ORDER		$99.93	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		509527	N
9 JANUARY 2026 PURCHASE ORDER		$405.07	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		509532	N
10 JANUARY 2026 PURCHASE ORDEF		$42.02	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		509563	N

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*				*Contract*	*PO Type*				
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
VALUAUTO	VAL-U AUTO PARTS LLC				*Account Continued*							
11 JANUARY 2026 PURCHASE ORDER		$141.95	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		509673	N
12 JANUARY 2026 PURCHASE ORDER		$51.63	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		509723	N
13 JANUARY 2026 PURCHASE ORDER		$82.50	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		509730	N
14 JANUARY 2026 PURCHASE ORDER		$13.92	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		510109	N
15 JANUARY 2026 PURCHASE ORDER		$21.62	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		510118	N
16 JANUARY 2026 PURCHASE ORDER		$191.04	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		510605	N
17 JANUARY 2026 PURCHASE ORDER		$258.68	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		510944	N
18 JANUARY 2026 PURCHASE ORDER		$103.05	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		510946	N
19 JANUARY 2026 PURCHASE ORDER		$139.13	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		511181	N
20 JANUARY 2026 PURCHASE ORDER		$201.07	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		511535	N
21 JANUARY 2026 PURCHASE ORDER		$307.60	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		511927	N
22 JANUARY 2026 PURCHASE ORDER		$539.02	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		512620	N
23 JANUARY 2026 PURCHASE ORDER		$206.64	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		512964	N
24 JANUARY 2026 PURCHASE ORDER		$30.51	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		512967	N
25 JANUARY 2026 PURCHASE ORDER		$24.52	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		513052	N
26 JANUARY 2026 PURCHASE ORDER		$465.15	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		513260	N
27 JANUARY 2026 PURCHASE ORDER		$442.05	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		513339	N
28 JANUARY 2026 PURCHASE ORDER		$32.30	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		513340	N
29 JANUARY 2026 PURCHASE ORDER		$86.56	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		513829	N
30 JANUARY 2026 PURCHASE ORDER		$276.19	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		514375	N
31 JANUARY 2026 PURCHASE ORDER		$553.94	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		514428	N
32 JANUARY 2026 PURCHASE ORDER		41.11-	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		511187	N
33 JANUARY 2026 PURCHASE ORDER		511.24-	6-01-26-300-300-259	B	EQ MNT: Vehicle Repair Mainten		R	02/05/26	02/11/26		511612	N
34 JANUARY 2026 PURCHASE ORDER		$19.99	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/05/26	02/11/26		514796	N
35 JANUARY 2026 PURCHASE ORDER		$43.92	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/05/26	02/11/26		515029	N
36 JANUARY 2026 PURCHASE ORDER		$55.80	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/05/26	02/11/26		515107	N
37 JANUARY 2026 PURCHASE ORDER		$78.72	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/05/26	02/11/26		515122	N
38 JANUARY 2026 PURCHASE ORDER		$211.48	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/05/26	02/11/26		515282	N
39 JANUARY 2026 PURCHASE ORDER		$380.42	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/05/26	02/11/26		515373	N
40 JANUARY 2026 PURCHASE ORDER		$83.70	6-01-26-300-300-337	B	EQ MNT: Police Veh Rep / Maint		R	02/05/26	02/11/26		515558	N
41 JANUARY 2026 PURCHASE ORDER		$1,022.38	6-01-25-265-265-259	B	FIRE: Vehicle Repair Maintenan		R	02/05/26	02/11/26		510717	N
42 JANUARY 2026 PURCHASE ORDER		$88.88	6-01-25-265-267-259	B	AMB SV: Vehicle Repair Mainten		R	02/05/26	02/11/26		511221	N
		$7,318.25										
26-00354	01/28/26	Floor Machine Batteries										
1 Floor Machine Batteries		$792.40	6-01-28-370-370-377	B	REC: Parks/Assoc.		R	01/28/26	02/06/26		511742	N

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
VALUAUTO	VAL-U AUTO PARTS LLC				*Account Continued*							
	Vendor Total:	**$8,110.65**										
WATER PR	WATER PROS, LLC										
26-00297	01/21/26	Water System Rental Services										
1 Water System Rental Services		$90.00	6-01-26-315-315-279	B	BUILDINGS: Other Contractual Service		R	01/21/26	02/06/26		5343	N
	Vendor Total:	**$90.00**										
WB MASON	W.B. MASON CO., INC.*										
26-00162	01/14/26	SUPPLIES										
1 SMD81351 PRESSBOARD REPORT		$35.80	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26		259399873	N
2 SMD81252 PRESSBOARD REPORT		$26.88	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26		259399873	N
3 QUA77203 CD/DVD SLEEVES		$346.40	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26		259399873	N
		$409.08										
26-00173	01/14/26	SUPPLIES										
1 UNV86920 STENO PADS		$5.16	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
2 MMM810P10K SCOTCH MAGIC TAPE		$19.79	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
3 DYM30327 FILE FOLDER LABELS		$53.00	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
4 DYM30320 ADDRESS LABELS		$29.35	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
5 WBMRB0331 RUBBERBANDS SIZE 3		$9.78	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
6 ALL24195 RUBBERBANDS SIZE 19		$5.90	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
7 WBMRB0164 RUBBERBANDS SIZE 1		$8.49	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
8 MMM684ARR4 POST-IT FLAGS		$9.96	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
9 MMM6605SSCY LINED 4X6 POST-IT		$19.98	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
10 MMM6306PK LINED POST-IT 3X3		$12.36	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	01/14/26	02/10/26			N
		$173.77										
26-00400	02/02/26	SUPPLIES										
1 SMD12910 STRAIGHT CUT FILE		$81.18	6-01-25-240-240-221	B	POLICE DEPT: Office Mat/Supp		R	02/02/26	02/12/26		259722283	N
	Vendor Total:	**$664.03**										
WESAM	WESAM ALLAM										
26-00336	01/27/26	UNIFORM										
1 UNIFORM REIMBURSEMENT		$119.00	6-01-25-240-240-222	B	POLICE DEPT: UNIFORM/CLOTHING		R	01/27/26	02/10/26		1/15/26 RECEIPT	N
	Vendor Total:	**$119.00**										
XEROX FI	XEROX CORPORATION*											
26-00440	02/04/26	METER 12/21-01/21/26 5472.0046										

Vendor #	*Name*										
P.O. #	*PO Date*	*Description*			*Contract*	*PO Type*					
Item Description		*Amount*	*Charge Account*	*Acct Type*	*Description*		*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
XEROX FI	XEROX CORPORATION*				*Account Continued*							
1 PRINT CHARGE	12/21/25-01/21/26	$25.17	6-01-20-145-145-265	B	TAX COLL: Printing & Binding		R	02/04/26	02/10/26		024995961	N
	Vendor Total:	**$25.17**										

Total Purchase Orders: 127 Total P.O. Line Items: 338 Total List Amount: $499,786.74 Total Void Amount: $0.00

Totals by Year-Fund

Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND:	5-01	$64,015.45	$0.00	$64,015.45	$0.00	$0.00	$64,015.45
CURRENT FUND:	6-01	$433,936.36	$0.00	$433,936.36	$0.00	$0.00	$433,936.36
	C-03	$1,834.93	$0.00	$1,834.93	$0.00	$0.00	$1,834.93
Total Of All Funds:		$499,786.74	$0.00	$499,786.74	$0.00	$0.00	$499,786.74

No topics were discussed necessitated a closed session.

Egg Harbor Township

Resolution No. 115
2026

Authorizing the Township Committee to convene into a Closed Executive Session to discuss matters which may involve personnel and/or legal matters

WHEREAS, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Township Committee may need to enter into closed executive session at one or more times during this meeting to discuss matters permitted under N.J.S.A. 10:4-12, including but not limited to the following:

Personnel	**Anticipated Disclosure**
Legal	**Anticipated Disclosure**

WHEREAS, minutes of said closed executive session(s) will be kept and once the matter(s) involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made available to the public in accordance with law;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Egg Harbor, County of Atlantic and State of New Jersey that the public be excluded from this meeting during such portions of the meeting as the Governing Body may deem necessary to discuss the matters set forth above.

Dated: February 18, 2026

_____
Janice F. Hughes, RMC
Township Clerk