

CALL TO ORDER:

Mayor Sarlo called the Borough of Wood-Ridge Council meeting to order at 7:00 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:

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:

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 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,

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 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.

§ 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

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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 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;
 - (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.

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- B. Until a new spending plan is approved pursuant to the declaratory judgment 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. Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the bulletin board.

Mayor Sarlo called for a Hearing of Citizens on Ordinance #2026-1

Mayor Sarlo closed Hearing of Citizens on Ordinance #2026-1

Motion: Councilperson Azzolini, seconded by Donato moved to the adoption of Ordinance #2026-1

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

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.
- (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;

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- (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. 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.

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.

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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.

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.

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.

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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.

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:
 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 (1st) floor; and,
 - (b) An adaptable kitchen on the first (1st) floor; and,
 - (c) An interior accessible route of travel on the (1st) 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 (1st) 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.
- (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;
 - (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.
- 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.

- 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.
- 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,
 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.

- 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;
 - 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,

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- 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 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 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;

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- 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 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 rerentals. 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.

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the bulletin board.

Mayor Sarlo called for a Hearing of Citizens on Ordinance #2026-2

Mayor Sarlo closed Hearing of Citizens on Ordinance #2026-2

Motion: Councilperson Donato, seconded by Wall moved to the adoption of Ordinance #2026-2

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

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: 3rd Grade, 2nd Grade, and 1st Grade. The Chief of Police shall designate a detective grade for all Patrol Officers assigned to the Detective Bureau subject to the following:
 - (1) All Patrol Officers assigned to the Detective Bureau shall automatically be designated as Detectives 3rd Grade.
 - (2) The Chief of Police may designate a Patrol Officer assigned to the Detective Bureau as a Detective 2nd 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 1st 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.

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the bulletin board.

Mayor Sarlo called for a Hearing of Citizens on Ordinance #2026-3

Mayor Sarlo closed Hearing of Citizens on Ordinance #2026-3

Motion: Councilperson Azzolini, seconded by Mabel moved to the adoption of Ordinance #2026-3

Discussion:

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

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:

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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
 2. Food trucks and food 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.

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the bulletin board.

Mayor Sarlo called for a Hearing of Citizens on Ordinance #2026-4

Mayor Sarlo closed Hearing of Citizens on Ordinance #2026-4

Motion: Councilperson Wall, seconded by Altamura moved to the adoption of Ordinance #2026-4

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

ORDINANCES ON FIRST READING:

ORDINANCE NO. 2026-5

CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A-4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Wood-Ridge in the County of Bergen finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 1.5% increase in the budget of said year, amounting to \$287,182 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Wood-Ridge, in the County of Bergen, a majority of the full authorized membership of this Governing Body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Wood-Ridge shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$670,092, and that the CY 2026 municipal budget for the Borough of Wood-Ridge be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

ORDINANCE NO. 2026-6

AN ORDINANCE AMENDING CHAPTER 123, ENTITLED PURCHASING, BY ESTABLISHING A NEW SECTION 6, ENTITLED PROJECT LABOR AGREEMENTS

BE IT ORDAINED by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey, that Chapter 123, entitled purchasing, of the Code of the Borough of Wood-Ridge is hereby amended as follows:

SECTION 1. Create a new section 6 (§123-6), entitled Project Labor Agreements, as follows:

§ 123-6. Project Labor Agreements

- A. The use of a Project Labor Agreement (“PLA”) may be included in any public works project undertaken by the Borough, pursuant to New Jersey Revised Statutes C52:38-1 et. seq., on a project-by-project basis, as determined by the Mayor and Council by the adoption of a Resolution. Said resolution may also include provisions accepting the designs, plans, and specifications, as prepared by a licensed engineer or architect, for the project and authorizing the Borough Clerk to advertise for bids for the project.
- B. When the Mayor and Council determine to include the use of a Project Labor Agreement for a public works project, the bid specifications for said project shall include the following:
 - a. A statement that the Borough has determined to include the use of a Project Labor Agreement for the project.
 - b. A statement that a Project Labor Agreement shall be a mandatory component of the contract awarded to the successful bidder and shall be included as an addendum to said contract.
 - c. The form of Project Labor Agreement.
 - d. A Letter of Assent affirming that the bidder accepts and agrees to be bound by the terms and conditions of the Project Labor Agreement.
- C. The Letter of Assent must be signed by the bidder and included with the bidder’s bid submission. Failure to include the properly signed Letter of Assent in the bid submission shall constitute a material defect in the bid submission and shall be grounds for the Mayor and Council to reject the bidder’s submission.

- D. When the Mayor and Council have determined by Resolution to include the use of a Project Labor Agreement for a public works project, said PLA shall be a mandatory component of the contract awarded to the successful bidder and shall be included as an addendum to said contract. Should the successful bidder refuse, fail, or otherwise not properly execute the Project Labor Agreement pursuant to the terms of said PLA and the requirements of the project's bid specifications and Letter of Assent, the Borough shall not execute a contract with the bidder, any and all enabling resolutions authorizing the award shall be null and void, and the Mayor and Council may award a contract to the next highest rated, or next lowest priced, qualified and responsive bidder, as applicable.

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.

BE IT RESOLVED, by the Mayor and Council of the Borough of Wood-Ridge that **Ordinance No. 2026-5 and 2026-6** 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 **March 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 Altamura, seconded by Romero moved to the adoption of **Ordinance No. 2026-5 and 2026-6**

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

New Fire Chief, Nick Meglio has taken the reigns and adjusting to the new role great.

Councilperson Altamura

Police- During the month of January, Chief O'Donnell and his administration hosted a departmental meeting to provide and collect feedback from 2025 and how we can continue to move forward and improve as a department in serving the community through 2026. On January 9th, Chief O'Donnell and members of the Wood-Ridge Police Department participated in Law Enforcement Appreciation Day at the Doyle School. On January 10th, Chief O'Donnell, Captain Biamonte and Captain Battaglia attended the annual Wood-Ridge Fire Department installation dinner at the Fiesta Banquet Hall as well as Patrolman Michael Donato who also serves as a Lieutenant with the fire department. On January 23rd, Chief O'Donnell attended the Bergen County Police Chief's Association installation dinner and was sworn in as an executive board member of the association. The Mayor & Council are proud of Chief O'Donnell and support him in his endeavor to serve the Chiefs of Bergen County. In addition, Captain Biamonte organized an internet safety assembly with the Bergen County Prosecutors Office at the Wood-Ridge Junior/Senior High School with students from the 9th and 10th grade attending. They appeared to receive the information well.

Councilperson Azzolini

No report

Councilperson Mabel

No report

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

Mayor Sarlo expressed his thanks to the DPW. This has been one of the harshest winters we have had in many years. They have done a tremendous job in keeping our roads clear and safe for residents and students.

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 the council to reconsider their plans for the parking lot on Valley Boulevard. He offered suggestions on other options for the property.

Mayor Sarlo stated that "official" plans for the property have not been prepared. Mayor also stated that with our ratables being strong, we have freed up more areas for open space. Mayor Sarlo expressed his strong hold on no overnight parking on the streets. One thing to consider is that with no overnight parking on streets, you need to provide someplace for residents to park. Parking would support the downtown neighborhood and commuters.

Minutes of the 1935th Regular Meeting of February 18, 2026

Kris Amels of 280 Main Avenue asked the council to consider proper drainage for any development at the Valley Boulevard property after the flooding on that occurred during the last major storm.

Mayor Sarlo explained that storm was a phenom and people who have never had water in their basements did that day.

Administrator Eilert explained that due to stormwater standards now in place, when you build anything, you have to provide onsite water storage beneath the property. So, any development on that lot will have retention basins beneath the property. We are not near the design stage yet, but it will not be a paved lot from one end to the other. Some of the consideration during the design will be streetscape along the boulevard, a seating area, bike racks, and maybe even a fountain for esthetics.

Bonnie Taylor of 64 Wood-Ridge Street asked for clarification the chain of command for Resolution 055-2026 on this evening's agenda. If the CFO reports to the Administrator, how can he report to himself?

Mayor Sarlo explained in Municipal Government, there are many positions that are part-time positions. In many towns, the Clerk is the Administrator and the CFO. One reason for this is that the certifications are hard to come by and require a lot of training. Having these positions part-time in nature, Municipalities are able to save money on salary and healthcare. Ultimately, Administrator Eilert reports to the governing body who makes the decisions for appropriations.

Administrator stated that because of the size of Wood-Ridge, many of these roles do not require full time positions.

Heather Tydings of 115 Truman Drive expressed her support for the Valley Boulevard lot being used as more of a communal gathering area rather than a parking lot.

Administrator Eilert stated that Veterans Park is one block north and has a large gathering area so it's not feasible to have the same use one block away.

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

RESOLUTIONS VOTED SEPARATELY:

**RESOLUTION NO.: 055-2026
RESOLUTION APPOINTING CHRISTOPHER W. EILERT AS
CHIEF FINANCIAL OFFICER OF THE BOROUGH OF WOOD-RIDGE**

WHEREAS, Nicholas Fargo has served as the Chief Financial Officer (“CFO”) of the Borough of Wood-Ridge (“Borough”) since October 12, 2000 and achieved Tenure of Office pursuant to N.J.S.A. 40A:9-140.8; and

WHEREAS, Nicholas Fargo has submitted a retirement application to the NJ Division of Pensions and Benefits Public Employees Retirement System with an effective date of March 1, 2026, which causes his last day of employment with the Borough to be February 28, 2026; and

WHEREAS, the Borough is required to have a CFO appointed by the Governing Body for a four-year term of office with compensation established by a salary ordinance, pursuant to N.J.S.A. 40A:9-140.10; and

WHEREAS, Christopher W. Eilert, the Borough Administrator, possesses the Certified Municipal Finance Officer certification required to serve as a municipal CFO pursuant to N.J.S.A. 40A:9-140.13; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Wood-Ridge that Christopher W. Eilert is hereby appointed as Chief Financial Officer of the Borough of Wood-Ridge for a 4-year term of office, effective March 1, 2026 to February 28, 2030, with compensation as established by the annual salary ordinance, pursuant to N.J.S.A. 40A:9-140.10.

Councilperson Altamura requested a separate roll call for Resolution 055-2026.

Motion: Councilperson Azzolini, seconded by Donato moved to the adoption of Resolution 055-2026.

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

**RESOLUTION NO.: 050-2025
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.

Councilperson Altamura requested a separate roll call for Check No. 90615 and 90617 on Payment of Bills.

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

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

Range of Checking Accts: ADAC to WIRE TRANSFERS Range of Check Dates: 01/17/26 to 02/17/26
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
PO #	Item	Description					Seq Acct
CAPITAL 2		Capital Acct #2					
1709	01/23/26	00003608 TERMINAL CONSTRUCTION CORP					13154
26-00206	1	NUMBER 108 ADDITIONAL PAVEMENT	24,762.89	C-04-55-913-101	Budget		1 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1710	02/02/26	00002782 COOPER TANK					13162
25-01724	3	IN0025065 1 CONTAINER	2,650.00	C-04-55-913-101	Budget		1 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1711	02/12/26	00000130 NEGLIA ENGINEERING ASSOCIATES					13163
26-00247	1	WRAC & PICKLEBALL NEA 2506603	1,444.94	C-04-55-913-101	Budget		6 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1712	02/12/26	00000392 DOWNES TREE SERVICE CO, INC.					13163
26-00284	1	STUMP REMOVAL INDOW50943	3,600.00	C-04-55-915-401	Budget		7 1
				ROAD RESURFACING PROGRAM ORD #25-15			
26-00284	2	TREE REMOVAL INDOW50944	3,750.00	C-04-55-915-401	Budget		8 1
				ROAD RESURFACING PROGRAM ORD #25-15			
			<u>7,350.00</u>				
1713	02/12/26	00002434 ULTIMATE AUTO BODY					13163
25-02289	1	ESTIMATE 22602251 4 TAHOES	7,594.80	C-04-55-915-101	Budget		2 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
25-02290	1	ESTIMATE 25751538 2017 FORD	3,653.20	C-04-55-915-101	Budget		3 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
			<u>11,248.00</u>				
1714	02/12/26	00002782 COOPER TANK					13163
25-02333	1	QUOTE 1 CONTAINER	1,100.00	C-04-55-913-101	Budget		4 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1715	02/12/26	00003403 JOHNSTON COMMUNICATIONS					13163
26-00308	1	FIBER CABLE INV 96197	223,123.60	C-04-55-915-101	Budget		9 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
1716	02/12/26	00003849 BOOKSOURCE					13163
25-01820	3	INV 26214529 DOYLE SCHOOL	2,303.38	C-04-55-913-101	Budget		1 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1717	02/12/26	00003872 SOCCER ZONE USA					13163
26-00203	1	INV 12375	12,270.00	C-04-55-913-101	Budget		5 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1718	02/12/26	00001368 B W S ARCHITECTS					13168
26-00345	1	ANNEX INV 0013487	1,976.95	C-04-55-913-101	Budget		3 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1719	02/12/26	00003403 JOHNSTON COMMUNICATIONS					13168
26-00249	1	INV 96553 SCHOOLS	18,023.42	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
PO #	Item	Description					Seq Acct
CAPITAL 2		Capital Acct #2	Continued				
1720	02/12/26	00003791 ALLAN BRITWAY ELECTRICAL					13168
26-00310	2	WRHS IT ROOM INV 32640	15,500.00	C-04-55-913-101	Budget		2 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			
1721	02/12/26	00003791 ALLAN BRITWAY ELECTRICAL					13176
26-00400	1	BOROUGH HALL INV 32531	3,412.21	C-04-55-915-101	Budget		1 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
1722	02/12/26	00001107 VAN DINE'S MOTORS INC.					13178
25-02417	1	INV 146242	21,853.28	C-04-55-915-101	Budget		1 1
				VARIOUS PUBLIC IMPROV & ACQ. ORD #25-17			
1723	02/17/26	00002196 APPLIED LANDSCAPE TECHNOLOGIES					13181
26-00444	1	WRAC FIELDS & PICKLE BALL	132,967.59	C-04-55-913-101	Budget		1 1
				HIGHLAND AVE ANNEX ORD#23-12,24-17,25-18			

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	15	0	479,986.26	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	15	0	479,986.26	0.00

COAH		COAH					
1017	02/02/26	00003410 PHILLIPS PREISS GRYGIEL					13161
26-00228	1	COAH INV 41585	1,361.25	E-03-56-881-001	Budget		1 1
				COAH ADMINISTRATIVE EXPENSES			
1018	02/17/26	00003410 PHILLIPS PREISS GRYGIEL					13182
26-00445	1	COAH INV 41666	4,212.50	E-03-56-881-001	Budget		1 1
				COAH ADMINISTRATIVE EXPENSES			

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	5,573.75	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	5,573.75	0.00

CURRENT FUND		CURRENT CASH - CHECKING					
90598	01/20/26	00002613 EAST COAST DESIGNS UNLIMITED					13153
25-02383	1	Invoice #19338	2,497.00	5-01-28-370-223	Budget		1 1
				RECREATION TRAVEL BASKETBALL			
90599	01/28/26	00000445 APPRAISAL SYSTEMS, INC.					13157
26-00253	1	INVOICE 4	63,100.00	5-01-55-006-001	Budget		1 1
				5 YEAR EMERGENCY - NON BUDGET			
90743	02/05/26	00003896 RAYMOND GREENOUGH					13170
26-00361	1	CDL REIMBURSEMENT	125.00	6-01-26-290-099	Budget		1 1
				STREETS & ROADS MAINT. MISC. EXPENSES			
90762	02/06/26	00001405 DOG ACCOUNT					13172
26-00385	1	TRANSFER FUNDS TO DOG ACCT	72.00	6-01-55-007-007	Budget		1 1
				DUE TO ANIMAL CONTROL			

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									
90744	02/09/26	00000060 VEOLIA WATER NEW JERSEY					13171		
26-00381	1	FEB 26	66.00	5-01-29-390-099	Budget		14		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90745	02/09/26	00000090 PUBLIC SERVICE ELEC & GAS CO.					13171		
26-00376	1	FEB 26	1,852.21	6-01-29-390-099	Budget		10		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90746	02/09/26	00000409 AMAZON CAPITAL SERVICES					13171		
26-00368	1	IGLY-TVHV-KQLL	1,236.16	5-01-29-390-099	Budget		2		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90747	02/09/26	00000451 VERIZON ACCESS					13171		
26-00383	1	FEB 26	102.75	6-01-29-390-099	Budget		16		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90748	02/09/26	00000643 DELAGE LANDEN FINANCIAL SERVIC					13171		
26-00369	1	INV 595538382	335.75	6-01-29-390-099	Budget		3		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90749	02/09/26	00000894 OPTIMUM					13171		
26-00378	1	FEB 26	164.45	6-01-29-390-099	Budget		12		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90750	02/09/26	00000898 W.B. MASON					13171		
26-00384	1	FEB 26	640.25	6-01-29-390-099	Budget		17		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90751	02/09/26	00001110 NEW JERSEY LIBRARY TRUSTEE					13171		
26-00375	1	MEMBERSHIP 26	180.00	6-01-29-390-099	Budget		9		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90752	02/09/26	00001328 PROCOPY, INC.					13171		
26-00380	1	INV CC72283	1,146.36	5-01-29-390-099	Budget		18		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90753	02/09/26	00001737 SOLOMON R. GUGGENHEIM					13171		
26-00374	1	MEMBERSHIP 26	500.00	6-01-29-390-099	Budget		8		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90754	02/09/26	00002637 MIDWEST TAPE					13171		
26-00372	1	INV 508318419	1,142.40	5-01-29-390-099	Budget		6		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90755	02/09/26	00002999 STORM KING ART CENTER					13171		
26-00373	1	MEMBERSHIP 26	250.00	6-01-29-390-099	Budget		7		1
				FREE PUBLIC LIBRARY MISC. EXPENSES					
90756	02/09/26	00003101 VIKING TERMITE & PEST CONTROL					13171		
26-00382	1	INV 903647162	109.15	6-01-29-390-099	Budget		15		1
				FREE PUBLIC LIBRARY MISC. 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							
90757	02/09/26	00003183 INGRAM LIBRARY SERVICES INC.					13171
26-00371	1	FEB 26	3,016.27	6-01-29-390-099	Budget		5 1
				FREE PUBLIC LIBRARY MISC. EXPENSES			
90758	02/09/26	00003199 LEAF					13171
26-00377	1	INV 19610629	362.97	6-01-29-390-099	Budget		11 1
				FREE PUBLIC LIBRARY MISC. EXPENSES			
90759	02/09/26	00003359 OVER DRIVE, INC.					13171
26-00379	1	INV CD0330125315015	15,000.00	6-01-29-390-099	Budget		13 1
				FREE PUBLIC LIBRARY MISC. EXPENSES			
90760	02/09/26	00003503 EASTERN ESSENTIAL SERVICES					13171
26-00370	1	INV 1025053	1,395.00	6-01-29-390-099	Budget		4 1
				FREE PUBLIC LIBRARY MISC. EXPENSES			
90761	02/09/26	00003652 AMERICAN LIBRARY ASSOCIATION					13171
26-00367	1	26 MEMBERSHIP	125.00	6-01-29-390-099	Budget		1 1
				FREE PUBLIC LIBRARY MISC. EXPENSES			
90600	02/12/26	00000280 TREASURER, SCHOOL FUNDS					13160
26-00085	4	FEBRUARY CHECK 1	993,236.92	6-01-55-001-003	Budget		1 1
				SCHOOL TAXES PAYABLE			
90601	02/12/26	00000001 JACK MAHER					13164
26-00217	1	Rec BB Referee Fees 1/17	150.00	6-01-28-370-205	Budget		71 1
				RECREATION BIDDY BASKETBALL			
26-00299	1	Rec BB Ref Fees 1/24	100.00	6-01-28-370-205	Budget		136 1
				RECREATION BIDDY BASKETBALL			
			<u>250.00</u>				
90602	02/12/26	00000051 ALPHADOG					13164
26-00280	2	inv#26366-janaury	840.00	6-01-20-140-021	Budget		119 1
				TECH. & INFO. SYSTEMS MISC. EXP.			
90603	02/12/26	00000060 VEOLIA WATER NEW JERSEY					13164
26-00204	2	JANUARY FIRE HYDRANTS	8,608.58	6-01-31-436-099	Budget		59 1
				FIRE HYDRANTS			
90604	02/12/26	00000094 HIGHWAY TRAFFIC SUPPLY CORP					13164
26-00166	2	068675-12 30X30 STOP SIGNS	900.00	6-01-26-290-067	Budget		15 1
				STREETS & ROADS MAINT. STREET SIGNS			
90605	02/12/26	00000095 VINDAN, INC.					13164
26-00262	1	INV. #'S 36593,36594,36595	2,750.70	6-01-25-240-099	Budget		102 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			
26-00282	1	INVOICE 36592	185.00	6-01-25-240-099	Budget		121 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			
			<u>2,935.70</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					
90606	02/12/26	00000100 AGL INHALATION THERAPY CO.					13164		
26-00223	2	JANUARY INV 0002275032	213.67	6-01-25-240-099	Budget		76	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00223	3	JANUARY INV 0010199730	686.46	6-01-25-240-099	Budget		77	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
			<u>900.13</u>						
90607	02/12/26	00000102 CLEAN ENTERPRISES SUPPLY INC					13164		
26-00254	2	INV#80452 SUPPLIES	844.85	6-01-26-310-035	Budget		94	1	
				BUILDINGS & GROUNDS JANITORIAL SUPPLIES					
90608	02/12/26	00000116 METRO FIRE & SAFETY					13164		
26-00171	2	907589,907569,907561,907528,	1,133.33	6-01-26-310-099	Budget		20	1	
				BUILDINGS & GROUNDS MISC. EXPENSES					
90609	02/12/26	00000119 MGL PRINTING SOLUTIONS					13164		
26-00198	1	INV. 221245 BINDERS/SHEETS	1,564.00	6-01-20-120-036	Budget		54	1	
				MUNICIPAL CLERK OFFICE SUPPLIES					
90610	02/12/26	00000130 NEGLIA ENGINEERING ASSOCIATES					13164		
26-00245	1	NEA 2506601	5,942.50	5-01-20-165-099	Budget		89	1	
				ENGINEERING SERVICES MISC. EXPENSES					
26-00246	1	GIS & TAX MAP NEA 2506604	19,521.70	5-01-55-006-001	Budget		90	1	
				5 YEAR EMERGENCY - NON BUDGET					
26-00248	1	DECEMBER NEA 2506602	1,658.09	5-01-20-165-099	Budget		91	1	
				ENGINEERING SERVICES MISC. EXPENSES					
			<u>27,122.29</u>						
90611	02/12/26	00000153 BERGEN COUNTY PUBLIC WORKS					13164		
26-00194	1	2026 DUES CHRISTOPHER EILERT	150.00	6-01-26-290-044	Budget		44	1	
				STREETS & ROADS MAINT. ASSOC. DUES					
26-00194	2	2026 DUES JOHN FANTACONE	150.00	6-01-26-290-044	Budget		45	1	
				STREETS & ROADS MAINT. ASSOC. DUES					
			<u>300.00</u>						
90612	02/12/26	00000163 RAPID PUMP & METER SERVICE					13164		
25-00008	26	INV# 17215	756.00	5-01-26-311-060	Budget		1	1	
				SEWER SYSTEM MAINTENANCE REPAIRS					
90613	02/12/26	00000185 KELLIE ROMERO					13164		
26-00250	1	REIMBURSEMENT FOR NOTARY	30.00	6-01-20-145-099	Budget		92	1	
				REVENUE ADMIN. MISCELLANEOUS EXPENSES					
90614	02/12/26	00000191 TCTA OF BERGEN COUNTY					13164		
26-00287	1	2026 MEMBERSHIP FOR KELLIE	75.00	6-01-20-145-044	Budget		122	1	
				REVENUE ADMIN. ASSOCIATION DUES					
90615	02/12/26	00000202 PAPER CLIPS					13164		
26-00148	2	INV. 63564/63388/63555/63588	3,577.24	6-01-20-120-036	Budget		8	1	
				MUNICIPAL CLERK OFFICE SUPPLIES					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Seq Acct
CURRENT FUND CURRENT CASH - CHECKING Continued							
90616	02/12/26	00000223 WOOD-RIDGE MEMORIAL FOUNDATION					13164
26-00218	1	2026 Full Page	300.00	6-01-28-370-224	Budget		72 1
				RECREATION OTHER EXPENSES			
90617	02/12/26	00000247 PAUL GOSCINSKI					13164
26-00273	1	RX REIMBURSEMENT	839.00	5-01-23-220-099	Budget		114 1
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.			
90618	02/12/26	00000262 ANNA M. GRAMLICH					13164
26-00302	1	Thursday/Sunday Yoga February	300.00	6-01-28-370-224	Budget		139 1
				RECREATION OTHER EXPENSES			
26-00302	2	Thursday/Sunday Yoga February	400.00	6-01-28-370-224	Budget		140 1
				RECREATION OTHER EXPENSES			
			700.00				
90619	02/12/26	00000293 GOLD TYPE BUSINESS MACHINES					13164
26-00266	1	WRPD INFO COP ANNUAL I-09801	4,462.50	6-01-25-240-059	Budget		108 1
				POLICE DEPARTMENT MAINT. OF COMPUTERS			
90620	02/12/26	00000306 FEDEX					13164
26-00161	3	INV 9-144-05967	48.50	6-01-20-120-022	Budget		9 1
				MUNICIPAL CLERK POSTAGE EXPENSE			
90621	02/12/26	00000358 BRENDON METCALFE					13164
26-00272	1	RX REIMBURSEMENT	169.00	5-01-23-220-099	Budget		113 1
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.			
90622	02/12/26	00000359 CARL BRAUER					13164
26-00270	1	RX REIMBURSEMENT	151.00	5-01-23-220-099	Budget		111 1
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.			
90623	02/12/26	00000362 SEAN METCALFE					13164
26-00271	1	RX REIMBURSEMENT	264.00	5-01-23-220-099	Budget		112 1
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.			
90624	02/12/26	00000370 COMPLETE SAW & GARDEN					13164
26-00220	1	INV 82550	449.00	5-01-26-315-099	Budget		74 1
				VEHICLE MAINTENANCE MISCELLANEOUS EXPENSE			
90625	02/12/26	00000409 AMAZON CAPITAL SERVICES					13164
26-00186	1	Invoice #1G4P-KRD7-TK4Y	49.90	6-01-28-370-221	Budget		38 1
				RECREATION INDOOR SOCCER			
26-00187	1	Invoice #1R7L-KNRN-QY16	356.97	6-01-28-370-225	Budget		39 1
				RECREATION FALL SOCCER			
26-00188	1	Invoice # 1VRT-1THK-M6LC	117.99	6-01-27-355-099	Budget		40 1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES			
26-00189	1	Invoice # 17XF-RQXX-LCLX	27.50	6-01-28-370-224	Budget		41 1
				RECREATION OTHER EXPENSES			
26-00263	1	WRPD SUPPLIES	112.80	6-01-25-240-099	Budget		103 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					
90625	AMAZON	CAPITAL SERVICES		Continued					
26-00281	1	WRPD	111.26	6-01-25-240-099	Budget		120	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
			<u>776.42</u>						
90626	02/12/26	00000442 JAN PROMOTIONS, INC.					13164		
26-00197	1	INV. 20840-B BORO LABELS	330.00	5-01-20-120-099	Budget		53	1	
				MUNICIPAL CLERK MISCELLANEOUS CHARGE					
90627	02/12/26	00000451 VERIZON ACCESS					13164		
26-00311	2	JANUARY M554968477-26025	19,252.39	6-01-31-440-099	Budget		145	1	
				TELEPHONE & INTERNET SERVICES					
90628	02/12/26	00000566 AIRMATIC COMPRESSOR SYSTEMS					13164		
26-00164	1	DPW SERVICE CONTRACT Q846416	2,902.52	6-01-26-315-058	Budget		14	1	
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90629	02/12/26	00000614 FOLEY, INC.				02/12/26 VOID	13164		
26-00257	1	INV#0731891-	398.10	6-01-26-315-058	Budget		97	1	
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90630	02/12/26	00000682 JACQUELINE GOLDKLANG					13164		
26-00185	1	Canva renewal reimbursement	119.99	6-01-28-370-224	Budget		37	1	
				RECREATION OTHER EXPENSES					
26-00230	1	REIMBURSEMENT SENIORS	55.07	5-01-27-355-099	Budget		79	1	
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
			<u>175.06</u>						
90631	02/12/26	00000719 WASTE MANAGEMENT OF NJ, INC.					13164		
25-00424	13	INV # 15931-1537-9	3,125.77	5-01-26-306-099	Budget		2	1	
				RECYCLING PROGRAM OTHER EXPENSES					
90632	02/12/26	00000746 NICHOLAS VALDEZ					13164		
26-00269	1	RX REIMBURSEMENT	80.00	5-01-23-220-099	Budget		110	1	
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
90633	02/12/26	00000750 OLYMPIC GLOVE & SAFETY CO. INC					13164		
26-00234	1	WRPD FLASH LIGHTS	600.00	6-01-25-240-099	Budget		82	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90634	02/12/26	00000771 ASSOCIATED APPRAISAL GROUP					13164		
26-00309	1	STATE TAX SERVICES INV 5182	187.50	5-01-20-150-099	Budget		144	1	
				TAX ASSESSMENT ADMIN. MISCELLANEOUS EXP.					
90635	02/12/26	00000889 INSTITUTE FOR PROFESSIONAL					13164		
26-00170	1	INVOICE 12126	50.00	6-01-20-100-099	Budget		19	1	
				GENERAL ADMIN. MISCELLANEOUS					
26-00288	1	INV. 31126	50.00	6-01-20-120-042	Budget		123	1	
				MUNICIPAL CLERK EDUCATION & TRAINING					
			<u>100.00</u>						

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CURRENT FUND		CURRENT CASH - CHECKING		Continued					
90636	02/12/26	00000905 METROPOLITAN RUBBER CO., INC.					13164		
26-00276	1	inv# 67108	51.53	6-01-26-315-058	Budget		115	1	
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90637	02/12/26	00001023 GRAINGER					13164		
26-00173	2	inv#9760995069,97734448544,	913.35	6-01-26-310-030	Budget		21	1	
				BUILDINGS & GROUNDS MAINTENANCE					
26-00173	3	INV#9779981647,9779326009	3,721.86	6-01-26-310-030	Budget		22	1	
				BUILDINGS & GROUNDS MAINTENANCE					
26-00289	1	DOYLE SCHOOL INV 9788440874	145.54	6-01-26-310-124	Budget		124	1	
				BUILDINGS & GROUNDS SCHOOL EXPENSES					
26-00306	1	WRFD OFFICE SUPPLY 9687245861	74.11	5-01-25-255-099	Budget		143	1	
				FIRE DEPARTMENT MISCELLANEOUS EXPENSES					
			<u>4,854.86</u>						
90638	02/12/26	00001082 OTIS ELEVATOR COMPANY					13164		
26-00219	1	2026 BOROUGH HALL SERVICE	3,807.12	6-01-26-310-099	Budget		73	1	
				BUILDINGS & GROUNDS MISC. EXPENSES					
90639	02/12/26	00001116 ROGUT MCCARTHY LLC					13164		
26-00208	1	BOND SERVICE 10/1 - 12/31	5,028.76	5-01-20-155-099	Budget		61	1	
				LEGAL SERVICES MISCELLANEOUS EXPENSES					
90640	02/12/26	00001249 JOHN FANTACONE JR					13164		
26-00236	1	DPW REIMBURSEMENT	503.22	6-01-26-290-099	Budget		84	1	
				STREETS & ROADS MAINT. MISC. EXPENSES					
90641	02/12/26	00001255 DRAIN BUSTERS, INC.					13164		
26-00221	2	INV 79213 PUMP STATIONS	7,734.60	6-01-26-311-060	Budget		75	1	
				SEWER SYSTEM MAINTENANCE REPAIRS					
90642	02/12/26	00001292 SNAP-ON INDUSTRIAL					13164		
26-00277	1	INV# 66905405	419.21	6-01-26-315-058	Budget		116	1	
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90643	02/12/26	00001654 THE STANDARD INSURANCE CO					13164		
26-00267	2	JANUARY 00 141133 0001	1,109.20	6-01-23-220-099	Budget		109	1	
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
90644	02/12/26	00001742 ADP, LLC					13164		
26-00142	3	JANUARY INV 712284649	990.72	6-01-20-130-023	Budget		6	1	
				FINANCIAL ADMIN. PAYROLL PROCESSING					
26-00142	4	JANUARY INV 7122871	541.65	6-01-20-130-023	Budget		7	1	
				FINANCIAL ADMIN. PAYROLL PROCESSING					
			<u>1,532.37</u>						
90645	02/12/26	00001787 MERCHANTS ALARM SYSTEMS					13164		
26-00256	1	INV#153034,152778	715.80	6-01-26-310-099	Budget		96	1	
				BUILDINGS & GROUNDS MISC. 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					
90646	02/12/26	00001913 RACHLES/MICHELE'S OIL CO.					13164		
26-00192	2	inv#446422-gas	2,898.03	6-01-31-460-099 GASOLINE	Budget		43	1	
90647	02/12/26	00002024 THE RECORD AND HERALD NEWS					13164		
26-00199	1	AD# 11984131/11984226	126.00	6-01-21-180-021 PLANNING BOARD LEGAL ADVERTISING	Budget		55	1	
26-00202	1	AD# 11983052 BORO REORG	79.28	6-01-20-120-021 MUNICIPAL CLERK LEGAL ADVERTISING	Budget		58	1	
			<u>205.28</u>						
90648	02/12/26	00002031 INTERNATIONAL ASSOCIATION OF					13164		
26-00261	1	INVOICE 0454305	220.00	6-01-25-240-099 POLICE DEPARTMENT MISCELLANEOUS EXPENSES	Budget		101	1	
90649	02/12/26	00002040 SADDLE BROOK JUNIOR WRESTLING					13164		
26-00176	1	Skip Bailey Tournament	600.00	6-01-28-370-217 RECREATION WRESTLING	Budget		29	1	
90650	02/12/26	00002054 BERGEN COUNTY PROSECUTOR					13164		
26-00229	1	2026 MARS MAINTENANCE FEE	8,000.00	6-01-25-240-099 POLICE DEPARTMENT MISCELLANEOUS EXPENSES	Budget		78	1	
90651	02/12/26	00002080 ACE LOCK & KEY SHOP					13164		
26-00178	1	DOYLE SCHOOL INV 2021	2,504.00	6-01-26-310-124 BUILDINGS & GROUNDS SCHOOL EXPENSES	Budget		32	1	
90652	02/12/26	00002127 ATLANTIC TOMORROWS OFFICE					13164		
26-00169	1	RECREATION INV 1361894	1,409.79	5-01-28-370-099 RECREATION MISCELLANEOUS EXPENSES	Budget		18	1	
90653	02/12/26	00002147 JUSTIN BERTA					13164		
26-00235	1	DPW REIMBURSEMENT	301.75	6-01-26-290-099 STREETS & ROADS MAINT. MISC. EXPENSES	Budget		83	1	
90654	02/12/26	00002161 AVESIS THIRD PARTY ADMIN, INC					13164		
26-00312	2	JANUARY VISION INV 3292606	876.02	6-01-23-220-099 EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.	Budget		146	1	
90655	02/12/26	00002348 ROBERT'S AND SON, INC					13164		
26-00260	1	INV#5866978	483.05	6-01-26-315-058 VEHICLE MAINTENANCE OTHER SUPPLIES	Budget		100	1	
90656	02/12/26	00002398 COMMERCIAL RECREATION					13164		
26-00179	1	2026 MAINTENANCE PLAN	5,563.00	6-01-26-310-099 BUILDINGS & GROUNDS MISC. EXPENSES	Budget		33	1	
90657	02/12/26	00002498 ADOPT A HIGHWAY					13164		
26-00072	3	FEBRUARY INV 322342 ROUTE 17	317.00	6-01-26-306-099 RECYCLING PROGRAM OTHER EXPENSES	Budget		5	1	

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				
90658	02/12/26	00002549 MICHAEL DONATO					13164
26-00200	1	REIMBURSEMENT	350.00	6-01-25-240-099	Budget		56 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			
26-00241	1	TUITION REIMBURSEMENT	3,406.00	5-01-25-240-042	Budget		87 1
				POLICE DEPARTMENT EDUCATION & TRAINING			
			<u>3,756.00</u>				
90659	02/12/26	00002575 DANIEL ECKERT					13164
26-00210	1	Rec BB Referee Fee 1/17	50.00	6-01-28-370-205	Budget		63 1
				RECREATION BIDDY BASKETBALL			
90660	02/12/26	00002582 NEW JERSEY REGISTRAR'S ASSOC.					13164
26-00279	1		75.00	6-01-20-100-099	Budget		118 1
				GENERAL ADMIN. MISCELLANEOUS			
90661	02/12/26	00002591 CHARLES RUSCONI					13164
26-00300	1	Rec BB Referee Fee 1/24	150.00	6-01-28-370-205	Budget		137 1
				RECREATION BIDDY BASKETBALL			
90662	02/12/26	00002726 BELLAVIA					13164
26-00174	2	CVCS292386	135.98	6-01-25-240-051	Budget		23 1
				POLICE DEPARTMENT MAINT. OF VEHICLES			
26-00174	3	CVCS292408	401.99	6-01-25-240-051	Budget		24 1
				POLICE DEPARTMENT MAINT. OF VEHICLES			
26-00174	4	CVCS292568	683.46	6-01-25-240-051	Budget		25 1
				POLICE DEPARTMENT MAINT. OF VEHICLES			
26-00174	5	CVCS292513	1,046.12	6-01-25-240-051	Budget		26 1
				POLICE DEPARTMENT MAINT. OF VEHICLES			
26-00174	6	CVCS292506	135.98	6-01-25-240-051	Budget		27 1
				POLICE DEPARTMENT MAINT. OF VEHICLES			
26-00174	7	CVCS292771	412.38	6-01-25-240-051	Budget		28 1
				POLICE DEPARTMENT MAINT. OF VEHICLES			
			<u>2,815.91</u>				
90663	02/12/26	00002735 CINTAS CORPORATION 15F					13164
26-00168	2	inv#4255920782,4255920815	687.40	6-01-26-310-024	Budget		16 1
				BUILDINGS & GROUNDS CLEANING & MAINT.			
26-00168	3	INV#4257426410,4257426430	687.40	6-01-26-310-024	Budget		17 1
				BUILDINGS & GROUNDS CLEANING & MAINT.			
			<u>1,374.80</u>				
90664	02/12/26	00002757 PREMIER HOOD CLEANING					13164
26-00265	2	SENIOR CENTER INV 12471752	200.00	6-01-26-310-024	Budget		104 1
				BUILDINGS & GROUNDS CLEANING & MAINT.			
26-00265	3	WRLL INV 12471753	200.00	6-01-26-310-024	Budget		105 1
				BUILDINGS & GROUNDS CLEANING & MAINT.			
26-00265	4	UNION AVE FIELD INV 12471754	200.00	6-01-26-310-024	Budget		106 1
				BUILDINGS & GROUNDS CLEANING & MAINT.			
26-00265	5	WRHS SNACK STAND INV 12471755	425.00	6-01-26-310-024	Budget		107 1
				BUILDINGS & GROUNDS CLEANING & MAINT.			
			<u>1,025.00</u>				

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CURRENT FUND	CURRENT CASH - CHECKING	Continued							
90665	02/12/26	00002893 SHARE CORPORATION					13164		
26-00278	1	INV#328032-PARTS	881.74	6-01-26-315-058	Budget		117		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90666	02/12/26	00002903 ANTHONY R. IACOVINO					13164		
26-00216	1	Rec BB Referee Fees 1/17	150.00	6-01-28-370-205	Budget		70		1
				RECREATION BIDDY BASKETBALL					
90667	02/12/26	00003021 ATLANTIC COAST RECYCLING, LLC					13164		
25-00486	10	OCTOBER NOVEMBER DECEMBER	5,351.44	5-01-26-306-099	Budget		3		1
				RECYCLING PROGRAM OTHER EXPENSES					
90668	02/12/26	00003082 DOMINIC MONTI					13164		
26-00182	1	Indoor Soc Ref Fees 1/13 & 1/1	160.00	6-01-28-370-221	Budget		34		1
				RECREATION INDOOR SOCCER					
90669	02/12/26	00003133 AIR POWER INC.					13164		
26-00258	1	INV#30371	2,842.30	6-01-26-310-124	Budget		98		1
				BUILDINGS & GROUNDS SCHOOL EXPENSES					
26-00259	1	INV#30369-SENIOR CENTER	1,319.23	6-01-26-310-030	Budget		99		1
				BUILDINGS & GROUNDS MAINTENANCE					
			<u>4,161.53</u>						
90670	02/12/26	00003204 CHLOE BERGMAN					13164		
26-00291	1	Indoor Soccer Ref Fees 1/20	80.00	6-01-28-370-221	Budget		127		1
				RECREATION INDOOR SOCCER					
90671	02/12/26	00003327 PAIGE DIMASE					13164		
26-00215	1	Rec/Tr SK 1/13,1/14,1/17,1/18	45.00	6-01-28-370-205	Budget		68		1
				RECREATION BIDDY BASKETBALL					
26-00215	2	Rec/Tr SK 1/13,1/14,1/17,1/18	105.00	6-01-28-370-223	Budget		69		1
				RECREATION TRAVEL BASKETBALL					
26-00297	1	Rec/Tr BB Scorekeeper 1/24	30.00	6-01-28-370-205	Budget		133		1
				RECREATION BIDDY BASKETBALL					
26-00297	2	Rec/Tr BB Scorekeeper 1/24	45.00	6-01-28-370-223	Budget		134		1
				RECREATION TRAVEL BASKETBALL					
			<u>225.00</u>						
90672	02/12/26	00003331 WORLD INSURANCE ASSOCIATES					13164		
26-00237	1	WR RECREATION 2026 INV 444145	10,820.00	6-01-23-210-099	Budget		85		1
				GENERAL LIABILITY MISCELLANEOUS EXP.					
26-00238	1	WRFD & OEM INV 444472	2,953.36	6-01-23-210-099	Budget		86		1
				GENERAL LIABILITY MISCELLANEOUS EXP.					
			<u>13,773.36</u>						
90673	02/12/26	00003343 GENSERVE					13164		
26-00231	1	GENERATORS PM Q-110413	13,215.00	6-01-26-311-099	Budget		80		1
				SEWER SYSTEM MAINTENANCE MISC. EXPENSES					
26-00290	1	DOYLE SCHOOL SERVICE 0588434	450.00	6-01-26-310-124	Budget		125		1
				BUILDINGS & GROUNDS SCHOOL EXPENSES					

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CURRENT FUND CURRENT CASH - CHECKING Continued									
90673		GENSERVE							
26-00290	2	DOYLE SCHOOL SERVICE 0588444	450.00	6-01-26-310-124	Budget		126		1
				BUILDINGS & GROUNDS SCHOOL EXPENSES					
			<u>14,115.00</u>						
90674	02/12/26	00003367 LESS STRESS INSTRUCTIONAL					13164		
26-00232	1	INV 26-97558	20.00	6-01-28-370-201	Budget		81		1
				RECREATION COACHES CERTIFICATION					
90675	02/12/26	00003459 CABLEVISION LIGHTPATH, LLC					13164		
26-00201	2	JANUARY INV 105680-260101	1,080.66	6-01-20-140-021	Budget		57		1
				TECH. & INFO. SYSTEMS MISC. EXP.					
90676	02/12/26	00003487 SAMANTHA STASION					13164		
26-00213	1	Tr BB Scorekeeper 1/14,1/17,1/8	90.00	6-01-28-370-223	Budget		66		1
				RECREATION TRAVEL BASKETBALL					
26-00296	1	Tr BB Scorekeeper 1/24/2026	45.00	6-01-28-370-223	Budget		132		1
				RECREATION TRAVEL BASKETBALL					
			<u>135.00</u>						
90677	02/12/26	00003489 ANTHONY IACOVINO					13164		
26-00298	1	Rec BB Referee 1/24	100.00	6-01-28-370-205	Budget		135		1
				RECREATION BIDDY BASKETBALL					
90678	02/12/26	00003597 T-MOBILE					13164		
26-00244	2	JANUARY 267033922	33.93	6-01-31-440-099	Budget		88		1
				TELEPHONE & INTERNET SERVICES					
90679	02/12/26	00003601 CHANCE IACOVINO					13164		
26-00209	1	Rec BB Scorekeeper 1/17	45.00	6-01-28-370-205	Budget		62		1
				RECREATION BIDDY BASKETBALL					
26-00295	1	Rec BB Scorekeeper 1/24	45.00	6-01-28-370-205	Budget		131		1
				RECREATION BIDDY BASKETBALL					
			<u>90.00</u>						
90680	02/12/26	00003603 NICHOLAS F. SCALERA					13164		
26-00212	1	Rec BB Scorekeeper 1/17/2026	60.00	6-01-28-370-205	Budget		65		1
				RECREATION BIDDY BASKETBALL					
90681	02/12/26	00003610 YLLIANNIS RAMIREZ					13164		
26-00301	1	February Zumba Gold	700.00	6-01-27-355-099	Budget		138		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
90682	02/12/26	00003629 NORTHEAST SWEEPERS AND RENTALS					13164		
26-00255	1	INV#13843-GUTTER BROOM	2,966.66	6-01-26-315-058	Budget		95		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90683	02/12/26	00003636 DAVID J. MEREDITH					13164		
26-00303	1	February Tai Chi	400.00	6-01-27-355-099	Budget		141		1
				SENIOR CITIZENS 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						
90684	02/12/26	00003655 BRITTANY FRANCHINI					13164		
26-00184	1	Reimbursement for class	80.00	6-01-28-370-204	Budget		36	1	
				RECREATION JUNIOR FOOTBALL					
90685	02/12/26	00003679 JENNIFER ROSE ODDO					13164		
26-00183	1	Reimbursement for class	80.00	6-01-28-370-204	Budget		35	1	
				RECREATION JUNIOR FOOTBALL					
90686	02/12/26	00003767 HANDI-LIFT SERVICE COMPANY					13164		
26-00177	1	2026 QUARTERLY MAINTENANCE	1,229.66	6-01-26-310-124	Budget		30	1	
				BUILDINGS & GROUNDS SCHOOL EXPENSES					
26-00177	2	2026 QUARTERLY MAINTENANCE	3,689.00	6-01-26-310-124	Budget		31	1	
				BUILDINGS & GROUNDS SCHOOL EXPENSES					
			<u>4,918.66</u>						
90687	02/12/26	00003773 LUCAS E. MENDOZA					13164		
26-00211	1	Rec BB Scorekeeper 1/17	60.00	6-01-28-370-205	Budget		64	1	
				RECREATION BIDDY BASKETBALL					
26-00293	1	Rec BB Scorekeeper 1/24/2026	30.00	6-01-28-370-221	Budget		129	1	
				RECREATION INDOOR SOCCER					
			<u>90.00</u>						
90688	02/12/26	00003813 CHRIS CATANIA					13164		
26-00304	1	February Tai Chi	400.00	6-01-27-355-099	Budget		142	1	
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
90689	02/12/26	00003837 GENERAL MEDICAL DEVICES, INC.					13164		
25-02016	2	QUOTE 112297	59.95	5-01-25-240-099	Budget		4	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90690	02/12/26	00003865 INNOPLAST, INC.					13164		
26-00207	1	INV 243213	1,977.00	5-01-26-310-099	Budget		60	1	
				BUILDINGS & GROUNDS MISC. EXPENSES					
90691	02/12/26	00003873 MPS					13164		
26-00195	1	MARCH INVOICE 101408	4,200.00	5-01-25-240-099	Budget		46	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00195	2	APRIL INVOICE 101409	5,355.00	5-01-25-240-099	Budget		47	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00195	3	MAY INVOICE 101410	5,940.00	5-01-25-240-099	Budget		48	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00195	4	JUNE INVOICE 101411	5,730.00	5-01-25-240-099	Budget		49	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00195	5	JULY INVOICE 101459	4,895.00	5-01-25-240-099	Budget		50	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00195	6	AUGUST INVOICE 101491	3,635.00	5-01-25-240-099	Budget		51	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
26-00195	7	SEPTEMBER INVOICE 101497	3,350.00	5-01-25-240-099	Budget		52	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
			<u>33,105.00</u>						

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PO #	Item	Description					Ref Seq Acct
CURRENT FUND CURRENT CASH - CHECKING			Continued				
90692	02/12/26	00003875 CONNOR ECKERT					13164
26-00294	1	Rec BB Scorekeeper 1/24	45.00	6-01-28-370-205	Budget		130 1
				RECREATION BIDDY BASKETBALL			
90693	02/12/26	00003880 JASON J. CATA					13164
26-00292	1	Indoor Soccer Ref Fees 1/22/26	80.00	6-01-28-370-221	Budget		128 1
				RECREATION INDOOR SOCCER			
90694	02/12/26	00003881 PETE DE CANDIA					13164
26-00214	1	Rec BB Referee Fees 1/17	150.00	6-01-28-370-205	Budget		67 1
				RECREATION BIDDY BASKETBALL			
90695	02/12/26	00003890 TAPINTO LOCAL, LLC					13164
26-00162	3	INV 57996	50.00	6-01-20-120-021	Budget		10 1
				MUNICIPAL CLERK LEGAL ADVERTISING			
26-00162	4	INV 57986	25.00	6-01-20-120-021	Budget		11 1
				MUNICIPAL CLERK LEGAL ADVERTISING			
26-00162	5	INV 58011	25.00	6-01-20-120-021	Budget		12 1
				MUNICIPAL CLERK LEGAL ADVERTISING			
26-00162	6	INV 57987	25.00	6-01-20-120-021	Budget		13 1
				MUNICIPAL CLERK LEGAL ADVERTISING			
			<u>125.00</u>				
90696	02/12/26	00003892 LYNDESEY M. RAMOS					13164
26-00190	1	Reimbursement for fingerprints	25.73	6-01-28-370-201	Budget		42 1
				RECREATION COACHES CERTIFICATION			
90697	02/12/26	00003893 AXON ENTERPRISE INC.					13164
26-00251	1	WRPD INUS414748 610850	62,502.67	6-01-25-240-099	Budget		93 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			
90698	02/12/26	00000039 PAUL S. BARBIRE, ESQ.					13169
26-00063	3	FEBRUARY 2026 LEGAL FEES	8,500.00	5-01-20-155-099	Budget		1 1
				LEGAL SERVICES MISCELLANEOUS EXPENSES			
90699	02/12/26	00000072 A & K EQUIPMENT CO.					13169
26-00336	1	inv#70274 - harness kit plow	860.44	6-01-26-315-058	Budget		26 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			
90700	02/12/26	00000159 V. E. RALPH & SON, INC					13169
26-00341	1	INV#493202-AIRWAY COMBO BAG	840.00	6-01-25-240-099	Budget		31 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			
90701	02/12/26	00000280 TREASURER, SCHOOL FUNDS					13169
26-00085	5	FEBRUARY CHECK 2	993,236.92	6-01-55-001-003	Budget		3 1
				SCHOOL TAXES PAYABLE			
90702	02/12/26	00000291 P&G AUTO, INC					13169
26-00337	1	INV#411907,411591	493.82	6-01-26-315-058	Budget		27 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			

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CURRENT FUND		CURRENT CASH - CHECKING		Continued					
90703	02/12/26	00000293 GOLD TYPE BUSINESS MACHINES					13169		
26-00333	1	DOMAIN INV I-09961	59.19	6-01-20-140-021	Budget		23		1
				TECH. & INFO. SYSTEMS MISC. EXP.					
90704	02/12/26	00000352 IMPRESSIVE PRINTING, INC.					13169		
26-00351	1	FD Business Cards + Letters	1,709.94	6-01-25-255-023	Budget		40		1
				FIRE DEPARTMENT PRINTING & BINDING					
90705	02/12/26	00000409 AMAZON CAPITAL SERVICES					13169		
26-00314	1	INV 114-4155032-1749028	46.80	6-01-20-100-099	Budget		6		1
				GENERAL ADMIN. MISCELLANEOUS					
26-00328	1	Senior Supplies	46.16	6-01-27-355-099	Budget		21		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
			<u>92.96</u>						
90706	02/12/26	00000682 JACQUELINE GOLDKLANG					13169		
26-00326	1	Bingocize Prizes January	40.00	6-01-27-355-099	Budget		19		1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES					
90707	02/12/26	00000901 NICHOLAS MEGLIO					13169		
26-00352	1	FD M/A Gifts	1,203.26	6-01-25-255-099	Budget		41		1
				FIRE DEPARTMENT MISCELLANEOUS EXPENSES					
90708	02/12/26	00001023 GRAINGER					13169		
26-00346	1	FD safety equip/office supply	785.66	6-01-25-255-036	Budget		35		1
				FIRE DEPARTMENT OFFICE SUPPLIES					
90709	02/12/26	00001107 VAN DINE'S MOTORS INC.					13169		
26-00343	1	INV#146277,146643,146572	2,116.43	6-01-26-315-058	Budget		33		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90710	02/12/26	00001154 ATLANTIC SALT, INC.					13169		
26-00313	1	inv#107461 ticket#'s 058762,	26,970.45	6-01-26-290-030	Budget		5		1
				STREETS & ROADS MAINT. MATERIALS					
90711	02/12/26	00001227 ONE CALL CONCEPTS, INC.					13169		
26-00340	1	INV#6015727-JANAURY	167.70	6-01-26-290-099	Budget		30		1
				STREETS & ROADS MAINT. MISC. EXPENSES					
90712	02/12/26	00001379 1ST RESPONDER NEWSPAPER					13169		
26-00354	1	FD Newspaper	85.00	6-01-25-255-033	Budget		43		1
				FIRE DEPARTMENT BOOKS & PUBLICATIONS					
90713	02/12/26	00001640 BERGEN COUNTY TECHNICAL SCHOOL					13169		
26-00356	1	FD Training	290.00	6-01-25-255-042	Budget		45		1
				FIRE DEPARTMENT TRAINING					
90714	02/12/26	00001799 MICHAEL CRIBBEN					13169		
26-00353	1	M/A Cief Gift	110.84	6-01-25-255-099	Budget		42		1
				FIRE DEPARTMENT MISCELLANEOUS EXPENSES					

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PO #	Item	Description					Ref Seq Acct
CURRENT FUND CURRENT CASH - CHECKING Continued							
90715	02/12/26	00001802 BROWN'S JANITORAL SUPPLY					13169
26-00338	1	INV#53057,53068	3,910.19	6-01-26-310-030	Budget		28 1
				BUILDINGS & GROUNDS MAINTENANCE			
90716	02/12/26	00001835 HUDSON TIRE EXCHANGE				02/12/26 VOID	13169
26-00335	1	INV#11-289186-CHEVY TAHOE	731.40	6-01-26-315-058	Budget		25 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			
90717	02/12/26	00002052 10-75 EMERGENCY VEHICLES					13169
26-00355	1	FD Vehicle Repairs	100.00	6-01-25-255-026	Budget		44 1
				FIRE DEPARTMENT MAINTENANCE OF EQUIPMENT			
90718	02/12/26	00002290 IDESIGN CREATIVE SERVICES					13169
26-00315	1	Invoice #21818	311.00	6-01-28-370-205	Budget		7 1
				RECREATION BIDDY BASKETBALL			
90719	02/12/26	00002348 ROBERT'S AND SON, INC					13169
26-00342	1	INV#5868519-	448.14	6-01-26-315-058	Budget		32 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			
90720	02/12/26	00002485 WITMER PUBLIC SAFETY GROUP, INC					13169
26-00350	1	FD Firefighting Equipment	1,472.57	6-01-25-255-056	Budget		39 1
				FIRE DEPARTMENT SAFETY EQUIPMENT			
90721	02/12/26	00002575 DANIEL ECKERT					13169
26-00324	1	Rec BB Referee Fee 1/31/2026	200.00	6-01-28-370-205	Budget		17 1
				RECREATION BIDDY BASKETBALL			
90722	02/12/26	00002591 CHARLES RUSCONI					13169
26-00325	1	Rec BB Referee Fee 1/31/2026	300.00	6-01-28-370-205	Budget		18 1
				RECREATION BIDDY BASKETBALL			
90723	02/12/26	00002925 TRANSUNION RISK & ALTERNATIVE					13169
26-00329	2	JANUARY INV 5342531-202601-1	192.00	6-01-25-240-099	Budget		22 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			
90724	02/12/26	00002967 BLAZE EMERGENCY EQUIPMENT COMP					13169
26-00357	1	FD Apparatus Repairs	841.42	6-01-25-255-026	Budget		46 1
				FIRE DEPARTMENT MAINTENANCE OF EQUIPMENT			
90725	02/12/26	00003021 ATLANTIC COAST RECYCLING, LLC					13169
26-00344	2	JANUARY INV 1716F263	1,855.33	6-01-26-306-099	Budget		34 1
				RECYCLING PROGRAM OTHER EXPENSES			
90726	02/12/26	00003029 AT&T MOBILITY					13169
26-00347	1	FD phone and tablet	5.62	6-01-25-255-056	Budget		36 1
				FIRE DEPARTMENT SAFETY EQUIPMENT			
90727	02/12/26	00003133 AIR POWER INC.					13169
26-00339	1	INV#30418-COIL, STARTERS	487.62	6-01-26-315-058	Budget		29 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			

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PO #	Item	Description							
CURRENT FUND CURRENT CASH - CHECKING			Continued						
90728	02/12/26	00003204 CHLOE BERGMAN					13169		
26-00317	1	Indoor Soccer Referee Fee 1/27	80.00	6-01-28-370-221	Budget		9	1	
				RECREATION INDOOR SOCCER					
90729	02/12/26	00003218 TORO AUTO SPA, LLC					13169		
26-00349	1	FD vehicle cleaning	250.00	6-01-25-255-026	Budget		38	1	
				FIRE DEPARTMENT MAINTENANCE OF EQUIPMENT					
90730	02/12/26	00003327 PAIGE DIMASE					13169		
26-00323	1	Rec & Tr BB SK 1/28,1/29,1/31	90.00	6-01-28-370-205	Budget		15	1	
				RECREATION BIDDY BASKETBALL					
26-00323	2	Rec & Tr BB SK 1/28,1/29,1/31	60.00	6-01-28-370-223	Budget		16	1	
				RECREATION TRAVEL BASKETBALL					
			150.00						
90731	02/12/26	00003487 SAMANTHA STASION					13169		
26-00319	1	Tr BB Scorekeeper 1/29/2026	30.00	6-01-28-370-223	Budget		11	1	
				RECREATION TRAVEL BASKETBALL					
90732	02/12/26	00003489 ANTHONY IACOVIDO					13169		
26-00322	1	Rec BB Referee Fee 1/31/2026	100.00	6-01-28-370-205	Budget		14	1	
				RECREATION BIDDY BASKETBALL					
90733	02/12/26	00003509 JULIANNA BOCCASSINI					13169		
26-00318	1	Indoor Soccer Referee Fee 1/29	80.00	6-01-28-370-221	Budget		10	1	
				RECREATION INDOOR SOCCER					
90734	02/12/26	00003587 SYDNEY MIHALIK					13169		
26-00327	1	Reimbursement for cheer class	33.00	6-01-28-370-204	Budget		20	1	
				RECREATION JUNIOR FOOTBALL					
90735	02/12/26	00003593 FIRE FILE LLC					13169		
26-00358	1	FD CAD Software	3,695.00	6-01-25-255-099	Budget		47	1	
				FIRE DEPARTMENT MISCELLANEOUS EXPENSES					
90736	02/12/26	00003601 CHANCE IACOVIDO					13169		
26-00321	1	Rec BB Scorekeeper 1/31/2026	45.00	6-01-28-370-205	Budget		13	1	
				RECREATION BIDDY BASKETBALL					
90737	02/12/26	00003684 TENNA, LLC					13169		
26-00076	3	INV 32193 DPW EXPENSE SOFTWARE	278.45	6-01-26-315-099	Budget		2	1	
				VEHICLE MAINTENANCE MISCELLANOUS EXPENSE					
90738	02/12/26	00003790 46 TINTS INC.					13169		
26-00348	1	FD Vehicle window tint *repair	500.00	6-01-25-255-026	Budget		37	1	
				FIRE DEPARTMENT MAINTENANCE OF EQUIPMENT					
90739	02/12/26	00003811 INTERSTATE WASTE SERVICES					13169		
26-00334	2	JANUARY INV 0011997051	1,108.33	6-01-26-306-099	Budget		24	1	
				RECYCLING PROGRAM OTHER EXPENSES					

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PO #	Item	Description					Ref Seq Acct
CURRENT FUND CURRENT CASH - CHECKING			Continued				
90740	02/12/26	00003875 CONNOR ECKERT					13169
26-00320	1	Rec BB Scorekeeper 1/31	45.00	6-01-28-370-205	Budget		12 1
				RECREATION BIDDY BASKETBALL			
90741	02/12/26	00003891 PDLINX, INC.					13169
26-00180	1	WRPD INVOICE & CONTRACT	7,200.00	6-01-25-240-059	Budget		4 1
				POLICE DEPARTMENT MAINT. OF COMPUTERS			
90742	02/12/26	00003895 PHILIP SWIBINSKI					13169
26-00316	1	Reimbursement for fingerprints	25.73	6-01-28-370-201	Budget		8 1
				RECREATION COACHES CERTIFICATION			
90763	02/12/26	00000080 VERIZON 16801					13177
26-00399	2	JANUARY 756-990-975-0001-08	2,565.59	6-01-31-440-099	Budget		29 1
				TELEPHONE & INTERNET SERVICES			
90764	02/12/26	00000086 GENERAL CODE PUBLISHING LLC.					13177
26-00307	2	INV. PG000044899	482.00	6-01-20-120-033	Budget		11 1
				MUNICIPAL CLERK BOOKS & PUBLICATIONS			
90765	02/12/26	00000090 PUBLIC SERVICE ELEC & GAS CO.					13177
25-00422	20	DECEMBER 2025 GAS & ELECTRIC	5,267.04	5-01-31-446-099	Budget		2 1
				NATURAL GAS & ELECTRICITY			
90766	02/12/26	00000091 HOMETOWN AUTO PARTS, INC.					13177
26-00359	2	inv#186304,186400,186488,	3,595.70	6-01-26-315-034	Budget		12 1
				VEHICLE MAINTENANCE MOTOR VEHICLE PARTS			
90767	02/12/26	00000277 POWER DMS					13177
26-00393	1	INVOICE INV-153526	805.00	6-01-25-240-099	Budget		23 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			
90768	02/12/26	00000352 IMPRESSIVE PRINTING, INC.					13177
26-00363	1	INVOICE 44779	241.50	6-01-25-240-099	Budget		15 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			
90769	02/12/26	00000409 AMAZON CAPITAL SERVICES					13177
26-00402	1	Invoice # 1JKP-PL66-NR1K	108.37	6-01-27-355-099	Budget		30 1
				SENIOR CITIZENS MISCELLANEOUS EXPENSES			
26-00406	1	INV 114-0442481-7190625	24.75	6-01-20-100-099	Budget		34 1
				GENERAL ADMIN. MISCELLANEOUS			
			<u>133.12</u>				
90770	02/12/26	00000459 VERIZON WIRELESS					13177
25-00419	16	DECEMBER 2025	40.01	5-01-31-440-099	Budget		1 1
				TELEPHONE & INTERNET SERVICES			
90771	02/12/26	00000535 NJ STATE ASSOC CHIEF OF POLICE					13177
26-00395	1	2026 MEMBERSHIP DUES	275.00	6-01-25-240-099	Budget		25 1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES			

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CURRENT FUND		CURRENT CASH - CHECKING		Continued					
90772	02/12/26	00000551 INSTITUTE FOR FORENSIC PSYCHOL					13177		
26-00364	1	INVOICE 30069	575.00	6-01-25-240-099	Budget		16	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90773	02/12/26	00000825 STRYKER SALES CORPORATION					13177		
26-00225	2	INV 9211431583	4,661.70	6-01-25-252-099	Budget		9	1	
				OEM MISCELLANEOUS EXPENSES					
90774	02/12/26	00000826 HOME DEPOT CREDIT SERVICES					13177		
26-00163	2	INV#22092,904923,4022970,	836.78	6-01-26-310-099	Budget		8	1	
				BUILDINGS & GROUNDS MISC. EXPENSES					
90775	02/12/26	00000889 INSTITUTE FOR PROFESSIONAL					13177		
26-00397	1	INV 4126 CHRISTOPHER W. EILERT	50.00	6-01-20-130-099	Budget		27	1	
				FINANCIAL ADMIN. MISCELLANEOUS EXPENSES					
90776	02/12/26	00001086 SUBURBAN DISPOSAL, INC.					13177		
26-00115	2	JANUARY INV 12235	90,333.33	6-01-26-305-099	Budget		6	1	
				GARBAGE & TRASH REMOVAL					
90777	02/12/26	00001757 STAPLES					13177		
26-00398	1	INV 7008584062	232.19	5-01-20-120-099	Budget		28	1	
				MUNICIPAL CLERK MISCELLANEOUS CHARGE					
90778	02/12/26	00002151 MUNICIPAL CAPITAL					13177		
26-00149	3	FEBRUARY INV 341891	1,099.00	6-01-20-100-099	Budget		7	1	
				GENERAL ADMIN. MISCELLANEOUS					
26-00396	2	JANUARY 304778	175.00	6-01-25-240-036	Budget		26	1	
				POLICE DEPARTMENT OFFICE SUPPLIES					
			<u>1,274.00</u>						
90779	02/12/26	00002467 ATLANTIC TACTICAL, INC.					13177		
26-00394	1	INV. #'S INV75-000007296 &	80.80	6-01-25-240-099	Budget		24	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90780	02/12/26	00002485 WITMER PUBLIC SAFETY GROUP, INC					13177		
26-00387	1	INV 833280	839.45	6-01-20-140-021	Budget		19	1	
				TECH. & INFO. SYSTEMS MISC. EXP.					
90781	02/12/26	00002575 DANIEL ECKERT					13177		
26-00389	1	Rec BB Ref Fee 1/24	150.00	6-01-28-370-205	Budget		21	1	
				RECREATION BIDDY BASKETBALL					
26-00412	1	Rec BB Referee Fee 2/7	150.00	6-01-28-370-205	Budget		37	1	
				RECREATION BIDDY BASKETBALL					
			<u>300.00</u>						
90782	02/12/26	00002591 CHARLES RUSCONI					13177		
26-00390	1	REC BB REFEREE FEES 1/17/2026	200.00	6-01-28-370-205	Budget		22	1	
				RECREATION BIDDY BASKETBALL					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CURRENT FUND CURRENT CASH - CHECKING Continued									
90782		CHARLES RUSCONI							
26-00414	1	Rec BB Referee Fee 2/7/2026	300.00	6-01-28-370-205	Budget		39		1
			<u>500.00</u>	RECREATION BIDDY BASKETBALL					
90783	02/12/26	00002726 BELLAVIA					13177		
26-00388	1	CWE CVCS292840	344.33	6-01-26-315-099	Budget		20		1
				VEHICLE MAINTENANCE MISCELLANEOUS EXPENSE					
90784	02/12/26	00002737 VERIZON BUSINESS 15043					13177		
25-00495	13	DECEMBER 2025 DATA	1,952.01	5-01-31-440-099	Budget		3		1
				TELEPHONE & INTERNET SERVICES					
90785	02/12/26	00003089 CASSONE LEASING					13177		
26-00062	3	FEBRUARY INV 1329408	1,610.00	6-01-26-310-099	Budget		5		1
				BUILDINGS & GROUNDS MISC. EXPENSES					
90786	02/12/26	00003327 PAIGE DIMASE					13177		
26-00417	1	Rec & Tr BB SK 2/3, 2/4 & 2/7	90.00	6-01-28-370-205	Budget		42		1
				RECREATION BIDDY BASKETBALL					
26-00417	2	Rec & Tr BB SK 2/3, 2/4 & 2/7	90.00	6-01-28-370-223	Budget		43		1
			<u>180.00</u>	RECREATION TRAVEL BASKETBALL					
90787	02/12/26	00003487 SAMANTHA STASION					13177		
26-00415	1	Rec Tr Scorekeeper 2/3 & 2/8	45.00	6-01-28-370-223	Budget		40		1
				RECREATION TRAVEL BASKETBALL					
90788	02/12/26	00003489 ANTHONY IACOVIDO					13177		
26-00413	1	W-R Rec BB Referee Fees	150.00	6-01-28-370-205	Budget		38		1
				RECREATION BIDDY BASKETBALL					
90789	02/12/26	00003505 VECTOR SOLUTIONS					13177		
26-00366	1	INVOICE #INV135650	1,996.50	6-01-25-240-099	Budget		18		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90790	02/12/26	00003544 ULTIMATE TRAINING MUNITIONS					13177		
25-01726	1	INV 2003271	1,159.25	5-01-25-240-099	Budget		4		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90791	02/12/26	00003553 NAFTA					13177		
26-00365	1	MEMBERSHIP 2/25/26-2/24/27	40.00	6-01-25-240-099	Budget		17		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90792	02/12/26	00003600 MASTERS TELECOM, LLC					13177		
26-00360	1	WRPD CALL CENTER INV 75203	484.29	6-01-25-240-099	Budget		13		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90793	02/12/26	00003601 CHANCE IACOVIDO					13177		
26-00411	1	Rec BB Scorekeeper 2/7	45.00	6-01-28-370-205	Budget		36		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									
90794	02/12/26	00003603 NICHOLAS F. SCALERA					13177		
26-00416	1	Tr BB Scorekeeper 2/7/2026	15.00	6-01-28-370-223	Budget		41	1	
				RECREATION TRAVEL BASKETBALL					
90795	02/12/26	00003605 EVANS COMPANY					13177		
26-00268	2	INVOICE 28917	49.12	6-01-25-240-099	Budget		10	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90796	02/12/26	00003689 GIANNA MAURIN					13177		
26-00405	1	Reimbursement for cheer class	33.00	6-01-28-370-204	Budget		33	1	
				RECREATION JUNIOR FOOTBALL					
90797	02/12/26	00003702 EMILY KATZ					13177		
26-00404	1	Indoor Soccer Referee Fee 2/5	80.00	6-01-28-370-221	Budget		32	1	
				RECREATION INDOOR SOCCER					
90798	02/12/26	00003790 46 TINTS INC.					13177		
26-00362	1	DPW INV 45	275.00	6-01-26-315-099	Budget		14	1	
				VEHICLE MAINTENANCE MISCELLANEOUS EXPENSE					
90799	02/12/26	00003875 CONNOR ECKERT					13177		
26-00410	1	Rec BB Scorekeeper 2/7	45.00	6-01-28-370-205	Budget		35	1	
				RECREATION BIDDY BASKETBALL					
90800	02/12/26	00003880 JASON J. CATA					13177		
26-00403	1	Indoor Soccer Referee 2/2	80.00	6-01-28-370-221	Budget		31	1	
				RECREATION INDOOR SOCCER					
90801	02/12/26	00000051 ALPHADOG					13179		
26-00280	3	INV#26402-FEBRURY	840.00	6-01-20-140-021	Budget		11	1	
				TECH. & INFO. SYSTEMS MISC. EXP.					
90802	02/12/26	00000102 CLEAN ENTERPRISES SUPPLY INC					13179		
26-00254	3	INV#80517-	1,760.48	6-01-26-310-035	Budget		7	1	
				BUILDINGS & GROUNDS JANITORIAL SUPPLIES					
90803	02/12/26	00000288 PRESTIGE AWARDS					13179		
26-00422	1	INV. 14976	6.00	6-01-25-240-099	Budget		15	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90804	02/12/26	00000374 VIP CAR WASH & LUBE, LLC					13179		
26-00419	2	JANUARY	570.77	6-01-26-315-058	Budget		13	1	
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90805	02/12/26	00000409 AMAZON CAPITAL SERVICES					13179		
26-00264	2	WRPD SUPPLIES	353.41	6-01-25-240-099	Budget		9	1	
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90806	02/12/26	00000445 APPRAISAL SYSTEMS, INC.					13179		
26-00436	1	REASSESSMENT INVOICE # 5	30,100.00	5-01-55-006-001	Budget		26	1	
				5 YEAR EMERGENCY - NON BUDGET					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Seq Acct
CURRENT FUND CURRENT CASH - CHECKING			Continued				
90807	02/12/26	00000614 FOLEY, INC.					13179
26-00257	1	INV#0731891 (342.38) CREDIT	55.72	6-01-26-315-058	Budget		8 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			
90808	02/12/26	00000625 PUBLIC WORKS ASSOCIATION OF NJ					13179
26-00428	1	2026 MEMBERSHIP-CHRIS&JOHN	90.00	6-01-26-290-044	Budget		20 1
				STREETS & ROADS MAINT. ASSOC. DUES			
90809	02/12/26	00000719 WASTE MANAGEMENT OF NJ, INC.					13179
26-00165	2	inv#15994-1537-3	5,065.98	6-01-26-306-099	Budget		4 1
				RECYCLING PROGRAM OTHER EXPENSES			
90810	02/12/26	00000814 BERGEN MUNIC EMPL BENEFIT FUND					13179
26-00082	3	FEBRUARY GROUP 1433	6,913.00	6-01-23-220-099	Budget		30 1
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.			
90811	02/12/26	00000886 LINDE GAS & EQUIPMENT INC.					13179
26-00439	1	INV 54147392	60.35	5-01-26-315-058	Budget		29 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			
90812	02/12/26	00000889 INSTITUTE FOR PROFESSIONAL					13179
26-00438	1	INV. 21826 RMC CEU FINANCE	50.00	6-01-20-120-042	Budget		28 1
				MUNICIPAL CLERK EDUCATION & TRAINING			
90813	02/12/26	00000894 OPTIMUM					13179
26-00066	3	JANUARY CABLE & INTERNET	625.89	6-01-20-100-036	Budget		2 1
				GENERAL ADMIN. OPTIMUM			
90814	02/12/26	00000901 NICHOLAS MEGLIO					13179
26-00433	1	FD ICS Guidebook Reimbursement	616.06	6-01-25-255-056	Budget		25 1
				FIRE DEPARTMENT SAFETY EQUIPMENT			
90815	02/12/26	00000905 METROPOLITAN RUBBER CO., INC.					13179
26-00426	1	INV#66997-NEOPRENE RUBBER PADS	309.66	6-01-26-315-058	Budget		19 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			
90816	02/12/26	00001023 GRAINGER					13179
26-00173	4	INV#9773079802,9800063563,	800.92	6-01-26-310-030	Budget		5 1
				BUILDINGS & GROUNDS MAINTENANCE			
26-00431	1	FD office supply	1,793.76	6-01-25-255-036	Budget		23 1
				FIRE DEPARTMENT OFFICE SUPPLIES			
			<u>2,594.68</u>				
90817	02/12/26	00001835 HUDSON TIRE EXCHANGE					13179
26-00335	1	INV#11-289186-CHEVY TAHOE	684.53	6-01-26-315-058	Budget		12 1
				VEHICLE MAINTENANCE OTHER SUPPLIES			
90818	02/12/26	00001913 RACHLES/MICHELE'S OIL CO.					13179
26-00192	3	INV#446811,447226	6,322.02	6-01-31-460-099	Budget		6 1
				GASOLINE			

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
CURRENT FUND		CURRENT CASH - CHECKING	Continued						
90819	02/12/26	00002112 SIG SAUER INC					13179		
26-00421	1	ORDER #5087890	2,390.00	6-01-25-240-099	Budget		14		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90820	02/12/26	00002151 MUNICIPAL CAPITAL					13179		
26-00150	2	JANUARY WRFD INV 340780	175.00	6-01-25-255-036	Budget		3		1
				FIRE DEPARTMENT OFFICE SUPPLIES					
90821	02/12/26	00002348 ROBERT'S AND SON, INC					13179		
26-00424	1	INV#5870335-FIRE DEPT	20.94	6-01-26-315-058	Budget		17		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90822	02/12/26	00002876 LIAM MALONEY					13179		
26-00429	1	FD SCBA ID Tags Reimbursement	80.00	6-01-25-255-056	Budget		21		1
				FIRE DEPARTMENT SAFETY EQUIPMENT					
90823	02/12/26	00002967 BLAZE EMERGENCY EQUIPMENT COMP					13179		
26-00430	1	FD SCBA Bracket Clips	374.62	6-01-25-255-056	Budget		22		1
				FIRE DEPARTMENT SAFETY EQUIPMENT					
90824	02/12/26	00003101 VIKING TERMITE & PEST CONTROL					13179		
26-00061	4	INV 903617270	385.00	6-01-26-310-121	Budget		1		1
				BUILDINGS & GROUNDS EXTERMINATOR					
90825	02/12/26	00003105 JACK GAIGE					13179		
26-00432	1	FD Training Reimbursement	145.00	6-01-25-255-042	Budget		24		1
				FIRE DEPARTMENT TRAINING					
90826	02/12/26	00003133 AIR POWER INC.					13179		
26-00423	1	INV#30456-2 PUMP MOTOR START	2,856.00	6-01-26-315-058	Budget		16		1
				VEHICLE MAINTENANCE OTHER SUPPLIES					
90827	02/12/26	00003605 EVANS COMPANY					13179		
26-00268	3	INV. #'S 28963 & 28409	458.66	6-01-25-240-099	Budget		10		1
				POLICE DEPARTMENT MISCELLANEOUS EXPENSES					
90828	02/12/26	00003621 POWER-FLO TECHNOLOGIES, INC.					13179		
26-00425	1	inv#s2879668-battery	129.17	6-01-26-310-030	Budget		18		1
				BUILDINGS & GROUNDS MAINTENANCE					
90829	02/12/26	00003898 NOTRE DAME ACADEMY					13179		
26-00437	1	APPLICATION FEE REFUND	20.00	6-01-20-120-099	Budget		27		1
				MUNICIPAL CLERK MISCELLANEOUS CHARGE					
90830	02/17/26	00000039 PAUL S. BARBIRE, ESQ.					13184		
26-00441	2	JANUARY LEGAL & TAX ATTORNEY	2,083.50	6-01-20-155-099	Budget		12		1
				LEGAL SERVICES MISCELLANEOUS EXPENSES					
90831	02/17/26	00000060 VEOLIA WATER NEW JERSEY					13184		
26-00305	2	JANUARY 2026 WATER CHARGES	1,396.86	6-01-31-445-099	Budget		8		1
				WATER					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Seq	Ref Num
PO #	Item	Description						Acct
CURRENT FUND CURRENT CASH - CHECKING			Continued					
90832	02/17/26	00000090 PUBLIC SERVICE ELEC & GAS CO.						13184
26-00391	2	JANAURY GAS & ELECTRIC	17,758.73	6-01-31-446-099	Budget		9	1
				NATURAL GAS & ELECTRICITY				
26-00392	2	JANUARY STREET LIGHTING	14,301.70	6-01-31-435-099	Budget		10	1
				STREET LIGHTING				
			<u>32,060.43</u>					
90833	02/17/26	00000459 VERIZON WIRELESS						13184
26-00418	2	JANUARY	3,662.13	6-01-31-440-099	Budget		11	1
				TELEPHONE & INTERNET SERVICES				
90834	02/17/26	00000662 KNOX COMPANY						13184
26-00205	1	BOROUGH HALL QT-KA-72379	741.00	6-01-26-310-099	Budget		7	1
				BUILDINGS & GROUNDS MISC. EXPENSES				
90835	02/17/26	00000894 OPTIMUM						13184
26-00066	4	FEBRUARY CABLE & INTERNET	520.92	6-01-20-100-036	Budget		1	1
				GENERAL ADMIN. OPTIMUM				
90836	02/17/26	00001742 ADP, LLC						13184
26-00142	5	FEBRUARY INV 713232372	293.12	6-01-20-130-023	Budget		2	1
				FINANCIAL ADMIN. PAYROLL PROCESSING				
90837	02/17/26	00002735 CINTAS CORPORATION 15F						13184
26-00168	4	4258917840,4258917899	687.40	6-01-26-310-024	Budget		5	1
				BUILDINGS & GROUNDS CLEANING & MAINT.				
90838	02/17/26	00002792 VERIZON 15124						13184
26-00143	3	JANUARY 2026 INTERNET SERVICES	856.90	6-01-31-440-099	Budget		3	1
				TELEPHONE & INTERNET SERVICES				
26-00143	4	FEBRUARY INTERNET SERVICES	1,683.44	6-01-31-440-099	Budget		4	1
				TELEPHONE & INTERNET SERVICES				
			<u>2,540.34</u>					
90839	02/17/26	00002805 MCI COMM SERVICE						13184
26-00181	2	JANUARY 2026 LONG DISTANCE	154.38	6-01-31-440-099	Budget		6	1
				TELEPHONE & INTERNET SERVICES				
90840	02/17/26	00003899 LIQUID WASTE INDUSTRIES, INC.						13184
26-00442	1	INV 51947	1,022.12	6-01-26-290-099	Budget		13	1
				STREETS & ROADS MAINT. MISC. EXPENSES				
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
		Checks:	241	2	2,670,103.91	1,129.50		
		Direct Deposit:	0	0	0.00	0.00		
		Total:	<u>241</u>	<u>2</u>	<u>2,670,103.91</u>	<u>1,129.50</u>		
DOG DOG CASH								
1259	02/17/26	00000194 NJ DEPT OF HEALTH INFECTIOUS &						13180
26-00440	1	JANUARY DOGS- 2026	64.20	D-13-55-620-000	Budget		1	1
				ANIMAL CONTROL-PYMTS TO STATE				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/ Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
DOG DOG CASH									
Continued									
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount Void</u>		
	checks:		1	0	64.20		0.00		
	Direct Deposit:		0	0	0.00		0.00		
	Total:		1	0	64.20		0.00		
LAND USE ESCROW PLANNING & ZONING BD ESCROW									
1048	02/17/26	00003410 PHILLIPS PREISS GRYGIEL						13183	
26-00446	1	PB RIDGE II INV 41722	612.50		E-03-56-859-103	Budget		1	1
					RIDGE II LLC 39 HACKENSACK ST				
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount Void</u>		
	checks:		1	0	612.50		0.00		
	Direct Deposit:		0	0	0.00		0.00		
	Total:		1	0	612.50		0.00		
UNEMPLOYMENT UNEMPLOYMENT COMPENSATION									
2178	01/29/26	00000283 STATE OF NEW JERSEY						13159	
26-00275	1	QTR END 12/31/25 0-226-002-421	168.74		U-14-56-682-000	Budget		1	1
					UNEMPLOYMENT CLAIMS				
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount Void</u>		
	checks:		1	0	168.74		0.00		
	Direct Deposit:		0	0	0.00		0.00		
	Total:		1	0	168.74		0.00		
WIRE TRANSFERS WIRE TRANSFERS									
2029	01/27/26	00000322 PAYROLL AGENCY ACCT #2						13155	
26-00242	1	A&E	4,245.21		6-01-20-100-011	Budget		1	1
					GENERAL ADMIN. FULL TIME				
26-00242	2	TAX ASSESSOR	217.45		6-01-20-150-012	Budget		2	1
					TAX ASSESSMENT ADMIN. PART TIME				
26-00242	3	TAX COLLECTOR	2,463.21		6-01-20-145-011	Budget		3	1
					REVENUE ADMIN. FULL TIME				
26-00242	4	MUN CLK	6,741.33		6-01-20-120-011	Budget		4	1
					MUNICIPAL CLERK FULL TIME				
26-00242	5	POLICE/TRAFFIC GDS	95,691.59		6-01-25-240-011	Budget		5	1
					POLICE DEPARTMENT FULL TIME				
26-00242	6	POLICE OT	4,771.98		6-01-25-240-014	Budget		6	1
					POLICE DEPARTMENT OVERTIME				
26-00242	7	STREETS	27,334.57		6-01-26-290-011	Budget		7	1
					STREETS & ROADS MAINT. FULL TIME				
26-00242	8	STREETS OT	17,130.87		6-01-26-290-014	Budget		8	1
					STREETS & ROADS MAINT. OVERTIME				
26-00242	9	MECHANIC	3,738.29		6-01-26-291-011	Budget		9	1
					VEHICLE MAINTENANCE FULL TIME				
26-00242	10	MECHANIC OT	2,449.59		6-01-26-291-014	Budget		10	1
					VEHICLE MAINTENANCE OVERTIME				
26-00242	11	MUN CT	134.10		6-01-43-490-011	Budget		11	1
					MUNICIPAL COURT PART TIME				
26-00242	12	PUB DEF	42.09		6-01-43-495-012	Budget		12	1
					PUBLIC DEFENDER PART TIME				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
WIRE TRANSFERS		WIRE TRANSFERS							
2029		PAYROLL AGENCY ACCT #2							
26-00242	13	PUB PROS	166.24	6-01-25-275-012	Budget		13	1	
				MUNICIPAL PROSECUTOR PART TIME					
26-00242	14	CCO	3,494.19	6-01-22-195-011	Budget		14	1	
				CONSTRUCTION OFFICIAL FULL TIME					
26-00242	15	FIN ADMIN	3,941.43	6-01-20-130-011	Budget		15	1	
				FINANCIAL ADMIN. FULL TIME					
26-00242	16	LIBRARY	5,833.38	6-01-29-390-012	Budget		16	1	
				FREE PUBLIC LIBRARY FULL TIME					
26-00242	17	FIRE SAFETY	561.51	6-01-25-261-012	Budget		17	1	
				UNIFORM FIRE SAFETY ACT PART TIME					
26-00242	18	REC	3,002.89	6-01-28-370-012	Budget		18	1	
				RECREATION FULL TIME					
26-00242	19	OEM	496.55	6-01-25-252-012	Budget		19	1	
				OEM FULL TIME					
26-00242	20	SOCIAL SECURITY	16,595.12	6-01-36-472-099	Budget		20	1	
				SOCIAL SECURITY SYSTEM					
26-00242	21	MEDICARE	6,518.47	6-01-36-472-099	Budget		21	1	
				SOCIAL SECURITY SYSTEM					
26-00242	22	MUN CLK	2,228.92	5-01-20-120-011	Budget		22	1	
				MUNICIPAL CLERK FULL TIME					
			<u>207,798.98</u>						
2030	01/27/26	00000323 PAYROLL ACCOUNT #2					13156		
26-00243	1	A&E	3,540.29	6-01-20-100-011	Budget		1	1	
				GENERAL ADMIN. FULL TIME					
26-00243	2	TAX ASSESSOR	990.55	6-01-20-150-012	Budget		2	1	
				TAX ASSESSMENT ADMIN. PART TIME					
26-00243	3	TAX COLLECTOR	2,698.79	6-01-20-145-011	Budget		3	1	
				REVENUE ADMIN. FULL TIME					
26-00243	4	MUN CLK	8,447.67	6-01-20-120-011	Budget		4	1	
				MUNICIPAL CLERK FULL TIME					
26-00243	5	MUN CLK	5,770.78	5-01-20-120-011	Budget		5	1	
				MUNICIPAL CLERK FULL TIME					
26-00243	6	POLICE/TRAFFIC GDS	132,139.58	6-01-25-240-011	Budget		6	1	
				POLICE DEPARTMENT FULL TIME					
26-00243	7	POLICE OT	12,079.71	6-01-25-240-014	Budget		7	1	
				POLICE DEPARTMENT OVERTIME					
26-00243	8	STREETS	41,714.43	6-01-26-290-011	Budget		8	1	
				STREETS & ROADS MAINT. FULL TIME					
26-00243	9	STREETS OT	40,898.57	6-01-26-290-014	Budget		9	1	
				STREETS & ROADS MAINT. OVERTIME					
26-00243	10	MECHANIC	5,072.81	6-01-26-291-011	Budget		10	1	
				VEHICLE MAINTENANCE FULL TIME					
26-00243	11	MECHANIC OT	6,031.36	6-01-26-291-014	Budget		11	1	
				VEHICLE MAINTENANCE OVERTIME					
26-00243	12	MUN CT	1,239.90	6-01-43-490-011	Budget		12	1	
				MUNICIPAL COURT PART TIME					
26-00243	13	PUB DEF	387.07	6-01-43-495-012	Budget		13	1	
				PUBLIC DEFENDER PART TIME					
26-00243	14	PUB PROS	1,379.76	6-01-25-275-012	Budget		14	1	
				MUNICIPAL PROSECUTOR PART TIME					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
WIRE TRANSFERS	WIRE TRANSFERS								
2030		PAYROLL ACCOUNT #2							
26-00243	15	CCO	6,524.81	6-01-22-195-011	Budget		15	1	
				CONSTRUCTION OFFICIAL FULL TIME					
26-00243	16	FIN ADMIN	3,871.57	6-01-20-130-011	Budget		16	1	
				FINANCIAL ADMIN. FULL TIME					
26-00243	17	LIBRARY	13,521.90	6-01-29-390-012	Budget		17	1	
				FREE PUBLIC LIBRARY FULL TIME					
26-00243	18	FIRE SAFETY	2,343.49	6-01-25-261-012	Budget		18	1	
				UNIFORM FIRE SAFETY ACT PART TIME					
26-00243	19	REC	1,861.11	6-01-28-370-012	Budget		19	1	
				RECREATION FULL TIME					
26-00243	20	OEM	1,987.45	6-01-25-252-012	Budget		20	1	
				OEM FULL TIME					
			<u>292,501.60</u>						
2031	01/29/26	00000109 TREASURER, STATE OF NEW JERSEY					13158		
26-00274	1	WRPD INV POLICE COURSES 11621	1,500.00	5-01-25-240-042	Budget		1	1	
				POLICE DEPARTMENT EDUCATION & TRAINING					
2034	02/04/26	00000443 CHASE BANK					13167		
26-00330	1	BOND PRINCIPAL 2/1	500,000.00	6-01-45-920-099	Budget		1	1	
				PAYMENT OF BOND PRINCIPAL					
26-00330	2	BOND INTEREST 2/1	50,843.75	6-01-45-930-099	Budget		2	1	
				INTEREST ON BONDS					
			<u>550,843.75</u>						
2035	02/10/26	00003855 EMPIRE TITLE AGENCY, LLC					13173		
26-00401	1	168/170 VALLEY BLVD CLOSING	217,525.56	C-04-55-915-301	Budget		1	1	
				ACQUISITION OF PROPERTY #25-11, #25-12					
2036	02/10/26	00000322 PAYROLL AGENCY ACCT #2					13174		
26-00408	1	A&E	3,575.89	6-01-20-100-011	Budget		1	1	
				GENERAL ADMIN. FULL TIME					
26-00408	2	TAX ASSESSOR	217.46	6-01-20-150-012	Budget		2	1	
				TAX ASSESSMENT ADMIN. PART TIME					
26-00408	3	TAX COLLECTOR	2,462.99	6-01-20-145-011	Budget		3	1	
				REVENUE ADMIN. FULL TIME					
26-00408	4	MUN CLK	6,690.35	6-01-20-120-011	Budget		4	1	
				MUNICIPAL CLERK FULL TIME					
26-00408	5	POLICE/TRAFFIC GDS	163,401.02	6-01-25-240-011	Budget		5	1	
				POLICE DEPARTMENT FULL TIME					
26-00408	6	POLICE OT	8,347.81	6-01-25-240-014	Budget		6	1	
				POLICE DEPARTMENT OVERTIME					
26-00408	7	STREETS	27,699.71	6-01-26-290-011	Budget		7	1	
				STREETS & ROADS MAINT. FULL TIME					
26-00408	8	STREETS OT	6,028.71	6-01-26-290-014	Budget		8	1	
				STREETS & ROADS MAINT. OVERTIME					
26-00408	9	MECHANIC	3,737.39	6-01-26-291-011	Budget		9	1	
				VEHICLE MAINTENANCE FULL TIME					
26-00408	10	MECHANIC OT	699.79	6-01-26-291-014	Budget		10	1	
				VEHICLE MAINTENANCE OVERTIME					

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						
2036 PAYROLL AGENCY ACCT #2			Continued						
26-00408	11	MUN CT	134.08	6-01-43-490-011	Budget		11	1	
				MUNICIPAL COURT PART TIME					
26-00408	12	PUB DEF	42.07	6-01-43-495-012	Budget		12	1	
				PUBLIC DEFENDER PART TIME					
26-00408	13	PUB PROS	166.23	6-01-25-275-012	Budget		13	1	
				MUNICIPAL PROSECUTOR PART TIME					
26-00408	14	CCO	2,413.40	6-01-22-195-011	Budget		14	1	
				CONSTRUCTION OFFICIAL FULL TIME					
26-00408	15	FIN ADMIN	3,941.17	6-01-20-130-011	Budget		15	1	
				FINANCIAL ADMIN. FULL TIME					
26-00408	16	LIBRARY	5,728.53	6-01-29-390-012	Budget		16	1	
				FREE PUBLIC LIBRARY FULL TIME					
26-00408	17	FIRE SAFETY	561.45	6-01-25-261-012	Budget		17	1	
				UNIFORM FIRE SAFETY ACT PART TIME					
26-00408	18	REC	3,002.56	6-01-28-370-012	Budget		18	1	
				RECREATION FULL TIME					
26-00408	19	OEM	496.53	6-01-25-252-012	Budget		19	1	
				OEM FULL TIME					
26-00408	20	SS	12,906.49	6-01-36-472-099	Budget		20	1	
				SOCIAL SECURITY SYSTEM					
26-00408	21	MED	5,668.57	6-01-36-472-099	Budget		21	1	
				SOCIAL SECURITY SYSTEM					
			<u>257,922.20</u>						
2037	02/10/26	00000323 PAYROLL ACCOUNT #2					13175		
26-00409	1	A&E	1,737.61	6-01-20-100-011	Budget		1	1	
				GENERAL ADMIN. FULL TIME					
26-00409	2	TAX ASSESSOR	990.54	6-01-20-150-012	Budget		2	1	
				TAX ASSESSMENT ADMIN. PART TIME					
26-00409	3	TAX COLLECTOR	2,699.01	6-01-20-145-011	Budget		3	1	
				REVENUE ADMIN. FULL TIME					
26-00409	4	MUN CLK	7,978.65	6-01-20-120-011	Budget		4	1	
				MUNICIPAL CLERK FULL TIME					
26-00409	5	POLICE/TRAFFIC GDS	172,667.49	6-01-25-240-011	Budget		5	1	
				POLICE DEPARTMENT FULL TIME					
26-00409	6	POLICE OT	21,195.42	6-01-25-240-014	Budget		6	1	
				POLICE DEPARTMENT OVERTIME					
26-00409	7	STREETS	40,246.79	6-01-26-290-011	Budget		7	1	
				STREETS & ROADS MAINT. FULL TIME					
26-00409	8	STREETS OT	14,374.62	6-01-26-290-014	Budget		8	1	
				STREETS & ROADS MAINT. OVERTIME					
26-00409	9	MECHANIC	5,073.61	6-01-26-291-011	Budget		9	1	
				VEHICLE MAINTENANCE FULL TIME					
26-00409	10	MECHANIC OT	1,481.20	6-01-26-291-014	Budget		10	1	
				VEHICLE MAINTENANCE OVERTIME					
26-00409	11	MUN CT	1,239.92	6-01-43-490-011	Budget		11	1	
				MUNICIPAL COURT PART TIME					
26-00409	12	PUB DEF	387.09	6-01-43-495-012	Budget		12	1	
				PUBLIC DEFENDER PART TIME					
26-00409	13	PUB PROS	1,379.77	6-01-25-275-012	Budget		13	1	
				MUNICIPAL PROSECUTOR PART TIME					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
WIRE TRANSFERS	WIRE TRANSFERS								
2037		PAYROLL ACCOUNT #2							
26-00409	14	CCO	5,980.60	6-01-22-195-011	Budget		14	1	
				CONSTRUCTION OFFICIAL FULL TIME					
26-00409	15	FIN ADMIN	3,871.83	6-01-20-130-011	Budget		15	1	
				FINANCIAL ADMIN. FULL TIME					
26-00409	16	LIBRARY	12,939.69	6-01-29-390-012	Budget		16	1	
				FREE PUBLIC LIBRARY FULL TIME					
26-00409	17	FIRE SAFETY	2,343.55	6-01-25-261-012	Budget		17	1	
				UNIFORM FIRE SAFETY ACT PART TIME					
26-00409	18	REC	1,861.44	6-01-28-370-012	Budget		18	1	
				RECREATION FULL TIME					
26-00409	19	OEM	1,987.47	6-01-25-252-012	Budget		19	1	
				OEM FULL TIME					
			300,436.30						
2032	02/13/26	00000570 NJSHBP					13165		
26-00110	3	FEBRUARY NJSHBP RETIRED	69,345.94	6-01-23-220-099	Budget		1	1	
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
2033	02/13/26	00000570 NJSHBP					13166		
26-00111	3	FEBRUARY 2026 NJSHBP ACTIVE	182,986.17	6-01-23-220-099	Budget		1	1	
				EMPLOYEE GROUP HEALTH MISCELLANEOUS EXP.					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
	Checks:		9	0	2,080,860.50	0.00			
	Direct Deposit:		0	0	0.00	0.00			
	Total:		9	0	2,080,860.50	0.00			
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
	Checks:		270	2	5,237,369.86	1,129.50			
	Direct Deposit:		0	0	0.00	0.00			
	Total:		270	2	5,237,369.86	1,129.50			

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	209,939.15	0.00	0.00	209,939.15
CURRENT FUND	6-01	4,323,499.70	0.00	0.00	4,323,499.70
	C-04	697,511.82	0.00	0.00	697,511.82
	D-13	64.20	0.00	0.00	64.20
	E-03	6,186.25	0.00	0.00	6,186.25
	U-14	168.74	0.00	0.00	168.74
Total of All Funds:		<u>5,237,369.86</u>	<u>0.00</u>	<u>0.00</u>	<u>5,237,369.86</u>

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 21, 2026 Meeting.

RESOLUTIONS: Adoption of the following

**RESOLUTION NO.: 050-2025
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.: 051-2026

**RESOLUTION TO CONTRACT FOR CERTIFIED PROFESSIONAL ARBORIST SERVICES FOR
PREPARING A COMMUNITY FORESTRY MANAGEMENT PLAN**

WHEREAS, the Borough of Wood-Ridge, County of Bergen, State of New Jersey ("**Borough**") has a need for Certified Professional Arborist Services to prepare a Community Forestry Management Plan ("**Services**") and has received a proposal to perform said Services dated 11-16-25 ("**Proposal**") from Elizabeth Stewart ("**Contractor**"), a NJ Licensed Tree Expert (License #531) and International Society of Arboriculture Certified Arborist (ISA Certification #1380A), and desires to enter into a Contract with said Contractor for said Services as detailed in said Proposal; 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 **\$6,225.00** 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 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.

RESOLUTION NO. 052-2026

**RESOLUTION APPOINTING JOHN LONGO AS A POLICE OFFICER OF THE WOOD-RIDGE
POLICE DEPARTMENT**

WHEREAS, the Police Department's Table of Organization provides for no more than thirty (30) and no fewer than twenty (20) sworn officers and vacant positions exist in said table; and

WHEREAS, the Mayor and Council desire to hire one (1) police officer pursuant to the Intergovernmental Transfer Process of the NJ Civil Service Commission; and

WHEREAS, John Longo is presently a Police Officer in good standing of the Hudson County Sherriff's Department, is a resident of the Borough of Wood-Ridge and is eligible for the Intergovernmental Transfer Process; and

WHEREAS, the Police Chief, Administrator and Mayor and Council have reviewed the qualifications of John Longo and find that he meets all requirements and is well qualified to be a Police Officer of the Borough of Wood-Ridge Police Department; and

WHEREAS, the Borough of Wood-Ridge followed all procedures and requirements of the Intergovernmental Transfer Process of the NJ Civil Service Commission including obtaining the consent of the Hudson County Sherriff's Department for this transfer;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Wood-Ridge that John Longo is hereby appointed as a Police Officer of the Borough of Wood-Ridge Police Department, effective March 1, 2026, pursuant to the policies, rules and conditions enumerated on the New Jersey Civil Service Commission Intergovernmental Transfer Process forms signed by John Longo, the Borough of Wood-Ridge and the Hudson County Sherriff's Department.

BE IT FURTHER RESOLVED, that John Longo's terms of employment shall be governed by the Collective Bargaining Agreement as negotiated and agreed to by PBA Local 313.

**RESOLUTION NO. 053-2026
ENABLING RESOLUTION FOR SUPPLEMENTAL FUNDING REQUEST
FOR A NEW JERSEY GREEN ACRES GRANT**

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

WHEREAS, the Borough of Wood-Ridge, County of Bergen, has previously obtained a Green Acres grants totaling \$4,050,000.00 from the State to fund the following project(s):

0269-17-055 Wood-Ridge Recreation Complex Acquisition – Wesmont

WHEREAS, the Borough of Wood-Ridge desires to further the public interest by requesting an additional Green Acres grant of \$5,640,000.00 to fund the project; and

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

WHEREAS, the applicant is willing to use the State's funds in accordance with its rules, regulations and applicable statutes, and is willing to enter into an Amendment of the Agreement with the State for the above-named project;

NOW, THEREFORE, the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey, hereby resolves that:

1. Mayor Paul A. Sarlo or the successor to the office of Mayor is hereby authorized to:
 - (a) request such a loan and/or such a grant,
 - (b) provide additional information and furnish such documents as may be required, and
 - (c) act as the authorized correspondent of the above-named applicant; and
2. The applicant agrees to provide the local government/nonprofit share if a match is required.
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
4. This resolution shall take effect immediately.

**RESOLUTION NO.: 054-2026
RESOLUTION APPROVING SUBMISSION OF 2025 LOSAP CERTIFICATION PROGRAM**

WHEREAS, the Mayor and Council of the Borough of Wood-Ridge has received the required certifications for the 2022 LOSAP Program; and

WHEREAS, the Borough Clerk has on file the original signed certifications for the individuals who have satisfied the earned point requirements pursuant to Borough Ordinance Number 2000-13; and

WHEREAS, the LOSAP Program has been approved by the voters of the Borough of Wood-Ridge by way of referendum; and

WHEREAS, the Financial Officer has determined sufficient funds are available in the General Account as is evidenced by Treasurer’s Certification attached hereto and made part hereof.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey that the submission of the attached LOSAP Certification is hereby authorized.

RESOLUTION NO.: 056-2026

RESOLUTION ENDORSING A FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Borough of Wood-Ridge (the “Borough” or “Wood-Ridge”) has a demonstrated history of voluntary compliance as evidenced by its Prior Round and Third Round record; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

WHEREAS, the Borough filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. seq. (the “Fair Housing Act”) on January 17, 2025; and

WHEREAS, the Court entered an order on May 16, 2025, setting the Borough’s Fourth Round fair share obligations as a Present Need of 17 units and a Prospective Need of 130 units, which no party appealed, and ordered the Borough to file a Housing Element and Fair Share Plan (“HEFSP”) by June 30, 2025; and

WHEREAS, the Borough originally filed its HEFSP on June 4, 2025 (“Adopted HEFSP”); and

WHEREAS, FSHC filed 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, the Borough and FSHC entered into a Mediation Agreement dated December 30, 2026, (the “Mediation Agreement”) amicably resolving the issues set forth in the challenge which results in a compliance certification for the Borough for the Fourth Round; and

WHEREAS, now that the Borough has resolved its Fourth Round Obligations, the Mediation Agreement requires the municipality to adopt and endorse a revised Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, in accordance with the Amended FHA and the Mediation Agreement, the Borough’s planner Phillips Preiss Grygiel Leheny Hughes. drafted a revised Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Planning Board of the Borough of Wood-Ridge held a public hearing on the Borough’s revised Fourth Round Housing Element and Fair Share Plan on February 3, 2026, and adopted the revised Fourth Round Housing Element and Fair Share Plan via a resolution on that same night; and

WHEREAS, the Borough Council wishes to endorse the revised Fourth Round Housing Element and Fair Share Plan and seek approval of the revised Fourth Round Housing Element and Fair Share Plan by the Program and Court.

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

1. The Borough Council hereby endorses the revised Fourth Round Housing Element and Fair Share Plan, which is attached hereto as Exhibit A, which was adopted by the Borough's Planning Board on February 3, 2026.

2. The Borough Council hereby directs the Borough's special counsel to (a) file with the Program the Borough's revised Fourth Round Housing Element and Fair Share Plan, along with any additional documents the professionals deem necessary or desirable; and (b) seek Court approval of the revised Fourth Round Housing Element and Fair Share Plan via a Compliance Certification.

3. The Borough reserves the right to further amend the revised Fourth Round Housing Element and Fair Share Plan, should that be necessary.

RESOLUTION NO.: 057-2026

A RESOLUTION OF WOOD-RIDGE ADOPTING THE BERGEN COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS the Wood-Ridge Mayor and Council recognizes the threat that natural hazards pose to people and property within Borough of Wood-Ridge; and

WHEREAS the County of Bergen has prepared a multi-hazard mitigation plan, hereby known as Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026, in accordance with federal and state laws, including the [Robert T. Stafford Disaster Relief and Emergency Assistance Act](#), as amended; the [National Flood Insurance Act of 1968](#), as amended; and the [National Dam Safety Program Act](#), as amended; and New Jersey P.L. 2023, CHAPTER 313 approved January 16, 2024.

WHEREAS the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026, identifies current and future natural hazard risks, and assesses the vulnerability of facilities, infrastructure, and populations, and defines mitigation goals and actions to reduce or eliminate long term risk to people and property in (local government) from the impacts of future natural hazards and disasters; and

WHEREAS adoption by the Wood-Ridge Mayor and Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026;

NOW THEREFORE, BE IT RESOLVED by the Borough of Wood-Ridge, that:

Section 1. The Wood-Ridge Mayor and Council adopts the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026. While content related to Borough of Wood-Ridge may require revisions to meet the plan approval requirements, changes occurring after adoption will not require Borough of Wood-Ridge to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

RESOLUTION NO.: 058-2026

RESOLUTION CONFIRMING INSURANCE COVERAGE FOR PUBLIC EVENTS, COMMUNITY PROGRAMS AND SPONSORED CIVIC GROUPS OF THE BOROUGH OF WOOD-RIDGE

WHEREAS, the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, State of New Jersey (“**Borough**”) desires to memorialize the list of approved public events, community programs, and sponsored civic groups that are to be included in the insurance coverage provided by the Borough through 1) the South Bergen Joint Insurance Fund (“**Fund**”), including any and all of said fund’s affiliated, excess, and/or umbrella coverages, and any and all successors thereof, and/or 2) an Excess Medical Accident Insurance policy.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Wood-Ridge that the public events, community programs, and sponsored civic groups listed on Schedule “A” of this Resolution, which is hereby incorporated and made a part of this Resolution, shall hereby be included in insurance coverage provided by the Borough through 1) the South Bergen Joint Insurance Fund, including any and all of said fund’s affiliated, excess, and/or umbrella coverages, and any and all successors thereof, and/or 2) an Excess Medical Accident Insurance policy.

SCHEDULE “A”

List of Public Events, Community Programs, and Sponsored Civic Groups

Civic Groups ***

*** Wood-Ridge Contemporary Club (Senior Citizens) - including all activities, events, and programs thereof

*** Wood-Ridge 60+ Club (Senior Citizens) - including all activities, events, and programs thereof

*** Wood-Ridge Historical Society - including all activities, events, and programs thereof

*** These groups are provided with Quasi Entity Insurance Coverage as approved by the South Bergen Joint Insurance Fund

Public Events & Community Programs

Keep Wood-Ridge Beautiful (Townwide Litter Clean-Up & Flower Planting)

Town Day (Street Fair with rides, food, music and related entertainment)

Ragamuffin Halloween Parade (Children and Families)

Trunk or Treat Halloween Trick or Treating Event (Children and Families)

Christmas Tree Lighting & Santa Claus Visit (Children and Families)

Fire Engine Rides (Children and Families)

Memorial Day Remembrance Service

Veterans Day Remembrance Service

9/11 Memorial Service

Fire Department Memorial Service

Police Department Junior Police Academy

Outdoor Movie nights

Halloween Ghost Stories night

Holi Celebration

Diwali Celebration

Senior Citizen Parties and Activities – open to Senior Citizen Club members and non-members – includes dinners, parties, enrichment classes, bus rides, shopping trips, etc.

RESOLUTION NO.: 059-2026
RESOLUTION CONFIRMING INSURANCE COVERAGE FOR RECREATION PROGRAMS OF
THE BOROUGH OF WOOD-RIDGE

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**”), as codified by Article III of Chapter 10 of the Borough Code (“**Code**”), and a Department of Recreation (“**Department**”), as codified by Chapter 128 of the Code; and

WHEREAS, said Ordinance and Code provide that the Board and the Department, respectively, shall have certain defined jurisdiction, oversight, and supervision over the recreation programs organized and operating under the auspices of the Department and covered by insurance policies provided by the Borough of Wood-Ridge, as approved by resolution of the Mayor and Council; and

WHEREAS, Borough recreation programs are authorized to 1) include participants from other communities with which the Borough has entered into shared service and/or cooperative agreements, 2) include participants whose parents are employees of the Borough and/or the Wood-Ridge Board of Education, and 3) engage in activities and competition with the recreation programs of other communities, and it is the intention of the Borough to include all such programs and participants in this resolution; and

WHEREAS, Section 3 of said Ordinance provides that the Mayor and Council shall adopt a resolution to memorialize the list of approved recreation programs organized and operating under the auspices of the Department and covered by insurance policies provided by the Borough;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Wood-Ridge that the programs and activities listed on Schedule “A” of this Resolution, which is hereby incorporated and made a part of this Resolution, are hereby approved as recreation programs of the Borough, shall be organized and operate under the auspices of the Department, and shall be covered by insurance policies provided by the Borough.

SCHEDULE “A”

List of Recreation Programs covering all registered participants, officers, coaches, volunteers, umpires, and referees.

Little League Baseball, Softball, T-Ball
Little League Baseball and Softball All-Stars
Little League Baseball and Softball Fall Ball
Babe Ruth Baseball and Softball
Travel Baseball and Softball
Fall Soccer
Indoor Soccer
Spring Soccer
Travel Soccer
Junior Wrestling
Junior Basketball including Bidy Basketball (1st Grade)
Travel Basketball
Junior Football - includes Flag, Mighty Mite, Pee Wee, Junior, and Senior age levels
Junior Football Cheerleading
Competitive Cheerleading
Track and Field

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14U Baseball Tournament

Clinics called "Camps" for Baseball, Softball, Basketball, Soccer, and Football

Summer Recreation Program

Basketball Open Gym periods

Adult Exercise Classes (Aerobics, Yoga, etc.)

Adult Softball

Adult Baseball

Adult Basketball

*** The Friends of Wood-Ridge Soccer, Inc (Booster Club)

*** Friends of Wood-Ridge Moonachie Football League, Inc. (Booster Club)

*** Moonachie Wood-Ridge Junior Football Association

*** These groups are provided with Quasi Entity Insurance Coverage as approved by the South Bergen Joint Insurance Fund

APPLICATIONS:

- a. Helping Hands for Susak for a Tricky Tray on February 28, 2026 at the Fiesta.
- b. Mary Help of Christians Academy for an Off-Premise Raffle on April 23, 2026 at the Fiesta.
- c. St. Michaels Church an Off-Premise 50/50 and Casino night on April 25, 2025 at the Fiesta.
- d. Church of the Transfiguration for an On-Premise 50/50 and Tricky Tray on April 30, 2026 at the Fiesta.
- e. PTA Paramus HS for an On-Premise 50/50 and Tricky Tray on March 9, 2026 at the Fiesta.

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

APPOINTMENTS:

None

HIRINGS:

- a. Retirement of Gary Ippolito as Construction Code Official, Building Subcode Official, Plumbing Subcode Official, and Fire Subcode Official effective February 1, 2026.
- b. Hiring of Christopher Cunningham as Construction Code Official effective February 1, 2026 with salary per salary ordinance
- c. Hiring of Manuel Fernandez as Acting Building Subcode Official and Acting Plumbing Subcode Official, effective February 1, 2026 with salary per salary ordinance.
- d. Hiring of Keith Dalton as Acting Fire Subcode Official, effective February 1, 2026 with salary per salary ordinance.

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- e. Resignation of Crossing Guards, Joan Kanbayashi and Andrea Luberto effective February 10, 2026.

Motion: Councilperson Altamura, 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:

SECOND HEARING OF CITIZENS:

Mayor Sarlo declared the Hearing of Citizens to be open.

Frank DiBartolo of 146 12th Street asked if the Valley Boulevard lot would be similar to the one on Hackensack Street by 7-11?

Administrator Eilert explained the Hackensack Street lot was an old mechanic and repair shop so that property had limitations on what it could be used for due to contamination. The Valley Boulevard lot does not have any contamination so we will be able to do more in the way of planting and allowing people access on it. We still have a lot of details to work out with the any parking regulations we will put into place.

Mr. DiBartolo commented on the incredible job Public Works does. From the young workers to the Supervisors, they do amazing work and the town looks great.

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

ADJOURNMENT:

Since there was no further business to come before the Council, Councilperson Donato, seconded by Councilperson Wall 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 February 18, 2026 was duly adjourned at 7:32 p.m.

Respectfully submitted,

Gina Affuso, RMC
Borough Clerk

