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Any and all substantive documents are on file with the Borough Clerk

**1934<sup>th</sup> REGULAR MEETING OF JANUARY 21, 2026**

**CALL TO ORDER:**

I hereby call the Borough of Wood-Ridge Council meeting to order at \_\_\_\_\_ pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Mayor:	Paul Sarlo
Council President:	Philip Romero
Council:	Ezio Altamura
	Dominick Azzolini
	Michele Mabel
	Michael Donato
	Richard Wall
Borough Attorney:	Paul Barbire
Borough Engineer:	Brian Intindola
Borough Clerk:	Gina Affuso
Borough Administrator:	Chris Eilert

**OPEN PUBLIC MEETINGS ACT STATEMENT:**

This meeting is being held in accordance with Public Law 1975 Chapter 231, the Open Public Meetings Act, also known as the "Sunshine Law". The public meeting notice stating the date, time and place of this meeting was posted on the town bulletin board and the town website and was forwarded to the Record and TAPinto.

**CEREMONIAL PRESENTATIONS:**

None

**ADVERTISED PUBLIC HEARING:**

None

**ORDINANCES ON SECOND READING AND FINAL PASSAGE:**

None

**ORDINANCES ON FIRST READING:**

**ORDINANCE NO. 2026-1**

**AN ORDINANCE AMENDING ARTICLE IV, ENTITLED DEVELOPMENT FEES,  
OF CHAPTER 264, ENTITLED FEES**

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**ORDINANCE NO. 2026-2**

**AN ORDINANCE AMENDING CHAPTER 530, ENTITLED ZONING**

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**ORDINANCE NO. 2026-3**

**AN ORDINANCE AMENDING SECTION 10, ENTITLED DETECTIVE BUREAU, OF  
CHAPTER 114, ENTITLED POLICE DEPARTMENT**

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**ORDINANCE NO. 2026-4**

**AN ORDINANCE AMENDING SECTION 48, ENTITLED PORTABLE STRUCTURES,  
MOBILE HOMES AND TRAILERS OF CHAPTER 530, ENTITLED ZONING**

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**BE IT RESOLVED**, by the Mayor and Council of the Borough of Wood-Ridge that **Ordinance No. 2026-1, 2026-2, 2026-3 and 2026-4** as above, be passed on first reading, to be published according to law and public hearing on the Ordinance to be held at the Regular Meeting on **February 18, 2025** at 7:00 p.m. or soon thereafter as the matter can be reached, in the Municipal Building, 85 Humboldt Street, Wood-Ridge, New Jersey.

Motion: Councilperson \_\_\_\_\_, seconded by \_\_\_\_\_ moved to the adoption of **Ordinance No. 2026-1, 2026-2, 2026-3 and 2026-4**

Discussion:

Roll Call: Romero, Altamura, Azzolini, Mabel, Donato, Wall

**PETITIONS:**

None

**COMMUNICATIONS:**

Communications and correspondence received are identified on this evening's agenda has been distributed to all Council for appropriate action.

**REPORTS OF GOVERNING BODY:**

Chairs of Council Committees and Council Liaisons to Boards, Commissions, Committees & Constituencies

Mayor:	Paul Sarlo
Council President:	Philip Romero
Council:	Ezio Altamura
	Dominick Azzolini
	Michele Mabel
	Michael Donato
	Richard Wall

**REPORTS OF OFFICERS:**

Administrator:	Eilert
Borough Clerk:	Affuso
Attorney:	Barbire
Engineer:	Neglia

**REPORTS OF DEPARTMENTS:** If any, on file in clerk's office

**FIRST HEARING OF CITIZENS:**

Mayor Sarlo declares the Hearing of Citizens to be open.

**CONSENT AGENDA:**

All matters listed below are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items. If any discussion is desired by Council, that particular item will be removed from the Consent Agenda and will be considered separately.

1. **MINUTES:**

Minutes of the January 3, 2026 Reorganization Meeting.

2. **RESOLUTIONS:** Adoption of the following

- 038-2026      Payment of Bills for balance of 2025.
- 039-2026      Payment of Bills for 2026.
- 040-2026      Converting the Temporary Appointments of Lucas G. Leone, Nicholas J. Turi, and Christian R. Hutchison to Permanent Appointments as Entry-Level Police Officers of the Wood-Ridge Police Department.
- 041-2026      Authorizing Mediation Agreement between Borough of Wood-Ridge and Fair Share Housing Center.
- 042-2026      Authorizing Bergen County Utilities Authority to Provide the Services of a Certified Recycling Professional.
- 043-2026      Contract for Construction Management Service for the 14<sup>th</sup> Street Field Turf Replacement.
- 044-2026      Contract for Environmental Engineering Services for the DPW Yard
- 045-2026      Approving Memorandum of Agreement and Contract for PBA Local 313 Patrol Officers.
- 046-2026      Referring Ordinances 2026-01 and 2026-02 to the Planning Board pursuant to N.J.S.A. 40:55D-64.
- 047-2026      Authorizing Vehicles and Equipment for public auction with GovDeals.

3. **APPLICATIONS:**

- a. Wood Ridge Lions Club for an On-Premise 50/50 and Tricky Tray on January 30, 2026 at the Fiesta.
- b. Alfred M. Fiume Foundation for an Off-Premise 50/50 on April 10, 2026 at the Fiesta.
- c. PTO Midland School for an On-Premise 50/50 and Tricky Tray on March 10, 2026 at the Fiesta.
- d. Solicitor Permit for Florence Aranez of JH Mobile Detailers.

All applications have been approved by the Wood-Ridge Police Department.

4. **APPOINTMENTS:**

See New Business

5. **HIRINGS:**

See New Business

**Motion:** Councilperson \_\_\_\_\_, seconded by \_\_\_\_\_ moved to the adoption of all matters on the above **CONSENT AGENDA.**

**Roll Call:**      Romero, Altamura, Azzolini, Mabel, Donato, Wall

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

A. Mayoral Appointment of Members of the Board of Recreation

Mayor Sarlo hereby makes the following appointments not requiring the advice and consent of the Borough Council for the terms of office as listed:

One (1) Year Terms: Patrick Ambrosio, Dennis Brubaker, Jennifer DiPopolo

Two (2) Year Terms: Barbara Fischkelta, Michael R. Kaseman, Jon Wollerman

Three (3) Year Terms: Mark Alleman, Raymond Crews Jr., Melissa Prior

Four (4) Year Terms: Philip Caputo, Jason Cata, Lori Ann Iacovino

B. Adoption of Resolution 048-2026 Memorializing the Mayoral Appointments to the Board of Recreation

Motion: Councilperson \_\_\_\_\_, seconded by \_\_\_\_\_ moved the adoption.

Roll Call: Romero, Altamura, Azzolini, Mabel, Donato, Wall

C. Appointment of Jacqueline Goldklang as Director of the Department of Recreation

Mayor Sarlo hereby appoints Jacqueline Goldklang as Director of the Department of Recreation with the advice and consent of the Borough Council

Adoption of Resolution 049-2026 Appointing Jacqueline Goldklang as Director of the Department of Recreation

Motion: Councilperson \_\_\_\_\_, seconded by \_\_\_\_\_ moved the adoption.

Roll Call: Romero, Altamura, Azzolini, Mabel, Donato, Wall

**SECOND HEARING OF CITIZENS:**

Mayor Sarlo declares the Hearing of Citizens to be open.

**ADJOURNMENT:**

Since there was no further business to come before the Council, Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, moved for adjournment. By unanimous vote of the members of the Council present, the Regular Meeting of the Mayor and Council of the Borough of Wood-Ridge held on January 21, 2026 was duly adjourned at \_\_\_\_\_ p.m.

**CALL TO ORDER:**

Mayor Sarlo called the Borough of Wood-Ridge Council meeting to order at 7:05 pm.

**PLEDGE OF ALLEGIANCE:** was led by Councilman Azzolini

**ROLL CALL:** was read by Administrator Eilert

Mayor:	Paul Sarlo – present
Council President:	Philip Romero – present
Council:	Ezio Altamura – present
	Dominick Azzolini – present
	Michele Mabel – present
	Michael Donato – present
	Richard Wall – present
Borough Attorney:	Paul Barbire – present
Borough Engineer:	Brian Intindola – excused
Borough Clerk:	Gina Affuso – present
Borough Administrator:	Chris Eilert – present

**OPEN PUBLIC MEETINGS ACT STATEMENT:** was read by Administrator Eilert

This meeting is being held in accordance with Public Law 1975 Chapter 231, the Open Public Meetings Act, also known as the “Sunshine Law”. The public meeting notice stating the date, time and place of this meeting was posted on the town bulletin board and the town website and was forwarded to the Record and TAPinto.

**CEREMONIAL PRESENTATIONS:**

None

**ADVERTISED PUBLIC HEARING:**

None

**ORDINANCES ON SECOND READING AND FINAL PASSAGE:**

None

**ORDINANCES ON FIRST READING:**

**ORDINANCE NO. 2026-1**

**AN ORDINANCE AMENDING ARTICLE IV, ENTITLED DEVELOPMENT FEES,  
OF CHAPTER 264, ENTITLED FEES**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, New Jersey, that Chapter 264, entitled Fees, of the Code of the Borough of Wood-Ridge is hereby amended as follows:

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SECTION 1. Replace Article IV (§264-7 through 16), entitled Development Fees, of Chapter 264, in its entirety as follows:

**Chapter 264. Fees**  
**Article IV. Development Fees**

**§ 264-7. Purpose.**

- A. In Holmdel Builder's Association v. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 *et seq.*, and the State Constitution, subject to the then functioning Council on Affordable Housing's (COAH's) adoption of rules.
- B. Pursuant to P.L. 2008, c. 46, Section 8 (N.J.S.A. 52:27D-329.2), COAH was authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that were under the jurisdiction of the Council or a court of competent jurisdiction and had a COAH-approved spending plan were able to retain fees collected from nonresidential development.
- C. In Re: Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), also known as the Mount Laurel IV decision, the Supreme Court remanded COAH's duties to the Superior Court. As a result, affordable housing development fee collections and expenditures from the municipal affordable housing trust funds to implement municipal Third Round Fair Share Plans through July 1, 2025 were under the Court's jurisdiction and were subject to approval by the Court.
- D. Pursuant to P.L. 2024, c. 2, the authority relating to rulemaking on the collection of residential and non-residential development fees is appropriately delegated to the Department of Community Affairs, following the abolition of COAH effective March 20, 2024. As such, municipalities which have obtained or are in the process of seeking compliance certification may retain and expend these development fees.
- E. This article establishes standards for the collection, maintenance and expenditure of development fees pursuant to the regulations set forth in P.L. 2024, c. 2, N.J.S.A. 52:27D-301 *et seq.*, N.J.A.C. 5:99-1 *et seq.*, and as previously established in accordance with P.L. 2008, c. 46, Sections 8 and 32 through 38. Fees collected pursuant to this article shall be used for the sole purpose of providing low- and moderate-income housing.

**§ 264-8. When effective; spending plan.**

- A. This article shall not be effective until approved by the Dispute Resolution Program, as enforced by the Division of Local Planning Services, pursuant to P.L. 2024, c. 2, N.J.S.A. 52:27D-301 *et seq.* and N.J.A.C. 5:99-1 *et seq.*
- B. The Borough of Wood-Ridge shall not spend development fees until the Dispute Resolution Program, as enforced by the Division of Local Planning Services, has approved a plan for spending such fees in conformance with P.L. 2024, c. 2, N.J.A.C. 5:99-1 *et seq.* and N.J.S.A. 52:27D-301 *et seq.*

**§ 264-9. Definitions.**

The following terms, as used in this article, shall have the following meanings:

**ACT**

The Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 *et seq.*), as amended through P.L. 2024, c.2.

**ADMINISTRATIVE AGENT**

The individual or entity designated by the Borough and approved by the Division to administer affordable units in accordance with this chapter, the regulations of the amended Fair Housing Act (P.L.1985, c. (N.J.S.A. 52:27D-301 *et seq.*)), as designated pursuant to N.J.A.C. 5:99-7, and the Uniform Housing Affordability

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Controls set forth at N.J.A.C. 5:80-26 et seq.

**AFFORDABLE**

A sales price or rent level that is within the means of a low- or moderate-income household as defined within N.J.S.A. 52:27D-301 et seq., and, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.7, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.13, as may be amended and supplemented.

**AFFORDABLE HOUSING DEVELOPMENT**

A development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a one-hundred-percent- affordable development.

**AFFORDABLE HOUSING PROGRAM(S)**

Any method of creating or preserving actual housing units available to low- and moderate-income households or creating a realistic opportunity for the construction of such units, and any mechanism in a municipal fair share plan prepared or implemented to address a municipality's fair share obligation.

**AFFORDABLE HOUSING MONITORING SYSTEM or AHMS**

The Department of Community Affairs (DCA) or 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 UNIT**

A housing unit proposed or created pursuant to the Fair Housing Act and approved for crediting by the court and/or funded through an affordable housing trust fund.

**BOROUGH**

The Borough of Wood-Ridge, in Bergen County, New Jersey.

**COAH or THE COUNCIL**

The New Jersey Council on Affordable Housing as previously established by the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*), prior to its abolition effective March 20, 2024 through P.L. 2024, c. 2.

**COMPLIANCE CERTIFICATION**

The certification issued to a municipality by a county-level housing judge pursuant to section 3 at P.L. 2024, c. 2, 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 affordable housing round begins, which is also known as a "judgment of compliance" resulting in an "order for repose." The term "compliance certification" includes a judgment of repose granted in an action filed pursuant to section 13 at P.L. 1985, c. 222 (N.J.S.A. 52:27D-313).

**DCA or DEPARTMENT**

The State of New Jersey, Department of Community Affairs.

**DEVELOPER**

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 FEE**

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**

The Affordable Housing Dispute Resolution Program established pursuant to section 5 of P.L. 2024, c.2 (N.J.S.A. 52:27D-313.2). The Dispute Resolution Program is established within the Executive Branch of the State, for the purpose of resolving disputes associated with the Fair Housing Act with respect to municipalities seeking to obtain a certification of compliance of their adopted Housing Element & Fair Share Plan.

**DIVISION**

The Division of Local Planning Services within the Department of Community Affairs.

**EMERGENT OPPORTUNITY**

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**

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 of P.L. 1973, c. 123 (N.J.S.A. 54:1-35a through 54:1-35c). Estimates at the time of issuance of a building permit may be obtained by the Tax Assessor utilizing estimates for construction cost. Final equalized assessed value will be determined at project completion by the Municipal Tax Assessor.

**FAIR SHARE OBLIGATION**

The total of the present need and prospective need as determined by a court of competent jurisdiction.

**GREEN BUILDING STRATEGIES**

Those 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.

**HOUSING PROJECT**

A project, or distinct portion of a project, which is designed and intended to provide decent, safe, and sanitary dwellings, apartments, or other living accommodations for persons of low- and moderate-income; such work or undertaking may include buildings, land, equipment, facilities, and other real or personal property for necessary, convenient, or desirable appurtenances, streets, sewers, water service, parks, site preparation, gardening, administrative, community, health, recreational, educational, welfare, or other purposes. The term "housing project" may also be applied to the planning of the buildings and improvements, the acquisition of property, the demolition of existing structures, the construction, reconstruction, alteration, and repair of the improvements, and all other work in connection therewith.

**MIXED USE DEVELOPMENT**

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

**MUNICIPAL AFFORDABLE HOUSING TRUST FUND**

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, 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,

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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.

**NEW JERSEY AFFORDABLE HOUSING TRUST FUND**

An account established pursuant to N.J.S.A. 52:27D-320.

**NON-RESIDENTIAL DEVELOPMENT**

1. 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;

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

3. 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**

The fee authorized to be imposed pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 40:55D-8.7.)

**PAYMENT IN LIEU OF CONSTRUCTING AFFORDABLE UNITS**

The payment of funds to the municipality by a developer when affordable units are not produced on a site zoned for an inclusionary development.

**REHABILITATION**

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

**RESIDENTIAL DEVELOPMENT FEE**

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**

A plan to predict funds that will be paid into a municipality's affordable housing trust fund and to allocate how those funds will be spent to advance the interest of low- and moderate-income households subject to limitations required by law.

The definitions in the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.2 and N.J.A.C. 5:99 shall be applicable where a term is not defined. In the event of a discrepancy between a definition in this section and UHAC and N.J.A.C. 5:99, the current UHAC or N.J.A.C. 5:99 definition shall be applicable.

**§ 264-10. Residential development fees.**

A. Imposed fees.

- (1) Within the R-1, R-2 and R-3 Districts, residential developers, except for developers of the types of development specifically exempted below at §264-10B, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted.
- (2) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized. However, 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 up to 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.

- (3) Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

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

- (1) Affordable housing developments, affordable housing developments where the affordable units are being provided elsewhere in the Borough, and developments where the developer has made a payment in lieu of on-site construction for all the units in the project shall be exempt from residential development fees.
- (2) Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
- (3) Developers of owner-occupied one- and two-family structures where a previous structure occupying the lot was demolished shall be exempt from paying a development fee.
- (4) Residential structures demolished and replaced as a result of a fire, flood, or any natural disaster or catastrophe shall be exempt from paying any residential development fee, even if the new structure has an increased EAV as compared to the previous structure;
- (5) Non-profit organizations that have received tax exempt status pursuant to the Internal Revenue Code, providing current evidence of that status is submitted to the municipal clerk, together with a certification that services of the organization are provided at reduced rates to those who establish an inability to pay existing charges, shall be exempted from paying a development fee; and
- (6) Federal, State, county, and local governments shall be exempt from paying a development fee.

**§ 264-11. Nonresidential development fees.**

The Borough shall impose, collect, retain, and expend fees collected from non-residential development in accordance with the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 through 40:55D-8.7 and this chapter.

A. Imposed fees.

- (1) Within all zoning districts, nonresidential 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 nonresidential construction on an unimproved lot or lots.
- (2) Nonresidential 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 nonresidential purposes.
- (3) 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 preexisting land and improvement and the equalized assessed value of the newly improved structure, i.e., land and improvement, at the time the final certificate of occupancy is issued. If the

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calculation required under this section results in a negative number, the nonresidential development fee shall be zero.

- (4) Non-residential construction connected with the relocation of the facilities of a for-profit hospital shall be subject to the fee authorized to be imposed pursuant to this section to the extent of the increase in equalized assessed valuation.
- (5) In the event of any conflict between this ordinance and the Statewide Non-Residential Development Fee Act (SNDFA), the SNDFA shall apply.

B. Eligible exactions, ineligible exactions and exemptions for nonresidential development.

- (1) The nonresidential portion of a mixed-use inclusionary or market rate development shall be subject to the development fee of 2.5%, subject to the provisions at N.J.S.A. 52:27D-329.1 et seq, unless otherwise exempted below.
- (2) The fee of 2.5% shall not apply to an increase in equalized assessed value resulting from alterations, change in use within the existing footprint, reconstruction, renovations and repairs.
- (3) All non-residential construction of buildings or structures on property used by churches, synagogues, mosques, and other houses of worship, and property used for educational purposes, that are tax-exempt pursuant to N.J.S.A. 54:4-3.6, shall be exempt from the imposition of a non-residential development fee pursuant to this section, provided that the property continues to maintain its tax exempt status pursuant to that statute for a period of at least three years from the date of issuance of the certificate of occupancy.
- (4) Parking lots and parking structures, regardless of whether the parking lot or parking structure is constructed in conjunction with a non-residential development, or whether the parking lot is developed as an independent non-residential development;
- (5) Any non-residential development that is an amenity to be made available to the public, including, but not limited to, recreational facilities, community centers, and senior centers that are developed in conjunction with, or funded by, a non-residential developer;
- (6) Non-residential construction resulting from a relocation of, or an on-site improvement to, a nonprofit hospital or a nursing home facility;
- (7) Projects that are located within a specifically delineated urban transit hub, as defined pursuant to N.J.S.A. 34:1B-208;
- (8) Projects that are located within an eligible municipality, as defined pursuant to N.J.S.A. 34:1B-208, the Urban Transit Hub Tax Credit Act, when a majority of the project is located within a one-half mile radius of the midpoint of a platform area for a light rail system; and
- (9) Projects determined by the New Jersey Transit Corporation to be consistent with a transit village plan developed by a transit village designated by the New Jersey Department of Transportation.
- (10) A developer of a nonresidential development exempted from the nonresidential development fee pursuant to P.L. 2024, c. 2 and P.L. 2008, c. 46, as amended and supplemented, shall be subject to it at such time as the basis for the exemption no longer applies and shall make the payment of the nonresidential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the nonresidential development, whichever is later.
- (11) If a property which was exempted from the collection of a nonresidential 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 nonresidential development fees under these circumstances may be enforceable by the Borough of Wood-Ridge as a lien against the real property of the owner.

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§ 264-12. Collection procedures.

- A. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the Construction Code Official responsible for the issuance of a building permit.  
[Amended 12-20-2022 by Ord. No. 2022-21]
- B. For nonresidential developments only, the developer shall also be provided with a copy of Form N- RDF, State of New Jersey Nonresidential Development Certification/Exemption, to be completed as per the instructions provided. The developer of a nonresidential development shall complete Form N-RDF as per the instructions provided. The Construction Code Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.  
[Amended 12-20-2022 by Ord. No. 2022-21]
- C. The Construction Code Official responsible for the issuance of a building permit shall notify the local Tax Assessor of the issuance of the first building permit for a development which is subject to a development fee.  
[Amended 12-20-2022 by Ord. No. 2022-21]
- D. Within 90 days of receipt of that notice, the municipal Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- E. The Construction Code Official responsible for the issuance of a final certificate of occupancy notifies the local Assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.  
[Amended 12-20-2022 by Ord. No. 2022-21]
- F. Within 10 business days of a request for the scheduling of a final inspection, the municipal Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- G. Should the Borough of Wood-Ridge 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), as amended and supplemented.
- H. The Borough shall collect 100 percent of the development fee for residential and non-residential development at or prior to the issuance of the certificate of occupancy. Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at, or prior to, the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy. Developers shall be notified of the fee by the Borough, including when payment is required to be made, at the time of land use board approval or application for a construction permit.
- I. 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 the Board, collected fees shall be placed in an interest-bearing escrow account by the Borough of Wood-Ridge. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Uniform Tax Procedure Law, N.J.S.A. 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 nonresidential 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 Borough of Wood-Ridge. The local code enforcement official shall thereafter issue the certificate of occupancy provided that the construction is otherwise eligible for a certificate of

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occupancy. 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, N.J.S.A. 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.

**§ 264-13. Affordable Housing Trust Fund.**

- A. There is hereby created a separate, interest-bearing housing trust fund to be maintained by the Chief Financial Officer for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of units with extinguished controls. The Borough shall provide written authorization, in the form of a three-party escrow agreement between the Borough, the bank or other financial institution, and the Division, to permit the Division to direct the disbursement of the funds, as provided for at N.J.A.C. 5:99-5.6, shall be maintained at all times. This authorization shall be submitted to the Division within 21 days from the opening of the trust fund account and/or within 21 days of any change in banks or other financial institutions in which trust funds are deposited. Wood-Ridge's affordable housing trust fund shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Act and N.J.A.C 5:99-1 et seq. All development fees paid by developers pursuant to this chapter shall be deposited into this fund. The Borough shall identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-5 and include a plan for the use of the funds in its spending plan.
- B. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
- (1) Payments in lieu of on-site construction of affordable units;
  - (2) Developer-contributed funds to make 10% of the adaptable entrances in a townhouse or other multistory attached development accessible (barrier-free escrow funds);
  - (3) Rental income from municipally operated units;
  - (4) Repayments from affordable housing program loans;
  - (5) Recapture funds;
  - (6) Proceeds from the sale of affordable units;
  - (7) Enforcement fines
  - (8) Unexpended RCA funds remaining from a completed RCA project
  - (9) Any other funds collected in connection with the Borough of Wood-Ridge's affordable housing program.

**§ 264-14. Use of funds.**

- A. Funds deposited in the housing trust fund may be used for any eligible activity as set forth in the amended Fair Housing Act. (N.J.S.A. 52:27D-301 et seq.), N.J.A.C. 5:99-2, and for any housing activity as approved by Dispute Resolution Program pursuant to N.J.S.A. 52:27D-329.2.a(4) to address the municipal fair share, or by the Division pursuant to N.J.A.C. 5:99-4. Such activities include, but are not limited to:
- (1) A rehabilitation program whose purpose is to renovate deficient housing units that are occupied by low- and moderate-income households, in accordance with the New Jersey State Housing Code, N.J.A.C. 5:28, or the requirements of the Rehabilitation Subcode, N.J.A.C. 5:23-6, as applicable, and costs related to the rehabilitation of the unit. Any recaptured funds from a rehabilitation program shall be deposited into the Borough's affordable housing trust fund and subject to the provisions thereof;
  - (2) New construction of affordable housing units and related development costs; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;

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- (3) Creation of a market to affordable program to pay down the cost of unrestricted units and offer them in sound condition, for sale or rent, at affordable prices to low- and moderate-income households to address all or a portion of the affordable housing obligation;
  - (4) Extensions or improvements of roads and infrastructure directly serving affordable housing development sites; in the case of inclusionary developments, costs shall be prorated based on the proportion of affordable housing units included in the development;
  - (5) RCAs, approved prior to July 17, 2008;
  - (6) Acquisition and/or improvement of land to be used for affordable housing;
  - (7) Accessory dwelling units;
  - (8) The extension of expiring controls;
  - (9) The construction of group homes and supportive and special needs housing;
  - (10) Maintenance and repair of affordable housing units;
  - (11) To defray the costs of structured parking; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;
  - (12) Affordability assistance in accordance with N.J.A.C. 5:99-2.5;
  - (13) Repayment of municipal bonds issued to finance low- and moderate-income housing activity;
  - (14) Any other activity as specified in the approved spending plan or as approved by the Division as an emergent affordable housing opportunity; or
  - (15) Any other activity approved by the Division.
- B. Until a new spending plan is approved pursuant to the declaratory judgement action filed in accordance with the amended Fair Housing Act, the Borough shall be entitled to expend funds from the housing trust fund in accordance with the Fair Housing Act as amended in March 2024. Thereafter, funds shall not be expended to reimburse the Borough for activities that occurred prior to the authorization of the Borough to collect development fees; on attorney fees or court costs to obtain a judgment of compliance or order of repose, including any associated administration costs; on any costs in connection with a challenge to a determination of the Borough's fair share obligation; on any costs in connection with a challenge to the Borough's obligation, housing element, or fair share plan.
- C. At least 20% 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 pursuant to N.J.S.A. 52:27D-329.1 and in accordance with N.J.A.C. 5:99-2.5. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.
- (1) Affordability assistance programs may include downpayment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners' 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.
  - (2) Affordability assistance to households earning 30% or less of regional median income may include offering a subsidy to developers of inclusionary or 100 percent affordable housing developments 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 regional median income, including special needs and supportive housing opportunities. The use of development fees in this manner shall not entitle the Borough of Wood-Ridge to bonus credits except as may otherwise be allowed by applicable precedent.

- (3) Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- D. The Borough of Wood-Ridge may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance or any program or activity for which the Borough expends development fee proceeds, in accordance with N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:99-1 et seq.
- E. No more than 20% of all revenues collected from development fees may be expended on administration, in accordance with N.J.A.C. 5:99-2.4. Administrative expenses may include costs reasonably related to the determination of the fair share obligation and the development of a municipal housing element and fair share plan and may include fees necessary to develop or implement affordable housing programs, an affirmative marketing program, and/or expenses that are reasonably necessary for compliance with the processes of the Program, including, but not limited to, the costs to the Borough of resolving a challenge pursuant to the Program. Administrative expenses may also include costs associated with functions carried out in compliance with UHAC, including activities related to the marketing program and waitlist management, administering the placement of occupants in housing units, income qualification of households, monitoring the turnover of sale and rental units, preserving existing affordable housing, and compliance with the Division's monitoring requirements. The proportion of a municipal employee's salary related to the MHL or RCA administrator functions and fees for required educational programs, may be paid as an administrative expense from the municipal affordable housing trust fund.

**§ 264-15. Monitoring.**

The Borough of Wood-Ridge shall comply with the monitoring and reporting requirements set forth in N.J.S.A. 52:27D-329.2 and N.J.S.A. 52:27D-329.4, and as set forth at N.J.A.C. 5:99-5.

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

**SECTION 3.** If any part, sections, provisions, or the total of any of the abovementioned publications are held to be invalid or unenforceable by any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Borough of Wood-Ridge.

**SECTION 4.** This Ordinance shall become effective immediately upon adoption and publication according to law.

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**ORDINANCE NO. 2026-2**

**AN ORDINANCE AMENDING CHAPTER 530, ENTITLED ZONING**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, New Jersey, that Chapter 530, entitled Zoning, of the Code of the Borough of Wood-Ridge is hereby amended as follows:

**SECTION 1.** Replace §530-12, entitled OLIP Overlay of Light Industrial Park District, in its entirety as follows:

**530-12 OLIP Overlay of Light Industrial Park District.**

**A. Purpose and intent.**

- (1) The purpose and intent of this section is to establish an initial overlay zone which is an alternative to the existing zoning with regard to this area. The application of this section does not affect the existing underlying Light Industrial Park zoning of the entire property. This section provides a series of new permitted land uses which are in addition to those provided in the current land use ordinance of the Borough.

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- (2) The purpose of the overlay zone is to allow uses which are currently not permitted in the Light Industrial Park Zone, which is the current zoning of this property. It is intended that such uses will facilitate the overall redevelopment of this area of the Borough in a manner consistent with the West Side Wood-Ridge Redevelopment Plan.
- B. The overlay zone. Block 320, Lot 1.01 (portion), of approximately 28.3 acres shall be included in the overlay zone which is currently zoned as a Light Industrial Park. The following exhibit is a metes and bounds description of the section of the property expressly designated to be included in the overlay zone.
- C. Permitted and prohibited uses in the overlay zone.
- (1) The uses permitted in the overlay zone shall be those set forth as follows:
    - (a) Public recreation and parks; active, passive and health club or similar uses;
    - (b) Primary, secondary and postsecondary public schools;
    - (c) Train station and related uses, including kiosks;
    - (d) Structure for parking not to exceed five stories;
    - (e) Professional and commercial offices;
    - (f) Retail uses as defined and permitted in the T-4 Neighborhood Center Zone as set forth in the West Side Wood-Ridge Redevelopment Plan;
    - (g) Residential uses as defined and permitted in the T-4 Neighborhood Center Zone, except that detached single-family homes shall not be permitted in the overlay zone; and
    - (h) All uses permitted as set forth in the T-4 Neighborhood Center Zone.
  - (2) All uses not listed above as permitted are deemed to be prohibited in the overlay zone.
- D. Regulations of permitted use. The uses permitted in this overlay zone shall be subject to the bulk zoning requirements of the T-4 Neighborhood Center Zone, including all architectural, streetscape and landscaping provisions set forth for these uses in the West Side Wood-Ridge Redevelopment Plan, except for the following:
- (1) No single retail use in the overlay zone shall exceed 35,000 square feet;
  - (2) The minimum lot size for a developable lot for any nonresidential use shall be not less than 2,500 square feet;
  - (3) The maximum height of any structure or building in the zone, with the exception of the pedestrian overpass for the train station, shall be five stories; and
  - (4) Residential density for affordable and market-rate housing developed pursuant to applicable affordable housing regulations, which shall be at the direction of the Borough, shall not exceed the approximate residential per-acre density in the T-4 Neighborhood Center Zone. Residential development shall be only in the area demarcated on the exhibit, which is an area of approximately 12 acres in the overlay zone.
  - (5) Affordable Housing Requirements. Low- and moderate-income dwelling units shall be provided in accordance with this subsection. The minimum affordable housing set-aside shall be 20% of the dwelling units in the development. Low- and moderate-income housing units shall be governed by the standards set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and shall comply with any other relevant state statutes and regulations. All development including affordable dwelling units shall also be subject to Article XVIII, Affordable Housing, of the Revised General Ordinances of the Borough of Wood-Ridge. In the event of any conflict between Article XVIII, Affordable Housing, of the General Ordinances of the Borough of Wood-

Ridge and the regulations of the New Jersey Housing and Mortgage Finance Agency (HMFA), the HMFA regulations shall control.

**SECTION 2.** Establish a new Article XVIII, entitled Affordable Housing, Subchapters §530-125 through 145, as follows:

**ARTICLE XVIII AFFORDABLE HOUSING**

**530-125 Purpose and applicability.**

The purpose of this chapter is to include provisions addressing the Borough of Wood-Ridge's constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Administrative Director of the Courts and as stipulated by P.L.2024, c. 2 and N.J.S.A. 52:27D-301 et seq. (the amended Fair Housing Act). N.J.A.C. 5:99-1 et seq., as amended and supplemented, establishes procedures to be used by municipalities in addressing and implementing the requirements set forth in the Amended Fair Housing Act. P.L. 2024, c.2 also established the Affordable Housing Dispute Resolution Program ("Dispute Resolution Program"), which provides a new process for municipalities to come into constitutional compliance with their affordable housing obligations. This chapter is intended to assure compliance with the foregoing provisions and with the regulations of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as amended and supplemented, including provisions for unit affordability controls as well as eligibility for low- and moderate-income households. This chapter shall apply except where inconsistent with applicable law.

The provisions of this section shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created within the Borough of Wood-Ridge pursuant to the Borough's most recently adopted Housing Element and Fair Share Plan.

**530-126 Intent.**

It is the intent of this chapter to regulate the development and management of low- and moderate-income units constructed in compliance with the Housing Plan Element and Fair Share Plan of the Borough of Wood-Ridge.

**530-127 Reporting requirements.**

- A. Trust fund activity. Wood-Ridge shall comply with the reporting requirements set forth in N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-5.
- B. Affordable housing activity. Wood-Ridge shall comply with the reporting requirements set forth in N.J.S.A.
- C. 52:27D-329.4 and N.J.A.C. 5:99-5.

**530-128 Definitions.**

The following terms when used in this chapter shall have the meanings given in this Section:

**ACT**

The Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 *et seq.*), as amended through P.L. 2024, c.2.

**ADAPTABLE**

Constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.

**ADMINISTRATIVE AGENT**

The individual or entity designated by the Borough and approved by the Division as pursuant to N.J.A.C. 5:99-7, to administer affordable units in accordance with this chapter, the regulations of the amended Fair Housing Act (P.L.1985, c. (N.J.S.A. 52:27D-301 *et seq.*, and the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26 *et seq.*

**AFFIRMATIVE MARKETING**

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

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**AFFORDABILITY AVERAGE**

The average percentage of regional median income at which new restricted units in an affordable housing development are affordable to low- and moderate-income households.

**AFFORDABLE**

A sales price or rent level that is within the means of a low- or moderate-income household as defined within N.J.S.A. 52:27D-301 *et seq.*, and, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.7, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.13, as may be amended and supplemented.

**AFFORDABLE HOUSING DEVELOPMENT**

A development included in or approved pursuant to the Housing Element and Fair Share Plan or otherwise intended to address the Borough's fair share obligation, and includes, but is not limited to, an inclusionary development, a municipal construction project or a one hundred (100%) percent affordable housing development.

**AFFORDABLE HOUSING PROGRAM(S)**

Any method of creating or preserving actual housing units available to low- and moderate-income households or creating a realistic opportunity for the construction of such units, and any mechanism in a municipal fair share plan prepared or implemented to address a municipality's fair share obligation.

**AFFORDABLE HOUSING MONITORING SYSTEM or AHMS**

The Department of Community Affairs (DCA) or 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 UNIT**

A housing unit proposed or created pursuant to the Fair Housing Act and approved for crediting by the court and/or funded through an affordable housing trust fund.

**AGENCY**

The New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 *et seq.*).

**AGE-RESTRICTED UNIT**

A housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population where the adult member of the family who is the head of the household for the purposes of determining income eligibility and rent is a minimum age of either 62 years, or 55 years and meets the provisions of 42 U.S.C. §§ 3601 through 3619, except that due to death, a surviving spouse of less than 55 years of age is permitted to continue to reside in the unit.

**ALTERNATIVE LIVING ARRANGEMENTS**

A structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangements include, but are not limited to: transitional facilities for the homeless; Class A, B, C, D and E boarding homes as regulated by the State of New Jersey, Department of Community Affairs; residential health care facilities as regulated by the State of New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and, congregate living arrangements.

**ASSISTED LIVING RESIDENCE**

A facility that is licensed by the State of New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four (4) or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one (1) unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

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**BARRIER-FREE ESCROW**

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.

**BOROUGH**

The Borough of Wood-Ridge, in Bergen County, New Jersey.

**CERTIFIED HOUSEHOLD**

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

**CHOICE**

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

**COAH or THE COUNCIL**

The Council on Affordable Housing, as previously established by the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), abolished effective March 20, 2024 pursuant to Section 3 at through P.L.2024, c.2 (N.J.S.A. 52:27D-304.1).

**COMPLIANCE CERTIFICATION**

The certification issued to a municipality by a county-level housing judge pursuant to section 3 at P.L. 2024, c. 2, 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 affordable housing round begins, which is also known as a "judgment of compliance" resulting in an "order for repose." The term "compliance certification" includes a judgment of repose granted in an action filed pursuant to section 13 at P.L. 1985, c. 222 (N.J.S.A. 52:27D-313).

**CONSTRUCTION**

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.).

**CONTINUUM OF CARE or CoC**

One of the 16 local planning bodies in New Jersey that coordinate service providers and other interested parties to prevent and end homelessness, as authorized by subtitle C of Title IV of the McKinney-Vento Homeless Assistance Act of 1987, 42 U.S.C. §§ 11431 through 11435.

**COUNTY-LEVEL HOUSING JUDGE**

A judge appointed pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2), 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 or DEPARTMENT**

The State of New Jersey, Department of Community Affairs.

**DISPUTE RESOLUTION PROGRAM or THE PROGRAM**

The Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L. 2024, c.2 (N.J.S.A. 52:27D-313.2). The Dispute Resolution Program is established within the Executive Branch of the State, for the purpose of resolving disputes associated with the Fair Housing Act with respect to municipalities seeking to obtain a certification of compliance of their adopted Housing Element & Fair Share Plan.

**DEFICIENT HOUSING UNIT**

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

**DEVELOPER**

Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land included in a proposed development including the holder of an option to contract to purchase, or other person having an enforceable proprietary interest in such land.

**DEVELOPMENT**

The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use 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 N.J.S.A. 40:55D-1 *et seq.*

**DEVELOPMENT APPLICATION**

The application form and all accompanying documents required by ordinance for approval of a subdivision plat, a site plan, planned development, conditional use, zoning variance, or direction of the issuance of a permit pursuant to N.J.S.A. 40:55D-34 or 40:55D-36.

**DIVISION**

Means the Division of Local Planning Services in DCA.

**EMERGENT OPPORTUNITY**

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**

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.

**EXCLUSIONARY ZONING LITIGATION**

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**

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 or AFFORDABLE HOUSING OBLIGATION**

The total of the present need and prospective need as determined by a court of competent jurisdiction.

**FAIR SHARE PLAN**

The plan that describes the mechanisms, strategies and the funding sources, if any, by which the Borough proposes to address its affordable housing obligation as established in the Housing Element, including the draft ordinances necessary to implement that plan, and addresses the requirements of P.L.1985, c.222 (N.J.S.A. 52:27D-301 *et seq.*).

**HOUSING ELEMENT**

The portion of the Borough's Master Plan, required by the Municipal Land Use Law ("MLUL"), *N.J.S.A. 40:55D-28b(3)* and the Act, that includes the information required by *N.J.S.A. 52:27D-301 et seq.*, and establishes the Borough's fair share obligation.

**HOUSEHOLD INCOME**

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 PROJECT**

A project, or distinct portion of a project, which is designed and intended to provide decent, safe, and sanitary dwellings, apartments, or other living accommodations for persons of low- and moderate-income; such work or undertaking may include buildings, land, equipment, facilities, and other real or personal property for necessary, convenient, or desirable appurtenances, streets, sewers, water service, parks, site preparation, gardening, administrative, community, health, recreational, educational, welfare, or other purposes. The term "housing project" may also be applied to the planning of the buildings and improvements, the acquisition of property, the demolition of existing structures, the construction, reconstruction, alteration, and repair of the improvements, and all other work in connection therewith.

**HOUSING REGION**

A geographic area established pursuant to *N.J.S.A. 52:27D-304.2b*

**INCLUSIONARY DEVELOPMENT**

A development containing both affordable units and market rate units, in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate- income households. This term includes, but is not limited to: new construction, the conversion of a non-residential structure to residential use and the creation of new affordable units through the gut rehabilitation or reconstruction of a vacant residential structure.

**JUDGMENT OF COMPLIANCE OR JUDGMENT FOR REPOSE**

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**

A household with a household income equal to fifty (50%) percent or less of the regional median income.

**LOW-INCOME UNIT**

A restricted unit that is affordable to a low-income household.

**MAJOR SYSTEM**

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 and load bearing structural systems.

**MARKET-RATE UNITS**

Housing not restricted to low- and moderate-income households that may sell or rent at any price.

**MODERATE-INCOME HOUSEHOLD**

A household with a household income in excess of fifty (50%) percent but less than or equal to eighty (80%) percent of the regional median income.

**MODERATE-INCOME UNIT**

A restricted unit that is affordable to a moderate-income household.

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**MONI**

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

**MULTIFAMILY UNIT**

A structure containing five (5) or more dwelling units.

**MUNICIPAL HOUSING LIAISON or MHL**

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, and oversight of the authorization of individuals being provided access to the AHMS.

**MUNICIPAL HOUSING TRUST FUND**

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, 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 as governed at N.J.A.C. 5:99-2.

**NEW CONSTRUCTION**

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.

**NON-EXEMPT SALE**

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.

**ORDER FOR REPOSE**

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**

The payment of funds to the municipality by a developer when affordable units are not produced on a site zoned for an inclusionary development.

**PRESENT NEED**

The number of substandard existing deficient housing units in the municipality currently occupied by low- and moderate-income households, which is calculated pursuant to N.J.S.A. 52:27D-329.1 et seq. Also known as the "rehabilitation obligation."

**PRICE DIFFERENTIAL**

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** — A housing unit that addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive

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

#### RANDOM SELECTION PROCESS

A lottery process by which currently income-eligible 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 veteran's 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.

#### REGIONAL ASSET LIMIT

The maximum housing value in each housing region affordable to a four-person household with an income at eighty (80%) percent of the regional median as defined by duly adopted Regional Income Limits published annually by the Affordable Housing Professionals of New Jersey or other entity approved by the court.

#### REGIONAL CONTRIBUTION AGREEMENT or RCA

A contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into 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

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

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

#### RENT

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. In assisted living residences, rent does not include charges for food and services.

#### RESTRICTED UNIT

A dwelling unit, whether a rental unit or an ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as amended and supplemented, but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

#### UHAC

The Uniform Housing Affordability Controls, as set forth in N.J.A.C. 5:80-26 *et seq.*, as amended and supplemented.

#### UHORP

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

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**VERY LOW-INCOME HOUSEHOLD**

A household with a household income less than or equal to thirty (30%) percent of the regional median income.

**VERY LOW-INCOME UNIT**

A restricted unit that is affordable to a very low-income household.

**VETERAN**

A veteran as defined at N.J.S.A. 54:4-8.10.

**VETERANS' PREFERENCE**

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 fifty (50%) percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311j.

**WEATHERIZATION**

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 purposes of a rehabilitation program.

**95/5 RESTRICTION**

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 ninety-five (95%) percent of the price differential to be paid to the municipality or an instrument of the municipality at the first non-exempt sale following the expiration of the deed restriction.

The definitions in the Uniform Housing Affordability Controls (UHAC) at N.J.A.C 5:80-26.2 shall be applicable where a term is not defined. In the event of a discrepancy between a definition in this section and UHAC, the current UHAC definition shall be applicable.

**530-129 Inclusionary zoning requirements.**

- A. The regulations of the OLIP Overlay of Light Industrial Park District are set forth at §530-12.
- B. Borough-wide Mandatory Setaside: Any residential development consisting of five or more dwelling units at a density of six units per acre or greater shall reserve at least twenty percent of the residential units in the development for low- and moderate-income households.
- C. If the calculation of the total number of affordable units required yields a fraction of less than one-half of a unit (0.5) then either a pro-rated payment in lieu or one (1) additional unit shall be provided. If the calculation of the total number of affordable units required yields a fraction greater than one-half of a unit (0.5), the obligation shall be rounded up and the additional unit shall be provided.
- D. Inclusionary developments shall adhere to the project phasing requirements as set forth in UHAC, N.J.A.C. 5:80-26.1 *et seq.*, as amended and supplemented.
- E. Design:
  1. In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.
  2. The occupancy standards set forth at N.J.A.C. 5:80-26.5 shall be applicable regarding the design of proposed affordable housing developments.

**530-130 New construction**

The required income and bedroom distributions of affordable housing units, as well as additional applicable standards, shall be as set forth in UHAC, N.J.A.C. 5:80-26.1 *et seq.*, as amended and supplemented.

- A. Low/moderate split and bedroom distribution of affordable housing units:

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1. The fair share obligation 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.
2. At least thirteen (13%) percent of all restricted units within each bedroom distribution shall be very low-income units (affordable to a household earning thirty (30%) percent or less of regional median income). The very low-income units shall be counted as part of the required number of low-income units within the development.
3. At least twenty-five (25%) percent of the obligation shall be met through rental units, including at least half in rental units available to families.
4. A maximum of thirty (30%) percent of the Borough's obligation may be met with age restricted units. At least half of all affordable units in the Borough's Plan shall be available to families.
5. Unless otherwise approved pursuant to 9, below, affordable developments that are not age-restricted or supportive housing shall be structured in conjunction with realistic market demands such that:
  - (a) At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;
  - (b) Two-bedroom and/or three-bedroom units compose at least fifty (50%) percent of all restricted units;
  - (c) The combined number of restricted efficiency and one-bedroom units, rounded up or down to the nearest whole number in either direction, shall be no greater than twenty (20%) percent of the total low- and moderate-income units;
  - (d) At least thirty (30%) percent of all restricted units, rounded up or down to the nearest whole number in either direction, shall be two-bedroom units;
  - (e) At least twenty (20%) percent of all restricted units, rounded up or down to the nearest whole number in either direction, shall be three-bedroom units; and,
  - (f) The remaining restricted units may be allocated at the discretion of the developer in accordance with the Borough's housing element and fair share plan.
6. Unless otherwise approved pursuant to 9, below, affordable developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangement, shall be structured such that, at a minimum, the number of bedrooms within restricted units shall equal the number of restricted units. This standard may be met by having a two (2)-bedroom unit for each efficiency unit. In affordable developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must compose at least five (5%) percent of those restricted units.
7. Unless otherwise approved pursuant to 9, below, in each affordable development, the following income distribution requirements must be independently satisfied by the restricted units that are age-restricted, the restricted units that are supportive housing, and the restricted units that are neither age-restricted nor supportive housing, as well as by all of the restricted units in the development, considered in the aggregate:
  - (a) At least fifty (50%) percent of all restricted units are low-income or very-low-income units;
  - (b) At least fifty (50%) percent of all restricted efficiency or one-bedroom units, rounded up or down to the nearest whole number in either direction, are low-income units or very-low-income units;
  - (c) At least fifty (50%) percent of all restricted two-bedroom units, rounded up or down to the nearest whole number in either direction, are low-income units or very-low-income units;
  - (d) At least fifty (50%) percent of all restricted three-bedroom units are low-income units or very-low-income units;

- (e) At least fifty (50%) percent of all restricted units with four or more bedrooms, rounded up or down to the nearest whole number in either direction, are low-income units or very-low-income units; and
  - (f) Any very-low-income units are 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. For example, if half of the restricted units are two-bedroom units, then half of the very-low-income units should be two-bedroom units.
8. The requirements at 6, 7, and 8 above must be satisfied by all restricted units in the Borough, considered in the aggregate. The individual requirements at 6, 7, and 8 above may be waived or altered for a specific affordable development with written approval from the Division if such waiver or alteration would not result in a material deviation from the municipal housing element and fair share plan. Any waiver or alteration that would result in a material deviation from the municipal housing element and fair share plan must receive written approval from a county-level housing judge

B. Accessibility requirements:

- 1. The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.
- 2. All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least (1) one other dwelling unit shall have the following features:
  - (a) An adaptable toilet and bathing facility on the first (1<sup>st</sup>) floor; and,
  - (b) An adaptable kitchen on the first (1<sup>st</sup>) floor; and,
  - (c) An interior accessible route of travel on the (1<sup>st</sup>) first floor; and,
  - (d) An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first (1<sup>st</sup>) floor; and,
  - (e) If not all of the foregoing requirements in 2.(a) through 2.(d) can be satisfied, then an interior accessible route of travel must be provided between stories within an individual unit, but if all of the terms of paragraphs 2.(a) through 2.(d) above have been satisfied, then an interior accessible route of travel shall not be required between stories within an individual unit; and,
  - (f) An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-31 1a *et seq.*) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the Borough has collected funds from the developer sufficient to make ten (10%) percent of the adaptable entrances in the development accessible:
    - (1) Where a unit has been constructed with an adaptable entrance, upon the request of a person with disabilities who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
    - (2) To this end, the builder of restricted units shall deposit funds within the Borough affordable housing trust fund sufficient to install accessible entrances in ten (10%) percent of the affordable units that have been constructed with adaptable entrances.
    - (3) The funds deposited under paragraph (f)(2) above shall be used by the Borough 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.

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- (4) The developer of the restricted units shall submit a design plan and cost estimate to the Borough Construction Official for the conversion of adaptable to accessible entrances.
- (5) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet 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 Borough's affordable housing trust fund in care of the Borough's Chief Financial Officer who shall ensure that the funds are deposited into the affordable housing trust fund and appropriately earmarked.
- (6) Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is "site impracticable" to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7.

C. Maximum 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 utilizing the most recently published regional weighted average of the uncapped Section 8 income limits published by HUD.
2. The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than sixty (60%) percent of regional median income; however, municipalities may permit a maximum rent affordable to households earning no more than seventy (70%) percent of regional median income for moderate-income units within affordable developments where very-low-income units compose at least thirteen (13%) percent of the restricted units. In such developments, the number of units with rent affordable to households earning seventy (70%) percent of regional median income may not exceed the number of very-low-income units in excess of thirteen (13%) percent of the restricted units. The average rent for restricted rental units shall be affordable to households earning no more than fifty two (52%) percent of regional median income.
3. The developers and/or municipal sponsors of restricted rental units shall establish at least one (1) rent for each bedroom type for both very-low-income, low-income and moderate-income units, provided that at least thirteen (13%) percent of all rental restricted units shall be affordable to very low-income households, (earning thirty (30%) percent or less of the regional median household income) with at least half of such units made available for very-low-income families with children. Such very low-income units shall be counted toward the minimum fifty (50%) percent low-income housing requirement to address the Borough's prospective need obligation. Nothing in this subsection precludes the Borough from requiring affordable developments to have at least thirteen (13%) percent of restricted units be affordable to and reserved for very-low-income households.
4. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than seventy (70%) percent of regional median income, and each affordable development must achieve an affordability average of fifty five (55%) percent for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different sales prices for each bedroom type, and low-income ownership units must be available for at least two (2) different sales prices for each bedroom type.
5. In determining the initial sales prices and rent levels for compliance with the affordability average requirements for restricted units other than assisted living facilities and age-restricted developments, the following standards shall be used:
  - (a) A studio or efficiency unit shall be affordable to a one (1)-person household;
  - (b) A one (1)-bedroom unit shall be affordable to a one and one-half (1 ½)-person household;
  - (c) A two (2)-bedroom unit shall be affordable to a three (3)-person household;

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- (d) A three-(3) bedroom unit shall be affordable to a four and one-half (4 ½)-person household; and
  - (e) A four (4)-bedroom unit shall be affordable to a six (6)-person household.
6. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted developments, the following standards shall be used:
- (a) A studio or efficiency unit shall be affordable to a one (1)-person household;
  - (b) A one (1)-bedroom unit shall be affordable to a one and one-half (1 ½)-person household; and,
  - (c) A two (2)-bedroom unit shall be affordable to a two (2)-person household or to two (2) one (1)-person households.
7. 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 ninety-five (95%) percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), taxes, homeowner and private mortgage insurance and realistic condominium or homeowner association fees do not exceed thirty (30%) percent of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, 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.
8. The administrative agent shall set the initial rent for a restricted rental unit. The initial rent for a restricted rental unit shall be calculated so as not to exceed thirty (30%) percent of the eligible monthly income of the appropriate size household, as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. For assisted living units, the combined cost of rent, food, and services may not exceed eighty (80%) percent of the eligible monthly income of the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.4.
9. The maximum resale price for a restricted ownership unit, if the resale occurs prior to the one-year anniversary of the date on which title to the unit was first transferred to a certified household, is the initial purchase price. 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.
10. 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." The maximum allowable rent increase for the year will be effective as of the same date as the regional median income limits determined pursuant to N.J.A.C. 5:80-26.3. This rent increase may not exceed five (5%) percent in any one year and notice thereof must be filed with the administrative agent. Rents for units constructed pursuant to low- income housing tax credit regulations shall be indexed pursuant to the regulations governing low- income housing tax credits.

**530-131 Utilities.**

- A. Affordable units shall utilize the same type of cooling and heating sources as market units within an inclusionary development.

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- B. Tenant-paid utilities included in the utility allowance shall be set forth in the lease and shall be consistent with the utility allowance approved by DCA for its Section 8 program. For units constructed with State funding, an alternate utility allowance approved by DCA or the Agency must be used. For units that receive ENERGYSTAR certification, a utility allowance calculated according to an energy consumption model provided by an energy consultant with an active registration with the New Jersey Board of Public Utilities must be used, subject to approval by the administrative agent.

**530-132 Occupancy Standards.**

- A. The occupancy standards set forth at N.J.A.C. 5:80-26.5 shall be applicable.
- B. In referring certified households to specific restricted units, the administrative agent shall, to the extent feasible and without causing an undue delay in the occupancy of a unit, strive to:
  - 1. Provide at least one occupant for each bedroom, except for age-restricted units;
  - 2. Provide a bedroom for every two adult occupants;
  - 3. 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
  - 4. Avoid placing a one-person household into a unit with more than one bedroom.

**530-133 Control periods for restricted ownership units and enforcement mechanisms.**

- A. 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 requirements of this chapter for a deed-restricted control period. The minimum duration of the control period is:
  - 1. Thirty years for any ownership unit created on or after December 20, 2024
  - 2. Thirty years for any ownership unit receiving an extension of affordability controls on or after December 20, 2024, unless the original term of affordability exceeds 30 years, in which case, the minimum control period for the extension is the number of years, not less than 20 years, that in combination with the original term results in 60 years of affordability.
  - 3. Governed by the grant of substantive certification, judgment of compliance, grant agreement, or other contract for any prior round ownership unit, including all units governed by 95/5 restrictions, sold before December 20, 2024; and
  - 4. Governed by the form of UHAC in effect as of December 20, 2004, for any unit sold between December 20, 2004 and December 20, 2024, that is not the subject of a grant of substantive certification, judgment of compliance, grant agreement, or other contract.
- B. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit, or, if existing affordability controls are being extended, on the effective date of the extension. The date of commencement must be identified in the deed restriction.
- C. For each restricted ownership unit, at initial sale, the administrative agent shall determine a preliminary recapture amount equal to the price differential between the restricted price for the unit, based on the requirements at N.J.A.C. 5:80-26.7, and the non-restricted, fair market value of the unit, based on either an appraisal or the unit's equalized assessed value.
- D. The initial purchaser and each successive purchaser during the control period shall execute and deliver to the administrative agent a recapture note, secured by a recapture lien evidenced by a duly recorded mortgage on the unit, obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay a recapture amount at the time of the exit sale. The recapture note and lien must be determined upon exit sale and will be equal to the price differential minus the equity share amount, or another amount determined by an ordinance of the municipal governing body, which must be less than the price differential minus the equity share amount.

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- E. The affordability controls set forth in this chapter and within N.J.A.C. 5:80-26.1 et seq, shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
- F. A restricted ownership unit shall be required to obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the unit meets all code standards upon the first transfer of title following the expiration of the deed-restricted control period provided pursuant to N.J.A.C. 5:80-26.6(a), as may be amended and supplemented.

**530-134 Price restrictions for restricted ownership units, homeowner association fees and resale prices.**

- A. 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:
  - 1. The initial purchase price for a restricted ownership unit shall be set by the administrative agent.
  - 2. The administrative agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
  - 3. The master deeds and declarations of covenants and restrictions of affordable developments shall provide no distinction between restricted units and market-rate units in the calculation of the condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those paid by market 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.
  - 4. The owners of restricted ownership units may apply to the administrative agent to increase the maximum sales price for the unit to reflect eligible capital improvements completed since they purchased the unit. Eligible capital improvements shall be those that render the unit suitable for a larger household, that is, ~~or~~ the addition of a bedroom and/or bathroom.

**530-135 Buyer Income Eligibility.**

- A. Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.8, as may be amended and supplemented. Very-low-income ownership units are reserved for households with a household income less than or equal to thirty (30) percent of regional median income. Low-income ownership units shall be reserved for households with a household income less than or equal to fifty (50%) percent of regional median income and moderate-income ownership units shall be reserved for households with a household income less than or equal to eighty (80%) percent of regional median income.
- B. Notwithstanding the foregoing, however, the administrative agent may, upon approval by the Mayor and Borough Council, permit moderate-income purchasers to buy low-income units in housing markets where, as determined by the Division, units are reserved for low-income purchasers, but there is an insufficient number of eligible low-income purchasers to permit prompt occupancy of the units. All such low-income units to be sold to moderate-income households shall retain the required pricing and pricing restrictions for low-income units. 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. Again, all such very-low-income units to be sold to low-income households shall retain the required pricing and pricing restrictions for very-low-income units.
- C. 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 (1) year.
- D. 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, taxes, homeowner and private mortgage insurance and realistic condominium or homeowner association fees, as applicable) does not exceed thirty five (35%) percent of the household's eligible monthly income.

**530-136 Limitations on indebtedness secured by ownership unit; subordination.**

- A. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall submit to the administrative agent a notice of intent to incur such indebtedness, (for example, a home equity loan or solar loan), in such form and with such documentary support as determined by 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.
- B. With the exception of original purchase money mortgages, during a control period, neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed ninety-five (95%) percent of the maximum allowable resale price of the unit, as such price is determined by the administrative agent in accordance with N.J.A.C. 5:80-26.7(c).

**530-137 Capital improvements to ownership units.**

- A. The owners of restricted ownership units may apply to the administrative agent to recalculate the maximum sales price for the unit to reflect eligible capital improvements made since the purchase of the unit. Eligible capital improvements shall be those that render the unit suitable for a larger household, that is the addition of an additional bedroom and/or bathroom. In no event shall the maximum sales price of an improved housing unit exceed the limits of affordability for the larger household.
- B. 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, or flooring) 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. 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, which shall be subject to ten (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 owner 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 resale.

**530-138 Control periods for restricted rental units**

- A. 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 chapter for a deed-restricted control period. The minimum duration of the control period is set forth below. LIHTC units are not governed by the provisions of this section, but rather by the provisions of the State's Qualified Allocation Plan, N.J.A.C. 5:80-33.1 through 33.40.
  - 1. Forty years for any rental unit created on or after December 20, 2024;
  - 2. Thirty years for any rental unit in a one-hundred (100%) percent affordable property that, on or after December 20, 2024, elects to extinguish its existing deed restriction to enter into a new deed restriction and commence refinancing and/or rehabilitation for the purpose of preservation;
  - 3. Thirty years for any other rental unit that, on or after December 20, 2024, extends its affordability controls for a new term of affordability, unless the original term of affordability exceeds 30 years, in which case, the minimum control period for the extension is the number of years, not less than 20, that in combination with the original term results in 60 years of affordability;
  - 4. Governed by the grant of substantive certification, judgment of compliance, grant agreement, or other contract for any prior round rental unit that was issued its certificate of occupancy before December 20, 2024; and
  - 5. Governed by the form of UHAC in effect as of December 20, 2004, for any prior round rental unit that was issued its certificate of occupancy between December 20, 2004 and December 20, 2024, and that is not the subject of a grant of substantive certification, judgment of compliance, grant agreement, or other contract.

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- B. The control period for the restricted rental unit(s) in a development commences 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. The control period for the restricted rental unit(s) in a development continues until the end date identified in the deed restriction, or until the minimum duration has elapsed if a specific end date cannot be determined according to the terms of the deed restriction. After the end of the control period, each restricted rental unit in the development remains subject to the affordability controls of this subchapter until:
1. The occupant household vacates the unit, at which point affordability controls terminate; or
  2. The occupant household's household income is found to exceed eighty (80%) percent of the regional median income for the relevant household size, after which affordability controls terminate at the later of either the next scheduled lease renewal or in 60 days.
- C. Deeds of all real property that include restricted rental units created or extended pursuant to the existing rules shall contain deed restriction language that conforms with the requirements of this subchapter and is substantially in the form set forth at N.J.A.C. 5:80-26 Appendix E. The deed restriction must meet the following requirements:
1. Is to be read in accordance with the requirements of this subchapter, such that any term that directly conflicts with or circumvents the requirements of this subchapter, regardless of intention, is unenforceable, of no legal effect, and contrary to the public policy of the State;
  2. Is governed by the requirements of this subchapter regardless of the language ultimately utilized in the recorded deed restriction document;
  3. Is severable, such that invalidation of any provision due to inconsistency with these regulations will not terminate the deed restriction, but, rather, will result in the deed restriction being read to include the provision of these regulations with which the original language was inconsistent;
  4. Has priority over all mortgages on the property; and
  5. Must be filed with the records office of the county in which the unit is located by the developer or owner of the restricted rental units, who then must, no later than 30 days after the commencement of the control period, provide to the administrative agent:
    - (i) A copy of the filed deed restriction; and
    - (ii) Certification by the preparer of the deed restriction that the deed restriction conforms with all requirements of this subchapter, and that the deed restriction language at N.J.A.C. 5:80-26 Appendix E, has been included therein.
- D. Failure to record a deed restriction does not, under any circumstances, excuse a property from the requirements of this subchapter. If a development is sold by a developer prior to recording the deed restriction, the buyer is not excused from adhering to the requirements of this subchapter and any recourse shall be to recover from the seller rather than seeking to extinguish any affordability controls of the development. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the Borough shall record a preliminary instrument in the form set forth at N.J.A.C. 5:80-26 Appendix P-2, incorporated herein by reference that specifies, at a minimum, the total number of rental units to be constructed/rehabilitated, the number of restricted rental units to be constructed/rehabilitated, the anticipated numbers of restricted rental units that will be very-low-income, low-income, and moderate-income, the address(es) and parcel(s) of the property, and the anticipated timeline for completion, including projected phasing. The preliminary instrument must provide that it will be replaced by the recording of a full deed restriction prior to the issuance of the certificate of occupancy, at which point the preliminary instrument will be extinguished. The full deed restriction must be recorded prior to receiving a certificate of occupancy.
- E. A restricted rental unit shall remain subject to the affordability controls of this chapter and N.J.A.C. 5:80-26.1 et seq. despite the occurrence of any of the following events:
1. Sublease or assignment of the lease of the unit;
  2. Sale or other voluntary transfer of the ownership of the unit; or,

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3. The entry and enforcement of any judgment of foreclosure or grant of a deed in lieu of foreclosure on the property containing the unit; or
4. The end of the control period, until the occupant household vacates the unit or is found to be income-ineligible (found to exceed eighty (80%) percent of the regional median income for the relevant household size, after which affordability controls terminate at the later of either the next scheduled lease renewal or in 60 days).

**530-139 Rent restrictions for rental units; leases.**

- A. A written lease shall be required for all restricted rental units (except for units in assisted living residences) and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. Final lease agreements are the responsibility of the landlord and the prospective tenant and all lease provisions must comply with applicable law. The landlord shall provide the administrative agent with sufficient information for preparation of a unit inventory form for entry into the centralized affordable housing unit inventory system. A copy of each lease entered into with a certified household shall be provided to the administrative agent within 10 business days after the execution of each lease.
- B. 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.
- C. Application fees (including the charge for any credit check) shall not exceed five (5%) percent of the monthly rent of the applicable restricted unit and shall be payable to the administrative agent to be applied to the costs of administering the controls applicable to the unit as set forth in this chapter and N.J.A.C. 5:80-26.1 et seq.

**530-140 Tenant income eligibility.**

- A. Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
  1. Very low-income rental units shall be reserved for households with a household income less than or equal to thirty (30%) percent of regional median income.
  2. Low-income rental units shall be reserved for households with a household income less than or equal to fifty (50%) percent of regional median income.
  3. Moderate-income rental units shall be reserved for households with a household income less than or equal to eighty (80%) percent of regional median income.
- B. The administrative agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income household, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed thirty-five (35%) percent (forty (40%) percent 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 (1) or more of the following circumstances exists:
  1. The household currently pays more than thirty-five (35%) percent (forty (40%) percent for households eligible for age-restricted units) of its household income for rent, and the proposed rent will reduce its housing costs;
  2. The household has consistently paid more than thirty-five (35%) percent (forty (40%) percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
  3. The household is currently in substandard or overcrowded living conditions;
  4. The household documents the existence of assets with which the household proposes to supplement the rent payments; or,
  5. 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.

- C. The applicant shall file documentation sufficient to establish the existence of the circumstances in b.1 through 5 above with the administrative agent, who shall counsel the household on budgeting.

**530-141 Municipal housing liaison.**

- A. The Borough shall adopt an ordinance creating the position of municipal housing liaison.-Subject to the approval of the Division, the Borough shall appoint a municipal employee by resolution of the governing body or letter from the chief executive, and shall identify the municipal housing liaison by name and title on the municipal website. The municipal housing liaison is responsible for the creation, preservation and, administration of the affordable housing programs, affordable units, monitoring and reporting, and, where applicable, supervising any contracted administrative agent to ensure that they execute the practices, procedures, and standards set forth in this subchapter and within N.J.A.C. 5:80-26.1 et seq. The municipal housing liaison shall successfully complete the Division's Education Program as described at N.J.A.C. 5:99-9 within the timeframes specified by the Division before assuming the duties of municipal housing liaison.
- B. The municipal housing liaison shall be responsible for oversight and administration of the affordable housing program for the Borough, including the following responsibilities which may not be contracted out to the administrative agent:
1. Serving as the Borough's primary point of contact for all inquiries from the State, affordable housing providers, administrative agents and interested households;
  2. Overseeing the monitoring of and reporting on the status of all proposed and completed affordable housing programs and affordable units in the Borough's Fair Share Plan and ensuring compliance with the requirements of the Amended Fair Housing Act;
  3. Overseeing and monitoring administrative agents within the Borough's jurisdiction to ensure compliance with the UHAC;
  4. Ensuring that an administrative agent is assigned to administer the sales, rentals, re-sales, and re-rentals of all deed-restricted affordable units in the Borough at all times. For units at the end of their deed-restricted control period, an administrative agent shall be available to administer the sale of all properties until such time of the first authorized non-exempt sale after controls on affordability have been in effect on the unit;
  5. Verifying, certifying, and providing monitoring and reporting information within the AHMS at such time and in such form as the Division requires. Access to AHMS shall be authorized only by the municipal housing liaison, or their designee, which shall be a municipal employee. Information regarding specific characteristics of municipal affordable housing projects or programs and the resulting unit completions may be entered into AHMS by a contracted entity other than the municipal housing liaison with the written approval of the Borough and pursuant to the oversight of the municipal housing liaison. Monitoring reports shall include the information described at N.J.A.C. 5:99-5.2 and N.J.A.C. 5:99-5.3. Monitoring reports for each calendar year shall be in the form of a certification specifying that all information provided in the AHMS is complete, accurate, and current through the most recent calendar year and shall be accompanied by a year-end bank or other financial institution statement that will be used to reconcile municipal reporting. Municipal monitoring information certifications shall be submitted by the municipal housing liaison, or their designee, which shall be a municipal employee, through the AHMS, by February 15 of each year for trust fund activity through December 31 of the previous year;
  6. Listing, on the municipal website, contact information for the administrative agent for each completed project with an affordable component within the Borough;
  7. Overseeing the coordination of meetings with affordable housing providers, developers, municipal officials, and administrative agents, as needed; and
  8. Where applicable, providing to an administrative agent a copy of the adopted municipal operating manual(s), housing element and fair share plan, and ordinances relating to the creation and administration of the Borough's affordable housing programs and/or affordable units.

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- C. The municipal housing liaison may also serve as the administrative agent pursuant to N.J.A.C. 5:99-7 for some or all of the affordable units in the Borough, subject to the submission of qualifications to the Division, successful completion of the Division's Education Program as described at N.J.A.C. 5:99-9, and approval by the Division. These duties of the municipal housing liaison shall be outlined in the municipal ordinance establishing the position of the municipal housing liaison. All applicable tasks not performed by the municipal housing liaison, shall be contracted to an administrative agent pursuant to N.J.A.C. 5:99-7.
- D. The Division shall monitor the performance of any approved municipal housing liaison and may revoke said approval, should the Division find that the municipal housing liaison has failed to administer the Borough's affordable housing programs and/or affordable units in accordance with the rules of the Division pursuant to N.J.A.C. 5:99-5.6.

**530-142 Administrative agent.**

- A. The Borough shall designate or approve, for each affordable housing project or program within its fair share plan, an administrative agent to administer the affordable housing program and/or affordable units in accordance with the requirements of the Amended Fair Housing Act, the Program, this chapter, and the UHAC. The administrative agent may be the municipal housing liaison, the RCA administrator, other municipal employee, or a person or entity selected pursuant to the UHAC. Administrative agents shall be approved through the municipal housing liaison (if the prospective administrative agent is an individual other than the current municipal housing liaison), and designation of administrative agents is also subject to approval by the Division.
- B. Qualified administrative agents shall have been certified as required pursuant to N.J.S.A. 52:27D-321, shall have evidence of satisfactory completion of the Division's Education Program as described at N.J.A.C. 5:99-9; and shall have submitted all other required information to the Division.
- C. The administrative agent shall perform the duties and responsibilities of an administrative agent as set forth at N.J.A.C. 5:99-7 and as set forth in UHAC, and in accordance with the requirements of the Amended Fair Housing Act and the Dispute Resolution Program. The Division and the municipal housing liaison shall monitor the performance of all approved administrative agents for compliance with this chapter. In the event the administrative agent does not administer the Borough's affordable housing program and/or affordable units in accordance with the certificate of compliance, municipal ordinance, or the Division's rules, the Division may revoke its approval and/or require the Borough to retain a different administrative agent. The Division reserves the right to revoke approval of an administrative agent for other compelling circumstances.
- D. The primary responsibility of the administrative agent is to ensure that the restricted units under administration are sold or rented, as applicable, only to very-low, low-, and moderate-income households in accordance with the provisions of the UHAC. The administrative agent is also responsible for the following:
  - 1. Affirmative marketing:
    - a) Conducting an outreach process to affirmatively market affordable housing units in accordance with the Borough's affirmative marketing plan and the provisions of N.J.A.C. 5:80-26.16; and,
    - b) Designate an experienced staff person to provide 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.
  - 2. Household certification:
    - a) Soliciting, scheduling, conducting and following up on applications and/or interviews with interested households;
    - b) 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 household;
    - c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;

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- d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et seq.;
  - e) 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; and,
  - f) Employing a random selection process as provided in the affirmative marketing plan of the Borough when referring households for certification to affordable units. It is noted that supportive housing units, including group homes, must also comply with the selection processes of their respective sponsoring programs, where applicable.
  - g) Notifying the following entities of the availability of affordable housing units in the Borough of Wood-Ridge: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, the Supportive Housing Association, and the New Jersey Housing Resource Center.
  - h) Subject to the approval of the municipal housing liaison, administrative agents may grant a waiver of the income qualification requirement for units where a buyer has not been identified for an extended period of time and where the administrative agent has developed a set of criteria to determine that a waiver is necessary due to a lack of qualified applicants. This waiver shall not change the deed restriction in any way on the unit and the next sale shall be conducted according to the applicable rules.
3. Affordability controls:
- a) Furnishing to attorneys or closing agents' appropriate forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
  - b) 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;
  - c) Subject to prior written approval from the municipal housing liaison, ensuring that the removal of the deed restrictions and cancellation of the mortgages note are effectuated and properly filed with the Bergen County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit as set forth in N.J.A.C. 5:80-26.1 et seq.;
  - d) Communicating with lenders regarding foreclosures; and
  - e) Ensuring the issuance of continuing certificates of occupancy or certifications from municipal building inspectors, pursuant to N.J.A.C. 5:80-26.11.
  - f) Exercising appropriate authority to discharge and release any or all instruments, as set forth in the UHAC appendices establishing affordability controls;
4. Resales and rentals:
- a) Instituting and maintaining an effective means of communicating information between owners of affordable units and the administrative agent regarding the availability of their restricted units for resale or rental; and,
  - b) Instituting, maintaining, and documenting an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or re-rental, inclusive of listings on the New Jersey Housing Resource Center pursuant to N.J.S.A. 52:27D-321.6.;
  - c) Sending annual mailings to owners as prescribed for in the UHAC at N.J.A.C. 5:80-26.19;
5. Processing requests from unit owners:
- a) Reviewing and approving requests for determination from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership that the amount of indebtedness to be incurred will not violate the terms of this Chapter;
  - b) Reviewing and approving requests to increase the maximum sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such

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authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems installed subsequent to the initial sale of the unit;

- c) Notifying the Borough of an owner's intent to sell a restricted 95/5 unit, as defined in the UHAC at N.J.A.C. 5:80-26.2; and,
  - d) Making determinations on requests by owners of restricted units for hardship waivers.
6. Enforcement:
- a) Securing annually from the Borough a list of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
  - b) 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;
  - c) 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.
  - d) Establishing a program for diverting unlawful rent payments to the Borough's affordable housing trust fund; and,
  - e) Creating and publishing a written operating manual as set forth at N.J.A.C. 5:99-7.2 in plain English and in such other languages as may be appropriate to serving the respective client base for each affordable housing program, to be approved by the municipal housing liaison. The operating manual, administered by the administrative agent; and to be approved by the Mayor and Borough Council, shall set forth procedures for administering the affordability controls, including procedures for long-term control of restricted units; for enforcing the covenants set forth in the UHAC appendices, consistent with the provisions at N.J.A.C. 5:80-26.19; and for releasing restricted units promptly at the conclusion of applicable control periods. The operating manual shall have a separate and distinct chapter or section setting forth the process for identifying applicant households seeking certification to restricted units, for reviewing applicant household eligibility, and for certifying applicant households in accordance with the household certification and referral requirements set forth at N.J.A.C. 5:80-26.17.
7. Additional responsibilities:
- a) The administrative agent shall have the authority to take all actions necessary and appropriate, as permitted by law, to carry out its responsibilities as set forth in this chapter, N.J.A.C. 5:99-7, and N.J.A.C. 5:80-26.1 et seq.
  - b) The administrative agent shall prepare annual reports for submission to the municipal housing liaison and the Division by February 15 of each calendar year, including a detailed description of completed units and any other information necessary for the Borough to produce its status report as required pursuant to N.J.S.A. 52:27D-329.4.
  - c) The administrative agent shall attend continuing education sessions on affordability controls, compliance monitoring, and affirmative marketing at least annually and more often as needed.

**530-143 Affirmative marketing requirements.**

- A. The Borough shall adopt by resolution an affirmative marketing plan, subject to review by the Division, that is compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.
- B. The affirmative marketing process 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, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age (except for "housing for older persons" as defined at N.J.S.A. 10:5-1 et seq., and age-restricted units as permitted pursuant to 42 U.S.C. §§ 3601 et seq.), source of lawful income, number of children, or any other characteristic described in the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 through 50, to housing units that are being

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marketed by a developer, sponsor or owner of affordable housing. The affirmative marketing process is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. In addition, the affirmative marketing plan shall maintain certain notification requirements. It is a continuing program that directs marketing activities toward Housing Region 1 and is required to be followed throughout the period of restriction.

- C. The affirmative marketing plan shall provide a regional preference for all households that live and/or work in Housing Region 1, comprised of Bergen, Hudson, Passaic and Sussex Counties.
- D. The Borough has the ultimate responsibility for adopting the affirmative marketing plan and for the proper administration of the affirmative marketing program, including initial sales and rentals and resales and rentals. The administrative agent designated by the Borough shall implement the affirmative marketing plan to assure the affirmative marketing of all affordable units, including accepting applications and maintaining a list of applicants for each affordable development. The administrative agent shall document and report the affirmative marketing plan for the Borough and the affirmative marketing activities undertaken for each of the units within their purview to the municipal housing liaison, who shall ensure that developers and administrative agents are marketing units in accordance with the provisions in this section. The marketing of restricted units must be consistent with the affirmative marketing plan adopted by the Borough. Unless stated otherwise, supportive housing units, including group homes, must comply with the affirmative marketing requirements of their respective sponsoring programs, where applicable.
- E. In implementing the affirmative marketing plan, the administrative agent shall designate an experienced staff person 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. Implementation of the affirmative marketing plan by the administrative agent shall also include all other required provisions set forth at N.J.A.C. 5:80-26.16(f).
- F. The affirmative marketing plan shall contain all the components (i.e. housing project information, eligibility/selection criteria, strategies and mediums of advertising, timelines) required as set forth within N.J.A.C. 5:80-26.16, subsections (d) and (e) in particular. In implementing the affirmative marketing plan, the administrative agent shall consider the use of language translations where appropriate.
- G. The affirmative marketing process for available affordable units shall begin at least four (4) months (120 calendar days) prior to the expected date of occupancy and may begin before construction commences. All affirmative marketing advertising and outreach activities utilized must be employed at the start of the marketing program.
- H. Applications for affordable housing 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 the municipal library in the Borough; and, the developer's office. The Borough shall post the application links and/or notices of affordable housing either directly on the home page of the Borough's official website or on a landing page directly, clearly, and conspicuously linked to from the home page of the Borough's official website. Pre-applications shall be emailed or mailed to prospective applicants upon request.
- I. In addition to other affirmative marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units in Wood-Ridge, and copies of the applications forms, to the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, the Supportive Housing Association; and, the New Jersey Housing Resource Center.
- J. The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner, which shall be a condition of approval for any such affordable housing application before the Borough's Land Use Board.

**530-144 Enforcement of affordable housing regulations.**

- A. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the Borough, the administrative agent, and the State shall have all remedies provided at law or equity, including but not limited to forfeiture, foreclosure, tenant eviction, a requirement for household recertification, acceleration of all sums due under a mortgage, recuperation of any funds from a sale in violation of the regulations, divestment of rent proceeds from illegal rentals, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.

- B. 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.

**530-145 Appeals.**

Appeals from all decisions of an administrative agent appointed pursuant to this Chapter and N.J.A.C. 5:80-26.1 et seq. shall 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 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 4.** If any part, sections, provisions, or the total of any of the abovementioned publications are held to be invalid or unenforceable by any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Borough of Wood-Ridge.

**SECTION 5.** This Ordinance shall become effective immediately upon adoption and publication according to law.

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**ORDINANCE NO. 2026-3**

**AN ORDINANCE AMENDING SECTION 10, ENTITLED DETECTIVE BUREAU, OF CHAPTER 114, ENTITLED POLICE DEPARTMENT**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey, that Section 10, entitled Detective Bureau, of Chapter 114, entitled Police Department, of the Code of the Borough of Wood-Ridge is hereby amended as follows:

**SECTION 1.** Replace Parts "B" and "C" of Section 10 in their entirety as follows:

- B. The role of Detective shall be an assignment, not a rank. The Chief of Police shall assign sworn officers to serve as detectives in the Detective Bureau subject to the following:
  - (1) All Patrol Officers assigned to the Detective Bureau shall be designated a detective grade as provided by this section and shall use the title "Detective".
  - (2) Sergeants, Lieutenants, and Captains assigned to the Bureau shall not be designated a detective grade and shall use the title "Detective" followed by their rank, i.e., "Detective Lieutenant".
- C. There shall be three grades of Detective for Patrol Officers which, in ascending order of superiority from lowest to highest, shall be: 3<sup>rd</sup> Grade, 2<sup>nd</sup> Grade, and 1<sup>st</sup> Grade. The Chief of Police shall designate a detective grade for all Patrol Officers assigned to the Detective Bureau subject to the following:

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- (1) All Patrol Officers assigned to the Detective Bureau shall automatically be designated as Detectives 3<sup>rd</sup> Grade.
- (2) The Chief of Police may designate a Patrol Officer assigned to the Detective Bureau as a Detective 2<sup>nd</sup> Grade, subject to the approval of the Mayor and Council by adoption of a resolution, if the officer has performed meritorious service or exhibited conspicuous bravery that advance the mission of the Department.
- (3) The Chief of Police may designate a Patrol Officer assigned to the Detective Bureau as a Detective 1<sup>st</sup> Grade, subject to the approval of the Mayor and Council by adoption of a resolution, if the officer has not less than eighteen years of service as a Police Officer and has demonstrated significant knowledge, skill, and leadership that advance the mission of the Department.

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

**SECTION 3.** If any part, sections, provisions, or the total of any of the abovementioned publications are held to be invalid or unenforceable by any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Borough of Wood-Ridge.

**SECTION 4.** This Ordinance shall become effective immediately upon adoption and publication according to law.

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**ORDINANCE NO. 2026-4**

**AN ORDINANCE AMENDING SECTION 48, ENTITLED PORTABLE STRUCTURES, MOBILE HOMES AND TRAILERS OF CHAPTER 530, ENTITLED ZONING**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey, that Chapter 530, entitled Zoning, of the Code of the Borough of Wood-Ridge is hereby amended as follows:

**SECTION 1.** Replace section 48 (§530-48), entitled Portable structures, mobile homes and trailers, in its entirety as follows:

**§ 530-48.** Mobile homes; food trucks; food carts; temporary or portable structures; mobile vehicles, trailers or equipment; mobile homes and campers

- A. Definitions – the terms below shall have the meaning so indicated. Additionally, all other terms defined in this Chapter shall be applicable.
  1. Food Truck – any vehicle or trailer that can be driven or moved and from which food or beverages are sold to customers. This definition shall not include an Ice Cream Truck.
  2. Food Cart – any cart, wagon, or other piece of equipment that can be moved, transported, or carried and from which food or beverages are sold to customers.
  3. Ice Cream Truck - any motorized vehicle from which the only foods being sold are ice cream, yogurt, custard, Italian ice, or other similar frozen desserts, including their associated accompaniments and toppings, and beverages.
- B. The following are not permitted to be located, used, or operated in any zone, including on public property, streets, and rights of way, unless specifically and expressly permitted by the provisions of this section.
  1. Mobile homes and mobile home parks

*Minutes of the 1934<sup>th</sup> Regular Meeting of January 21, 2026*

2. Food trucks and foot carts
  3. Portable, temporary, or mobile structures, vehicles, trailers, and equipment, including but not limited to campers, recreational vehicles, tents, sheds, trailers, storage or shipping containers, and storage or moving pods, for use as meeting rooms, offices, places of business, retail stores, dwellings, living quarters, or sleeping places.
- C. Exceptions – the following shall be specific exceptions to the preceding provisions of this section. In all cases, the exception permitted must comply with all other applicable State laws, Borough ordinances, and permit requirements, including, but not limited to, all such for health, traffic and parking. Failure to so comply shall be basis to revoke permission for the exception.
1. Food trucks and food carts - may be used for a planned catering event hosted and contracted by a resident or business located in the Borough for a specific and infrequent occasion at which only invited guests are served and which may not solicit, serve, or sell to “walk-up” customers that are not invited guests of the host.
  2. Ice cream trucks - are permitted to operate within the Borough provided they continuously drive from street to street, except when making sales, and do not park for a period of time longer than ten minutes within 200 feet of any food establishment licensed by the Borough.
  3. Delivery and pick up services – vehicles used solely for providing delivery and/or pick up services are permitted to operate in the Borough.
  4. Construction sites – the specific circumstances listed below shall be permitted only if they are in support of a construction site that is actively operating and are located within the confines of the site.
    - a. Office trailers may be used as temporary field offices on construction sites.
    - b. Vehicles, trailers, equipment, storage or shipping containers, and storage or moving pods may be temporarily located on construction sites.
    - c. Catering trucks may temporarily visit construction sites, and park on the adjacent roadways thereof, to feed the workers thereof.
  5. Pet grooming vehicles and trailers – the provisions of this section shall not apply to mobile pet grooming vehicles and trailers, subject to the conditions that they must comply with all traffic and parking laws and ordinances, must park in very close proximity to the location of the customer being served, must serve only customers who have a pre-scheduled appointment, and do not solicit, serve, or sell to “walk-in” customers that do not have a pre-scheduled appointment.

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

**SECTION 3.** If any part, sections, provisions, or the total of any of the abovementioned publications are held to be invalid or unenforceable by any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Borough of Wood-Ridge.

**SECTION 4.** This Ordinance shall become effective immediately upon adoption and publication according to law.

*Minutes of the 1934<sup>th</sup> Regular Meeting of January 21, 2026*

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Wood-Ridge that **Ordinance No. 2026-1, 2026-2, 2026-3 and 2026-4** as above, be passed on first reading, to be published according to law and public hearing on the Ordinance to be held at the Regular Meeting on **February 18, 2026** at 7:00 p.m. or soon thereafter as the matter can be reached, in the Municipal Building, 85 Humboldt Street, Wood-Ridge, New Jersey.

Motion: Councilperson Romero seconded by Azzolini moved to the adoption of **Ordinance No. 2026-1, 2026-2, 2026-3 and 2026-4**

Discussion:

Roll Call: Romero yes, Altamura yes, Azzolini yes, Mabel yes, Donato abstain, Wall yes

**PETITIONS:**

None

**COMMUNICATIONS:**

Communications and correspondence received are identified on this evening's agenda has been distributed to all Council for appropriate action.

**REPORTS OF GOVERNING BODY:**

Chairs of Council Committees and Council Liaisons to Boards, Commissions, Committees & Constituencies

**Council President Romero**

The Fire Department Installation Dinner was last Saturday where Nick Meglio was sworn in as the new Chief of the Department. We congratulate him and know he will do a great job. We thank Kevin Cribben for his years of service as the Chief and wish him luck and success.

**Councilperson Altamura**

Police- On December 5, 2025, Chief O'Donnell and members of the Wood-Ridge Police Department participated in the Toys for Tots initiative coordinated by SLEO Jerry Onnembo. This event was also in collaboration with the students and staff of the C.E. Doyle School. On December 17, 2025, Chief O'Donnell and the members of the Wood-Ridge Police Department attended the Mayor and Council meeting where we welcomed three new members to the department. Ptl. Leone, Turi and Hutchison.

Recreation- These are the Wood-Ridge Board of Recreation minutes for the Meeting of December 10, 2025. The winter sports reported the following registrations as of early December: South Bergen Travel – 8, Travel Basketball BTBL – 73, Indoor Soccer – 77, Rec Basketball – 231 and Wrestling – 39.

Senior Classes for November included Meditative Art, Zumba Gold, Tai Chi, Yoga, Bingocize, Senior Armchair, Senior Body Conditioning and concluded on December 5th the annual Mayors Holiday Pasta Dinner. Coaches Certification classes were held for Basketball. Jr. Football & Cheer reported that equipment reconditioning is in progress.

**Councilperson Azzolini**

No report

**Councilperson Mabel**

Board of Education had their reorganization meeting on January 5<sup>th</sup>. Joseph Biamonte and Christopher Garvin were sworn in for another 3 year term

**Councilperson Donato**

No report

**Councilperson Wall**

No report

**REPORTS OF OFFICERS:**

Administrator Eilert: no report  
Borough Clerk Affuso: no report  
Attorney Barbire: progress  
Engineer Neglia: on file

**REPORTS OF DEPARTMENTS:** If any, on file in clerk's office

**FIRST HEARING OF CITIZENS:**

Mayor Sarlo declared the Hearing of Citizens to be open.

Patrick DiRoma of 115 Truman Drive asked for an update of the vacant lot on Valley Boulevard. Administrator Eilert explained the engineer is working on a design for the parking lot. There will be bike storage for people who ride their bikes to access bus transportation as well as seating areas. Mr. DiRoma asked is our police department is trained to deal with ICE agents should they come to town. Mayor Sarlo explained that in New Jersey all local Police Departments are under the authority of the State Attorney General and must follow all law enforcement policies implemented by the Attorney General. Administrator Eilert further explained that according to the official guidelines ordered by the Attorney General, local law enforcement can only assist ICE with criminal investigations and apprehensions. Immigration status violations are considered a civil matter, not a criminal matter, unless an undocumented immigrant commits a crime and a warrant is issued for their arrest.

With no other citizens wishing to speak, the hearing of citizens was closed.

**RESOLUTIONS VOTED SEPARATELY:**

**RESOLUTION NO.: 045-2026**

**RESOLUTION APPROVING MEMORANDUM OF AGREEMENT AND CONTRACT FOR PBA LOCAL 313  
PATROL OFFICERS**

**WHEREAS**, the Mayor and Council of the Borough of Wood-Ridge have been advised of the proposed contract settlement between the PBA Local 313 Patrol Officers and the Borough of Wood-Ridge; and

**WHEREAS**, the Mayor and Council have been advised as to the merits of the settlement of the subject Collective Bargaining Negotiation by legal counsel and the Borough Administrator; and

**WHEREAS**, it is in the best interest of the Borough of Wood-Ridge to settle the subject Collective Bargaining Negotiation in accordance with the terms noted herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Wood-Ridge that settlement of the said Collective Bargaining Negotiation be finalized in accordance with a Memorandum of Agreement (MOA) and with respect to same, the Mayor and Borough Administrator and/or any other appropriate official is hereby authorized to

perform any act in order to effectuate the purposes set forth in the MOA and this Resolution; and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby ratify and confirm any and all actions taken by the appropriate officials in the past with respect to the subject Collective Bargaining Negotiation and authorize the Borough Administrator and Borough Attorney to finalize the contract document as set forth in the Memorandum of Agreement attached hereto as Schedule "A" and made a part hereof; and

**BE IT FURTHER RESOLVED** that the Mayor, Administrator, and Clerk are hereby authorized to sign the memorandum of agreement and contract, respectively; and

**BE IT FURTHER RESOLVED** that the Certificate of Availability of Funds pursuant to N.J.S.A. 40A:4-57 has been certified to by the Chief Finance Officer and is attached hereto and made a part hereof.

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Councilperson Donato requested a separate roll call for Resolution 045-2026 on Consent Agenda.

Motion: Councilperson Altamura, seconded by Wall moved to the adoption of Resolution 045-2026 with abstentions.

Roll Call: Romero yes, Altamura yes, Azzolini yes, Mabel yes, Donato abstain, Wall yes

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**RESOLUTION NO.: 039-2025**  
**RESOLUTION AUTHORIZING PAYMENT OF BILLS 2025**

**WHEREAS**, there has been presented to the Mayor and Council of the Borough of Wood-Ridge, the attached list of invoices requesting payment of the work, labor, services and materials supplied to the Borough; and

**WHEREAS**, said list and certification specify the exact line item in the Budget or Ordinance to be charged therewith; and

**WHEREAS**, said list and certification has been reviewed and approved by the Members of the Borough Council Finance Committee as certified by their signatures on this resolution; and

**NOW THEREFORE, BE IT RESOLVED**, that payment of said invoices is hereby approved and authorized and the Chief Financial Officer is hereby authorized and directed to draw warrants in payment thereof, same to be signed by the proper officials of the Borough, who are hereby authorized to sign same; and

**BE IT RESOLVED**, that certification of the Chief Financial Officer of the availability of funds therefore shall be attached to the original copy of the Resolution and both are kept in the files of the Municipal Clerk.

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Councilperson Altamura requested a separate roll call for Check No. 901517 on Payment of Bills.

Motion: Councilperson Romero, seconded by Mabel moved to the adoption of Payment of Bills with abstentions.

Roll Call: Romero yes, Altamura abstain, Azzolini yes, Mabel yes, Donato yes, Wall yes

**CONSENT AGENDA:**

All matters listed below are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items. If any discussion is desired by Council, that particular item will be removed from the Consent Agenda and will be considered separately.

**MINUTES:**

Minutes of the January 3, 2026 Reorganization Meeting.

**RESOLUTIONS:** Adoption of the following

**RESOLUTION NO.: 038-2025  
RESOLUTION AUTHORIZING PAYMENT OF BILLS 2025**

**WHEREAS**, there has been presented to the Mayor and Council of the Borough of Wood-Ridge, the attached list of invoices requesting payment of the work, labor, services and materials supplied to the Borough; and

**WHEREAS**, said list and certification specify the exact line item in the Budget or Ordinance to be charged therewith; and

**WHEREAS**, said list and certification has been reviewed and approved by the Members of the Borough Council Finance Committee as certified by their signatures on this resolution; and

**NOW THEREFORE, BE IT RESOLVED**, that payment of said invoices is hereby approved and authorized and the Chief Financial Officer is hereby authorized and directed to draw warrants in payment thereof, same to be signed by the proper officials of the Borough, who are hereby authorized to sign same; and

**BE IT RESOLVED**, that certification of the Chief Financial Officer of the availability of funds therefore shall be attached to the original copy of the Resolution and both are kept in the files of the Municipal Clerk.

-----

**RESOLUTION NO.: 039-2025  
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**WHEREAS**, said list and certification has been reviewed and approved by the Members of the Borough Council Finance Committee as certified by their signatures on this resolution; and

**NOW THEREFORE, BE IT RESOLVED**, that payment of said invoices is hereby approved and authorized and the Chief Financial Officer is hereby authorized and directed to draw warrants in payment thereof, same to be signed by the proper officials of the Borough, who are hereby authorized to sign same; and

**BE IT RESOLVED**, that certification of the Chief Financial Officer of the availability of funds therefore shall be attached to the original copy of the Resolution and both are kept in the files of the Municipal Clerk.

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Range of Checking Accts: ADAC to WIRE TRANSFERS Range of Check Dates: 12/13/25 to 12/31/25  
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
CAPITAL 2		Capital Acct #2					
1693	12/22/25	00001950 ROUX ASSOCIATES, INC.					13115
25-02376	1	INV 198166 1658.0002J000	3,821.83	C-04-55-913-101	Budget		4 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1694	12/22/25	00002080 ACE LOCK & KEY SHOP					13115
25-02377	1	INV 1895 DOYLE SCHOOL	263.00	C-04-55-913-101	Budget		5 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1695	12/22/25	00002782 COOPER TANK					13115
25-01593	2	INV0025159	6,350.00	C-04-55-915-101	Budget		1 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
25-01593	3	INV 0025163	5,850.00	C-04-55-915-101	Budget		2 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
			<u>12,200.00</u>				
1696	12/22/25	00002825 ADVANCED GRAPHIX, INC.					13115
25-02404	1	INV 218167 WRPD	2,445.00	C-04-55-915-101	Budget		6 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
1697	12/22/25	00003849 BOOKSOURCE					13115
25-01820	2	INV 25212633 DOYLE SCHOOL	12,296.72	C-04-55-913-101	Budget		3 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1698	12/23/25	00003435 GERO DEVELOPMENT, LLC					13119
25-01256	2	WRPD DOOR REPLACEMENT UPGRADE	47,000.00	C-04-55-915-101	Budget		1 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
25-02424	1	DPW IMPROVEMENTS	68,000.00	C-04-55-915-101	Budget		2 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
			<u>115,000.00</u>				
1699	12/29/25	00003791 ALLAN BRITWAY ELECTRICAL					13122
25-02444	1	DOYLE SCHOOL INV 32094	924.59	C-04-55-913-101	Budget		1 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
25-02445	1	INV 32089 BASEMENT SERVER ROOM	12,790.89	C-04-55-915-101	Budget		2 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
25-02446	1	WRAC INV 32090	2,458.75	C-04-55-915-101	Budget		3 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
25-02447	1	INV 32091 TENNIS COURTS	11,324.65	C-04-55-915-101	Budget		4 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
25-02448	1	INV 39092 FIRE HOUSE CENTRAL	16,092.13	C-04-55-915-101	Budget		5 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
			<u>43,591.01</u>				
1700	12/31/25	00000130 NEGLIA ENGINEERING ASSOCIATES					13132
25-01241	8	NEA 2505958	5,634.99	C-04-55-913-101	Budget		1 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CAPITAL 2		Capital Acct #2		Continued					
1700		NEGLIA ENGINEERING ASSOCIATES		Continued					
25-01346	7	NOVEMBER NEA 2505959	345.00	C-04-55-915-401	Budget		2	1	
				ROAD RESURFACING PROGRAM ORD #25-15					
			<u>5,979.99</u>						

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	8	0	195,597.55	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>8</u>	<u>0</u>	<u>195,597.55</u>	<u>0.00</u>

COAH		COAH							
1016	12/23/25	00000371 ARONSOHN WEINER SALERNO & KAUF							13121
25-02426	1	COAH	3,012.50	E-03-56-881-001	Budget		1	1	
				COAH ADMINISTRATIVE EXPENSES					

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	3,012.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>1</u>	<u>0</u>	<u>3,012.50</u>	<u>0.00</u>

CURRENT FUND	CURRENT CASH - CHECKING								
90360	12/18/25	00001632 ESCROW ACCT.							13112
25-02381	1	ACCUMULATED ABSENCES TRANSFER	7,000.00	4-01-20-100-011	Budget		1	1	
				GENERAL ADM. FULL TIME					
25-02381	2	ACCUMULATED ABSENCES TRANSFER	6,000.00	4-01-20-110-012	Budget		2	1	
				MAYOR & COUNCIL FULL TIME					
25-02381	3	ACCUMULATED ABSENCES TRANSFER	10,000.00	4-01-20-120-011	Budget		3	1	
				MUNICIPAL CLERK FULL TIME					
25-02381	4	ACCUMULATED ABSENCES TRANSFER	50,000.00	4-01-20-130-011	Budget		4	1	
				FINANCIAL ADM. FULL TIME					
25-02381	5	ACCUMULATED ABSENCES TRANSFER	13,000.00	4-01-20-145-011	Budget		5	1	
				REVENUE ADM. FULL TIME					
25-02381	6	ACCUMULATED ABSENCES TRANSFER	10,000.00	4-01-21-180-012	Budget		6	1	
				PLANNING BOARD PART TIME					
25-02381	7	ACCUMULATED ABSENCES TRANSFER	200,458.78	4-01-25-240-011	Budget		7	1	
				POLICE S&W FULL TIME					
25-02381	8	ACCUMULATED ABSENCES TRANSFER	4,000.00	4-01-25-252-012	Budget		8	1	
				OEM Salary & Wage					
25-02381	9	ACCUMULATED ABSENCES TRANSFER	18,000.00	4-01-25-261-012	Budget		9	1	
				UNIFORM FIRE SAFETY S&W PT					
25-02381	10	ACCUMULATED ABSENCES TRANSFER	58,000.00	4-01-26-290-011	Budget		10	1	
				STREETS & ROAD MAINT S&W FT					
25-02381	11	ACCUMULATED ABSENCES TRANSFER	5,000.00	4-01-26-291-011	Budget		11	1	
				BOROUGH MECHANIC S&W FULL TIME					
25-02381	12	ACCUMULATED ABSENCES TRANSFER	17,000.00	4-01-28-370-012	Budget		12	1	
				PARKS & REC S&W PART TIME					
25-02381	13	ACCUMULATED ABSENCES TRANSFER	3,000.00	4-01-25-275-012	Budget		13	1	
				MUNICIPAL PROSECUTOR S&W PT					
25-02381	14	ACCUMULATED ABSENCES TRANSFER	3,000.00	4-01-22-195-011	Budget		14	1	
				UNIFORM CONST. CODE FULL TIME					
			<u>404,458.78</u>						

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CURRENT FUND		CURRENT CASH - CHECKING	Continued						
90361	12/18/25	00000445 APPRAISAL SYSTEMS, INC.					13113		
25-02394	1	REASSESSMENT INVOICE 1	34,000.00	5-01-55-006-001	Budget		1	1	
				5 YEAR EMERGENCY - NON BUDGET					
25-02394	2	REASSESSMENT INVOICE 2	55,100.00	5-01-55-006-001	Budget		2	1	
				5 YEAR EMERGENCY - NON BUDGET					
25-02394	3	REASSESSMENT INVOICE 3	130,000.00	5-01-55-006-001	Budget		3	1	
				5 YEAR EMERGENCY - NON BUDGET					
			<u>219,100.00</u>						
90362	12/22/25	00000035 BERGEN CTY TREASURY DIVISION					13116		
25-02403	1	2025 A/O TAX BILL	7,175.69	5-01-55-001-004	Budget		46	1	
				COUNTY TAXES PAYABLE					
90363	12/22/25	00000051 ALPHADOG					13116		
25-02380	1	inv#26330-december 2025	840.00	5-01-20-140-021	Budget		24	1	
				TECH. & INFO. SYSTEMS MISC. EXP.					
90364	12/22/25	00000091 HOMETOWN AUTO PARTS, INC.					13116		
25-00307	12	183314,183366,183374,183467	1,488.64	5-01-26-315-034	Budget		9	1	
				VEHICLE MAINTENANCE MOTOR VEHICLE PARTS					
90365	12/22/25	00000094 HIGHWAY TRAFFIC SUPPLY CORP					13116		
25-00345	27	inv#068619	335.40	5-01-26-290-067	Budget		11	1	
				STREETS & ROADS MAINT. STREET SIGNS					
90366	12/22/25	00000102 CLEAN ENTERPRISES SUPPLY INC					13116		
25-00294	13	INV#80351-SUPPLIES	1,533.75	5-01-26-310-035	Budget		8	1	
				BUILDINGS & GROUNDS JANITORIAL SUPPLIES					
90367	12/22/25	00000116 METRO FIRE & SAFETY					13116		
25-02370	1	INV#IV 00869490	182.00	5-01-26-310-030	Budget		16	1	
				BUILDINGS & GROUNDS MAINTENANCE					
90368	12/22/25	00000135 LERCH, VINCI & BLISS, LLP					13116		
25-02409	1	INV 43024 & 43025	1,500.00	5-01-20-135-028	Budget		50	1	
				AUDIT SERVICES MISCELLANEOUS EXPENSES					
90369	12/22/25	00000160 REGAL STAMP & SEAL CO., INC.					13116		
25-02407	1	FD Dinner Invitations	350.00	5-01-25-255-099	Budget		48	1	
				FIRE DEPARTMENT MISCELLANEOUS EXPENSES					
90370	12/22/25	00000177 BERGEN COUNTY UTILITIES					13116		
25-00466	12	NOVEMBER INV 4555	29,403.34	5-01-26-305-099	Budget		12	1	
				GARBAGE & TRASH REMOVAL					
90371	12/22/25	00000184 SOME'S UNIFORMS, INC					13116		
25-02374	1	INVOICE V196909	2,280.00	5-01-25-240-099	Budget		20	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90372	12/22/25	00000187 STAN'S SPORT CENTER					13116		
25-02401	1	Football End of Year	3,750.00	5-01-28-370-204	Budget		43	1	
				RECREATION JUNIOR FOOTBALL					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CURRENT FUND		CURRENT CASH - CHECKING		Continued					
90372		STAN'S SPORT CENTER		Continued					
25-02401	2	Football End of Year	3,450.00	5-01-28-370-204	Budget		44	1	
				RECREATION JUNIOR FOOTBALL					
			<u>7,200.00</u>						
90373	12/22/25	00000202 PAPER CLIPS					13116		
25-00125	29	INV. 63490,63455,63460	529.58	5-01-20-120-036	Budget		2	1	
				MUNICIPAL CLERK OFFICE SUPPLIES					
90374	12/22/25	00000409 AMAZON CAPITAL SERVICES					13116		
25-02373	1	WRPD SUPPLIES	183.99	5-01-25-240-099	Budget		19	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
25-02382	1	Invoice #1LHP-WKMF-6W6R	6.65	5-01-28-370-224	Budget		25	1	
				RECREATION OTHER EXPENSES					
25-02397	1	114-6619805-0545056	36.50	5-01-20-100-099	Budget		39	1	
				GENERAL ADMIN. MISCELLANEOUS					
25-02398	1	114-2644152-2402645,	322.09	5-01-26-290-099	Budget		40	1	
				STREETS & ROADS MAINT. MISC. EXPENSES					
			<u>549.23</u>						
90375	12/22/25	00000579 RICH PRONTI					13116		
25-02413	1	Reimbursement	591.94	5-01-28-370-200	Budget		53	1	
				RECREATION ADULT SOFTBALL					
90376	12/22/25	00001023 GRAINGER					13116		
25-00209	39	inv#9748545184,9746296863	479.82	5-01-26-310-030	Budget		7	1	
				BUILDINGS & GROUNDS MAINTENANCE					
90377	12/22/25	00001080 MEADOWLANDS HARDWARE					13116		
25-00324	8	a282367 12 pl d pro battery	50.97	5-01-26-310-099	Budget		10	1	
				BUILDINGS & GROUNDS MISC. EXPENSES					
90378	12/22/25	00001246 BARBARA FISCHKELTA					13116		
25-02392	1	Coaches Certification 12/9	100.00	5-01-28-370-219	Budget		36	1	
				RECREATION INSTRUCTORS FEES					
90379	12/22/25	00001255 DRAIN BUSTERS, INC.					13116		
25-02410	1	INV 78916 WESMONT PUMP	3,163.70	5-01-26-290-099	Budget		51	1	
				STREETS & ROADS MAINT. MISC. EXPENSES					
90380	12/22/25	00001286 OUTSTANDING SERVICES CO., INC.					13116		
25-02372	1	INV#9297-FUEL SAMPLE	278.90	5-01-31-460-099	Budget		18	1	
				GASOLINE					
90381	12/22/25	00001317 COUNTY OPEN SPACE TRUST FUND					13116		
25-02402	1	2025 A/O OPEN SPACE TAX BILL	325.21	5-01-55-001-004	Budget		45	1	
				COUNTY TAXES PAYABLE					
90382	12/22/25	00001436 MUNICIPAL EMERGENCY SERVICES					13116		
25-02406	1	FD PPE Repair	675.70	5-01-25-255-026	Budget		47	1	
				FIRE DEPARTMENT MAINTENANCE OF EQUIPMENT					

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CURRENT FUND      CURRENT CASH - CHECKING      Continued									
90383	12/22/25	00001913 RACHLES/MICHELE'S OIL CO.							13116
25-00172	30	INV3443434-GAS	2,474.87	5-01-31-460-099	Budget			6	1
				GASOLINE					
90384	12/22/25	00002049 EAST COAST EMERGENCY LIGHTING							13116
25-02383	1	Invoice #19338	2,497.00	5-01-28-370-223	Budget			26	1
				RECREATION TRAVEL BASKETBALL					
90385	12/22/25	00002151 MUNICIPAL CAPITAL							13116
25-00105	13	DECEMBER INV 324815	1,099.00	5-01-20-100-099	Budget			1	1
				GENERAL ADMIN. MISCELLANEOUS					
90386	12/22/25	00002315 INSTANT VERIFICATION, INC.							13116
25-02391	1	Coaches Certification BGC	225.00	5-01-28-370-201	Budget			34	1
				RECREATION COACHES CERTIFICATION					
25-02391	2	Coaches Certification BGC	722.00	5-01-28-370-201	Budget			35	1
				RECREATION COACHES CERTIFICATION					
			<u>947.00</u>						
90387	12/22/25	00002591 CHARLES RUSCONI							13116
25-02390	1	W-R Rec BB Ref Fees 12/13/2025	250.00	5-01-28-370-205	Budget			33	1
				RECREATION BIDDY BASKETBALL					
90388	12/22/25	00002726 BELLAVIA							13116
25-00153	68	CVCS292072	325.61	5-01-25-240-051	Budget			4	1
				POLICE DEPARTMENT MAINT. OF VEHICLES					
25-00153	69	CVCS292136	622.39	5-01-25-240-051	Budget			5	1
				POLICE DEPARTMENT MAINT. OF VEHICLES					
			<u>948.00</u>						
90389	12/22/25	00003029 AT&T MOBILITY							13116
25-02408	1	FD Phone & Tablet	528.88	5-01-25-255-056	Budget			49	1
				FIRE DEPARTMENT SAFETY EQUIPMENT					
90390	12/22/25	00003101 VIKING TERMITE & PEST CONTROL							13116
25-01216	11	903375616 903383794 903425309	2,792.00	5-01-26-290-099	Budget			15	1
				STREETS & ROADS MAINT. MISC. EXPENSES					
90391	12/22/25	00003143 HASBROUCK HEIGHTS BABE RUTH							13116
25-02400	1	Baseballs for Babe Ruth	1,000.00	5-01-28-370-202	Budget			42	1
				RECREATION BABE RUTH LEAGUE					
90392	12/22/25	00003327 PAIGE DIMASE							13116
25-02384	1	Tr BB Score Keeper 12/14	15.00	5-01-28-370-223	Budget			27	1
				RECREATION TRAVEL BASKETBALL					
90393	12/22/25	00003367 LESS STRESS INSTRUCTIONAL							13116
25-02379	1	INV 25-97210	175.00	5-01-28-370-201	Budget			23	1
				RECREATION COACHES CERTIFICATION					

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CURRENT FUND CURRENT CASH - CHECKING Continued									
90394	12/22/25	00003459 CABLEVISION LIGHTPATH, LLC					13116		
25-00652	11	INV 105680-251201	942.92	5-01-20-140-021	Budget		13		1
				TECH. & INFO. SYSTEMS MISC. EXP.					
90395	12/22/25	00003489 ANTHONY IACOVINO					13116		
25-02389	1	W-R Rec BB Ref Fees 12/13	250.00	5-01-28-370-205	Budget		32		1
				RECREATION BIDDY BASKETBALL					
90396	12/22/25	00003558 CUSTOM BANDAG INC.					13116		
25-02371	1	INV 60245250 CAR 63	569.96	5-01-26-315-058	Budget		17		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90397	12/22/25	00003601 CHANCE IACOVINO					13116		
25-02388	1	W-R Rec BB Scorekeeper 12/13	75.00	5-01-28-370-205	Budget		31		1
				RECREATION BIDDY BASKETBALL					
90398	12/22/25	00003602 RYAN CONNELLY					13116		
25-00139	2	Rec Basketball Referee Fees	100.00	4-01-28-370-205	Budget		3		1
				PARKS & REC BIDDY BASKETBALL					
90399	12/22/25	00003603 NICHOLAS F. SCALERA					13116		
25-02385	1	W-R Tr BB Referee Fees 12/14	15.00	5-01-28-370-223	Budget		28		1
				RECREATION TRAVEL BASKETBALL					
90400	12/22/25	00003814 ICE H2O					13116		
25-01035	5	INVOICES 10 - 16	1,802.00	5-01-20-120-099	Budget		14		1
				MUNICIPAL CLERK MISCELLANEOUS CHARGE					
90401	12/22/25	00003853 SIMONA GUERRIERO					13116		
25-02393	1	December Meditative Art	50.00	5-01-28-370-224	Budget		37		1
				RECREATION OTHER EXPENSES					
90402	12/22/25	0000387 PRIME LUBE, INC.					13116		
25-02411	1	Inv# 1088062-blue sky diesel	262.94	5-01-26-315-058	Budget		52		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90403	12/22/25	00003872 SOCCER ZONE USA					13116		
25-02375	1	Invoice #12096	543.00	5-01-28-370-221	Budget		21		1
				RECREATION INDOOR SOCCER					
90404	12/22/25	00003873 MPS					13116		
25-02378	1	INV-101549	3,445.00	5-01-25-240-099	Budget		22		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90405	12/22/25	00003874 TURN 2 SPORTS, LLC					13116		
25-02395	1	INV 7627 WOOD-RIDGE FOOTBALL	2,375.00	5-01-30-420-099	Budget		38		1
				CELEBRATION OF EVENTS					
90406	12/22/25	00003875 CONNOR ECKERT					13116		
25-02386	1	W-R Rec BB Scorekeeper Fee	30.00	5-01-28-370-205	Budget		29		1
				RECREATION BIDDY BASKETBALL					

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CURRENT FUND CURRENT CASH - CHECKING Continued									
90407	12/22/25	00003876 JENNIFER SANTIAGO					13116		
25-02399	1	Reimbursement for Fingerprints	25.73	5-01-28-370-201	Budget		41		1
				RECREATION COACHES CERTIFICATION					
90408	12/22/25	00003877 OWEN CAPRIO					13116		
25-02387	1	W-R Rec BB Scorekeeper 12/13	45.00	5-01-28-370-205	Budget		30		1
				RECREATION BIDDY BASKETBALL					
90409	12/22/25	00003878 NOTHING NORM NAILS					13116		
25-02414	1	REFUND FIRE PREVENTION	100.00	5-01-08-105-615	Revenue		54		1
				FIRE PREVENTION REGISTRATION FEES					
90410	12/23/25	00000371 ARONSOHN WEINER SALERNO & KAUF					13120		
25-02425	1	505 MARLBORO	2,475.00	5-01-20-155-099	Budget		1		1
				LEGAL SERVICES MISCELLANEOUS EXPENSES					
25-02425	2	168 VALLEY BOULEVARD	2,569.75	5-01-20-155-099	Budget		2		1
				LEGAL SERVICES MISCELLANEOUS EXPENSES					
25-02425	3	148 12TH STREET	667.50	5-01-20-155-099	Budget		3		1
				LEGAL SERVICES MISCELLANEOUS EXPENSES					
			<u>5,712.25</u>						
90411	12/29/25	00000001 JACK MAHER					13123		
25-02437	1	Rec BB Referee Fees 12/20/2025	200.00	5-01-28-370-205	Budget		30		1
				RECREATION BIDDY BASKETBALL					
90412	12/29/25	00000060 VEOLIA WATER NEW JERSEY					13123		
25-00107	22	2025 WATER CHARGES	3,155.25	5-01-31-445-099	Budget		3		1
				WATER					
90413	12/29/25	00000090 PUBLIC SERVICE ELEC & GAS CO.					13123		
25-00422	18	2025 GAS & ELECTRIC	13,628.96	5-01-31-446-099	Budget		7		1
				NATURAL GAS & ELECTRICITY					
25-00423	17	2025 STREET LIGHTING	876.28	5-01-31-435-099	Budget		8		1
				STREET LIGHTING					
			<u>14,505.24</u>						
90414	12/29/25	00000102 CLEAN ENTERPRISES SUPPLY INC					13123		
25-00294	14	INV#80376	542.00	5-01-26-310-035	Budget		6		1
				BUILDINGS & GROUNDS JANITORIAL SUPPLIES					
90415	12/29/25	00000409 AMAZON CAPITAL SERVICES					13123		
25-02418	1	3 invoices	51.98	5-01-27-355-099	Budget		11		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
25-02418	2	3 invoices	194.94	5-01-27-355-099	Budget		12		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
25-02418	3	3 invoices	382.18	5-01-28-370-205	Budget		13		1
				RECREATION BIDDY BASKETBALL					
25-02422	1	Invoice # 1VTT-LKXW-3RLH	135.11	5-01-27-355-099	Budget		16		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					

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CURRENT FUND	CURRENT CASH - CHECKING	Continued							
90415		AMAZON CAPITAL SERVICES							
25-02427	1	ORDER 114-3246173-0130621	104.81	5-01-20-100-099	Budget		18	1	
				GENERAL ADMIN. MISCELLANEOUS					
			<u>869.02</u>						
90416	12/29/25	00000894 OPTIMUM					13123		
25-00025	18	2025 CABLE & INTERNET CHARGES	350.87	5-01-20-100-036	Budget		1	1	
				GENERAL ADMIN. OPTIMUM					
90417	12/29/25	00001654 THE STANDARD INSURANCE CO					13123		
25-00279	13	DEC 2025 LIFE AD&D INSURANCE	1,000.80	5-01-23-220-099	Budget		41	1	
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
90418	12/29/25	00001913 RACHLES/MICHELE'S OIL CO.					13123		
25-00172	31	INV#444296,444365 - GAS	3,354.09	5-01-31-460-099	Budget		4	1	
				GASOLINE					
90419	12/29/25	00002161 AVESIS THIRD PARTY ADMIN, INC					13123		
25-00273	13	DECEMBER INV 3279791	869.40	5-01-23-220-099	Budget		40	1	
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
90420	12/29/25	00002290 IDESIGN CREATIVE SERVICES					13123		
25-02420	1	Invoice #21556	620.00	5-01-27-355-099	Budget		14	1	
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
90421	12/29/25	00002575 DANIEL ECKERT					13123		
25-02434	1	Rec BB Referee 12/20	100.00	5-01-28-370-205	Budget		25	1	
				RECREATION BIDDY BASKETBALL					
90422	12/29/25	00002591 CHARLES RUSCONI					13123		
25-02438	1	Rec BB Referee Fees 12/20/2025	250.00	5-01-28-370-205	Budget		31	1	
				RECREATION BIDDY BASKETBALL					
90423	12/29/25	00002613 EAST COAST DESIGNS UNLIMITED					13123		
25-02421	1	Invoice #19306	4,442.50	5-01-28-370-205	Budget		15	1	
				RECREATION BIDDY BASKETBALL					
90424	12/29/25	00002726 BELLAVIA					13123		
25-02450	1	CVCS292226	374.21	5-01-25-240-099	Budget		37	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
25-02451	1	CVCS291501	288.34	5-01-25-240-099	Budget		38	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
25-02452	1	CVCS292306	525.67	5-01-25-240-099	Budget		39	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
			<u>1,188.22</u>						
90425	12/29/25	00002737 VERIZON BUSINESS	15043				13123		
25-00495	11	2025 DATA	4,026.72	5-01-31-440-099	Budget		10	1	
				TELEPHONE & INTERNET SERVICES					

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90426	12/29/25	00002778 COLONY HARDWARE CORPORATION					13123		
25-02443	1	inv#3095965-milwaukee extensio	260.11	5-01-26-315-058	Budget		36		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90427	12/29/25	00002792 VERIZON 15124					13123		
25-00106	20	2025 INTERNET SERVICES	1,321.56	5-01-31-440-099	Budget		2		1
				TELEPHONE & INTERNET SERVICES					
90428	12/29/25	00002805 MCI COMM SERVICE					13123		
25-00494	15	2025 LONG DISTANCE	0.16	5-01-31-440-099	Budget		9		1
				TELEPHONE & INTERNET SERVICES					
90429	12/29/25	00002903 ANTHONY R. IACOVINO					13123		
25-02440	1	Rec BB Referee Fee 12/20	300.00	5-01-28-370-205	Budget		33		1
				RECREATION BIDDY BASKETBALL					
90430	12/29/25	00003327 PAIGE DIMASE					13123		
25-02436	1	Rec/Tr BB SK 12/20 7 12/21	90.00	5-01-28-370-205	Budget		28		1
				RECREATION BIDDY BASKETBALL					
25-02436	2	Rec/Tr BB SK 12/20 7 12/21	45.00	5-01-28-370-223	Budget		29		1
				RECREATION TRAVEL BASKETBALL					
			<u>135.00</u>						
90431	12/29/25	00003344 AVA RIZOS					13123		
25-02435	1	Rec/Tr BB SK 12/17 & 12/20	90.00	5-01-28-370-205	Budget		26		1
				RECREATION BIDDY BASKETBALL					
25-02435	2	Rec/Tr BB SK 12/17 & 12/20	15.00	5-01-28-370-223	Budget		27		1
				RECREATION TRAVEL BASKETBALL					
			<u>105.00</u>						
90432	12/29/25	00003348 ALANA AMBROSIO					13123		
25-02428	1	Tr Basketball SK 12/17	15.00	5-01-28-370-223	Budget		19		1
				RECREATION TRAVEL BASKETBALL					
90433	12/29/25	00003489 ANTHONY IACOVINO					13123		
25-02439	1	Rec BB Referee Fee 12/20	300.00	5-01-28-370-205	Budget		32		1
				RECREATION BIDDY BASKETBALL					
90434	12/29/25	00003597 T-MOBILE					13123		
25-00257	13	DECEMBER 2025 PHONE	33.93	5-01-31-440-099	Budget		5		1
				TELEPHONE & INTERNET SERVICES					
90435	12/29/25	00003601 CHANCE IACOVINO					13123		
25-02430	1	Rec BB SK 12/20	45.00	5-01-28-370-205	Budget		21		1
				RECREATION BIDDY BASKETBALL					
90436	12/29/25	00003655 BRITTANY FRANCHINI					13123		
25-02442	1	Reimbursement for cheer	38.00	5-01-28-370-204	Budget		35		1
				RECREATION JUNIOR FOOTBALL					

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90437	12/29/25	00003679 JENNIFER ROSE ODDO					13123		
25-02441	1	Reimbursement for Cheer	38.00	5-01-28-370-204	Budget		34		1
				RECREATION JUNIOR FOOTBALL					
90438	12/29/25	00003773 LUCAS E. MENDOZA					13123		
25-02431	1	Tr BB SK 12/21	45.00	5-01-28-370-223	Budget		22		1
				RECREATION TRAVEL BASKETBALL					
90439	12/29/25	00003808 HACKENSACK HEALTH DEPARTMENT					13123		
25-02449	1	9/1-12/31 CHILD HEALTH CLINIC	333.33	5-01-23-220-099	Budget		42		1
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
90440	12/29/25	00003875 CONNOR ECKERT					13123		
25-02429	1	Rec BB 12/13 SK	45.00	5-01-28-370-205	Budget		20		1
				RECREATION BIDDY BASKETBALL					
90441	12/29/25	00003877 OWEN CAPRIO					13123		
25-02433	1	Rec BB SK 12/20	90.00	5-01-28-370-205	Budget		24		1
				RECREATION BIDDY BASKETBALL					
90442	12/29/25	00003879 TESCO INCORPORATED					13123		
25-02423	1	QUOTE 243192	282.29	5-01-25-240-099	Budget		17		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90443	12/29/25	00003881 PETE DE CANDIA					13123		
25-02432	1	Rec BB Referee 12/20	50.00	5-01-28-370-205	Budget		23		1
				RECREATION BIDDY BASKETBALL					
90444	12/29/25	00002793 NEW JERSEY MOTOR VEHICLE					13124		
25-02453	1	2 FORD P UPS DPW REGISTRATION	120.00	5-01-26-290-099	Budget		1		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
90445	12/31/25	00001632 ESCROW ACCT.					13125		
25-02455	1	MOVE FUNDS TO ESCROW	250.00	5-01-08-105-614	Revenue		1		1
				FIRE PREVENTION FINES					
90446	12/31/25	00000039 PAUL S. BARBIRE, ESQ.					13126		
25-00341	12	OCT NOV DEC TAX ATTORNEY LEGAL	2,963.50	5-01-20-155-099	Budget		6		1
				LEGAL SERVICES MISCELLANEOUS EXPENSES					
90447	12/31/25	00000060 VEOLIA WATER NEW JERSEY					13126		
25-00107	23	2025 WATER CHARGES	81.08	5-01-31-445-099	Budget		2		1
				WATER					
90448	12/31/25	00000100 AGL INHALATION THERAPY CO.					13126		
25-00304	15	CUST 11779 INV 0010196907	651.12	5-01-25-240-099	Budget		3		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90449	12/31/25	00000293 GOLD TYPE BUSINESS MACHINES					13126		
25-02458	1	E- TICKET INV I-09538	1,906.00	5-01-25-240-099	Budget		11		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					

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90450	12/31/25	00000451 VERIZON		ACCESS			13126		
25-00310	13	M554968477-25359	11,852.22	5-01-31-440-099	Budget		4		1
				TELEPHONE & INTERNET SERVICES					
90451	12/31/25	00000513 MCMANIMON SCOTLAND & BAUMANN					13126		
25-02459	1	INV 253290	600.00	5-01-20-155-099	Budget		12		1
				LEGAL SERVICES MISCELLANEOUS EXPENSES					
90452	12/31/25	00000587 WRGS TOWN FUND					13126		
25-02460	1	REIMBURSEMENT MAYORS DINNER	119.14	5-01-30-420-099	Budget		13		1
				CELEBRATION OF EVENTS					
90453	12/31/25	00001255 DRAIN BUSTERS, INC.					13126		
25-02457	1	INV 79116 2 CONCORD	465.00	5-01-26-290-099	Budget		10		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
90454	12/31/25	00001742 ADP, LLC					13126		
25-00101	22	INV 709099287	1,168.74	5-01-20-130-023	Budget		1		1
				FINANCIAL ADMIN. PAYROLL PROCESSING					
90455	12/31/25	00002805 MCI COMM SERVICE					13126		
25-00494	16	2025 LONG DISTANCE	39.57	5-01-31-440-099	Budget		7		1
				TELEPHONE & INTERNET SERVICES					
90456	12/31/25	00002925 TRANSUNION RISK & ALTERNATIVE					13126		
25-00326	13	INV 5342531-202512-1	178.00	5-01-25-240-099	Budget		5		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90457	12/31/25	00003101 VIKING TERMITE & PEST CONTROL					13126		
25-01216	12	903577690 & 903572387	1,650.00	5-01-26-290-099	Budget		8		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
90458	12/31/25	00003811 INTERSTATE WASTE SERVICES					13126		
25-02454	1	INV 0011819191	2,145.90	5-01-26-306-099	Budget		9		1
				RECYCLING PROGRAM OTHER EXPENSES					
90459	12/31/25	00002517 RECREATION ACCT.					13127		
25-02461	1	RECREATION YEAR-END TRANSFER	8,731.29	5-01-28-370-099	Budget		1		1
				RECREATION MISCELLANEOUS EXPENSES					
25-02461	2	RECREATION YEAR-END TRANSFER	1,202.61	5-01-28-370-200	Budget		2		1
				RECREATION ADULT SOFTBALL					
25-02461	3	RECREATION YEAR-END TRANSFER	8,325.62	5-01-28-370-201	Budget		3		1
				RECREATION COACHES CERTIFICATION					
25-02461	4	RECREATION YEAR-END TRANSFER	13,487.93	5-01-28-370-202	Budget		4		1
				RECREATION BABE RUTH LEAGUE					
25-02461	5	RECREATION YEAR-END TRANSFER	6,308.77	5-01-28-370-204	Budget		5		1
				RECREATION JUNIOR FOOTBALL					
25-02461	6	RECREATION YEAR-END TRANSFER	16,004.67	5-01-28-370-205	Budget		6		1
				RECREATION BIDDY BASKETBALL					
25-02461	7	RECREATION YEAR-END TRANSFER	4,999.26	5-01-28-370-208	Budget		7		1
				RECREATION GIRLS SOFTBALL					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CURRENT FUND		CURRENT CASH - CHECKING	Continued						
90459		RECREATION ACCT.	Continued						
25-02461	8	RECREATION YEAR-END TRANSFER	131,553.13	5-01-28-370-209	Budget		8	1	
				RECREATION SUMMER PROGRAM					
25-02461	9	RECREATION YEAR-END TRANSFER	216.57	5-01-28-370-215	Budget		9	1	
				RECREATION HIP HOP					
25-02461	10	RECREATION YEAR-END TRANSFER	3,453.30	5-01-28-370-217	Budget		10	1	
				RECREATION WRESTLING					
25-02461	11	RECREATION YEAR-END TRANSFER	5,325.00	5-01-28-370-219	Budget		11	1	
				RECREATION INSTRUCTORS FEES					
25-02461	12	RECREATION YEAR-END TRANSFER	12,768.69	5-01-28-370-221	Budget		12	1	
				RECREATION INDOOR SOCCER					
25-02461	13	RECREATION YEAR-END TRANSFER	5,738.61	5-01-28-370-223	Budget		13	1	
				RECREATION TRAVEL BASKETBALL					
25-02461	14	RECREATION YEAR-END TRANSFER	52,013.99	5-01-28-370-224	Budget		14	1	
				RECREATION OTHER EXPENSES					
25-02461	15	RECREATION YEAR-END TRANSFER	27,484.75	5-01-28-370-225	Budget		15	1	
				RECREATION FALL SOCCER					
25-02461	16	RECREATION YEAR-END TRANSFER	2,747.75	5-01-28-370-234	Budget		16	1	
				RECREATION TRACK & FIELD					
			<u>282,899.36</u>						
90460	12/31/25	00000130 NEGLIA ENGINEERING ASSOCIATES					13133		
25-02463	1	NEA 2506016	1,348.58	5-01-26-311-099	Budget		2	1	
				SEWER SYSTEM MAINTENANCE MISC. EXPENSES					
25-02464	1	GIS & TAX MAP NEA 2506016	73,669.70	5-01-55-006-001	Budget		3	1	
				5 YEAR EMERGENCY - NON BUDGET					
25-02465	1	NEA 2505957	512.50	5-01-20-165-099	Budget		4	1	
				ENGINEERING SERVICES MISC. EXPENSES					
			<u>75,530.78</u>						
90461	12/31/25	00003883 BTBL NJ, LLC					13133		
25-02412	1	2025 2026 BTBL League Fees	15,975.00	5-01-28-370-223	Budget		1	1	
				RECREATION TRAVEL BASKETBALL					
90462	12/31/25	00002538 STATE OF NEW JERSEY					13134		
25-02469	1	INV 4142948 2018	95.50	5-01-25-261-099	Budget		1	1	
				UNIFORM FIRE SAFETY ACT MISC. EXPENSES					
90463	12/31/25	00000255 PETTY CASH					13135		
25-02471	1	YEAR END PETTY CASH 2024	390.23	5-01-26-310-099	Budget		1	1	
				BUILDINGS & GROUNDS MISC. EXPENSES					
90464	12/31/25	00001633 CURRENT ACCOUNT					13136		
25-02472	1	WRPD PETTY CASH 2025	490.00	5-01-25-240-099	Budget		1	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	105	0	1,150,145.83	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>105</u>	<u>0</u>	<u>1,150,145.83</u>	<u>0.00</u>

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
DOG		DOG CASH							
1256	12/31/25	00000194 NJ DEPT OF HEALTH INFECTIOUS & NOVEMBER DOGS	6.60	D-13-55-620-000	Budget		13128	1	1
25-02323	1			ANIMAL CONTROL-PYMTS TO STATE					
1257	12/31/25	00001633 CURRENT ACCOUNT STATUTORY EXCESS	5,184.80	D-13-56-640-000	Budget		13130	1	1
25-02467	1			PAYMENTS TO CURRENT FUND					
1258	12/31/25	00000194 NJ DEPT OF HEALTH INFECTIOUS & DECEMBER DOGS	7.80	D-13-55-620-000	Budget		13131	1	1
25-02468	1			ANIMAL CONTROL-PYMTS TO STATE					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
		Checks:	3	0	5,199.20	0.00			
		Direct Deposit:	0	0	0.00	0.00			
		Total:	3	0	5,199.20	0.00			
POLICE DETAIL		POLICE DETAIL							
1034	12/31/25	00001633 CURRENT ACCOUNT DECEMBER POLICE DETAIL XFER	37,200.00	E-03-56-882-001	Budget		13129	1	1
25-02462	1			POLICE OUTSIDE SERVICES SALRIES					
25-02462	2	DECEMBER POLICE DETAIL XFER	6,100.00	E-03-56-883-001	Budget		2	1	
				POLICE OUTSIDE SERVICES VEHICLES					
			43,300.00						
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
		Checks:	1	0	43,300.00	0.00			
		Direct Deposit:	0	0	0.00	0.00			
		Total:	1	0	43,300.00	0.00			
UNEMPLOYMENT		UNEMPLOYMENT COMPENSATION							
2177	12/22/25	00000283 STATE OF NEW JERSEY QTR END 9/30/25 02260024210000	18,818.18	U-14-56-682-000	Budget		13114	1	1
25-02405	1			UNEMPLOYMENT CLAIMS					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
		Checks:	1	0	18,818.18	0.00			
		Direct Deposit:	0	0	0.00	0.00			
		Total:	1	0	18,818.18	0.00			
WIRE TRANSFERS		WIRE TRANSFERS							
2019	12/15/25	00000570 NJSHBP DECEMBER 2025 NJSHBP RETIRED	52,316.04	5-01-23-220-099	Budget		13085	1	1
25-00042	13			EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
2020	12/15/25	00000570 NJSHBP DECEMBER 2025 NJSHB ACTIVE	134,373.73	5-01-23-220-099	Budget		13086	1	1
25-00043	13			EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
2023	12/22/25	00000322 PAYROLL AGENCY ACCT #2 A&E	3,389.80	5-01-20-100-011	Budget		13117	1	1
25-02415	1			GENERAL ADMIN. FULL TIME					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
WIRE TRANSFERS WIRE TRANSFERS			Continued						
2023 PAYROLL AGENCY ACCT #2			Continued						
25-02415	2	TAX ASSESSOR	216.41	5-01-20-150-012	Budget		2	1	
				TAX ASSESSMENT ADMIN. PART TIME					
25-02415	3	TAX COLLECTOR	2,271.48	5-01-20-145-011	Budget		3	1	
				REVENUE ADMIN. FULL TIME					
25-02415	4	MUN CLK	6,228.04	5-01-20-120-011	Budget		4	1	
				MUNICIPAL CLERK FULL TIME					
25-02415	5	POLICE/TRAFFIC GDS	89,946.05	5-01-25-240-011	Budget		5	1	
				POLICE DEPARTMENT FULL TIME					
25-02415	6	POLICE OT	10,801.57	5-01-25-240-014	Budget		6	1	
				POLICE DEPARTMENT OVERTIME					
25-02415	7	STREETS	25,929.96	5-01-26-290-011	Budget		7	1	
				STREETS & ROADS MAINT. FULL TIME					
25-02415	8	STREETS OT	7,515.18	5-01-26-290-014	Budget		8	1	
				STREETS & ROADS MAINT. OVERTIME					
25-02415	9	MECHANIC	1,984.75	5-01-26-291-011	Budget		9	1	
				VEHICLE MAINTENANCE FULL TIME					
25-02415	10	MECHANIC OT	261.62	5-01-26-291-014	Budget		10	1	
				VEHICLE MAINTENANCE OVERTIME					
25-02415	11	MUN CT	131.24	5-01-43-490-011	Budget		11	1	
				MUNICIPAL COURT PART TIME					
25-02415	12	PUB DEF	41.26	5-01-43-495-012	Budget		12	1	
				PUBLIC DEFENDER PART TIME					
25-02415	13	PUB PROS	169.42	5-01-25-275-012	Budget		13	1	
				MUNICIPAL PROSECUTOR PART TIME					
25-02415	14	CCO	3,819.27	5-01-22-195-011	Budget		14	1	
				CONSTRUCTION OFFICIAL FULL TIME					
25-02415	15	FIN ADMIN	3,541.60	5-01-20-130-011	Budget		15	1	
				FINANCIAL ADMIN. FULL TIME					
25-02415	16	LIBRARY	5,315.89	5-01-29-390-012	Budget		16	1	
				FREE PUBLIC LIBRARY FULL TIME					
25-02415	17	FIRE SAFETY	514.69	5-01-25-261-012	Budget		17	1	
				UNIFORM FIRE SAFETY ACT PART TIME					
25-02415	18	REC	2,815.63	5-01-28-370-012	Budget		18	1	
				RECREATION FULL TIME					
25-02415	19	SUMMER REC	43.32	5-01-28-370-209	Budget		22	1	
				RECREATION SUMMER PROGRAM					
25-02415	20	OEM	475.39	5-01-25-252-012	Budget		19	1	
				OEM FULL TIME					
25-02415	21	SOCIAL SECURITY	13,517.03	5-01-36-472-099	Budget		20	1	
				SOCIAL SECURITY SYSTEM					
25-02415	22	MEDICARE	6,059.08	5-01-36-472-099	Budget		21	1	
				SOCIAL SECURITY SYSTEM					
			<u>184,988.68</u>						
2024	12/22/25	00000323 PAYROLL ACCOUNT #2							13118
25-02416	1	A&E	1,622.70	5-01-20-100-011	Budget		1	1	
				GENERAL ADMIN. FULL TIME					
25-02416	2	TAX ASSESSOR	955.26	5-01-20-150-012	Budget		2	1	
				TAX ASSESSMENT ADMIN. PART TIME					
25-02416	3	TAX COLLECTOR	2,738.94	5-01-20-145-011	Budget		3	1	
				REVENUE ADMIN. FULL TIME					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Num Acct
PO #	Item	Description							
WIRE TRANSFERS		WIRE TRANSFERS	Continued						
2024 PAYROLL ACCOUNT #2			Continued						
25-02416	4	MUN CLK	8,009.46	5-01-20-120-011	Budget		4	1	
				MUNICIPAL CLERK FULL TIME					
25-02416	5	POLICE/TRAFFIC GDS	133,175.04	5-01-25-240-011	Budget		5	1	
				POLICE DEPARTMENT FULL TIME					
25-02416	6	POLICE OT	25,944.43	5-01-25-240-014	Budget		6	1	
				POLICE DEPARTMENT OVERTIME					
25-02416	7	STREETS	42,897.48	5-01-26-290-011	Budget		7	1	
				STREETS & ROADS MAINT. FULL TIME					
25-02416	8	STREETS OT	19,912.76	5-01-26-290-014	Budget		8	1	
				STREETS & ROADS MAINT. OVERTIME					
25-02416	9	MECHANIC	3,175.25	5-01-26-291-011	Budget		9	1	
				VEHICLE MAINTENANCE FULL TIME					
25-02416	10	MECHANIC OT	1,405.37	5-01-26-291-014	Budget		10	1	
				VEHICLE MAINTENANCE OVERTIME					
25-02416	11	MUN CT	1,202.09	5-01-43-490-011	Budget		11	1	
				MUNICIPAL COURT PART TIME					
25-02416	12	PUB DEF	375.41	5-01-43-495-012	Budget		12	1	
				PUBLIC DEFENDER PART TIME					
25-02416	13	PUB PROS	1,330.58	5-01-25-275-012	Budget		13	1	
				MUNICIPAL PROSECUTOR PART TIME					
25-02416	14	CCO	6,564.89	5-01-22-195-011	Budget		14	1	
				CONSTRUCTION OFFICIAL FULL TIME					
25-02416	15	FIN ADMIN	4,041.32	5-01-20-130-011	Budget		15	1	
				FINANCIAL ADMIN. FULL TIME					
25-02416	16	LIBRARY	12,396.52	5-01-29-390-012	Budget		16	1	
				FREE PUBLIC LIBRARY FULL TIME					
25-02416	17	FIRE SAFETY	2,094.89	5-01-25-261-012	Budget		17	1	
				UNIFORM FIRE SAFETY ACT PART TIME					
25-02416	18	REC	1,904.79	5-01-28-370-012	Budget		18	1	
				RECREATION FULL TIME					
25-02416	19	SUMMER REC	141.68	5-01-28-370-209	Budget		20	1	
				RECREATION SUMMER PROGRAM					
25-02416	20	OEM	1,935.86	5-01-25-252-012	Budget		19	1	
				OEM FULL TIME					
			271,824.72						
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
	Checks:		4	0	643,503.17	0.00			
	Direct Deposit:		0	0	0.00	0.00			
	Total:		4	0	643,503.17	0.00			
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
	Checks:		123	0	2,059,576.43	0.00			
	Direct Deposit:		0	0	0.00	0.00			
	Total:		123	0	2,059,576.43	0.00			

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	4-01	404,558.78	0.00	0.00	404,558.78
CURRENT FUND	5-01	1,388,740.22	350.00	0.00	1,389,090.22
	C-04	195,597.55	0.00	0.00	195,597.55
	D-13	5,199.20	0.00	0.00	5,199.20
	E-03	46,312.50	0.00	0.00	46,312.50
	U-14	18,818.18	0.00	0.00	18,818.18
Total of All Funds:		<u>2,059,226.43</u>	<u>350.00</u>	<u>0.00</u>	<u>2,059,576.43</u>

Range of Checking Accts: ADAC to WIRE TRANSFERS Range of Check Dates: 01/01/26 to 01/16/26  
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CAPITAL 2		Capital Acct #2							
1701	01/13/26	00003608 TERMINAL CONSTRUCTION CORP					13138		
25-01513	4	PI-008.03 EXISTING MPR RENOVAT	15,432.09	C-04-55-913-101	Budget		1	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
25-01937	1	100 HALLWAYS ADDED CASEWORK	94,100.69	C-04-55-913-101	Budget		2	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
25-01938	1	102 REPLACE STAGE MILLWORK	93,626.99	C-04-55-913-101	Budget		3	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
25-02239	3	# 104 EXTERIOR STORAGE ROOMS	17,530.09	C-04-55-913-101	Budget		4	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
25-02338	1	100.01 FLOOR BASE	2,689.47	C-04-55-913-101	Budget		5	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
25-02366	1	106 MARKER & TACKBOARDS	15,777.91	C-04-55-913-101	Budget		6	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
			239,157.24						
1702	01/16/26	00000090 PUBLIC SERVICE ELEC & GAS CO.					13149		
26-00130	1	DECEMBER DOYLE SCHOOL	15,562.24	C-04-55-913-101	Budget		6	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
1703	01/16/26	00000298 SUNSET RIDGE LANDSCAPING					13149		
26-00120	1	DOYLE SCHOOL INV 009361	329,000.00	C-04-55-913-101	Budget		3	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
26-00151	1	WRAC INV 8711	2,600.00	C-04-55-913-101	Budget		10	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
			331,600.00						
1704	01/16/26	00000334 MOTOROLA SOLUTIONS, INC.					13149		
25-01102	5	INV 8230551233	851.84	C-04-55-915-101	Budget		1	1	
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17					
1705	01/16/26	00001950 ROUX ASSOCIATES, INC.					13149		
26-00128	1	WRAC INV 199164	7,342.90	C-04-55-913-101	Budget		5	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
1706	01/16/26	00002182 BARCIA BROS.					13149		
26-00123	1	TENNIS COURTS INV 9619	34,000.00	C-04-55-915-101	Budget		4	1	
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17					
1707	01/16/26	00003039 KRUEGER INTERNATIONAL, INC.					13149		
25-01470	1	FACULTY LOUNGE ITEMS	8,587.76	C-04-55-913-101	Budget		2	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
1708	01/16/26	00003791 ALLAN BRITEWAY ELECTRICAL					13149		
26-00140	2	WRHS INV 32335	38,275.00	C-04-55-913-101	Budget		7	1	
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18					
26-00141	1	WRFD FIREHOUSE 32334	62,750.00	C-04-55-915-101	Budget		8	1	
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CAPITAL 2		Capital Acct #2		Continued					
1708	01/12/26	ALLAN BRITWAY ELECTRICAL		Continued					
26-00141	2	WRFD FIREHOUSE 32361	33,165.00	C-04-55-915-101	Budget		9	1	
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17					
			<u>134,190.00</u>						
Checking Account Totals									
		Paid	Void	Amount Paid	Amount Void				
		Checks: 8	0	771,291.98	0.00				
		Direct Deposit: 0	0	0.00	0.00				
		Total: 8	0	771,291.98	0.00				
CURRENT FUND		CURRENT CASH - CHECKING							
90465	01/12/26	00000060 VEOLIA WATER NEW JERSEY					13137		
26-00028	1	JAN 26	82.83	5-01-29-390-099	Budget		5	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90466	01/12/26	00000090 PUBLIC SERVICE ELEC & GAS CO.					13137		
26-00048	1	JAN 26	1,262.65	5-01-29-390-099	Budget		16	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90467	01/12/26	00000409 AMAZON CAPITAL SERVICES					13137		
26-00024	1	INV 1WYW-QTWPWF6	2,216.71	5-01-29-390-099	Budget		1	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90468	01/12/26	00000451 VERIZON ACCESS					13137		
26-00046	1	JAN 26	102.84	5-01-29-390-099	Budget		15	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90469	01/12/26	00000643 DELAGE LANDEN FINANCIAL SERVIC					13137		
26-00037	1	INV 593692710	355.48	5-01-29-390-099	Budget		11	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90470	01/12/26	00000788 DEMCO, INC.					13137		
26-00031	1	JAN 26	752.35	5-01-29-390-099	Budget		8	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90471	01/12/26	00000894 OPTIMUM					13137		
26-00050	1	JAN 26	164.45	5-01-29-390-099	Budget		17	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90472	01/12/26	00000898 W.B. MASON					13137		
26-00052	1	JAN 26	674.66	5-01-29-390-099	Budget		18	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90473	01/12/26	00001228 BERGEN COUNTY COOPERATIVE					13137		
26-00056	1	INV 8168	32,401.79	6-01-29-390-099	Budget		21	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90474	01/12/26	00001787 MERCHANTS ALARM SYSTEMS					13137		
26-00029	1	INV 152298	129.00	6-01-29-390-099	Budget		6	1	
				FREE PUBLIC LIBRARY MISC. EXPENSES					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND CURRENT CASH - CHECKING			Continued						
90475	01/12/26	00002637 MIDWEST TAPE					13137		
26-00025	1	INV 508093625	946.83	5-01-29-390-099	Budget		2		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90476	01/12/26	00002880 NEWSBANK, INC.					13137		
26-00041	1	INV RN2009341	683.00	5-01-29-390-099	Budget		13		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90477	01/12/26	00003101 VIKING TERMITE & PEST CONTROL					13137		
26-00039	1	INV 903573580	109.15	6-01-29-390-099	Budget		12		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90478	01/12/26	00003183 INGRAM LIBRARY SERVICES INC.					13137		
26-00030	1	JAN 26	1,544.20	5-01-29-390-099	Budget		7		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90479	01/12/26	00003199 LEAF					13137		
26-00043	1	INV 19454601	670.48	5-01-29-390-099	Budget		14		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90480	01/12/26	00003224 ERIN HUGHES					13137		
26-00035	1	2025 HOL, 2026 LEGAL NOTICES	806.82	6-01-29-390-099	Budget		10		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90481	01/12/26	00003379 DONNA KEITH					13137		
26-00053	1	2026	10,080.00	6-01-29-390-099	Budget		19		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90482	01/12/26	00003404 FIND THAT PAUSE					13137		
26-00026	1	INV 130	1,430.00	5-01-29-390-099	Budget		3		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90483	01/12/26	00003503 EASTERN ESSENTIAL SERVICES					13137		
26-00033	1	INV 1024372	1,395.00	6-01-29-390-099	Budget		9		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90484	01/12/26	00003513 BELLAQUA, INC					13137		
26-00027	1	INV 145470	29.50	5-01-29-390-099	Budget		4		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90485	01/12/26	00003887 KALLY DULING					13137		
26-00055	1	LIBRARY MUSIC PROGRAM	2,400.00	6-01-29-390-099	Budget		20		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90486	01/13/26	00002044 PETTY CASH					13139		
26-00073	1	2026 PETTY CASH	750.00	6-01-55-003-000	Budget		1		1
				PETTY CASH					
90487	01/13/26	00000255 PETTY CASH					13140		
26-00074	1	2026 PETTY CASH	500.00	6-01-55-003-000	Budget		1		1
				PETTY CASH					

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PO #	Item	Description					Ref Seq Acct
CURRENT FUND CURRENT CASH - CHECKING Continued							
90488	01/15/26	00000889 INSTITUTE FOR PROFESSIONAL					13143
26-00119	1	SUSAN SCHULZ	50.00	6-01-20-120-042	Budget		1 1
				MUNICIPAL CLERK EDUCATION & TRAINING			
26-00119	2	CATHLEEN CALABRO	50.00	6-01-20-120-042	Budget		2 1
				MUNICIPAL CLERK EDUCATION & TRAINING			
26-00119	3	GINA AFFUSO	50.00	6-01-20-120-042	Budget		3 1
				MUNICIPAL CLERK EDUCATION & TRAINING			
			<u>150.00</u>				
90489	01/15/26	00003888 DANIEL R. ZURY					13144
26-00129	1	REIMBURSEMENT CAR REPAIRS	1,134.06	5-01-23-210-099	Budget		1 1
				GENERAL LIABILITY MISCELLANEOUS EXP.			
90490	01/16/26	00000280 TREASURER, SCHOOL FUNDS					13148
26-00085	2	JANUARY CHECK 1	993,236.92	6-01-55-001-003	Budget		1 1
				SCHOOL TAXES PAYABLE			
90491	01/16/26	00000060 VEOLIA WATER NEW JERSEY					13150
25-00107	24	DECEMBER 2025 WATER CHARGES	3,516.96	5-01-31-445-099	Budget		2 1
				WATER			
90492	01/16/26	00000080 VERIZON 16801					13150
25-00271	19	756-990-975-0001-08	2,544.27	5-01-31-440-099	Budget		3 1
				TELEPHONE & INTERNET SERVICES			
90493	01/16/26	00000090 PUBLIC SERVICE ELEC & GAS CO.					13150
25-00422	19	DECEMBER 2025 GAS & ELECTRIC	3,592.11	5-01-31-446-099	Budget		5 1
				NATURAL GAS & ELECTRICITY			
90494	01/16/26	00000177 BERGEN COUNTY UTILITIES					13150
25-00466	13	DECEMBER INV 4623	30,016.74	5-01-26-305-099	Budget		9 1
				GARBAGE & TRASH REMOVAL			
90495	01/16/26	00000459 VERIZON WIRELESS					13150
25-00419	15	DECEMBER 2025	3,642.11	5-01-31-440-099	Budget		4 1
				TELEPHONE & INTERNET SERVICES			
90496	01/16/26	00000662 KNOX COMPANY					13150
25-01750	1	QUOTE QT-KA-66560	1,298.00	5-01-25-255-099	Budget		11 1
				FIRE DEPARTMENT MISCELLANEOUS EXPENSES			
90497	01/16/26	00001086 SUBURBAN DISPOSAL, INC.					13150
25-00441	13	INV 12167	86,166.66	5-01-26-305-099	Budget		6 1
				GARBAGE & TRASH REMOVAL			
90498	01/16/26	00002151 MUNICIPAL CAPITAL					13150
25-00445	11	INV 332167 WRFD COPIER LEASE	175.00	5-01-25-255-036	Budget		7 1
				FIRE DEPARTMENT OFFICE SUPPLIES			
25-00446	12	INV 332165 WRPD	175.00	5-01-25-240-036	Budget		8 1
				POLICE DEPARTMENT OFFICE SUPPLIES			
			<u>350.00</u>				

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PO #	Item	Description					Ref Seq Acct
CURRENT FUND CURRENT CASH - CHECKING Continued							
90499	01/16/26	00002737 VERIZON BUSINESS 15043					13150
25-00495	12	DECEMBER 2025 DATA	2,063.94	5-01-31-440-099	Budget		10 1
				TELEPHONE & INTERNET SERVICES			
90500	01/16/26	00002792 VERIZON 15124					13150
25-00106	21	DECEMBER 25 INTERNET SERVICES	613.12	5-01-31-440-099	Budget		1 1
				TELEPHONE & INTERNET SERVICES			
90501	01/16/26	00000090 PUBLIC SERVICE ELEC & GAS CO.					13151
25-00423	18	2025 STREET LIGHTING	42,334.45	5-01-31-435-099	Budget		1 1
				STREET LIGHTING			
90502	01/16/26	00000026 SO BERGEN MUN JOINT INS FUND					13152
26-00108	3	1ST INTALLMENT LIABILITY	151,734.50	6-01-23-210-099	Budget		84 1
				GENERAL LIABILITY MISCELLANEOUS EXP.			
26-00108	4	1ST INTALLMENT WORKERS COMP	151,734.50	6-01-23-215-099	Budget		85 1
				WORKERS COMPENSATION INSURANCE MISC. EXP			
			<u>303,469.00</u>				
90503	01/16/26	00000035 BERGEN CTY TREASURY DIVISION					13152
26-00113	1	2026 PRELIMINARY FIRST QUARTER	1,241,886.50	6-01-55-001-004	Budget		88 1
				COUNTY TAXES PAYABLE			
90504	01/16/26	00000039 PAUL S. BARBIRE, ESQ.					13152
26-00063	2	2026 JANUARY LEGAL FEES	8,500.00	5-01-20-155-099	Budget		42 1
				LEGAL SERVICES MISCELLANEOUS EXPENSES			
90505	01/16/26	00000083 WOOD-RIDGE FIRE DEPARTMENT					13152
26-00086	1	FD ExChief Badge Reimbursement	4,200.00	5-01-25-255-099	Budget		58 1
				FIRE DEPARTMENT MISCELLANEOUS EXPENSES			
90506	01/16/26	00000091 HOMETOWN AUTO PARTS, INC.					13152
26-00001	1	184718,184722,184854,185032	9,888.31	5-01-26-315-058	Budget		1 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			
90507	01/16/26	00000094 HIGHWAY TRAFFIC SUPPLY CORP					13152
26-00040	1	INV 068651	279.54	5-01-26-290-099	Budget		29 1
				STREETS & ROADS MAINT. MISC. EXPENSES			
90508	01/16/26	00000095 VINDAN, INC.					13152
26-00084	1	FD Uniforms	1,959.00	5-01-25-255-101	Budget		56 1
				FIRE DEPARTMENT BADGES & NAME PLATES			
90509	01/16/26	00000116 METRO FIRE & SAFETY					13152
26-00042	1	FD Extinguisher Recharge	182.00	5-01-25-255-099	Budget		30 1
				FIRE DEPARTMENT MISCELLANEOUS EXPENSES			
90510	01/16/26	00000146 AUTOMOTIVE BRAKE CO.					13152
26-00023	1	INV 2755704	2,836.62	5-01-26-315-058	Budget		24 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			

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PO #	Item	Description							
CURRENT FUND CURRENT CASH - CHECKING Continued									
90511	01/16/26	00000148 NJ STATE LEAGUE OF					13152		
26-00080	1	IN-007907 MAGAZINE SUBSCRIPTS	75.00	6-01-20-100-099	Budget		53		1
				GENERAL ADMIN. MISCELLANEOUS					
90512	01/16/26	00000160 REGAL STAMP & SEAL CO., INC.					13152		
26-00034	1	INV. 64431	15.00	6-01-20-110-099	Budget		26		1
				MAYOR & COUNCIL MISCELLANEOUS					
90513	01/16/26	00000163 RAPID PUMP & METER SERVICE					13152		
26-00004	1	DECEMBER MONTHLY INSPECT	690.00	5-01-26-311-060	Budget		4		1
				SEWER SYSTEM MAINTENANCE REPAIRS					
90514	01/16/26	00000171 RIEDEL SIGN CO., INC.					13152		
26-00036	1	INV#16994-2 DOORS LETTERED	840.00	5-01-26-315-099	Budget		27		1
				VEHICLE MAINTENANCE MISCELLANEOUS EXPENSE					
26-00075	1	INV 16955	150.00	5-01-26-290-099	Budget		48		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
			<u>990.00</u>						
90515	01/16/26	00000184 SOME'S UNIFORMS, INC					13152		
26-00138	1	INVS. V197304 & V197377	46.50	5-01-25-240-099	Budget		100		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90516	01/16/26	00000185 KELLIE ROMERO					13152		
26-00093	1	Reimburse cheer coach fees	33.00	6-01-28-370-204	Budget		66		1
				RECREATION JUNIOR FOOTBALL					
90517	01/16/26	00000202 PAPER CLIPS					13152		
26-00144	1	INV. 63536/63436/63388	1,332.44	5-01-20-120-036	Budget		104		1
				MUNICIPAL CLERK OFFICE SUPPLIES					
90518	01/16/26	00000262 ANNA M. GRAMLICH					13152		
26-00090	1	Thursday & Sunday Yoga	400.00	6-01-28-370-224	Budget		62		1
				RECREATION OTHER EXPENSES					
26-00090	2	Thursday & Sunday Yoga	300.00	6-01-28-370-224	Budget		63		1
				RECREATION OTHER EXPENSES					
			<u>700.00</u>						
90519	01/16/26	00000276 STATE OF NEW JERSEY					13152		
26-00006	1	4TH QTR MARRIAGES	300.00	5-01-55-004-002	Budget		6		1
				MARRIAGE LICENSE FEES DUE TO NJ					
26-00054	1	3rd qtr - missing one	25.00	5-01-55-004-002	Budget		35		1
				MARRIAGE LICENSE FEES DUE TO NJ					
			<u>325.00</u>						
90520	01/16/26	00000280 TREASURER, SCHOOL FUNDS					13152		
26-00085	3	JANUARY CHECK 2	993,236.92	6-01-55-001-003	Budget		57		1
				SCHOOL TAXES PAYABLE					
90521	01/16/26	00000293 GOLD TYPE BUSINESS MACHINES					13152		
26-00069	1	WRPD IN I-09640 ANNUAL SILVER	9,500.00	6-01-25-240-059	Budget		45		1
				POLICE DEPARTMENT MAINT. OF COMPUTERS					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Num Acct
CURRENT FUND		CURRENT CASH - CHECKING		Continued					
90521		GOLD TYPE BUSINESS MACHINES		Continued					
26-00070	1	INV 09641 ANNUAL SILVER	9,500.00	6-01-20-140-021	Budget		46		1
				TECH. & INFO. SYSTEMS MISC. EXP.					
			<u>19,000.00</u>						
90522	01/16/26	00000302 HACKENSACK MERIDIAN HEALTH					13152		
26-00135	1	INV. 26123	1,200.00	6-01-25-240-099	Budget		97		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90523	01/16/26	00000306 FEDEX					13152		
26-00161	2	INV 9-135-56928	46.59	6-01-20-120-022	Budget		117		1
				MUNICIPAL CLERK POSTAGE EXPENSE					
90524	01/16/26	00000343 MUNIDEX INC.					13152		
26-00081	1	2026 VITAL STATISTICS	731.00	6-01-20-120-099	Budget		54		1
				MUNICIPAL CLERK MISCELLANEOUS CHARGE					
90525	01/16/26	00000374 VIP CAR WASH & LUBE, LLC					13152		
26-00005	1	DECEMBER	326.29	5-01-26-315-058	Budget		5		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90526	01/16/26	00000375 FIESTA BANQUETS					13152		
26-00124	1	WRFD 2026 INSTALLATION DINNER	26,907.79	6-01-25-255-102	Budget		91		1
				FIRE DEPARTMENT EVENTS					
90527	01/16/26	00000409 AMAZON CAPITAL SERVICES					13152		
26-00087	1	Invoice #1CNW-VF7W-GWR7	59.45	6-01-27-355-099	Budget		59		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
26-00103	1	Senior Mahjongg Supplies	247.11	6-01-27-355-099	Budget		79		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
26-00112	1	114-9774892-3600238	121.98	6-01-26-290-099	Budget		87		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
26-00136	1	WRPD SUPPLIES	750.38	6-01-25-240-099	Budget		98		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00158	1	114-1246168-2569810	23.99	6-01-20-100-099	Budget		114		1
				GENERAL ADMIN. MISCELLANEOUS					
			<u>1,202.91</u>						
90528	01/16/26	00000452 ENVIRONMENTAL RENEWAL, LLC					13152		
26-00059	1		5,294.00	5-01-26-306-099	Budget		37		1
				RECYCLING PROGRAM OTHER EXPENSES					
90529	01/16/26	00000594 PTOABC					13152		
26-00131	1	2026 ANNUAL MEMBERSHIP DUES	400.00	6-01-25-240-099	Budget		93		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90530	01/16/26	00000720 BERGEN COUNTY POLICE					13152		
26-00132	1	2026 DUES	650.00	6-01-25-240-099	Budget		94		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CURRENT FUND      CURRENT CASH - CHECKING      Continued									
90531	01/16/26	00000773 GIRTAIN SIGN COMPANY LLC					13152		
26-00118	1	VETERANS PARK INVOICE 54750	725.00	5-01-26-310-099	Budget		90		1
				BUILDINGS & GROUNDS MISC. EXPENSES					
90532	01/16/26	00000814 BERGEN MUNIC EMPL BENEFIT FUND					13152		
26-00082	2	JANUARY GROUP 1433	6,922.00	6-01-23-220-099	Budget		119		1
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
90533	01/16/26	00000826 HOME DEPOT CREDIT SERVICES					13152		
26-00002	1	INV#6022476,5022694,2535097,	3,009.81	5-01-26-310-099	Budget		2		1
				BUILDINGS & GROUNDS MISC. EXPENSES					
90534	01/16/26	00000848 NJ E-Z PASS					13152		
26-00146	1	REPLENISH ACCT: 3374	500.00	6-01-26-290-099	Budget		106		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
90535	01/16/26	00000889 INSTITUTE FOR PROFESSIONAL					13152		
26-00139	1	JOHN FANTACONE INV 2426 ETHICS	50.00	6-01-26-290-099	Budget		101		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
90536	01/16/26	00000894 OPTIMUM					13152		
26-00066	2	2026 CABLE & INTERNET CHARGES	520.92	6-01-20-100-036	Budget		43		1
				GENERAL ADMIN. OPTIMUM					
90537	01/16/26	00001023 GRAINGER					13152		
26-00003	1	INV#9755571610,9753050914	1,293.73	5-01-26-310-030	Budget		3		1
				BUILDINGS & GROUNDS MAINTENANCE					
26-00038	1	INV 9754232263	477.48	5-01-26-310-099	Budget		28		1
				BUILDINGS & GROUNDS MISC. EXPENSES					
			<u>1,771.21</u>						
90538	01/16/26	00001082 OTIS ELEVATOR COMPANY					13152		
26-00077	1	2026 WRIS SERVICE CONTRACT	6,254.04	6-01-26-310-099	Budget		50		1
				BUILDINGS & GROUNDS MISC. EXPENSES					
26-00078	1	2026 SERVICE CONTRACT 495	3,574.44	6-01-26-310-099	Budget		51		1
				BUILDINGS & GROUNDS MISC. EXPENSES					
			<u>9,828.48</u>						
90539	01/16/26	00001154 ATLANTIC SALT, INC.					13152		
26-00011	1	INV105064--26-051931,26-051936	11,928.17	5-01-26-290-030	Budget		12		1
				STREETS & ROADS MAINT. MATERIALS					
26-00049	1	INV#105839-26-0538833,26053890	4,175.92	5-01-26-290-099	Budget		33		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
26-00159	1	INV#106696-TICKET#'S 26-056590	7,983.77	6-01-26-290-099	Budget		115		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
			<u>24,087.86</u>						
90540	01/16/26	00001183 EDMUNDS ASSOCIATES, INC.					13152		
26-00104	1	INV 26-IN0621 SERVICE CONTRACT	1,179.37	6-01-20-140-021	Budget		80		1
				TECH. & INFO. SYSTEMS MISC. EXP.					

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PO #	Item	Description							
CURRENT FUND CURRENT CASH - CHECKING			Continued						
90540		EDMUNDS ASSOCIATES, INC.							
26-00104	2	INV 26-IN0622 SERVICE CONTRACT	19,223.12	6-01-20-140-021	Budget		81	1	
				TECH. & INFO. SYSTEMS MISC. EXP.					
			<u>20,402.49</u>						
90541	01/16/26	00001229 ESS, INC.					13152		
26-00022	1	INV 372528	205.00	5-01-26-315-058	Budget		23	1	
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90542	01/16/26	00001296 PITNEY BOWES					13152		
26-00083	2	INV 0010044925	493.05	6-01-20-100-022	Budget		55	1	
				GENERAL ADMIN. POSTAGE EXPENSE					
90543	01/16/26	00001316 TCTA MEMBERSHIP SERVICES					13152		
26-00109	1	2026 TCTA MEMBERSHIP	125.00	6-01-20-145-044	Budget		86	1	
				REVENUE ADMIN. ASSOCIATION DUES					
90544	01/16/26	00001317 COUNTY OPEN SPACE TRUST FUND					13152		
26-00114	1	26 1ST QTR OPEN SPACE PRELIM	55,684.00	6-01-55-001-004	Budget		89	1	
				COUNTY TAXES PAYABLE					
90545	01/16/26	00001340 NICK'S TOWING SERVICE, INC					13152		
26-00058	1	inv#25-31974-2021 tahoe	324.00	5-01-26-315-099	Budget		36	1	
				VEHICLE MAINTENANCE MISCELLANEOUS EXPENSE					
90546	01/16/26	00001432 NJ DEPT OF COMMUNITY AFFAIRS					13152		
26-00051	1	STATE TRAINING FEE 4Q 2025	1,795.00	5-01-55-004-001	Budget		34	1	
				DCA TRAINING FEES DUE TO NJ					
90547	01/16/26	00001437 HY-VIZ INC.					13152		
26-00044	1	FD Hydrant Markers	1,050.00	5-01-25-255-099	Budget		31	1	
				FIRE DEPARTMENT MISCELLANEOUS EXPENSES					
90548	01/16/26	00001454 NJ ADVANCE MEDIA					13152		
26-00147	1	INV. 3738143 PB	32.68	5-01-21-180-021	Budget		107	1	
				PLANNING BOARD LEGAL ADVERTISING					
90549	01/16/26	00001699 CITY OF HACKENSACK					13152		
26-00154	1	SHOWMOBILE TOWN DAY 6/8/25	1,750.00	5-01-30-420-099	Budget		110	1	
				CELEBRATION OF EVENTS					
90550	01/16/26	00001742 ADP, LLC					13152		
26-00142	2	JANUARY INV 709925548	293.12	6-01-20-130-023	Budget		102	1	
				FINANCIAL ADMIN. PAYROLL PROCESSING					
90551	01/16/26	00001787 MERCHANTS ALARM SYSTEMS					13152		
26-00079	2	INV#151966	408.00	6-01-26-310-099	Budget		52	1	
				BUILDINGS & GROUNDS MISC. EXPENSES					
90552	01/16/26	00001913 RACHLES/MICHELE'S OIL CO.					13152		
26-00016	1	inv#444961-gas	2,920.16	5-01-31-460-099	Budget		17	1	
				GASOLINE					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND CURRENT CASH - CHECKING			Continued						
90553	01/16/26	00002024 THE RECORD AND HERALD NEWS					13152		
26-00032	1	AD # 11920311 PB REORG	48.04	5-01-21-180-099	Budget		25	1	
				PLANNING BOARD MISCELLANEOUS EXPENSES					
26-00145	1	AD# 11896971 M&C REORG	39.68	5-01-20-120-021	Budget		105	1	
				MUNICIPAL CLERK LEGAL ADVERTISING					
			<u>87.72</u>						
90554	01/16/26	00002080 ACE LOCK & KEY SHOP					13152		
26-00012	1	INV#1909-DPW KEY BOX KEYS	171.00	5-01-26-310-030	Budget		13	1	
				BUILDINGS & GROUNDS MAINTENANCE					
90555	01/16/26	00002151 MUNICIPAL CAPITAL					13152		
26-00149	2	JANUARY INV 334639	1,099.00	6-01-20-100-099	Budget		108	1	
				GENERAL ADMIN. MISCELLANEOUS					
90556	01/16/26	00002290 IDESIGN CREATIVE SERVICES					13152		
26-00007	1	Invoice #21646	403.00	5-01-28-370-224	Budget		7	1	
				RECREATION OTHER EXPENSES					
26-00007	2	Invoice #21646	320.00	5-01-27-355-099	Budget		8	1	
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
			<u>723.00</u>						
90557	01/16/26	00002309 RUTGERS, THE STATE UNIVERSITY					13152		
26-00137	1	PREPARATION OF AFS	1,222.00	6-01-20-130-042	Budget		99	1	
				FINANCIAL ADMIN. EDUCATION & TRAINING					
90558	01/16/26	00002348 ROBERT'S AND SON, INC					13152		
26-00018	1	5863723 5862175 5862926	531.31	5-01-26-315-058	Budget		19	1	
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90559	01/16/26	00002498 ADOPT A HIGHWAY					13152		
26-00072	2	INV 319367 ROUTE 17	317.00	6-01-26-306-099	Budget		47	1	
				RECYCLING PROGRAM OTHER EXPENSES					
90560	01/16/26	00002523 VISUAL COMPUTER SOLUTIONS					13152		
26-00133	1	INVOICE 23154	3,962.31	6-01-25-240-099	Budget		95	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90561	01/16/26	00002524 PASSAIC VALLEY SEWERAGE					13152		
26-00067	2	1ST QTR INV 2268160	43,026.90	6-01-31-455-101	Budget		44	1	
				PASSAIC VALLEY SEWERAGE PROCESSING					
90562	01/16/26	00002575 DANIEL ECKERT					13152		
26-00098	1	Rec BB Referee Fees 1/10/26	200.00	6-01-28-370-205	Budget		71	1	
				RECREATION BIDDY BASKETBALL					
90563	01/16/26	00002591 CHARLES RUSCONI					13152		
26-00099	1	Rec BB Referee Fees 1/10/2026	300.00	6-01-28-370-205	Budget		72	1	
				RECREATION BIDDY BASKETBALL					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND CURRENT CASH - CHECKING			Continued						
90564	01/16/26	00002726 BELLAVIA					13152		
26-00013	1	CVCS292250	854.59	5-01-25-240-099	Budget		14		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00014	1	CVCS292345	135.98	5-01-25-240-099	Budget		15		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00015	1	CVCS292270	1,202.77	5-01-25-240-099	Budget		16		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
			<u>2,193.34</u>						
90565	01/16/26	00002735 CINTAS CORPORATION 15F					13152		
26-00017	1	INV#4254465845-495 HIGHLAND	132.30	5-01-26-310-024	Budget		18		1
				BUILDINGS & GROUNDS CLEANING & MAINT.					
90566	01/16/26	00002792 VERIZON 15124					13152		
26-00143	2	JANUARY 2026 INTERNET SERVICES	1,459.44	6-01-31-440-099	Budget		103		1
				TELEPHONE & INTERNET SERVICES					
90567	01/16/26	00002893 SHARE CORPORATION					13152		
26-00156	1	INV#327199	775.92	6-01-26-315-058	Budget		112		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90568	01/16/26	00002903 ANTHONY R. IACOVIDO					13152		
26-00097	1	Rec BB Referee Fees 1/10/2026	100.00	6-01-28-370-205	Budget		70		1
				RECREATION BIDDY BASKETBALL					
90569	01/16/26	00002956 ROYAL TOUCH HAND WASH					13152		
26-00107	1	INV WP111735 DECEMBER WASHES	960.00	5-01-25-240-099	Budget		83		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90570	01/16/26	00003022 CHEEMA OIL CORPORATION					13152		
26-00134	1	INV. 546796	15.18	6-01-25-240-099	Budget		96		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90571	01/16/26	00003082 DOMINIC MONTI					13152		
26-00092	1	Indoor Soccer Referee Fees	160.00	6-01-28-370-221	Budget		65		1
				RECREATION INDOOR SOCCER					
90572	01/16/26	00003089 CASSONE LEASING					13152		
26-00062	2	INV 1324421 DPW TRAILER LEASE	1,610.00	6-01-26-310-099	Budget		41		1
				BUILDINGS & GROUNDS MISC. EXPENSES					
90573	01/16/26	00003101 VIKING TERMITE & PEST CONTROL					13152		
26-00061	2	INV 903572387 RODENTS BLVD	1,210.00	6-01-26-310-121	Budget		39		1
				BUILDINGS & GROUNDS EXTERMINATOR					
26-00061	3	inv#903570963,903571190,	729.90	6-01-26-310-121	Budget		40		1
				BUILDINGS & GROUNDS EXTERMINATOR					
			<u>1,939.90</u>						
90574	01/16/26	00003133 AIR POWER INC.					13152		
26-00019	1	INV 30272	2,077.00	5-01-26-315-058	Budget		20		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND CURRENT CASH - CHECKING			Continued						
90575	01/16/26	00003221 CITY OF GARFIELD					13152		
26-00105	2	SHARED SERVICES COURT YEAR 2	24,125.00	6-01-43-490-099	Budget		82		1
				MUNICIPAL COURT MISCELLANEOUS EXPENSES					
90576	01/16/26	00003327 PAIGE DIMASE					13152		
26-00102	1	Rec/Tr BB Scorekeeper 1/9 & 10	15.00	6-01-28-370-205	Budget		77		1
				RECREATION BIDDY BASKETBALL					
26-00102	2	Rec/Tr BB Scorekeeper 1/9 & 10	75.00	6-01-28-370-223	Budget		78		1
				RECREATION TRAVEL BASKETBALL					
			<u>90.00</u>						
90577	01/16/26	00003338 ALLEGIANCE TRUCKS					13152		
26-00153	1	INV#x403265037:01-DOOR MIRROR,	1,315.52	6-01-26-315-058	Budget		109		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90578	01/16/26	00003339 KIMBALL MIDWEST					13152		
26-00020	1	INV 104030971	670.15	5-01-26-315-058	Budget		21		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90579	01/16/26	00003343 GENSERVE					13152		
26-00047	1	INV#579566,579570,579575	1,500.00	5-01-26-310-099	Budget		32		1
				BUILDINGS & GROUNDS MISC. EXPENSES					
90580	01/16/26	00003558 CUSTOM BANDAG INC.					13152		
26-00155	1	INV#60246054 CAR 52	598.52	6-01-26-315-058	Budget		111		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90581	01/16/26	00003601 CHANCE IACOVINO					13152		
26-00094	1	Tr BB Scorekeeper 1/11	15.00	6-01-28-370-223	Budget		67		1
				RECREATION TRAVEL BASKETBALL					
90582	01/16/26	00003603 NICHOLAS F. SCALERA					13152		
26-00100	1	Rec/Tr BB Scorekeeper 1/9 1/10	15.00	6-01-28-370-205	Budget		73		1
				RECREATION BIDDY BASKETBALL					
26-00100	2	Rec/Tr BB Scorekeeper 1/9 1/10	30.00	6-01-28-370-223	Budget		74		1
				RECREATION TRAVEL BASKETBALL					
			<u>45.00</u>						
90583	01/16/26	00003610 YLLIANNIS RAMIREZ					13152		
26-00089	1	January Zumba Gold	700.00	6-01-27-355-099	Budget		61		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
90584	01/16/26	00003613 PENNWEST UNIVERSITY					13152		
26-00160	1	LAUREN B. MAGNUSSON	4,432.50	5-01-29-390-099	Budget		116		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90585	01/16/26	00003636 DAVID J. MEREDITH					13152		
26-00091	1	January Tai Chi Wednesdays	400.00	6-01-27-355-099	Budget		64		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
CURRENT FUND CURRENT CASH - CHECKING Continued							
90586	01/16/26	00003684 TENNA, LLC					13152
26-00076	2	INV 32192 DPW EXPENSE SOFTWARE	278.45	6-01-26-315-099	Budget		49 1
				VEHICLE MAINTENANCE MISCELLANEOUS EXPENSE			
90587	01/16/26	00003773 LUCAS E. MENDOZA					13152
26-00101	1	Rec/Tr BB Scorekeeper 1/10&11	30.00	6-01-28-370-205	Budget		75 1
				RECREATION BIDDY BASKETBALL			
26-00101	2	Rec/Tr BB Scorekeeper 1/10&11	30.00	6-01-28-370-223	Budget		76 1
				RECREATION TRAVEL BASKETBALL			
			<u>60.00</u>				
90588	01/16/26	00003813 CHRIS CATANIA					13152
26-00088	1	January Body Conditioning Fri	300.00	6-01-27-355-099	Budget		60 1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES			
90589	01/16/26	00003825 HUDL					13152
26-00126	1	WRHS INV H00180129	21,900.00	5-01-26-310-099	Budget		92 1
				BUILDINGS & GROUNDS MISC. EXPENSES			
90590	01/16/26	0000387 PRIME LUBE, INC.					13152
26-00021	1	INV 1089378	582.75	5-01-26-315-058	Budget		22 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			
26-00060	1	inv#955202-blue sky diesel	262.94	5-01-26-315-099	Budget		38 1
				VEHICLE MAINTENANCE MISCELLANEOUS EXPENSE			
			<u>845.69</u>				
90591	01/16/26	00003875 CONNOR ECKERT					13152
26-00096	1	Rec BB Scorekeeper 1/10/26	60.00	6-01-28-370-205	Budget		69 1
				RECREATION BIDDY BASKETBALL			
90592	01/16/26	00003877 OWEN CAPRIO					13152
26-00095	1	Rec BB Scorekeeper 1/10	60.00	6-01-28-370-205	Budget		68 1
				RECREATION BIDDY BASKETBALL			
90593	01/16/26	00003884 PEDRO CARRION					13152
26-00008	1	Reimbursement for Fingerprints	25.73	5-01-28-370-201	Budget		9 1
				RECREATION COACHES CERTIFICATION			
90594	01/16/26	00003885 OMER SIRKA					13152
26-00009	1	Reimbursement for fingerprints	25.73	5-01-28-370-201	Budget		10 1
				RECREATION COACHES CERTIFICATION			
90595	01/16/26	00003886 MICHAEL CANTATORE					13152
26-00010	1	Reimbursement for fingerprints	25.73	5-01-28-370-201	Budget		11 1
				RECREATION COACHES CERTIFICATION			
90596	01/16/26	00003889 CRIMEDEX					13152
26-00157	1	WRPD SUBSCRIPTION N3KFBWRH0001	79.00	5-01-25-240-099	Budget		113 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CURRENT FUND      CURRENT CASH - CHECKING      Continued									
90597	01/16/26	00003890 TAPINTO LOCAL, LLC					13152		
26-00162	2	INV 57949 & 57944	75.00	6-01-20-120-021	Budget		118	1	
MUNICIPAL CLERK LEGAL ADVERTISING									
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
	Checks:		133	0	4,110,138.61	0.00			
	Direct Deposit:		0	0	0.00	0.00			
	Total:		<u>133</u>	<u>0</u>	<u>4,110,138.61</u>	<u>0.00</u>			
REC ESCROW      RECREATION ESCROW									
3018	01/16/26	00001633 CURRENT ACCOUNT					13147		
26-00152	1	RECREATION TRANSFER	282,899.36	E-03-56-940-003	Budget		1	1	
RECREATION & PUBLIC EVENTS									
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
	Checks:		1	0	282,899.36	0.00			
	Direct Deposit:		0	0	0.00	0.00			
	Total:		<u>1</u>	<u>0</u>	<u>282,899.36</u>	<u>0.00</u>			
WIRE TRANSFERS      WIRE TRANSFERS									
2025	01/14/26	00000570 NJSHBP					13141		
26-00110	2	JANUARY NJSHBP RETIRED	69,345.94	6-01-23-220-099	Budget		1	1	
EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.									
2026	01/14/26	00000570 NJSHBP					13142		
26-00111	2	JANUARY 2026 NJSHBP ACTIVE	190,251.54	6-01-23-220-099	Budget		1	1	
EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.									
2027	01/15/26	00000322 PAYROLL AGENCY ACCT #2					13145		
26-00117	1	A&E	3,575.89	6-01-20-100-011	Budget		1	1	
GENERAL ADMIN. FULL TIME									
26-00117	2	TAX ASSESSOR	217.46	6-01-20-150-012	Budget		2	1	
TAX ASSESSMENT ADMIN. PART TIME									
26-00117	3	TAX COLLECTOR	2,462.99	6-01-20-145-011	Budget		3	1	
REVENUE ADMIN. FULL TIME									
26-00117	4	MUN CLK	6,741.33	6-01-20-120-011	Budget		4	1	
MUNICIPAL CLERK FULL TIME									
26-00117	5	POLICE/TRAFFIC GDS	93,889.23	6-01-25-240-011	Budget		5	1	
POLICE DEPARTMENT FULL TIME									
26-00117	6	POLICE OT	3,900.75	6-01-25-240-014	Budget		6	1	
POLICE DEPARTMENT OVERTIME									
26-00117	7	POLICE OT	5,851.12	5-01-25-240-014	Budget		7	1	
POLICE DEPARTMENT OVERTIME									
26-00117	8	STREETS	28,039.06	6-01-26-290-011	Budget		8	1	
STREETS & ROADS MAINT. FULL TIME									
26-00117	9	STREETS OT	3,700.68	6-01-26-290-014	Budget		9	1	
STREETS & ROADS MAINT. OVERTIME									
26-00117	10	STREETS OT	8,634.91	5-01-26-290-014	Budget		10	1	
STREETS & ROADS MAINT. OVERTIME									
26-00117	11	MECHANIC	3,737.36	6-01-26-291-011	Budget		11	1	
VEHICLE MAINTENANCE FULL TIME									

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/void Contract	Ref Num	Ref Seq	Num Acct
PO #	Item	Description							
WIRE TRANSFERS		WIRE TRANSFERS	Continued						
2027 PAYROLL AGENCY ACCT #2			Continued						
26-00117	13	MECHANIC OT	549.96	6-01-26-291-014	Budget		12	1	
				VEHICLE MAINTENANCE OVERTIME					
26-00117	14	MUN CT	134.09	6-01-43-490-011	Budget		13	1	
				MUNICIPAL COURT PART TIME					
26-00117	15	PUB DEF	42.08	6-01-43-495-012	Budget		14	1	
				PUBLIC DEFENDER PART TIME					
26-00117	16	PUB PROS	166.21	6-01-25-275-012	Budget		15	1	
				MUNICIPAL PROSECUTOR PART TIME					
26-00117	17	CCO	3,704.20	6-01-22-195-011	Budget		16	1	
				CONSTRUCTION OFFICIAL FULL TIME					
26-00117	18	FIN ADMIN	3,941.18	6-01-20-130-011	Budget		17	1	
				FINANCIAL ADMIN. FULL TIME					
26-00117	19	LIBRARY	5,737.34	6-01-29-390-012	Budget		18	1	
				FREE PUBLIC LIBRARY FULL TIME					
26-00117	20	FIRE SAFETY	561.48	6-01-25-261-012	Budget		19	1	
				UNIFORM FIRE SAFETY ACT PART TIME					
26-00117	21	REC	3,002.54	6-01-28-370-012	Budget		20	1	
				RECREATION FULL TIME					
26-00117	22	SUMMER REC	22.60	6-01-28-370-209	Budget		25	1	
				RECREATION SUMMER PROGRAM					
26-00117	23	OEM	496.55	6-01-25-252-012	Budget		21	1	
				OEM FULL TIME					
26-00117	24	SOCIAL SECURITY	10,000.00	6-01-36-472-099	Budget		22	1	
				SOCIAL SECURITY SYSTEM					
26-00117	25	SOCIAL SECURITY	4,097.93	5-01-36-472-099	Budget		23	1	
				SOCIAL SECURITY SYSTEM					
26-00117	26	MEDICARE	6,231.26	6-01-36-472-099	Budget		24	1	
				SOCIAL SECURITY SYSTEM					
			<u>199,438.20</u>						
2028	01/15/26	00000323 PAYROLL ACCOUNT #2							13146
26-00125	1	A&E	1,737.61	6-01-20-100-011	Budget		1	1	
				GENERAL ADMIN. FULL TIME					
26-00125	2	TAX ASSESSOR	990.54	6-01-20-150-012	Budget		2	1	
				TAX ASSESSMENT ADMIN. PART TIME					
26-00125	3	TAX COLLECTOR	2,699.01	6-01-20-145-011	Budget		3	1	
				REVENUE ADMIN. FULL TIME					
26-00125	4	MUN CLK	8,447.67	6-01-20-120-011	Budget		4	1	
				MUNICIPAL CLERK FULL TIME					
26-00125	5	POLICE/TRAFFIC GDS	131,362.94	6-01-25-240-011	Budget		5	1	
				POLICE DEPARTMENT FULL TIME					
26-00125	6	POLICE OT	10,340.76	6-01-25-240-014	Budget		6	1	
				POLICE DEPARTMENT OVERTIME					
26-00125	7	POLICE OT	15,511.13	5-01-25-240-014	Budget		7	1	
				POLICE DEPARTMENT OVERTIME					
26-00125	8	STREETS	43,582.59	6-01-26-290-011	Budget		8	1	
				STREETS & ROADS MAINT. FULL TIME					
26-00125	9	STREETS OT	6,862.90	6-01-26-290-014	Budget		9	1	
				STREETS & ROADS MAINT. OVERTIME					
26-00125	10	STREETS OT	16,013.43	5-01-26-290-014	Budget		10	1	
				STREETS & ROADS MAINT. OVERTIME					

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WIRE TRANSFERS	WIRE TRANSFERS								
2028 PAYROLL ACCOUNT #2									
26-00125	11	MECHANIC	5,073.64	6-01-26-291-011	Budget		11	1	
				VEHICLE MAINTENANCE FULL TIME					
26-00125	12	MECHANIC OT	1,961.25	6-01-26-291-014	Budget		12	1	
				VEHICLE MAINTENANCE OVERTIME					
26-00125	13	MUN CT	1,239.91	6-01-43-490-011	Budget		13	1	
				MUNICIPAL COURT PART TIME					
26-00125	14	PUB DEF	387.08	6-01-43-495-012	Budget		14	1	
				PUBLIC DEFENDER PART TIME					
26-00125	15	PUB PROS	1,379.79	6-01-25-275-012	Budget		15	1	
				MUNICIPAL PROSECUTOR PART TIME					
26-00125	16	CCO	7,594.80	6-01-22-195-011	Budget		16	1	
				CONSTRUCTION OFFICIAL FULL TIME					
26-00125	17	FIN ADMIN	3,871.82	6-01-20-130-011	Budget		17	1	
				FINANCIAL ADMIN. FULL TIME					
26-00125	18	LIBRARY	13,020.14	6-01-29-390-012	Budget		18	1	
				FREE PUBLIC LIBRARY FULL TIME					
26-00125	19	FIRE SAFETY	2,343.52	6-01-25-261-012	Budget		19	1	
				UNIFORM FIRE SAFETY ACT PART TIME					
26-00125	20	REC	1,861.46	6-01-28-370-012	Budget		20	1	
				RECREATION FULL TIME					
26-00125	21	SUMMER REC	207.90	6-01-28-370-209	Budget		22	1	
				RECREATION SUMMER PROGRAM					
26-00125	22	OEM	1,987.45	6-01-25-252-012	Budget		21	1	
				OEM FULL TIME					
			<u>278,477.34</u>						

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	737,513.02	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>4</u>	<u>0</u>	<u>737,513.02</u>	<u>0.00</u>

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	146	0	5,901,842.97	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>146</u>	<u>0</u>	<u>5,901,842.97</u>	<u>0.00</u>

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Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	341,213.77	0.00	0.00	341,213.77
CURRENT FUND	6-01	4,506,437.86	0.00	0.00	4,506,437.86
	C-04	771,291.98	0.00	0.00	771,291.98
	E-03	282,899.36	0.00	0.00	282,899.36
Total of All Funds:		<u>5,901,842.97</u>	<u>0.00</u>	<u>0.00</u>	<u>5,901,842.97</u>

**RESOLUTION NO.: 040-2026**

**RESOLUTION CONVERTING THE TEMPORARY APPOINTMENTS OF LUCAS G. LEONE, NICHOLAS J. TURI, AND CHRISTIAN R. HUTCHISON TO PERMANENT APPOINTMENTS AS ENTRY-LEVEL POLICE OFFICERS OF THE WOOD-RIDGE POLICE DEPARTMENT PURSUANT TO N.J.S.A. 11A:4-1.3.**

**WHEREAS**, Chapter 114-13D of the Borough Code (“code”) permits the appointment of Police Officers pursuant to N.J.S.A. 11A:4-1.3, (“statute”) known as the Civil Service Alternate Route Process; and

**WHEREAS**, Lucas G. Leone, Nicholas J. Turi, and Christian R. Hutchison (“officers”) were appointed on June 18, 2025 by Resolution 090-2025 of the Mayor and Council of the Borough of Wood-Ridge (“Borough”) as Temporary Entry-Level Police Officers in the Borough of Wood-Ridge Police Department, effective July 1, 2025, pursuant to the code and statute; and

**WHEREAS**, said Officers successfully completed the Basic Course for Police Officers and thereby graduated from the Bergen County Police Academy and received certification from the Police Training Commission on December 19, 2025;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Wood-Ridge, that Lucas G. Leone, Nicholas J. Turi, and Christian R. Hutchison are hereby appointed as Permanent Entry-Level Police Officers in the Borough of Wood-Ridge Police Department (“department”), effective December 19, 2025, pursuant to code and statute; and

**BE IT FURTHER RESOLVED**, that said officers shall serve a 12-month working test period from December 19, 2025 to December 18, 2026 as required by statute and the NJ Civil Service Commission and shall be afforded all seniority and service credit with the Department starting as of their temporary appointment effective date of July 1, 2025.

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**RESOLUTION NO. 041-2026**

**RESOLUTION AUTHORIZING MEDIATION AGREEMENT BETWEEN THE BOROUGH OF WOOD-RIDGE AND FAIR SHARE HOUSING CENTER**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (“Amended FHA”); and

**WHEREAS**, in accordance with AOC Directive #14-24, dated December 13, 2024, the Borough of Wood-Ridge (the “Borough”) filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action (the “Litigation”) pursuant to N.J.S.A. 52:27D-301 et. seq. (the “Fair Housing Act”) on January 17, 2025; and

**WHEREAS**, the Borough filed its Housing Element Fair Share Plan (“HEFSP”) on June 4, 2025 (“Adopted HEFSP”); and

**WHEREAS**, Fair Share Housing Center (“FSHC”) having filed with the Affordable Housing Program (“Program”), a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough’s HEFSP on August 29, 2025; and

**WHEREAS**, based on discussions with FSHC and the appointed members of the Program, the Borough and FSHC have agreed to settle the issues set forth in the challenge in accordance with the terms of a Mediation Agreement (the “Mediation Agreement”) negotiated and reached between the parties; and attached hereto as Exhibit A and

**WHEREAS** the Borough Attorney, Borough’s Special Land Use Counsel, and the Borough’s Professional Planner have recommended that the Borough Mayor and Council ratify the execution of the Mediation Agreement to resolve the objections of Fair Share Housing center, Inc.; and

*Minutes of the 1934<sup>th</sup> Regular Meeting of January 21, 2026*

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey as follows:

1. The Council hereby approves the Mediation Agreement with the Fair Share Housing Center in the pending Declaratory Judgment Action and ratifies its execution and submission to the Court for review and approval.
2. The Council hereby authorizes and ratifies the Mayor's signature of the Mediation Agreement with Fair Share Housing Center attached hereto; and further authorizes any and all steps necessary to effectuate the purposes of this Resolution and the Mediation Agreement; and
3. This Resolution shall take effect immediately

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**RESOLUTION NO.: 042-2026**

**RESOLUTION AUTHORIZING BERGEN COUNTY UTILITIES AUTHORITY TO PROVIDE THE SERVICES OF A CERTIFIED RECYCLING PROFESSIONAL**

**WHEREAS**, the Borough is required to designate a Certified Recycling Professional; and

**WHEREAS**, the Bergen County Utilities Authority has agreed to provide the services of a Certified Recycling Professional; and

**WHEREAS**, the agreement document to be executed by the Borough of Wood-Ridge and the Bergen County Utilities Authority for the purposes hereinabove described is annexed hereto and is made a part of this resolution.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor & Council of the Borough of Wood-Ridge as follows:

1. The Mayor of the Borough of Wood-Ridge is hereby authorized and directed to execute the attached contract with the Bergen County Utilities Authority.
2. If applicable a Certificate of Availability of Funds pursuant to N.J.S.A. 40A:4-57 has been certified to by the Chief Finance Officer and is attached hereto and made a part hereof.
3. Funds are subject to an appropriation by the Mayor and Council of the Borough of Wood-Ridge and will be provided by the local finance office when appropriated.

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**RESOLUTION NO.: 043-2026**

**RESOLUTION TO CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE REPLACEMENT OF THE SYNTHETIC TURF ON THE 14<sup>th</sup> STREET FIELD**

**WHEREAS**, the Borough of Wood-Ridge, County of Bergen, State of New Jersey ("Borough") has a need for Construction Management Services for the replacement of the synthetic turf on the 14<sup>th</sup> Street Field and related improvements ("Services") and has received a proposal to perform said Services dated 12-19-25 ("Proposal") from Neglia Group ("Contractor"), the Borough Engineer, and desires to enter into a Contract with said Contractor for said Services as detailed in said Proposal; and

**WHEREAS**, the provisions of said Contract shall be in accordance with the dictates of N.J.S.A. 19:44A-20.5, pursuant to which Contractor responded to the Borough's Request for Qualifications authorized by Resolution 119-2025 and was appointed Borough Engineer via a "Fair and Open" process by Resolution 003-2026 ; and

**WHEREAS**, the Borough Administrator has determined and certified in writing that the value of total services will exceed \$17,500 and funds are subject to an appropriation by the Borough; and

**WHEREAS**, Contractor has completed and submitted a Business Entity Disclosure Certification which certifies that Contractor has not made any reportable contributions to a candidate committee in the Borough of Wood-Ridge in the previous one year, and that the contract will prohibit Contractor from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and the Contract itself must be available for public inspection;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough of Wood-Ridge as follows:

1. The Borough Attorney is authorized and directed to prepare a Contract pursuant to this Resolution.
2. The Mayor and Clerk are hereby authorized and directed to enter into said Contract with the Contractor for the Services for an amount not to exceed is **\$35,450.00** subject to the terms, conditions, and specifications of the Proposal and the Contract, both of which shall be incorporated and made a part of this Resolution as Exhibits thereof.
3. This Contract is awarded pursuant to a "Fair and Open" process in accordance with N.J.S.A. 19:44A-20.5, and without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the services are to be performed by a person authorized by law to practice a recognized profession.
4. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution
5. A Notice of this action shall be published according to law.
- 6.

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**RESOLUTION NO.: 044-2026**

**RESOLUTION TO CONTRACT FOR ENVIRONMENTAL ENGINEERING SERVICES FOR THE DEPARTMENT OF PUBLIC WORKS YARD ON CONCORD STREET**

**WHEREAS**, the Borough of Wood-Ridge, County of Bergen, State of New Jersey ("**Borough**") has a need for Environmental Engineering Services to perform remedial action services and ground water monitoring at the Borough's DPW Yard on Concord Street ("**Services**"), has received a proposal to perform said Services dated 1-15-26 ("**Proposal**") from Mott MacDonald ("**Contractor**"), the Borough Environmental Engineer, and desires to enter into a Contract with said Contractor for said Services as detailed in said Proposal; and

**WHEREAS**, the provisions of said Contract shall be in accordance with the dictates of N.J.S.A. 19:44A-20.5, pursuant to which Contractor responded to the Borough's Request for Qualifications authorized by Resolution 119-2025 and was appointed Borough Environmental Engineer via a "Fair and Open" process by Resolution 035-2026 ; and

**WHEREAS**, the Borough Administrator has determined and certified in writing that the value of total services will exceed \$17,500 and funds are subject to an appropriation by the Borough; and

**WHEREAS**, Contractor has completed and submitted a Business Entity Disclosure Certification which certifies that Contractor has not made any reportable contributions to a candidate committee in the Borough of Wood-Ridge in the previous one year, and that the contract will prohibit Contractor from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and the Contract itself must be available for public inspection;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough of Wood-Ridge as follows:

7. The Borough Attorney is authorized and directed to prepare a Contract pursuant to this Resolution.
8. The Mayor and Clerk are hereby authorized and directed to enter into said Contract with the Contractor for the Services for an amount not to exceed is **\$19,000.00** subject to the terms, conditions, and specifications of the Proposal and the Contract, both of which shall be incorporated and made a part of this Resolution as Exhibits thereof.

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9. This Contract is awarded pursuant to a "Fair and Open" process in accordance with N.J.S.A. 19:44A-20.5, and without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the services are to be performed by a person authorized by law to practice a recognized profession.
10. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution
11. A Notice of this action shall be published according to law.

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**RESOLUTION NO. 046-2026**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF WOOD-RIDGE REFERRING ORDINANCES 2026-01 AND 2026-02 TO THE PLANNING BOARD PURSUANT TO N.J.S.A. 40:55D-64, TO THE BOROUGH OF WOOD-RIDGE PLANNING BOARD**

WHEREAS, Chapter 264 of the Code of the Borough of Wood-Ridge establishes standards for the collection, maintenance, expenditure, and reporting of development fees that shall be used for the sole purpose of providing low- and moderate-income housing; and

WHEREAS, Chapter 530, of the Code of the Borough of Wood-Ridge entitled Zoning; establishes a pattern for the use of land and buildings in the Borough of Wood-Ridge based on the Master Plan for the Borough; and

WHEREAS, on December 30, 2025, the Borough and the Fair Share Housing Center ("FSHC") entered into a Mediation Agreement (the "Mediation Agreement") satisfying and resolving the Borough's obligations for Round 4; and

WHEREAS, amendments to provisions of Chapter 264 and Chapter 530 are required to effectuate the provisions agreed to in the Mediation Agreement and are set forth in Ordinances 2026-01 and 2026-02 respectively; and

WHEREAS, the Municipal Land Use Law ("MLUL") requires in N.J.S.A. 40:55D-26 that all ordinances constituting a development regulation must be referred to the Planning Board for review to determine whether there are any inconsistencies between the proposed ordinance and the Borough Master Plan and for any other recommendations the Planning Board may have with respect to the proposed ordinance; and

WHEREAS, by this resolution, the Mayor and Council hereby refer to the Planning Board the aforementioned Ordinances for its review pursuant to N.J.S.A. 40:55D-26; and

WHEREAS, the Mayor and Council will take any Planning Board recommendations under review and make amendments to the aforementioned Ordinances as may be required thereby.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Wood-Ridge, Bergen County, New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Mayor and Council of the Borough of Wood-Ridge hereby direct the Borough of Wood-Ridge Planning Board to review, pursuant to N.J.S.A. 40:55D-26, the proposed Ordinances amending Chapters 264 and 530, and certain regulations regarding the low- and moderate-income housing units in the Borough of Wood-Ridge.

Section 3. The Planning Board is authorized and directed to prepare a report of its recommendations to the proposed Ordinances in accordance with the requirements set forth in the Municipal Land Use Law.

Section 4. The Borough Clerk shall immediately forward a certified copy of this Resolution and Ordinances 2026-01 and 2026-02 to the Planning Board Secretary to conduct a hearing in accordance with the requirements set forth in the Municipal Land Use Law.

Section 5. This Resolution shall take effect immediately.  
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**RESOLUTION NO. 047-2026  
RESOLUTION AUTHORIZING VEHICLES AND EQUIPMENT FOR PUBLIC AUCTION WITH  
GOVDEALS**

**WHEREAS**, the Borough of Wood-Ridge has determined that certain personal property as described on the attached schedule is no longer needed for public purpose; and

**WHEREAS**, various services conduct auctions for such purpose from time to time; and

**WHEREAS**, N.J.S.A. 40A:11-36 requires that all such personal property be sold at public sale to the highest bidder.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey as follows:

1. The attached schedule of Borough property is hereby declared to be surplus and no longer needed for public purposes; and
2. The Borough will auction said surplus at the first available auction conducted by Gov.Deals; and
3. The Borough reserves the right to reject any and all bids if it determines such rejection to be in the public interest;
4. Successful bidders shall be responsible for removing any vehicles and/or equipment within 48 hours of the public auction. All items are sold "as is" and all sales are final.

Schedule of Vehicles and equipment to be listed for auction:

1. Police Vehicle #56 - 2013 Chevy Tahoe, VIN: 1GNSK2E05DR242119
2. Police Vehicle #33 - 2016 Chevy Tahoe, VIN: 1GNSKDEC6GR363350
3. Police Vehicle #60 - 2011 Ford F250, VIN: 1FTBF2B69BEA95880

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**APPLICATIONS:**

- a. Wood Ridge Lions Club for an On-Premise 50/50 and Tricky Tray on January 30, 2026 at the Fiesta.
- b. Alfred M. Fiume Foundation for an Off-Premise 50/50 on April 10, 2026 at the Fiesta.
- c. PTO Midland School for an On-Premise 50/50 and Tricky Tray on March 10, 2026 at the Fiesta.
- d. Solicitor Permit for Florence Aranez of JH Mobile Detailers.

All applications have been approved by the Wood-Ridge Police Department.

**APPOINTMENTS:**

See New Business

**HIRINGS:**

See New Business

**Motion:** Councilperson Wall, seconded by Azzolini moved to the adoption of all matters on the above **CONSENT AGENDA.**

**Roll Call:** Romero yes, Altamura yes, Azzolini yes, Mabel yes, Donato yes, Wall yes

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

A. Mayoral Appointment of Members of the Board of Recreation

Mayor Sarlo explained we adopted an ordinance in 2025 changing to a Board of Recreation which gives us more flexibility with members and their terms. It also gave us the ability to adapt to the changing needs of recreation.

Mayor Sarlo hereby makes the following appointments not requiring the advice and consent of the Borough Council for the terms of office as listed:

One (1) Year Terms: Patrick Ambrosio, Dennis Brubaker, Jennifer DiPopolo  
Two (2) Year Terms: Barbara Fischkelta, Michael R. Kaseman, Jon Wollerman  
Three (3) Year Terms: Mark Alleman, Raymond Crews Jr., Melissa Prior  
Four (4) Year Terms: Philip Caputo, Jason Cata, Lori Ann Iacovino

Administrator Eilert explained that these Mayoral Appointments do not need advice and consent of council. Based on Mayor's wishes and as a show of support from the council, we are asking for a motion on a Memorialization of the Resolution.

B. Adoption of Resolution 048-2026 Memorializing the Mayoral Appointments to the Board of Recreation

**RESOLUTION NO.: 048-2026**

**RESOLUTION OF THE BOROUGH COUNCIL MEMORIALIZING THE MAYORAL APPOINTMENT OF MEMBERS OF THE WOOD-RIDGE BOARD OF RECREATION**

**WHEREAS**, the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey ("**Borough**") adopted Ordinance 2025-9 ("**Ordinance**") which established a Board of Recreation ("**Board**") in place of the Board of Recreation Commissioners ("**Commission**") and codified said establishment in Article III of Chapter 10 of the Borough Code ("**Code**"); and

**WHEREAS**, Subsection 1.3 of said Ordinance and Chapter 10-6 of the Code provides that the Members of the Board are to be appointed by the Mayor and said appointments do not require the advice and consent of the Borough Council; and

**WHEREAS**, Subsection 1.6 of said Ordinance provides that upon the Mayor appointing seven or more members of the Board, the terms of office of all members and alternate members of the Commission shall automatically expire; and

**WHEREAS**, Subsection 1.7 of said Ordinance details the procedures for the initial appointment of members of the Board by the Mayor and Subsection 1.8 of said Ordinance details the procedures for the initial organization meeting of the Board; and

*Minutes of the 1934<sup>th</sup> Regular Meeting of January 21, 2026*

**WHEREAS**, pursuant to Subsections 1.3 and 1.7 of said Ordinance, the Mayor made the initial appointments to the Board at the January 21, 2026 Council Meeting, as follows:

- One (1) Year Terms: Patrick Ambrosio, Dennis Brubaker, Jennifer DiPopolo
- Two (2) Year Terms: Barbara Fischkelta, Michael R. Kaseman, Jon Wollerman
- Three (3) Year Terms: Mark Alleman, Raymond Crews Jr., Melissa Prior
- Four (4) Year Terms: Philip Caputo, Jason Cata, Lori Ann Iacovino

**WHEREAS**, notwithstanding Subsection 1.3 of said Ordinance, the Mayor has determined that it is appropriate to request the Borough Council to memorialize the mayoral appointments to the Board for the purpose of documenting a record of said action and demonstrating the Council's agreement and endorsement of said appointments by the Mayor;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Wood-Ridge as follows:

12. The Borough Council hereby memorializes the mayoral appointments documented by this Resolution.
13. The terms of office of all members and alternate members of the Commission are hereby expired.
14. Pursuant to Subsection 1.8 of Ordinance 2025-9, the Borough Clerk is hereby authorized to coordinate and notice the initial organization meeting of the Board of Recreation, which shall be held in the month of February 2026.
15. Pursuant to Section 4 of Ordinance 2025-9, all actions, decisions, and policies approved by the former Board of Recreation Commissioners prior to this date are hereby adopted and affirmed as actions, decisions, and policies approved by the Board of Recreation and the Recreation Department of the Borough of Wood-Ridge and shall hereby stand and remain in full force and effect unless otherwise amended or repealed by the Board of Recreation or the Mayor and Council.

Motion: Councilperson Altamura, seconded by Mabel moved the adoption.

Roll Call: Romero yes, Altamura yes, Azzolini yes, Mabel yes, Donato yes, Wall yes

Mayor Sarlo thanked the council for their input on the decision. I want to welcome Phil Caputo and Mark Alleman who are here this evening.

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C. Appointment of Jacqueline Goldklang as Director of the Department of Recreation

Mayor Sarlo hereby appoints Jacqueline Goldklang as Director of the Department of Recreation with the advice and consent of the Borough Council

Adoption of Resolution 049-2026 Appointing Jacqueline Goldklang as Director of the Department of Recreation

**RESOLUTION NO.: 049-2026  
RESOLUTION APPOINTING JACQUELINE GOLDKLANG AS  
DIRECTOR OF THE DEPARTMENT OF RECREATION**

**WHEREAS**, the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey ("Borough") adopted Ordinance 2025-9 ("Ordinance") which established a Department of Recreation ("Department") and a Board of Recreation ("Board") in place of the Board of Recreation Commissioners ("Commission") and codified said establishments in Chapter 128 and in Chapter 10 Article III, respectively, of the Borough Code ("Code"); and

*Minutes of the 1934<sup>th</sup> Regular Meeting of January 21, 2026*

**WHEREAS**, Section 2 of said Ordinance and Chapter 128-3 of the Code provides that the Director of the Department is to be appointed by the Mayor with the advice and consent of the Borough Council; and

**WHEREAS**, Subsection 1.3 of said Ordinance and Chapter 10-6E of the Code provides that the Director of the Department shall also serve as Secretary of the Board; and

**WHEREAS**, Jacqueline Goldklang has previously been appointed as Director of Recreation (“**Director**”) and Commission Secretary (“**Secretary**”) by the Commission and has been employed by the Borough as a Clerk-Typist since February 4, 1997; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Wood-Ridge as follows:

1. Jacqueline Goldklang is hereby appointed as Director of the Department of Recreation (“**Appointee**”)
2. This appointment and all Appointee’s prior service as Director and/or Secretary of the Commission and Clerk-Typist of the Borough shall be considered to be uninterrupted continuous service as an employee of the Borough of Wood-Ridge.
3. Appointee shall be entitled to all seniority and benefits pursuant to the Borough Employee Handbook based upon this uninterrupted continuous service as an employee of the Borough.
4. Pursuant to Subsection 1.8 of Ordinance 2025-9, the Appointee is hereby authorized to coordinate with the Borough Clerk to plan the initial organization meeting of the Board of Recreation, which shall be held in the month of February 2026, and which shall be called to order by the Appointee as Board Secretary, who shall preside thereat until such time as a Chairperson is elected by the Members of the Board.
5. Pursuant to Section 4 of Ordinance 2025-9, all actions, decisions, and policies approved by the former Board of Recreation Commissioners prior to this date are hereby adopted and affirmed as actions, decisions, and policies approved by the Board of Recreation and the Recreation Department of the Borough of Wood-Ridge and shall hereby stand and remain in full force and effect unless otherwise amended or repealed by the Board of Recreation or the Mayor and Council.

Motion: Councilperson Azzolini, seconded by Donato moved the adoption.

Roll Call: Romero yes, Altamura yes, Azzolini yes, Mabel yes, Donato yes, Wall yes

**SECOND HEARING OF CITIZENS:**

Mayor Sarlo declared the Hearing of Citizens to be open. With no citizens wishing to speak, the hearing of citizens was closed.

Mayor Sarlo stated our Police Chief Michal O’Donnell is getting sworn in as an Officer to the Police Chief’s Association.

Mayor Sarlo stated we are ready for the snow. It has been a difficult winter so far but we are ready for anything.

Councilperson Altamura reminded everyone that Lieutenant Bobby Jones’ “walk-out” ceremony is on Saturday, January 31<sup>st</sup> at 12:00. Lieutenant Jones is retiring after 25 years and has been a tremendous asset to the department.

**ADJOURNMENT:**

Since there was no further business to come before the Council, Councilperson Altamura, seconded by Councilperson Mabel, moved for adjournment. By unanimous vote of the members of the Council present, the Regular Meeting of the Mayor and Council of the Borough of Wood-Ridge held on January 21, 2026 was duly adjourned at 7:28 p.m.

Respectfully submitted,

Gina Affuso, RMC  
Borough Clerk