

**REGULAR MEETING
OF THE
ELMWOOD PARK MAYOR AND COUNCIL
MARCH 19, 2026
7:00P.M.**

1. CALL TO ORDER:

The Regular Meeting of the Mayor and Council of the Borough of Elmwood Park was called to order on Thursday, March 19, 2026 at 7:01 PM in the Council Chambers of the Municipal Building, 182 Market Street, Elmwood Park, New Jersey.

On Roll Call Councilmembers: Fasolo, Oswald, Saimson, Sheridan, Troisi and Council President Pellegrine. Also present were Borough Administrator Foligno, Borough Clerk Shanee Morris, and Borough Attorney Kyle Trent.

2. PRAYER & FLAG SALUTE:

3. STATEMENT OF COMPLIANCE:

Whereas, Chapter 231 of the Public Laws of the State of New Jersey requires at the commencement of every meeting a Statement of Compliance be read by the presiding officer.

Now, Therefore Be Advised, that the meeting requirements for this meeting have been met by publishing a special meeting notice in The Record and Herald News and by posting such notice in the office of the Borough Clerk as well as in a public place within the Municipal Building, and by notifying interested citizens. Said notice was posted and transmitted on January 2, 2026 and published on January 8, 2026.

4. APPROVAL OF MINUTES:

A motion was made by Councilman Fasolo and seconded by Councilwoman Sheridan to approve the January 8, 2026 Work Session Meeting, January 8, 2026 Executive Session and the January 22, 2026 Regular Meeting. Motion carried by members present.

5. EP CREW SOCCAR PRESENTATION:

Soccer Coordinator came forward to recognize the coaches and players for a great season.

EP CREW LIZARDS /U11 – FLIGHT 9

EP CREW WOLFPACK /U12 – FLIGHT 6

EP CREW EAGLES /U15 – FLIGHT 1

6. BLACK HISTORY MONTH RECOGNITION:

Councilman Fasolo read a brief biography about Ms. Thompson.

SENIOR CENTER DIRECTOR, ELMWOOD PARK ROMONA THOMPSON

Councilwoman Troisi read a brief biography about each recipient.

OFFICER JOSEPH PRIDE

DETECTIVE BERNADETTE GRIFFITH

OFFICER JEREL HARRIS

OFFICER KEVIN WILKINS

OFFICER KHRISTIAN GIL

7. WOMAN’S HISTORY MONTH RECOGNITION:

Council President Pellegrine read a brief biography about Mrs. Freitag.

JEANNE FREITAG

All of the recipients were called forward to receive their certificates.

- 5 minute recess -

8. ORDINANCES: FIRST READING

R-107-26 Introduce Ord. #26-10
AN ORDINANCE AMENDING SECTION 22-6.5 (“FAILURE TO COMPLY; PENALTY”) FOR BUILDING DEPARTMENT ENFORCEMENT OF SIDEWALK SNOW REMOVAL AND RELATED MAINTENANCE REQUIREMENTS.

SECOND READING

R-108-26 Introduce Ord. #26-05
BOND ORDINANCE TO AUTHORIZE THE IMPROVEMENT OF GARDEN DRIVE IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$340,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO APPROPRIATE A FEDERAL GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

R-109-26 Introduce Ord. #26-06
AN ORDINANCE AMENDING SECTION 20-1.4 (“FACILITY USE RULES AND REGULATIONS”) TO FURTHER ADDRESS DOGS IN PARKS.

R-110-26 Introduce Ord. #26-07
AN ORDINANCE AMENDING SECTION 7-11 (“PARKING TIME LIMITED ON CERTAIN STREETS”) TO ENFORCE PARKING RESTRICTIONS ON ROUTE 4.

R-111-26 Introduce Ord. #26-08
ORDINANCE OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF BERGEN, NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR REHABILITATION OF CERTAIN PROPERTIES SITUATED ALONG MARKET STREET AND VICINITY

R-112-26 Introduce Ord. #26-09
AN ORDINANCE REPEALING AND REPLACING CHAPTER 37, “AFFORDABLE HOUSING” OF THE BOROUGH CODE FOR COMPLIANCE

9. CONSENT AGENDA:

R-113-26 Approval of Payroll
R-114-26 Approval of Bills List
R-115-26 2026 Temporary Emergency Budget Appropriations
R-116-26 Authorize Holiday Buyback – Police Department - Michael Foligno
R-117-26 Resolution to Refund Tax Exempt Veteran
R-118-26 Resolution to Refund Overpayment
R-119-26 Resolution to Refund Overpayment
R-120-26 Award Proposal for Professional Services – Alaimo Group For the FY 2025 CDBG Road Improvements – Garden Drive
R-121-26 Approving Consulting Contract For Veterans Affairs Services
R-122-26 Authorize Retirement Compensation Department of Public Works
R-123-26 Approve Fire Department Standby Compensation
R-124-26 Appoint Part-Time Seasonal Worker Building Department
R-125-26 Authorize Purchase of Equipment
R-126-26 Approving the Memorandum of Agreement Reached With PBA Local 185 on a Successor Collective Negotiations Agreement

R-127-26	Expressing the Borough Council’s Intent to Provide the Funds Necessary to Satisfy the Borough’s Affordable Housing Obligations
R-128-26	Resolution of the Committee Adopting an “Affirmative Marketing Plan” for the Borough of Elmwood Park
R-129-26	Resolution to Enter Into a Shared Service Agreement With the Township of Rochelle Park
R-130-26	Resolution of Support for Route 4 Parking Changes
R-131-26	Approve Block Party Request
R-132-26	Hiring Employees to Staff the Elmwood Park Emergency Medical Service Unit
R-133-26	Resolution Endorsing the March 11, 2026 First Amendment to the Fourth Round Housing Element and Fair Share Plan
R-134-26	Resolution to Approve the Consent Agenda

10. DEPARTMENTAL REPORTS:

A motion was made by Councilwoman Troisi and seconded by Councilwoman Sheridan to accept the Board of Health Meeting Minutes from January 12, 2026, the Library Board Meeting Minutes from December 15, 2025 and the Zoning Board Meeting Minutes from January 28, 2026. Motion carried unanimously.

11. COUNCIL REPORTS:

12. MAYOR’S REPORT:

13. PUBLIC HEARING:

14. EXECUTIVE:

15. ADJOURNMENT:

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-107-26**

**RESOLUTION BY: COUNCILMAN SAIMSON
SECONDED BY: COUNCILMAN FASOLO**

**INTRODUCE ORDINANCE #26-10
FIRST READING**

BE IT RESOLVED, that an ordinance entitled:

AN ORDINANCE AMENDING SECTION 22-6.5 (“FAILURE TO COMPLY; PENALTY”) FOR BUILDING DEPARTMENT ENFORCEMENT OF SIDEWALK SNOW REMOVAL AND RELATED MAINTENANCE REQUIREMENTS.

be passed and adopted on first reading; and

BE IT RESOLVED, that a final hearing on said ordinance will be heard in the Municipal Building on Thursday, April 16, 2026 at 7:00PM or as soon thereafter as same can be heard, at which time any persons interested in said ordinance can be heard;

BE IT FURTHER RESOLVED, that the Borough Clerk be, and she is hereby authorized to advertise a notice of introduction and final hearing as required by law.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 26-10**

AN ORDINANCE AMENDING SECTION 22-6.5 (“FAILURE TO COMPLY; PENALTY”) FOR BUILDING DEPARTMENT ENFORCEMENT OF SIDEWALK SNOW REMOVAL AND RELATED MAINTENANCE REQUIREMENTS.

BE IT ORDAINED by the Mayor and Council of the Borough of Elmwood Park, in the County of Bergen, as follows:

SECTION 1. Amendment to Code Section 22-6.5 (“FAILURE TO COMPLY; PENALTY”)

Borough Code 22-6.5 (“FAILURE TO COMPLY; PENALTY”), subsection (b) be and hereby is amended and supplemented to as follows:

§ 22-6.5 (“FAILURE TO COMPLY; PENALTY”)

- b. The Police Department, Building Department, and the Superintendent of Public Works shall enforce compliance with the terms and conditions of this section.

SECTION 2. Repealer

All Ordinances and parts thereof conflicting herewith be, and the same hereby are, repealed.

SECTION 3. Severability

If any section, paragraph subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this Ordinance shall be deemed to be valid and effective.

SECTION 4. Effective Date

This Ordinance shall be effective upon passage and publication as required by law.

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

APPROVED: _____
Lorraine Pellegrine, Council President

Introduced: March 19, 2026
Adopted:

A motion was made by Councilman Saimson and seconded by Councilwoman Troisi to open the floor for public comment. Motion carried unanimously. Glenn Pettigano asked for the purpose of the bond. No one else from the public wished to be heard. Mayor Colletti closed the public portion.

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-108-26**

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILWOMAN TROISI**

**INTRODUCE ORDINANCE #26-05
SECOND READING**

WHEREAS, a public notice has been given by the Borough Clerk that an ordinance entitled:

BOND ORDINANCE TO AUTHORIZE THE IMPROVEMENT OF GARDEN DRIVE IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$340,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO APPROPRIATE A FEDERAL GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

was introduced and passed at a meeting held on Thursday, February 19, 2026 and that further consideration of this ordinance would be taken up at this meeting; and

WHEREAS, all persons interested in said ordinance were given an opportunity to be heard concerning the same;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, that an ordinance entitled:

BOND ORDINANCE TO AUTHORIZE THE IMPROVEMENT OF GARDEN DRIVE IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$340,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO APPROPRIATE A FEDERAL GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

pass on final reading.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 26-05**

BOND ORDINANCE TO AUTHORIZE THE IMPROVEMENT OF GARDEN DRIVE IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO APPROPRIATE THE SUM OF \$340,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO APPROPRIATE A FEDERAL GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

BE IT ORDAINED by the Borough Council of the Borough of Elmwood Park, in the County of Bergen, New Jersey, as follows:

Section 1. The Borough of Elmwood Park, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to undertake the improvement of Garden Drive, including road resurfacing, construction of ADA compliant sidewalk ramps and drainage, curb and sidewalk improvements, where necessary, in, by and for said Borough. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor. It is hereby determined and stated that said road being improved is of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Section 2. The sum of \$340,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment and the Federal grant appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law, and (3) the estimated cost of said purpose is \$340,000, and (4) \$138,790 of said sum is to be provided by a Federal grant hereinafter appropriated, and (5) \$9,610 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (6) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$191,600, and (7) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$60,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that the sum of \$138,790 received or to be received as a grant from the Bergen County Community Development program, pursuant to the Federal Housing and Community Development Act, is hereby appropriated to the payment of the cost of such purpose.

Section 5. It is hereby determined and stated that moneys exceeding \$9,610, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purpose. The sum of \$9,610 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 6. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$191,600 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 7. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$191,600 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 8. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes and to issue said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer, who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 9. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of ten years computed from the date of said bonds.

Section 10. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$191,600 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose (other than the Federal grant hereinbefore appropriated which shall be applied to the cost of such purpose, but shall not be applied to the payment of outstanding bond anticipation notes and the reduction of the amount of bonds authorized), shall be applied to the payment of the cost of such purpose or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 12. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director,

Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 13. The Borough intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 14. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 15. This ordinance shall take effect twenty days after the first publication thereof after final passage.

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

APPROVED: _____
Lorraine Pellegrine, Council President

Introduced: February 19, 2026
Adopted: March 19, 2026

A motion was made by Councilwoman Troisi and seconded by Councilwoman Sheridan to open the floor for public comment. Motion carried unanimously. No one from the public wished to be heard. Mayor Colletti closed the public portion.

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-109-26**

**RESOLUTION BY: COUNCILMAN SAIMSON
SECONDED BY: COUNCILMAN FASOLO**

**INTRODUCE ORDINANCE #26-06
SECOND READING**

WHEREAS, a public notice has been given by the Borough Clerk that an ordinance entitled:

AN ORDINANCE AMENDING SECTION 20-1.4 (“FACILITY USE RULES AND REGULATIONS”) TO FURTHER ADDRESS DOGS IN PARKS.

was introduced and passed at a meeting held on Thursday, February 19, 2026 and that further consideration of this ordinance would be taken up at this meeting; and

WHEREAS, all persons interested in said ordinance were given an opportunity to be heard concerning the same;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, that an ordinance entitled:

AN ORDINANCE AMENDING SECTION 20-1.4 (“FACILITY USE RULES AND REGULATIONS”) TO FURTHER ADDRESS DOGS IN PARKS.

pass on final reading.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 26-06**

AN ORDINANCE AMENDING SECTION 20-1.4 (“FACILITY USE RULES AND REGULATIONS”) TO FURTHER ADDRESS DOGS IN PARKS.

BE IT ORDAINED by the Mayor and Council of the Borough of Elmwood Park, in the County of Bergen, as follows:

SECTION 1. Amendment to Code Section 20-1.4 (“FACILITY USE RULES AND REGULATIONS”)

Borough Code Section 20-1.4 (“FACILITY USE RULES AND REGULATIONS”), subsection (i) be and hereby is amended and supplemented to as follows:

§ 20-1.4 (“FACILITY USE RULES AND REGULATIONS”)

- i. Dogs prohibited. No person shall enter or be or remain in any of the public parks of the Borough of Elmwood Park or Elmwood Park Marina with a dog or other animal (except service animals), unless said dog is secured on a leash that is no more than six feet long and the person is carrying a waste bag. Any person in control of a dog in any such location must immediately clean up, remove, and dispose of their dog's feces. At no time shall any such dog or other animal (except service animals) be permitted on a Borough turf field or playground area. Any person, who violates this provision shall upon conviction thereof, be subject to a minimum fine of \$250.

Dogs shall be permitted off leash and the above prohibition shall not apply within the confines of Borough designated and marked off-leash facilities.

SECTION 2. Repealer

All Ordinances and parts thereof conflicting herewith be, and the same hereby are, repealed.

SECTION 3. Severability

If any section, paragraph subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this Ordinance shall be deemed to be valid and effective.

SECTION 4. Effective Date

This Ordinance shall be effective upon passage and publication as required by law.

ATTEST: _____

Shanee Morris, RMC, CMR
Borough Clerk

APPROVED: _____

Lorraine Pellegrine, Council President

Introduced: February 19, 2026

Adopted: March 19, 2026

A motion was made by Councilman Oswald and seconded by Councilman Fasolo to open the floor for public comment. Motion carried unanimously. No one from the public wished to be heard. Mayor Colletti closed the public portion.

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-110-26**

**RESOLUTION BY: COUNCILMAN SAIMSON
SECONDED BY: COUNCILMAN FASOLO**

**INTRODUCE ORDINANCE #26-07
SECOND READING**

WHEREAS, a public notice has been given by the Borough Clerk that an ordinance entitled:

AN ORDINANCE AMENDING SECTION 7-11 (“PARKING TIME LIMITED ON CERTAIN STREETS”) TO ENFORCE PARKING RESTRICTIONS ON ROUTE 4.

was introduced and passed at a meeting held on Thursday, February 19, 2026 and that further consideration of this ordinance would be taken up at this meeting; and

WHEREAS, all persons interested in said ordinance were given an opportunity to be heard concerning the same;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, that an ordinance entitled:

AN ORDINANCE AMENDING SECTION 7-11 (“PARKING TIME LIMITED ON CERTAIN STREETS”) TO ENFORCE PARKING RESTRICTIONS ON ROUTE 4.

pass on final reading.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 26-07**

AN ORDINANCE AMENDING SECTION 7-11 (“PARKING TIME LIMITED ON CERTAIN STREETS”) TO ENFORCE PARKING RESTRICTIONS ON ROUTE 4.

BE IT ORDAINED by the Mayor and Council of the Borough of Elmwood, in the County of Bergen, as follows:

SECTION 1. Amendment to Code Section 7-11 (“PARKING TIME LIMITED ON CERTAIN STREETS.”)

Borough Code Section 7-11, be and hereby is amended and supplemented to include the following language:

Name of Street	Sides	Time Limit	Hours	Location
Broadway Avenue (State Route 4)	Eastbound	1 hour	7:00 AM and 7:00 PM; Monday through Saturday, except Sundays and holidays	Between East 53rd Street and East 54th Street

SECTION 2. Repealer

All Ordinances and parts thereof conflicting herewith be, and the same hereby are, repealed.

SECTION 3. Severability

If any section, paragraph subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this Ordinance shall be deemed to be valid and effective.

SECTION 4. Effective Date

This Ordinance shall be effective upon passage and publication as required by law.

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

APPROVED: _____
Lorraine Pellegrine, Council President

Introduced: February 19, 2026
Adopted: March 19, 2026

A motion was made by Councilwoman Troisi and seconded by Councilwoman Sheridan to open the floor for public comment. Motion carried unanimously. No one from the public wished to be heard. Mayor Colletti closed the public portion.

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-111-26**

**RESOLUTION BY: COUNCILMAN SAIMSON
SECONDED BY: COUNCILMAN FASOLO**

**INTRODUCE ORDINANCE #26-08
SECOND READING**

WHEREAS, a public notice has been given by the Borough Clerk that an ordinance entitled:

ORDINANCE OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF BERGEN, NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR REHABILITATION OF CERTAIN PROPERTIES SITUATED ALONG MARKET STREET AND VICINITY

was introduced and passed at a meeting held on Thursday, March 5, 2026 and that further consideration of this ordinance would be taken up at this meeting; and

WHEREAS, all persons interested in said ordinance were given an opportunity to be heard concerning the same;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, that an ordinance entitled:

ORDINANCE OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF BERGEN, NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR REHABILITATION OF CERTAIN PROPERTIES SITUATED ALONG MARKET STREET AND VICINITY

pass on final reading.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 26-08**

ORDINANCE OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF BERGEN, NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR REHABILITATION OF CERTAIN PROPERTIES SITUATED ALONG MARKET STREET AND VICINITY

WHEREAS, the Mayor and Council of the Borough of Elmwood Park adopted by ordinance the Market Street & Vicinity Redevelopment Plan (“Redevelopment Plan”) on October 29, 2020, which provided for the rezoning of properties with frontage on Market Street and Mola Boulevard to allow for mixed-use and nonresidential development with the purpose of stimulating redevelopment and economic activity along the corridor; and

WHEREAS, the Borough of Elmwood Park (“Borough”) has a Fourth Round affordable housing prospective need obligation of 145 units, and desires to rely upon the Market Street & Vicinity Redevelopment Plan as a mechanism to satisfy a portion of that obligation; and

WHEREAS, because the Redevelopment Plan has not yet resulted in multi-family redevelopment in the Redevelopment Area, the Borough must amend the Redevelopment Plan to reduce barriers to redevelopment in order to demonstrate that it has created a realistic opportunity for affordable housing in the Redevelopment Plan; and

WHEREAS, the Borough Planner has reviewed recommended amendments from Fair Share Housing Center, which challenged the Borough’s June 11, 2025-adopted Fourth Round Housing Element and Fair Share Plan, and has identified amendments which would create additional opportunities for the creation of affordable housing in the Redevelopment Plan without undermining its purpose or engaging in unsound planning.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Council of the Borough of Elmwood Park hereby amends the Market Street & Vicinity Redevelopment Plan in the following ways:

PART 1: Section 6.1.6, “Parking Standards”, shall be amended as follows:

6.1.6 Parking Standards

- Vehicular Parking Requirements

Vehicular parking shall be required for new development or changes in use in accordance with the table below:

Use	Required Parking (min. / max.)
Art gallery	Minimum: 1/1000 GFA Maximum: 2/1000 GFA
Artisan manufacturing	Minimum: 2/1000 GFA Maximum: 3/1000 GFA
Co-working	Minimum: 2/1000 GFA Maximum: 3/1000 GFA
Fitness center	Minimum: 2/1000 GFA Maximum: 3/1000 GFA
Office, General and Professional	Minimum: 1.5/1000 GFA Maximum: 4/1000 GFA
Residential	Minimum: 1 per unit Maximum: 2.5 per unit 1.5 per unit
Restaurants	Minimum: 1 per 4 seats Maximum: 1 per 3 seats
Retail	Minimum: 1/1000 GFA Maximum: 4/1000 GFA

PART 3: Section 6.2, “Corridor District”, shall be amended as follows:

6.2.1 Land Uses

- Permitted Principal Uses
 - o Mixed use, consisting of residential apartments or other form of attached dwelling units located above a non-residential ground story use as permitted below.
 - o Restaurant, Coffee Shop/Cafe
 - o Restaurant, Food Hall
 - o Restaurant, Liquor Licensed
 - o Restaurant, Sit-Down
 - o ~~Apartment Building~~
 - o Artisan manufacturing (including distilleries and micro-brewing)
 - o Fitness Center
 - o Art Gallery
 - o Office, general and professional
 - o Retail Business
 - o Co-Working
- Permitted Accessory Uses
 - o Outdoor dining
 - o Fitness center
 - o Shadow box art
 - o Parking structure
 - o Any uses that are customary and incidental to permitted principal uses
- **Conditional Uses**
 - o Apartment buildings, without ground floor non-residential uses, provided that the following conditions are met:
 - Located on lots which do not front upon Market Street;
 - Minimum Lot or Tract Size: 10,000 sq. ft.
 - Maximum Building Coverage: 50%
 - Minimum Side Yard Setback to a Residential Zone or Residential Use: 10’
 - Minimum Rear Yard Setback to a Residential Zone or Residential Use: 20’
 - Maximum Density: 25 units per acre

6.2.2 Lot Standards

Lot Area (Min.)	9,000 <u>8,000</u> sq. ft.*
Lot Width (Min.)	90’ <u>80’</u>
Lot Depth (Min.)	90’
Building Coverage (Max.)	60%
Lot Coverage (Max.)	80%

...

6.2.4 Height and Density Standards

Height (Min.)	2 stories, 25’
Height (Max.) *	2 stories, 28’ <u>2.5 stories, 35’</u>
Residential Density (Max.) *	25 <u>30</u> units per acre
Ground Floor Height (Min.)	12’
Upper Floor Height (Min.)	10’

*If lot area is greater than 17,000 square feet or lot depth is at least 140’, and at least 25% of ground floor area is a retail or restaurant use, maximum height is 3 stories, 36’ and maximum residential density is 35 units per acre.

6.2.5 Frontage and Access Standards

Active Ground Floor Uses	At least 70% of building street frontage shall include permitted Active Ground Floor uses, <u>except that 50% shall be permitted on lots narrower than 100’.</u>
Vehicular Access Points	No vehicular access on Market Street shall be permitted, <u>except that one (1) driveway shall permit vehicle access on a lot or tract with 150’ or more of frontage on Market Street and where the center-line of the driveway shall be at least 100’ feet from the centerline of the nearest street intersection with Market Street.</u>
Building Frontage	Frontage along Market Street is required, <u>except on conditionally permitted apartment buildings without ground-floor non-residential uses.</u>

6.2.6 Parking Standards

- Vehicular Parking Requirements

Vehicular parking shall be required for new development or changes in use in accordance with the table below:

Use	Required Parking (min. / max.)
Art gallery	Minimum: 1/1000 GFA Maximum: 2/1000 GFA
Artisan manufacturing	Minimum: 2/1000 GFA Maximum: 3/1000 GFA
Co-working	Minimum: 2/1000 GFA Maximum: 3/1000 GFA
Fitness center	Minimum: 2/1000 GFA Maximum: 3/1000 GFA
Office, General and Professional	Minimum: 1.5/1000 GFA Maximum: 4/1000 GFA
Residential	<u>Minimum: 1 per unit</u> <u>Maximum: 2.5 per unit</u> <u>1.5 per unit</u>
Restaurants	Minimum: 1 per 4 seats Maximum: 1 per 3 seats
Retail	Minimum: 1/1000 GFA Maximum: 4/1000 GFA

ATTEST: _____

Shanee Morris, RMC, CMR
Borough Clerk

APPROVED: _____

Lorraine Pellegrine, Council President

Introduced: March 5, 2026

Adopted: March 19, 2026

A motion was made by Councilman Saimson and seconded by Councilman Fasolo to open the floor for public comment. Motion carried unanimously. No one from the public wished to be heard. Mayor Colletti closed the public portion.

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-112-26**

**RESOLUTION BY: COUNCILMAN OSWALD
SECONDED BY: COUNCILMAN FASOLO**

**INTRODUCE ORDINANCE #26-09
SECOND READING**

WHEREAS, a public notice has been given by the Borough Clerk that an ordinance entitled:

**AN ORDINANCE REPEALING AND REPLACING CHAPTER 37, “AFFORDABLE HOUSING”
OF THE BOROUGH CODE FOR COMPLIANCE**

was introduced and passed at a meeting held on Thursday, March 5, 2026 and that further consideration of this ordinance would be taken up at this meeting; and

WHEREAS, all persons interested in said ordinance were given an opportunity to be heard concerning the same;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, that an ordinance entitled:

**AN ORDINANCE REPEALING AND REPLACING CHAPTER 37, “AFFORDABLE HOUSING”
OF THE BOROUGH CODE FOR COMPLIANCE**

pass on final reading.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 26-09**

AN ORDINANCE REPEALING AND REPLACING CHAPTER 37, “AFFORDABLE HOUSING” OF THE BOROUGH CODE FOR COMPLIANCE

WHEREAS, Chapter 37 of the Borough Code contains requirements for the creation, pricing, occupancy, rent and sale, and administration of affordable housing, as well as requirements and provisions for the collection and spending of affordable housing trust funds, based upon rules previously created by the Council on Affordable Housing, the New Jersey Department of Community Affairs, and the New Jersey Legislature; and

WHEREAS, the State of New Jersey passed an Amended Fair Housing Act at P.L. 2024, c. 2 (A4) in March of 2024, which provides new Fourth Round affordable housing fair share requirements for each municipality; and

WHEREAS, the New Jersey Department of Community Affairs has adopted new Fourth Round substantive affordable housing regulations at N.J.A.C. 5:99 to facilitate the implementation of P.L. 2024, c.2 including the collection and spending of affordable housing trust funds; and

WHEREAS, The New Jersey Department of Community Affairs (DCA) and the Housing and Mortgage Finance Agency (NJHMFA) have adopted new Uniform Housing and Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq; and

WHEREAS, in order to maintain compliance with said state regulations and the Fair Housing Act, the Borough of Elmwood Park (the “Borough”) must amend its municipal code;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Elmwood Park, County of Bergen, State of New Jersey, that Chapter 37, “Affordable Housing”, of the Borough Code, is hereby repealed and replaced as follows:

37.1 AFFORDABLE HOUSING OBLIGATION AND TRUST FUND

37-1.1 Introduction & Applicability

- a. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in the Borough of Elmwood Park consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
- b. This Ordinance is intended to ensure that very-low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very-low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100 percent affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to affirmative marketing and random selection procedures set forth in UHAC.
- c. The Elmwood Park Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very-low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.
- d. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
- e. Applicability
 - 1. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that are proposed to be created pursuant to the municipality’s most recently adopted HEFSP.
 - 2. This Ordinance shall apply to all developments that contain very-low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very-low-, low- and moderate-income housing units.
 - 3. Projects receiving federal Low Income Housing Tax Credit financing and proposed for credit in the municipality’s most recently adopted HEFSP shall comply with the affirmative fair

marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

37-1.2 Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

“Affordable Housing Monitoring System” or “AHMS” means the Department’s cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed

information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

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

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

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

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

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

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

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

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

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

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

“Commissioner” means the Commissioner of the Department of Community Affairs.

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

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

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

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

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

“Department” means the New Jersey Department of Community Affairs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“Mixed use development” means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities maybe considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential

developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

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

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

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

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

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

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

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

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

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

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

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

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

“Non-residential development” means:

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

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

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

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

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

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

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

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

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

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

“Prior round unit” means a housing unit that addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs

sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

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

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

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

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

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

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

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

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

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

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

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

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

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

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

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

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

“Supportive housing unit” means a restricted rental unit that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. A supportive housing unit is intended to provide long-term, community-based housing for individuals with intellectual or developmental disabilities, as defined at N.J.S.A. 30:6D-25(b). Such units must be leased subject to the affordability controls established herein; remain subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and the project’s Affirmative Marketing Program. A supportive housing unit may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services. Supportive housing units are also referred to as permanent supportive housing units.

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

“Treasurer” means the Treasurer of the State of New Jersey.

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

“UHORP” means the Agency’s Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

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

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

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

“Very-low-income unit” means a restricted unit that is affordable to a very-low-income household. Very-low-income units are a subset of low-income units.

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

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

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

37-1.3 Monitoring and Reporting Requirements

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

37-1.4 Municipality-wide Mandatory Set-Aside

- a. A development, other than single-family detached, providing a minimum of five new housing units created through any municipal rezoning or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan that provides for densities at or above six units per acre, is required to include an affordable housing set-aside of 20 percent.
- b. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.
- c. All such affordable units shall be governed by this ordinance with regards to, among other things, the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.

- d. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.
- e. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
- f. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.
- g. In the event that the inclusionary set-aside of 20 percent of the total number of residential units does not result in a full integer, the developer shall round the set-aside upward to construct a whole additional affordable unit.

37-1.5 Inclusionary Zones

- a. AH-1 and AH-2 Zones: The zoning of the AH-1 and AH-2 Zone Districts provides for a 15% set-aside for restricted units, to a maximum of 16 units in the AH-1 Zone District and a maximum of eight units in the AH-2 Zone District.
 - 1. Where an executed development agreement exists for affordable housing on a specific site or sites, list the sites below and identify the density and set-aside for each:
 - (a) Elmwood Park River Drive Development, LLC (Block 1201 Lot 3.01) has been approved to provide for a 15% set-aside for restricted units, to a maximum of 16 restricted units, and a density of 40 units per acre.
 - (b) Elmwood Park River Drive Development, LLC (Block 1201 Lot 4.01) has been approved to provide for a 15% set-aside for restricted units, to a maximum of eight restricted units, and a density of 25 units per acre and up to 18,000 square feet of commercial floor area.

37-1.6 Affordable Housing Programs

- a. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.
- b. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation).
 - 1. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
 - 2. Both ownership and rental units shall be eligible for rehabilitation funds.
 - 3. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
 - 4. The municipality shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.
 - 5. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L. 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.
 - 6. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:

- (a) If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.
- (b) If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant’s current rent or the maximum rent permitted under UHAC.
- (c) Rents in rehabilitated units may increase annually based on the standards in UHAC.
- (d) At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.

37-1.7 New Construction Programs (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.).

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

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

- c. Design. The following design requirements apply to affordable housing developments, excluding prior round units.
 - 1. Design of 100 percent affordable developments:
 - (a) Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - (b) Each bedroom in each restricted unit must have at least one window.
 - (c) Restricted units must include adequate air conditioning and heating.
 - 2. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.
 - (a) Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - (b) Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.
 - (c) Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - (d) Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.

- (e) Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.
 - (f) Each bedroom in each restricted unit must have at least one window.
 - (g) Restricted units must be of the same unit type as market-rate units within the same building.
 - (h) Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
3. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:
- (a) Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - (b) Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - (c) Restricted units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses may be exempt from this requirement. The proper ratio for restricted to market-rate unit type shall be subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.
 - (d) Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - (e) Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
 - (f) Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - (g) Each bedroom in each restricted unit must have at least one window; and
 - (h) Restricted units must include adequate air conditioning and heating.
- d. Utilities.
- 1. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
 - 2. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.A.C. 5:80-26.13(e).
- e. Low/moderate split and bedroom distribution.
- 1. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
 - 2. In each affordable housing development, at least 50 percent of the restricted units within each bedroom distribution rounded the nearest whole number shall be very low- or low-income units.
 - 3. Within rental developments, of the total number of affordable rental units, at least 13 percent, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development
 - 4. Affordable housing developments that are not age-restricted or supportive housing shall be structured 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 50 percent of all restricted units;
 - (c) The combined number of efficiency and one-bedroom units shall be no greater than 20 percent, rounded to the nearest whole number, of the total number of low- and moderate-income units.
 - (d) At least 30 percent of all low- and moderate-income units, rounded up shall be two-bedroom units.
 - (e) At least 20 percent of all low- and moderate-income units, rounded up shall be three-bedroom units.
 - (f) The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.
5. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least five percent of those restricted units.
- f. Accessibility requirements.
1. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.
 2. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
 - (a) An adaptable toilet and bathing facility on the first floor;
 - (b) An adaptable kitchen on the first floor;
 - (c) An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;
 - (d) An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
 - (e) If not all of the foregoing requirements in 2(a) through 2(d). can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
 - (f) An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10 percent of the adaptable entrances in the development accessible:
 - i. Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - ii. To this end, the builder of restricted units shall deposit funds within the Affordable Housing Trust Fund sufficient to install accessible entrances in 10 percent of the affordable units that have been constructed with adaptable entrances.
 - iii. The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - iv. The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.

- v. Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Affordable Housing Trust Fund and earmarked appropriately.
- (g) Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the
- g. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).
 - 1. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
 - (a) The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
 - (b) Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
 - (c) Occupancy shall not be restricted to youth under 18 years of age.
 - (d) In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.
 - (e) The bedrooms and/or units shall comply with UHAC with the following exceptions:
 - i. Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan, if applicable, approved by the sponsoring program;
 - ii. Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).
 - (f) With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.
 - (g) Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.
 - (h) The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:
 - i. An Affirmative Marketing Plan in accordance with D1 above; and
 - ii. If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.
 - (i) The sponsor/owner shall complete annual monitoring as directed by the MHL.

37-1.8 Regional Income Limits.

- a. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.
- b. Regional income limits are based on regional median income, which is established by a regional weighted average of the “median family incomes” published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
- c. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8 income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

37-1.9 Maximum Initial Rents And Sales Prices.

- a. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
- b. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
- c. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60 percent of regional median income.
- d. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units. Very low-income units, if required, should be distributed between each bedroom count as proportionally as possible to the total number of restricted units within each bedroom count, and shall be part of the low-income requirement.
- e. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70 percent of median income, and each affordable housing development must achieve an affordability average that does not exceed 55 percent for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.
- f. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.
- g. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
 1. A studio or efficiency unit shall be affordable to a one-person household;
 2. A one-bedroom unit shall be affordable to a one and one-half person household;
 3. A two-bedroom unit shall be affordable to a three-person household;
 4. A three-bedroom unit shall be affordable to a four and one-half person household; and
 5. A four-bedroom unit shall be affordable to a six-person household.
- h. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
 1. A studio or efficiency unit shall be affordable to a one-person household;
 2. A one-bedroom unit shall be affordable to a one and one-half person household; and
 3. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.
- i. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
- j. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
- k. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following a minimum 90-day notice provided to the occupant household, 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 and published by the Agency. This rent increase may not exceed five percent in any one year and notice thereof must be filed with the administrative agent. If the landlord has charged a tenant less than the initial maximum allowable rent for a restricted unit, the landlord may, with the approval of the administrative agent, use the maximum allowable rent instead of the current rent in performing this multiplication to establish the rent for the next tenant under a new lease. 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.

37-1.10 Affirmative Marketing.

- a. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.
- b. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, 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.), number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 through 50, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 1 and is required to be followed throughout the period of deed restriction.
- c. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.
 1. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
 2. There shall be a regional preference for all households that live and/or work in Housing Region 1 comprised of Bergen, Hudson, Passaic, and Sussex Counties.
 3. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
 4. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low-, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.
- d. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
- e. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Process, the Administrative Agent should consider the use of language translations where appropriate.
- f. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer’s rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.
- g. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. The Agent shall also provide notice of availability to the Fair Share Housing Center,

the New Jersey State Conference of the NAACP, the Latino Action Network, the Bergen County NAACP, the Urban League of Bergen County, and the Supportive Housing Association. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph.

- h. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of HUD-certified housing counselors or otherwise experienced entities approved by the Division providing counseling services on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- i. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy and may begin before construction commences. For owner-occupied units, affirmative marketing advertising and outreach activities must continue until all of the marketed units have been sold, except that paid advertising may cease when the number of applications received is at least three times the number of units to be sold. For rental units, affirmative marketing advertising and outreach activities must continue, as long as applications are being accepted, except that paid advertising may cease when the number of applications received is at least three times the number of units to be filled.
- j. Applications must be accepted for no less than 45 days following the initial advertisement on the New Jersey Housing Resource Center, except for the resale of owner-occupied units, in which case, applications must be accepted for no less than 30 days.
- k. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales.

37-1.11 Selection of Occupants of Affordable Housing Units.

- a. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
- b. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.

37-1.12 Occupancy Standards.

- a. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
 - 1. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing 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.

37-1.13 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 controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.
- b. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
- c. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.
- d. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
- e. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
 - 1. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
 - 2. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.

- f. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
- g. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
- h. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
- i. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

37-1.14 Price Restrictions for Restricted Ownership Units 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 and affordability percentage 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 standards set forth in N.J.A.C 5:80-26.7.
 - (a) If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.
 - (b) 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
 - 3. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:
 - (a) those that render the unit suitable for a larger household or the addition of a bathroom.
 - (b) The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);
 - 4. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.
- 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, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

37-1.15 Buyer Income Eligibility.

- a. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30 percent of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50 percent of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80 percent of median income.
- b. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) must first be advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.
- 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 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, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 1. The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
 2. The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
 3. The household is currently in substandard or overcrowded living conditions;
 4. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

37-1.16 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 apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
- b. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95 percent of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

37-1.17 Control Periods for Restricted Rental Units.

- a. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.

- b. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9 percent Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
- c. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.
- d. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.
- e. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
- f. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
- g. A restricted rental unit shall remain subject to the affordability controls of this Ordinance 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;
 - 3. The entry and enforcement of any judgment 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 certified as over-income and the controls are released in accordance with UHAC.

37-1.18 Rent Restrictions for Rental Units; Leases and Fees.

- a. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
- b. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
- c. 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.
 - 1. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
- d. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
- e. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
- f. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
- g. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
- h. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

37-1.19 Tenant Income Eligibility.

- a. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
 1. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30 percent of the regional median income by household size.
 2. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50 percent of the regional median income by household size.
 3. Moderate-income rental units shall be reserved for households with a gross household income less than 80 percent of the regional median income by household size.
- b. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35 percent (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 or more of the following circumstances exists:
 1. The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 2. The household has consistently paid more than 35 percent (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 any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

37-1.20 Municipal Housing Liaison.

- a. The Municipal Housing Liaison shall be approved by municipal resolution.
- b. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in N.J.A.C. 5:99-1 et seq.
- c. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:
 1. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
 2. The oversight of the Affirmative Marketing Plan and affordability controls.
 3. When applicable, overseeing and monitoring any contracting Administrative Agent.
 4. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.
 5. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.
 6. Coordinating meetings with affordable housing providers and administrative agents, as needed.
 7. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.
 8. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
 9. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in C.8. above has been duly recorded.
 10. Listing on the municipal website contact information for the MHL and Administrative Agents.

37-1.21 Administrative Agent.

- a. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.
- b. The fees for administrative agents shall be paid as follows:
 1. Administrative agent fees related to rental units shall be paid by the developer/owner.
 2. Administrative agent fees related to initial sale of units shall be paid by the developer.
 3. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
 4. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.
- c. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
- d. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
 1. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
 2. Affirmative marketing:
 - (a) Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.
 - (b) Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
 3. Household certification.
 - (a) Soliciting, scheduling, conducting and following up on 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 unit;
 - (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility within five (5) business days of the determination thereof.
 - (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 the 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.
 - (f) Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
 4. Affordability controls.
 - (a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
 - (b) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.
 - (c) Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
 - (d) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
 5. Records retention.
 - (a) 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.

- (b) Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
- 6. Resales and re-rentals.
 - (a) Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
 - (b) Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
- 7. Processing requests from unit owners.
 - (a) Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
 - (b) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
 - (c) Notifying the municipality of an owner's intent to sell a restricted unit.
 - (d) Making determinations on requests by owners of restricted units for hardship waivers.
- 8. Enforcement.
 - (a) Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
 - (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 municipal Affordable Housing Trust Fund; and
 - (e) Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.
- 9. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.

37-1.22 Responsibilities of The Owner of a development containing affordable units.

- a. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
 - 1. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - 2. The total number of units in the project and the number of affordable units.
 - 3. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - 4. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
 - 5. A projected construction schedule.
 - 6. The location of any common areas and elevators.

7. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.
- b. In addition to “a” above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
 1. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
 2. Provide to the administrative agent a description of any applicable fees.
 3. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
 4. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.
 5. Provide to the administrative agent a proposed form of lease for any rental units.
 6. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
 7. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.
- c. In addition to “a” above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
 1. Proposed pricing for all units, including any purchaser options and add-on items.
 2. Realistic condominium or homeowner association fees and any other applicable fees.
 3. Estimated real property taxes.
 4. Sewer, water, trash disposal, and any other utility assessments.
 5. Flood insurance requirement, if applicable.
 6. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

37-1.23 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 municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- b. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 1. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 - (a) A fine of not more than the penalty provided for in Chapter 1, Section 1-5, or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - (b) In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - (c) In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant’s reasonable relocation costs, as determined by the Court.

- c. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.
- d. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
 1. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
 2. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.
 3. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
 4. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
 5. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
 6. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
- e. 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.

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

37-1.24 Development Fees and the Affordable Housing Trust Fund

a. Purpose

- 1. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.

b. Basic Requirements

- 1. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.
- 2. The municipality shall not spend development fees until the court has approved a plan for spending such fees.

c. Residential Development Fees

1. Imposed fees

- (a) Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5 percent of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.
- (b) When an increase in residential density is permitted pursuant to a "d" variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a "bonus" development fee of 6.0 percent of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

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

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

- (a) Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the

developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.

- (b) Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
- (c) 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.
- (d) No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.
- (e) No fee shall be charged pursuant to this section for any addition or improvement to an existing residential structure, so long as such addition or improvement does not increase the equalized assessed value of the existing structure, as of the date thereof, by more than 50%.

d. Non-Residential Development Fees

1. Imposition of fees

- (a) Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5 percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- (b) Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5 percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- (c) Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5 percent shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

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

- (a) The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5 percent development fee, unless otherwise exempted below.
- (b) The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

3. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.

4. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.

5. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.

e. Collection Procedures

1. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
2. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
3. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
4. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
5. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
6. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
7. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
8. Fifty percent (50 percent) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.

f. Appeal of development fees

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

g. Affordable Housing Trust Fund

1. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
2. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - (a) Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
 - (b) Funds contributed by developers to make 10 percent of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 - (c) Rental income from municipally operated units;

- (d) Repayments from affordable housing program loans;
 - (e) Recapture funds;
 - (f) Proceeds from the sale of affordable units; and
 - (g) Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
3. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.
 4. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
 - (a) Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
 - (b) Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
 - (c) Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 - (d) Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 - (e) Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 - (f) Revocation of compliance certification or a judgment of compliance and repose;
 - (g) Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
 - (h) Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
 5. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.
- h. Use of Funds
1. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.
 2. Funds shall not be expended to reimburse the municipality for activities that occurred prior to the authorization of a municipality to collect development fees.
 3. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
 - (a) Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
 - (b) Affordability assistance for very low-income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal

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

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

i. Monitoring

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

j. Ongoing Collection of Fees

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

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

Repealer

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

Severability

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

Effective Date

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

ATTEST: _____

Shanee Morris, RMC, CMR
Borough Clerk

APPROVED: _____

Lorraine Pellegrine, Council President

Introduced: March 5, 2026

Adopted: March 19, 2026

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-113-26**

CONSENT AGENDA

RESOLUTION BY: COUNCILMAN FASOLO

SECONDED BY: COUNCILMAN OSWALD

APPROVAL OF PAYROLL

BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park that the following payrolls be approved for payment:

**APPROVAL
OF PAYROLL**

	PAY DATE	CHECK	GROSS PAYROLL	SOCIAL SECURITY	DCRP	WC
CURRENT	2/27/2026	93727	548,532.35	\$24,061.58	2306.02	0
WATER		1947	29,603.86	\$1,333.00		
RAP		5324	138.74			
			0.00			
TOTAL PAYROLL	\$605,975.55					

	PAY DATE		GROSS PAYROLL	SOCIAL SECURITY	DCRP	WC
CURRENT	3/12/2026	93810	509,498.70	\$20,418.13	2083.53	0
WATER		1959	29,103.71	\$1,310.00		
RAP		5326	138.74			
			0.00			
TOTAL PAYROLL	\$562,552.81					

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-114-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

APPROVAL OF BILLS LIST

BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park that the following Bills List be approved for payment:

BILL LIST -
3/19/26

AS PER ATTACHED COMPUTER LIST 2/20 -
3/18/2026

CURRENT -	\$7,856,516.77
RECREATION -	\$13,100.22
CAPITAL BUDGET -	\$535,557.54
WATER BUDGET -	\$70,900.50
WATER CAPITAL -	\$20,358.58
RAP -	\$785.46
UNEMPLOYMENT TRUST -	\$0.00
ESCROW -	\$557.50
PUBLIC DEFENDER -	\$0.00
COAH TRUST -	\$0.00
SUBTOTAL WITH PAYROLL -	\$8,497,776.57
PAYROLL TOTAL -	\$1,168,528.36
TOTAL WITHOUT PAYROLL -	\$7,329,248.21

AS PER ATTACHED COMPUTER LIST 3/19/2026

CURRENT -	\$583,140.32
RECREATION -	\$100,483.50
CAPITAL FUND	\$12,067.50
WATER OPERATING	\$299,054.62
WATER CAPITAL -	\$6,713.19
RAP -	\$0.00
DOG -	\$79.20
ESCROW	\$8,901.58
COAH TRUST FUND	\$8,345.81
SUBTOTAL	\$1,018,785.72
TOTAL WITHOUT PAYROLL	\$8,348,033.93

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

Borough Of Elmwood Park

Bills List

Total: 8,497,776.57

User: stephanie 03/17/2026 15:13:06

Date: 02/20/2026 To 03/18/2026 Acc: 01- To 99-

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
01-2010-20-1101-	-	BUDGET MAYOR AND COUNCIL S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	3,326.93	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	3,326.93	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET MAYOR AND COUNCIL S/W			6,653.86				
01-2010-20-1201-	-	BUDGET MUNICIPAL CLERK S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	9,238.81	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	9,255.03	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET MUNICIPAL CLERK S/W			18,493.84				
01-2010-20-1212-	-	BUDGET MUNICIPAL CLERK O/E					
BANK PAYMENT;262448	93700	GANNETT MEDIA CORP	509.96	CLERK LEGAL NOTICES, 1/1/26 - 1/31/26	02/18/2026	02/20/2026	02/20/21
BANK PAYMENT;262369	93748	IMPRESSIVE PRINTING INC	876.55	Inv #44872, 250 LABELS - WINDOW PARKING PERMITS & HANG TAGS	02/27/2026	02/27/2026	02/20/21
BANK PAYMENT;262449	93703	ROY RIGGITANO	146.16	REIMBURSEMENT FOR NJ & FEDERAL LABOR LAW 2026 POSTERS	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262168	93707	VERDANT COMMERCIAL CAPITAL, LLC	261.79	INV #906032687, MARCH 2026 CLERK COPY MACHINE, AGREEMENT #935-8246388-	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262178	93674	AIRGOV LLC	549.00	FEB 2026 WEBSITE SUBSCRIPTION & MAINTENANCE	02/17/2026	02/20/2026	02/20/21
BANK PAYMENT;262445	93698	ELMWOOD PARK	2,500.00	1ST 2026 PAYMENT AS PER RESOLUTION R-61-26	02/18/2026	02/20/2026	02/20/21
Total: BUDGET MUNICIPAL CLERK O/E			4,843.46				
01-2010-20-1224-	-	BUDGET GENERAL ADMINI. GRANTS					
BANK PAYMENT;262086	93687	MILLENNIUM STRATEGIES, LLC	3,672.00	INV #20539, FEB 2026 MUNICIPAL GRANT WRITER AS PER R-28-26	02/17/2026	02/20/2026	02/20/21
Total: BUDGET GENERAL ADMINI. GRANTS			3,672.00				
01-2010-20-1301-	-	BUDGET FINANCIAL ADMINISTRATION S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	6,795.11	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	62.18	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	9,077.75	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	62.18	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET FINANCIAL ADMINISTRATION S/W			15,997.22				
01-2010-20-1312-	-	BUDGET FINANCIAL ADMINISTRATION O/E					
BANK PAYMENT;262078	93739	JERSEY MAIL SYSTEMS LLC	87.38	INV #41369885, MARCH 2026 FINANCE COPY MACHINE LEASE	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262479	93729	AMAZON.COM SALES, INC	229.25	INV #1FP4-TG4C-KV4R, HEATER/WIPES	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262485	93734	TCTA OF BERGEN COUNTY	220.00	QUARTERLY MEETINGS FOR STEPHANIE JACOB	02/25/2026	03/02/2026	02/20/21
Total: BUDGET FINANCIAL ADMINISTRATION O/E			536.63				
01-2010-20-1313-	-	BUDGET PAYROLL SERVICE					
BANK PAYMENT;262180	93714	ACTION DATA SERVICES	686.04	INV #95779, PE 2/13/26, ACCT #557	02/19/2026	02/20/2026	02/20/21
Total: BUDGET PAYROLL SERVICE			686.04				
01-2010-20-1451-	-	BUDGET REV ADMIN/TAX COLLECTION S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	5,854.43	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	5,854.43	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET REV ADMIN/TAX COLLECTION S/W			11,708.86				
01-2010-20-1462-	-	BUDGET REVENUE ADMINISTRATION					
BANK PAYMENT;262078	93739	JERSEY MAIL SYSTEMS LLC	87.37	INV #41369885, MARCH 2026 TAX COPY MACHINE LEASE	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262485	93734	TCTA OF BERGEN COUNTY	220.00	QUARTERLY MEETINGS FOR LORI SPROVIERO	02/25/2026	03/02/2026	02/20/21
Total: BUDGET REVENUE ADMINISTRATION			307.37				
01-2010-20-1472-	-	BUDGET REV/ADMIN O/E POSTAGE					
BANK PAYMENT;262476	93726	PITNEY BOWES RESERVE ACCOUNT	5,000.00	ACCT #505-76123, 1ST QUARTER 2026 METER REFILL	02/24/2026	03/02/2026	02/20/21
Total: BUDGET REV/ADMIN O/E POSTAGE			5,000.00				
01-2010-20-1501-	-	BUDGET TAX ASSESSMENT ADMIN S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	4,348.01	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	4,348.01	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET TAX ASSESSMENT ADMIN S/W			8,696.02				
01-2010-20-1551-	-	BUDGET LEGAL SERVICES & COST S/W					
BANK PAYMENT;262050	93704	APRUZZESE, MCDERMOTT, MASTRO & MURPHY	5,500.00	INV #237595, JAN 2026 BOROUGH ATTORNEY, ACCT #3092.08635	02/19/2026	02/20/2026	02/20/21
Total: BUDGET LEGAL SERVICES & COST S/W			5,500.00				
01-2010-20-1552-	-	BUDGET LEGAL SERVICES AND COSTS O/E					
BANK PAYMENT;262051	93705	APRUZZESE, MCDERMOTT, MASTRO & MURPHY	5,713.45	INV #237622, 2026 LABOR ATTORNEY, ACCT #3013-06282M	02/19/2026	02/20/2026	02/20/21
Total: BUDGET LEGAL SERVICES AND COSTS O/E			5,713.45				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
01-2010-20-1652-		- BUDGET ENGINEERING COSTS					
BANK PAYMENT;262144	93745	RICHARD A ALAIMO ASSOCIATES	805.00	INV #232211, MEETING ATTENDANCE 1/31/26	02/26/2026	03/02/2026	02/20/21
Total: BUDGET ENGINEERING COSTS			805.00				
01-2010-21-1801-		- BUDGET PLANNING BOARD S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	230.55	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	230.55	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET PLANNING BOARD S/W			461.10				
01-2010-21-1812-		- BUDGET PLANNING BOARD O/E					
BANK PAYMENT;262448	93700	GANNETT MEDIA CORP	20.24	PB LEGAL NOTICES, 1/1/26 - 1/31/26	02/18/2026	02/20/2026	02/20/21
Total: BUDGET PLANNING BOARD O/E			20.24				
01-2010-21-1822-		- BUDGET TOWN PLANNING					
BANK PAYMENT;262167	93711	T&M ASSOCIATES	1,182.50	INV #SAB502638, JAN 2026 BOROUGH PLANNER	02/19/2026	02/20/2026	02/20/21
Total: BUDGET TOWN PLANNING			1,182.50				
01-2010-21-1851-		- BUDGET ZONING BOARD S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	811.99	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	811.99	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET ZONING BOARD S/W			1,623.98				
01-2010-21-1862-		- BUDGET ZONING BOARD O/E					
BANK PAYMENT;262038	93742	BETH CALDERONE	375.00	2/25/26 ZONING BOARD MEETING MINUTES	02/26/2026	03/02/2026	02/20/21
Total: BUDGET ZONING BOARD O/E			375.00				
01-2010-22-1951-		- BUDGET CONSTRUCTION CODE OFFICIAL S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	19,553.90	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	18,792.64	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET CONSTRUCTION CODE OFFICIAL S/W			38,346.54				
01-2010-22-1962-		- BUDGET CONSTRUCTION CODE OFFICIAL O/E					
BANK PAYMENT;262494	93743	MUNICIPAL INSPECTION CORPORATI	8,712.00	JAN 2026 BILLING LOG FOR ELEVATOR INSPECTIONS	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262078	93739	JERSEY MAIL SYSTEMS LLC	174.75	INV #41369885, MARCH 2026 BUILDING COPY MACHINE LEAS	02/26/2026	03/02/2026	02/20/21
Total: BUDGET CONSTRUCTION CODE OFFICIAL O/E			8,886.75				
01-2010-23-2102-		- BUDGET GROUP INSURANCE FOR EMPLOYEES					
BANK PAYMENT;262468		N.J. HEALTH BENEFITS FINANCIAL	58,421.64	MARCH 2024 ACTIVE EMPLOYEE PERSCRPTION	02/24/2026	02/24/2026	02/20/21
BANK PAYMENT;262437	93676	DELTA DENTAL PLAN OF N. J.	1,951.17	INV #PM00000001251955, MARCH 2026 RETIRED EMPLOYEE	02/17/2026	02/20/2026	02/20/21
BANK PAYMENT;262437	93676	DELTA DENTAL PLAN OF N. J.	8,278.65	INV #PM00000001251953, MARCH 2026 ACTIVE EMPLOYEE	02/17/2026	02/20/2026	02/20/21
BANK PAYMENT;262468		N.J. HEALTH BENEFITS FINANCIAL	253,962.55	MARCH 2024 ACTIVE EMPLOYEE BENEFITS	02/24/2026	02/24/2026	02/20/21
BANK PAYMENT;262477	93730	JOHN BUONANNO	188.00	FEBRUARY 2026 PRESCRIPTION REIMBURSEMENT	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262467		NEW JERSEY HEALTH BENEFITS	204,998.83	MARCH 2026, RETIRED HEALTH BENEFITS	02/24/2026	02/24/2026	02/20/21
BANK PAYMENT;262487	93736	NATIONAL VISION ADMINISTRATORS	1,130.71	INV #4475344, MARCH 2026 VISION	02/25/2026	03/02/2026	02/20/21
Total: BUDGET GROUP INSURANCE FOR EMPLOYEES			528,931.55				
01-2010-23-2202-		- BUDGET OTHER INSURANCE					
BANK PAYMENT;262147	93733	STANDARD INSURANCE COMPANY	416.80	MARCH 2026 PREMIUM INSURANCE EMPLOYEE PREMIUM, POLICY #00 174033	02/25/2026	03/02/2026	02/20/21
Total: BUDGET OTHER INSURANCE			416.80				
01-2010-25-2401-		- BUDGET POLICE S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	256,701.65	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	256,701.65	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	3,296.78	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	8,129.56	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	7,375.00	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	5,985.00	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	19,152.50	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	1,725.00	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	1,100.00	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET POLICE S/W			560,167.14				
01-2010-25-2412-		- BUDGET POLICE					
BANK PAYMENT;262336	93712	PURE WATER PARTNER'S LLC	654.00	1/21-7/20/26 WATER SERVICE, CUST #700-20216	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262456	93741	VE RALPH	302.40	INV #49012, OXYGEN REGULATORS FOR TANKS	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262465	93716	INTREP SOLUTIONS, LLC	455.00	INV #10703, BACKUP FOR THE CHIEF'S COMPUTER	02/20/2026	02/20/2026	02/20/21
BANK PAYMENT;262200	93690	MORPHO USA, INC.	3,082.00	INV #186859, LIVE SCAN SYSTEM UPGRADE	02/17/2026	02/20/2026	02/20/21
BANK PAYMENT;262078	93739	JERSEY MAIL SYSTEMS LLC	174.75	INV #41369885, MARCH 2026 PD COPY MACHINE LEASE	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262441	93689	INTREP SOLUTIONS, LLC	2,500.00	INV #10700, FR CAMERAS IN INTERVIEW ROOM	02/17/2026	02/20/2026	02/20/21
BANK PAYMENT;262489	93737	AMERICAN GRAPHIC SYSTEMS, INC	2,395.00	INV #EPCP128, CHANGE ARTWORK ON FORD TRANSIT #464	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262486	93735	B&B AUTOMOTIVE PERFORMANCE LLC	1,328.00	INV #115, REPAIRS TO FORD #420, POLICE INTERCEPTOR	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262470	93723	PROLINE AUTO BODY,	394.93	FINAL BILL #33310 FOR FORD ESCAPE #436	02/24/2026	03/02/2026	02/20/21

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
BANK PAYMENT;262473	93720	ALLEN J BLOODGOOD JR	780.00	INV #26-7350, 4/1/26 L WATSON, J MUNOZ, K VANKAT, K PARISL, DISPATCHER	02/24/2026	03/02/2026	02/20/21
BANK PAYMENT;262490	93738	HOMEFRONT PROTECTIVE GROUP	700.00	INV #2164, 3/17-18/26, M JULIANO & C CASTELLANOS, INTERVIEW & INTERROG	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262461	93710	NEW JERSEY STATE ASSOCIATION	275.00	2026 DUES FOR CHIEF MICHAEL FOLIGNO	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262322	93722	CINTAS CORPORATION NO.2	412.97	INV #5319679104, 2/20/26 CABINET REFILL	02/24/2026	03/02/2026	02/20/21
Payment Memo;262322	93722	CINTAS CORPORATION NO.2	-412.97	INV #5319679104, 2/20/26 CABINET REFILL	02/24/2026	03/02/2026	02/20/21
BANK PAYMENT;262322	93725	CINTAS CORPORATION NO.2	535.02	INV #5319679103, 2/20/26 CABINET REFILL	02/24/2026	03/02/2026	02/20/21
BANK PAYMENT;262479	93729	AMAZON.COM SALES, INC	113.99	INV #1GFF-T6DT-934W,, LAPTOP MOUNT	02/25/2026	03/02/2026	02/20/21
Total: BUDGET POLICE			13,690.09				
01-2010-25-2421- - BUDGET CROSSING GUARDS S/W							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	7,867.14	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	7,122.47	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET CROSSING GUARDS S/W			14,989.61				
01-2010-25-2461- - BUDGET OTHER POLICE PERSONNEL							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	26,912.48	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	21,474.48	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET OTHER POLICE PERSONNEL			48,386.96				
01-2010-25-2501- - BUDGET DISPATCHER 911							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	10,673.02	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	10,515.64	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET DISPATCHER 911			21,188.66				
01-2010-25-2601- - BUDGET EMERGENCY MEDICAL SERVICES S/W							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	18,846.00	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	18,788.00	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET EMERGENCY MEDICAL SERVICES S/W			37,634.00				
01-2010-25-2602- - BUDGET EMERGENCY MEDICAL SERVICES O/E							
BANK PAYMENT;262479	93729	AMAZON.COM SALES, INC	45.21	INV #14GM-DPXC-M6PK, CLEANING SUPPLIES	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262479	93729	AMAZON.COM SALES, INC	73.65	INV #1PWW-H441-6LT9, CLEANING SUPPLIES	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262055	93681	CORONIS HEALTH, LLC	2,213.62	INV #5120548, JAN 2026 AMBULANCE BILLING	02/17/2026	02/20/2026	02/20/21
Total: BUDGET EMERGENCY MEDICAL SERVICES O/E			2,332.48				
01-2010-25-2651- - BUDGET FIRE PREVENTION S/W							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	6,579.36	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	6,869.05	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET FIRE PREVENTION S/W			13,448.41				
01-2010-25-2662- - BUDGET FIRE PREVENTION O/E							
BANK PAYMENT;262503	93750	NJIAAI	700.00	INV FOR 2026 FIRE CONF, C ASMUSSEN #133073	03/02/2026	03/02/2026	03/02/21
BANK PAYMENT;262503	93750	NJIAAI	700.00	INV FOR 2026 FIRE CONF, S ALLEN #133077	03/02/2026	03/02/2026	03/02/21
BANK PAYMENT;262502	93749	TROPICANA CASINO & RESORT	380.00	CONF #WDTLW & 4GQSS, RESERVATIONS FOR ALLEN & ASMUSSEN (3/4 - 3/6/26)	03/02/2026	03/02/2026	03/02/21
Total: BUDGET FIRE PREVENTION O/E			1,780.00				
01-2010-25-2671- - BUDGET FIRE STIPEND PROGRAM							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	44,666.90	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
Total: BUDGET FIRE STIPEND PROGRAM			44,666.90				
01-2010-25-2672- - BUDGET FIRE O/E							
BANK PAYMENT;262442	93702	FF1 APPARATUS LLC	395.00	INV #202305375, REPAIRS TO TRUCK 4'S PUMP	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262483	93731	FF1 APPARATUS LLC	1,830.47	INV #202305426, REPAIRS TO RESCUE 1	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262484	93732	RESCUE PRODUCTS INTERNATIONAL	335.00	INV #26-139, ICE RESCUE TRAING FOR A MEMBER OF COMPANY 2	02/25/2026	03/02/2026	02/20/21
Payment Memo;262484	93732	RESCUE PRODUCTS INTERNATIONAL	-335.00	INV #26-139, ICE RESCUE TRAING FOR A MEMBER OF COMPANY 2	02/27/2026	03/02/2026	02/20/21
BANK PAYMENT;262479	93729	AMAZON.COM SALES, INC	849.00	INV #16MG-MY3W-RKJ9, BATTERIES	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262436	93678	ELMWOOD PARK LITTLE LEAGUE	500.00	2026 SEASON GOLD SPONSORSHIP	02/17/2026	02/20/2026	02/20/21
Total: BUDGET FIRE O/E			3,574.47				
01-2010-25-2751- - BUDGET PROSECUTOR S/W							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	903.95	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	903.95	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET PROSECUTOR S/W			1,807.90				
01-2010-26-2901- - BUDGET STREETS AND ROADS S/W							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	55,710.66	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	55,710.66	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	9,162.32	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	14,227.43	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET STREETS AND ROADS S/W			134,811.07				
01-2010-26-2912- - BUDGET STREETS AND ROADS O/E							

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
BANK PAYMENT;262421	93713	RAMSEY GRAPHICS & PRINTING, LL	542.00	INV #123DPW29, OVERTIME SLIPS - 2000 SETS	02/19/2026	02/20/2026	02/20/26
BANK PAYMENT;262169	93709	VERDANT COMMERCIAL CAPITAL, LLC	251.98	INV #906032688, MARCH 2026 DPW COPY MACHINE, AGREEMENT #935-8246388-00	02/19/2026	02/20/2026	02/20/26
BANK PAYMENT;262033	93675	ATLANTIC SALT, INC.	2,702.87	INV #109736 FEB 2026 SALT PURCHASES	02/17/2026	02/20/2026	02/19/26
BANK PAYMENT;262455	93740	OLYMPIC GLOVE & SAFETY CO., IN	672.00	INV #762655, SALES ORDER #435246,	02/26/2026	03/02/2026	02/20/26
BANK PAYMENT;262360	93706	SHERWIN WILLIAMS CO.	91.79	INV #30040211960226, #30107211960226, 2/17/26	02/19/2026	02/20/2026	02/20/26
BANK PAYMENT;262360	93717	SHERWIN WILLIAMS CO.	105.02	INV #15384196000226, 2/19/26 SUPPLIES	02/20/2026	02/20/2026	02/20/26
BANK PAYMENT;262291	93677	DOOR WORKS, INC	6,754.00	INV #31732, REPAIR TO DOOR #5 & SHAFT REPLACEMENT	02/17/2026	02/20/2026	02/19/26
BANK PAYMENT;262291	93677	DOOR WORKS, INC	650.00	INV #31732, SUPPLY A SCISSOR LIFT	02/17/2026	02/20/2026	02/19/26
BANK PAYMENT;262291	93677	DOOR WORKS, INC	308.00	INV #31732, SOLID TUBE SHAFT PER FOOT	02/17/2026	02/20/2026	02/19/26
BANK PAYMENT;262377	93683	DAVID HAYES	50.00	REIMBURSEMENT FOR CPWM RENEWAL 6/30/25 - 6/30/28	02/17/2026	02/20/2026	02/20/26
BANK PAYMENT;262227	93728	CINTAS CORPORATION NO.2	89.77	INV #5312100302, 1/9/26 DPW 2026 MEDICINE CABINET REFILL, CUST #106522	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262150	93695	SUPERIOR DISTRIBUTORS INC.	1,937.40	INV #260210014/221/20135/30145/6/70027/122/80109/330059, 1/21-2/2/26	02/18/2026	02/20/2026	02/20/26
BANK PAYMENT;262150	93696	SUPERIOR DISTRIBUTORS INC.	263.51	INV #260430067/260430089/260430126/260430158, 2/12/26	02/18/2026	02/20/2026	02/20/26
BANK PAYMENT;262479	93729	AMAZON.COM SALES, INC	241.08	INV #16M3-RKKC-4XNX, STOPPER/BAGS	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262479	93729	AMAZON.COM SALES, INC	89.86	INV #1V9X-W9WQ-7RCR, TRASH BAGS	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262148	93694	STONE INDUSTRIES INC	3,332.97	INV #228597, 2/14/26 ASPHALT	02/18/2026	02/20/2026	02/20/26
BANK PAYMENT;262165	93688	TRAFFIC SAFETY & EQUIPMENT CO.	60.00	INV #250373, CLOSED ON SATURDAYS	02/17/2026	02/20/2026	02/20/26
Total: BUDGET STREETS AND ROADS O/E			18,142.25				
01-2010-26-3051- - BUDGET SOLID WASTE/RECYCLING S/W							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	1,333.00	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	527.67	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	1,860.67	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/26
Total: BUDGET SOLID WASTE/RECYCLING S/W			3,721.34				
01-2010-26-3062- - BUDGET RECYCLING CONTRACTUAL							
BANK PAYMENT;262323	93713	RAMSEY GRAPHICS & PRINTING, LL	142.00	INV #123RECYCLE18, 500 ENVELOPES W/ BLUE CORNER RETURN ADDRESS	02/19/2026	02/20/2026	02/20/26
BANK PAYMENT;262176	93685	RER SUPPLY LLC	6,058.42	INV #6755, JAN 2026 VEGETATIVE WASTE DISPOSAL, ACCT #300050	02/17/2026	02/20/2026	02/20/26
Total: BUDGET RECYCLING CONTRACTUAL			6,200.42				
01-2010-27-3301- - BUDGET BOARD OF HEALTH S/W							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	591.50	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	591.50	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/26
Total: BUDGET BOARD OF HEALTH S/W			1,183.00				
01-2010-28-3701- - BUDGET RECREATION S/W							
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	28,175.12	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	23,170.39	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/26
Total: BUDGET RECREATION S/W			51,345.51				
01-2010-28-3712- - BUDGET RECREATION O/E							
BANK PAYMENT;262040	93680	CINTAS CORPORATION NO.2	257.73	INV #4259677311, FEB 2026 CLEANING SUPPLIES	02/17/2026	02/20/2026	02/20/26
BANK PAYMENT;262443	93693	TRI-STATE FOLDING PARTITIONS, INC.	3,475.00	INV: 11407 - Performed Emergency Partitions Repairs 1/12/26	02/18/2026	02/20/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	17.98	INV #1XYT-YN6-WK3F, FAN	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	25.88	INV #1NQM-NVP6-7KMP, PENCILS	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	6.99	INV #1L99-39JJ-R6N9, WRENCH SET	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	15.32	INV #1TWH-3QH6-67F7 / CREDIT MEMO #16GT-FVQJ-13G6, SUPPLIES	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	41.69	INV #1W0N-C4PW-44GT, BATTERIES	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	33.86	INV #1VKL-VF34-YPKQ, WEATHER STRIPPING	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	215.85	INV #136P-3M74-GWL9, BATTERY/STRIPPING	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	35.97	INV #1YM3-1N4X-7F4C, CHARGER	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	96.37	INV #111H-3FTN-GQWP, FISH TANK SUPPLIES	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	66.74	INV #141M-LY79-G9QD, FISH TANK SUPPLIES	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262453	93701	ALL AMATEUR OFFICIALS LLC	354.00	INV: January Basketball - 3/4 Division - 6 games	02/19/2026	02/20/2026	02/20/26
BANK PAYMENT;262453	93701	ALL AMATEUR OFFICIALS LLC	1,044.00	INV: January Basketball, 5/6 Division - 18 Officials	02/19/2026	02/20/2026	02/20/26
BANK PAYMENT;262453	93701	ALL AMATEUR OFFICIALS LLC	720.00	INV: January Basketball, 7/8 Division - 12 Officials	02/19/2026	02/20/2026	02/20/26
BANK PAYMENT;262453	93701	ALL AMATEUR OFFICIALS LLC	512.00	INV: January Basketball, Travel - 8 Officials	02/19/2026	02/20/2026	02/20/26
Total: BUDGET RECREATION O/E			6,919.38				
01-2010-28-3722- - BUDGET SENIOR CITIZENS OTHER EXPENSE							
BANK PAYMENT;262481	93729	AMAZON.COM SALES, INC	11.47	INV #1JXD-6471-C911, YARN	02/25/2026	03/02/2026	02/20/26
Total: BUDGET SENIOR CITIZENS OTHER EXPENSE			11.47				
01-2010-31-4302- - BUDGET ELECTRICITY, GAS & OIL							
BANK PAYMENT;262447	93699	PUBLIC SERVICE ELECTRIC & GAS	293.05	ACCT #7771810802, 231 VAN RIPER, 12/30/25 - 1/28/26	02/18/2026	02/20/2026	02/20/26
BANK PAYMENT;262447	93699	PUBLIC SERVICE ELECTRIC & GAS	453.43	ACCT #7686700204, MOLA BLVD & RTE 4, 12/30/25 - 1/28/26	02/18/2026	02/20/2026	02/20/26
Total: BUDGET ELECTRICITY, GAS & OIL			746.48				

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01-2010-31-4402-		- BUDGET TELEPHONE					
BANK PAYMENT;262496	93744	OPTIMUM	1,094.36	1/23/26-5/22/26, TAX ACCT #07870-067729-01-5	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262145	93686	RINGCENTRAL	1,612.25	INV #CD_001354981, 2/14-3/13/26 SUBSCRIPT SERV FOR AVAYA CLOUD CUST ID	02/17/2026	02/20/2026	02/20/21
BANK PAYMENT;262174	93746	VERIZON WIRELESS	2,868.24	INV #6136386150, 2/19-3/18/26 SURVEILLANCE, ACCT #94326307-00001	02/26/2026	03/02/2026	02/20/21
Total: BUDGET TELEPHONE			5,574.85				
01-2010-31-4602-		- BUDGET GASOLINE					
BANK PAYMENT;262141	93684	RACHLES/MICHELE'S MOTOR OIL IN	687.45	INV #107028, 1/23/26, DRUM, ACCT #11553	02/17/2026	02/20/2026	02/20/21
BANK PAYMENT;262141	93692	RACHLES/MICHELE'S MOTOR OIL IN	6,496.70	INV #80031, 2/2/26, GAS ACCT #11553	02/18/2026	02/20/2026	02/20/21
Total: BUDGET GASOLINE			7,184.15				
01-2010-33-4662-		- COALITION ON AFFORDABLE HOUSIN COALITION ON AFFORDABLE HOUSIN					
BANK PAYMENT;262462	93721	CGP&H, LLC	400.00	INV #56151, JAN 2026 HOUSING REHABILITTION	02/24/2026	03/02/2026	02/20/21
Total: COALITION ON AFFORDABLE HOUSIN COALITION ON AFFORDABLE HOUSIN			400.00				
01-2010-36-4712-		- BUDGET P.E.R.S					
BANK PAYMENT;262514	93774	PAYROLL DEDUCTION ACCOUNT	583,429.00	EMPLOYER #02-20880-00, 2026 EMPLOYER APPROPRIATION INVOICE	03/03/2026	03/05/2026	03/19/21
Total: BUDGET P.E.R.S			583,429.00				
01-2010-36-4722-		- BUDGET SOCIAL SECURITY SYSTEM					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	24,061.58	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	20,418.13	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	2,306.02	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	2,083.53	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET SOCIAL SECURITY SYSTEM			48,869.26				
01-2010-36-4752-		- BUDGET P. & F. RETIREMENT SYSTEM					
BANK PAYMENT;262515	93773	PAYROLL DEDUCTION ACCOUNT	2,430,786.00	EMPLOYER #03-33100-00, 2026 EMPLOYER APPROPRIATION INVOICE	03/03/2026	03/05/2026	03/19/21
Total: BUDGET P. & F. RETIREMENT SYSTEM			2,430,786.00				
01-2010-43-4901-		- BUDGET MUNICIPAL COURT S/W					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	10,136.23	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	10,136.23	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	630.58	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	773.93	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET MUNICIPAL COURT S/W			21,676.97				
01-2010-43-4912-		- BUDGET MUNICIPAL COURT O/E					
BANK PAYMENT;262078	93739	JERSEY MAIL SYSTEMS LLC	174.75	INV #41369885, MARCH 2026 COURT COPY MACHINE LEASE	02/26/2026	03/02/2026	02/20/21
Total: BUDGET MUNICIPAL COURT O/E			174.75				
01-2010-43-4951-		- BUDGET PUBLIC DEFENDER					
BANK PAYMENT;262478	93727	PAYROLL DEDUCTION ACCOUNT	511.08	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	93810	PAYROLL DEDUCTION ACCOUNT	511.08	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
Total: BUDGET PUBLIC DEFENDER			1,022.16				
01-2010-46-8756-		- BUDGET SHARED SERV. CNTY OF BERGEN HE					
BANK PAYMENT;262036	93747	BERGEN COUNTY DEPT OF HEALTH S	3,560.00	INV #EAP 3797, 1/1-6/30/26 EMPLOYEE ASSISTANCE PROGRAM, 320 EMPLOYEES	02/26/2026	03/02/2026	02/20/21
Total: BUDGET SHARED SERV. CNTY OF BERGEN HE			3,560.00				
01-2030-20-1312-		- APPROPRIATION RESERVES FINANCIAL ADMINISTRATION O/E					
BANK PAYMENT;262464	93715	MUNIDEX, INC.	2,407.00	INV #993171, 1099 NEC FILED FOR 2025	02/20/2026	02/20/2026	02/20/21
Total: APPROPRIATION RESERVES FINANCIAL ADMINISTRATION O/E			2,407.00				
01-2030-28-3712-		- APPROPRIATION RESERVES RECREATION O/E					
BANK PAYMENT;262446	93697	AIRTRON TECHNOLOGY INC.	2,337.54	INV #032766, MATERIAL / LABOR	02/18/2026	02/20/2026	02/20/21
BANK PAYMENT;262446	93697	AIRTRON TECHNOLOGY INC.	2,362.42	INV # 032801, MATERIAL / LABOR	02/18/2026	02/20/2026	02/20/21
BANK PAYMENT;262446	93697	AIRTRON TECHNOLOGY INC.	-480.00	INV #032831, LABOR	02/18/2026	02/20/2026	02/20/21
Total: APPROPRIATION RESERVES RECREATION O/E			5,179.96				
01-2030-31-4402-		- APPROPRIATION RESERVES TELEPHONE					
BANK PAYMENT;262472	93724	T-MOBILE USA INC.	600.00	INV #L2602020154, DEC 2025 & JAN 2026 CELL AREA DUMP	02/24/2026	03/02/2026	02/20/21
Total: APPROPRIATION RESERVES TELEPHONE			600.00				
01-2050-55-6510-		- TAX REFUNDS TAX REFUNDS					
BANK PAYMENT;262382	93682	CHRISTOPHER MIRANDA	1,672.11	TAX EXEMPT VET, BLOCK 1304 LOT 30, 1ST QUARTER 2026	02/17/2026	02/20/2026	02/20/21
BANK PAYMENT;262383	93691	ROSA ALVES	2,303.81	OVERPAYMENT FOR 2ND QUARTER, BLOCK 1322 LOT 9	02/17/2026	02/20/2026	02/20/21
Total: TAX REFUNDS TAX REFUNDS			3,975.92				
01-2060-55-6510-		- REVENUE REFUNDS REVENUE REFUNDS					
BANK PAYMENT;262460	93708	MPB HOIST & CRANE, MARK MOJEK	11,646.00	REFUND FOR OVERPAYMENT OF PERMIT FEES FOR 107 A/B KIPP AVE	02/19/2026	02/20/2026	02/20/21

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
Total: REVENUE REFUNDS REVENUE REFUNDS			11,646.00				
01-2070-55-6510-		- SCHOOL TAXES SCHOOL TAXES					
BANK PAYMENT;262060	93679	E.P. BOARD OF EDUCATION	3,074,425.00	MARCH 2026 TAX LEVY	02/17/2026	03/02/2026	02/20/21
Total: SCHOOL TAXES SCHOOL TAXES			3,074,425.00				
Fund Total: 01			7,856,516.77				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
03-2010-05-8530-		- RECREATION TRUST FUND RECREATION TRUST					
BANK PAYMENT;262480	21626	AMAZON.COM SALES, INC	189.02	INV #1T7F-N1R1-QXTQ, HAWAII PARTY SUPPLIES	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262480	21626	AMAZON.COM SALES, INC	832.97	INV #11DT-V93W-PRJQ, VALENTINES PARTY	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262480	21626	AMAZON.COM SALES, INC	116.90	INV #1RYH-L6WY-JH6D, DRINKS	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262480	21626	AMAZON.COM SALES, INC	397.97	INV #14VM-6P71-HTG1, DRINKS	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262480	21626	AMAZON.COM SALES, INC	99.36	INV #1RJF-7NJG-7PG1, PRETZELS	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262488	21627	HALINA NOWOBILSKI	95.00	2026 SPRING, EP Crew Unyx - G2016 - U10 Girls	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262488	21627	HALINA NOWOBILSKI	95.00	2026 SPRING, EP Crew Falcons - B2017 - U9 Boys	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262488	21627	HALINA NOWOBILSKI	95.00	2026 SPRING, EP Crew Gators - B2016 - U10 Boys	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262488	21627	HALINA NOWOBILSKI	125.00	2026 SPRING, EP Crew Lizards - B2015 - U11 Boys	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262488	21627	HALINA NOWOBILSKI	125.00	2026 SPRING, EP Crew SC Wolfpack - B2014 - U12 Boys	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262488	21627	HALINA NOWOBILSKI	125.00	2026 SPRING, EP Crew SC Tigers - B2009 - U17 Boys	02/26/2026	03/02/2026	02/20/21
BANK PAYMENT;262452	21624	BAUER SPORT SHOP, LLC	2,880.00	INV: 5222 - Red/Black Swish Basketball Jerseys	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262452	21624	BAUER SPORT SHOP, LLC	1,680.00	INV: 5222 - Red/Black Swish Basketball Shorts	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262451	21624	BAUER SPORT SHOP, LLC	150.00	INV: 5265 - Orange T- Shirts	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262434	21623	SD GAMEDAY LLC	320.00	INV: 28407 - Athletic Training Services - 2/07/2026	02/17/2026	02/20/2026	02/20/21
BANK PAYMENT;262457	21625	TWIN COUNTY JUNIOR WRESTLING LEAGUE	4,399.00	INV: 2025_5, Pin-TV Kits to accommodate 2 mats per kit	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262457	21625	TWIN COUNTY JUNIOR WRESTLING LEAGUE	150.00	INV: 2025_5, Flo Wrestling Tournament Software	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262457	21625	TWIN COUNTY JUNIOR WRESTLING LEAGUE	225.00	INV: 2025_5 - SHIPPING	02/19/2026	02/20/2026	02/20/21
BANK PAYMENT;262458	21625	TWIN COUNTY JUNIOR WRESTLING LEAGUE	1,000.00	INV: 2026-10 - Annual League Service Membership Fee	02/19/2026	02/20/2026	02/20/21
Total: RECREATION TRUST FUND RECREATION TRUST			13,100.22				
Fund Total: 03			13,100.22				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
04-2025-55-0001-		- ORDINANCE 25-05 STREETSCAPE PHASE 2					
BANK PAYMENT;250890	7579	PUBLIC SERVICE ELECTRIC & GAS	535,557.54	BP #1002324130, CINTRACT #7343082418, COST OF CONSTRUCTION W/ FOUNDATI	02/17/2026	02/20/2026	02/20/21
Total: ORDINANCE 25-05 STREETSCAPE PHASE 2			535,557.54				
Fund Total: 04			535,557.54				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
05-2010-55-5001-	- BUDGET S/W WATER						
BANK PAYMENT;262478	1947	PAYROLL DEDUCTION ACCOUNT	20,722.96	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262478	1947	PAYROLL DEDUCTION ACCOUNT	1,860.67	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262546	1959	PAYROLL DEDUCTION ACCOUNT	20,418.13	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/26
BANK PAYMENT;262546	1959	PAYROLL DEDUCTION ACCOUNT	2,083.53	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/26
BANK PAYMENT;262546	1959	PAYROLL DEDUCTION ACCOUNT	81.97	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/26
BANK PAYMENT;262478	1947	PAYROLL DEDUCTION ACCOUNT	2,306.02	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262478	1947	PAYROLL DEDUCTION ACCOUNT	138.74	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262478	1947	PAYROLL DEDUCTION ACCOUNT	1,236.85	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262478	1947	PAYROLL DEDUCTION ACCOUNT	3,338.62	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262546	1959	PAYROLL DEDUCTION ACCOUNT	6,463.31	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/26
BANK PAYMENT;262546	1959	PAYROLL DEDUCTION ACCOUNT	56.77	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/26
Total: BUDGET S/W WATER			58,707.57				
05-2010-55-5012-	- BUDGET O/E WATER						
BANK PAYMENT;262413	1946	CAPITOL SUPPLY CONSTRUCTION PRODUCTS, LLC	589.35	INV #51524179.001, REPAIR CLAMPS FOR WATER MAIN BREAKS	02/18/2026	02/20/2026	02/20/26
BANK PAYMENT;262254	1949	CORE & MAIN LP	1,626.96	INV #Y402468, REPAIR KITS	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262254	1949	CORE & MAIN LP	121.48	INV #Y402468, FREIGHT	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262419	1950	CORE & MAIN LP	939.66	INV #Y528244, HYMAX FLIP GASKETS	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262431	1951	CORE & MAIN LP	1,879.32	INV #Y541708, COUPLINGS USED FOR WATER MAIN BREAK	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262437	1945	DELTA DENTAL PLAN OF N. J.	235.50	INV #PM00000001251953, MARCH 2026 ACTIVE EMPLOYEE	02/17/2026	02/20/2026	02/20/26
BANK PAYMENT;262487	1952	NATIONAL VISION ADMINISTRATORS	32.07	INV #4475344, MARCH 2026 VISION	02/25/2026	03/02/2026	02/20/26
BANK PAYMENT;262124	1948	PASSAIC VALLEY WATER COMM	4,125.59	INV #20343, JAN 2026 FINAL READS	02/25/2026	03/02/2026	02/20/26
Total: BUDGET O/E WATER			9,549.93				
05-2010-55-5412-	- BUDGET WATER OPER/SOC SEC						
BANK PAYMENT;262478	1947	PAYROLL DEDUCTION ACCOUNT	1,333.00	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/26
BANK PAYMENT;262546	1959	PAYROLL DEDUCTION ACCOUNT	1,310.00	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/26
Total: BUDGET WATER OPER/SOC SEC			2,643.00				
Fund Total: 05			70,900.50				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
06-2018-01-0001-		- IMPROV ORD 18-15 WATER EMEGENCY					
BANK PAYMENT;262407	10050	COLONNELLI BROTHERS INC.	18,063.58	INV #25-3750-L, ORD 18-15, EMERGENCY WATER MAIN REPAR, 222 PINE	02/17/2026	02/20/2026	02/20/2026
BANK PAYMENT;262444	10051	COMPLETE SAW & GARDEN EQUIP.	2,295.00	INV #22537, SAW REPLACEMENT FROM WATER MAIN BREAK, ORD 18-15	02/19/2026	02/20/2026	02/20/2026
Total: IMPROV ORD 18-15 WATER EMEGENCY			20,358.58				
Fund Total: 06			20,358.58				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
07-9000-41-7300-		- RAP TRUST RAP TRUST					
BANK PAYMENT;262479	5325	AMAZON.COM SALES, INC	7.98	INV #1NGG-GX9V-4VL9, BALLOONS	02/25/2026	03/02/2026	02/20/21
BANK PAYMENT;262478	5324	PAYROLL DEDUCTION ACCOUNT	138.74	PAY DATE: 2/27/26, PAY PERIOD: 05	02/25/2026	02/25/2026	02/20/21
BANK PAYMENT;262546	5326	PAYROLL DEDUCTION ACCOUNT	138.74	PAY DATE 3/13/26, PAY PERIOD: 06	03/11/2026	03/11/2026	03/19/21
BANK PAYMENT;262471	5323	WIELKOTZ & COMPANY, LLC	500.00	INV #26-294-05647, PREPARATION OF 2025 FORM 990-EZ	02/24/2026	03/02/2026	02/20/21
Total: RAP TRUST RAP TRUST			785.46				
Fund Total: 07			785.46				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill Date
15-2000-24-3650-		- ESCROW B 1713 L 14, 163 KIPP AVE					
BANK PAYMENT;262367	18	RICHARD A ALAIMO ASSOCIATES	328.30	INV #231415, PROJ #A0481-0066-000, B1713/L14, 11/30/25	02/17/2026	02/20/2026	02/20/2026
BANK PAYMENT;262367	18	RICHARD A ALAIMO ASSOCIATES	229.20	INV #231743, PROJ #A0481-0066-000, B1713/L14, 12/31/25	02/17/2026	02/20/2026	02/20/2026
Total: CASH CASH			557.50				
Fund Total: 15			557.50				

Borough Of Elmwood Park

Bills List

Total: 1,018,785.72

User: stephanie 03/17/2026 15:13:41

Date: 03/19/2026 To 03/19/2026 Acc: 01- To 99-

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bil
01-2010-20-1212-	- BUDGET MUNICIPAL CLERK O/E						
BANK PAYMENT;262575	93867	GANNETT MEDIA CORP	203.28	INV #7574091, CLERK LEGAL NOTICES, 2/1/26 - 2/28/26	03/17/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	206.25	INV #10714, FEB 2026 CLERK INFO TECH CONSULTANT	03/04/2026	03/19/2026	03
BANK PAYMENT;262178	93830	AIRGOV LLC	549.00	MARCH 2026 WEBSITE SUBSCRIPTION & MAINTENANCE	03/17/2026	03/19/2026	03
BANK PAYMENT;262559	93840	DEBRA BULMER	15.00	REIMBURSEMENT FOR NOTARY SWEARING IN	03/17/2026	03/19/2026	03
BANK PAYMENT;262559	93840	DEBRA BULMER	30.00	REIMBURSEMENT FOR NOTARY FEES	03/17/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	176.02	INV #12060989, STORAGE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	52.79	INV #12060989, STORAGE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	174.22	INV #12060989, STORAGE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	4.32	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262516	93781	CINTAS CORPORATION NO.2	58.33	INV #9362090140, BH MEDICINE CABINET	03/04/2026	03/19/2026	03
BANK PAYMENT;262521	93801	SHARP ELECTRONICS CORP.	258.35	INV #9005707722, CONTRACT #8000365155, USG BASE 3/1/26 - 5/31/26	03/09/2026	03/19/2026	03
Total: BUDGET MUNICIPAL CLERK O/E			1,727.56				
01-2010-20-1224-	- BUDGET GENERAL ADMINI. GRANTS						
BANK PAYMENT;262086	93857	MILLENNIUM STRATEGIES, LLC	3,672.00	INV #20724, MARCH 2026 MUNICIPAL GRANT WRITER	03/17/2026	03/19/2026	03
Total: BUDGET GENERAL ADMINI. GRANTS			3,672.00				
01-2010-20-1312-	- BUDGET FINANCIAL ADMINISTRATION O/E						
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	479.37	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	37.97	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262516	93781	CINTAS CORPORATION NO.2	58.32	INV #9362090140, BH MEDICINE CABINET	03/04/2026	03/19/2026	03
BANK PAYMENT;262499	93751	DEBORAH K LERCH	937.50	INV #8, FINANCE CONSULTING SERVICES, 1/14/26, 1/21/26	03/02/2026	03/19/2026	03
BANK PAYMENT;262499	93751	DEBORAH K LERCH	1,625.00	INV #9, FINANCE CONSULTING SERVICES, 2/18/26, 2/20/26, 2/23/26	03/02/2026	03/19/2026	03
BANK PAYMENT;262567	93849	EDMUNDS & ASSOCIATES INC.	3,023.00	INV #26-IN1484, ESCROW ACCOUNTING, CONTRACT #25-1513	03/17/2026	03/19/2026	03
BANK PAYMENT;262567	93849	EDMUNDS & ASSOCIATES INC.	7,950.00	INV #26-IN1484, FINANCE SUPER STE, CONTRACT #25-1513	03/17/2026	03/19/2026	03
BANK PAYMENT;262567	93849	EDMUNDS & ASSOCIATES INC.	3,850.00	INV #26-IN1484, VIEWPOINT AUTHOR, CONTRACT #25-1513	03/17/2026	03/19/2026	03
BANK PAYMENT;262567	93849	EDMUNDS & ASSOCIATES INC.	1,650.00	INV #26-IN1484, POSITIVE PAY CONNECTOR, CONTRACT #25-1513	03/17/2026	03/19/2026	03
BANK PAYMENT;262567	93849	EDMUNDS & ASSOCIATES INC.	3,023.00	INV #26-IN1484, ELECTRONIC REQS, CONTRACT #25-1513	03/17/2026	03/19/2026	03
BANK PAYMENT;262567	93849	EDMUNDS & ASSOCIATES INC.	3,023.00	INV #26-IN1484, AR/BUS LICENSING, CONTRACT #25-1513	03/17/2026	03/19/2026	03
BANK PAYMENT;262562	93825	JERSEY MAIL SYSTEMS LLC	599.22	INV #2026-098, COLOR COPIES, MAY 2025 - FEB 2026	03/16/2026	03/19/2026	03
BANK PAYMENT;262525	93804	MUNIDEX, INC.	2,756.00	INV #993176, FINAL CLOSEOUT OF FINANCE SYSTEM FOR 2025	03/09/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	206.25	INV #10714, FEB 2026 FINANCE INFO TECH CONSULTANT	03/04/2026	03/19/2026	03
Total: BUDGET FINANCIAL ADMINISTRATION O/E			29,218.63				
01-2010-20-1313-	- BUDGET PAYROLL SERVICE						
BANK PAYMENT;262180	93777	ACTION DATA SERVICES	881.55	INV #95925, PE 2/27/26, ACCT #557	03/04/2026	03/19/2026	03
BANK PAYMENT;262192	93870	UKG KRONOS SYSTEMS LLC	2,437.34	INV #10080046792, FEB 2026, WORKFORCE READY TIME CLOCK SERVICES, CONT	03/17/2026	03/19/2026	03
Total: BUDGET PAYROLL SERVICE			3,318.89				
01-2010-20-1462-	- BUDGET REVENUE ADMINISTRATION						
BANK PAYMENT;262562	93825	JERSEY MAIL SYSTEMS LLC	599.22	INV #2026-098, COLOR COPIES, MAY 2025 - FEB 2026	03/16/2026	03/19/2026	03
BANK PAYMENT;262516	93781	CINTAS CORPORATION NO.2	58.32	INV #9362090140, BH MEDICINE CABINET	03/04/2026	03/19/2026	03
BANK PAYMENT;262072	93788	GREATAMERICA FINANCIAL SERVICE	525.00	INV #41369884, MARCH 2026 FOLDING MACHINE LEASE, AGREEMENT #018-171199	03/04/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	206.25	INV #10714, FEB 2026 TAX INFO TECH CONSULTANT	03/04/2026	03/19/2026	03
Total: BUDGET REVENUE ADMINISTRATION			1,388.79				
01-2010-20-1472-	- BUDGET REV/ADMIN O/E POSTAGE						
BANK PAYMENT;262569	93860	PITNEY BOWES, INC.	71.99	INV #1029054307, E-Z SEAL BOTTLES	03/17/2026	03/19/2026	03
Total: BUDGET REV/ADMIN O/E POSTAGE			71.99				
01-2010-20-1512-	- BUDGET TAX ASSESSMENT ADMIN O/E						
BANK PAYMENT;262316	93846	MCNERNEY & ASSOCIATES, INC	12,500.00	INV #2026-070, REVIEW OF PROPOSED COMMERCIAL ASSESSMENTS FOR 2026 TAX	03/17/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	52.79	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262516	93781	CINTAS CORPORATION NO.2	58.33	INV #9362090140, BH MEDICINE CABINET	03/04/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	206.25	INV #10714, FEB 2026 TAX ASS INFO TECH CONSULTANT	03/04/2026	03/19/2026	03
BANK PAYMENT;262521	93801	SHARP ELECTRONICS CORP.	258.35	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/09/2026	03/19/2026	03
Total: BUDGET TAX ASSESSMENT ADMIN O/E			13,075.72				
01-2010-20-1551-	- BUDGET LEGAL SERVICES & COST S/W						
BANK PAYMENT;262049	93827	39 PARK PLACE LLC	1,085.00	INV #11336, JAN 2026 PROFF SERVICES SPECIAL COUNSEL CANNABIS & MARIJUA	03/17/2026	03/19/2026	03
Total: BUDGET LEGAL SERVICES & COST S/W			1,085.00				
01-2010-21-1801-	- BUDGET PLANNING BOARD S/W						
BANK PAYMENT;262233	93852	JOHN CONTE, JR. ESQ.	340.00	INV #146353, MARCH 2026 PLANNING BOARD ATTORNEY	03/17/2026	03/19/2026	03

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill
Total: BUDGET PLANNING BOARD S/W			340.00				
01-2010-21-1812-		- BUDGET PLANNING BOARD O/E					
BANK PAYMENT;262037	93834	BETH CALDERONE	375.00	INVOICE FOR 3/11/26 PLANNING BOARD MEETING	03/17/2026	03/19/2026	03
BANK PAYMENT;262575	93867	GANNETT MEDIA CORP	30.80	INV #7574091, PB LEGAL NOTICES 2/1/26 - 2/28/26	03/17/2026	03/19/2026	03
Total: BUDGET PLANNING BOARD O/E			405.80				
01-2010-21-1851-		- BUDGET ZONING BOARD S/W					
BANK PAYMENT;262233	93852	JOHN CONTE, JR. ESQ.	333.33	INV #146354, MARCH 2026 ZONING BOARD ATTORNEY	03/17/2026	03/19/2026	03
Total: BUDGET ZONING BOARD S/W			333.33				
01-2010-22-1962-		- BUDGET CONSTRUCTION CODE OFFICIAL O/E					
BANK PAYMENT;262562	93825	JERSEY MAIL SYSTEMS LLC	716.82	INV #2026-115, COLOR COPIES, MAY 2025 - FEB 2026	03/16/2026	03/19/2026	03
BANK PAYMENT;262463	93768	MICHAEL BONNER	11,000.00	INV #2025-1324, GOVPILOT MODIFIED ESSENTIALS PACKAGE SUBSCRIPTINS, YEA	03/03/2026	03/19/2026	03
BANK PAYMENT;262523	93800	NICHOLAS BORAGINE	130.00	REIMBURSEMENT FOR 1C BLDG INSP EXAM	03/05/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	80.12	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	233.48	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	23.30	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262516	93781	CINTAS CORPORATION NO.2	58.33	INV #9362090140, BH MEDICINE CABINET	03/04/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	206.25	INV #10714, FEB 2026 BUILDING INFO TECH CONSULTANT	03/04/2026	03/19/2026	03
BANK PAYMENT;262155	93795	SOARING CAR WASH OF	8.66	INV #151A, FEB 2026 BUILDING DEPT WASHES	03/04/2026	03/19/2026	03
Total: BUDGET CONSTRUCTION CODE OFFICIAL O/E			12,456.96				
01-2010-23-2102-		- BUDGET GROUP INSURANCE FOR EMPLOYEES					
BANK PAYMENT;262524	93803	JOHN BUONANNO	30.13	ADDITIONAL FEBRUARY 2026 PRESCRIPTION REIMBURSEMENT	03/09/2026	03/19/2026	03
Total: BUDGET GROUP INSURANCE FOR EMPLOYEES			30.13				
01-2010-23-2202-		- BUDGET OTHER INSURANCE					
BANK PAYMENT;262531	93805	PARAGON ASSET RECOVERY SERVICES, LLC	30,955.71	CLAIM #2920335330, IQ #IQ03866763, ACCIDENT DATE 9/10/2025	03/09/2026	03/19/2026	03
Total: BUDGET OTHER INSURANCE			30,955.71				
01-2010-25-2412-		- BUDGET POLICE					
BANK PAYMENT;262070	93757	GOOSETOWN COMMUNICATIONS	6,000.00	INV #181733, MARCH 206 AVTEC SCOUT CONSOLE RENTAL, AR #93544	03/02/2026	03/19/2026	03
BANK PAYMENT;262071	93758	GOOSETOWN COMMUNICATIONS	772.58	INV #181734, MARCH 2026 PD VIDEO RECORDER, 4 CAMERAS & INDOOD CAMERAS,	03/02/2026	03/19/2026	03
BANK PAYMENT;262562	93825	JERSEY MAIL SYSTEMS LLC	575.88	INV #2026-114, COLOR COPIES, MAY 2025 - FEB 2026	03/16/2026	03/19/2026	03
BANK PAYMENT;262454	93811	RAMSEY GRAPHICS & PRINTING, LL	710.00	INV #123PD307	03/11/2026	03/19/2026	03
BANK PAYMENT;262548	93812	RAMSEY GRAPHICS & PRINTING, LL	48.00	INV #123PD308, NOTARY STAMP FOR D. BULMER	03/11/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	1,650.00	INV #10714, FEB 2026 PD INFO TECH CONSULTANT	03/04/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	3,076.00	INV #10715 & #10716 FEB 2026 ADDITIONAL SERVICES	03/04/2026	03/19/2026	03
BANK PAYMENT;262082	93856	LEXIS NEXIS RISK SOLUTIONS	123.00	INV #11002782000, FEB 2026 CONTRACT FEES, 46 REAL TIME SEARCHES, ACCT	03/17/2026	03/19/2026	03
BANK PAYMENT;262522	93799	ALLEN J BLOODGOOD JR	225.00	INV #26-7454, 3/9/26, P DELUCA	03/05/2026	03/19/2026	03
BANK PAYMENT;262572	93871	LESS STRESS INSTRUCTIONAL SERV	675.00	INV #26-98187, 3/10/26 - HARTMANN/TRIZANO/CARRONE/DELUCA/SCALAVITINO/A	03/17/2026	03/19/2026	03
BANK PAYMENT;262495	93767	AT&T	645.00	INV #607389, TOWER AREA SEARCH REQUEST FEB 2026	03/03/2026	03/19/2026	03
BANK PAYMENT;262532	93802	INSTITUTE FOR FORENSIC	3,000.00	INV #30303, EVAL: FITNESS FOR DUTY, N HARALAMBAKIS	03/09/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	182.67	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	15.53	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262537	93807	CP RESTORATION INC.	725.00	INV #5093469, BIO REMEDIATION FOR PD	03/10/2026	03/19/2026	03
BANK PAYMENT;262155	93795	SOARING CAR WASH OF	467.64	INV #151C, FEB 2026 PD WASHES	03/04/2026	03/19/2026	03
Total: BUDGET POLICE			18,891.30				
01-2010-25-2601-		- BUDGET EMERGENCY MEDICAL SERVICES S/W					
BANK PAYMENT;262129	93861	PROCARE MEDICAL ASSOCIATES LLC	1,375.00	SECOND QUARTER 2026 AMBULANCE SERVICE MEDICAL DIRECTOR	03/17/2026	03/19/2026	03
Total: BUDGET EMERGENCY MEDICAL SERVICES S/W			1,375.00				
01-2010-25-2602-		- BUDGET EMERGENCY MEDICAL SERVICES O/E					
BANK PAYMENT;262080	93854	LEAF CAPITAL FUNDING LLC	75.00	INV #19928367, MARCH 2026 EMS COPY MACHINE LEASE, CONTRACT #100-707532	03/17/2026	03/19/2026	03
BANK PAYMENT;262074	93851	I.D.M.MEDICAL GAS CO.,	210.79	INV #J2090, D SIZE REFILLS & DEL 2/28/26, INV #W4198, 3/1-5/31/26	03/17/2026	03/19/2026	03
BANK PAYMENT;262568	93859	WAYNE AUTO SALES	2,456.85	INV # 298366, BRAKE REPAIR 2016 AMBULANCE	03/17/2026	03/19/2026	03
BANK PAYMENT;262044	93783	CLEAN DRINKING WATER	23.00	INV #332756, 2/9/26, EMS WATER DELIVERY, ACCT #32709	03/04/2026	03/19/2026	03
BANK PAYMENT;262055	93842	CORONIS HEALTH, LLC	4,465.91	INV #1521399, FEB 2026 AMBULANCE BILLING	03/17/2026	03/19/2026	03
Total: BUDGET EMERGENCY MEDICAL SERVICES O/E			7,231.55				
01-2010-25-2662-		- BUDGET FIRE PREVENTION O/E					
BANK PAYMENT;262520	93798	ACCESS INFORMATION MANAGEMENT	14.78	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/05/2026	03/19/2026	03
BANK PAYMENT;262516	93781	CINTAS CORPORATION NO.2	58.33	INV #9362090140, BH MEDICINE CABINET	03/04/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	206.25	INV #10714, FEB 2026 FIRE INFO TECH CONSULTANT	03/04/2026	03/19/2026	03
BANK PAYMENT;262521	93801	SHARP ELECTRONICS CORP.	259.35	INV #12060989, STORAGE / SERVICE PERIOD 3/1/26 - 3/31-26	03/09/2026	03/19/2026	03
BANK PAYMENT;262155	93795	SOARING CAR WASH OF	43.30	INV #151B, FEB 2026 FIRE DEPT WASHES	03/04/2026	03/19/2026	03

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill
BANK PAYMENT;262491	93769	TURN-OUT UNIFORM INC.	625.95	INV #280810/#280810-01, UNIFORM FOR FIRE INSPECTOR ANTHONY RIVERA	03/03/2026	03/19/2026	03
Total: BUDGET FIRE PREVENTION O/E			1,206.96				
01-2010-25-2672- - BUDGET FIRE O/E							
BANK PAYMENT;262289	93814	FIRE & SAFETY SERVICES LTD.	1,199.31	INV # SI26-0488, ENGINE 2 AUTO EJECT REPAIRS	03/12/2026	03/19/2026	03
Total: BUDGET FIRE O/E			1,199.31				
01-2010-26-2912- - BUDGET STREETS AND ROADS O/E							
BANK PAYMENT;262509	93755	HOME DEPOT	59.99	INV #3901905, LIGHTS & INV #8210892 CREDIT	03/02/2026	03/19/2026	03
BANK PAYMENT;262561	93841	LIONETTI ASSOCIATES LLC	442.00	INV #2098629-IN, OILY WATER DISPOSAL	03/17/2026	03/19/2026	03
BANK PAYMENT;262561	93841	LIONETTI ASSOCIATES LLC	1,400.00	INV #2098629-IN, TRUCK & OPERATOR	03/17/2026	03/19/2026	03
BANK PAYMENT;262561	93841	LIONETTI ASSOCIATES LLC	239.46	INV #2098629-IN, FUEL / INSURANCE	03/17/2026	03/19/2026	03
BANK PAYMENT;262035	93831	ANTICIMEX, INC.	1,200.00	INV #903722936, MARCH 2026, BOROUGH PEST CONTROL ACCT #1910867	03/17/2026	03/19/2026	03
BANK PAYMENT;262511	93763	SAFETY KLEEN SYSTEMS, INC	375.32	INV #99113960, ACCT #BO19252, 2/17/26 WASHER SERVICE & FUEL SURCHARGE	03/03/2026	03/19/2026	03
BANK PAYMENT;262032	93778	AGL WELDING CO INC	178.52	INV #10201465, 2/28/26 OXYGEN & ACETYLENE, #10198646, 1/31/26 ACETYLEN	03/04/2026	03/19/2026	03
BANK PAYMENT;262032	93829	AGL WELDING CO INC	136.84	INV #2280312, 3/10/26 OXYGEN & ACETYLENE	03/17/2026	03/19/2026	03
BANK PAYMENT;262033	93780	ATLANTIC SALT, INC.	5,208.78	INV #106942 JAN 2026 SALT PURCHASES	03/04/2026	03/19/2026	03
BANK PAYMENT;262068	93787	GARFIELD LUMBER & MILLWORKS IN	287.17	INV #5994310, 5994425, 5994567, 5994628, 5994752, 5994762, 2/17-2/24/2	03/04/2026	03/19/2026	03
BANK PAYMENT;262068	93850	GARFIELD LUMBER & MILLWORKS IN	292.75	INV #5995396, 5995466, 5996226, 3/5-3/16/26	03/17/2026	03/19/2026	03
BANK PAYMENT;262430	93762	NORTH JERSEY BOBCAT, INC	418.28	INV #P08864, PARTS FOR BOTH BOBCATS	03/03/2026	03/19/2026	03
BANK PAYMENT;262360	93794	SHERWIN WILLIAMS CO.	284.45	INV #31667211960326/18156196000326, 3/2&3/26	03/04/2026	03/19/2026	03
BANK PAYMENT;262519	93865	SHERWIN WILLIAMS CO.	165.60	INV #32541211960326, 3/5 PAINT ORDER	03/17/2026	03/19/2026	03
BANK PAYMENT;262338	93752	DOOR WORKS, INC	5,964.00	INV #31797, PARTS / REPAIR DOOR H	03/02/2026	03/19/2026	03
BANK PAYMENT;262338	93752	DOOR WORKS, INC	650.00	INV #31797, SCISSOR LIFT	03/02/2026	03/19/2026	03
BANK PAYMENT;262564	93874	GABRIELLI TRUCK SALES, LTD	66.27	INV #34624KP, RELAY	03/17/2026	03/19/2026	03
BANK PAYMENT;262518	93858	P & A AUTO PARTS, INC	1,032.41	INV #658-71832/71890/72076/72078/72154/72157/72158 3/11-3/12/26, ACCT	03/17/2026	03/19/2026	03
BANK PAYMENT;262155	93795	SOARING CAR WASH OF	8.66	INV #151C, FEB 2026 DPW WASHES	03/04/2026	03/19/2026	03
BANK PAYMENT;262227	93838	CINTAS CORPORATION NO.2	129.33	INV #5323549806, 3/13/26 DPW 2026 MEDICINE CABINET REFILL, CUST #10652	03/17/2026	03/19/2026	03
BANK PAYMENT;262292	93817	ECO LOGIC ENVIRONMENTAL, INC	3,310.00	INV #268168-2, OMNTEC SENSOR REPLACEMENT ON OIL TANK	03/12/2026	03/19/2026	03
BANK PAYMENT;262293	93817	ECO LOGIC ENVIRONMENTAL, INC	1,050.00	INV #268168, ANNUAL COMPLIANCE TESTING	03/12/2026	03/19/2026	03
BANK PAYMENT;262497	93776	GRAINGER, INC	80.68	INV #9824794433, EXHAUST FAN MOTOR	03/04/2026	03/19/2026	03
BANK PAYMENT;262549	93813	JMD ELECTRICAL CONTRACTING LLC	750.00	INV SVC CALL 3/6/26, LED SURFACE MOUNT LIGHT FIXTURES	03/11/2026	03/19/2026	03
BANK PAYMENT;262492	93818	JOHN A EARL INC.	265.80	INV #113446, FLAT URINAL SCREEN	03/12/2026	03/19/2026	03
BANK PAYMENT;262084	93771	M D PEST CONTROL LLC	120.00	INV #7073 & #7074 MARCH 2026 FOOD PANTRY & DPW PEST CONTROL	03/03/2026	03/19/2026	03
BANK PAYMENT;262090	93790	NCG PENNA CLEANING SERV LLC	2,994.76	INV #92-1634844, MARCH 2026 BH, EMS & SHOOTING RANGE JANITORIAL SERVICE	03/04/2026	03/19/2026	03
BANK PAYMENT;262150	93869	SUPERIOR DISTRIBUTORS INC.	136.89	INV #260490026/36/550020/67/60142/70220/640146/710149/20022 W/ \$649.11	03/17/2026	03/19/2026	03
BANK PAYMENT;262358	93819	WALLINGTON PLUMBING HEATING	300.44	INV #55151537.001, PARTS FOR THE WOMAN'S BATHROOM AT BH	03/12/2026	03/19/2026	03
BANK PAYMENT;262381	93753	WALLINGTON PLUMBING HEATING	38.12	INV #55247124.001, BRASSCT R15XCP 3/8IPS	03/02/2026	03/19/2026	03
BANK PAYMENT;262381	93753	WALLINGTON PLUMBING HEATING	6.12	INV #55247124.001, NO HUB COUPLING	03/02/2026	03/19/2026	03
BANK PAYMENT;262381	93753	WALLINGTON PLUMBING HEATING	2.40	INV #55247124.001, PVC DW 11/2 SPG X	03/02/2026	03/19/2026	03
BANK PAYMENT;262381	93753	WALLINGTON PLUMBING HEATING	24.91	INV #55247124.001, P-TRAP 17 GAUGE	03/02/2026	03/19/2026	03
BANK PAYMENT;262466	93819	WALLINGTON PLUMBING HEATING	13.90	INV #55254030.001, Pasco 58150T	03/12/2026	03/19/2026	03
BANK PAYMENT;262466	93819	WALLINGTON PLUMBING HEATING	6.80	INV #55254030.001, Pasco 1701 4-way Key	03/12/2026	03/19/2026	03
BANK PAYMENT;262533	93819	WALLINGTON PLUMBING HEATING	193.79	INV #55262562.001, Sink Mixing Faucet	03/12/2026	03/19/2026	03
BANK PAYMENT;262533	93819	WALLINGTON PLUMBING HEATING	38.97	INV #55262562.001, Swing Nozzle	03/12/2026	03/19/2026	03
BANK PAYMENT;262534	93819	WALLINGTON PLUMBING HEATING	24.48	INV #55262109.001, Delta 063000A Commercial Right Hand	03/12/2026	03/19/2026	03
BANK PAYMENT;262046	93785	COMPLETE SAW & GARDEN EQUIP.	426.60	INV #82609, ASPHALT, #82611, BULB	03/04/2026	03/19/2026	03
BANK PAYMENT;262046	93847	COMPLETE SAW & GARDEN EQUIP.	183.00	INV #82616, CAST OIL MIX	03/17/2026	03/19/2026	03
BANK PAYMENT;262512	93786	PROGRESSIVE BRICK CO	174.62	INV #493752, ASPHALT LUTE	03/04/2026	03/19/2026	03
BANK PAYMENT;262512	93786	PROGRESSIVE BRICK CO	25.90	INV #493752, BRICK HAMMER	03/04/2026	03/19/2026	03
BANK PAYMENT;262083	93839	CLEAN DRINKING WATER	24.00	INV #336191, 3/9/26 DPW WATER DELIVERY, ACCT #28972	03/17/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	206.25	INV #10714, FEB 2026 DPW INFO TECH CONSULTANT	03/04/2026	03/19/2026	03
BANK PAYMENT;262094	93775	ONE CALL CONCEPTS, INC.	285.00	INV #6025287, FEB 2026 150 REGULAR LOCATES, ACCT #12-EPB	03/03/2026	03/19/2026	03
BANK PAYMENT;262328	93766	EXTECH BUILDING MATERIALS, INC.	1,829.30	INV #10308420, calcium chloride pellets 50 lb. bags	03/03/2026	03/19/2026	03
BANK PAYMENT;262424	93796	STONE INDUSTRIES INC	693.36	INV #228791, ASPHALT 2/21/26	03/04/2026	03/19/2026	03
BANK PAYMENT;262424	93866	STONE INDUSTRIES INC	2,185.60	INV #229196, ASPHALT 3/2-3/6/26	03/17/2026	03/19/2026	03
Total: BUDGET STREETS AND ROADS O/E			33,931.52				
01-2010-26-3002- - BUDGET TRAFFIC LIGHTS							
BANK PAYMENT;262513	93772	PUBLIC SERVICE ELECTRIC & GAS	513.25	ACCT #13 013 082 18, FEB 2026	03/03/2026	03/19/2026	03
Total: BUDGET TRAFFIC LIGHTS			513.25				
01-2010-26-3062- - BUDGET RECYCLING CONTRACTUAL							
BANK PAYMENT;262065	93845	GAETA RECYCLING CO	75.00	INV #3968657, MARCH 2026 SHREDDING BOX, CUSTOMER #16392	03/17/2026	03/19/2026	03
BANK PAYMENT;262066	93848	GAETA RECYCLING CO	228.46	INV #3966304 MARCH 2026 EXTRA RECYCLING BINS AT RED, CUSTOMER #15595	03/17/2026	03/19/2026	03

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BANK PAYMENT;262067	93760	GAETA RECYCLING CO	46,816.66	INV #3963846, FEB 2026 CURBSIDE RECYCLING	03/03/2026	03/19/2026	03
BANK PAYMENT;262176	93863	RER SUPPLY LLC	6,058.42	INV #6777, FEB 2026 VEGETATIVE WASTE DISPOSAL, ACCT #300050	03/17/2026	03/19/2026	03
Total: BUDGET RECYCLING CONTRACTUAL			53,178.54				
01-2010-26-3072- - BUDGET SOLID WASTE							
BANK PAYMENT;262039	93835	CALI CARTING INC	105,381.36	INV #3847214, FEB 2026, 519.12 TONS,SOLID WASTE COLLECTION	03/17/2026	03/19/2026	03
Total: BUDGET SOLID WASTE			105,381.36				
01-2010-26-3152- - BUDGET VEHICLE MAINTENANCE							
BANK PAYMENT;262359	93779	AMERICAN HOSE & HYDRAULICS CO	119.48	INV #419800, FEB 2026 HOSEASSEMBLY	03/04/2026	03/19/2026	03
BANK PAYMENT;262576	93868	CLIFTON TIRE & AUTOMOTIVE	3,059.00	INV #1-114623, BRAKES / FILTER / ALIGN/ REPAIRS, TAHOE	03/17/2026	03/19/2026	03
BANK PAYMENT;262057	93765	CUSTOM BANDAG, INC.	933.40	INV #60247476, DURAVIS R500 HD	03/03/2026	03/19/2026	03
BANK PAYMENT;262121	93791	P & A AUTO PARTS, INC	1,497.34	INV #658-67598/68592/68975/69425/69760/69913/69918/70515, 2/11-3/3/26	03/04/2026	03/19/2026	03
BANK PAYMENT;262146	93793	ROBERT'S & SON, INC.	215.63	INV #5872120, #5873113, 2/20-3/2/26 REPAIRS	03/04/2026	03/19/2026	03
BANK PAYMENT;262164	93797	TETERBORD CHRYSLER	216.00	INV #5000540, ROTOR BREAKS	03/04/2026	03/19/2026	03
Total: BUDGET VEHICLE MAINTENANCE			6,040.85				
01-2010-27-3402- - BUDGET ANIMAL CONTROL / BC SHARED SERVICE							
BANK PAYMENT;262566	93833	BERGEN COUNTY DEPT OF HEALTH S	16,494.94	INV #55 3848, PUBLIC HEALTH OFFICER	03/17/2026	03/19/2026	03
BANK PAYMENT;262566	93833	BERGEN COUNTY DEPT OF HEALTH S	17,673.15	INV #55 3848, ANIMAL CONTROL SERVICES	03/17/2026	03/19/2026	03
BANK PAYMENT;262566	93833	BERGEN COUNTY DEPT OF HEALTH S	18,449.70	INV #55 3848, REG INVIROMENTAL HEALTH SPECIALIST	03/17/2026	03/19/2026	03
Total: BUDGET ANIMAL CONTROL / BC SHARED SERVICE			52,617.79				
01-2010-28-3712- - BUDGET RECREATION O/E							
BANK PAYMENT;262059	93843	DE LAGE LANDEN FINANCIAL	435.11	INV #596132696, MARCH 2026 REC COPY MACHING, CONTRACT #500-50717550	03/17/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	300.00	INV #17859, MARCH 2026 RENTAL #R1251, SITE S386, 500 MOLA BLVD	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	100.00	INV #17905, MARCH 2026 RENTAL #R1161, SITE: S 413, SPEIDEL AVE BASEBAL	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	100.00	INV #17853, MARCH 2026 RENTAL #R1162, SITE S393, ELIZABETH AVE ROSEMON	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	100.00	INV #17854, MARCH 2026 RENTAL #R1163, SITE S392, GARDEN DRIVE PARK	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	100.00	INV #17855, MARCH 2026 RENTAL #R1164, SITE S391, GALL AVE PARK	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	100.00	INV #17856, MARCH 2026 RENTAL #R1165, SITE S390, ELMWOOD DRIVE PARK	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	150.00	INV #17857, MARCH 2026 RENTAL #R1167, SITE S388, CHERRY HILL PARK	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	100.00	INV #17858, MARCH 2026 RENTAL #R1170, SITE S387, BIRCHWOOD DRIVE PARK	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	100.00	INV #17863, MARCH 2026 RENTAL #R1251, SITE S384, ENGLISH AVE PARK	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	100.00	INV #17864, MARCH 2026 RENTAL #R1258, SITE MOSQUITO JUNGLE FIELD 148 S	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	150.00	INV #17865, MARCH 2026 RENTAL #R1264, SITE S262, 350 RIVER DR	03/03/2026	03/19/2026	03
BANK PAYMENT;262077	93761	MAZZER PORTA POTTY & VAC SERVICES	100.00	INV #17869, MARCH 2026 RENTAL, #R1335, SITE PINE ST, BOROUGH FIELD	03/03/2026	03/19/2026	03
BANK PAYMENT;262040	93837	CINTAS CORPORATION NO.2	233.37	INV #4262673156, MARCH 2026 CLEANING SUPPLIES	03/17/2026	03/19/2026	03
BANK PAYMENT;262509	93755	HOME DEPOT	167.00	INV #7510598, PAINT	03/02/2026	03/19/2026	03
BANK PAYMENT;262076	93789	INTREP SOLUTIONS, LLC	206.25	INV #10714, FEB 2026 REC INFO TECH CONSULTANT	03/04/2026	03/19/2026	03
BANK PAYMENT;262071	93758	GOOSETOWN COMMUNICATIONS	592.64	INV #181734, MARCH 2026 PARK CAMERAS, AR #3544	03/02/2026	03/19/2026	03
BANK PAYMENT;262540	93808	ALL AMATEUR OFFICIALS LLC	472.00	INV: February Basketball - 3/4 Division - 8 games - 1 official	03/10/2026	03/19/2026	03
BANK PAYMENT;262540	93808	ALL AMATEUR OFFICIALS LLC	1,392.00	INV: February Basketball 5/6 Division - 24 officials	03/10/2026	03/19/2026	03
BANK PAYMENT;262540	93808	ALL AMATEUR OFFICIALS LLC	960.00	INV: February Basketball 7/8 Division - 16 officials	03/10/2026	03/19/2026	03
BANK PAYMENT;262540	93808	ALL AMATEUR OFFICIALS LLC	640.00	INV: February Basketball Travel - 10 officials	03/10/2026	03/19/2026	03
BANK PAYMENT;262565	93826	JERSEY CREW SOCCER CLUB.LLC	385.00	INV: Team Registration - EP Crew Gators - b2016: 2026 Spring Warmup at	03/17/2026	03/19/2026	03
BANK PAYMENT;262565	93826	JERSEY CREW SOCCER CLUB.LLC	385.00	Team Registration - EP Crew Falcons - b2017: 2026 Spring Warmup at Mon	03/17/2026	03/19/2026	03
BANK PAYMENT;262565	93826	JERSEY CREW SOCCER CLUB.LLC	425.00	Team Registration - EP Crew Vipers - b2012: 2026 Spring Warmup at Mont	03/17/2026	03/19/2026	03
BANK PAYMENT;262565	93826	JERSEY CREW SOCCER CLUB.LLC	385.00	Team Registration - EP Crew Lizards - b2015: 2026 Spring Warmup at Mon	03/17/2026	03/19/2026	03
BANK PAYMENT;262565	93826	JERSEY CREW SOCCER CLUB.LLC	385.00	Team Registration - EP Crew Wolfpack - b2014: 2026 Spring Warmup at Mo	03/17/2026	03/19/2026	03
BANK PAYMENT;262565	93826	JERSEY CREW SOCCER CLUB.LLC	425.00	Team Registration - EP Crew Eagles - b2011: 2026 Spring Warmup at Mont	03/17/2026	03/19/2026	03
BANK PAYMENT;262565	93826	JERSEY CREW SOCCER CLUB.LLC	375.00	Team Registration - EP Crew 2010: 2026 Spring Warmup at Montville u13-	03/17/2026	03/19/2026	03
Total: BUDGET RECREATION O/E			9,363.37				
01-2010-28-3722- - BUDGET SENIOR CITIZENS OTHER EXPENSE							
BANK PAYMENT;262042	93784	CLEAN DRINKING WATER	18.00	INV #333910 2/16/26, SENIOR CENTER WATER DELIVERY, ACCT #28973	03/04/2026	03/19/2026	03
BANK PAYMENT;262042	93839	CLEAN DRINKING WATER	18.00	INV #332066 2/2/26, SENIOR CENTER WATER DELIVERY, ACCT #28973	03/17/2026	03/19/2026	03

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Total: BUDGET SENIOR CITIZENS OTHER EXPENSE			36.00				
01-2010-28-3752-		- BUDGET MAINTENANCE OF PARKS					
BANK PAYMENT;262547	93824	PIONEER REVERE	440.30		03/16/2026	03/19/2026	03
BANK PAYMENT;262547	93824	PIONEER REVERE	57.87		03/16/2026	03/19/2026	03
Total: BUDGET MAINTENANCE OF PARKS			498.17				
01-2010-30-4202-		- BUDGET CELEBRATION OF PUBLIC EVENTS					
BANK PAYMENT;262426	93821	PARKWAY LANES, LLC	1,300.00	BOWLING FOR POLICE, 100 PEOPLE, 2/21/26	03/16/2026	03/19/2026	03
BANK PAYMENT;262426	93822	PARKWAY LANES, LLC	1,440.00	BOWLING FOR POLICE, 18 LANES, 2/26/26	03/16/2026	03/19/2026	03
BANK PAYMENT;262557	93823	SMK CLIFTON PANCAKE HOUSE, INC.	65.00	INV #967395, SR BREAKFAST / BUCKET BATTER	03/16/2026	03/19/2026	03
BANK PAYMENT;262557	93823	SMK CLIFTON PANCAKE HOUSE, INC.	75.00	INV #967395, SR BREAKFAST / BUCKET BATTER	03/16/2026	03/19/2026	03
BANK PAYMENT;262557	93823	SMK CLIFTON PANCAKE HOUSE, INC.	35.00	INV #967395, SR BREAKFAST / CASE BUTTER CHIPS	03/16/2026	03/19/2026	03
BANK PAYMENT;262578	93875	UNIQUE R US	3,094.00	INV #9165, 20TH ANNIVERSARY SHIRTS	03/17/2026	03/19/2026	03
Total: BUDGET CELEBRATION OF PUBLIC EVENTS			6,009.00				
01-2010-31-4302-		- BUDGET ELECTRICITY, GAS & OIL					
BANK PAYMENT;262513	93772	PUBLIC SERVICE ELECTRIC & GAS	27,145.77	ACCT #13 013 082 18, FEB 2026	03/03/2026	03/19/2026	03
Total: BUDGET ELECTRICITY, GAS & OIL			27,145.77				
01-2010-31-4352-		- BUDGET STREET AREA LIGHTING					
BANK PAYMENT;262513	93772	PUBLIC SERVICE ELECTRIC & GAS	26,012.76	ACCT #13 013 082 18, FEB 2026	03/03/2026	03/19/2026	03
BANK PAYMENT;262513	93772	PUBLIC SERVICE ELECTRIC & GAS	5,465.30	ACCT #13 013 082 18, FEB 2026	03/03/2026	03/19/2026	03
BANK PAYMENT;262513	93772	PUBLIC SERVICE ELECTRIC & GAS	24.30	ACCT #13 013 082 18, BALANCE	03/03/2026	03/19/2026	03
BANK PAYMENT;262552	93820	PUBLIC SERVICE ELECTRIC & GAS	110.70	ACCT #74 346 511 05, HILLMAN DR, 2/4/26 - 3/5/26	03/12/2026	03/19/2026	03
BANK PAYMENT;262552	93820	PUBLIC SERVICE ELECTRIC & GAS	123.81	ACCT #74 346 526 08, GALL AVE, 2/4/26 - 3/5/26	03/12/2026	03/19/2026	03
BANK PAYMENT;262552	93820	PUBLIC SERVICE ELECTRIC & GAS	123.81	ACCT #74 346 560 00, CADMUS AVE, 2/4/26 - 3/5/26	03/12/2026	03/19/2026	03
Total: BUDGET STREET AREA LIGHTING			31,860.68				
01-2010-31-4402-		- BUDGET TELEPHONE					
BANK PAYMENT;262052	93832	AVAYA LLC	59.40	INV #2735050354-2222061508, FEB 2026 DAAS J159 IP PHONE Adj LP, ACCT #	03/17/2026	03/19/2026	03
BANK PAYMENT;262053	93832	AVAYA LLC	199.80	INV #2735048093-2222060158, FEB 2026 ACCY #102321218 S/W SUBSCRIPTION,	03/17/2026	03/19/2026	03
BANK PAYMENT;262145	93864	RINGCENTRAL	1,612.25	INV #CD_001382096, 3/14-4/13/26 SUBSCRIPT SERV FOR AVAYA CLOUD CUST ID	03/17/2026	03/19/2026	03
BANK PAYMENT;262171	93872	VERIZON	289.00	2/27-3/26/26 STATIC ID & SERVER, ACCT #157-172-114-0001-75	03/17/2026	03/19/2026	03
BANK PAYMENT;262172	93764	VERIZON	1,127.17	INV #601000086012, FEB 2026 VEHICLE TRACKING, ACCT #1000001630	03/03/2026	03/19/2026	03
BANK PAYMENT;262173	93873	VERIZON LONG DISTANCE	203.64	3/7-4/6/26 LONG DISTANCE ACCT #650091933000129	03/17/2026	03/19/2026	03
Total: BUDGET TELEPHONE			3,491.26				
01-2010-31-4602-		- BUDGET GASOLINE					
BANK PAYMENT;262141	93792	RACHLES/MICHELE'S MOTOR OIL IN	340.00	INV #107031, 2/20/26, GAS ACCT #11553	03/04/2026	03/19/2026	03
BANK PAYMENT;262141	93862	RACHLES/MICHELE'S MOTOR OIL IN	10,507.79	INV #449377, 2/10, #449947, 2/18/26 GAS ACCT #11553	03/17/2026	03/19/2026	03
Total: BUDGET GASOLINE			10,847.79				
01-2010-32-4653-		- RECYCLING TAX RECYCLING TAX					
BANK PAYMENT;262075	93770	I.W.S. TRANSFER SYSTEMS OF NJ-	663.12	INV #12143608, FEB 2026 RECYCLING DISPOSAL TAX, CUST #634419	03/03/2026	03/19/2026	03
Total: RECYCLING TAX RECYCLING TAX			663.12				
01-2010-33-4662-		- COALITION ON AFFORDABLE HOUSIN COALITION ON AFFORDABLE HOUSIN					
BANK PAYMENT;262462	93836	CGP&H, LLC	400.00	INV #56305, FEB 2026 HOUSING REHABILITTION	03/17/2026	03/19/2026	03
Total: COALITION ON AFFORDABLE HOUSIN COALITION ON AFFORDABLE HOUSIN			400.00				
01-2010-43-4912-		- BUDGET MUNICIPAL COURT O/E					
BANK PAYMENT;262079	93853	LANGUAGE LINK	72.81	INV #324799, FEB 2026 DIAL UP TRANSLATING SERVICE, CLIENT #27759	03/17/2026	03/19/2026	03
BANK PAYMENT;262508	93815	BURLINGTON COUNTY MUNICIPAL	350.00	24TH ANNUAL SPRING CONF FOR D ZAFONTE	03/12/2026	03/19/2026	03
BANK PAYMENT;262510	93816	THE GRAND HOTEL	765.00	BURLINGTON CTY SPRING CONF HOTEL FOR D ZAFONTE	03/12/2026	03/19/2026	03
BANK PAYMENT;262516	93781	CINTAS CORPORATION NO.2	58.33	INV #9362090140, BH MEDICINE CABINET	03/04/2026	03/19/2026	03
BANK PAYMENT;262043	93782	CLEAN DRINKING WATER	26.00	INV #333912, 2/16/26 COURT WATER DELIVERS, ACCT #32774	03/04/2026	03/19/2026	03
BANK PAYMENT;262500	93756	KEVIN M. CUNEO	200.00	COURT COVERAGE, 2/17/26	03/02/2026	03/19/2026	03
Total: BUDGET MUNICIPAL COURT O/E			1,472.14				
01-2010-44-9013-		- BUDGET PURCHASE POLICE VEHICLES					
BANK PAYMENT;262062	93844	ENTERPRISE FM TRUST	36,451.71	INV #472530A-030426, MARCH 2026 AGREEMENT FOR VEHICLES	03/17/2026	03/19/2026	03
Total: BUDGET PURCHASE POLICE VEHICLES			36,451.71				
01-2030-20-1313-		- APPROPRIATION RESERVES PAYROLL SERVICE					
BANK PAYMENT;250111	93754	ACTION DATA SERVICES	2,211.40	INV #95640, QUARTER 4 202525, ACCT #0557	03/02/2026	03/19/2026	03
BANK PAYMENT;250111	93828	ACTION DATA SERVICES	4,653.00	INV #96020, YEAR END 2025, ACCT #0557	03/17/2026	03/19/2026	03
Total: APPROPRIATION RESERVES PAYROLL SERVICE			6,864.40				
01-2030-20-1352-		- APPROPRIATION RESERVES ANNUAL AUDIT					

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BANK PAYMENT;250129	93855	LERCH, VINCI & HIGGINS, LLP	1,975.00	INV #43335, ANNUAL DEBT STATEMENT 2025, #43336, SUPP DEBT STATEMENT	03/17/2026	03/19/2026	03
Total: APPROPRIATION RESERVES ANNUAL AUDIT			1,975.00				
01-2030-46-8761-		- BUDGET DEFERRED CHARGES REVAL					
BANK PAYMENT;251256	93759	APPRAISAL SYSTEMS, INC.	53,886.50	INV FOR STATUS OF REVAL VOUCHERS #9 - FINAL	03/03/2026	03/19/2026	03
Total: BUDGET DEFERRED CHARGES REVAL			53,886.50				
01-2050-55-6510-		- TAX REFUNDS TAX REFUNDS					
BANK PAYMENT;262474	93718	CHRISTOPHER MITCHEL	3,330.79	TAX EXEPMT VET, 1ST QUARTER 2026, B 401 L 14 14 ACKERMAN	02/24/2026	03/19/2026	02
BANK PAYMENT;262536	93806	DAVID KWON	6,061.28	REFUND FOR OVER PAYMENT OF TAXES, 3RD & 4TH QUARTER 2025, B1101 / L11	03/10/2026	03/19/2026	03
BANK PAYMENT;262475	93719	MARIO VIOLANTE	2,875.40	OVERPAYMENT FOR 1ST QUARTER 2026 BLOCK 208 LOT 10 22 GREENWOOD	02/24/2026	03/19/2026	02
Total: TAX REFUNDS TAX REFUNDS			12,267.47				
01-9000-41-7011-		- AR GRANT ALCOHOL & REHAB FND					
BANK PAYMENT;262541	93809	MARIA RIVERA SOL	260.00	DWI SPECIAL SESSION PLUS TRAVEL TIME - 3/6/26 SPANISH CASES	03/10/2026	03/19/2026	03
Total: AR GRANT ALCOHOL & REHAB FND			260.00				
Fund Total: 01			583,140.32				

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03-2010-05-8530-		- RECREATION TRUST FUND RECREATION TRUST					
BANK PAYMENT;262535	21630	TRI-STATE FOLDING PARTITIONS, INC.	97,275.00	INV #11367, BLEACHER INSTALLATION FOR REC CENTER	03/09/2026	03/19/2026	03
BANK PAYMENT;262553	21632	FALLS GROUP, LLC	1,493.00	INV: 141778 - Elmwood Park Summer Camp Event Date: 7/27/2026 - Deposit	03/16/2026	03/19/2026	03
BANK PAYMENT;262504	21629	MINISTRY BRANDS PARENT, LLC	40.50	INV: 1365978 - Additional Fees	03/02/2026	03/19/2026	03
BANK PAYMENT;262498	21628	ITA SPORTS, LLC	75.00	INV: D1559-B01-EPCSC - Select V.22 Jinga Futsal Ball 4	03/02/2026	03/19/2026	02
BANK PAYMENT;262504	21629	MINISTRY BRANDS PARENT, LLC	85.00	INV: 1365978 - 1 County Auto	03/02/2026	03/19/2026	03
BANK PAYMENT;262556	21631	EAST COAST DESIGNS UNLIMITED, LLC	15.00	INV # 19507, XXL Sizes	03/16/2026	03/19/2026	03
BANK PAYMENT;262556	21631	EAST COAST DESIGNS UNLIMITED, LLC	960.00	INV # 19507, #JST65 - Black/Black Jacket w/ embroidered logo in white	03/16/2026	03/19/2026	03
BANK PAYMENT;262556	21631	EAST COAST DESIGNS UNLIMITED, LLC	12.00	INV # 19507, 3XL Sizes - Upcharge	03/16/2026	03/19/2026	03
BANK PAYMENT;262556	21631	EAST COAST DESIGNS UNLIMITED, LLC	92.50	INV # 19507, #PC78H - Black Hoodie w/EP Rec Basketball Logo center che	03/16/2026	03/19/2026	03
BANK PAYMENT;262556	21631	EAST COAST DESIGNS UNLIMITED, LLC	10.50	INV # 19507, XXL Upcharge	03/16/2026	03/19/2026	03
BANK PAYMENT;262555	21633	ELMWOOD PARK POLICE DEPT.	425.00	INV: 2026-100 - Recreation District Wrestling	03/16/2026	03/19/2026	03
Total: RECREATION TRUST FUND RECREATION TRUST			100,483.50				
Fund Total: 03			100,483.50				

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04-2022-55-0003-		- ORDINANCE 22-16A(i-ii) 2022 MU 2022 MULTI DPW PURCHASES					
BANK PAYMENT;262273	7585	HENRY TRUMAN REALTY GROUP, LLC	2,925.00	INV #2522-2, ORD 22-16C CONDUCT GW SAMPLING OF MW-3	03/16/2026	03/19/2026	03
BANK PAYMENT;262273	7585	HENRY TRUMAN REALTY GROUP, LLC	750.00	INV #1501-7, TASK 1F, PRODUCT GAUGING & RECOVERY	03/16/2026	03/19/2026	03
BANK PAYMENT;262273	7585	HENRY TRUMAN REALTY GROUP, LLC	1,795.00	INV #1501-7, CONDUCT EFR EVENT	03/16/2026	03/19/2026	03
Total:		ORDINANCE 22-16A(i-ii) 2022 MU 2022 MULTI DPW PURCHASES	5,470.00				
04-2023-55-0006-		- ORDINANCE 23-29 ELMWOOD DRIVE PARK					
BANK PAYMENT;241881	7580	RICHARD A ALAIMO ASSOCIATES	747.50	INV #232214, PROJ #0074-001, ORD 23-29 ELM DR PARK 1/31/26	03/03/2026	03/19/2026	03
Total:		ORDINANCE 23-29 ELMWOOD DRIVE PARK	747.50				
04-2023-55-0008-		- ORDINANCE 23-38 14TH AVE; EAST 53RD - 16TH					
BANK PAYMENT;241480	7580	RICHARD A ALAIMO ASSOCIATES	460.00	INV #232212, ORD 23-38 2023 CDBG RD PROGRAM, 1/31/26	03/03/2026	03/19/2026	03
Total:		ORDINANCE 23-38 14TH AVE; EAST 53RD - 16TH	460.00				
04-2024-55-0001-		- ORDINANCE 24-15 2024 ROAD RESURFACING PROGRAM					
BANK PAYMENT;241902	7583	RICHARD A ALAIMO ASSOCIATES	115.00	INV #232213, ORD 24-15 2024 RD PROG, PROJ #0073-001, 1/31/26	03/03/2026	03/19/2026	03
BANK PAYMENT;251971	7584	RICHARD A ALAIMO ASSOCIATES	805.00	INV #232217, ORD #24-15, PROJ #0079-001, DOREMUS PL, 1/31/26	03/03/2026	03/19/2026	03
Total:		ORDINANCE 24-15 2024 ROAD RESURFACING PROGRAM	920.00				
04-2024-55-0002-		- ORDINANCE 24-16 BOROUGH PARK PAVILION / AMPHITHEATER					
BANK PAYMENT;250823	7581	RICHARD A ALAIMO ASSOCIATES	2,400.00	INV #232215, PROJ#0075-000, ORD 24-16 BORO PARK PHASE 2, 1/31/26	03/03/2026	03/19/2026	03
Total:		ORDINANCE 24-16 BOROUGH PARK PAVILION / AMPHITHEATER	2,400.00				
04-2025-55-0001-		- ORDINANCE 25-05 STREETSCAPE PHASE 2					
BANK PAYMENT;251831	7582	RICHARD A ALAIMO ASSOCIATES	2,070.00	INV #232216, PROJ #0078-000, MOLA BLVD, 1/31/2026	03/03/2026	03/19/2026	03
Total:		ORDINANCE 25-05 STREETSCAPE PHASE 2	2,070.00				
Fund Total: 04			12,067.50				

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05-2010-55-5012-	- BUDGET O/E WATER						
BANK PAYMENT;262517	1956	TREASURER-STATE OF NEW JERSEY	1,090.00	INV #251631730, NJEMS #295779000, MINOR SOURCE - AIR, MARTHA AVE PUMP	03/04/2026	03/19/2026	03
BANK PAYMENT;262517	1956	TREASURER-STATE OF NEW JERSEY	1,090.00	INV #251631740, NJEMS #295779300, MINOR SOURCE - AIR, PUMP STATION #6	03/04/2026	03/19/2026	03
BANK PAYMENT;262517	1956	TREASURER-STATE OF NEW JERSEY	1,090.00	INV #251631750, NJEMS #295779500, MINOR SOURCE - AIR, GILBERT AVE PUMP	03/04/2026	03/19/2026	03
Payment Memo;262517	1956	TREASURER-STATE OF NEW JERSEY	-1,090.00	INV #251631730, NJEMS #295779000, MINOR SOURCE - AIR, MARTHA AVE PUMP	03/04/2026	03/19/2026	03
Payment Memo;262517	1956	TREASURER-STATE OF NEW JERSEY	-1,090.00	INV #251631740, NJEMS #295779300, MINOR SOURCE - AIR, PUMP STATION #6	03/04/2026	03/19/2026	03
Payment Memo;262517	1956	TREASURER-STATE OF NEW JERSEY	-1,090.00	INV #251631750, NJEMS #295779500, MINOR SOURCE - AIR, GILBERT AVE PUMP	03/04/2026	03/19/2026	03
BANK PAYMENT;262517	1957	TREASURER-STATE OF NEW JERSEY	1,090.00	INV #251631730, NJEMS #295779000, MINOR SOURCE - AIR, MARTHA AVE PUMP	03/04/2026	03/19/2026	03
BANK PAYMENT;262517	1957	TREASURER-STATE OF NEW JERSEY	1,090.00	INV #251631740, NJEMS #295779300, MINOR SOURCE - AIR, PUMP STATION #6	03/04/2026	03/19/2026	03
BANK PAYMENT;262517	1957	TREASURER-STATE OF NEW JERSEY	1,090.00	INV #251631750, NJEMS #295779500, MINOR SOURCE - AIR, GILBERT AVE PUMP	03/04/2026	03/19/2026	03
BANK PAYMENT;262571	1964	CAMPBELL FOUNDRY COMPANY	27.00	INV #1136648 COVER SANITARY SEWER & RMA #1136057 CREDIT	03/17/2026	03/19/2026	03
BANK PAYMENT;262317	1953	CORE & MAIN LP	1,719.90	INV #561696, REP CLIPS	03/02/2026	03/19/2026	03
BANK PAYMENT;262317	1953	CORE & MAIN LP	3,071.74	INV #561696, TAPT CLIPS	03/02/2026	03/19/2026	03
BANK PAYMENT;262317	1953	CORE & MAIN LP	2,154.60	INV #Y465793, REP CLIPS	03/02/2026	03/19/2026	03
BANK PAYMENT;262507	1960	CORE & MAIN LP	4,157.00	INV #Y620797, 10 INCH LIVE FOR WILLOW STREET	03/16/2026	03/19/2026	03
BANK PAYMENT;262091	1958	NORTHWEST BERGEN COUNTY UTILITIES AUTHORITY	883.25	INV FOR 1/17/26 SEWER/JET CLEANING 344 GILBERT	03/10/2026	03/19/2026	03
BANK PAYMENT;262041	1954	CLEAN DRINKING WATER	66.00	INV #333909, 2/16 #335393, 3/2/26 BH DELIVERY, ACCT #28971	03/04/2026	03/19/2026	03
BANK PAYMENT;262041	1961	CLEAN DRINKING WATER	33.00	INV #337323, 3/16 BH DELIVERY, ACCT #28971	03/17/2026	03/19/2026	03
BANK PAYMENT;262058	1955	DE BLOCK ENVIRONMENTAL SERVICE	2,600.00	INV #14275, FEB 2026 LICENCED WATER OPERATOR	03/04/2026	03/19/2026	03
BANK PAYMENT;262058	1955	DE BLOCK ENVIRONMENTAL SERVICE	2,000.00	INV #14276, FEB 2026 LICENCED SEWER OPERATOR AS PER R-26-26	03/04/2026	03/19/2026	03
BANK PAYMENT;262124	1962	PASSAIC VALLEY WATER COMM	12,892.00	INV #20347, MARCH 2026 MONTHLY BILLING, CUST #13/312	03/17/2026	03/19/2026	03
BANK PAYMENT;262125	1963	PASSAIC VALLEY WATER COMM	266,180.13	INV #20353, FEB 2026 WHOLESALE WATER CHARGE, 71.21 MIL GAL	03/17/2026	03/19/2026	03
Total: BUDGET O/E WATER			299,054.62				
Fund Total: 05			299,054.62				

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06-2018-01-0001-		- IMPROV ORD 18-15 WATER EMEGENCY					
BANK PAYMENT;262435	10052	CORE & MAIN LP	3,639.96	INV #Y557141, MECHANICAL JOINT ENDS FOR VALVE	03/02/2026	03/19/2026	03
BANK PAYMENT;262435	10052	CORE & MAIN LP	443.76	INV #Y557141, MECHANICAL JOINT WEDGE RESTRAINTS FOR VALVE	03/02/2026	03/19/2026	03
BANK PAYMENT;262435	10052	CORE & MAIN LP	750.15	INV #Y557119, POWER SEALS FOR VALVES	03/02/2026	03/19/2026	03
BANK PAYMENT;262435	10052	CORE & MAIN LP	1,879.32	INV #Y557119, COUPLING FOR VALVE	03/02/2026	03/19/2026	03
Total: IMPROV ORD 18-15 WATER EMEGENCY			6,713.19				
Fund Total: 06			6,713.19				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill
08-9000-42-7300-		- DOG LICENSE BUDGET DOG LICENSE					
BANK PAYMENT;262538	2084	NJ DEPARTMENT OF HEALTH AND SENIOR SERVICES	12.00	FEB 2026, ANIMAL POPULATION CONTROL FUND	03/10/2026	03/19/2026	03
BANK PAYMENT;262538	2084	NJ DEPARTMENT OF HEALTH AND SENIOR SERVICES	11.20	FEB 2026, PILOT CLINIC FUND	03/10/2026	03/19/2026	03
BANK PAYMENT;262538	2084	NJ DEPARTMENT OF HEALTH AND SENIOR SERVICES	56.00	FEB 2026, DOG REGISTRATION	03/10/2026	03/19/2026	03
Total: DOG LICENSE BUDGET DOG LICENSE			79.20				
Fund Total: 08			79.20				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill
15-2000-00-3225-		- ESCROW ACCOUNT B1808 L7&9 401-407 RT 46 W					
BANK PAYMENT;262527	22	RICHARD A ALAIMO ASSOCIATES	230.00	INV #232219, PROJ #A0483-0026-000, 407 RT46W, B1808/L7&9, 1/31/26	03/09/2026	03/19/2026	03
Total: ESCROW ACCOUNT B1808 L7&9 401-407 RT 46 W			230.00				
15-2000-24-3675-		- ESCROW B 1801, L 14.02, 85-87 ECHO PL, JORGE BRANCO					
BANK PAYMENT;262526	23	RICHARD A ALAIMO ASSOCIATES	173.58	INV #232218, PROJ #A0481-0072-000, 85-87 ECHO, B1801/L14.02	03/09/2026	03/19/2026	03
Total: ESCROW B 1801, L 14.02, 85-87 ECHO PL, JORGE BRANCO			173.58				
15-2000-24-3730-		- ESCROW BLOCK 1104 LOT 29, 355 EAST 54TH ST, RODRIGO AGURTO					
BANK PAYMENT;262542	24	BORO OF ELMWOOD PARK CURRENT	150.00	INCORRECTLY DEPOSITED INTO ESCROW, SHOULD BE CURRENT	03/10/2026	03/19/2026	03
Total: ESCROW BLOCK 1104 LOT 29, 355 EAST 54TH ST, RODRIGO AGURTO			150.00				
15-2000-25-4045-		- ESCROW B1805/L4, 296 RT 46 EAST, DAS STRATEGIES					
BANK PAYMENT;262551	29	HARBOR CONSULTANTS, INC.	778.00	INV #06960, B1805/L4, 296 RT 46, 3/31/25	03/12/2026	03/19/2026	03
BANK PAYMENT;262551	29	HARBOR CONSULTANTS, INC.	700.00	INV #07653, B1805/L4, 296 RT 46, 9/12/25	03/12/2026	03/19/2026	03
BANK PAYMENT;262550	28	RICHARD A ALAIMO ASSOCIATES	1,420.00	INV #232220, PROJ: A0483-0027-000, B1805/L4, 296 RT 46, 1/31/26	03/12/2026	03/19/2026	03
Total: ESCROW B1805/L4, 296 RT 46 EAST, DAS STRATEGIES			2,898.00				
15-2000-25-4060-		- ESCROW B902/L4, 41 SLATER DR, REDEVELOPMENT PLAN					
BANK PAYMENT;262530	19	HARBOR CONSULTANTS, INC.	175.00	INV #07591, 41 SLATER DR, B902/L4, 1/31/25	03/09/2026	03/19/2026	03
Total: ESCROW B902/L4, 41 SLATER DR, REDEVELOPMENT PLAN			175.00				
15-2000-25-4140-		- ESCROW BLOCK 124 LOT 2, 81A BROADWAY, HAN					
BANK PAYMENT;262528	20	HARBOR CONSULTANTS, INC.	700.00	INV #07592, A-25-009, 81A BROADWAY, B124/L2	03/09/2026	03/19/2026	03
Total: ESCROW BLOCK 124 LOT 2, 81A BROADWAY, HAN			700.00				
15-2000-25-4150-		- ESCROW - PB B1201/L2.03 &2.04, 301 RIVERFRONT, RIVERWALK III & IV, SILLER					
BANK PAYMENT;262545	27	HARBOR CONSULTANTS, INC.	525.00	INV #07805, B1201/L2.02, 300 RIVERFRONT BLVD, 9/30/25	03/10/2026	03/19/2026	03
Total: ESCROW - PB B1201/L2.03 &2.04, 301 RIVERFRONT, RIVERWALK III & IV, SILLER			525.00				
15-2000-25-4155-		- ESCROW - ZB B1013/L15, 21 CHURCH ST, CHURCHSPACE					
BANK PAYMENT;262543	25	HARBOR CONSULTANTS, INC.	350.00	INV #07654, B1013/L15, 21 CHURCH, 8/31/25	03/10/2026	03/19/2026	03
BANK PAYMENT;262543	25	HARBOR CONSULTANTS, INC.	200.00	INV #07807, B1013/L15, 21 CHURCH, 9/30/25	03/10/2026	03/19/2026	03
Total: ESCROW - ZB B1013/L15, 21 CHURCH ST, CHURCHSPACE			550.00				
15-2000-25-4205-		- ESCROW 389 EAST 54th ST, B1104/L21.01, IMA PROPERTIES					
BANK PAYMENT;262544	26	HARBOR CONSULTANTS, INC.	1,500.00	INV #08370, B1104/L21.01, 389 E 54th ST, 1/31/26	03/10/2026	03/19/2026	03
Total: ESCROW 389 EAST 54th ST, B1104/L21.01, IMA PROPERTIES			1,500.00				
15-2000-25-4210-		- ESCROW 38 MARKET ST, B902/L2&10, AMAZON.COM SERVICE LLC					
BANK PAYMENT;262529	21	HARBOR CONSULTANTS, INC.	2,000.00	INV #08296, 38 MARKET ST, B902/L2, 12/31/25	03/09/2026	03/19/2026	03
Total: ESCROW 38 MARKET ST, B902/L2&10, AMAZON.COM SERVICE LLC			2,000.00				
Fund Total: 15			8,901.58				

Purchase Order	Chk Num	Vendor	Amount	Invoice	Doc Date	Paid Date	Bill
18-9000-49-7300-		- COAH TRUST FUND COAH TRUST FUND					
BANK PAYMENT;262493	4006	BRACH EICHLER LLC	8,345.81	INV #1169927, DEC 2025 FAIR HOUSING WORK	03/03/2026	03/19/2026	03
Total: CASH CASH			8,345.81				
Fund Total: 18			8,345.81				

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-115-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

2026 TEMPORARY EMERGENCY BUDGET APPROPRIATIONS

WHEREAS, N.J.S.A. 40A:4-19 provides that where contracts, commitments or payments are to be made prior to the adoption of the 2026 Budget, temporary appropriations should be made for the purposes and amounts required in the manner and time provided and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council, Borough of Elmwood Park, that the following temporary appropriations be approved as the temporary budget, which are effective January 1, 2026, be made and certified copy of this resolution be transmitted to the Borough Chief Financial Officer along with the Borough Administrator and Borough Finance Department.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

	Administration and Executive (Ck	
01-2010-20-1201-011	Salary and Wages	\$63,000.00
01-2010-20-1212-	Other Expenses	\$19,000.00
01-2010-20-1224-103	Grant consultant	\$20,000.00
01-2010-20-1223-103	Codification	
	Mayor and Council	
01-2010-20-1101-011	Salary and Wages	\$24,000.00
	Other Expenses	
	Financial Administration	
01-2010-20-1301-011	Salary and Wages	\$80,000.00
01-2010-20-1312	Other Expenses	\$18,000.00
01-2010-20-1313-103	ADS Payroll	\$20,000.00
01-2010-20-1352-028	Annual Audit	\$20,000.00
	Revenue Administration	
01-2010-20-1451-011	Salary and Wages	\$30,000.00
01-2010-20-1462	Other Expenses	\$9,000.00
01-2010-20-1472-022	Postage	\$8,000.00
	Assessment of Taxes	
01-2010-20-1501-011	Salary and Wages	\$30,000.00
01-2010-20-1512-	Other Expenses	\$7,000.00
	Legal Services	
01-2010-20-1551-011	Salary and Wages	\$33,000.00
01-2010-20-1552-027	Other Expenses	\$33,000.00
	Other Expenses Tax Appeal	
	Engineering Services and Cost	
01-2010-20-1652-028	Salaries and Wages	
	Other Expenses	\$23,000.00
	Municipal Land Use Law NJSA 4	
	Planning Board	
01-2010-21-1801-011	Salary and Wages	\$3,000.00
01-2010-21-1812-	Other Expenses	\$3,000.00
	Master Plan	
	Zoning Board of Adjustment	
01-2010-21-1851-011	Salary and Wages	\$7,000.00
01-2010-21-1862	Other Expenses	\$2,000.00
	Concil on Affordable Housing	
01-2010-33-4662-103	Other Expenses	\$12,000.00
01-2010-21-1912-020	cannabis board o/e	
	Town Planner	
01-2010-21-1822-104	Other Expenses	\$8,000.00
	Municipal Court	
01-2010-43-4901-011	Salary and Wages	\$70,000.00
01-2010-43-1912	Other Expenses	\$6,000.00
	Public Defender	
16-9000-47-7300-001	Salary and Wages	\$5,000.00
	Insurance:	
01-2010-23-2202-131	General Liability	\$160,000.00

01-2010-23-2300-131	Worker compensation	\$155,000.00
01-2010-23-2102	Employee Group health	\$1,000,000.00
01-2010-23-2211-103	health Benefit Waiver	\$5,000.00
Public Safety:		
Department of Police		
01-2010-25-2401-011	Salary and Wages Regular	\$2,000,000.00
01-2010-25-2421-011	Salaries and Wages Crossing Guard	\$50,000.00
01-2010-25-2461	Salary and Wages Other police	\$170,000.00
01-2010-25-2412	Other Expenses	\$135,000.00
	Other Expenses regular Specials	
	Other Expenses Clothing Allowance	
01-2010-25-2452-051	Purchase of Police Vehicles	
Police Dispatch/911		
01-2010-25-2501	Salaries and Wages	\$90,000.00
Office of Emergency Management		
01-2010-25-2522-011	Other Expenses	\$3,200.00
Public Safety Functions		
Aid to Volunteer Ambulance Companies		
01-2010-25-2601-011	Elmwood Park EMS S & W	\$135,000.00
01-2010-25-2602	Elmwood Park EMS o/e	
Fire Department		
01-2010-25-2671-011	Stipend Program	\$50,000.00
01-2010-25-2672	Other Expenses Miscellaneous	\$55,000.00
01-2010-25-2682-032	Other Expenses Clothing Allowance	\$15,000.00
01-2010-25-2702-108	Other Expenses Rental of Firehouse	\$20,000.00
Uniform Fire Safety Act (Ch. 383, PL 1)		
01-2010-25-2651-011	Salaries and Wages Fire Official	\$45,000.00
01-2010-25-2662	Other Expenses	\$9,000.00
Municipal Prosecutor		
01-2010-25-2751-011	Prosecutor Contractual	\$10,000.00
Public Works Function		
Road Repairs and Maintenance		
01-2010-26-2901	Salaries and Wages	\$400,000.00
01-2010-26-2912	Other Expenses	\$100,000.00
01-2010-26-3002-079	Traffic lights	\$7,000.00
Shade Tree		
01-2010-26-3012-105	Other Expenses	\$4,000.00
Solid Waste Collection		
01-2010-26-3051-011	Salaries and Wages	\$15,000.00
01-2010-26-3062	Contract Collections Recycling	\$175,000.00
01-2010-26-3072-123	Contract Collections Solid Waste/Tippin	\$400,000.00
Vehicle maintenance		
01-2010-26-3152-025	Other Expenses	\$18,000.00
Health and Human Services		
Board of Health		
01-2010-27-3301-011	Salaries and wages	\$5,000.00
01-2010-27-3312	Other Expenses	\$4,000.00
Animal Control:		
Other Expenses		
Veterans Service Bureau		

	Other Expenses	
	Parks and Recreation	
01-2010-28-3701-011	Salaries and Wages	\$145,000.00
01-2010-28-3712	Other Expenses	\$45,000.00
	Senior Citizens Committee	
01-2010-28-3722-122	Other Expenses	\$4,000.00
	Parks and Recreation:	
	Maintenance of Parks:	
01-2010-28-3752-103	Other Expenses	\$10,000.00
01-2010-30-4202-125	Celebration of Public Events	\$40,000.00
	State Uniform Construction Code	
	Buildings Inspections	
01-2010-22-1951-011	Salaries and Wages	\$120,000.00
01-2010-22-1962	Other Expenses	\$10,000.00
	Rent Leveling	
	Salaries and Wages	
	Other Expenses	
	Communications	
01-2010-31-4302-071	Electric and Gas	\$75,000.00
01-2010-31-4352-075	Street Lighting	\$65,000.00
01-2010-31-4402-076	Telephone	\$40,000.00
	Plug	
01-2010-31-4602-074	Gasoline	\$60,000.00
	Marcal Fire	
	Other Expenses	
	Computer Hack	
01-2010-49-8758-103	Compensated Absenses	
01-2010-35-4702-103	contingent	
	Total Operations within Caps	<u>\$6,402,200.00</u> =====
	Total Operations including Contir	<u>\$6,402,200.00</u> =====
	detail S & W	
	Other	
	over expen app reserve	
	app without appropriation	
01-2010-36-4722-103	Social Security	\$170,000.00
	Emergency Authorization	
	Overexpend 2023 budget	
01-2010-36-4712-103	PERS	\$422,473.71
01-2010-36-4752-103	PFRS	\$2,365,742.75
	Deferred charges	
	Total Deferred Charges	<u>\$2,958,216.46</u> =====

	Total General Appropriations with	\$9,360,416.46
		=====
	Operations Excluded from Cap	
01-2010-31-4572-103	Passaic Valley Sewer Commissic Debt	\$1,040,000.00
01-2010-32-4653-103	Recycling Tax	\$20,000.00
01-2010-29-3902-103	Maintenance of Library	\$300,000.00
	liability insurance	\$55,000.00
01-2010-29-3903-103	Liability Insurance	\$120,000.00
01-2010-29-3904-103	Garbage and Trash	\$75,000.00
01-2010-36-4753-103	PFRS	
01-2010-36-4713-103	PERS	
01-2010-23-2300-131	Worker Compensation	\$5,000.00
	Police Waiver	
	Total Other Operations excluded	\$1,615,000.00
		=====
01-2010-46-8755-103	Board of Ed Resource Officers	\$25,000.00
01-2010-27-3402-106	lth and Animal control Bergen co	\$35,000.00
01-2010-46-8756	B.C. Employee Assistance Prog	\$5,000.00
01-2010-46-5000-001	Shared Service Little Falls	\$0.00
	Total Interlocal Service Agreeme	\$65,000.00
		=====
	Public and Private Programs Offe	
01-2010-41-7051-011	Safe and Secure State Share	\$0.00
01-2010-41-7062-103	Local Share Safe and Secure	\$0.00
01-2010-41-7102-103	Recycling Tonnage Grant	
01-2010-41-2011-011	Alcohol Rehab	
01-2010-41-7245-103	Work force grant recreaton	
01-2010-41-7252-103	Clean Communities Program	
01-2010-41-7022-103	Body Armor Grant	\$0.00
	Resource Officers School	
	DCA ARP Grant turn out gear	
01-2010-41-7241-103	Recycling Tonnage Grant	
01-2010-41-7246-103	Pedestrian Safety	
01-2010-41-7229-103	Pioid Settlement	\$0.00
01-2010-41-8782-103	Occupent Protection	\$0.00
01-2010-25-2401-019	Distracted Driving	\$0.00
01-2010-41-7234-103	Impaired Driving	\$0.00
01-2010-41-7297-103	Stormwater Assistance Grant	\$0.00
01-2010-41-7240-103	Safe and Secure Local	\$0.00
01-2010-41-7230-103	Click it ticket it	
01-2010-41-7071-008	DDEF	
	Total Private Programs	\$0.00
		=====
	Total Operations from Caps	\$1,680,000.00

		=====
01-2010-44-9012-103	Down Payments of Improvement	
01-2010-44-9013-103	Purchase police vehicles	\$70,000.00
	Total Improvements	\$70,000.00
		=====
	Municipal Debt Service	
01-2010-45-9202-103	Payment of Bond Principal	\$400,000.00
01-2010-45-9302-103	Interest on Bonds	\$110,000.00
01-2010-45-9252-103	Payment of Notes BAN	
	Reserve for payment of notes	
01-2010-45-9352-103	Note Interest	\$70,000.00
01-2010-47-9353-103	Principal & Interest - DCA Loan	\$70,000.00
	Repayments for Principal & Interest	
	Note Interest ENS	
	Total Municipal Debt Excluded from	\$650,000.00
		=====
	Deferred Charges	
	Emergency	
01-2010-46-8758-103	Special Emergency 5 year (N.J.S 40A:27-2)	
	Deferred Charge CIF 2023	
	Def Charge Police S W	
	Def Charge Police Other	
	Def Charge Other Police	
	DEF Charge EMS	
	Def charge down payments	
	total Appropriations from Cap	\$2,400,000.00
		=====
	Total General Appropriations	\$11,760,416.46
		=====
01-2010-50-8992-103	Reserve for Uncollected Taxes	
	total General Appropriations Current	\$11,760,416.46
		=====
	Water Operating	\$0.00
	Surplus	
	Rents	
	Reserve Debt	
	total	

	Salaries	\$150,000.00
	Other Expenses	\$900,000.00
	Capital Improvement fund	
	lead Line	
	Bond Principal	\$20,000.00
	Exit Loan	\$70,000.00
	Interest on Bonds	\$15,000.00
	Interest on Notes	
	payment notes	
	DEFERRED CHARGES	

Emergency Authorizations
Deferred Charges Unfunded - Water C

STATUTORY EXPENDITURES	
Contribution to: Public Employees Retirement System	
Social Security System (O.A.S.I)	\$25,000.00

Judgements	
Deficit in Operations in Prior Years	
Surplus (General Budger)	
TOTAL WATER UTILITY APPRC	\$1,180,000.00

Tax I
Avg Ass

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-116-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**AUTHORIZE HOLIDAY BUYBACK – POLICE DEPARTMENT
MICHAEL FOLIGNO**

WHEREAS, the following employee has accumulated Holiday time from previous years as an employee with the Borough of Elmwood Park; and

WHEREAS, it has been requested by said employee that they receive payment for such days, in accordance with their contract;

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park that the following employee be and is hereby approved to receive Holiday buyback as stated below:

<u>Employee</u>	<u>Amount of Time</u>	<u>Amount of Compensation</u>
Michael Foligno	10 Days	\$11,033.66

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-117-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD
RESOLUTION TO REFUND
TAX EXEMPT VETERAN**

WHEREAS Tax Collector, Lori Sproviero, has been advised Christopher Mitchell Tax Exempt Veteran owner of Block 401 Lot 14 located at 14 Ackerman Avenue within the Borough of Elmwood Park, is due a refund in excess of the amount due for the 2026 1st quarter in the amount of \$3,330.79 and

WHEREAS, the application of this payment resulted in an overpayment in an amount of \$ \$3,330.79.11 for 2026 and

WHEREAS, Christopher Mitchell – Tax Exempt Veteran is due a refund of the over payment as the amount represents taxes beyond the amount due,

NOW, THEREFORE, BE IT RESOLVED by the Governing Authority of the Borough of Elmwood Park, County of Bergen, State of New Jersey that approval be granted to issue a check in the amount of \$3,330.79.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026

Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST:
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-118-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

RESOLUTION TO REFUND OVERPAYMENT

WHEREAS, Lori Sproviero, Tax Collector has advised a Refund was requested for Block 208 Lt 10 Located at 22 Greenwood Avenue owned by Mario Violante the Borough of Elmwood Park and

WHEREAS, the application of multiple payments made online by the property owner in error for Quarter 1 2026 resulted in an overpayment in the amount of \$2,875.40 and

WHEREAS, the account is otherwise up to date and therefore due a refund in said amount,

NOW, THEREFORE BE IT RESOLVED by the Governing Authority of the Borough of Elmwood Park County of Bergen State of New Jersey that approval be granted to issue a check in the amount of \$2,875.40 payable to Mario Violante.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026

Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST:

Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-119-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

RESOLUTION TO REFUND OVERPAYMENT

WHEREAS, Lori Sproviero, Tax Collector has advised a Refund was requested for Block 1101 Lt 11 C0002 Located at 254 Orchard Street owned by David Kwon within the Borough of Elmwood Park and

WHEREAS, the application of payment made by Corelogic Quarter 3 and 4 2025 resulted in an overpayment in an amount of \$6,061.28 and

WHEREAS, the account is otherwise up to date and therefore due a refund in that amount,

NOW, THEREFORE BE IT RESOLVED by the Governing Authority of the Borough of Elmwood Park County of Bergen State of New Jersey that approval be granted to issue a check in the amount of \$6,061.28 payable to David Kwon.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-120-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**AWARD PROPOSAL FOR PROFESSIONAL SERVICES – ALAIMO GROUP
FOR THE FY 2025 CDBG ROAD IMPROVEMENTS – GARDEN DRIVE**

WHEREAS, the Borough is in receipt of a proposal for professional services related to the FY2025 CDBG Road Improvements – Garden Drive from Alaimo Group; and

WHEREAS, the proposal notes the following costs: Design Phase & Preparation of Bid Documents: \$27,000.00 Lump Sum, Construction Administration Approximate Cost: \$27,000.00, amount totaling \$54,000.00;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby award the proposal for professional services for the FY2025 CDBG Road Improvements – Garden Drive to Alaimo Group in an amount not to exceed \$54,000.00.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-121-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**APPROVING CONSULTING CONTRACT
FOR VETERANS AFFAIRS SERVICES**

WHEREAS, the Mayor and Council of the Borough of Elmwood Park recognize that military service veterans and active members of the military are deserving of respect and access to municipal services, support, information, and assistance; and

WHEREAS, the Mayor and Council previously awarded a contract to an outside independent consultant to manage Borough veterans affairs services as a Veterans Affairs Liaison; and

WHEREAS, the Mayor and Council desire to award a contract to an outside independent consultant to manage those Borough services and the Borough’s veterans’ affairs telephone line as a Veterans Affairs Liaison for a period of one year; and

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council approve and award the Agreement for Veteran Affairs Consultant Services to Frank “Doc” Schupp for the period retroactive to November 1, 2025, through November 1, 2026, at a total cost of \$2,500.00; and

BE IT FURTHER RESOLVED that Mayor and Council do hereby authorize the Business Administrator and Borough personnel to execute the Agreement for Veteran Affairs Consultant Services and any documentation necessary to effectuate this resolution.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-122-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**AUTHORIZE RETIREMENT COMPENSATION
DEPARTMENT OF PUBLIC WORKS**

WHEREAS, it is desirous of Naseem Mohammad, Laborer of the Public Works Department, to retire from the Borough of Elmwood Park, effective April 1, 2026;

WHEREAS, based upon his service, Naseem Mohammad has accrued and is covered under the Department of Public Works Negotiated Contract is entitled to:

\$ 35,155.10 (payout for 100 accrued Sick days)
\$ 21,444.61 (payout for 61 accrued Vacation days)
\$ 30,467.76 (terminal leave value)

\$ 87,067.48 (Total accrued benefit value)

Base: \$ 91,403.27
Hourly Rate: \$ 43.9439

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, County of Bergen, State of New Jersey, that the Mayor and Council accept Naseem Mohammad’s retirement and all such compensation total of \$87,067.48 shall be approved for payment through the payroll office.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-123-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

APPROVE FIRE DEPARTMENT STANDBY COMPENSATION

WHEREAS, the Elmwood Park Police Chief initiated and requested a standby for the Borough of Elmwood Park Volunteer Fire Department; and

WHEREAS, on December 26, 2026, it was determined to have Fire Department Personnel remain in their headquarters for said standby;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, County of Bergen, State of New Jersey, that the Mayor and Council do hereby accept the attached list of Volunteer Fire Fighters who participated in the fire stand by and authorize the Chief Financial Officer to process said standby at a total aggregate expense through payroll at \$4,075.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo			X		Sheridan	X			
Oswald	X				Troisi			X	
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

[illegible]

Operational Period: 12/26/2025- 1800hrs to 12/27/2025- 0200hrs					
Storm stand-by 12-26-2025 NFIRS # 25-2194					
Name:	Hourly Rate	Time In	Time Out	Total Hours	Total Compensation
Ceryl Asmussen	25.00	18:00	2:00	8	\$200.00
Gary Ruglio	25.00	18:00	2:00	8	\$200.00
Billy Shadwell	25.00	18:00	2:00	8	\$200.00
Joe Dombrowski	25.00	18:00	2:00	8	\$200.00
Zbigniew Kownacki	25.00	18:00	2:00	8	\$200.00
Edward W. Mierzejewski EP-5	25.00	18:00	2:00	8	\$200.00
				Total	\$1,200.00

[illegible]

Operational Period: 12/26/2025- 1800hrs to 12/27/2025- 0200hrs					
Storm stand-by 12-26-2025 NFIRS # 25-2194					
Name:	Hourly Rate	Time In	Time Out	Total Hours	Total Compensation
Deandre Eccels	25.00	18:00	2:00	8	\$200.00
Alexian Cruz	25.00	18:00	2:00	8	\$200.00
Nathaniel Arias	25.00	18:00	2:00	8	\$200.00
Justin Hunter	25.00	18:00	2:00	8	\$200.00
Andrew Miksza	25.00	22:00	2:00	4	\$100.00
Greg Thompson A/C EP-5-1	25.00	18:00	2:00	8	\$200.00
				Total	\$1,100.00

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-124-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**APPOINT PART-TIME SEASONAL WORKER
BUILDING DEPARTMENT**

BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park that the following named be, and is hereby appointed as a Part-Time Seasonal Property Maintenance Officer, in the Building Department, effective April 6, 2026 through November 6, 2026 at an hourly rate set forth in the salary ordinance, up to 25 hours per week.

Dale Fava

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-125-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

AUTHORIZE PURCHASE OF EQUIPMENT

WHEREAS, the Police Department has requested authorization to make the purchase of Alcotest 9510 Evidential Breath Test System, including all necessary accessories and extended service agreement from Draeger, Inc. in the amount of \$24,984.00. The purchase is being made through New Jersey State Contract #20-TELE-00933; T3031.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, County of Bergen, State of New Jersey approve the purchase with Draeger, Inc. for the Alcotest 9510 Evidential Breath Test System including all necessary accessories and extended service agreement in the amount of \$24,984.00

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-126-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**APPROVING THE MEMORANDUM OF AGREEMENT REACHED WITH PBA LOCAL 185
ON A SUCCESSOR COLLECTIVE NEGOTIATIONS AGREEMENT**

WHEREAS, the Borough of Elmwood Park (“Borough”) and PBA Local 185 (“PBA”) have been in negotiations for a successor collective negotiations agreement for the employees covered by the PBA agreement; and

WHEREAS, pursuant to those negotiations, the Borough and PBA have reached a Memorandum of Agreement dated January 15, 2026, concerning the terms and conditions of employment for employees covered by the PBA collective negotiations agreement; and

WHEREAS, the successor collective negotiations agreement will be effective from January 1, 2026 through December 31, 2032; and

WHEREAS, the Borough Administrator and Borough Labor Counsel have recommended ratification of the Memorandum of Agreement reached with PBA; and

WHEREAS, the Mayor and Council having reviewed the Memorandum of Agreement and finding ratification of the Agreement is in the best interests of the Borough.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, that the Mayor and Council hereby ratify and accept the Memorandum of Agreement between the Borough and the PBA covering the terms and conditions of the employment for the employees covered by the PBA collective negotiations agreement.

NOW THEREFORE BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Elmwood Park that the Borough Administrator is authorized, with the assistance of Labor Counsel, to amend the prior collective negotiations agreement between the Borough and the PBA consistent with the Memorandum of Agreement, and that the Mayor and Administrator are hereby authorized to execute the new collective negotiations agreement once it has been amended and approved by Labor Counsel. This Resolution shall be effective immediately.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-127-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**EXPRESSING THE BOROUGH COUNCIL’S INTENT TO PROVIDE THE FUNDS
NECESSARY TO SATISFY THE BOROUGH’S AFFORDABLE HOUSING OBLIGATIONS**

WHEREAS, the Planning Board of the Borough of Elmwood Park, Bergen County, State of New Jersey (“PB”) adopted its Fourth Round Housing Element and Fair Share Plan on June pursuant to *N.J.S.A.* 40:55D-28, and the New Jersey Fair Housing Act at *N.J.S.A.* 52:27D-301; and

WHEREAS, the Elmwood Park PB adopted a First Amendment to the Fourth Round Housing Element and Fair Share Plan (“Amended Plan”) on March 11, 2026 in order to comply with the recommendation of the Affordable Housing Dispute Resolution Program and to resolve challenges to the June-adopted Fourth Round Plan; and

WHEREAS, the Borough Council endorsed the Amended Plan on March 19, 2026 at a properly- noticed public meeting; and

WHEREAS, the Borough Council adopted a Fourth Round Affordable Housing Trust Fund Spending Plan, at the same meeting, as required by *N.J.A.C.* 5:99 to show anticipated revenues and expenditures to and from the Borough’s affordable housing trust fund; and

WHEREAS, the Borough’s Amended Housing Element and Fair Share Plan and Spending Plan include a number of affordable housing activities that depend upon funding committed by the Borough, such as a Housing Improvement / Rehabilitation Program to be administered in part by the County of Bergen, provision of a no-interest loan to cause the creation of 23 affordable housing units at the former Royal Warsaw property, and other affordable housing activities and administrative costs necessary to provide a realistic opportunity for affordable housing; and

WHEREAS, pursuant to the State’s affordable housing regulations and policies, in order to assure the creditworthiness of the various compliance mechanisms included in its Housing Element and Fair Share Plan, the Borough must demonstrate adequate and stable funding sources; and

WHEREAS, since the Borough is committed to securing judicial approval of its Affordable Housing Plan, in order to provide an adequate and stable funding source for the components of the Borough’s Housing Element and Fair Share Plan, the Borough shall rely on the funds in its Affordable Housing Trust Fund, established by its Development Fee Ordinance; and

WHEREAS, if -- after exhausting every potential funding source and every valid compliance technique -- the Borough still cannot secure sufficient financing to completely satisfy its affordable housing obligations without raising or expending municipal revenues in order to provide low- and moderate-income housing, the Borough will cover such costs through bonding and/or other legal means; and

WHEREAS, the Court has indicated its intent to review the Borough’s Housing Element and Fair Share Plan, and the Borough wishes to leave no question as to the Borough’s intent to cover the cost of implementing its Housing Element and Fair Share Plan or any modification thereof that may be necessary as a result of the Court’s review.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Elmwood Park, Bergen County, New Jersey, as follows:

- 1. In order to provide adequate and stable funding for its rental housing rehabilitation program, Elmwood Park Borough shall make a *bona fide*, diligent, and good faith effort to exhaust the potential funding sources included in “A Guide to Affordable Housing Funding Sources” (“Funding Guide”), dated October 28, 2008, and currently posted on COAH’s official website, any updates thereto, or any more recently published and relevant guidance; and
- 2. The Borough shall also maximize use of the funds from its Development Fee Ordinance to facilitate the economic feasibility of the Borough’s Housing Element and Fair Share Plan; and
- 3. If, after exhausting every potential funding source in the Funding Guide and its Development Fee Trust Fund, the Borough still cannot secure sufficient financing to completely satisfy its affordable housing obligations within the timeframe agreed upon between the Borough and Fair Share Housing Center and approved by the Court, the Borough will fully fund, by way of municipal bonding, any gaps in financing to assure the economic feasibility of the compliance techniques listed above included in the Borough’s 2026 Amended Fourth Round Housing Element and Fair Share Plan.
- 4. The Borough reserves the right to recoup any subsidy provided through future collections of development fees as such funds become available.

I, Roy Riggitano, Chief Financial Officer for the Borough of Elmwood Park do hereby confirm that there are sufficient funds available for this resolution.

Roy Riggitano, Chief Financial Officer

March 18, 2026
Dated

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-128-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**RESOLUTION OF THE COMMITTEE ADOPTING AN “AFFIRMATIVE
MARKETING PLAN” FOR THE BOROUGH OF ELMWOOD PARK**

WHEREAS, in accordance with P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls (“UHAC”)(N.J.A.C. 5:80-26.1 et seq.), the Borough of Elmwood Park is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created are affirmatively marketed to very low-, low- and moderate-income households, particularly those living and/or working within Housing Region 1, the Housing Region encompassing the Borough of Elmwood Park.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Elmwood Park, County of Bergen, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan:
Affirmative Marketing Plan

A. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Borough of Elmwood Park is located in Housing Region 1, consisting of Bergen, Hudson, Passaic and Sussex Counties.

B. The Borough of Elmwood Park has a plan to address both its Prior Round Obligation (1987-2025) and its Fourth Round Obligation (2025-2035). This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low-, low- and moderate-income units, including those that are part of the municipality’s Housing Element and Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Housing Element and Fair Share Plan.

C. The Affirmative Marketing Plan shall be implemented by the Administrative Agent under contract to the Borough of Elmwood Park or the Administrative Agent of any specific developer approved by the municipality.

D. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.

E. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days prior to expected occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units

are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.

F. The Affirmative Marketing Plan is a continuing program that shall be followed throughout the entire period of affordability restrictions. In implementing the Affirmative Marketing Plan, the Administrative Agent, whether acting on behalf of the Borough of Elmwood Park or on behalf of a specific developer, shall meet the following requirements at a minimum:

1. The primary marketing and advertising must be employed at the start of the marketing program and continue until all units are leased or sold or until the number of applications received is at least three times the number of units. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
2. The advertisements shall, at a minimum, include:
 - a. The name and location of the housing project;
 - b. An address sufficient to find directions to the housing units;
 - c. A range of prices or rents for the affordable housing units;
 - d. The sizes, as measured in number of bedrooms [HM1.1] of the affordable housing units;
 - e. The types (that is, family, age-restricted, or supportive) and number of affordable units available;
 - f. The number of units available to very low-, low-, and moderate-income households;
 - g. The accessibility features, if any, of the affordable housing units;
 - h. The maximum income permitted to qualify for the affordable housing units;
 - i. The population(s), if any, given preference in the selection process pursuant to N.J.A.C. 5:80-26.17(k)2;
 - j. Where applications (paper and online) for the affordable housing units may be found;
 - k. The expected lease-up/closing date(s) for the affordable housing units;
 - l. The expected date [HM2.1] of the random selection;
 - m. The business hours when interested households may obtain paper applications for the affordable housing units;
 - n. Contact information, including an email address and phone number that are regularly monitored by the administrative agent;
 - o. The name of the sales agent and/or rental manager; and
 - p. Application fees, if any.
3. Affirmative fair marketing of affordable units must be completed in accordance with the requirements set forth in UHAC at N.J.A.C. 5:80-26.16 in all media and outlets required by the rules. All newspaper advertisements, announcements and information on where to request applications for very low, low, and moderate-income units shall appear in The Record and on the official municipal website and social media sites for Elmwood Park Borough.
4. Each affordable housing development must complete worksheet substantially in the form of the model affirmative marketing worksheet published by the state.
5. Affordable units must be listed on the New Jersey Housing Resource Center's website (www.njhrc.gov) in accordance with N.J.A.C. 5:80-26.16(f)1 at least 60 days before the random selection.
6. Applications, or notices thereof, used as part of the affirmative marketing program must be available in the following locations:
 - a. All county administration buildings in the Region

- b. All county libraries in the Region
- 7. Copies of any press releases and advertisements of the availability of very low, low and moderate-income housing shall be sent to the following additional community and regional organizations[ES3.1]:
 - ☐ Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)
 - ☐ New Jersey State Conference of the NAACP (4326 Harbor Beach Boulevard #775, Brigantine, NJ 08203)
 - ☐ The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)
 - ☐ Bergen County Chapter of the NAACP (P.O. Box 1136, Teaneck, NJ, 07665)
 - ☐ Urban League of Bergen County
 - ☐ Supportive Housing Association (185 Valley St., South Orange, NJ, 07079)
- 8. The municipality's Administrative Agent, or the Administrative Agent of a specific developer, shall comply with all requirements set forth in N.J.S.A. 52:27D-321.3 et seq. with regard to the affirmative marketing of affordable housing units.
- G. The municipality's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Bergen, Hudson, Passaic and Sussex Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.
- H. The municipality's Administrative Agent shall develop, maintain and update a list of major employers in Bergen, Hudson, Passaic and Sussex Counties that will aid in the affirmative[MY4.1][MY4.2] marketing program.
- I. A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the municipality's Administrative Agent, or the Administrative Agent of any specific developer, in conformance with N.J.A.C. 5:80-26.16(d). This Affirmative Marketing Plan provides a state-wide and regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region 1, which is comprised of Bergen, Hudson, Passaic and Sussex Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed[MY5.1] between the developer or landlord and the municipality prior to the affirmative marketing of the units.
- J. All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, with the exception of Affirmative Marketing for resales, subject to the direction and supervision of the municipality's Administrative Agent, with the exception of resales.

BE IT FURTHER RESOLVED that the appropriate municipal officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-129-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**RESOLUTION TO ENTER INTO A SHARED SERVICE AGREEMENT WITH THE
TOWNSHIP OF ROCHELLE PARK**

WHEREAS, the Borough of Elmwood Park and the Township of Rochelle Park desire to enter into a Shared Services Agreement (hereinafter “SSA”) for the use of a fire truck from Elmwood Park to be utilized by Rochelle Park; and

WHEREAS, pursuant to N.J.S.A. 40A:65-1 et seq., municipalities may enter into agreements for shared services to provide or receive any service that the local unit participating in the agreement is empowered to provide and receive within its own jurisdiction; and

WHEREAS, each local unit authorized to enter into an agreement under the Shared Services and Consolidation Act may do so by adoption of a resolution; and

WHEREAS, Elmwood Park has agreed to provide the fire truck to Rochelle Park upon the terms contained in the negotiated SSA; and

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Elmwood Park approve the negotiated SSA for the provision of its fire truck to Rochelle Park; and

BE IT FURTHER RESOLVED, that Borough officials and personnel are authorized to take all action necessary to facilitate the SSA including execution of the SSA;

BE IT FURTHER RESOLVED, that a copy of the SSA shall be maintained in the Clerk’s Office and shall be available for public inspection; and

BE IT FURTHER RESOLVED, that a copy of this resolution and the SSA shall be forwarded to the Division of Local Government Services pursuant to N.J.S.A. 40A:65-4(b).

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-130-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

RESOLUTION OF SUPPORT FOR ROUTE 4 PARKING CHANGES

WHEREAS, the Borough of Elmwood Park explored the accuracy and consistency of parking restrictions on Route 4 with the New Jersey Department of Transportation (“DOT”); and
WHEREAS, the Borough believes an amendment to the current parking restrictions along Route 4 westbound, between Florence Place and Parkview Avenue, should be implemented to change the designation from a "No Stopping or Standing" zone to a “1-Hour Parking” zone; and
WHEREAS, the DOT agrees that said changes are justified, but requires a Resolution of Support from the Borough as a preliminary step in its approval process; and
NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Elmwood Park pass this resolution expressing support for the following:

Time Limited Parking

Route NJ 4 (Broadway)

Time Limited Parking along the westbound (northerly) side:

One (1) hour Time Limited Parking from 7:00 AM to 7:00 PM Monday through Saturday
(except Sundays & Holidays)

Repealer Clause:

The Borough of Elmwood Park concurs that any regulations in conflict with or inconsistent with the provisions of this Resolution be rescinded upon approval of the Traffic Regulation Order.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-131-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

APPROVE BLOCK PARTY REQUEST

WHEREAS, the residents of Speidel Avenue have requested to conduct a block party as follows:

Date: June 20, 2026 (rain date June 27, 2026)
Time: 5PM – 9PM
Road Closure: Palsa Avenue between Brookside & Palsa

NOW, THEREFORE, BE IT RESOLVED that the Department of Public Works will be notified to deliver barricades the Friday before said scheduled date to be used to close the portions of the streets listed above; and

BE IT FURTHER RESOLVED, that the Police Department, Fire Department and Ambulance Corps. also be notified of the roadway closings.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-132-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**HIRING EMPLOYEES TO STAFF THE ELMWOOD PARK
EMERGENCY MEDICAL SERVICE UNIT**

WHEREAS, the Mayor and Council of the Borough have created the Elmwood Park Emergency Ambulance Services; and

WHEREAS, the ordinance created requires qualified employees in order to provide the needed services; and

WHEREAS, the Mayor and Council wish to fill the required positions; and

WHEREAS, the Mayor and Council had directed the Borough Administrator to interview and review the qualification of the potential applicants and the Business Administrator having complied with said directive and has recommended the following qualified applicants for the positions:

<u>Name</u>	<u>Start Date</u>
Isaac Palikodath	February 23, 2026 (retroactive)
Arelis Diaz	February 25, 2026 (retroactive)

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, that the above named individuals are hereby hired and will make up the Roster for the EPEMS at the start dates stated above, to serve as EMT’s at a salary set forth in the Boroughs Salary ordinance.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-133-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

**RESOLUTION ENDORSING THE MARCH 11, 2026 FIRST AMENDMENT TO THE FOURTH
ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, the Borough of Elmwood Park (hereinafter the “Borough”) has a demonstrated history of voluntary compliance as evidenced in its Third Round and Fourth Round Fair Share Housing record; and

WHEREAS, pursuant to N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), the Borough filed a Declaratory Judgment Complaint in the Superior Court, Law Division, seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its “fair share,” of the regional need for low and moderate housing pursuant to the “Mount Laurel doctrine,” and

WHEREAS, that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose which precludes all Mount Laurel lawsuits including builder’s remedy lawsuits, until July 1, 2025; and

WHEREAS, the Borough continues to incorporate and implement its Court approved Third Round Housing Element and Fair Share Plan into its Fourth Round plan; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2. which amended the 1985 Fair Share Housing Act (hereinafter the “Amended FHA”) which, among other things, designated the Department of Community Affairs (DCA) to establish initial nonbinding present and prospective need affordable housing obligation numbers for most municipalities, including the Borough; and

WHEREAS, the Borough disputed the prospective need obligation proposed by the DCA formulation of 145 units and opined that its prospective need obligation is 154 units; and

WHEREAS, the Borough adopted a binding Resolution that its Fourth Round obligation included a present need obligation of 154 units and a prospective obligation of 145; and

WHEREAS, in accordance with the Amended FHA in the Administrative Office of the Courts Directive #14-24, the Borough filed a timely Fourth Round Declaratory Judgment Complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (the “Program”) on January 29, 2025; and

WHEREAS, on May 16, 2025 an Order was entered by The Honorable Greg A. Padovano, J.S.C. indicating that pursuant to the DCA’s Fourth Round Report, the **present need** obligation of the Petitioner has been calculated and reported **154 affordable units**, and its **prospective need** obligation of the Petitioner has been calculated and reported as **145 affordable units**, and which calculations have been deemed presumptively valid for purposes of the FHA; and

WHEREAS, the Borough authorized the preparation of a Fourth Round Housing Element and Fair Share Plan to be prepared by the Borough Planner, T&M by Daniel Hauben, PP/AICP; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13 that the Planning Board of the Borough held a public hearing on the Fourth Round Housing Element and Preliminary Fair Share Plan on June 11, 2025; and

WHEREAS, the Planning Board determined after hearing testimony from its Planner and the public that the attached Fourth Round Housing Element and Preliminary Fair Share Plan is consistent with the goals and objectives of the Borough’s current Master Plan and that the adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects the public health and safety and promotes the general welfare; and

WHEREAS, on the 11^h day of June 2025, the Planning Board adopted the Fourth Round Housing Element and Preliminary Fair Share Plan; and

WHEREAS, thereafter based upon the court appointed land use adjudicator and the noticed objectors’ comments, the Borough Planning Board on Wednesday, March 11, 2026 unanimously passed the “First Amendment to the Fourth Round Housing Element and Fair Share Plan”; and

NOW THEREFORE BE IT RESOLVED, on this 19th day of March 2026, that the Mayor & Council of the Borough of Elmwood Park, County of Bergen, State of New Jersey, hereby endorse the First Amendment to the Fourth Round Housing Element and Fair Share Plan as herein passed and adopted by the Borough of Elmwood Park Planning Board; and

BE IT FURTHER RESOLVED that the Mayor & Borough Council of the Borough of Elmwood Park, pursuant to the provisions of the Administrative Office of the Courts Directives hereby further authorizes the submission of this Endorsement Resolution to the court compliance program portal as to the Borough’s continued good faith efforts.

This Resolution shall take effect immediately.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-134-26**

CONSENT AGENDA

**RESOLUTION BY: COUNCILMAN FASOLO
SECONDED BY: COUNCILMAN OSWALD**

RESOLUTION TO APPROVE THE CONSENT AGENDA

BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park that the actions noted in the Consent Agenda, Resolutions R-113-26 through R-134-26 be and are hereby approved and the proper officers are directed to take necessary action on same.

APPROVED: March 19, 2026

Lorraine Pellegrine, Council President

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo	X				Sheridan	X			
Oswald	X				Troisi	X			
Saimson	X				Pellegrine	X			

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 19th day of March 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

COMMITTEE REPORTS

Councilman Fasolo asked everyone to take a moment and pray for the students involved in the ebike accident.

Councilman Oswald stated he is looking forward to the upcoming sports season and encourages residents to go out and support. Lastly, he wished for those who celebrate Passover and Lent to enjoy.

Councilman Saimson gave his finance report and informed the Council that the committee met and signed bills. For his EMS report he reviewed the call times. He then announced the next event for the Homeowners Association and is looking forward to the Easter Egg hunt. Lastly, he shared the next meeting date for the AARP.

Councilwoman Sheridan announced the passing of the Veterans Liaison Frank “Doc” service dog. She stated the VFW is trying to plan a memorial service in May.

Councilwoman Troisi gave her Recreation update and announced job opportunities along with open registration for minicamp. For her Police update she shared an upcoming event. Lastly, she gave her Board of Education update and announced they will be sharing ebike safety tips. She added the Veterans Liaison Frank “Doc” service dog passed away.

Council President Pellegrine gave her Board of Health report and announced the upcoming events and the next meeting date. For her Chamber of Commerce update she announced an upcoming event and the next meeting.

PUBLIC COMMENT

A motion was made by Councilwoman Troisi and seconded by Councilwoman Sheridan to open to the public. Motion carried unanimously.

Glenn Pettigano, acknowledged Black History Month and stated he is happy to see the recognition. He congratulated the soccer team on their achievement and then informed the Council of the High School cheerleaders’ accomplishments. Lastly, he shared his concern with new houses not adding trees.

Jeanne Freitag, Hillman Drive, thanked the Council for recognizing her. She then shared a bit of her life story with everyone.

Monica Smith, Franklin Township, shared her concerns with the employee turnover at the Library staff. She then informed the Council of how poorly the Library Board treats the staff.

Erin Hughes, Rutherford, informed the Council that there is mismanagement of the Library

Kenney, Mulberry Street, mentions the wrestler from Elmwood Park.

A motion was made by Councilman Fasolo and seconded by Councilwoman Sheridan to enter into executive. Motion carried unanimously.

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

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

WHEREAS, the Governing Body wishes to discuss:

Attorney Client

Litigation/Legal Reports

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED that the public be excluded from this meeting.

A motion was made by Councilman Saimson and seconded by Councilman Oswald to adjourn. Motion carried by the members present.

Respectfully submitted,

Shanee Morris, RMC, CMR
Borough Clerk