



TOWNSHIP OF FRANKLIN
Township Council
Agenda
Tuesday, February 24, 2026

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Invocation - *Councilwoman Shepa Uddin***
- 4. Roll Call**
- 5. Commendations & Proclamations**
 - a) [Civil Construction Program Graduates Commendations & Proclamations \(Francois\)](#)
[Civil Const Program Commendations & Proclamations.docx](#)
 - b) [Commendation - Police Department - January 19, 2026 Snow Storm \(Wright\)](#)
[Police Commendation - January 19 2026.docx](#)
- 6. Public Discussion**
- 7. Address Public Comments & Questions**
- 8. Council Comments & Reports**
- 9. Township Manager's Report**
- 10. Council Discussion Items**
- 11. Approval of Minutes**
 - a) [Township Council - Work Session/Regular Meeting & Executive Session - February 10, 2026](#)
- 12. Approval of Warrants**
 - a) [Warrants - February 24, 2026](#)
[260224 - Warrants \(Bill List\) Summary #4.pdf](#)
[260224 - Purchase Order Listing By Vendor Id.pdf](#)
[260224 - Check Register By Check Date.pdf](#)
- 13. Hamilton Street Special Improvement District Budget & Assessment Roll**
 - a) [Resolution #26-101 - Read CY2026 Hamilton Street Special Improvement District Budget by Title](#)
[26-101 - Read HS SID Budget By Title.docx](#)

- b) [Public Hearing on CY2026 Hamilton Street SID Budget
2026 budget.docx
Hamilton Street SID Budget 2026 NARRATIVE.docx](#)
- c) [Resolution #26-102 - Adopt CY2026 Hamilton Street Special Improvement District Budget
\(As Introduced\)
26-102 - Adopt 2026 HS SID Budget.docx](#)
- d) [Public Hearing on CY2026 Hamilton Street SID Assessment Roll
Assessment Roll - CY2026.xlsx](#)
- e) [Resolution #26-103 - Adoption of CY2026 Hamilton Street Special Improvement District
Assessment Roll
26-103 - Adopt HSSID CY2026 Assessment Roll.docx](#)

14. Public Hearing & Adoption of Ordinances on Second Reading

- a) [Ordinance No. 4494-26 - Ordinance Amending the Municipal Code of the Township of
Franklin, County of Somerset, State of New Jersey, More Particularly Chapter 180, Fees,
Article IV, Miscellaneous Fees
4494-26 - Amend Chapter 180 - Fees - Adopted.docx](#)
- b) [Ordinance No. 4495-26 - Ordinance Granting Surface Utility Easement and Temporary
Surface Easement for the Approved Major Disposal/Diversion of 0.14 Acres of Green Acres
Encumbered Parkland at Block 383, Lot 43.01, Castleton Park, 816 Easton Avenue,
Somerset, New Jersey
4495-26 - Castleton Park Easement.docx
Ordinance Accepting Diversion and Granting Easement_with attorney
revisions_011326.docx
SHC1808005 Signed SHC Summary.pdf
Map of Diversion Area_Castleton Park_2024_condensed.pdf
Easton Ave Surface Easement_prepared by Sunoco_010526.pdf](#)
- c) [Ordinance No. 4497-26 - An Ordinance Repeal and Replace Chapter 81 of the Municipal
Code of the Township of Franklin to Address the Requirements of the Fair Housing Act \(FHA\)
and the Uniform Housing Affordability Controls \(UHAC\) Regarding Compliance with the
Franklin's Affordable Housing Obligations and to Make Related Amendments to the
Municipal Code
4497-26 - Affordable Housing Ordinance.docx](#)

15. Ordinances on Introduction & First Reading

- a) [Ordinance No. 4498-26 - An Ordinance Amending the Municipal Code of the Township of
Franklin, County of Somerset, State of New Jersey, More Particularly, Chapter 284,
Recycling, Section 284-9, Fees and Charges for Admission of Material; Waiver, Section 284-
10, Materials for which No Admission Fee is Charged, and Section 284-10.1, Materials Not](#)

Allowed

4498-26 - Amend Convenience Center Fees.docx
Convenience Center 2026.docx

- b) Ordinance No. 4499-26 - An Ordinance Amending the Municipal Code of the Township of Franklin, County of Somerset, State of New Jersey, More Particularly Chapter 115, Dogs and Other Animals, Section 115-9, Late Licensing Fees
4499-26 - Amend Dog Code Chapter - Late License Date - Adopted.docx
- c) Ordinance No. 4500-26 - An Ordinance Amending the Municipal Code of the Township of Franklin, County of Somerset, State of New Jersey, More Particularly Chapter 180, Fees, Section 180-9, Weddings and Civil Unions
4500-26 - Amend Fee Ord - Weddings & Civil Unions - Adopted.docx

16. Consent Agenda

- a) Resolution #26-104 - Authorize Tax Title Lien Redemptions

26-104 - Tax -WaterTitle Lien Redemptions.docx
- b) Resolution #26-105 - Authorize Refund Tax and Water Overpayments
26-105 - Refund Tax & Water Overpayments.docx
- c) Resolution #26-106 - Adjust Water Charges Resulting from Hardships
26-106 - Adjust Water Charges - Hardship.docx
- d) Resolution #26-107 - Authorize Planning Review Release - Levin Properties, LP - ZBA -24-00001; ZBA-21-00019 - Block 385/Lot 2.07 - 940 Easton Ave (KMART) - \$18,357.47

26-107 - Release Plan Review - Levin Properties.docx
ZBA-24-00001- LEVIN PROP- PR ESCR RELE LOG - 2-12-25.pdf
- e) Resolution #26-108 - Re-Appoint Janessa Mayo as Alternate Deputy Registrar for a 3-Year Term Ending 02/24/2029
26-108 - Reappoint J Mayo - Alt Deputy Registrar.docx
- f) Resolution #26-109 - Amend Contract - Snow Plowing Services 22 Routes (MC-0009-25) - 2025-2026 Snow Season - RJM Landscaping & Design - Amount Not to Exceed \$450,000.00
26-109 - Amend Contract - Snow Plow Routes.docx
- g) Resolution #26-110 - Authorize Fireworks Displays - The Palace at Somerset Park - February Event
26-110 - Fireworks Display - The Palace - Feb 26 Event.docx
PalaceFireworksFeb26.pdf

- h) Resolution #26-111 - Extend Lease – Terhune Farm – Canal Road/Jacques Lane/Suydam Road/Butler Road - 225 tillable acres – Lawrence L. Terhune - \$8.00 per tillable acre - \$1800.00 per year – March 1, 2026 to February 28, 2031
26-111 - Extend Farmland Lease - Terhune Farm.docx

17. Resolutions, Voted on Separately - *None*

18. Old Business

- a) 2026 Boards, Committees & Commissions Vacancies
2026 Vacancy Spreadsheet - Bd-Comm.xlsx

19. Executive Session

- a) Resolution #26-112 - Authorize Executive Session - Potential Acquisition of Open Space Properties - Skillmans Lane - Route 27/Little Rocky Hill
26-112 - Executive Session Resolution.docx

20. Adjournment



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Aasiya Asraree

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Aasiya Asraree**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Aasiya completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Aasiya's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

Presented at the Franklin Township Council Meeting, **February 24, 2026.**

Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Ayden Bryant

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Ayden Bryant**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Ayden completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Ayden's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

Presented at the Franklin Township Council Meeting, **February 24, 2026**.

Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Ajah Daniels

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Ajah Daniels**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Ajah completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Ajah's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

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Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Cirrel East Simonson

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Cirrel East Simonson**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Cirrel completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Cirrel's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

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Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Arnold Espiritu

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Arnold Espiritu**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Arnold completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Arnold's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

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Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Simonette Espiritu

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Simonette Espiritu**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Simonette completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Simonette's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

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Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Dylan Josiah

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Dylan Josiah**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Dylan completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Dylan's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

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Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Ehsan Poonawalla

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Ehsan Poonawalla**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Ehsan completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Ehsan's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

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Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Rahshun Wroten

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Rashun Wroten**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Rashun completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Rashun's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

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Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

CERTIFICATE OF COMMENDATION

PRESENTED TO

Kayeail Young

Civil Construction Program Graduate

The Franklin Township Council, Somerset County, New Jersey, hereby presents this **Certificate of Commendation** to **Kayeail Young**, in proud recognition of the outstanding achievement of successfully completing the Civil Construction Program administered by Brenshirer Consultants & Contractors and sponsored by the Somerset Community Action Program (SCAP) through Township CARES Act funding.

Graduating on **January 22, 2026**, Kayeail completed a rigorous curriculum encompassing the NCCER Core Construction Curriculum — including construction mathematics, blueprint reading, and workplace safety — as well as Advanced Modules in Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, earning nationally recognized industry credentials that will open doors to meaningful careers in the skilled trades.

The Franklin Township Council commends Kayeail's dedication, perseverance, and commitment to building a stronger future for themselves and for our community.

Presented at the Franklin Township Council Meeting, **February 24, 2026**.

Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

PROCLAMATION

IN HONOR OF

Mark Harris

Somerset County Action Program (SCAP)

WHEREAS, the Somerset Community Action Program (SCAP) is dedicated to improving the lives of low-income and underserved residents of Somerset County; and SCAP's leadership demonstrated exceptional foresight by sponsoring the Civil Construction Program through Township CARES Act funding, ensuring at-risk residents would have access to life-changing vocational training; and

WHEREAS, through SCAP's sponsorship, participants received NCCER-accredited training including Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification, with an annual goal of serving 25–30 participants and achieving meaningful placement in the construction industry; and

WHEREAS, the program graduated its latest cohort of skilled tradespeople on January 22, 2026, a testament to SCAP's enduring commitment to workforce equity and economic self-sufficiency for Somerset County residents;

NOW, THEREFORE, BE IT PROCLAIMED by the Franklin Township Council that the Township of Franklin hereby extends its deepest gratitude and highest commendation to **Mark Harris and the Somerset Community Action Program (SCAP)** as distinguished champions of workforce equity and community empowerment in Franklin Township and Somerset County.

Presented at the Franklin Township Council Meeting, **February 24, 2026.**

Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township

SOMERSET COUNTY

MAYOR & TOWNSHIP COUNCIL

PROCLAMATION

IN HONOR OF

Jeff Shirer

Brenshirer Consultants & Contractors

WHEREAS, Brenshirer Consultants & Contractors, led by Jeff Shirer, has served since 2009 as an NCCER-accredited training provider, transforming from a contracting firm into a recognized institution dedicated to delivering high-quality construction trades education to underserved populations, with key partnerships including NYCHA, Union County College, and Honeywell; and

WHEREAS, Jeff Shirer designed and delivered the Civil Construction Program's comprehensive curriculum — NCCER Core Construction, Carpentry Level 1, Electrical Level 1, Solar Photovoltaic, OSHA 30-Hour Safety Training, and CPR-AED Certification — through a 16-to-26-week training structure with job placement assistance, as Master Trainer and program administrator; and

WHEREAS, on January 22, 2026, Jeff Shirer and Brenshirer celebrated the graduation of a new cohort of skilled construction professionals equipped with nationally recognized credentials, with employed graduates seeing average annual salary increases of \$35,000–\$45,000 — creating lasting economic benefit for participants and the Somerset County community;

NOW, THEREFORE, BE IT PROCLAIMED by the Franklin Township Council that the Township of Franklin hereby presents its sincerest congratulations and highest commendation to **Jeff Shirer and Brenshirer Consultants & Contractors** as distinguished champions of trade education and workforce equity and recognizes Brenshirer as a model partner in building a stronger, more prosperous Franklin Township and Somerset County.

Presented at the Franklin Township Council Meeting, **February 24, 2026**.

Kimberly Francois, Councilwoman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

COMMENDATION OF EXCELLENCE AND VALOR

PRESENTED TO

Officer Martin Ragaie

Franklin Township Police Department

There are moments that define the character of a community — moments when the very best of humanity rises to meet the worst of circumstance. On a cold January morning, at the corner of Church Street and Route 27, such a moment arrived. And the Franklin Township Police Department rose to meet it with courage, skill, and an unwavering dedication to the sanctity of human life.

It is with profound pride and heartfelt gratitude that the Franklin Township Council formally commends Officer Martin Ragaie for an act of heroism that can only be described as the saving of a life.

When a fellow human being lay motionless on the cold ground, his heart silent, his breath stilled, the officers did not hesitate. They did not flinch. With steady hands and resolute hearts, they knelt beside a stranger and refused to let him go. Through the application of CPR, the use of an AED, and the kind of calm professionalism that is only born of genuine dedication to one's calling, they coaxed life back into a man who had all but slipped away. That man, Jeffrey Selman, returned home to his family. He recovered. He healed.

This Council wishes to make clear that what the officers demonstrated that morning was not merely the performance of a duty. It was an expression of everything this community stands for — compassion, service, and an unshakeable belief that every life matters. They are a testament to the finest traditions of law enforcement and a source of immense pride for every resident of Franklin Township.

Presented at the Franklin Township Council Meeting, **February 24, 2026.**

Carl Wright, Councilman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

COMMENDATION OF EXCELLENCE AND VALOR

PRESENTED TO

Officer Edmond Neequaye

Franklin Township Police Department

There are moments that define the character of a community — moments when the very best of humanity rises to meet the worst of circumstance. On a cold January morning, at the corner of Church Street and Route 27, such a moment arrived. And the Franklin Township Police Department rose to meet it with courage, skill, and an unwavering dedication to the sanctity of human life.

It is with profound pride and heartfelt gratitude that the Franklin Township Council formally commends Officer Edmond Neequaye for an act of heroism that can only be described as the saving of a life.

When a fellow human being lay motionless on the cold ground, his heart silent, his breath stilled, the officers did not hesitate. They did not flinch. With steady hands and resolute hearts, they knelt beside a stranger and refused to let him go. Through the application of CPR, the use of an AED, and the kind of calm professionalism that is only born of genuine dedication to one's calling, they coaxed life back into a man who had all but slipped away. That man, Jeffrey Selman, returned home to his family. He recovered. He healed.

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Carl Wright, Councilman

Phillip Kramer, Mayor



Franklin Township
SOMERSET COUNTY
MAYOR & TOWNSHIP COUNCIL

COMMENDATION OF EXCELLENCE AND VALOR

PRESENTED TO

Detective Rosendo Vargas

Franklin Township Police Department

There are moments that define the character of a community — moments when the very best of humanity rises to meet the worst of circumstance. On a cold January morning, at the corner of Church Street and Route 27, such a moment arrived. And the Franklin Township Police Department rose to meet it with courage, skill, and an unwavering dedication to the sanctity of human life.

It is with profound pride and heartfelt gratitude that the Franklin Township Council formally commends Detective Rosendo Vargas for an act of heroism that can only be described as the saving of a life.

When a fellow human being lay motionless on the cold ground, his heart silent, his breath stilled, the officers did not hesitate. They did not flinch. With steady hands and resolute hearts, they knelt beside a stranger and refused to let him go. Through the application of CPR, the use of an AED, and the kind of calm professionalism that is only born of genuine dedication to one's calling, they coaxed life back into a man who had all but slipped away. That man, Jeffrey Selman, returned home to his family. He recovered. He healed.

This Council wishes to make clear that what the officers demonstrated that morning was not merely the performance of a duty. It was an expression of everything this community stands for — compassion, service, and an unshakeable belief that every life matters. They are a testament to the finest traditions of law enforcement and a source of immense pride for every resident of Franklin Township.

Presented at the Franklin Township Council Meeting, **February 24, 2026.**

Carl Wright, Councilman

Phillip Kramer, Mayor

TOWNSHIP OF FRANKLIN
WARRANTS (BILL LIST) SUMMARY #4
February 24, 2026

	FUND DESCRIPTION	ACCOUNTS PAYABLE (PRINTED CHECKS)	MANUAL CHECKS	TOTAL PAYMENTS
1	CURRENT	\$ 531,053.32	\$ 27,464,258.76	\$ 27,995,312.08
2	GRANT	\$ 202,172.07	\$ -	\$ 202,172.07
3	TAX TITLE LIEN	\$ 95,818.36	\$ -	\$ 95,818.36
4	GENERAL CAPITAL	\$ 198,527.62	\$ -	\$ 198,527.62
5	WATER	\$ 37,801.00	\$ -	\$ 37,801.00
6	WATER CAPITAL	\$ 424,831.64	\$ -	\$ 424,831.64
11	RECREATION TRUST	\$ 1,984.31	\$ -	\$ 1,984.31
12	TRUST OTHERS	\$ 16,270.00	\$ -	\$ 16,270.00
13	UNEMPLOYMENT	\$ -	\$ -	\$ -
15	REDEVELOPMENT	\$ -	\$ -	\$ -
17	ANIMAL CONTROL	\$ -	\$ -	\$ -
19	SELF INSURANCE	\$ -	\$ -	\$ -
20	AFFORDABLE HOUSING	\$ -	\$ -	\$ -
21	HAMILTON ST SPECIAL IMPR	\$ -	\$ -	\$ -
30	PAYROLL AGENCY	\$ -	\$ 48,633.47	\$ 48,633.47
31	FLEXIBLE SPENDING	\$ -	\$ -	\$ -
35	HISTORICAL PRESERVATION	\$ -	\$ -	\$ -
37	POLICE FORFEITURE	\$ -	\$ -	\$ -
39	WORKER'S COMP	\$ -	\$ -	\$ -
40	OPEN SPACE	\$ 28,360.54	\$ -	\$ 28,360.54
42	REDEVELOPMENT ESCROW	\$ -	\$ -	\$ -
50	COUNTY IMP AUTH FUND	\$ -	\$ -	\$ -
	SUB-TOTAL	\$ 1,536,818.86	\$ 27,512,892.23	\$ 29,049,711.09
51	DEVELOPERS ESCROW	\$ 110.13	\$ -	
	GRAND TOTAL	\$ 1,536,928.99	\$ 27,512,892.23	\$ 29,049,711.09

TOWNSHIP OF FRANKLIN
WARRANTS (BILL LIST) SUMMARY #4
February 24, 2026

	FUND DESCRIPTION	ACCTS PAYABLE (PRINTED CHECKS)	MANUAL CHECKS	TOTAL PAYMENTS
1	CURRENT	\$ 531,053.32	\$ 27,464,258.76	\$ 27,995,312.08
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3	TAX TITLE LIEN	\$ 95,818.36	\$ -	\$ 95,818.36
4	GENERAL CAPITAL	\$ 198,527.62	\$ -	\$ 198,527.62
5	WATER	\$ 37,801.00	\$ -	\$ 37,801.00
6	WATER CAPITAL	\$ 424,831.64	\$ -	\$ 424,831.64
11	RECREATION TRUST	\$ 1,984.31	\$ -	\$ 1,984.31
12	TRUST OTHERS	\$ 16,270.00	\$ -	\$ 16,270.00
13	UNEMPLOYMENT	\$ -	\$ -	\$ -
15	REDEVELOPMENT	\$ -	\$ -	\$ -
17	ANIMAL CONTROL	\$ -	\$ -	\$ -
19	SELF INSURANCE	\$ -	\$ -	\$ -
20	AFFORDABLE HOUSING	\$ -	\$ -	\$ -
21	HAMILTON ST SPECIAL IMPR	\$ -	\$ -	\$ -
30	PAYROLL AGENCY	\$ -	\$ 48,633.47	\$ 48,633.47
31	FLEXIBLE SPENDING	\$ -	\$ -	\$ -
35	HISTORICAL PRESERVATION	\$ -	\$ -	\$ -
37	POLICE FORFEITURE	\$ -	\$ -	\$ -
39	WORKER'S COMP	\$ -	\$ -	\$ -
40	OPEN SPACE	\$ 28,360.54	\$ -	\$ 28,360.54
42	REDEVELOPMENT ESCROW	\$ -	\$ -	\$ -
50	COUNTY IMP AUTH FUND	\$ -	\$ -	\$ -
	SUB-TOTAL	\$ 1,536,818.86	\$ 27,512,892.23	\$ 29,049,711.09
51	ESCROW	\$ 110.13	\$ -	\$ 110.13
	GRAND TOTAL	\$ 1,536,928.99	\$ 27,512,892.23	\$ 29,049,821.22

P.O. Type: All Include Project Line Items: Yes Open: N Paid: N Void: N
 Range: First to Last Rcvd: Y Held: N Aprv: N
 Format: Detail without Line Item Notes Received Date Range: 02/11/26 to 02/24/26 Bid: Y State: Y Other: Y Exempt: Y
 Vendors: All Include Non-Budgeted: Y
 Rcvd Batch Id Range: First to Last

Vendor #	Name										
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099	
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
711FLIPL 711FLIP EPSP 401K											
26-00211	02/12/26	TAX LIEN REDEMPTION									
1		TAX LIEN REDEMPTION	232.60	T-03-55-00-9999-914	B TAX LIEN REDEMPTIONS	R	02/12/26	02/24/26		02/24/26	N
Vendor Total:		232.60									

ACCURATE Accurate Language Services LLC									
25-02768	10/06/25	Interpreting Services							
4		Interpreting Services	96.60	5-01-43-00-0490-028	B MUNICIPAL COURT-PROF & CONSULTING SRVS	R	10/06/25 02/24/26	26-11026-B	N
5		Interpreting Services	52.20	5-01-43-00-0490-028	B MUNICIPAL COURT-PROF & CONSULTING SRVS	R	10/06/25 02/24/26	25-10923B	N
6		Interpreting Services	1,247.62	5-01-43-00-0490-028	B MUNICIPAL COURT-PROF & CONSULTING SRVS	R	10/06/25 02/24/26	25-10814-B	N
			1,396.42						
Vendor Total:			1,396.42						

ACRT ACRT, Inc									
25-03549	12/11/25	Arborist Training							
2		Manuals	875.00	5-01-26-00-0290-042	B STREETS & ROADS-EDUCTION & TRAINING	R	12/11/25 02/24/26	077188	N
Vendor Total:			875.00						

AETNALIF Aetna Life Insurance Company									
26-00307	02/19/26	January 2026 Admin Fees							
1		January 2026 Admin Fees	149,532.80	6-01-23-00-0220-092	B GROUP INSURANCE-MEDICAL INSURANCE	R	02/19/26 02/24/26	J2885203	N
26-00308	02/19/26	February 2026 Admin Fees							
1		February 2026 Admin Fees	150,974.08	6-01-23-00-0220-092	B GROUP INSURANCE-MEDICAL INSURANCE	R	02/19/26 02/24/26	J2954289	N
26-00310	02/19/26	January 2026 Dental Insurance							
1		January 2026 Dental Insurance	34,517.38	6-01-23-00-0220-092	B GROUP INSURANCE-MEDICAL INSURANCE	R	02/19/26 02/24/26	J2885202	N
Vendor Total:			335,024.26						

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
		Item Description	Amount	Charge Account	Acct Type Description			Enc Date	Date	Date	Invoice	Excl
ALLIEDOI ALLIED OIL COMPANY												
26-00089	02/09/26	Gasoline										
1	Gasoline		691.33	6-01-31-00-0446-074	B GAS-MOTOR FUELS	R	02/09/26	02/24/26			139716	N
2	Gasoline		3,974.31	6-01-31-00-0446-074	B GAS-MOTOR FUELS	R	02/09/26	02/24/26			139538	N
			4,665.64									
26-00090	02/09/26	Diesel										
1	Diesel		3,494.09	6-01-31-00-0446-074	B GAS-MOTOR FUELS	R	02/09/26	02/24/26			75489	N
	Vendor Total:		8,159.73									
ANJEC ASSOCIATION OF NEW JERSEY												
26-00292	02/17/26	2026 membership - Env. Comm										
1	2026 membership - Env. Comm		625.00	6-01-30-00-0428-029	B ENVIRONMENT COMM - OTHER CONTRACT SERVIC	R	02/17/26	02/24/26			2026 MEMBERSHIP	N
	Vendor Total:		625.00									
ATLATACS ATLANTIC TACTICAL OF NJ												
25-03568	12/12/25	HOLSTERS										
1	GLOCK 17MOS TLR-7		1,404.00	5-01-25-00-0240-058	B POLICE DEPT.-OTHER EQUIP & SUPPLIES	R	12/12/25	02/24/26			INV75-000005668	N
2	GLOCK 17MOS TLR-7		175.50	5-01-25-00-0240-058	B POLICE DEPT.-OTHER EQUIP & SUPPLIES	R	12/12/25	02/24/26			INV75-000005668	N
			1,579.50									
	Vendor Total:		1,579.50									
BALAP005 BALA PARTNERS LLC												
26-00212	02/12/26	TAX LIEN REDEMPTION										
1	TAX LIEN REDEMPTION		12,100.00	T-03-55-00-9999-294	B PREMIUM ON TAX SALE	R	02/12/26	02/24/26			02/24/26	N
2	TAX LIEN REDEMPTION		33,240.75	T-03-55-00-9999-914	B TAX LIEN REDEMPTIONS	R	02/12/26	02/24/26			02/24/26	N
			45,340.75									
	Vendor Total:		45,340.75									
BELVINMA Officer Malcolm Belvin												
26-00101	02/09/26	TUITION REIMBURSEMENT-PBA154										
1	TUITION REIMBURSEMENT-PBA154		4,200.00	5-01-25-00-0240-010	B POLICE DEPT.-COLLEGE STIPEND	R	02/09/26	02/24/26			25 TUITIONREIMB	N
	Vendor Total:		4,200.00									

Vendor #	Name										
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099	
Item Description		Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
BH31S005 BH31 Schoolhouse Road											
26-00299	02/18/26	release of water meter escrow									
1 release of water meter escrow		2,194.34	T-12-56-00-0850-802	B WATER METERS	R	02/18/26	02/24/26		R#26-061	N	
Vendor Total:		2,194.34									
BIGBELLY Big Belly Solar											
25-03709	12/29/25	Bigbelly trash can parts									
1 Bigbelly trash can parts		5,567.84	T-40-56-25-0366-058	B OPEN SPACE - OTHER EQUIPMENT & SUPPLIES	R	12/29/25	02/24/26		61018	N	
2 Shipping		255.00	T-40-56-25-0366-058	B OPEN SPACE - OTHER EQUIPMENT & SUPPLIES	R	12/29/25	02/24/26		61018	N	
		5,822.84									
Vendor Total:		5,822.84									
BLOODG00 Bloodgood Law Enforcement LLC											
26-00072	02/09/26	AGENCY IN SERVICE TRAINING									
1 AGENCY IN SERVICE TRAINING		1,450.00	5-01-25-00-0240-042	B POLICE DEPT.-EDUCATION AND TRAINING	R	02/09/26	02/24/26		25-6065	N	
Vendor Total:		1,450.00									
BRIGHVIE Bright View Engineering LLC											
26-00273	02/13/26	hearing prep. and attend									
1 hearing prep. and attend		1,620.00	6-01-21-00-0180-028	B PLANNING BOARD-PROF & CONSULTING SRVS	R	02/13/26	02/24/26		230024C-3	N	
Vendor Total:		1,620.00									
CABLVISI Cable Vision Lightpath, LLC											
26-00227	02/12/26	Data/Voice Service									
1 Voice/Dedicated 1Gb Internet		4,823.23	6-01-31-00-0440-076	B TELEPHONE-TELEPHONE CHARGES	R	02/12/26	02/24/26		58599-260101	N	
2 Voice/Dedicated 1Gb Internet		4,822.93	6-01-31-00-0440-076	B TELEPHONE-TELEPHONE CHARGES	R	02/12/26	02/24/26		58599-260201	N	
		9,646.16									
Vendor Total:		9,646.16									
CAFEALFR Cafe Alfredo											
25-02311	08/21/25	Youth Council Meeting Pizzas									
7 Plain Pizza Pies		45.00	T-11-56-00-3788-623	B YOUTH COUNCIL	R	08/21/25	02/24/26		004461	N	
8 French Fries		5.00	T-11-56-00-3788-623	B YOUTH COUNCIL	R	08/21/25	02/24/26		004461	N	

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099
Item Description	Amount	Charge	Account	Acct Type Description	Enc	Date	Date	Date	Invoice	Excl
CAFEALFR Cafe Alfredo Continued										
25-02311 08/21/25 Youth Council Meeting Pizzas	Continued									
9 Delivery Fee	2.00	T-11-56-00-3788-623	B YOUTH COUNCIL	R	08/21/25	02/24/26			004461	N
10 Plain Pizza Pies	45.00	T-11-56-00-3788-623	B YOUTH COUNCIL	R	08/21/25	02/24/26			004470	N
11 French Fries	5.00	T-11-56-00-3788-623	B YOUTH COUNCIL	R	08/21/25	02/24/26			004470	N
12 Delivery Fee	2.00	T-11-56-00-3788-623	B YOUTH COUNCIL	R	08/21/25	02/24/26			004470	N
	104.00									
26-00258 02/13/26 GLICKLICH SWEETHEART DINNER										
1 FULL PENNE VODKA	170.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R	02/13/26	02/24/26			004472	N
2 FULL PENNE ALFREDO	170.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R	02/13/26	02/24/26			004472	N
3 FULL GARLIC KNOTS	110.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R	02/13/26	02/24/26			004472	N
4 FULL TRAY SAUTEED BROCCOLI	95.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R	02/13/26	02/24/26			004472	N
5 FULL CHICKEN FINGERS	270.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R	02/13/26	02/24/26			004472	N
6 COOKIE PLATTER	80.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R	02/13/26	02/24/26			004472	N
7 2 LITER SODA	45.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R	02/13/26	02/24/26			004472	N
8 FRENCH FRIES	10.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R	02/13/26	02/24/26			004472	N
	950.00									
Vendor Total:	1,054.00									
CALSTLLC Cal-Sterling LLC										
26-00296 02/18/26 release of water meter escrow										
1 release of water meter escrow	1,452.17	T-12-56-00-0850-802	B WATER METERS	R	02/18/26	02/24/26			R#26-089	N
Vendor Total:	1,452.17									
CIGN1983 CIGNA DENTAL/CHLIC										
26-00309 02/19/26 January 2026 Dental										
1 January 2026 Dental	134.23	6-01-23-00-0220-092	B GROUP INSURANCE-MEDICAL INSURANCE	R	02/19/26	02/24/26			3652328	N
26-00316 02/19/26 February 2026 Dental										
1 February 2026 Dental	134.23	6-01-23-00-0220-092	B GROUP INSURANCE-MEDICAL INSURANCE	R	02/19/26	02/24/26			3667868	N
Vendor Total:	268.46									

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
CLARVIGN Clarkin & Vignuolo, PC												
25-00249	02/11/25	Planning Board Attorney										
37	Planning Board Attorney	429.00	5-01-21-00-0180-027	B	PLANNING BOARD-LEGAL SERVICES	R	02/11/25	02/24/26		21674		N
38	Planning Board Attorney	78.00	5-01-21-00-0180-027	B	PLANNING BOARD-LEGAL SERVICES	R	02/11/25	02/24/26		21715		N
		507.00										
26-00284 02/17/26 Planning Board Atty												
1	Planning Board Atty	994.50	6-01-21-00-0180-027	B	PLANNING BOARD-LEGAL SERVICES	R	02/17/26	02/24/26		21711		N
2	Planning Board Atty	1,500.00	6-01-21-00-0180-027	B	PLANNING BOARD-LEGAL SERVICES	R	02/17/26	02/24/26		21702		N
3	Planning Board Atty	1,500.00	6-01-21-00-0180-027	B	PLANNING BOARD-LEGAL SERVICES	R	02/17/26	02/24/26		21701		N
4	Planning Board Atty	936.00	6-01-21-00-0180-027	B	PLANNING BOARD-LEGAL SERVICES	R	02/17/26	02/24/26		21712		N
5	Planning Board Atty	136.50	6-01-21-00-0180-027	B	PLANNING BOARD-LEGAL SERVICES	R	02/17/26	02/24/26		21736		N
		5,067.00										
Vendor Total:		5,574.00										
COMBS COMBS, JENNIFER & MCFADDEN,												
25-03650	12/15/25	Reimbrsmrnt-EMllstne Pk Sgnge										
1	Reimbrsmrnt-EMllstne Pk Sgnge	350.00	T-40-56-25-0366-023	B	OPEN SPACE - PRINTING & SIGNS	R	12/15/25	02/24/26		REIMB @ J GLUCK		N
Vendor Total:		350.00										
COMCASTH Comcast Business/Holding Corp.												
26-00205	02/11/26	WIFI Service										
1	Ethernet Dedicated Internet	723.57	6-01-31-00-0440-076	B	TELEPHONE-TELEPHONE CHARGES	R	02/11/26	02/24/26		260574074		N
2	Ethernet Dedicated Internet	725.00	6-01-31-00-0440-076	B	TELEPHONE-TELEPHONE CHARGES	R	02/11/26	02/24/26		263061485		N
		1,448.57										
Vendor Total:		1,448.57										
COPS COPS												
26-00109	02/09/26	Patrol Interview Tactics										
1	Patrol Interview Tactics	179.00	6-01-25-00-0240-042	B	POLICE DEPT.-EDUCATION AND TRAINING	R	02/09/26	02/24/26		0000400		N
Vendor Total:		179.00										

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
DIAMOND DIAMOND INVESTORS AND BUILDERS											
26-00301 02/18/26 Guarantee Releases											
1 Guarantee Releases	3,925.00	T-12-56-00-0850-804	B SITE PLAN PERFORMANCE	R		02/18/26	02/24/26			R#26-082	N
2 Guarantee Releases	4,625.00	T-12-56-00-0850-804	B SITE PLAN PERFORMANCE	R		02/18/26	02/24/26			R#26-082	N
3 Guarantee Releases	110.13	1075311839	P 61 Juliet Avenue	R		02/18/26	02/24/26			R#26-082	N
	8,660.13										
Vendor Total:	8,660.13										
DOTDESIG DOT DESIGNING, LLC											
26-00164 02/11/26 YOUTH CENTER PROGRAM SUPPLIES											
1 YC TEES WITH IMPRINT	2,422.50	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			123708	N
2 YC TEES WITH IMPRINT (XXL)	526.50	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			123708	N
3 YC TEES WITH IMPRINT (XXXL)	308.25	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			123708	N
4 YC LONG SLEEVE WITH IMPRINT	4,902.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			123708	N
5 YC LONG SLEEVE WITH IMPRINT	891.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			123708	N
6 YC LONG SLEEVE WITH IMPRINT	490.50	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			123708	N
7 ZIP HOODIES WITH IMPRINT	3,300.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			123708	N
8 ZIP HOODIES WITH IMPRINT XXL	960.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			123708	N
9 ZIP HOODIES WITH IMPRINT XXXL	500.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			123708	N
	14,300.75										
26-00165 02/11/26 YOUTH CENTER PROGRAM SUPPLIES											
1 POLOS WITH IMPRINT	2,850.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			12365B	N
2 POLOS WITH IMPRINT XXL	1,020.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			12365B	N
3 QUARTER ZIP SWEATSHIRTS W/IMPR	3,420.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			12365B	N
4 QUARTER ZIP SWEATSHIRTS W/IMPR	1,200.00	G-02-41-24-0805-000	B DCA SCAP-Youth Ctr Prog-Youth Ctr Prepd	R		02/11/26	02/24/26			12365B	N
	8,490.00										
Vendor Total:	22,790.75										
EDMUNDS EDMUNDS GOVTECH Inc.											
26-00060 02/06/26 Maintenance Renewal											
1 Maintenance Renewal - Water	13,943.46	6-05-55-00-0500-138	B SOFTWARE LICENSING	R		02/06/26	02/24/26			26-IN1015	N

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
EDMUNDS EDMUNDS GOVTECH Inc. Continued												
26-00060	02/06/26	Maintenance Renewal	Continued									
2	Maintenance Renewal - IT	13,943.47	6-01-20-00-0140-138	B	DATA PROCESSING-SOFTWARE LICENSING	R	02/06/26	02/24/26		26-IN1015	N	
		27,886.93										
Vendor Total:		27,886.93										
ENHAWEB Enhanced Web Services												
26-00049	02/04/26	SIGNATURE R.GUTIERREZ										
1	SIGNATURE R.GUTIERREZ	29.95	6-01-20-00-0130-023	B	FINANCIAL ADMIN-PRINTING AND BINDING	R	02/05/26	02/24/26		17954	N	
Vendor Total:		29.95										
ERICMBER Eric M. Bernstein & Associates												
26-00285	02/17/26	Zoning Board Atty										
1	Zoning Board Atty	262.50	6-01-21-00-0180-027	B	PLANNING BOARD-LEGAL SERVICES	R	02/17/26	02/24/26		97240	N	
2	Zoning Board Atty	560.00	6-01-21-00-0180-027	B	PLANNING BOARD-LEGAL SERVICES	R	02/17/26	02/24/26		97238	N	
		822.50										
Vendor Total:		822.50										
ESRI ESRI, Inc.												
25-03390	11/24/25	ESRI ArcGis Viewer/Mobile										
1	ArcGis Online Viewer	375.00	5-05-55-00-0500-138	B	SOFTWARE LICENSING	R	11/24/25	02/24/26		900147591	N	
2	ArcGisOnline Mobile worker	395.00	5-05-55-00-0500-138	B	SOFTWARE LICENSING	R	11/24/25	02/24/26		900147591	N	
		770.00										
Vendor Total:		770.00										
FIG20LLC FIG 20,LLC FBO SEC PTY												
26-00213	02/12/26	TAX LIEN REDEMPTION										
1	TAX LIEN REDEMPTION	3,600.00	T-03-55-00-9999-294	B	PREMIUM ON TAX SALE	R	02/12/26	02/24/26		02/24/26	N	
2	TAX LIEN REDEMPTION	6,069.95	T-03-55-00-9999-914	B	TAX LIEN REDEMPTIONS	R	02/12/26	02/24/26		02/24/26	N	
		9,669.95										
Vendor Total:		9,669.95										

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item	Description	Amount	Charge	Account	Acct Type	Description	Enc	Date	Date	Date	Invoice	Excl
FINANCE TOWNSHIP OF FRANKLIN												
26-00262	02/13/26	PREMIUMS ESCHEAT TO TWP										
1	PREMIUMS ESCHEAT TO TWP	200.00	T-03-55-00-9999-294	B	PREMIUM ON TAX SALE	R	02/13/26	02/24/26			PREM ESCHEAT FT N	
Vendor Total:		200.00										
FOLEY FOLEY, INC.												
25-03845	01/01/25	Manifold for #1007										
1	Manifold for #1007	714.04	5-01-26-00-0315-034	B	VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	01/01/25	02/24/26			INV0726282	N
Vendor Total:		714.04										
FRANKSTR Frank's Truck Center Inc												
25-01539	06/23/25	3 GMC trucks										
1	3 GMC Crew Cabs	11,542.20	C-04-55-25-4467-011	B	CY'25 FTWP Fire Prev Vehicle 5% Downpyt	R	06/23/25	02/24/26			4507	N
2	1 GMC Crew Cab	41,672.94	C-04-55-25-4467-012	B	CY'25 FTWP Fire Prev Vehicle Bond Captl	R	06/23/25	02/24/26			4507	N
3	1 GMC Crew Cab	53,215.14	C-04-55-25-4467-012	B	CY'25 FTWP Fire Prev Vehicle Bond Captl	R	06/23/25	02/24/26			4509	N
4	1 GMC Crew Cab	53,215.14	C-04-55-25-4467-012	B	CY'25 FTWP Fire Prev Vehicle Bond Captl	R	06/23/25	02/24/26			4396	N
		159,645.42										
Vendor Total:		159,645.42										
FREDLLOY LLOYD FREDERICKS												
26-00059	02/06/26	REIMBURSEMENT IACP DUES 2026										
1	REIMBURSEMENT IACP DUES 2026	220.00	6-01-25-00-0240-044	B	POLICE DEPT.-PROF. ASSOC. DUES	R	02/06/26	02/24/26			REIM2026IACPDUE N	
26-00075 02/09/26 REIMBURSEMENT TRAVEL												
1	REIMBURSEMENT TRAVEL	436.99	5-01-25-00-0240-041	B	POLICE DEPT.-CONFERENCES & MEETINGS	R	02/09/26	02/24/26			REIMB IACP CONF N	
Vendor Total:		656.99										
FTW FRANKLIN TWP WATER UTILITY												
26-00117	02/09/26	FRANKLN TWP WTR BILLS										
1	WTR BILL-935 HAMILTON ST	90.13	6-05-55-00-0599-023	B	REFUND OF CURRENT YR REV	R	02/09/26	02/24/26			1/1/26 7972-0	N
2	WTR BILL-475 DEMOTT MUNI BLDG	884.07	6-05-55-00-0599-023	B	REFUND OF CURRENT YR REV	R	02/09/26	02/24/26			1/1/26 11507-0	N
3	WTR BILL-505 DEMOTT-SNIOR CMTY	1,153.52	6-05-55-00-0599-023	B	REFUND OF CURRENT YR REV	R	02/09/26	02/24/26			1/1/26 11507-5	N
4	WTR BILL-495 DEMOTT COURT/PLC	904.87	6-05-55-00-0599-023	B	REFUND OF CURRENT YR REV	R	02/09/26	02/24/26			1/1/26 11507-4	N
5	WTR BILL-485 DEMOTT L-GAZEBO	86.01	6-05-55-00-0599-023	B	REFUND OF CURRENT YR REV	R	02/09/26	02/24/26			1/1/26 11507-7	N

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Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item Description	Amount	Charge	Account	Acct Type	Description	Enc	Date	Date	Date	Invoice	Excl
GENUINEP Genuine Parts Company Continued											
25-00040 01/27/25 Motor vehicle parts for water	Continued										
19 Motor vehicle parts for water	39.28	5-05-55-00-0500-034	B MOTOR VEHICLE PARTS	R	01/27/25	02/24/26		085608		N	
	92.79										
25-00044 01/27/25 BOE motor vehicle parts											
6 BOE motor vehicle parts	12.90	5-01-42-00-0890-034	B BOARD OF ED: INTERLOCAL-MOTOR VEHICLE PA	R	01/27/25	02/24/26		088150		N	
7 BOE motor vehicle parts	29.53	5-01-42-00-0890-034	B BOARD OF ED: INTERLOCAL-MOTOR VEHICLE PA	R	01/27/25	02/24/26		085557		N	
	42.43										
25-00184 02/05/25 Snow related parts											
4 Snow related parts	164.14	5-01-26-00-0291-031	B SNOW REMOVAL-CHEMICALS AND GASES	R	02/05/25	02/24/26		086250		N	
5 Snow related parts	96.40	5-01-26-00-0291-031	B SNOW REMOVAL-CHEMICALS AND GASES	R	02/05/25	02/24/26		086481		N	
6 Snow related parts	2.82	5-01-26-00-0291-031	B SNOW REMOVAL-CHEMICALS AND GASES	R	02/05/25	02/24/26		085618		N	
7 Snow related parts	61.80	5-01-26-00-0291-031	B SNOW REMOVAL-CHEMICALS AND GASES	R	02/05/25	02/24/26		085715		N	
8 Snow related parts	126.75	5-01-26-00-0291-031	B SNOW REMOVAL-CHEMICALS AND GASES	R	02/05/25	02/24/26		087671		N	
	451.91										
25-01123 05/20/25 Motor vehicle parts											
70 Motor vehicle parts	56.62	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		086076		N	
71 Motor vehicle parts	100.98	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		086249		N	
72 Motor vehicle parts	54.87	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		086432		N	
73 Motor vehicle parts	47.50	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		086601		N	
74 Motor vehicle parts	164.90	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		086828		N	
75 Motor vehicle parts	8.13	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		085578		N	
76 Motor vehicle parts	58.30	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		085612		N	
77 Motor vehicle parts	78.19	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		087488		N	
78 Motor vehicle parts	41.36	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		088065		N	
79 Motor vehicle parts	50.60	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		087997		N	
80 Motor vehicle parts	138.51	5-01-26-00-0315-034	B VEHICLE MAINT.-MOTOR VEHICLE PARTS	R	05/20/25	02/24/26		818924		N	
	799.96										
Vendor Total:	1,387.09										
GRAINGER GRAINGER											
25-03819 01/01/25 Building racks											
1 Racks Item 1BEH5	904.08	5-05-55-00-0500-058	B OTHER EQUIP & SUPPLIES	R	01/01/25	02/24/26		9776961998		N	
2 Item# 1LZE9	489.18	5-05-55-00-0500-058	B OTHER EQUIP & SUPPLIES	R	01/01/25	02/24/26		9776961998		N	

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl		
GRAINGER GRAINGER Continued												
25-03819 01/01/25 Building racks		Continued										
3 Item# 1BEH6	796.60	5-05-55-00-0500-058	B	OTHER EQUIP & SUPPLIES	R	01/01/25	02/24/26		9776961998	N		
4 Item# 41E313	2,092.66	5-05-55-00-0500-058	B	OTHER EQUIP & SUPPLIES	R	01/01/25	02/24/26		9775183503	N		
5 Item# 41E313	30.84	5-05-55-00-0500-058	B	OTHER EQUIP & SUPPLIES	R	01/01/25	02/24/26		9776961998	N		
6 Racks Item 1BEH5	50.22	5-05-55-00-0500-058	B	OTHER EQUIP & SUPPLIES	R	01/01/25	02/24/26		9776961998	N		
7 Item# 1LZE9	7.02	5-05-55-00-0500-058	B	OTHER EQUIP & SUPPLIES	R	01/01/25	02/24/26		9776961998	N		
	4,370.60											
Vendor Total:	4,370.60											
HABEGEOR Officer George Habeiche												
26-00068 02/09/26 REIMBURSEMENT IACP MEMBERSHIP												
1 REIMBURSEMENT - IACP MEMBERSHI	110.00	5-01-25-00-0240-044	B	POLICE DEPT.-PROF. ASSOC. DUES	R	02/09/26	02/24/26		REIMB IACPDUES	N		
Vendor Total:	110.00											
HARPCONT Harper Control Solutions, Inc												
25-01489 06/18/25 LL PS repairs												
1 LL PS repairs	10,629.00	5-05-55-00-0500-029	B	CONTRACTUAL SERVICE	R	06/18/25	02/24/26		9420	N		
Vendor Total:	10,629.00											
JIGNE005 Jignesh Mehta												
26-00300 02/18/26 Street Opening Bond Release												
1 Street Opening Bond Release	750.00	T-12-56-00-0850-803	B	STREET OPENING	R	02/18/26	02/24/26		26-00300	N		
Vendor Total:	750.00											
JOHNONSP JOHNNY ON THE SPOT												
25-01910 07/22/25 Parks - Portable Restrooms												
1 Parks - Portable Restrooms	89.26	T-40-56-25-0366-029	B	OPEN SPACE - OTHER CONTRACTUAL ITEMS	R	07/22/25	02/24/26		INV-5762956	N		
2 Parks - Portable Restrooms	108.75	T-40-56-25-0366-029	B	OPEN SPACE - OTHER CONTRACTUAL ITEMS	R	07/22/25	02/24/26		INV-5764318	N		
3 Parks - Portable Restrooms	102.19	T-40-56-25-0366-029	B	OPEN SPACE - OTHER CONTRACTUAL ITEMS	R	07/22/25	02/24/26		INV-5763162	N		
4 Parks - Portable Restrooms	89.26	T-40-56-25-0366-029	B	OPEN SPACE - OTHER CONTRACTUAL ITEMS	R	07/22/25	02/24/26		INV-5764007	N		
5 Parks - Portable Restrooms	95.63	T-40-56-25-0366-029	B	OPEN SPACE - OTHER CONTRACTUAL ITEMS	R	07/22/25	02/24/26		INV-5828242	N		
6 Parks - Portable Restrooms	95.63	T-40-56-25-0366-029	B	OPEN SPACE - OTHER CONTRACTUAL ITEMS	R	07/22/25	02/24/26		INV-5827888	N		
7 Parks - Portable Restrooms	95.63	T-40-56-25-0366-029	B	OPEN SPACE - OTHER CONTRACTUAL ITEMS	R	07/22/25	02/24/26		INV-5823568	N		

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Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item	Description	Amount	Charge	Account	Acct	Type Description	Enc	Date	Date	Date	Invoice	Excl
MAHON FRANK MAHON JR												
25-03812	01/01/25 2025 Optical Reimbursement											
1	2025 Optical Reimbursement	150.00		5-01-23-00-0220-096		B GROUP INSURANCE-OPTICAL REIMBURSEMENT	R	01/01/25	02/24/26		25 OPTICALREIMB	N
Vendor Total:		150.00										
MARKETSP MarketSpark Inc.												
26-00235	02/12/26 Elevator/Alarm Service YC											
1	Elevator/Alarm Router YouthCtr	86.32		6-01-31-00-0440-076		B TELEPHONE-TELEPHONE CHARGES	R	02/12/26	02/24/26		59247	N
Vendor Total:		86.32										
MUNCO MUNCO												
26-00064	02/06/26 MUNCO 2026 MMBRSHR RNWL BAL											
1	MUNCO 2020 MMBRSHIP RNWL	25.00		6-01-22-00-0195-044		B UNIFORM CONST CODE-PROF. ASSOC. DUES	R	02/06/26	02/24/26		B WILBUR 26DUES	N
Vendor Total:		25.00										
MUNICIPE Municipal Emergency Services												
24-02520	09/16/24 BODY ARMOUR - VESTS											
15	Embroider Name	7.50		C-04-55-24-4443-008		B CY'24 Gen Imp Bond Capital:Police Dept	R	09/16/24	02/24/26		IN2432730	N
20	AXB IIIA BALLISTICS	1,657.26		C-04-55-24-4443-008		B CY'24 Gen Imp Bond Capital:Police Dept	R	09/16/24	02/24/26		IN2432730	N
		1,664.76										
Vendor Total:		1,664.76										
NATIONWI Nationwide Cleaning Services												
26-00125	02/09/26 Monthly Janitorial Services											
1	Monthly Janitorial Services	3,762.00		6-01-26-00-0310-024		B BUILDING & GROUNDS-BUILDING MAINT&CLEAN	R	02/09/26	02/24/26		2342	N
2	495 Demott Lane Public Safety	3,762.00		6-01-26-00-0310-024		B BUILDING & GROUNDS-BUILDING MAINT&CLEAN	R	02/09/26	02/24/26		2342	N
3	505 Demott Lane - Senior Cntr.	3,277.50		6-01-26-00-0310-024		B BUILDING & GROUNDS-BUILDING MAINT&CLEAN	R	02/09/26	02/24/26		2342	N
4	475 Demott Lane - Animal	655.50		6-01-26-00-0310-024		B BUILDING & GROUNDS-BUILDING MAINT&CLEAN	R	02/09/26	02/24/26		2342	N
5	40 Churchill Ave. DPW	2,622.00		6-01-26-00-0310-024		B BUILDING & GROUNDS-BUILDING MAINT&CLEAN	R	02/09/26	02/24/26		2342	N
6	935 Hamilton St. CRB	1,966.50		6-01-26-00-0310-024		B BUILDING & GROUNDS-BUILDING MAINT&CLEAN	R	02/09/26	02/24/26		2342	N

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PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item Description		Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl		
NATIONWI Nationwide Cleaning Services Continued												
26-00125	02/09/26	Monthly Janitorial Services	Continued									
7	429 Lewis St. Youth Center	4,588.50	6-01-26-00-0310-024	B BUILDING & GROUNDS-BUILDING MAINT&CLEAN	R	02/09/26	02/24/26		2342		N	
		20,634.00										
Vendor Total:		20,634.00										
NJ867 NJ Dept of Corrections												
25-03492	12/09/25	2500 #10 ENVELOPES PER QUOTE										
1	CONSTRUCTION CODE ENVELOPES	157.50	5-01-22-00-0195-023	B UNIFORM CONST CODE-PRINTING AND BINDING	R	12/09/25	02/24/26		527806		N	
Vendor Total:		157.50										
NJAMHYDR NJ AMERICAN WATER (HYDRANT)												
26-00092	02/09/26	Hydrant usage										
1	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019393497		N	
2	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019392050		N	
3	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019392777		N	
4	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019392586		N	
5	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019393206		N	
6	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019392852		N	
7	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019393411		N	
8	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019393565		N	
9	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019392920		N	
10	Hydrant usage	80.20	6-05-55-00-0500-073	B FIRE HYDRANT CHARGES	R	02/09/26	02/24/26		018210019391958		N	
		802.00										
Vendor Total:		802.00										
NJLM NJLM/NEW JERSEY STATE LEAGUE												
26-00210	02/11/26	WEBINARS 3/5,3/12,3/19,3/26/26										
1	WEBINARS 3/5 DEVELOPING BUDGET	75.00	6-01-20-00-0130-042	B FINANCIAL ADMIN-EDUCATION AND TRAINING	R	02/11/26	02/24/26		MNGMNTSRSFNNCHL		N	
2	WEBINARS 3/12 REPORTING ST DOC	75.00	6-01-20-00-0130-042	B FINANCIAL ADMIN-EDUCATION AND TRAINING	R	02/11/26	02/24/26		MNGMNTSRSFNNCHL		N	
3	WEBINAR 3/19 UNDRSTNDNG ANNUAL	75.00	6-01-20-00-0130-042	B FINANCIAL ADMIN-EDUCATION AND TRAINING	R	02/11/26	02/24/26		MNGMNTSRSFNNCHL		N	

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PO #	PO Date	Description	Contract	PO Type			First	Rcvd	Chk/Void		1099			
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl			
NJLM NJLM/NEW JERSEY STATE LEAGUE Continued														
26-00210	02/11/26	WEBINARS 3/5,3/12,3/19,3/26/26	Continued											
4	WEBINAR 3/26	CAPITAL PLANNING	75.00	6-01-20-00-0130-042	B FINANCIAL ADMIN-EDUCATION AND TRAINING	R	02/11/26	02/24/26		MNGMNTSRSFNNCHL	N			
			300.00											
Vendor Total:		300.00												
NJRPA NEW JERSEY RECREATION & PARKS														
26-00047	02/04/26	NJRPA Annual Conference Reg.												
1	NJRPA Annual Conference Reg.	470.00	6-01-28-00-0370-041	B DEPT OF RECREATION-CONFERENCES & MEETING	R	02/04/26	02/24/26			11114	N			
2	NJRPA Annual Conference Reg.	470.00	6-01-28-00-0370-041	B DEPT OF RECREATION-CONFERENCES & MEETING	R	02/04/26	02/24/26			11118	N			
3	NJRPA Annual Conference Reg.	470.00	T-11-56-00-3788-401	B TENNIS / PICKLEBALL	R	02/04/26	02/24/26			11116	N			
4	NJRPA Annual Conference Reg.	470.00	T-11-56-00-3788-601	B SENIOR ACTIVITIES	R	02/04/26	02/24/26			11117	N			
		1,880.00												
Vendor Total:		1,880.00												
NURTHENP Patrick Nurthen														
25-03815	01/01/25	TRAVEL REIMBURSEMENT												
1	TRAVEL REIMBURSEMENT	2,016.31	5-01-25-00-0240-042	B POLICE DEPT.-EDUCATION AND TRAINING	R	01/01/25	02/24/26			REIMB IAPROTRVL	N			
Vendor Total:		2,016.31												
PARAMUSF Paramus Ford Inc														
26-00042	01/29/26	2025 Ford Transit Pass van												
1	2025 Ford Transit Pass Van	61,738.40	G-02-41-24-0805-001	B DCA SCAP-Youuth Ctr Program-Reimb YC	R	01/29/26	02/24/26			249306	N			
Vendor Total:		61,738.40												
PATELPRA PRAVIN & ASMITA PATEL														
26-00254	02/12/26	REFUND- 11 HENLEY DR.												
1	REFUND- 11 HENLEY DR.	83.75	6-05-55-00-0599-040	B WATER OVERPAYMENT	R	02/12/26	02/24/26			13867-0	N			
Vendor Total:		83.75												

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PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item Description		Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl		
POWEPLAC Power Place												
25-03564	12/11/25	O.S. supplies/equipment										
1 O.S. supplies/equipment		21,155.03	T-40-56-25-0366-058	B OPEN SPACE - OTHER EQUIPMENT & SUPPLIES	R	12/11/25	02/24/26		1306976		N	
Vendor Total:		21,155.03										
PROCAP8 PROCAP 8 FBO FIRSTRUST BANK												
26-00214	02/12/26	TAX LIEN REDEMPTION										
1 TAX LIEN REDEMPTION		2,400.00	T-03-55-00-9999-294	B PREMIUM ON TAX SALE	R	02/12/26	02/24/26		02/24/26		N	
2 TAX LIEN REDEMPTION		3,645.05	T-03-55-00-9999-914	B TAX LIEN REDEMPTIONS	R	02/12/26	02/24/26		02/24/26		N	
		6,045.05										
Vendor Total:		6,045.05										
QUAILCRE QUAIL CRESTS 1												
25-01731	07/07/25	CY 2025 Snow Reimbursement										
1 CY 2025 Snow Reimbursement		1,151.33	5-01-26-00-0325-029	B CONDO SERVICES ACT-OTHER CONTRACTUAL ITE	R	07/07/25	02/24/26		2025 SNOW REIMB		N	
Vendor Total:		1,151.33										
RAHWAY RAHWAY BUSINESS MACHINES												
26-00207	02/11/26	Printer Repair										
1 2026 Printer Repairs/Parts		558.50	6-01-20-00-0140-026	B DATA PROCESSING-EQUIPMENT MAINT & REPAIR	R	02/11/26	02/24/26		66149		N	
Vendor Total:		558.50										
RAINBOW Rainbow G&J Painting												
26-00295	02/18/26	release of water meter escrow										
1 release of water meter escrow		855.24	T-12-56-00-0850-802	B WATER METERS	R	02/18/26	02/24/26		R#26-089		N	
Vendor Total:		855.24										
RAINONE Rainone Coughlin Minchello LLC												
26-00103	02/09/26	2026 Annual Tax Appeal Atty.										
1 2026 Annual Tax Appeal Atty.		7,192.50	6-01-20-00-0155-133	B LEGAL SERVICES-TAX APPEAL DEFENSE	R	02/09/26	02/24/26		25698		N	
Vendor Total:		7,192.50										

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
RANJ	REGISTRARS' ASSOC. OF NJ											
26-00209	02/11/26	Registrar's Assoc.Membership -										
1	Registrar's Assoc.Membership -	25.00	6-01-20-00-0120-044	B	MUNICIPAL CLERK-PROF. ASSOC. DUES	R	02/11/26	02/24/26		15010		N
2	Registrar's Assoc.Membership -	25.00	6-01-20-00-0120-044	B	MUNICIPAL CLERK-PROF. ASSOC. DUES	R	02/11/26	02/24/26		15146		N
3	Registrar's Assoc.Membership -	25.00	6-01-20-00-0120-044	B	MUNICIPAL CLERK-PROF. ASSOC. DUES	R	02/11/26	02/24/26		15138		N
4	Registrar's Assoc.Membership -	25.00	6-01-20-00-0120-044	B	MUNICIPAL CLERK-PROF. ASSOC. DUES	R	02/11/26	02/24/26		15246		N
		100.00										
Vendor Total:		100.00										
REBLEA	Rebecca Lea											
25-03813	01/01/25	2025 Optical Reimbursement										
1	2025 Optical Reimbursement	150.00	5-01-23-00-0220-096	B	GROUP INSURANCE-OPTICAL REIMBURSEMENT	R	01/01/25	02/24/26		25 OPTICALREIMB		N
Vendor Total:		150.00										
RICOH-PO	RICOH USA, INC											
26-00108	02/09/26	Twp. Manager's Copier Machine										
1	Twp. Manager's Copier Machine	375.00	6-01-20-00-0100-026	B	MANAGER-EQUIP REPAIR & MAINT	R	02/09/26	02/24/26		109677278		N
Vendor Total:		375.00										
RICOUSA	Ricoh USA, Inc.											
26-00171	02/11/26	COPIER LEASE - CONST CODE										
1	RICOH COPIER LEASE - CODE CONS	51.82	6-01-22-00-0195-026	B	UNIFORM CONST CODE-EQUIP REPAIR & MAINT	R	02/11/26	02/24/26		1104479006		N
2	RICOH COPIER LEASE - CODE CONS	1,114.71	6-01-22-00-0195-026	B	UNIFORM CONST CODE-EQUIP REPAIR & MAINT	R	02/11/26	02/24/26		109677277		N
3	RICOH COPIER LEASE - CODE CONS	5.00	6-01-22-00-0195-026	B	UNIFORM CONST CODE-EQUIP REPAIR & MAINT	R	02/11/26	02/24/26		1105154965		N
		1,171.53										
Vendor Total:		1,424.76										
26-00246	02/12/26	Vital Statistics Copier Lease										
1	Vital Statistics Copier Lease	253.23	6-01-20-00-0120-026	B	MUNICIPAL CLERK-EQUIP REPAIR & MAINT	R	02/12/26	02/24/26		109677286		N
Vendor Total:		1,424.76										

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099
Item Description	Amount	Charge	Account	Acct Type Description	Enc	Date	Date	Date	Invoice	Excl
RISDRONA Ronald Ridsen										
26-00071 02/09/26 TUITION REIMBURSEMENT PBA154										
1 TUITION REIMBURSEMENT PBA154	1,050.00	5-01-25-00-0240-010	B POLICE DEPT.-COLLEGE STIPEND	R	02/09/26	02/24/26			25TUITIONREIMB	N
Vendor Total:	1,050.00									
RJMLANDS RJM Landscape and Design LLC										
26-00082 02/09/26 Municipal road plowing										
1 Snow Plowing Roads	53,301.38	6-01-26-00-0291-029	B SNOW REMOVAL-OTHER CONTRACTUAL ITEMS	R	02/09/26	02/24/26			9594	N
Vendor Total:	53,301.38									
RTLJF-NJ RTLJF-NJ II LLC										
26-00215 02/12/26 TAX LIEN REDEMPTION										
1 TAX LIEN REDEMPTION	9,200.00	T-03-55-00-9999-294	B PREMIUM ON TAX SALE	R	02/12/26	02/24/26			02/24/26	N
2 TAX LIEN REDEMPTION	25,130.01	T-03-55-00-9999-914	B TAX LIEN REDEMPTIONS	R	02/12/26	02/24/26			02/24/26	N
	34,330.01									
Vendor Total:	34,330.01									
SALELECT Sal Electric Co., Inc.										
25-03622 12/15/25 FIX EXTERIOR LIGHTS & ADD OUTL										
1 FOREMAN	1,913.28	5-01-25-00-0250-026	B DISPATCH/911-EQUIP REPAIR & MAINT	R	12/15/25	02/24/26			26-1150	N
2 JOURNEYMAN	1,635.36	5-01-25-00-0250-026	B DISPATCH/911-EQUIP REPAIR & MAINT	R	12/15/25	02/24/26			26-1150	N
3 MATERIALS	2,750.93	5-01-25-00-0250-026	B DISPATCH/911-EQUIP REPAIR & MAINT	R	12/15/25	02/24/26			26-1150	N
4 MATERIALS 10% OVERHEAD	275.09	5-01-25-00-0250-026	B DISPATCH/911-EQUIP REPAIR & MAINT	R	12/15/25	02/24/26			26-1150	N
	6,574.66									
Vendor Total:	6,574.66									
SCAP Somerset Community Action Prog										
26-00166 02/11/26 SCAP REIMBURSEMENTS										
1 FALL SOUNDS OF TOMORROW	5,000.00	G-02-41-24-0805-003	B DCA SCAP-Youth Ctr Program:SCAP Reimb	R	02/11/26	02/24/26			REIMB SCAP DCA	N
2 FALL SOUNDS OF TOMORROW	15,000.00	G-02-41-24-0805-003	B DCA SCAP-Youth Ctr Program:SCAP Reimb	R	02/11/26	02/24/26			REIMB SCAP DCA	N
3 LIABILITY PAYMENT 5	2,424.44	G-02-41-24-0805-003	B DCA SCAP-Youth Ctr Program:SCAP Reimb	R	02/11/26	02/24/26			REIMB SCAP DCA	N
4 LIABILITY PAYMENT 6	2,424.44	G-02-41-24-0805-003	B DCA SCAP-Youth Ctr Program:SCAP Reimb	R	02/11/26	02/24/26			REIMB SCAP DCA	N

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Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
SCTRANSP SOMERSET CTY TRANSPORTATION Continued												
25-00491	03/10/25	Senior Citizen Transportation	Continued									
12	Senior Citizen Transportation	7,855.97	5-01-42-00-0895-029	B	INTERLOCAL - SENIOR TRANSPORTATION	R	03/10/25	02/24/26		TR2026-0002	N	
		15,711.94										
Vendor Total:		15,711.94										
SFMOBILE SF Mobile-Vision Inc.												
25-00309	02/20/25	Moble-Vision Conversion										
1	Moble-Vision Conversion 5%	1,179.75	C-04-55-24-4443-007	B	CY'24 Gen Imp Bond:5% Dpyt: Police Dept	R	02/20/25	02/24/26		59395-1	N	
2	Moble-Vision Conversion	8,540.25	C-04-55-24-4443-008	B	CY'24 Gen Imp Bond Capital:Police Dept	R	02/20/25	02/24/26		59395-1	N	
		9,720.00										
Vendor Total:		9,720.00										
SHI SHI INTERNATIONAL CORP.												
25-03571	12/12/25	Upgrade 3 UPS Units										
1	UPS Upgrade - 3 Units	11,476.21	C-04-55-24-4443-002	B	CY'24 Gen Imp Bond Cap:IT Capital	R	12/12/25	02/24/26		B20647971	N	
2	UPS Upgrade - 3 Units	604.01	C-04-55-24-4443-001	B	CY'24 Bond Gen Imp:5% Downpyt IT Capital	R	12/12/25	02/24/26		B20647971	N	
		12,080.22										
Vendor Total:		12,080.22										
SLADEIND Slade Elevator Industries Inc.												
26-00118	02/09/26	Elevator inspections										
1	Elevator inspections	385.00	6-01-26-00-0310-024	B	BUILDING & GROUNDS-BUILDING MAINT&CLEAN	R	02/09/26	02/24/26		INV-13570-T8R7	N	
2	Elevator maintenance	525.00	6-01-26-00-0310-024	B	BUILDING & GROUNDS-BUILDING MAINT&CLEAN	R	02/09/26	02/24/26		INV-13564-M9Y3	N	
		910.00										
Vendor Total:		910.00										
SOMSR Shop Rite/Somerset												
25-03306	11/13/25	Items for TR Let's Get Cooking										
4	Items for TR Cooking Program	46.05	T-11-56-00-3788-501	B	THERAPEUTIC REC	R	11/13/25	02/24/26		04510397741	N	
5	Items for TR Cooking Program	11.03	T-11-56-00-3788-501	B	THERAPEUTIC REC	R	11/13/25	02/24/26		04510402603	N	
6	Items for TR Cooking Program	40.35	T-11-56-00-3788-501	B	THERAPEUTIC REC	R	11/13/25	02/24/26		04510276261	N	
		97.43										

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
SOMSR	Shop Rite/Somerset	Continued										
26-00269	02/13/26	Refreshments for Events										
1	Refreshments for Events	116.88	T-11-56-00-3787-601	B	PARK PERMITS	R	02/13/26	02/24/26		04510503825	N	
	Vendor Total:	214.31										
STAVOLA	STAVOLA CONSTRUCTION MATERIALS											
25-02882	10/16/25	Road Materials										
12	Road Materials	234.85	5-01-26-00-0290-032	B	STREETS & ROADS-ROAD MATERIALS	R	10/16/25	02/24/26		378888	N	
	Vendor Total:	234.85										
SUBUCONS	Suburban Consulting Engineers											
24-03626	12/31/24	Kingston Water Booster PS										
14	2. Pump Station Design	1,341.73	C-06-55-23-4411-001	B	CY'23 Water Bond Capital- Capital Projs	R	12/31/24	02/24/26		83466	N	
25-00874	04/17/25	Bunker Hill Bridge Repl.										
10	Bunker Hill Bridge Repl.	1,992.50	C-04-55-23-4412-000	B	CY'23 Open Space Trust Fund Cash Capital	R	04/17/25	02/24/26		83344	N	
25-02310	08/21/25	Landing Lane PS Upgrade										
3	Landing Lane PS Upgrade Design	20,926.00	C-06-55-23-4411-001	B	CY'23 Water Bond Capital- Capital Projs	R	08/21/25	02/24/26		83465	N	
25-02509	09/16/25	Bunkerhill Bridge Design										
2	Bunkerhill Bridge Design	3,685.00	C-04-55-23-4412-000	B	CY'23 Open Space Trust Fund Cash Capital	R	09/16/25	02/24/26		83345	N	
	Vendor Total:	27,945.23										
TERRESTR	Terrestrial Imaging, LLC											
26-00022	01/20/26	Drone Chargers & Batteries										
1	Colorado Drone Chargers	895.00	5-01-25-00-0240-056	B	POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	01/20/26	02/24/26		7819	N	
2	Ground Shipping for line 1	32.25	5-01-25-00-0240-056	B	POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	01/20/26	02/24/26		7819	N	
3	Autel EVO II Intelligent	657.00	5-01-25-00-0240-056	B	POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	01/20/26	02/24/26		7819	N	
4	Ground shipping for line 3	20.00	5-01-25-00-0240-056	B	POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	01/20/26	02/24/26		7819	N	
		1,604.25										
	Vendor Total:	1,604.25										

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item Description		Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl		
THEHONCO The Hon Company LLC												
25-02880	10/16/25	INTERVIEW ROOM CHAIRS/TABLES										
1 Motivate Table Rect 30Dx48W		1,176.50	5-01-25-00-0240-057	B POLICE DEPT.-FURNITURE & FURNISHINGS	R	10/16/25	02/24/26		2640297	N		
2 Ignition 2 Multi-purp Stack		1,217.64	5-01-25-00-0240-057	B POLICE DEPT.-FURNITURE & FURNISHINGS	R	10/16/25	02/24/26		2640297	N		
		2,394.14										
Vendor Total:		2,394.14										
TIRADOAN Ofc. Andre Tirado												
26-00084	02/09/26	TUITION REIMBURSEMENT-PBA154										
1 TUITION REIMBURSEMENT-PBA154		3,564.00	5-01-25-00-0240-010	B POLICE DEPT.-COLLEGE STIPEND	R	02/09/26	02/24/26		25 TUITIONREIMB	N		
Vendor Total:		3,564.00										
TITANCLO Titan Cloud Software LLC												
25-03389	11/24/25	CanaryFuel Monitoring										
1 Canary Pro Licensng		2,400.00	5-01-20-00-0140-138	B DATA PROCESSING-SOFTWARE LICENSING	R	11/24/25	02/24/26		INV20373	N		
Vendor Total:		2,400.00										
UGI UGI Corporation												
26-00306	02/19/26	Third Party Utility Exp Nov'25										
1 Third Party Utility Exp Nov'25		1,528.06	5-01-31-00-0430-071	B ELECTRICITY-ELECTRICITY	R	02/19/26	02/24/26		G6943340	N		
Vendor Total:		1,528.06										
UNDERGRO Underground Utilities Corp												
25-00841	04/15/25	Highwood Rd area WM										
6 Highwood Area WM		402,563.91	C-06-55-22-4364-001	B CY'22 Bond Water Improvement Capital	R	04/15/25	02/24/26		6	N		
Vendor Total:		402,563.91										
VALIVIDE Valiant Video Productions												
26-00204	02/11/26	Videographer Services										
1 Videographer Services 2026		1,260.00	6-01-20-00-0140-028	B DATA PROCESSING-PROF & CONSULTING SRVS	R	02/11/26	02/24/26		FTC_01-27-26	N		

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item Description		Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl		
VALIVIDE Valiant Video Productions Continued												
26-00204	02/11/26	Videographer Services	Continued									
2 Videographer Services 2026		540.00	6-01-20-00-0140-028	B DATA PROCESSING-PROF & CONSULTING SRVS	R	02/11/26	02/24/26		FTC_02-10-26	N		
		1,800.00										
Vendor Total:		1,800.00										
VAN-CON Van-Con Inc												
25-03822	01/01/25	Replacement Camera (2)										
1 Replacement Camera		336.60	5-01-42-00-0890-034	B BOARD OF ED: INTERLOCAL-MOTOR VEHICLE PA R		01/01/25	02/24/26		87976	N		
2		0.00	5-01-42-00-0890-034	B BOARD OF ED: INTERLOCAL-MOTOR VEHICLE PA R		01/01/25	02/24/26		87976	N		
		336.60										
Vendor Total:		336.60										
VANGUARD Somerset Solar 1, LLC												
26-00186	02/11/26	Third party energy										
1 Third party energy		182.41	6-01-31-00-0430-071	B ELECTRICITY-ELECTRICITY	R	02/11/26	02/24/26		SS1G12A JAN2026	N		
Vendor Total:		182.41										
VERALPH V.E. RALPH & SON, INC.												
25-03300	11/13/25	Medical Supplies										
1 FRX DEFIBRILLATOR		1,519.00	5-01-25-00-0240-056	B POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	11/13/25	02/24/26		490919	N		
2 CARRY CASE FRX DEFIB		120.40	5-01-25-00-0240-056	B POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	11/13/25	02/24/26		490919	N		
3 INFANT/CHILD KEY FRX		96.80	5-01-25-00-0240-056	B POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	11/13/25	02/24/26		490919	N		
4 CARRY CASE FRX DEFIB		240.80	5-01-25-00-0240-056	B POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	11/13/25	02/24/26		490919	N		
5 PLASTIC RESUS CASE, ORANGE		186.03	5-01-25-00-0240-056	B POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	11/13/25	02/24/26		493081	N		
6 PRESTAN 2000 CPR MANI~INS		787.20	5-01-25-00-0240-056	B POLICE DEPT.-EMERGENCY & SAFETY SUPP.	R	11/13/25	02/24/26		491395	N		
		2,950.23										
Vendor Total:		2,950.23										
WILSONVI Vincent wilson												
26-00225	02/12/26	TRAVEL REIMBURSEMENT										
1 TRAVEL REIMBURSEMENT		519.02	5-01-25-00-0240-042	B POLICE DEPT.-EDUCATION AND TRAINING	R	02/12/26	02/24/26		REIMB IACP TRVL	N		
Vendor Total:		519.02										

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Totals by Year-Fund						
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Project Total	Total
CURRENT	5-01	57,799.47	0.00	0.00	0.00	57,799.47
WATER	5-05	15,862.39	0.00	0.00	0.00	15,862.39
Year Total:		73,661.86	0.00	0.00	0.00	73,661.86
CURRENT	6-01	473,253.85	0.00	0.00	0.00	473,253.85
WATER	6-05	21,938.61	0.00	0.00	0.00	21,938.61
DEVELOPERS ESCROW	6-51	0.00	0.00	0.00	110.13	110.13
Year Total:		495,192.46	0.00	0.00	110.13	495,302.59
GENERAL CAPITAL	C-04	198,527.62	0.00	0.00	0.00	198,527.62
WATER CAPITAL	C-06	424,831.64	0.00	0.00	0.00	424,831.64
Year Total:		623,359.26	0.00	0.00	0.00	623,359.26
GRANT	G-02	202,172.07	0.00	0.00	0.00	202,172.07
TAX TITLE LIEN	T-03	95,818.36	0.00	0.00	0.00	95,818.36
RECREATION TRUST	T-11	1,984.31	0.00	0.00	0.00	1,984.31
TRUST OTHER	T-12	16,270.00	0.00	0.00	0.00	16,270.00
OPEN SPACE	T-40	28,360.54	0.00	0.00	0.00	28,360.54
Year Total:		142,433.21	0.00	0.00	0.00	142,433.21
Total of All Funds:		1,536,818.86	0.00	0.00	110.13	1,536,928.99

Project Description	Project No.	Project Total
61 Juliet Avenue	1075311839	110.13
Total Of All Projects:		<u>110.13</u>

Range of Checking Accts: First to Last Range of Check Dates: 02/11/26 to 02/24/26
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
01-CURRENT		CURRENT FUND					
51174	02/11/26	FTAGENCY FRANKLIN AGENCY -(EPD)					16819
26-00160	1	STD ER PORTION JAN 2026	6,931.48	6-01-23-00-0220-102	Budget		1 1
				GROUP INSURANCE-DISABILITY INS			

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	6,931.48	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	6,931.48	0.00

01-CURRENT-WIRE		CURRENT FUND - WIRE TRANSFERS					
3597	02/13/26	FTBOE FRANKLIN TWP BRD OF EDUCATION					16831
26-00275	1	School Tax General due 2/15/26	14,957,082.00	6-01-90-00-0000-002	Budget		1 1
				MISC.-SCHOOL TAX PAYABLE			
3615	02/17/26	COUNTYS1 COUNTY OF SOMERSET NEW JERSEY					16859
26-00298	1	Q1 County Tax due 2/15/26	11,298,181.74	6-01-90-00-0000-003	Budget		1 1
				MISC.-COUNTY TAX PAYABLE			
26-00298	2	Q1 Open Space Tax due 2/15/26	1,202,063.54	6-01-90-00-0000-004	Budget		2 1
				MISC.-COUNTY OPEN SPACE TAX			
			12,500,245.28				

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	27,457,327.28	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	27,457,327.28	0.00

30-PAYROLLDED		EMPLOYEE PAYROLL DEDUCTION					
36091	02/11/26	AFLAC134 AFLAC					16817
26-00158	1	AFLAC FM134 JANUARY 2026	14,995.34	T-30-56-00-0851-030	Budget		9 1
				PAYROLL DEDUCTIONS- AFLAC			
26-00158	2	AFLAC FM134 JAN 2026 ROUNDING	0.51	T-30-56-00-0851-030	Budget		10 1
				PAYROLL DEDUCTIONS- AFLAC			
			14,994.83				
36092	02/11/26	AFSC2859 AFSCME Council #63					16817
26-00150	1	AFSCME 2859 JANUARY 2026	2,406.46	T-30-56-00-0851-032	Budget		1 1
				PAYROLL DEDUCTIONS- AFSCME 2859			
36093	02/11/26	AFSCME AFSME Council# 63					16817
26-00154	1	AFSCME SUPERVISOR JAN 2026	793.76	T-30-56-00-0851-033	Budget		5 1
				PAYROLL DEDUCTIONS- AFSCME 73			
36094	02/11/26	COLOLIFE COLONIAL LIFE INSURANCE					16817
26-00155	1	COLONIAL LIFE JANUARY 2026	145.34	T-30-56-00-0851-012	Budget		6 1
				PAYROLL DEDUCTIONS- COLONIAL LIFE			
36095	02/11/26	CWA1034 C.W.A. LOCAL 1036					16817
26-00153	1	BLUE COLLAR CWA JANUARY 2026	2,342.35	T-30-56-00-0851-025	Budget		4 1
				PAYROLL DEDUCTIONS- BLUE COLLAR UNION			

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
30-PAYROLLED		EMPLOYEE PAYROLL DEDUCTION	Continued					
36096	02/11/26	FMBALO88 FMBA Local 88					16817	
26-00157	1	FMBA JANUARY 2026	1,020.00	T-30-56-00-0851-018	Budget		8	1
				PAYROLL DEDUCTIONS- FMBA UNION				
36097	02/11/26	NYLIFEIN NY LIFE INSURANCE CO.					16817	
26-00156	1	NY LIFE JANUARY 2026	989.24	T-30-56-00-0851-014	Budget		7	1
				PAYROLL DEDUCTIONS- NEW YORK LIFE				
36098	02/11/26	PBA154 PBA LOCAL 154					16817	
26-00152	1	PBA UNION JANUARY 2026	10,350.00	T-30-56-00-0851-017	Budget		3	1
				PAYROLL DEDUCTIONS- PBA				
36099	02/11/26	SOAPBA SOA OF PBA					16817	
26-00151	1	SOA UNION JANUARY 2026	2,500.00	T-30-56-00-0851-016	Budget		2	1
				PAYROLL DEDUCTIONS- SOA				
36100	02/11/26	STANINSU STANDARD INSURANCE COMPANY					16817	
26-00159	1	STANDRD PYMT JANUARY 2026	13,091.49	T-30-56-00-0851-031	Budget		11	1
				PAYROLL DEDUCTIONS- STANDARD DISABILITY				

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	10	0	48,633.47	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	10	0	48,633.47	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	13	0	27,512,892.23	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	13	0	27,512,892.23	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	6-01	27,464,258.76	0.00	0.00	27,464,258.76
PAYROLL	T-30	48,633.47	0.00	0.00	48,633.47
Total of All Funds:		27,512,892.23	0.00	0.00	27,512,892.23



RESOLUTION - READ CY2026 HAMILTON STREET SPECIAL IMPROVEMENT DISTRICT BUDGET BY TITLE

BE IT RESOLVED, by the Township Council of the Township of Franklin, County of Somerset that it hereby determines that the CY2026 Hamilton Street Special Improvement District Budget shall be read by its title, as per NJSA 40:56-84 and it is declared that all required conditions have been met.

CERTIFICATION

I, Ann Marie McCarthy, Township Clerk of the Township of Franklin, in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Council at a Work Session/Regular Meeting held on the 2/24/2026.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Township this 2/24/2026.

Ann Marie McCarthy
Township Clerk

General Administrative

Advisory Board Executive Director	\$10,000
Legal Advertising	\$ 500

TOTAL	\$10,500
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Marketing

Banners	\$12,500
Juneteenth	\$ 2,500
Week of the People	\$ 2,500
Miscellaneous Events	\$ 2,000
Halloween	\$ 4,000

TOTAL	\$23,500
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Public Safety

Emergency Preparedness	\$6,228
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TOTAL	\$6,228
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BUDGET GRAND TOTAL	\$40,228
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HAMILTON STREET SPECIAL IMPROVEMENT DISTRICT 2026 BUDGET NARRATIVE

The Hamilton Street Advisory Board recommends a Special Improvement Budget of \$40,228 for the period of January 1, 2026 to December 31, 2026. The budget proposes to use budget surplus funds in the amount of \$6,228 and an assessment to SID property owners in the amount of \$34,000.

Advisory Board Executive Director - The \$10,000 represents a contribution towards the salary of the Executive Director of the Special Improvement District.

Legal Advertising - \$500 is allocated to pay for the budget advertisement.

Marketing - \$23,500 is allocated for costs associated for Hamilton Street Marketing efforts. New seasonal flags, will be purchased for \$12,500, Halloween - \$4,000, Week of the People \$2,500, Juneteenth \$2,500 and Miscellaneous \$2,000

Emergency Preparedness - \$6,228 is allocated for costs associated with preparing for and dealing with emergencies. This amount represents the balance of a \$7,000 donation that was made by a local church several years ago to the District Management Corporation for the specific purpose of emergency preparedness costs.



RESOLUTION - ADOPT CY2026 HAMILTON STREET SPECIAL IMPROVEMENT DISTRICT BUDGET AS INTRODUCED

WHEREAS, at its meeting of January 27, 2026, the Township Council of the Township of Franklin introduced and approved the Hamilton Street Special Improvement District Budget for the period of January 1 - December 31, 2026; and

WHEREAS, after notice of advertisement in the Township's official newspaper, *The Courier News*, on January 30, 2026, the Township Council conducted a public hearing on February 24, 2026; and

WHEREAS, the Township Council has determined that at least one (1) week prior to the hearing, a complete copy of the proposed budgets were (a) advertised; (b) posted in the Township Clerk's Office; and (c) made available to each person requesting the same before and during the public hearing; and

WHEREAS, all persons having interest in the budget were given the opportunity to present objections; and

WHEREAS, the Township Council of the Township of Franklin having considered the comments at the public hearings and is of the opinion that it is appropriate and desirable to adopt the budget, as introduced, by resolution after closing the hearing;

NOW, THEREFORE, BE IT RESOLVED the Township Council of the Township of Franklin that:

- 1] The Hamilton Street Special Improvement District budget, as introduced, is approved by the Township Council of the Township of Franklin and it is approved for the period of January 1, 2026 - December 31, 2026 in the amount of \$40,228.00 to the Hamilton Street Special Improvement District.
- 2] Payments to the District received by the Township of Franklin shall be transferred to the Hamilton Street Special Improvement to be expended in accordance with the approved budget; and
- 3] The Township Clerk is hereby authorized to forward a certified copy of this resolution to Hamilton Street Special Improvement, the Somerset County Board of Taxation, and the Director of the Division of Local Government Services in the State of New Jersey Department of Community Affairs.
- 4] Budget - \$40,228.00

General Administrative

Advisory Board Executive Director	\$10,000.00
Legal Advertising	500.00
TOTAL	\$10,500.00

Marketing

Banners	\$12,500.00
Juneteenth	2,500.00

Franklin Township

In Somerset County



	Week of the People	2,500.00
	Miscellaneous Events	2,000.00
	Halloween	4,000.00
TOTAL		\$23,500.00
<u>Public Safety</u>		
	Emergency Preparedness	\$ 6,228.00
TOTAL		\$ 6,228.00
BUDGET GRAND TOTAL		<u>\$40,228.00</u>
APPLY FUNDS FROM SURPLUS		\$ 6,228.00
AMOUNT REQUIRED TO ASSESS PROPERTY OWNERS		\$34,000.00

SCHEDULE A

Hamilton Street Business Improvement District Properties

<u>Block</u>	<u>Lot(s)</u>	<u>Street Address</u>
104	1-8	950 Hamilton Street
125.01	1-3	91 Berry Street
125.01	4-6	95 Berry Street
125.01	7-10	99 Berry Street
125.01	49	675 Franklin Boulevard
126.01	1	920 Hamilton Street
128	3-5	108 Ellen Street
128	6-7	697 Franklin Boulevard
128	8-9	707 Franklin Boulevard
128	10-12	115 Frank Street
128	13-15	117 Frank Street
133	1-14	696 Franklin Boulevard
133	15-16	97 Frank Street
134	1; 30-31	32 Davis Avenue
134	2-12	676 Franklin Boulevard
134	13-24	656 Franklin Boulevard
134	25-27	36 Davis Avenue
134	28-29	34 Davis Avenue
135.01	1-5, 39-41	650 Franklin Boulevard
135.01	6-9	902 Hamilton Street
135.01	10-20; 35-36; 42	900 Hamilton Street
135.01	21-22	60 Millstone Road
135.01	23.01	57 Battle Place
135.01	26-28	63 Battle Place
135.01	29-30	67 Battle Place
135.01	31-32	73 Battle Place
135.01	33-34	75 Battle Place
135.01	37-38	45 Field Street
143	5-8	55 Millstone Road
144	1-5	882 Hamilton Street
144	6-9; 42-47	874 Hamilton Street

Franklin Township



In Somerset County

144	10.01	864 Hamilton Street
144	15.01	858 Hamilton Street
144	18-20	852 Hamilton Street
144	21.01	850 Hamilton Street
144	31-33	163 Victor Street
144	34-37	171 Victor Street
145	1.01	830 Hamilton Street
145	11-14	812 Hamilton Street
145	15-16	820 Hamilton Street
145	17-20	802 Hamilton Street
145	21-24	135 Victor Street
145	25-26	121 Victor Street
145	27-30	139 Victor Street
145	31-33	137 Victor Street
145	34-36	143 Victor Street
145	37-38	151 Victor Street
145	39-40	59 Pershing Avenue
147	1-2	796 Hamilton Street
147	3-5	794 Hamilton Street
147	6-9	790 Hamilton Street
147	10-14	774 Hamilton Street
147	15-16	772 Hamilton Street
147	17-20	768 Hamilton Street
147	21-24	120 Matilda Avenue
147	25-26	117 Victor Street
147	27-28	123 Victor Street
147	29-30	127 Victor Street
147	31-32	129 Victor Street
147	33-36	133 Victor Street
147	37-38	113 Chester Avenue
147	39-40	117 Chester Avenue
154	1.02	758 Hamilton Street
154	8	752 Hamilton Street
154	9 (A portion of this property is zoned R-7 as depicted in Figures 1 and 2 as per Ordinance No. 4359-22 adopted on April 26, 2022)	718 Hamilton Street
154	10-14; 41-45	710 Hamilton Street
154	15-22; 34-40	700 Hamilton Street
154	23-24	698 Hamilton Street
154	25-31	656 Hamilton Street
154	32-33	9 Kathryn Street
156	47-50	97 Newport Avenue
168	1-2	652 Hamilton Street
168	3-4	648 Hamilton Street
168	5.01	646 Hamilton Street
168	14-18	124 South Lawrence Avenue
168	30.01	121 Douglas Avenue
169	1-4	636 Hamilton Street
169	5.01	628 Hamilton Street
169	9-11	92 Prospect Street
169	31-33	135 South Lawrence Avenue
170	1-2	620 Hamilton Street

Franklin Township



In Somerset County

170	3	618 Hamilton Street
170	4	616 Hamilton Street
170	5	612 Hamilton Street
170	6-8	610 Hamilton Street
170	9-10	132 Sydney Place
170	19-29	71 Prospect Street
171.01	113.01	125 Sydney Place
171.01	116-118	602 Hamilton Street
171.01	119-121	600 Hamilton Street
171.01	122-125	128 Henry Street
171.01	126-127	124 Henry Street
174	1-2	598 Hamilton Street
174	3-6	594 Hamilton Street
174	7-9	586 Hamilton Street
174	10-13	130 Main Street
174	14.01	126 Main Street
174	59-60	123 Henry Street
174	61-62	125 Henry Street
174	63-66	127 Henry Street
175	1	582 Hamilton Street
175	2-4	578 Hamilton Street
175	5.01	570 Hamilton Street
175	8.01	128 Kossuth Street
175	11-12	124 Kossuth Street
175	58-61	123 Main Street
175	62	581 Main Street
178	1	121 Kossuth Street
178	2	560 Hamilton Street
178	3-6	550 Hamilton Street
178	7.01	544 Hamilton Street
178	12	542 Hamilton Street
178	13-14	534 Hamilton Street
178	15	532 Hamilton Street
178	16-19	48 Meister Street
178	26-27	105 Kossuth Street
178	28-29	113 Kossuth Street
180	1.01	530 Hamilton Street
180	3-4	528 Hamilton Street
180	5-6	522 Hamilton Street
180	7-8	518 Hamilton Street
180	9-10	132 Ambrose Street
180	11.01	128 Ambrose Street
182	1.02	510 Hamilton Street
182	12-13	118 Home Street
183	1-2	500 Hamilton Street
183	3-4	494 Hamilton Street
183	5	492 Hamilton Street
183	6-7	490 Hamilton Street
183	8	484 Hamilton Street
183	9-10	126 Brookline Avenue
183	11	120 Brookline Avenue
183	92-95	121 Home Street

Franklin Township



In Somerset County

183	96-97	127 Home Street
188	1-2	480-482 Hamilton Street
188	3	476 Hamilton Street
188	4	474 Hamilton Street
188	38	113 Brookline Avenue
188	39	115 Brookline Avenue
188	40	119 Brookline Avenue
194	126	6 Hawthorne Drive
194	127-128	2 Hawthorne Drive
194	129	481 Hamilton Street
194	130-131	485 Hamilton Street
194	132	489 Hamilton Street
194	133.01	499 Hamilton Street
194	135-136	149 Home Street
194	137-138	153 Home Street
194	139-140	98 Jefferson Street
194	141-142	94 Jefferson Street
194	143-144	90 Jefferson Street
195	1-2	150 Home Street
195	3-4	146 Home Street
195	5	503 Hamilton Street
195	6.01	507 Hamilton Street
195	9.01	513 Hamilton Street
195	14.01	525 Hamilton Street
195	16.01	527 Hamilton Street
195	20-25	541 Hamilton Street
195	26-29	13 Highland Avenue
195	30-31	136 Jefferson Street
195	32-33	134 Jefferson Street
195	34-36	130 Jefferson Street
195	37.01	124 Jefferson Street
195	39-40	122 Jefferson Street
196	1.01	158 Jefferson Street
196	5.01	543 Hamilton Street
196	8	547 Hamilton Street
196	9-12	559 Hamilton Street
196	13-14	563 Hamilton Street
196	15-16	565 Hamilton Street
196	17-18	567 Hamilton Street
196	19	575 Hamilton Street
196	20-24	180 Jefferson Street
196	25-26	176 Jefferson Street
196	27-30	174 Jefferson Street
196	31-32	160 Jefferson Street
204	9.01	18 Dunham Avenue
204	12-13	14 Dunham Avenue
204	14-17	577 Hamilton Street
204	18.01	587 Hamilton Street
204	23-24	11 Miller Avenue
204	25-28	17 Miller Avenue
205	9-10	16 Miller Avenue
205	11	14 Miller Avenue

Franklin Township



In Somerset County

205	12-13	10 Miller Avenue
205	14-16	593 Hamilton Street
205	17-18	597 Hamilton Street
205	19	599 Hamilton Street
205	20-21	601 Hamilton Street
205	22-24	23 Kee Avenue
205	25-26	25 Kee Avenue
207	9.21	621 Hamilton Street
212	10-14	14 North Lawrence Avenue
212	15-16	645 Hamilton Street
212	17	649 Hamilton Street
212	18-19	653 Hamilton Street
212	20-22	655 Hamilton Street
212	23-24	3 Lafayette Avenue
212	25-28	5 Lafayette Avenue
213	11-12	16 Lafayette Avenue
213	13-14	10 Lafayette Avenue
213	15-17	663 Hamilton Street
213	18-19	665 Hamilton Street
213	20-22	673 Hamilton Street
213	23-24	9 North Dover Avenue
213	25-28	13 North Dover Avenue
218	1-4	681 Hamilton Street
218	5-9	685 Hamilton Street
218	10-12	15 Baier Avenue
218	13	17 Baier Avenue
218	14-15	19 Baier Avenue
218	31-32	20 North Dover Avenue
218	33-34	14 North Dover Avenue
218	35-36	10 North Dover Avenue
219	1.02	695 Hamilton Street
219	2.09	24 Baier Avenue
219	3	725 Hamilton Street
224	1.01	745 Hamilton Street
224	13-15	751 Hamilton Street
224	16.01	753 Hamilton Street
224	18.01	755 Hamilton Street
224	20	757 Hamilton Street
224	21-24	28-30 Martin Street
224	25-27	22 Martin Street
225	1.03	773 Hamilton Street
225	5.01	781 Hamilton Street
225	6-11	789 Hamilton Street
225	12-15	1 Schevchenko Avenue
225	16-17	64 Martin Street
225	18-19	62 Martin Street
229	1-4	138 Shevchenko Avenue
229	5.01	799 Hamilton Street
229	14-15	825 Hamilton Street
229	16-20	829 Hamilton Street
229	21.01	831 Hamilton Street
229	25-30	9 Pershing Avenue

Franklin Township



In Somerset County

229	31-34	96 Martin Street
229	35-36	94 Martin Street
229	37-38	88 Martin Street
229	39-40	86 Martin Street
230	1-4	116 Martin Street
230	5.01	841 Hamilton Street
230	7-8	843 Hamilton Street
230	9-10	847 Hamilton Street
230	11-12	853 Hamilton Street
230	13-14	855 Hamilton Street
230	15-16	863 Hamilton Street
230	17-28	873 Hamilton Street
230	29-30	136 Martin Street
230	31-32	134 Martin Street
230	33-34	128 Martin Street
230	35-36	126 Martin Street
231	1.01	17 Norma Avenue
232	1.01	630 Franklin Boulevard
233	1.01	610 Franklin Boulevard
233	2.01	606 Franklin Boulevard
233	15.01	504 Lewis Street
233	15.02	502 Lewis Street
233	20-23	22 Norma Avenue
233	24-25	161 Martin Street
233	26-28	165 Martin Street
234	1	600 Franklin Boulevard
234	2	Franklin Boulevard
234	3-7	64 Norma Avenue
234	8	52 Norma Avenue
234	9-10	44 Norma Avenue
234	11-12	505 Lewis Street
234	13	513 Lewis Street
234	14.01	515 Lewis Street
234	16	525 Lewis Street
289	29-33	585 Franklin Boulevard
289	34.01	591 Franklin Boulevard
289	38.01	553-555 Lewis Street
289	42-45	551 Lewis Street
290	1.01	605 Franklin Boulevard
290	1.02	921 Hamilton Street
291	1-3; 25-32	935 Hamilton Street
291	4-6	943 Hamilton Street
291	7-8	949 Hamilton Street
291	9.01	431 Berry Street
291	13-14	427 Berry Street
291	15-16	425 Berry Street
291	17-20	550-552 Lewis Street
291	21-24	556 Lewis Street

Franklin Township

In Somerset County



CERTIFICATION

I, Ann Marie McCarthy, Township Clerk of the Township of Franklin, in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Council at a Work Session/Regular Meeting held on the 2/24/2026.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Township this 2/24/2026.

Ann Marie McCarthy
Township Clerk

**HAMILTON STREET SPECIAL IMPROVEMENT DISTRICT
CY2025 ASSESSMENT ROLL**

Block	Lots(s)	Business or Owner's Name	Property Address	Assessed Value	Rate	% Chargeable	Net Assessment	Final Assessment
104	1-8	Somerset Eye Realty LLC	950 Hamilton Street	\$1,650,000	0.0002050	100%	338.25	\$338.25
125.01	1-3	Beachum, Virginia	91 Berry Street	\$341,500		0%	0.00	\$0.00
125.01	4-6	Nava, Jose	95 Berry Street	\$390,700		0%	0.00	\$0.00
125.01	7-10	Privett, Mattie	99 Berry Street	\$341,200		0%	0.00	\$0.00
125.01	49	United National Bank%Invoke Tax Ptn	675 Franklin Boulevard	\$3,080,000	0.0002050	100%	631.40	\$631.40
126.01	1	LJL Realty V, LLC	920 Hamilton Street	\$14,078,300	0.0002050	100%	2,886.05	\$2,886.05
128	3-5	United National Bank%Invoke Tax Ptn	108 Ellen Street	\$76,500		0%	0.00	\$0.00
128	6-7	Peralta, Eduard Reyes & Maria F	697 Franklin Boulevard	\$309,400		0%	0.00	\$0.00
128	8-9	Tamesar, P&S & Tamesar, U&P	707 Franklin Boulevard	\$325,100		0%	0.00	\$0.00
128	10-12	Pilanen, Lynn M.	115 Frank Street	\$288,000		0%	0.00	\$0.00
128	13-15	Antonik, Czeslaw & Krystina	117 Frank Street	\$389,800		0%	0.00	\$0.00
133	1-14	696 Franklin Blvd. LLC	696 Franklin Boulevard	\$900,000	0.0002050	100%	184.50	\$184.50
133	15-16	Norton Street, LLC	97 Frank Street	\$243,000	0.0002050	100%	49.82	\$49.82
134	1&30-31	Av Property Estate LLC	32 Davis Avenue	\$264,500		0%	0.00	\$0.00
134	2-12	ZIT Franklin, LLC	676 Franklin Boulevard	\$1,200,000	0.0002050	100%	246.00	\$246.00
134	13-24	Dikker Mgmt. Group LLC	656 Franklin Boulevard	\$1,370,700	0.0002050	100%	280.99	\$280.99
134	25-27	Tyus, Jerome	36 Davis Avenue	\$51,000		0%	0.00	\$0.00
134	28-29	Tyus,Jerome&Tyus,Richard&Tyus,D	34 Davis Avenue	\$290,100		0%	0.00	\$0.00
135.01	1-5&, 9-41	G Petro Group, LLC	650 Franklin Boulevard	\$1,300,000	0.0002050	100%	266.50	\$266.50
135.01	6-9	Sunshine Somerset, LLC	902 Hamilton Street	\$380,000	0.0002050	100%	77.90	\$77.90
135.01	10-20;35-36&42	Hopes Community Action Partnership	900 Hamilton Street	\$2,246,900		0%	0.00	\$0.00
135.01	21-22	Tex Mex Drywall, Inc.	60 Millstone Road	\$550,000	0.0002050	100%	112.75	\$112.75
135.01	23.01	Dawod, Rafek & Hoda	57 Battle Place	\$670,500		0%	0.00	\$0.00
135.01	26-28	Tex Mex Drywall, Inc.	63 Battle Place	\$500,000	0.0002050	100%	102.50	\$102.50
135.01	29-30	Battle 67 Somerset Revocable Trust	67 Battle Place	\$285,800		0%	0.00	\$0.00
135.01	31-32	Goris-Lucia, Carmen & Saldana, Montero	73 Battle Place	\$272,500		0%	0.00	\$0.00
135.01	33-34	Zepeda, Cristian E R & Maria I	75 Battle Place	\$329,300		0%	0.00	\$0.00
135.01	37-38	Sunshine Somerset, LLC	45 Field Street	\$28,600	0.0002050	100%	5.86	\$5.86
143	5-8	55 Millstone Rd LLC	55 Millstone Road	\$608,000	0.0002050	100%	124.64	\$124.64
144	1-5	Royal Gas II Inc.	882 Hamilton Street	\$562,000	0.0002050	100%	115.21	\$115.21
144	6-9, 42-47	Hegedus Family LP	874 Hamilton Street	\$900,000	0.0002050	100%	184.50	\$184.50
144	10.01	Iglesia Cristiana Del Dios Vivo, Inc.	864 Hamilton Street	\$675,000	0.0002050	100%	138.38	\$138.38
144	15.01	Baptist, John & Joy L.	858 Hamilton Street	\$600,000	0.0002050	100%	123.00	\$123.00
144	18-20	852 Hamilton, LLC	852 Hamilton Street	\$670,000	0.0002050	100%	137.35	\$137.35
144	21.01	Brentwood Bay, LLC	850 Hamilton Street	\$9,600,000	0.0002050	100%	1,968.00	\$1,968.00
144	31-33	Lawrence, Preston G & Lawrence JL	163 Victor Street	\$304,900		0%	0.00	\$0.00
144	34-37	Escobar, Clarence	171 Victor Street	\$392,100		0%	\$0.00	\$0.00
145	1.01	Brentwood Bay, LLC	830 Hamilton Street	\$8,900,000	0.0002050	100%	1,824.50	\$1,824.50
145	11-14	Belgrave, G A & Andrea M Barrett	812 Hamilton Street	\$625,000	0.0002050	100%	128.13	\$128.13
145	15-16	820 Hamilton Street, LLC	820 Hamilton Street	\$320,000		0%	0.00	\$0.00
145	17-20	Fastlane Mgmt LLC	802 Hamilton Street	\$610,000	0.0002050	100%	125.05	\$125.05

Block	Lots(s)	Business or Owner's Name	Property Address	Assessed Value	Rate	% Chargeable	Net Assessment	Final Assessment
145	21-24	Full Gospel Temple of Praise	135 Victor Street	\$291,200		0%	0.00	\$0.00
145	25-26	Jiang, Meilong	121 Victor Street	\$260,200		0%	0.00	\$0.00
145	27-30	Belgrave, G A & Andrea M Barrett	139 Victor Street	\$127,500	0.0002050	100%	26.14	\$26.14
145	31-33	Scott, William etal (LR) Scott, Helen	137 Victor Street	\$252,700		0%	0.00	\$0.00
145	34-36	Grullon-Salcedo, Osvaldo & Maritza	143 Victor Street	\$275,300		0%	0.00	\$0.00
145	37-38	Towns, Catherine	151 Victor Street	\$232,900		0%	0.00	\$0.00
145	39-40	Cunha, Dulcideo S	59 Pershing Avenue	\$229,300		0%	0.00	\$0.00
147	1-2	US Bank Trust %Hudson Homes Mgmt	796 Hamilton Street	\$298,100		0%	0.00	\$0.00
147	3-5	Moreano-Ponce, Jorge	794 Hamilton Street	\$286,900		0%	0.00	\$0.00
147	6-9	Ponce, Walter & Valenzula, Levis C	790 Hamilton Street	\$500,000	0.0002050	100%	102.50	\$102.50
147	10-14	Guman, John a & Linda D	774 Hamilton Street	\$316,800		0%	0.00	\$0.00
147	15-16	Sanchez-Duval, Pedro B.	772 Hamilton Street	\$230,200		0%	0.00	\$0.00
147	17-20	Pena, Madelyn A.	768 Hamilton Street	\$319,000		0%	0.00	\$0.00
147	21-24	Romero-Osorto, Manuel O & Karen Y	120 Matilda Avenue	\$305,600		0%	0.00	\$0.00
147	25-26	Dukes, Robert & Lori J	117 Victor Street	\$297,600		0%	0.00	\$0.00
147	27-28	Zhao, Zheng & Chen, Y	123 Victor Street	\$270,000		0%	0.00	\$0.00
147	29-30	Nunez, Manuel & Hernandez, Rodrigo	127 Victor Street	\$267,500		0%	0.00	\$0.00
147	31-32	Amber Meadow, LLC	129 Victor Street	\$282,800		0%	0.00	\$0.00
147	33-36	DeJesus, Miguel	133 Victor Street	\$339,000		0%	0.00	\$0.00
147	37-38	Lindsey, Vernita L et al	113 Chester Avenue	\$244,200		0%	0.00	\$0.00
147	39-40	Ponce, Walter & Valenzula, Levis C	117 Chester Avenue	\$255,000		0%	0.00	\$0.00
154	1.02	Chinese Christian Church	758 Hamilton Street	\$2,153,200		0%	0.00	\$0.00
154	8	Hamilton Street Holdings LLC	752 Hamilton Street	\$6,401,000	0.0002050	100%	1,312.21	\$1,312.21
154	9 (Portion)	Levin Properties LP	718 Hamilton Street	\$4,500,000	0.0002050	100%	922.50	\$922.50
154	10-14, 41-45	Community Volunteer Fire Company	710 Hamilton Street	\$1,158,600		0%	0.00	\$0.00
154	15-22, 34-40	Mack Family LLC	700 Hamilton Street	\$2,000,000	0.0002050	100%	410.00	\$410.00
154	23-24	Han, Yong Hun & An, Wha Soo	698 Hamilton Street	\$560,000	0.0002050	100%	114.80	\$114.80
154	25-31	Throne Temple Ministry, Inc.	656 Hamilton Street	\$875,000		0%	0.00	\$0.00
154	32-33	Han, Yong Hun & An, Wha Soo	9 Kathryn Street	\$29,000	0.0002050	100%	5.95	\$5.95
156	47-50	Life Assets, LLC	97 Newport Avenue	\$609,000	0.0002050	100%	124.85	\$124.85
168	1-2	Mohabeer, Doodnauth & Algama	652 Hamilton Street	\$280,500		0%	0.00	\$0.00
168	3-4	Mayo, Dorothy M	648 Hamilton Street	\$277,500		0%	0.00	\$0.00
168	5.01	646 Hamilton Associates, LLC	646 Hamilton Street	\$1,046,000	0.0002050	100%	214.43	\$214.43
168	14-18	Mercado, Gilbert	124 South Lawrence Ave.	\$784,900		0%	0.00	\$0.00
168	30.01	Eugene Holoinsky J & Vena BJ	121 Douglas Avenue	\$447,800		0%	0.00	\$0.00
169	1-4	636 Hamilton Street, LLC	636 Hamilton Street	\$440,000	0.0002050	100%	90.20	\$90.20
169	5.01	628 Hamilton Street LLC	628 Hamilton Street	\$478,000	0.0002050	100%	97.99	\$97.99
169	9-11	Lancsak, Michael S Sr & Helen A	92 Prospect Street	\$301,700		0%	0.00	\$0.00
169	31-33	Alfrey, Emmett & Margaret	135 South Lawrence Ave.	\$166,700	0.0002050	100%	34.17	\$34.17
170	1-2	Maxelix, Gedeon & Chantal	620 Hamilton Street	\$310,400		0%	0.00	\$0.00
170	3	Hall, Geneva M	618 Hamilton Street	\$209,000	0.0002050	100%	42.85	\$42.85

Block	Lots(s)	Business or Owner's Name	Property Address	Assessed Value	Rate	% Chargeable	Net Assessment	Final Assessment
170	4	Figueroa, Carlos J & Ortiz-Cruz, K	616 Hamilton Street	\$264,600		0%	0.00	\$0.00
170	5	612 Hamilton, LLC	612 Hamilton Street	\$560,000	0.0002050	100%	114.80	\$114.80
170	6-8	610 Hamilton, LLC	610 Hamilton Street	\$700,000	0.0002050	100%	143.50	\$143.50
170	9-10	Gianotto, Patrick A.	132 Sydney Place	\$9,600		0%	0.00	\$0.00
170	19-29	Archer Building Company Inc.	71 Prospect Street	\$405,700				
171.01	113.01	Gianotto, Patrick A.	125 Sydney Place	\$31,500	0.0002050	100%	6.46	\$6.46
171.01	116-118	Gianotto, Patrick A.	602 Hamilton Street	\$900,000	0.0002050	100%	184.50	\$184.50
171.01	119-121	Gianotto, Patrick A.	600 Hamilton Street	\$326,400		0%	0.00	\$0.00
171.01	122-125	Samoa, LLC	128 Henry Street	\$356,100		0%	0.00	\$0.00
171.01	126-127	Tessier, Jimmy	124 Henry Street	\$325,700		0%	0.00	\$0.00
174	1-2	Vida Christian Church Assem of God	598 Hamilton Street	\$292,000	0.0002050	100%	59.86	\$59.86
174	3-6	586 Hamilton Street, LLC	594 Hamilton Street	\$135,000	0.0002050	100%	27.68	\$27.68
174	7-9	586 Hamilton Street, LLC	586 Hamilton Street	\$452,000	0.0002050	100%	92.66	\$92.66
174	10-13	EECN, LLC	130 Main Street	\$364,200		0%	0.00	\$0.00
174	14.01	Mercado, Gilbert	126 Main Street	\$680,600		0%	0.00	\$0.00
174	59-60	Pranovics, Theresa Frances	123 Henry Street	\$271,900		0%	0.00	\$0.00
174	61-62	Henry Street Apartments, LLC	125 Henry Street	\$341,500		0%	0.00	\$0.00
174	63-66	Tamburino, Vincent J.	127 Henry Street	\$418,000	0.0002050	100%	85.69	\$85.69
175	1	77 Alexandria, LLC	582 Hamilton Street	\$284,900		0%	0.00	\$0.00
175	2-4	Godfrey, Ahmad & Urieke Brownie	578 Hamilton Street	\$381,400		0%	0.00	\$0.00
175	5.01	United Products Inc.	570 Hamilton Street	\$471,000	0.0002050	100%	96.56	\$96.56
175	8.01	Daubon, Quiglen & Eluena	128 Kossuth Street	\$497,400		0%	0.00	\$0.00
175	11-12	Azcona, Edwin & Gladys	124 Kossuth Street	\$393,500		0%	0.00	\$0.00
175	58-61	Zubairu, Ahmed	123 Main Street	\$558,900		0%	0.00	\$0.00
175	62	Zubairu, Ahmed	581 Main Street	\$10,800		0%	0.00	\$0.00
178	1	Siddiqui, Ahmad H & Rana	121 Kossuth Street	\$288,900		0%	0.00	\$0.00
178	2	560 Hamilton Street, LLC	560 Hamilton Street	\$492,000	0.0002050	100%	100.86	\$100.86
178	3-6	Riyon Group, LLC	550 Hamilton Street	\$700,000	0.0002050	100%	143.50	\$143.50
178	7.01	544 Hamilton Realty, LLC	544 Hamilton Street	\$992,000	0.0002050	100%	203.36	\$203.36
178	12	MacMath, Sandy & Amy	542 Hamilton Street	\$183,500		0%	0.00	\$0.00
178	13-14	Hood, Edward & Caludine	534 Hamilton Street	\$415,000	0.0002050	100%	85.08	\$85.08
178	15	Hood, Edward & Caludine	532 Hamilton Street	\$10,800		0%	0.00	\$0.00
178	16-19	Hood, Edward & Caludine	48 Meister Street	\$247,000		0%	0.00	\$0.00
178	26-27	Bailey, Joanna & Bailey, Monique	105 Kossuth Street	\$225,700		0%	0.00	\$0.00
178	28-29	560 Hamilton Street, LLC	113 Kossuth Street	\$36,000	0.0002050	100%	7.38	\$7.38
180	1.01	Kelly, Timothy A.	530 Hamilton Street	\$476,000	0.0002050	100%	97.58	\$97.58
180	3-4	Thiangtham, Sisoumang	528 Hamilton Street	\$362,000	0.0002050	100%	74.21	\$74.21
180	5-6	522 Hamilton Street, LLC	522 Hamilton Street	\$400,000	0.0002050	100%	82.00	\$82.00
180	7-8	518 Hamilton Street, LLC	518 Hamilton Street	\$439,000	0.0002050	100%	90.00	\$90.00
180	9-10	Kelly, Timothy	132 Ambrose Street	\$305,400		0%	0.00	\$0.00
180	11.01	Thanbiththurai, Subadheran	128 Ambrose Street	\$331,500		0%	0.00	\$0.00

Block	Lots(s)	Business or Owner's Name	Property Address	Assessed Value	Rate	% Chargeable	Net Assessment	Final Assessment
182	1.02	Hamilton Street Associates, LLC	510 Hamilton Street	\$20,300,000	0.0002050	100%	4,161.50	\$4,161.50
182	12-13	Reyes, Leonida De Je & Reyes, Rita	118 Home Street	\$353,200		0%	0.00	\$0.00
183	1-2	Suydam Street, LLC	500 Hamilton Street	\$257,000	0.0002050	100%	52.69	\$52.69
183	3-4	Martinez, Manuel & Gonzalez, Maria	494 Hamilton Street	\$420,800		0%	0.00	\$0.00
183	5	Brenner, Stephen D	492 Hamilton Street	\$289,000		0%	0.00	\$0.00
183	6-7	490 Hamilton Street, LLC	490 Hamilton Street	\$425,000	0.0002050	100%	87.13	\$87.13
183	8	Cordon, Waleska	484 Hamilton Street	\$355,200		0%	0.00	\$0.00
183	9-10	Diaz, Eloisa	126 Brookline Avenue	\$349,100		0%	0.00	\$0.00
183	11	Cornish, Jeremiah	120 Brookline Avenue	\$254,200		0%	0.00	\$0.00
183	92-95	Jimenez, Alma D Santos	121 Home Street	\$316,700		0%	0.00	\$0.00
183	96-97	Kevin Realty Mgmt. LLC	127 Home Street	\$325,400		0%	0.00	\$0.00
188	1-2	Mahrous, Edward S.	480-482 Hamilton Street	\$496,900		0%	0.00	\$0.00
188	3	DeAngelis, Marion & Margaret E	476 Hamilton Street	\$299,800		0%	0.00	\$0.00
188	4	Granja, Oscar	474 Hamilton Street	\$274,700		0%	0.00	\$0.00
188	38	Recifo, Louis & Arlene S.	113 Brookline Avenue	\$255,800		0%	0.00	\$0.00
188	39	Barahona, Mirna & Santos	115 Brookline Avenue	\$429,000		0%	0.00	\$0.00
188	40	Cordon-Diaz, Karin & Rodos-Lopez, M&A	119 Brookline Avenue	\$349,100		0%	0.00	\$0.00
194	126	Heinrich, Art	6 Hawthorne Drive	\$318,500	0.0002050	100%	65.29	\$65.29
194	127-128	Hawthorne Management, LLC	2 Hawthorne Drive	\$758,000	0.0002050	100%	155.39	\$155.39
194	129	Zhang, Xianghui	481 Hamilton Street	\$256,500		0%	0.00	\$0.00
194	130-131	VHS SVCS, LLC	485 Hamilton Street	\$410,000	0.0002050	100%	84.05	\$84.05
194	132	Fang Real Estate LLC	489 Hamilton Street	\$367,500		0%	0.00	\$0.00
194	133.01	32 Home Street, LLC	499 Hamilton Street	\$2,200,000	0.0002050	100%	451.00	\$451.00
194	135-136	Drayton, Keefe	149 Home Street	\$266,700		0%	0.00	\$0.00
194	137-138	Strickland, Shalloma	153 Home Street	\$259,600		0%	0.00	\$0.00
194	139-140	Giles, Benjamin J. & G Odessa	98 Jefferson Street	\$276,800		0%	0.00	\$0.00
194	141-142	Fekete, William S	94 Jefferson Street	\$233,900		0%	0.00	\$0.00
194	143-144	JIN702 Property Holding LLC	90 Jefferson Street	\$281,100		0%	0.00	\$0.00
195	1-2	Gutierrez, Walter	150 Home Street	\$477,500		0%	0.00	\$0.00
195	3-4	Gutierrez, Edgar	146 Home Street	\$288,400		0%	0.00	\$0.00
195	5	503 Hamilton Street, LLC	503 Hamilton Street	\$600,000	0.0002050	100%	123.00	\$123.00
195	6.01	32 Home Street, LLC	507 Hamilton Street	\$2,200,000	0.0002050	100%	451.00	\$451.00
195	9.01	525 Hamilton Street, LLC	513 Hamilton Street	\$301,000	0.0002050	100%	61.71	\$61.71
195	14.01	525 Hamilton Street, LLC	525 Hamilton Street	\$250,400		0%	0.00	\$0.00
195	16.01	527 Hamilton Street, LLC	527 Hamilton Street	\$1,450,000	0.0002050	100%	297.25	\$297.25
195	20-25	Kelly, Timothy A.	541 Hamilton Street	\$820,000	0.0002050	100%	168.10	\$168.10
195	26-29	525 Hamilton Street, LLC	13 Highland Avenue	\$433,100		0%	0.00	\$0.00
195	30-31	525 Hamilton Street, LLC	136 Jefferson Street	\$310,100		0%	0.00	\$0.00
195	32-33	525 Hamilton Street, LLC	134 Jefferson Street	\$234,200		0%	0.00	\$0.00
195	34-36	525 Hamilton Street, LLC	130 Jefferson Street	\$296,500		0%	0.00	\$0.00
195	37.01	525 Hamilton Street, LLC	124 Jefferson Street	\$316,100		0%	0.00	\$0.00

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195	39-40	Serrano, Blanca L. & Ott, Esther	122 Jefferson Street	\$262,600		0%	0.00	\$0.00
196	1.01	Emmanuel, Leona	158 Jefferson Street	\$478,700		0%	0.00	\$0.00
196	5.01	Ruiz, Jonathan G & Vasquez, Luz M.M	543 Hamilton Street	\$316,000		0%	0.00	\$0.00
196	8	Hurley, Leslie	547 Hamilton Street	\$252,100		0%	0.00	\$0.00
196	9-12	Hajdu-Nemeth, Miklos J Jr.	559 Hamilton Street	\$322,100		0%	0.00	\$0.00
196	13-14	So, Encarnacion A.	563 Hamilton Street	\$242,300		0%	0.00	\$0.00
196	15-16	Bailey, Joanna	565 Hamilton Street	\$264,700		0%	0.00	\$0.00
196	17-18	Khaddash, Ibrahim Saleb	567 Hamilton Street	\$342,400		0%	0.00	\$0.00
196	19	Ramos, Juan R & Xiomara	575 Hamilton Street	\$272,600		0%	0.00	\$0.00
196	20-24	Canning, Maureen	180 Jefferson Street	\$321,500		0%	0.00	\$0.00
196	25-26	Hajda-Nemeth, Miklos	176 Jefferson Street	\$315,800		0%	0.00	\$0.00
196	27-30	Hajda-Nemeth, Miklos	174 Jefferson Street	\$363,100		0%	0.00	\$0.00
196	31-32	Khaddish, I & Adi, Dean	160 Jefferson Street	\$297,900		0%	0.00	\$0.00
204	9.01	Nileski, Betty J.	18 Dunham Street	\$345,100		0%	0.00	\$0.00
204	12-13	Figueroa, Aureo L.	14 Dunham Street	\$307,400		0%	0.00	\$0.00
204	14-17	577 Somerset, LLC	577 Hamilton Street	\$406,000	0.0002050	100%	83.23	\$83.23
204	18.01	Hamilton Franklin Development, LLC	587 Hamilton Street	\$870,000	0.0002050	100%	178.35	\$178.35
204	23-24	Hassan, Mohammad E. & Bebi Frishta	11 Miller Avenue	\$285,800		0%	0.00	\$0.00
204	25-28	Willis, Michael E & Sandra L.	17 Miller Avenue	\$372,500		0%	0.00	\$0.00
205	9-10	Romito, Stephen W.	16 Miller Avenue	\$270,700		0%	0.00	\$0.00
205	11	Romito, Stephen W.	14 Miller Avenue	\$10,800		0%	0.00	\$0.00
205	12-13	Rivera, Joseph	10 Miller Avenue	\$275,000		0%	0.00	\$0.00
205	14-16	Walton, Vennise	593 Hamilton Street	\$339,400		0%	0.00	\$0.00
205	17-18	Baatt, LLC	597 Hamilton Street	\$240,100		0%	0.00	\$0.00
205	19	Arana, Carlos & Mayra	599 Hamilton Street	\$253,000		0%	0.00	\$0.00
205	20-21	Amin, Jemin & Yadav, Manishka	601 Hamilton Street	\$334,700		0%	0.00	\$0.00
205	22-24	Washington, Claudette A.	23 Kee Avenue	\$325,700		0%	0.00	\$0.00
205	25-26	Roberts, Joycelyn	25 Kee Avenue	\$328,000		0%	0.00	\$0.00
207	9.21	Parko Properties LLC	621 Hamilton Street	\$4,300,000	0.0002050	100%	881.50	\$881.50
212	10-14	Rodriguez, Rafael A & Fermina	14 North Lawrence Ave.	\$452,900		0%	0.00	\$0.00
212	15-16	BYCJ Holdings, LLC	645 Hamilton Street	\$375,800		0%	0.00	\$0.00
212	17	BYCJ Holdings, LLC	649 Hamilton Street	\$10,800		0%	0.00	\$0.00
212	18-19	BYCJ Holdings, LLC	653 Hamilton Street	\$359,000	0.0002050	100%	73.60	\$73.60
212	20-22	Moriah, LLC	655 Hamilton Street	\$670,000	0.0002050	100%	137.35	\$137.35
212	23-24	Martinez, Blanca & Alejo, Jose A	3 Lafayette Avenue	\$300,600		0%	0.00	\$0.00
212	25-28	Kamenas, Michael R. & Joan	5 Lafayette Avenue	\$353,800		0%	0.00	\$0.00
213	11-12	Burns, Kenneth	16 Lafayette Avenue	\$100,000	0.0002050	100%	20.50	\$20.50
213	13-14	Reilly, Gerald & Judith C.	10 Lafayette Avenue	\$280,600		0%	0.00	\$0.00
213	15-17	Fortuna, Orlando & Rosaly	663 Hamilton Street	\$333,100		0%	0.00	\$0.00
213	18-19	PD 665 Hamilton, LLC	665 Hamilton Street	\$620,000	0.0002050	100%	127.10	\$127.10
213	20-22	PD 665 Hamilton, LLC	673 Hamilton Street	\$51,200	0.0002050	100%	10.50	\$10.50

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213	23-24	Martinez, Teofilo & Reyes, Aleyda	9 North Dover Avenue	\$282,900		0%	0.00	\$0.00
213	25-28	Zahorbenski, Steven & Susan	13 North Dover Avenue	\$306,300		0%	0.00	\$0.00
218	1-4	Hamilton Street Management, LLC	681 Hamilton Street	\$290,000	0.0002050	100%	59.45	\$59.45
218	5-9	Hamilton Street Management, LLC	685 Hamilton Street	\$200,000	0.0002050	100%	41.00	\$41.00
218	10-12	Gaffi, Otello, Inc., c/o John Gaffi	15 Baier Avenue	\$500,000	0.0002050	100%	102.50	\$102.50
218	13	Srinivasa, Lakshman	17 Baier Avenue	\$176,200		0%	0.00	\$0.00
218	14-15	Toriz, Yvonne	19 Baier Avenue	\$265,300		0%	0.00	\$0.00
218	31-32	Tovarlaza, Joan	20 North Dover Avenue	\$285,800		0%	0.00	\$0.00
218	33-34	Lopez, Mario & Romonita	14 North Dover Avenue	\$257,100		0%	0.00	\$0.00
218	35-36	Rodriguez, Ana Taveras	10 North Dover Avenue	\$322,500		0%	0.00	\$0.00
219	1.02	Hamilton Street Management, LLC	695 Hamilton Street	\$17,000,000	0.0002050	100%	3,485.00	\$3,485.00
219	2.09	Nemeth, Irene & Joseph	24 Baier Avenue	\$2,080,000	0.0002050	100%	426.40	\$426.40
219	3	Miraj5 Realty, LLC	725 Hamilton Street	\$1,830,000	0.0002050	100%	375.15	\$375.15
224	13-15	751 Hamilton Street, LLC	751 Hamilton Street	\$745,700	0.0002050	100%	152.87	\$152.87
224	1.01	CC Hamilton LLC	745 Hamilton Street	\$16,000,000	0.0002050	100%	3,280.00	\$3,280.00
224	16.01	Pena, Emilio F.S. & Carmen & Espallat, Y	753 Hamilton Street	\$300,200		0%	0.00	\$0.00
224	18.01	Ventura-Medina, Rhayner R.	755 Hamilton Street	\$241,800		0%	0.00	\$0.00
224	20	Kevin Realty Mgmt. LLC	757 Hamilton Street	\$294,300		0%	0.00	\$0.00
224	21-24	Tormasi, Attila L & Ruth G	28-30 Martin Street	\$520,500		0%	0.00	\$0.00
224	25-27	Birdsong, Holly	22 Martin Street	\$372,800		0%	0.00	\$0.00
225	1.03	LH 773 Hamilton Street, LLC	773 Hamilton Street	\$3,500,000	0.0002050	100%	717.50	\$717.50
225	5.01	Bubrow Appliances Inc.	781 Hamilton Street	\$1,180,000	0.0002050	100%	241.90	\$241.90
225	6-11	789 Hamilton, LLC	789 Hamilton Street	\$354,800		0%	0.00	\$0.00
225	12-15	789 Hamilton, LLC	1 Shevchenko Avenue	\$350,500		0%	0.00	\$0.00
225	16-17	Brown, Geneva	64 Martin Street	\$344,600		0%	0.00	\$0.00
225	18-19	Bubrow Appliances Inc.	62 Martin Street	\$275,100		0%	0.00	\$0.00
229	1-4	Franklin Fire District #3	138 Shevchenko Avenue	\$371,000		0%	0.00	\$0.00
229	5.01	Gill Petroleum Inc.	799 Hamilton Street	\$962,000	0.0002050	100%	197.21	\$197.21
229	14-15	Barralaga, Monabell & Daniel	825 Hamilton Street	\$278,600		0%	0.00	\$0.00
229	16-20	829 Hamilton, LLC	829 Hamilton Street	\$524,000	0.0002050	100%	107.42	\$107.42
229	21.01	41 Moonachie, LLC	831 Hamilton Street	\$690,000	0.0002050	100%	141.45	\$141.45
229	25-30	Somerset Baptist Church	9 Pershing Avenue	\$543,500		0%	0.00	\$0.00
229	31-34	Windham, Breely & Ann	96 Martin Street	\$425,200		0%	0.00	\$0.00
229	35-36	Bistany, Joseph	94 Martin Street	\$270,000		0%	0.00	\$0.00
229	37-38	Diaz, Arelis	88 Martin Street	\$308,700		0%	0.00	\$0.00
229	39-40	Pierre, Randall&Pierre Rudd&Rudd L	86 Martin Street	\$287,100		0%	0.00	\$0.00
230	1-4	Paez, Jesus Gabriel	116 Martin Street	\$396,800		0%	0.00	\$0.00
230	5.01	841 Hamilton Property, LLC	841 Hamilton Street	\$368,000	0.0002050	100%	75.44	\$75.44
230	7-8	843 Hamilton St, LLC	843 Hamilton Street	\$364,000	0.0002050	100%	74.62	\$74.62
230	9-10	341 Connecticut, LLC	847 Hamilton Street	\$559,000	0.0002050	100%	114.60	\$114.60
230	11-12	853-128, LLC	853 Hamilton Street	\$603,000	0.0002050	100%	123.62	\$123.62

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230	13-14	Bampoe-Parry, Carl & Magalie	855 Hamilton Street	\$550,000	0.0002050	100%	112.75	\$112.75
230	15-16	Homefriendly, LLC	863 Hamilton Street	\$380,000	0.0002050	100%	77.90	\$77.90
230	17-28	Okoye, John & Charity	873 Hamilton Street	\$695,000	0.0002050	100%	142.48	\$142.48
230	29-30	AP Realty Group LLC	136 Martin Street	\$97,300		0%	0.00	\$0.00
230	31-32	AP Realty Group LLC	134 Martin Street	\$261,200		0%	0.00	\$0.00
230	33-34	853-128, LLC	128 Martin Street	\$19,800		0%	0.00	\$0.00
230	35-36	Pecce, Vincent & Betty Ann	126 Martin Street	\$214,000	0.0002050	100%	43.87	\$43.87
231	1.01	Genesis FBCCDC Somerset Sr Housing	17 Norma Avenue	\$310,500		0%	0.00	\$0.00
232	1.01	Genesis FBCCDC Somerset Sr Housing	630 Franklin Boulevard	\$2,161,000		0%	0.00	\$0.00
233	1.01	CDC Properties, Inc.	610 Franklin Boulevard	\$1,022,000	0.0002050	100%	209.51	\$209.51
233	2.01	602 Franklin, LLC	606 Franklin Boulevard	\$800,000	0.0002050	100%	164.00	\$164.00
233	15.01	Bangura, Elizabeth & Abraham K	504 Lewis Street	\$513,200		0%	0.00	\$0.00
233	15.02	Onwubu, Loretta & Timothy	502 Lewis Street	\$496,600		0%	0.00	\$0.00
233	20-23	Sanders, Judy	22 Norma Avenue	\$310,700		0%	0.00	\$0.00
233	24-25	Cotton, Darryn & Alejandra	161 Martin Street	\$266,900		0%	0.00	\$0.00
233	26-28	Arango, John & Paula Henriques	165 Martin Street	\$326,200		0%	0.00	\$0.00
234	1	SHRI HARI Holdings, LLC	600 Franklin Boulevard	\$650,000	0.0002050	100%	133.25	\$133.25
234	2	52 Norma, LLC	Franklin Boulevard	\$54,000		0%	0.00	\$0.00
234	3-7	64 Casa Esencia LLC	64 Norma Avenue	\$266,200	0.0002050	100%	54.57	\$54.57
234	8	52 Norma, LLC	52 Norma Avenue	\$1,200,000		0%	0.00	\$0.00
234	9-10	Atteo Properties, LLC	44 Norma Avenue	\$2,100,000		0%	0.00	\$0.00
234	11-12	Gayle, Patrick	505 Lewis Street	\$506,800		0%	0.00	\$0.00
234	13	Chavarria, Fredy G	513 Lewis Street	\$357,900		0%	0.00	\$0.00
234	14.01	602 Franklin, LLC	515 Lewis Street	\$146,400	0.0002050	100%	30.01	\$30.01
234	16	Pandya, Bhairan	525 Lewis Street	\$345,100		0%	0.00	\$0.00
289	29-33	Nemeth, Jozef & Irene	585 Franklin Boulevard	\$414,800		0%	0.00	\$0.00
289	34.01	Adams, Chereece	591 Franklin Boulevard	\$418,900		0%	0.00	\$0.00
289	38.01	Roberson, Crystal & John	553-555 Lewis Street	\$583,300		0%	0.00	\$0.00
289	42-45	Koonce, Edward	551 Lewis Street	\$468,300		0%	0.00	\$0.00
290	1.01x	SHIVAAY11, LLC	605 Franklin Boulevard	\$1,100,000	0.0002050	100%	225.50	\$225.50
290	1.02	Jagdish Realty Inc. c/o Quick Mart	921 Hamilton Street	\$1,320,000	0.0002050	100%	270.60	\$270.60
291	1-3, 25-32	Township of Franklin	935 Hamilton Street	\$1,449,800		0%	0.00	\$0.00
291	4-6	Brown, Carolyn	943 Hamilton Street	\$317,400		0%	0.00	\$0.00
291	7-8	Hernandez, Elsy Y	949 Hamilton Street	\$308,600		0%	0.00	\$0.00
291	9.01	Georgy, Carmen	431 Berry Street	\$299,300		0%	0.00	\$0.00
291	13-14	Ashraf, Rozeena & Sandham K A	427 Berry Street	\$347,000		0%	0.00	\$0.00
291	15-16	Brimage, Latoyia H	425 Berry Street	\$331,400		0%	0.00	\$0.00
291	17-20	Macaulay, Ibronke A	550-552 Lewis Street	\$518,000		0%	0.00	\$0.00
291	21-24	Restrepo, Wilson & Zapata, Diana M	556 Lewis Street	\$537,500		0%	0.00	\$0.00

\$235,441,000.00

\$34,096.28



RESOLUTION - APPROVAL OF CY2026 HAMILTON STREET SPECIAL IMPROVEMENT DISTRICT ASSESSMENT ROLL

WHEREAS, the Township Council of the Township of Franklin on April 26, 2005 adopted an ordinance entitled, "AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET AND STATE OF NEW JERSEY CREATING A SPECIAL IMPROVEMENT DISTRICT FOR THE TOWNSHIP OF FRANKLIN - HAMILTON STREET BUSINESS COMMUNITY" and amended said ordinance numerous times; and

WHEREAS, in accordance with the provisions of said ordinance and its amendments, on February 24, 2026, the Township Council, by a majority of its full membership, did adopt the CY2026 Hamilton Street Special Improvement District Budget, effective for the year January 1, 2026 to December 31, 2026; and

WHEREAS, the Township of Franklin, on February 11, 2026, prepared and filed in the Office of the Township Clerk, a CY2026 Special Improvement District Assessment Roll, setting forth separately the amounts to be specially assessed against the separately benefited and assessable properties in said District; and

WHEREAS, the Township Council caused the Assessment Roll to be set down for public hearing and consideration by said Council at its regular meeting on February 24, 2026 at 7:00 p.m. or as soon thereafter as the matter could be heard, and the Township Clerk has caused notice of said hearing to be published and to be given to all property owners interested and affected thereby in accordance with the ordinance; and

WHEREAS, on February 24, 2026, at the time and place designated for special hearing the special assessments in said Assessment Roll, as prepared by the Township of Franklin were duly considered and all interested persons wishing to be heard thereon were heard by the Township Council; and

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Franklin, in the County of Somerset, as follows:

The special assessments set forth in the CY2026 Hamilton Street Special Improvement District Assessment Roll of the Township Assessor, in accordance with the following schedule, are hereby approved:

Block	Lots(s)	Property Address		Assessed Value	Rate	% Chargeable	Net Assessment	Final Assessment
104	1-8	950	Hamilton Street	\$1,650,000	0.0002050	100%	338.25	338.25
125.01	1-3	91	Berry Street	\$341,500		0%	0.00	0.00
125.01	4-6	95	Berry Street	\$390,700		0%	0.00	0.00
125.01	7-10	99	Berry Street	\$341,200		0%	0.00	0.00
125.01	49	675	Franklin Boulevard	\$3,080,000	0.0002050	100%	631.40	631.40
126.01	1	920	Hamilton Street	\$14,078,300	0.0002050	100%	2,886.05	2,886.05
128	3-5	108	Ellen Street	\$76,500		0%	0.00	0.00
128	6-7	697	Franklin Boulevard	\$309,400		0%	0.00	0.00
128	8-9	707	Franklin Boulevard	\$325,100		0%	0.00	0.00
128	10-12	115	Frank Street	\$288,000		0%	0.00	0.00
128	13-15	117	Frank Street	\$389,800		0%	0.00	0.00
133	1-14	696	Franklin Boulevard	\$900,000	0.0002050	100%	184.50	184.50
133	15-16	97	Frank Street	\$243,000	0.0002050	100%	49.82	49.82

Franklin Township



In Somerset County

134	1&30-31	32	Davis Avenue	\$264,500		0%	0.00	0.00
134	2-12	676	Franklin Boulevard	\$1,200,000	0.0002050	100%	246.00	246.00
134	13-24	656	Franklin Boulevard	\$1,370,700	0.0002050	100%	280.99	280.99
134	25-27	36	Davis Avenue	\$51,000		0%	0.00	0.00
134	28-29	34	Davis Avenue	\$290,100		0%	0.00	0.00
135.01	1-5&, 9-41	650	Franklin Boulevard	\$1,300,000	0.0002050	100%	266.50	266.50
135.01	6-9	902	Hamilton Street	\$380,000	0.0002050	100%	77.90	77.90
135.01	10-20;35-36&42	900	Hamilton Street	\$2,246,900		0%	0.00	0.00
135.01	21-22	60	Millstone Road	\$550,000	0.0002050	100%	112.75	112.75
135.01	23.01	57	Battle Place	\$670,500		0%	0.00	0.00
135.01	26-28	63	Battle Place	\$500,000	0.0002050	100%	102.50	102.50
135.01	29-30	67	Battle Place	\$285,800		0%	0.00	0.00
135.01	31-32	73	Battle Place	\$272,500		0%	0.00	0.00
135.01	33-34	75	Battle Place	\$329,300		0%	0.00	0.00
135.01	37-38	45	Field Street	\$28,600	0.0002050	100%	5.86	5.86
143	5-8	55	Millstone Road	\$608,000	0.0002050	100%	124.64	124.64
144	1-5	882	Hamilton Street	\$562,000	0.0002050	100%	115.21	115.21
144	6-9, 42-47	874	Hamilton Street	\$900,000	0.0002050	100%	184.50	184.50
144	10.01	864	Hamilton Street	\$675,000	0.0002050	100%	138.38	138.38
144	15.01	858	Hamilton Street	\$600,000	0.0002050	100%	123.00	123.00
144	18-20	852	Hamilton Street	\$670,000	0.0002050	100%	137.35	137.35
144	21.01	850	Hamilton Street	\$9,600,000	0.0002050	100%	1,968.00	1,968.00
144	31-33	163	Victor Street	\$304,900		0%	0.00	0.00
144	34-37	171	Victor Street	\$392,100		0%	\$0.00	\$0.00
145	1.01	830	Hamilton Street	\$8,900,000	0.0002050	100%	1,824.50	1,824.50
145	11-14	812	Hamilton Street	\$625,000	0.0002050	100%	128.13	128.13
145	15-16	820	Hamilton Street	\$320,000		0%	0.00	0.00
145	17-20	802	Hamilton Street	\$610,000	0.0002050	100%	125.05	125.05
145	21-24	135	Victor Street	\$291,200		0%	0.00	0.00
145	25-26	121	Victor Street	\$260,200		0%	0.00	0.00
145	27-30	139	Victor Street	\$127,500	0.0002050	100%	26.14	26.14
145	31-33	137	Victor Street	\$252,700		0%	0.00	0.00
145	34-36	143	Victor Street	\$275,300		0%	0.00	0.00
145	37-38	151	Victor Street	\$232,900		0%	0.00	0.00
145	39-40	59	Pershing Avenue	\$229,300		0%	0.00	0.00
147	1-2	796	Hamilton Street	\$298,100		0%	0.00	0.00
147	3-5	794	Hamilton Street	\$286,900		0%	0.00	0.00
147	6-9	790	Hamilton Street	\$500,000	0.0002050	100%	102.50	102.50
147	10-14	774	Hamilton Street	\$316,800		0%	0.00	0.00
147	15-16	772	Hamilton Street	\$230,200		0%	0.00	0.00
147	17-20	768	Hamilton Street	\$319,000		0%	0.00	0.00
147	21-24	120	Matilda Avenue	\$305,600		0%	0.00	0.00
147	25-26	117	Victor Street	\$297,600		0%	0.00	0.00
147	27-28	123	Victor Street	\$270,000		0%	0.00	0.00
147	29-30	127	Victor Street	\$267,500		0%	0.00	0.00
147	31-32	129	Victor Street	\$282,800		0%	0.00	0.00
147	33-36	133	Victor Street	\$339,000		0%	0.00	0.00

Franklin Township



In Somerset County

147	37-38	113	Chester Avenue	\$244,200		0%	0.00	0.00
147	39-40	117	Chester Avenue	\$255,000		0%	0.00	0.00
154	1.02	758	Hamilton Street	\$2,153,200		0%	0.00	0.00
154	8	752	Hamilton Street	\$6,401,000	0.0002050	100%	1,312.21	1,312.21
154	9 (Portion)	718	Hamilton Street	\$4,500,000	0.0002050	100%	922.50	922.50
154	10-14, 41-45	710	Hamilton Street	\$1,158,600		0%	0.00	0.00
154	15-22, 34-40	700	Hamilton Street	\$2,000,000	0.0002050	100%	410.00	410.00
154	23-24	698	Hamilton Street	\$560,000	0.0002050	100%	114.80	114.80
154	25-31	656	Hamilton Street	\$875,000		0%	0.00	0.00
154	32-33	9	Kathryn Street	\$29,000	0.0002050	100%	5.95	5.95
156	47-50	97	Newport Avenue	\$609,000	0.0002050	100%	124.85	124.85
168	1-2	652	Hamilton Street	\$280,500		0%	0.00	0.00
168	3-4	648	Hamilton Street	\$277,500		0%	0.00	0.00
168	5.01	646	Hamilton Street	\$1,046,000	0.0002050	100%	214.43	214.43
168	14-18	124	South Lawrence Ave.	\$784,900		0%	0.00	0.00
168	30.01	121	Douglas Avenue	\$447,800		0%	0.00	0.00
169	1-4	636	Hamilton Street	\$440,000	0.0002050	100%	90.20	90.20
169	5.01	628	Hamilton Street	\$478,000	0.0002050	100%	97.99	97.99
169	9-11	92	Prospect Street	\$301,700		0%	0.00	0.00
169	31-33	135	South Lawrence Ave.	\$166,700	0.0002050	100%	34.17	34.17
170	1-2	620	Hamilton Street	\$310,400		0%	0.00	0.00
170	3	618	Hamilton Street	\$209,000	0.0002050	100%	42.85	42.85
170	4	616	Hamilton Street	\$264,600		0%	0.00	0.00
170	5	612	Hamilton Street	\$560,000	0.0002050	100%	114.80	114.80
170	6-8	610	Hamilton Street	\$700,000	0.0002050	100%	143.50	143.50
170	9-10	132	Sydney Place	\$9,600		0%	0.00	0.00
170	19-29	71	Prospect Street	\$405,700		0%	0.00	0.00
171.01	113.01	125	Sydney Place	\$31,500	0.0002050	100%	6.46	6.46
171.01	116-118	602	Hamilton Street	\$900,000	0.0002050	100%	184.50	184.50
171.01	119-121	600	Hamilton Street	\$326,400		0%	0.00	0.00
171.01	122-125	128	Henry Street	\$356,100		0%	0.00	0.00
171.01	126-127	124	Henry Street	\$325,700		0%	0.00	0.00
174	1-2	598	Hamilton Street	\$292,000	0.0002050	100%	59.86	59.86
174	3-6	594	Hamilton Street	\$135,000	0.0002050	100%	27.68	27.68
174	7-9	586	Hamilton Street	\$452,000	0.0002050	100%	92.66	92.66
174	10-13	130	Main Street	\$364,200		0%	0.00	0.00
174	14.01	126	Main Street	\$680,600		0%	0.00	0.00
174	59-60	123	Henry Street	\$271,900		0%	0.00	0.00
174	61-62	125	Henry Street	\$341,500		0%	0.00	0.00
174	63-66	127	Henry Street	\$418,000	0.0002050	100%	85.69	85.69
175	1	582	Hamilton Street	\$284,900		0%	0.00	0.00
175	2-4	578	Hamilton Street	\$381,400		0%	0.00	0.00
175	5.01	570	Hamilton Street	\$471,000	0.0002050	100%	96.56	96.56
175	8.01	128	Kossuth Street	\$497,400		0%	0.00	0.00
175	11-12	124	Kossuth Street	\$393,500		0%	0.00	0.00
175	58-61	123	Main Street	\$558,900		0%	0.00	0.00
175	62	581	Main Street	\$10,800		0%	0.00	0.00
178	1	121	Kossuth Street	\$288,900		0%	0.00	0.00

Franklin Township

In Somerset County



178	2	560	Hamilton Street	\$492,000	0.0002050	100%	100.86	100.86
178	3-6	550	Hamilton Street	\$700,000	0.0002050	100%	143.50	143.50
178	7.01	544	Hamilton Street	\$992,000	0.0002050	100%	203.36	203.36
178	12	542	Hamilton Street	\$183,500		0%	0.00	0.00
178	13-14	534	Hamilton Street	\$415,000	0.0002050	100%	85.08	85.08
178	15	532	Hamilton Street	\$10,800		0%	0.00	0.00
178	16-19	48	Meister Street	\$247,000		0%	0.00	0.00
178	26-27	105	Kossuth Street	\$225,700		0%	0.00	0.00
178	28-29	113	Kossuth Street	\$36,000	0.0002050	100%	7.38	7.38
180	1.01	530	Hamilton Street	\$476,000	0.0002050	100%	97.58	97.58
180	3-4	528	Hamilton Street	\$362,000	0.0002050	100%	74.21	74.21
180	5-6	522	Hamilton Street	\$400,000	0.0002050	100%	82.00	82.00
180	7-8	518	Hamilton Street	\$439,000	0.0002050	100%	90.00	90.00
180	9-10	132	Ambrose Street	\$305,400		0%	0.00	0.00
180	11.01	128	Ambrose Street	\$331,500		0%	0.00	0.00
182	1.02	510	Hamilton Street	\$20,300,000	0.0002050	100%	4,161.50	4,161.50
182	12-13	118	Home Street	\$353,200		0%	0.00	0.00
183	1-2	500	Hamilton Street	\$257,000	0.0002050	100%	52.69	52.69
183	3-4	494	Hamilton Street	\$420,800		0%	0.00	0.00
183	5	492	Hamilton Street	\$289,000		0%	0.00	0.00
183	6-7	490	Hamilton Street	\$425,000	0.0002050	100%	87.13	87.13
183	8	484	Hamilton Street	\$355,200		0%	0.00	0.00
183	9-10	126	Brookline Avenue	\$349,100		0%	0.00	0.00
183	11	120	Brookline Avenue	\$254,200		0%	0.00	0.00
183	92-95	121	Home Street	\$316,700		0%	0.00	0.00
183	96-97	127	Home Street	\$325,400		0%	0.00	0.00
		480						
188	1-2	482	Hamilton Street	\$496,900		0%	0.00	0.00
188	3	476	Hamilton Street	\$299,800		0%	0.00	0.00
188	4	474	Hamilton Street	\$274,700		0%	0.00	0.00
188	38	113	Brookline Avenue	\$255,800		0%	0.00	0.00
188	39	115	Brookline Avenue	\$429,000		0%	0.00	0.00
188	40	119	Brookline Avenue	\$349,100		0%	0.00	0.00
194	126	6	Hawthorne Drive	\$318,500	0.0002050	100%	65.29	65.29
194	127-128	2	Hawthorne Drive	\$758,000	0.0002050	100%	155.39	155.39
194	129	481	Hamilton Street	\$256,500		0%	0.00	0.00
194	130-131	485	Hamilton Street	\$410,000	0.0002050	100%	84.05	84.05
194	132	489	Hamilton Street	\$367,500		0%	0.00	0.00
194	133.01	499	Hamilton Street	\$2,200,000	0.0002050	100%	451.00	451.00
194	135-136	149	Home Street	\$266,700		0%	0.00	0.00
194	137-138	153	Home Street	\$259,600		0%	0.00	0.00
194	139-140	98	Jefferson Street	\$276,800		0%	0.00	0.00
194	141-142	94	Jefferson Street	\$233,900		0%	0.00	0.00
194	143-144	90	Jefferson Street	\$281,100		0%	0.00	0.00
195	1-2	150	Home Street	\$477,500		0%	0.00	0.00
195	3-4	146	Home Street	\$288,400		0%	0.00	0.00
195	5	503	Hamilton Street	\$600,000	0.0002050	100%	123.00	123.00
195	6.01	507	Hamilton Street	\$2,200,000	0.0002050	100%	451.00	451.00

Franklin Township



In Somerset County

195	9.01	513	Hamilton Street	\$301,000	0.0002050	100%	61.71	61.71
195	14.01	525	Hamilton Street	\$250,400		0%	0.00	0.00
195	16.01	527	Hamilton Street	\$1,450,000	0.0002050	100%	297.25	297.25
195	20-25	541	Hamilton Street	\$820,000	0.0002050	100%	168.10	168.10
195	26-29	13	Highland Avenue	\$433,100		0%	0.00	0.00
195	30-31	136	Jefferson Street	\$310,100		0%	0.00	0.00
195	32-33	134	Jefferson Street	\$234,200		0%	0.00	0.00
195	34-36	130	Jefferson Street	\$296,500		0%	0.00	0.00
195	37.01	124	Jefferson Street	\$316,100		0%	0.00	0.00
195	39-40	122	Jefferson Street	\$262,600		0%	0.00	0.00
196	1.01	158	Jefferson Street	\$478,700		0%	0.00	0.00
196	5.01	543	Hamilton Street	\$316,000		0%	0.00	0.00
196	8	547	Hamilton Street	\$252,100		0%	0.00	0.00
196	9-12	559	Hamilton Street	\$322,100		0%	0.00	0.00
196	13-14	563	Hamilton Street	\$242,300		0%	0.00	0.00
196	15-16	565	Hamilton Street	\$264,700		0%	0.00	0.00
196	17-18	567	Hamilton Street	\$342,400		0%	0.00	0.00
196	19	575	Hamilton Street	\$272,600		0%	0.00	0.00
196	20-24	180	Jefferson Street	\$321,500		0%	0.00	0.00
196	25-26	176	Jefferson Street	\$315,800		0%	0.00	0.00
196	27-30	174	Jefferson Street	\$363,100		0%	0.00	0.00
196	31-32	160	Jefferson Street	\$297,900		0%	0.00	0.00
204	9.01	18	Dunham Street	\$345,100		0%	0.00	0.00
204	12-13	14	Dunham Street	\$307,400		0%	0.00	0.00
204	14-17	577	Hamilton Street	\$406,000	0.0002050	100%	83.23	83.23
204	18.01	587	Hamilton Street	\$870,000	0.0002050	100%	178.35	178.35
204	23-24	11	Miller Avenue	\$285,800		0%	0.00	0.00
204	25-28	17	Miller Avenue	\$372,500		0%	0.00	0.00
205	9-10	16	Miller Avenue	\$270,700		0%	0.00	0.00
205	11	14	Miller Avenue	\$10,800		0%	0.00	0.00
205	12-13	10	Miller Avenue	\$275,000		0%	0.00	0.00
205	14-16	593	Hamilton Street	\$339,400		0%	0.00	0.00
205	17-18	597	Hamilton Street	\$240,100		0%	0.00	0.00
205	19	599	Hamilton Street	\$253,000		0%	0.00	0.00
205	20-21	601	Hamilton Street	\$334,700		0%	0.00	0.00
205	22-24	23	Kee Avenue	\$325,700		0%	0.00	0.00
205	25-26	25	Kee Avenue	\$328,000		0%	0.00	0.00
207	9.21	621	Hamilton Street	\$4,300,000	0.0002050	100%	881.50	881.50
212	10-14	14	North Lawrence Ave.	\$452,900		0%	0.00	0.00
212	15-16	645	Hamilton Street	\$375,800		0%	0.00	0.00
212	17	649	Hamilton Street	\$10,800		0%	0.00	0.00
212	18-19	653	Hamilton Street	\$359,000	0.0002050	100%	73.60	73.60
212	20-22	655	Hamilton Street	\$670,000	0.0002050	100%	137.35	137.35
212	23-24	3	Lafayette Avenue	\$300,600		0%	0.00	0.00
212	25-28	5	Lafayette Avenue	\$353,800		0%	0.00	0.00
213	11-12	16	Lafayette Avenue	\$100,000	0.0002050	100%	20.50	20.50
213	13-14	10	Lafayette Avenue	\$280,600		0%	0.00	0.00
213	15-17	663	Hamilton Street	\$333,100		0%	0.00	0.00

Franklin Township



In Somerset County

213	18-19	665	Hamilton Street	\$620,000	0.0002050	100%	127.10	127.10
213	20-22	673	Hamilton Street	\$51,200	0.0002050	100%	10.50	10.50
213	23-24	9	North Dover Avenue	\$282,900		0%	0.00	0.00
213	25-28	13	North Dover Avenue	\$306,300		0%	0.00	0.00
218	1-4	681	Hamilton Street	\$290,000	0.0002050	100%	59.45	59.45
218	5-9	685	Hamilton Street	\$200,000	0.0002050	100%	41.00	41.00
218	10-12	15	Baier Avenue	\$500,000	0.0002050	100%	102.50	102.50
218	13	17	Baier Avenue	\$176,200		0%	0.00	0.00
218	14-15	19	Baier Avenue	\$265,300		0%	0.00	0.00
218	31-32	20	North Dover Avenue	\$285,800		0%	0.00	0.00
218	33-34	14	North Dover Avenue	\$257,100		0%	0.00	0.00
218	35-36	10	North Dover Avenue	\$322,500		0%	0.00	0.00
219	1.02	695	Hamilton Street	\$17,000,000	0.0002050	100%	3,485.00	3,485.00
219	2.09	24	Baier Avenue	\$2,080,000	0.0002050	100%	426.40	426.40
219	3	725	Hamilton Street	\$1,830,000	0.0002050	100%	375.15	375.15
224	13-15	751	Hamilton Street	\$745,700	0.0002050	100%	152.87	152.87
224	1.01	745	Hamilton Street	\$16,000,000	0.0002050	100%	3,280.00	3,280.00
224	16.01	753	Hamilton Street	\$300,200		0%	0.00	0.00
224	18.01	755	Hamilton Street	\$241,800		0%	0.00	0.00
224	20	757	Hamilton Street	\$294,300		0%	0.00	0.00
224	21-24	28-30	Martin Street	\$520,500		0%	0.00	0.00
224	25-27	22	Martin Street	\$372,800		0%	0.00	0.00
225	1.03	773	Hamilton Street	\$3,500,000	0.0002050	100%	717.50	717.50
225	5.01	781	Hamilton Street	\$1,180,000	0.0002050	100%	241.90	241.90
225	6-11	789	Hamilton Street	\$354,800		0%	0.00	0.00
225	12-15	1	Shevchenko Avenue	\$350,500		0%	0.00	0.00
225	16-17	64	Martin Street	\$344,600		0%	0.00	0.00
225	18-19	62	Martin Street	\$275,100		0%	0.00	0.00
229	1-4	138	Shevchenko Avenue	\$371,000		0%	0.00	0.00
229	5.01	799	Hamilton Street	\$962,000	0.0002050	100%	197.21	197.21
229	14-15	825	Hamilton Street	\$278,600		0%	0.00	0.00
229	16-20	829	Hamilton Street	\$524,000	0.0002050	100%	107.42	107.42
229	21.01	831	Hamilton Street	\$690,000	0.0002050	100%	141.45	141.45
229	25-30	9	Pershing Avenue	\$543,500		0%	0.00	0.00
229	31-34	96	Martin Street	\$425,200		0%	0.00	0.00
229	35-36	94	Martin Street	\$270,000		0%	0.00	0.00
229	37-38	88	Martin Street	\$308,700		0%	0.00	0.00
229	39-40	86	Martin Street	\$287,100		0%	0.00	0.00
230	1-4	116	Martin Street	\$396,800		0%	0.00	0.00
230	5.01	841	Hamilton Street	\$368,000	0.0002050	100%	75.44	75.44
230	7-8	843	Hamilton Street	\$364,000	0.0002050	100%	74.62	74.62
230	9-10	847	Hamilton Street	\$559,000	0.0002050	100%	114.60	114.60
230	11-12	853	Hamilton Street	\$603,000	0.0002050	100%	123.62	123.62
230	13-14	855	Hamilton Street	\$550,000	0.0002050	100%	112.75	112.75
230	15-16	863	Hamilton Street	\$380,000	0.0002050	100%	77.90	77.90
230	17-28	873	Hamilton Street	\$695,000	0.0002050	100%	142.48	142.48
230	29-30	136	Martin Street	\$97,300		0%	0.00	0.00
230	31-32	134	Martin Street	\$261,200		0%	0.00	0.00

Franklin Township



In Somerset County

230	33-34	128	Martin Street	\$19,800		0%	0.00	0.00
230	35-36	126	Martin Street	\$214,000	0.0002050	100%	43.87	43.87
231	1.01	17	Norma Avenue	\$310,500		0%	0.00	0.00
232	1.01	630	Franklin Boulevard	\$2,161,000		0%	0.00	0.00
233	1.01	610	Franklin Boulevard	\$1,022,000	0.0002050	100%	209.51	209.51
233	2.01	606	Franklin Boulevard	\$800,000	0.0002050	100%	164.00	164.00
233	15.01	504	Lewis Street	\$513,200		0%	0.00	0.00
233	15.02	502	Lewis Street	\$496,600		0%	0.00	0.00
233	20-23	22	Norma Avenue	\$310,700		0%	0.00	0.00
233	24-25	161	Martin Street	\$266,900		0%	0.00	0.00
233	26-28	165	Martin Street	\$326,200		0%	0.00	0.00
234	1	600	Franklin Boulevard	\$650,000	0.0002050	100%	133.25	133.25
234	2		Franklin Boulevard	\$54,000		0%	0.00	0.00
234	3-7	64	Norma Avenue	\$266,200	0.0002050	100%	54.57	54.57
234	8	52	Norma Avenue	\$1,200,000		0%	0.00	0.00
234	9-10	44	Norma Avenue	\$2,100,000		0%	0.00	0.00
234	11-12	505	Lewis Street	\$506,800		0%	0.00	0.00
234	13	513	Lewis Street	\$357,900		0%	0.00	0.00
234	14.01	515	Lewis Street	\$146,400	0.0002050	100%	30.01	30.01
234	16	525	Lewis Street	\$345,100		0%	0.00	0.00
289	29-33	585	Franklin Boulevard	\$414,800		0%	0.00	0.00
289	34.01	591	Franklin Boulevard	\$418,900		0%	0.00	0.00
		553						
289	38.01	555	Lewis Street	\$583,300		0%	0.00	0.00
289	42-45	551	Lewis Street	\$468,300		0%	0.00	0.00
290	1.01x	605	Franklin Boulevard	\$1,100,000	0.0002050	100%	225.50	225.50
290	1.02	921	Hamilton Street	\$1,320,000	0.0002050	100%	270.60	270.60
291	1-3, 25-32	935	Hamilton Street	\$1,449,800		0%	0.00	0.00
291	4-6	943	Hamilton Street	\$317,400		0%	0.00	0.00
291	7-8	949	Hamilton Street	\$308,600		0%	0.00	0.00
291	9.01	431	Berry Street	\$299,300		0%	0.00	0.00
291	13-14	427	Berry Street	\$347,000		0%	0.00	0.00
291	15-16	425	Berry Street	\$331,400		0%	0.00	0.00
		550						
291	17-20	552	Lewis Street	\$518,000		0%	0.00	0.00
291	21-24	556	Lewis Street	\$537,500		0%	0.00	0.00

Franklin Township

In Somerset County



CERTIFICATION

I, Ann Marie McCarthy, Clerk of the Township of Franklin, in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Council at a Work Session/Regular Meeting held on the 2/24/2026.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Township this 2/24/26.

Ann Marie McCarthy
Township Clerk

**TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
ORDINANCE NO. 4494-26**

ORDINANCE AMENDING THE MUNICIPAL CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY CHAPTER 180, FEES, ARTICLE IV, MISCELLANEOUS FEES

SUMMARY

An ordinance amending Chapter 180, Fees, more particularly adding Lead Testing Fees in the Miscellaneous Fees Section. Visual Inspection plus State Fee is \$270.00 per unit. Post Remediation Inspection/Clearance is \$295.00 per unit, including dust wipe samples.

BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey, Chapter 180, Fees is hereby amended as follows:

**SECTION I
Chapter 180. Fees**

Article III Vital Statistics Records

§180-6. Fee Schedule.

The following schedule of fees is hereby established for obtaining copies of the Vital Statistics Records under the jurisdiction of the Department of Health of the Township, effective January 1, 2004, standardized safety paper must be used for certified copies of vital records:

A. Vital Records:

(1) Birth, Marriage, Civil Union or Domestic Partnership: \$20 per copy.

(2) Death Certificates: \$20 for the first copy and \$5 for each additional copy.

B. Burial Permit: \$5.

C. Amendments or Corrections to Vital Records: \$20 for each vital record.

~~§180-7. (Reserved)~~

Article IV Miscellaneous Fees

§180-7.8. Returned Checks.

A. A service charge of \$35 per check or written instrument shall be added to any account owing to the Township if payment tendered on the account was a check or other written instrument which was returned for insufficient funds.

B. Whenever such account owing to a municipality is for a tax or special assessment, the service charge authorized by this section shall be included on whatever list of delinquent accounts is prepared for the enforcement of the lien.

C. Such service charge shall be collected in the same manner prescribed by law for the collection of the account for which the check or other written instrument was tendered.

**TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
ORDINANCE NO. 4494-26**

- D. The Township reserves the right to require future payments tendered by person or firms having previously issued returned checks or written instruments to be in cash or certified or cashier's check.

§180-89. Weddings and Civil Unions by Mayor and Deputy Mayor

Any person that seeks to have the Mayor or Deputy Mayor of Franklin Township perform a marriage or civil union ceremony shall be required to tender to the Township Clerk the sum of \$150 to be deposited into the general fund. One-hundred dollars is to be retained in the general fund and \$50 is the fee to be disbursed to the Mayor or Deputy Mayor through the appropriate budget line item.

§180-9. Lead Testing Fees.

- A. Visual Inspection (\$250.00) plus State Fee (\$20.00) \$270.00 per unit
- B. Post Remediation Inspection/Clearance \$295.00 per unit, including dust wipe samples.

SECTION II

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION III

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as to the extent of such inconsistency.

SECTION IV

This ordinance shall take effect immediately upon adoption and publication according to law.

ORDINANCE NO. 4494-26

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced: February 10, 2026

Published:

Public Hearing: March 10, 2026

Adoption:

Published:

Effective:

Ann Marie McCarthy, RMC, MMC
Township Clerk

**TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
ORDINANCE #4495-26**

**ORDINANCE GRANTING SURFACE UTILITY EASEMENT AND TEMPORARY SURFACE
EASEMENT FOR THE APPROVED MAJOR DISPOSAL/DIVERSION OF 0.14-ACRES OF GREEN
ACRES ENCUMBERED PARKLAND CASTLETON PARK 816 EASTON AVENUE, SOMERSET, NJ
BLOCK 383, LOT 43.01**

SUMMARY

Upon filing of the Subsurface Easement to benefit Sunoco Pipeline, L.P. with the Somerset County Clerk/Registers Office, Sunoco Pipeline, LP will reimburse the Township of Franklin in the amount of \$158,000.00.

WHEREAS, Block 383, Lot 43.01 is part of Franklin Township's Castleton Park, which is encumbered, as a condition of Green Acres funding, with restrictions against disposal or diversion from recreation and conservation uses by the New Jersey Department of Environmental Protection; and

WHEREAS, in conjunction with the proposed valve replacement on the existing liquified petroleum pipeline of Sunoco Pipeline LP, it is necessary to remove the Green Acres restrictions from a 0.14-acre portion of Castleton Park; and

WHEREAS, the removal of Green Acres restrictions from parkland requires the approval of the Commissioner of the Department of Environmental Protection and the State House Commission pursuant to *N.J.A.C. 7:36-26*; and

WHEREAS, On December 15, 2025, the Statehouse Commission, on recommendation from the New Jersey Department of Environmental Protection's Green Acres Program, approved the Major Disposal/Diversion of 0.14 acres of preserved open space at Castleton Park (816 Easton Avenue, Somerset) to permit Sunoco Pipeline, LP to replace the existing manual valve with a remotely operated valve (the "Project") and to perform the work and conduct the required maintenance, all of which requires a Temporary Surface Easement (0.07-acres) to benefit Sunoco Pipeline, L.P. and thereby reducing by 18 months the commencement of construction; and

WHEREAS, the Project will allow timely and safe access to the pipeline especially in case of emergency; and

WHEREAS, the Council of the Township of Franklin adopted Resolution #24-289 supporting the pre-application submission on August 13, 2024 and Resolution #25-446 supporting the final application to NJDEP Green Acres and subsequently the Statehouse Commission on November 10, 2025 (see attached "Statehouse Commission Approval Summary Sheet"); and

WHEREAS, Sunoco Pipeline, LP has agreed to reimburse the Township of Franklin in the amount of \$158,000.00 for the permanent surface utility easement at Castleton Park, which will be filed by Deed in the Office of the Somerset County Clerk; and

WHEREAS, the compensation provided by Sunoco Pipeline, LP will be deposited into the Franklin Township Open Space Trust Fund, and must be used to acquire and preserve 0.56-acres of open space properties within two years of the filing of the required Deed; and

WHEREAS, and as stated above, Franklin Township's Final Application for approval for the valve replacement on the existing Sunoco Pipeline by Sunoco Pipeline, LP as a major disposal or diversion of parkland under *N.J.A.C. 7:36-26*, was obtained on December 15, 2025; and

WHEREAS, legal counsel for the Township has reviewed the entire application for the proposed Diversion of preserved open space at Castleton Park by the applicant and has

concluded that the applicant is not in violation of any applicable Federal, State or local laws, rules, regulations codes or ordinances pertaining to the proposed major disposal or Diversion of land at Castleton Park.

NOW THEREFORE, BE IT RESOLVED by the Township Council of Franklin Township, in the County of Somerset, State of New Jersey as follows:

1. Franklin Township approves the granting of permanent 0.14-acre surface utility easement and temporary 0.07-acre surface easement to Sunoco Pipeline, LP in connection with the approved Major Disposal/Diversion of encumbered parkland at Castleton Park (816 Easton Avenue, Somerset, NJ 08873) for the valve replacement on the existing Sunoco Pipeline by Sunoco Pipeline, LP, pursuant to N.J.A.C 7:36-26 (see attached "Easement").
2. Legal counsel for the Township has reviewed the entire application for the proposed Diversion of preserved open space at Castleton Park by the applicant and has concluded that the applicant is not in violation of any applicable Federal, State or local laws, rules, regulations codes or ordinances pertaining to the proposed major disposal or Diversion of land at Castleton Park.
3. Upon filing of the permanent 0.14-acre surface utility easement in the Office of the Somerset County Clerk, Sunoco Pipeline, LP will reimburse the Township of Franklin in the amount of \$158,000.00. The Township of Franklin shall be required to acquire and preserve 0.56-acres of open space within two years of filing the Deed, using this compensation.
4. The Mayor of the Township of Franklin is hereby authorized to execute all documents related to the required filing of the Deed, as well as the compensation package.

ORDINANCE NO. 4495-26

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced: February 10, 2026

Published:

Public Hearing: February 24, 2026

Adoption:

Published:

Effective:

Ann Marie McCarthy, RMC, MMC
Township Clerk

TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
ORDINANCE #26-####

**ORDINANCE GRANTING SURFACE UTILITY EASEMENT AND
TEMPORARY SURFACE EASEMENT FOR THE APPROVED MAJOR
DISPOSAL/DIVERSION OF 0.14-ACRES OF GREEN ACRES ENCUMBERED
PARKLAND CASTLETON PARK 816 EASTON AVENUE, SOMERSET, NJ
BLOCK 383, LOT 43.01**

SUMMARY. Upon filing of the Subsurface Easement to benefit Sunoco Pipeline, L.P. with the Somerset County Clerk/Registers Office, Sunoco Pipeline, LP will reimburse the Township of Franklin in the amount of \$158,000.00.

WHEREAS, Block 383, Lot 43.01 is part of Franklin Township’s Castleton Park, which is encumbered, as a condition of Green Acres funding, with restrictions against disposal or diversion from recreation and conservation uses by the New Jersey Department of Environmental Protection; and

WHEREAS, in conjunction with the proposed valve replacement on the existing liquified petroleum pipeline of Sunoco Pipeline LP, it is necessary to remove the Green Acres restrictions from a 0.14-acre portion of Castleton Park; and

WHEREAS, the removal of Green Acres restrictions from parkland requires the approval of the Commissioner of the Department of Environmental Protection and the State House Commission pursuant to *N.J.A.C. 7:36-26*; and

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WHEREAS, the Project will allow timely and safe access to the pipeline especially in case of emergency; and

WHEREAS, the Council of the Township of Franklin adopted Resolution #24-289 supporting the pre-application submission on August 13, 2024 and Resolution #25-446 supporting the final application to NJDEP Green Acres and subsequently the Statehouse Commission on November 10, 2025 (see attached “Statehouse Commission Approval Summary Sheet”); and

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WHEREAS, the compensation provided by Sunoco Pipeline, LP will be deposited into the Franklin Township Open Space Trust Fund, and must be used to acquire and preserve 0.56-acres of open space properties within two years of the filing of the required Deed; and

WHEREAS, and as stated above, Franklin Township’s Final Application for approval for the valve replacement on the existing Sunoco Pipeline by Sunoco Pipeline, LP as a major disposal or diversion of parkland under *N.J.A.C. 7:36-26*, was obtained on December 15, 2025; and

WHEREAS, legal counsel for the Township has reviewed the entire application for the proposed Diversion of preserved open space at Castleton Park by the applicant and has concluded that the applicant is not in violation of any applicable Federal, State or local laws, rules, regulations codes or ordinances pertaining to the proposed major disposal or Diversion of land at Castleton Park.

NOW THEREFORE, BE IT RESOLVED by the Township Council of Franklin Township, in the County of Somerset, State of New Jersey as follows:

1. Franklin Township approves the granting of permanent 0.14-acre surface utility easement and temporary 0.07-acre surface easement to Sunoco Pipeline, LP in connection with the approved Major Disposal/Diversion of encumbered parkland at Castleton Park (816 Easton Avenue, Somerset, NJ 08873) for the valve replacement on the existing Sunoco Pipeline by Sunoco Pipeline, LP, pursuant to N.J.A.C 7:36-26 (see attached “Easement”).
2. Legal counsel for the Township has reviewed the entire application for the proposed Diversion of preserved open space at Castleton Park by the applicant and has concluded that the applicant is not in violation of any applicable Federal, State or local laws, rules, regulations codes or ordinances pertaining to the proposed major disposal or Diversion of land at Castleton Park.
3. Upon filing of the permanent 0.14-acre surface utility easement in the Office of the Somerset County Clerk, Sunoco Pipeline, LP will reimburse the Township of Franklin in the amount of \$158,000.00. The Township of Franklin shall be required to acquire and preserve 0.56-acres of open space within two years of filing the Deed, using this compensation.
4. The Mayor of the Township of Franklin is hereby authorized to execute all documents related to the required filing of the Deed, as well as the compensation package.

DATE: January 27, 2026

TOWNSHIP OF FRANKLIN

BY: _____
(INSERT TITLE)

ATTEST: _____
(INSERT TITLE)

BY: _____
(INSERT TITLE)

ATTEST: _____
(INSERT TITLE)

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SHC APPROVAL SUMMARY SHEET

PARK NAME: Castleton Park

PARK OWNER: Township of Franklin

COUNTY: Somerset **MUNICIPALITY:** Township of Franklin

REASON FOR REQUEST:

Diversion	☒	Acre(s): 0.141 +/- acre (surface easement) Block: 383, Lot: 43.01 Value: \$15,800.00
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COMPENSATION:

Cash	☒	Value: \$158,000.00
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SYNOPSIS: The New Jersey Department of Environmental Protection (NJDEP), on behalf of the Township of Franklin (Township), requests approval to allow the Township to convey a surface utility easement on approximately 0.141 acre of Castleton Park, in the Township of Franklin, Somerset County, to Sunoco Pipeline L.P. (Sunoco) for the purpose of installing a valve and associated equipment on the existing Sunoco pipeline which traverses the park property. To compensate for the proposed diversion, the Township will receive \$158,000.00 in monetary compensation from Sunoco for a future acquisition of at least 0.56 acres of land for recreation/conservation purposes located within the Township (see Compensation, below).

PUBLIC HEARINGS:

Date: May 13, 2024 (scoping hearing)
September 25, 2025 (final public hearing)

Comments: There were no objections voiced at the scoping hearing or during the post-hearing public comment period for the scoping hearing.

One member of the public provided written comment prior to the final public hearing asking for clarifications on the proposed project: a concept plan, details of how long the valve station would be in place and whether there were any decommissioning plans, clarification on the value of the easement and the proposed monetary compensation, how often the valve station would be accessed, and who would pay for the electric to run the site. The Township responded to this comment in writing prior to the final public hearing.

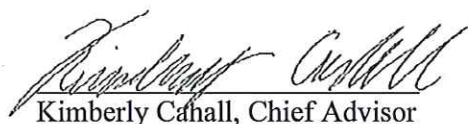
Members of the Township Shade Tree Commission were present at the final public hearing and requested clarification whether the diversion would impact the tree planting project at Castleton Park that is slated for Spring 2026. The Township clarified the location of the diversion and confirmed that it would not impact the planting project location.

Three written comments were received opposing the proposed diversion, as detailed below in Public Hearings.

APPLICABLE STATUTE: *N.J.S.A.* 13:8A-19

APPROVAL:

I, Kimberly Cahall, Chief Advisor and Chief Enforcement Officer for Legal, Regulatory and Enforcement Policy, NJDEP, hereby approve this request on behalf of the NJDEP Commissioner in accordance with the provisions of *N.J.S.A.* 13:8A-19, *et seq.*, *N.J.A.C.* 7:36 and Administrative Order 2024-016.



Kimberly Cahall, Chief Advisor
and Chief Enforcement Officer

November 18, 2025

Date

SHC FACT SHEET

Description of Property and Proposed Diversion:

In 1970, the Township acquired, with Green Acres Program assistance (Project No. 1808-801), Block 383, Lots 43.01 and 43.03 in the Township of Franklin, Somerset County for recreation and conservation purposes. These parcels now make up Castleton Park, a 9.6-acre +/- municipal park near the intersection of Easton Avenue and Castleton Avenue. Block 383, Lot 43.03 is developed for active and passive recreation and includes a public parking lot, basketball, pickleball and tennis courts, fields for baseball/softball and soccer, a playground, sheltered picnic area and a perimeter walking path. Block 383, 43.01 is currently undeveloped and has no recreational amenities. This lot consists of a wooded perimeter and open maintained lawn with road frontage on Easton Avenue across from the Delaware & Raritan Canal (D&R Canal) and the Raritan River. The community in which Castleton Park is located is also mapped as an Overburdened Community under the New Jersey Environmental Justice Law, N.J.S.A. 13:1D-157, et seq.

At the time of acquisition, the Township was aware that the properties that make up Castleton Park were subject to an easement granted to Sun Pipe Line Company in 1956 by a predecessor in title. While the deed of easement and acquisition survey do not specifically identify the location of the easement area, the deed states that the easement was to contain a 14" petroleum pipeline. Sunoco has since confirmed that it owns and operates a 14" pipeline that originates in Aston, Pennsylvania, traverses through Castleton Park and terminates in Linden, New Jersey. The pipeline supplies petroleum products to northern New Jersey and the greater New York City consumer markets. One of its essential services is supplying jet fuel to the Newark Liberty International Airport.

The Sunoco pipeline has an existing manual valve station located at Block 257, Lot 73, a privately owned property across Easton Avenue from Castleton Park, located adjacent to the D&R Canal. In an ongoing effort to improve its infrastructure, Sunoco is looking to enhance this entire line segment by replacing multiple existing manual valves with automated valves, known in the industry as Emergency Flow Restriction Devices ("EFRDs"). Therefore, the Township proposes conveying a 0.141-acre (6,143 square foot) surface utility easement to Sunoco for the installation, operation and maintenance of an automated valve site on its existing 14" petroleum pipeline. The new site will include a valve station, gravel access driveway, turnaround and parking area, electrical equipment rack, perimeter fencing, gated access, and perimeter landscaping. To facilitate the construction of the new valve station, the Township will also grant a temporary construction easement over 3,249 square feet (0.075 acre) of Castleton Park, which will be fully restored post construction.

The attached aerial site map (Figure 1) and diversion survey (Figure 2) depict the location of the proposed diversion area.

Public Need/Public Benefit:

The proposed project will improve the safety and reliability of the existing Sunoco underground petroleum pipeline system. Response times to close the existing manually operated valve range from 30-90 minutes depending on the time of day and location of company representatives. The new remote-controlled valve would be positioned just before the pipeline crosses the D&R Canal and the Raritan River. The new valve will be monitored 24 hours a day, 365 days a year. Once the remote operated valve is installed, the Sunoco control center will have the ability to close the valve in minutes, resulting in a faster closure time and controlling and isolating product flow across the system in a more efficient manner.

The new valve infrastructure will allow for improved operations of the system. In the event of an incident, it will also further protect the environment and surrounding community by allowing for quicker isolation of the impacted segment of the line and reducing the amount of product that could be released from the line. Therefore, the proposed project will yield public and environmental benefits.

Alternatives:

The Township analyzed alternatives to the proposed diversion based on the following criteria: technical engineering feasibility, public safety, minimization of traffic disruptions, environmental impact, and cost. Four alternatives, including the Preferred Alternative, were identified: 1) "No Action" alternative; 2) installation of the valve site between Easton Avenue and the D&R Canal (existing location); 3) installation of the valve site in Johnson Park; and 4) Preferred Alternative – installation of the valve at Castleton Park. No additional alternatives were suggested by the public at the two public hearings or during the two written public comment periods that followed these hearings.

"No Action" Alternative – The goal of the project is to improve the response time to close the valve in the event of a pipeline emergency in the area of the Raritan River. A remote-controlled valve will potentially reduce the amount of product released in the event of a pipeline emergency, minimizing the impact to the D&R Canal, the Raritan River, and surrounding communities. Therefore, the Township and Sunoco rejected the "No Action" option since it is unacceptable from a public health, safety and welfare perspective.

Installation of the New Valve at the Existing Location (Block 259, Lot 73 in the Township of Franklin, Somerset County) – Once it was determined that an upgrade to a remote-controlled valve was necessary, Sunoco began reviewing whether these upgrades could occur between Easton Avenue and the D&R Canal where the existing manual valve site is currently located. A portion of this property is located within a Flood Hazard Area, and much of the property is mapped with regulated deciduous wooded wetlands. Further, the property is located within the Piedmont Plains Landscape Project Area and mapped as potential habitat for species of special concern. Therefore, the environmental sensitivity of

the area would likely impose stringent regulatory requirements and permit restrictions, increasing the complexity and cost of installation and ongoing operations.

The upgrade to a remote operated valve requires more above ground surface area than the existing manual valve, as well as a driveway for access and maintenance. From an operational perspective, constructing the new valve at the current valve location poses practical challenges. The current location also presents safety concerns due to its proximity to the edge of Easton Ave, which is a major traffic throughfare. Construction in the current location would likely require a temporary lane closure for the duration of construction, impacting traffic.

Access for maintenance and emergency situations will be required, and poor accessibility from the northbound lane of Easton Avenue and limited space between the roadway and Raritan River would lead to delays in response times which could exacerbate potential issues.

This alternative was rejected by the Township and Sunoco given that: (1) the parcel is too small for the valve site footprint; (2) the parcel has poor access from Easton Avenue, which could result in future operational and maintenance conflicts; and (3) the project would likely result in negative impacts to environmentally sensitive resources.

Installation of the New Valve at Another Location (Location Alternatives) – Once it was decided that upgrades to the current valve station location were not feasible, the Township and Sunoco evaluated the project's siting options. Given that the pipeline has been in place since the 1950s, the new valve station must be placed along the existing pipeline. The area south of the Raritan River surrounding the existing pipeline is densely developed with residential and commercial uses. Therefore, there were very few alternative locations identified by the Township and Sunoco that would meet the needs for siting the new valve station.

The only undeveloped parcels along the route near the existing valve station are included in Johnson Park (owned by Middlesex County), located on the downstream side of the Raritan River, and Castleton Park (owned by the Township), located on the upstream side of the Raritan River. Given that both of these park properties are encumbered with Green Acres Program restrictions, either location would constitute a diversion of parkland requiring prior Department and State House Commission approval.

The Johnson Park alternative location (Block 11801, Lot 1.02 in the Township of Piscataway, Middlesex County) was rejected by the Township and Sunoco given its location on the downstream side of the river crossing. From a pipeline flow perspective this alternative is less desirable for the purposes of minimizing impacts to the D&R Canal, the Raritan River and surrounding communities in the event of an emergency. In addition, there are other utilities (Middlesex County Sewage Authority) on this parcel that would need to be avoided. There are also potential flood plain, freshwater wetland and threatened and endangered species habitat issues with siting the valve at this location.

Given the above, the Township and Sunoco shifted their focus to the Castleton Park location, as set forth below.

Preferred Alternative – Installation of the New Valve at Castleton Park (Block 383, Lot 43.01) – The Township and Sunoco determined that the Preferred Alternative location for the new valve station is on an undeveloped portion of Castleton Park with direct access to Easton Avenue. This location is located on the upstream side of the Raritan River, minimizing impacts to the D&R Canal, the Raritan River and surrounding community in the event of an emergency.

This location was chosen because it has the least impact on the environment and community, while having no interference with existing recreational facilities at Castleton Park. Relocating the valve to Castleton Park, where no sensitive resources exist, would mitigate both the risks and operational difficulties associated with the existing pipeline, ensuring safer and more efficient management of the valve and pipeline system.

Based on this analysis, the Department concurs that non-parkland alternatives are not feasible, reasonable, and/or available to resolve this matter. *N.J.A.C. 7:36-26.9(e)*.

Public Hearings:

Pursuant to *N.J.A.C. 7:36-26.8* and *26.11*, the Green Acres rules require applicants for major diversions or disposals of parkland to conduct two public hearings. The first public hearing, known as a scoping hearing, is conducted by the applicant prior to filing a pre-application for the proposed diversion/disposal with Green Acres. The second public hearing is conducted by the applicant after Green Acres has completed its review of the application. The Township conducted public hearings on the proposed diversion of parkland on May 13, 2024 (scoping hearing) and September 25, 2025 (final public hearing).

There were no objections voiced at the scoping hearing or during the post-hearing public comment period for the scoping hearing.

One member of the public provided written comment prior to the final public hearing asking for clarifications on the proposed project: a concept plan, details of how long the valve station would be in place and whether there were any decommissioning plans, clarification on the value of the easement and the proposed monetary compensation, how often the valve station would be accessed, and who would pay for the electric to run the site. The Township responded in writing prior to the final public hearing.

Members of the Township Shade Tree Commission were present at the final public hearing and requested clarification on the project: whether the diversion would impact the tree planting project at Castleton Park that is slated for Spring 2026. The Township clarified the location of the diversion and confirmed that it would not impact the planting project location.

One commentor submitted a written follow-up to their public hearing comments and subsequent written correspondence with the Township in which they discussed their concerns with the proposal. Two additional letters of opposition were received during the written public comment period. These letters expressed concern regarding the public health and safety risk of the new valve (i.e., traffic, sinkholes, water contamination) and asked that Sunoco find another location for the valve. For the reasons set forth above, the Township and Sunoco do not believe another location is feasible, reasonable or available.

These two commentors also requested that the monetary compensation be reserved for potential valve issues instead of land acquisition. As set forth under Compensation, below, this use would not be allowed under the Green Acres regulations.

Compensation:

The Green Acres rules for major diversions of parkland generally require that the applicant compensate for both the fair market value and the area of the land being diverted through the dedication of replacement land or the dedication of funds for the future purchase of replacement land. *N.J.A.C. 7:36-26.10*. For a major diversion associated with a surface easement to be conveyed to a private entity such as Sunoco, the minimum ratio (by area) of diversion land to replacement land is 4 to 1. If compensation is to be provided in the form of monetary compensation, the minimum ratio of monetary compensation to be offered to the market value of the land to be diverted is 10 to 1.

The fair market value of the proposed 0.141-acre surface easement was determined to be \$15,800.00 based on an appraisal commissioned by the Township. The appraised value was reviewed and accepted by the Green Acres review appraiser for purposes of this application. At a 10:1 ratio, Sunoco will provide the required monetary compensation of \$158,000.00 to the Township.

As allowed by *N.J.A.C. 7:36-26.10(e)5ii* and *-26.10(k)2iii*, the Township will place these funds in a dedicated account to be used for future open space acquisition (to purchase a minimum of 0.56 acre of replacement land, which represents a 4:1 compensation ratio based on size) within two years of obtaining State House Commission approval. As required by *N.J.A.C. 7:36-26.10(k)2ii*, the Township will be required to supply the Department with all technical documentation for the future open space (title report, appraisal, preliminary assessment report and survey) so the Department can confirm its eligibility as replacement land. If the acquisition is not complete within two years of State House Commission approval, with the possibility of a six-month extension by the Department for good cause shown, the Township will be required to remit the monetary compensation to the Department for deposit into the Garden State Preservation Trust Fund.

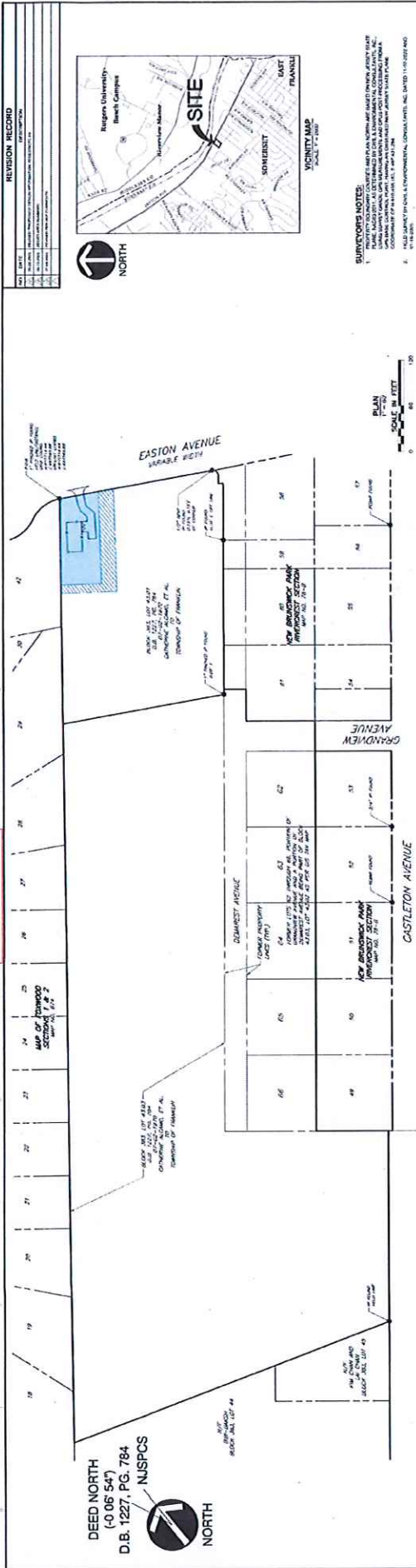
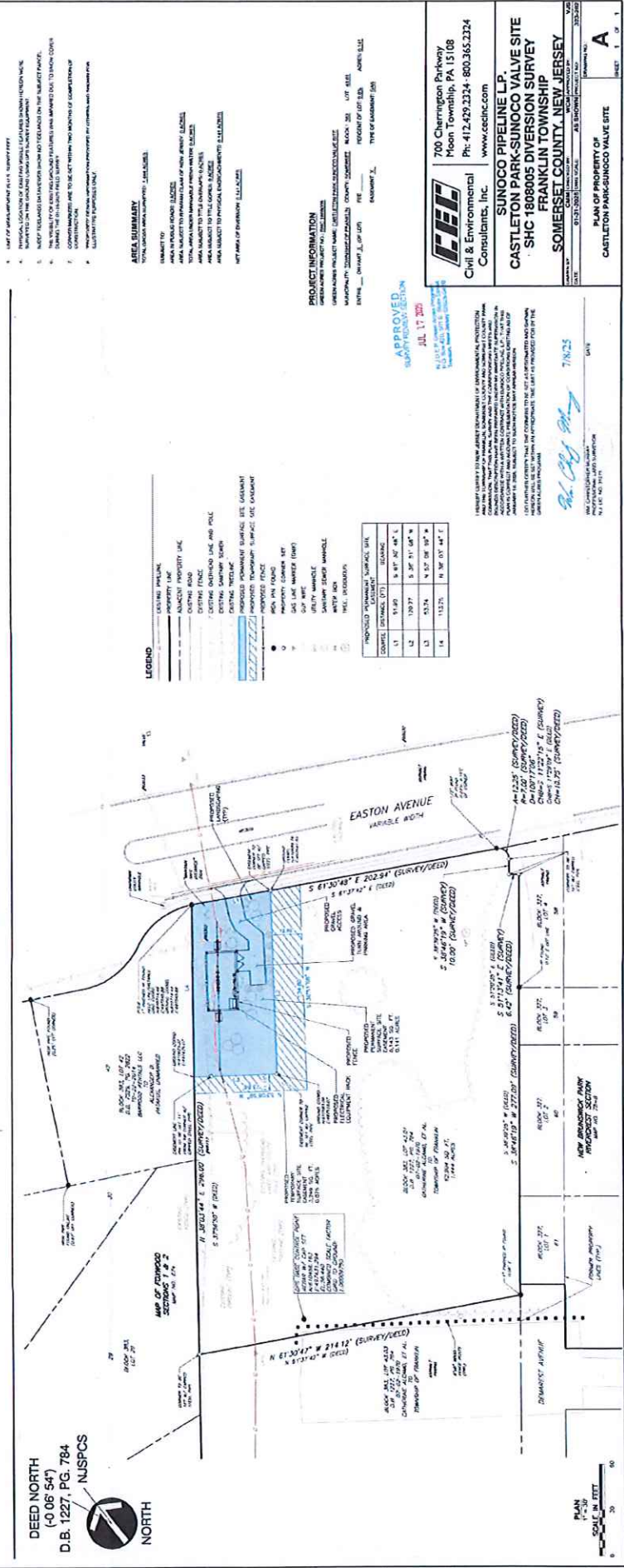
The Green Acres rules require mitigation for the removal of any trees with a diameter at breast height (dbh) greater than six inches or the clear cutting of more than 0.50 acre. (*N.J.A.C. 7:36-26.10*). The project will require the removal of one red maple tree in

Castleton Park. To mitigate for the loss of this tree, the Township will ensure that a portion of the replacement lands required under this approval are forested. In addition, the Sunoco project includes the planting of buffer trees surrounding the new facility.

MAPS ☒

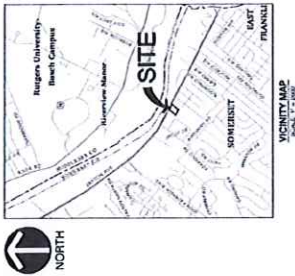
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FIGURE 2



REVISION RECORD

NO.	DATE	DESCRIPTION
1	01/11/20	ISSUED FOR PERMIT
2	01/11/20	ISSUED FOR PERMIT
3	01/11/20	ISSUED FOR PERMIT
4	01/11/20	ISSUED FOR PERMIT
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100	01/11/20	ISSUED FOR PERMIT



- SURVEYOR'S NOTES:**
1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE NEW JERSEY SURVEYING ACT AND THE NEW JERSEY ENGINEERING ACT.
 2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE NEW JERSEY SURVEYING ACT AND THE NEW JERSEY ENGINEERING ACT.
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE NEW JERSEY SURVEYING ACT AND THE NEW JERSEY ENGINEERING ACT.
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 9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE NEW JERSEY SURVEYING ACT AND THE NEW JERSEY ENGINEERING ACT.
 10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE NEW JERSEY SURVEYING ACT AND THE NEW JERSEY ENGINEERING ACT.

- AREA SUMMARY**
- TOTAL AREA: 1.11 ACRES
- AREA SUBJECT TO EASEMENT: 0.11 ACRES
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PROJECT INFORMATION

PROJECT NAME: SUNOCO PIPELINE L.P. CASTLETON PARK-SUNOCO VALVE SITE

PROJECT NO.: 1808005 DIVISION SURVEY

PROJECT LOCATION: FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

DATE: 01/11/20

SCALE: 1" = 40'



Civil & Environmental Consultants, Inc.

700 Cherrington Parkway
Moon Township, PA 15108

Ph: 412.429.2324 800.365.2324

www.cedcinc.com

SUNOCO PIPELINE L.P.

CASTLETON PARK-SUNOCO VALVE SITE

SHC 1808005 DIVISION SURVEY

FRANKLIN TOWNSHIP

SOMERSET COUNTY, NEW JERSEY

DATE: 01/11/20

SCALE: 1" = 40'

APPROVED
SUPERVISOR

JUL 17 2020

I HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE NEW JERSEY SURVEYING ACT AND THE NEW JERSEY ENGINEERING ACT.

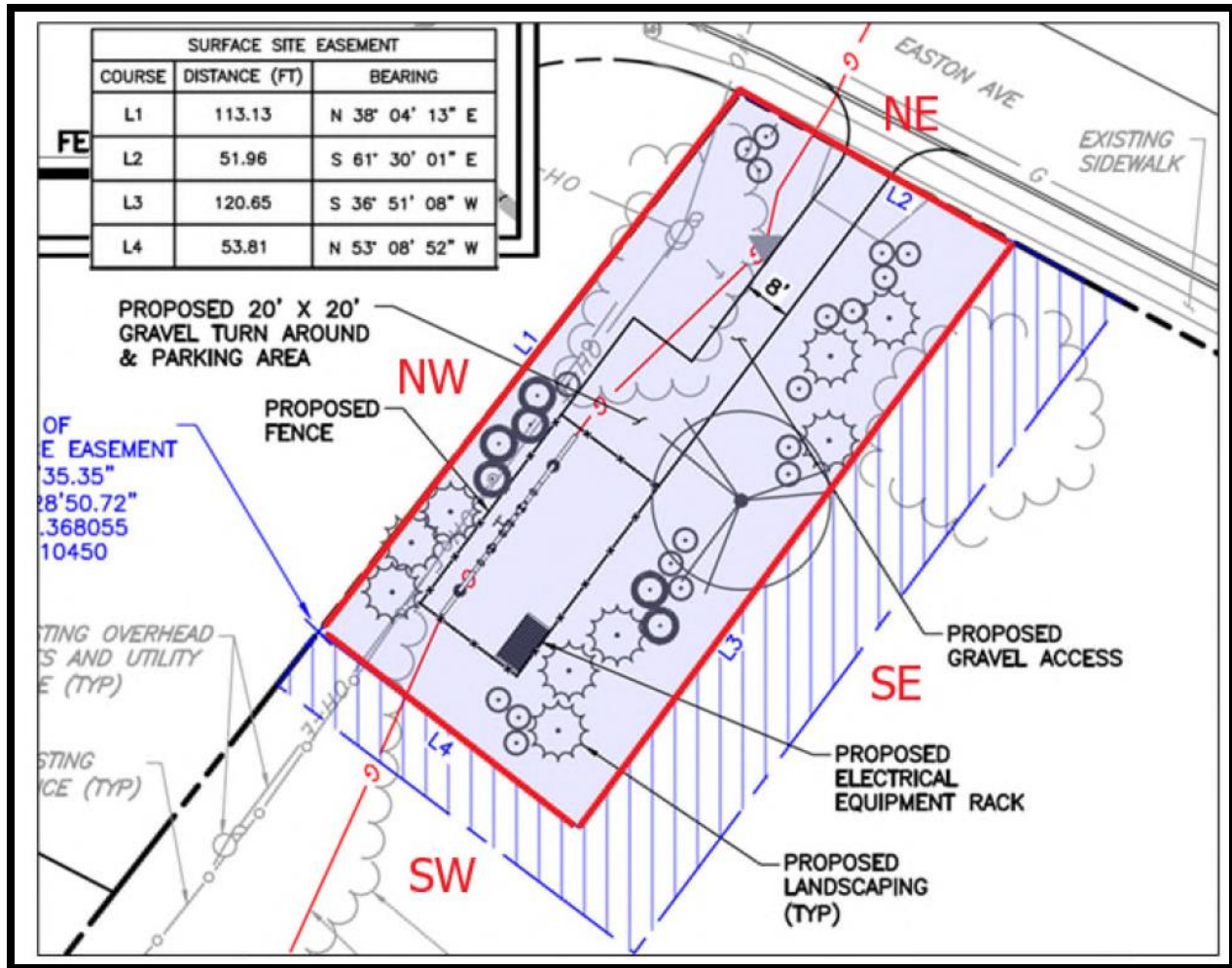
DATE: 01/11/20

SCALE: 1" = 40'



The proposed easement area is outlined in blue by the appraiser. It is provided for illustrative purposes only and is not drawn to scale.

Location of Proposed Easements – Castleton Park
Township of Franklin



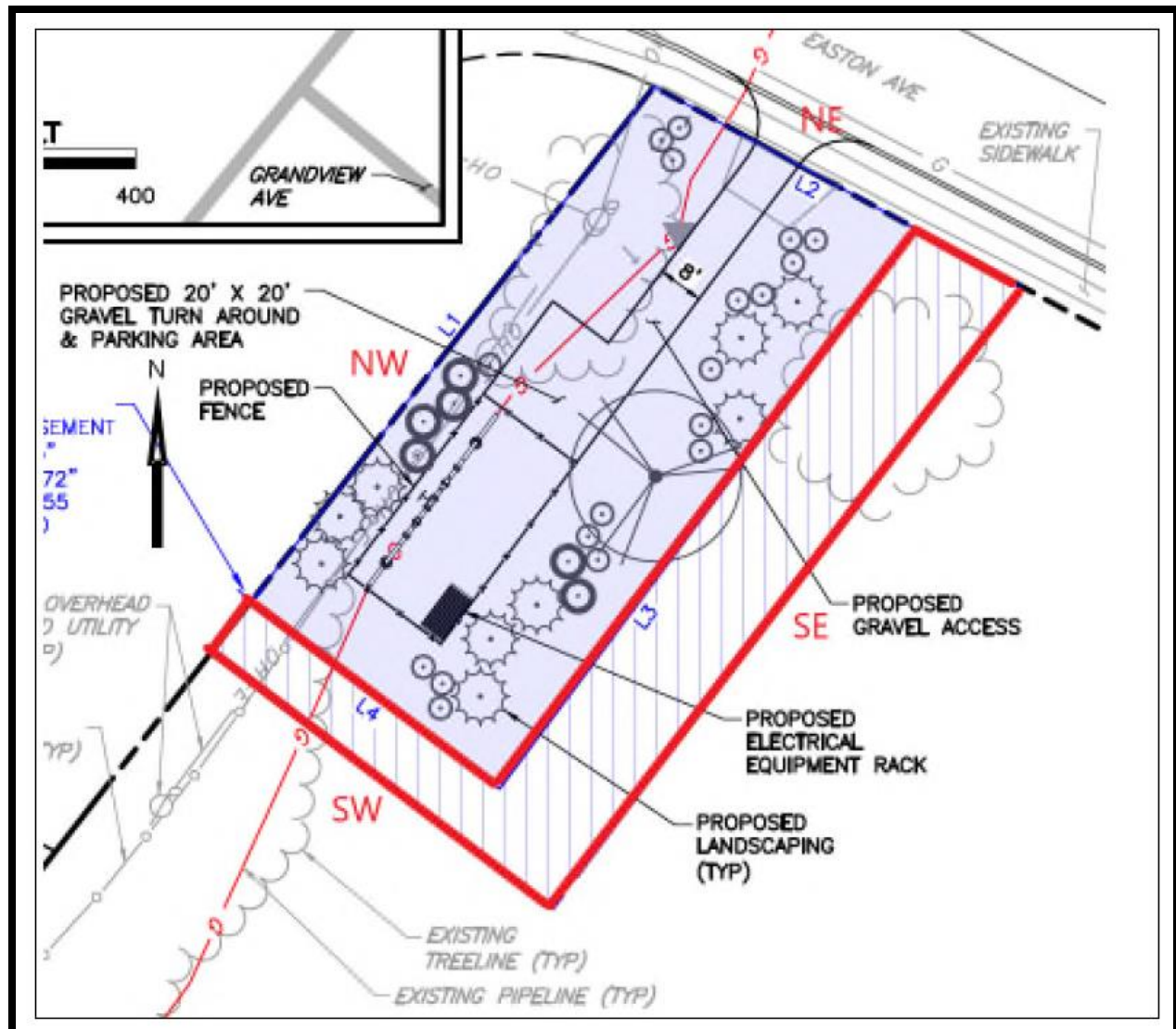
Site Plan of Proposed Permanent Easement (0.14 acres)

In total, the permanent surface easement area consists of the following:

Area	Acres
Fenced Valve Site Area	0.018
Gravel Area	0.017
Permanent Area Without Surface Improvement	0.105
TOTAL AREA OF PERMAMENT EASEMENT	0.140

There are no site improvements, park improvements, or landscaping withing the proposed easement area. The proposed easement is away from and does not impact on the park's recreational improvements and parking lot.

Calculations from Appraisal Report
Sterling DiSanto & Associates (August 22, 2023)



Site Plan – Temporary Easement (0.07 acres)

This instrument prepared by
SUNOCO PIPELINE L.P.
and when recorded return to:
SUNOCO PIPELINE L.P.
Attn: Right-of-Way Department
525 Fritztown Road
Sinking Spring, PA 19608

Tax Map Block 10102 Lot 1

SURFACE SITE AND ROAD ACCESS EASEMENT

THIS SURFACE SITE AND ROAD ACCESS EASEMENT (the "Surface Site and Road Access Easement") made this ____ day of _____, 2026, by the **TOWNSHIP OF FRANKLIN**, having an address at 475 DeMott Lane, Somerset NJ 08873, in the County of Somerset and State of New Jersey (hereinafter called "Grantor" whether one or more).

For and in consideration of ONE HUNDRED FIFTY-EIGHT THOUSAND Dollars (\$158,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and deliver unto **SUNOCO PIPELINE L.P.**, a Texas Limited Partnership, with offices at 525 Fritztown Road, Sinking Spring, PA 19608, its successors and assigns, (hereinafter collectively referred to as "Grantee"), a permanent Surface Site Easement upon the tract of land hereinafter described. Such Easement shall be for the exclusive use and occupancy thereof for the construction of certain pipeline facilities, including, but not limited to, erecting, laying, constructing, maintaining, operating, repairing, inspecting, replacing, changing the size of, protecting, altering, and removing said facilities, including, but not limited to, above-ground and below-ground valves and valve settings, pipe fittings, pipes, pipelines, conduits, tie-ins, electrical facilities and electric lines, communications facilities and any and all other devices, equipment and structures to facilitate the operation, maintenance, repair and use of its pipeline(s), either below or above the surface of the ground along, under, upon, over, through and across said tract of land being situated in Somerset County, New Jersey (the "Surface Site Easement") described as follows:

Tax Map Block 383 Lot 43.01, being all that particular tract or parcel of land owned by Grantor or to which Grantor may have rights in said tract or parcel of land, containing 1.44 acres, more or less, being more specifically described in the Deed dated July 2, 1970 and recorded in Deed Book 1227, Page 784, in the office of the Recorder of Deeds of said County and State (the "Property").

1. The Surface Site Easement is more particularly depicted and described in Exhibit “A” attached hereto and made a part hereof; together with the rights of ingress and egress thereto as shown on across adjacent lands of Grantor at convenient points to Grantee for the enjoyment of the uses, rights and privileges aforesaid.

2. Grantor does also hereby GRANT AND CONVEY to Grantee, road access on, over, through, across and along the property, as more particularly depicted and described in Exhibit “A” for the unobstructed passage of persons, vehicles, equipment and/or machinery (the “Road Access Easement”)

3. Grantor also hereby GRANT AND CONVEY unto Grantee a temporary workspace easement immediately adjacent to the Surface Site Easement at such location as substantially shown on the attached Exhibit “A” in order to construct the surface improvements in, over, through, across, under, and along the Property, and to otherwise exercise the rights granted to Grantee provided herein (the “Temporary Workspace Easement”). The term of the Temporary Workspace Easement shall be for a period to extend eighteen (18) months from the date of construction commencement. All rights, duties and/or obligations arising by or under this Surface Site and Road Access Easement shall only apply to the Temporary Workspace Easement while same is in effect (the “Surface Site Easement”, “Road Access Easement” and “Temporary Workspace Easement” shall be collectively the “Easements”). The Temporary Workspace Easement shall be restored to pre-construction conditions or to an improved condition when the construction activities are completed.

4. Grantee may fence and enclose the Surface Site Easement within a single fence or any of the facilities installed thereon in separate enclosures. Grantee shall have all rights and benefits necessary or convenient for the full enjoyment and use thereof, including, but not limited to, the right, from time to time, to cut and remove all trees, undergrowth, and other obstructions, on the Easements. The Surface Site Easement shall be maintained and kept clean of debris, trash, grasses and weeds and Grantee shall have the right to place gravel within the fenced in area of the Surface Site Easement and on the Access Road Easement to inhibit the growth of grasses and weeds.

5. Grantee agrees to promptly repair any and all damage done to the Road Access Easement caused by the exercise of any rights granted herein. Further, Grantee agrees to pay for any and all damage that may arise from the use of the Easements.

6. Grantee hereby agrees to indemnify and hold Grantor and the New Jersey Department of Environmental Protection (“NJDEP”) harmless from and against any claim or liability or loss from personal injury or property damage resulting from or arising out of the use of the easement by Grantee, its servants, agents or invitees, and the installation, use, maintenance, repair or removal of the pipelines by grantee and such persons acting on its behalf, excepting, however, such claims, liabilities or damages as may be due to or caused by the acts of Grantor, or its servants, agents or invitees.

7. Grantee shall have the right to assign the Easements in whole or in part, in which event Grantor acknowledges and agrees that the assignee shall succeed to the rights and obligations of Grantee to the extent conveyed in such assignment.

8. This Surface Site and Road Access Easement covers all the agreements and stipulations between Grantor and Grantee with respect to the subject matter herein and no representations or statements, verbal or written, have been made modifying, adding to or changing the terms or considerations for this grant. The terms and conditions herein may not be waived, modified, or amended in any manner except by a written agreement signed in person or by an authorized representative of Grantor and Grantee.

9. This Surface Site, Road Access Easement and all of its terms, provisions and obligations therein shall be covenants running with the land affected thereby and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, executors, administrators, successors and assigns.

[Signature Page(s) Follow]

IN WITNESS WHEREOF, with intent to be legally bound hereby, Grantor has executed this instrument this _____ day of _____, 2026.

GRANTOR:

By:

By: _____

Name:

Title:

ACKNOWLEDGEMENT

STATE OF NEW JERSEY §
 §
COUNTY OF SOMERSET §

On this, the _____ day of _____, 2026, before me, a Notary Public in and for the above-named State and County, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____, a _____, and that he as _____, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the by himself as such _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public in and for the State Of New Jersey

(Print Name of Notary Public Here)

Sunoco Pipeline L.P.

By: Energy Transfer Operations GP LLC, its general partner

By: _____

Name: Kevin Taliaferro

Title: Sr. Director, Land & Right of Way

ACKNOWLEDGEMENT

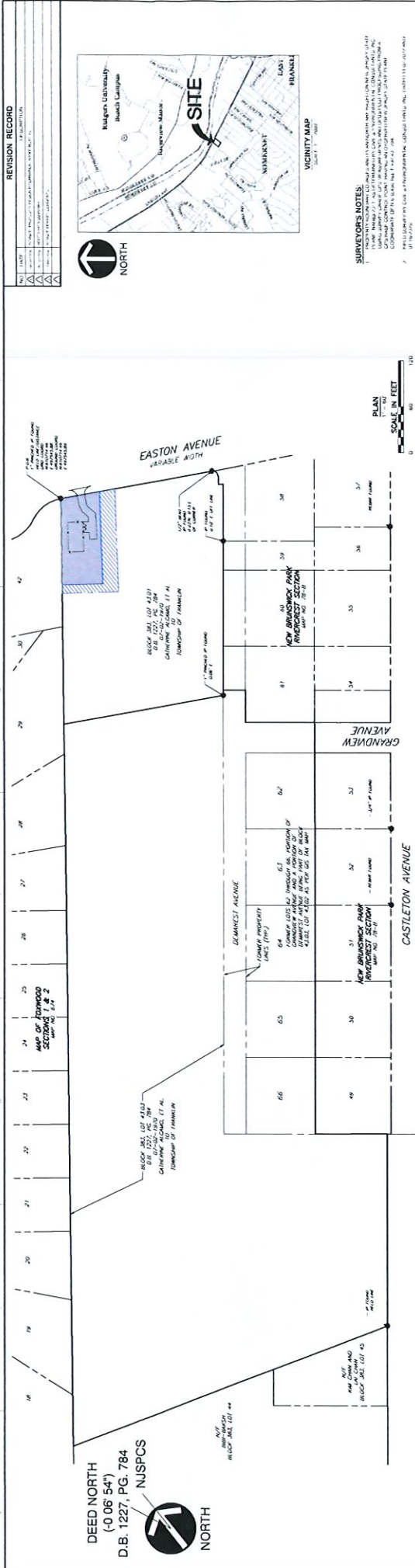
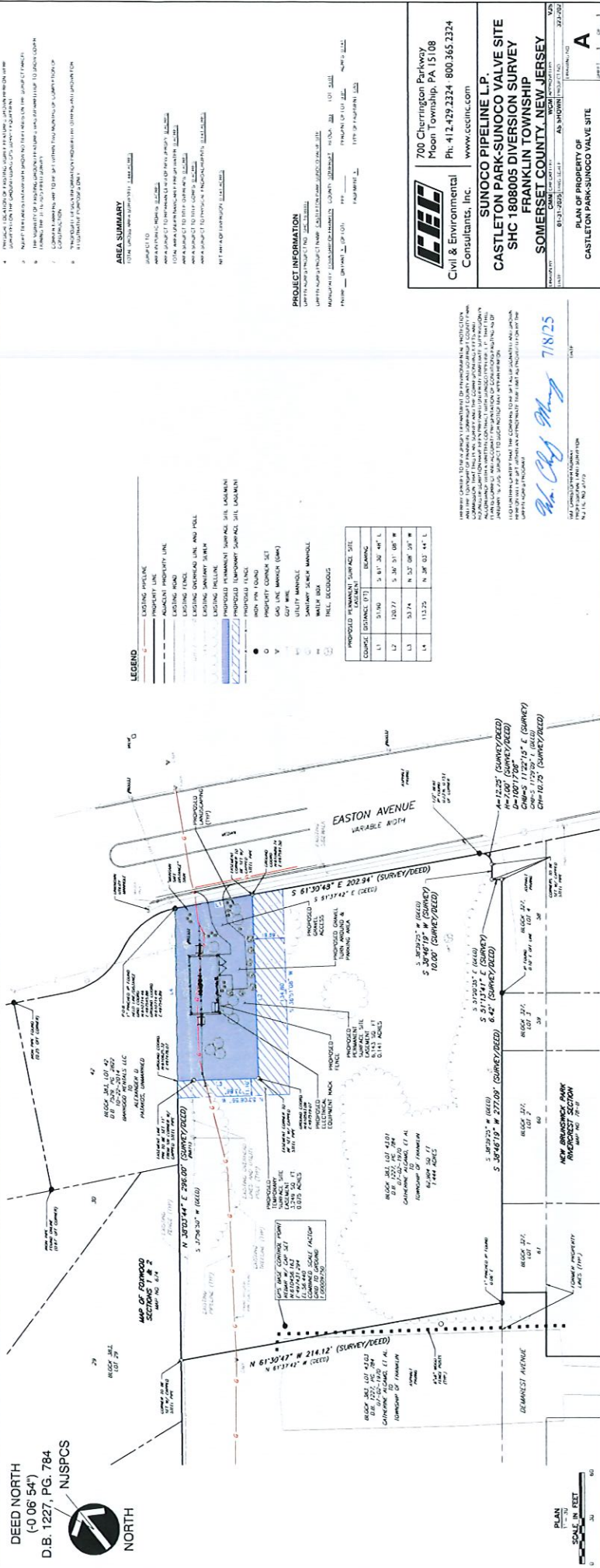
STATE OF _____ §

§

COUNTY OF _____ §

On this _____ day of _____ 2026, before me, the undersigned officer, personally appeared Kevin Taliaferro, who acknowledged himself to be the Sr. Director, Land & Right of Way of Energy Transfer Operations GP LLC, a Delaware limited liability company, general partner of Sunoco Pipeline L.P. and further acknowledged that he, as such Sr. Director, Land & Right of Way, being authorized to do so, executed the foregoing instrument as the act and deed of such company for the purposes therein contained by signing the name of such company.

Notary Public in and for the State of Texas



**PROPOSED PERMANENT SURFACE SITE EASEMENT
SHC 1808005
PORTION OF BLOCK 383 LOT 43.01
0.141 ACRES
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY**

All that certain piece or parcel of land situate in the Township of Franklin, County of Somerset, State of New Jersey, being a portion of land within property now or formerly of Township of Franklin (tax parcel block 383, lot 43.01), recorded in Deed Book 1227, Page 784 in the Somerset County Clerk's Office, more particularly bounded and described as follows:

BEGINNING AT A POINT, a 1-inch pinched iron pipe found on the southerly right of way line of Easton Avenue, variable width, formerly being 33 feet from the former Easton Avenue centerline, said point being at the northeast corner of Lot 42 (tax parcel block 383, lot 42) of the Map of Foxwood Sections 1 & 2, as recorded in Map No. 674, being property now or formerly of Alexander D. Patakos, unmarried and the northwest corner of said Township of Franklin property (tax parcel block 383, lot 43.01) and having a New Jersey State Plane Grid Coordinate of N 610,714.46, E 497,545.88 and a computed ground coordinate value of N 610,714.49, E 497,545.89 measured from the project's GPS base control point;

COURSE #1

thence along the southerly right of way line of Easton Avenue, South 61°30'48" East, 51.90 feet to a capped steel pipe to be set;

thence leaving said right of way line of Easton Avenue and through said Township of Franklin property, the following two (2) courses and distances:

COURSE #2

South 36°51'08" West, 120.77 feet to a capped steel pipe to be set;

COURSE #3

North 53°08'59" West, passing through a capped steel pipe to be set at 42.74 feet, a total distance of 53.74 feet to a point on the easterly line of Lot 29 (tax parcel block 383, lot 29) of said Map of Foxwood Sections 1 & 2;

COURSE #4

thence along the easterly line of said Lot 29 and said Lot 42, North 38°03'44" East, 113.25 feet to the **POINT OF BEGINNING**.

Bearings based on New Jersey State Plane NAD83-2011, as determined by Civil & Environmental Consultants, Inc., using survey grade GPS measurements and OPUS post-processing from a GPS base control point, having an observed New Jersey State Plane Coordinate of N 610,456.163, E 497,431.294.

Date Prepared: July 8, 2025

Page 1 of 2

File Name: 323-202_LD_07-08-25_SurfaceSiteEasement_0.141Acres.docx

The above described permanent surface site easement includes a portion of an existing easement of unknown width that runs with an existing gas pipeline.

Containing 6,143 Sq. Ft. or 0.141 Acres

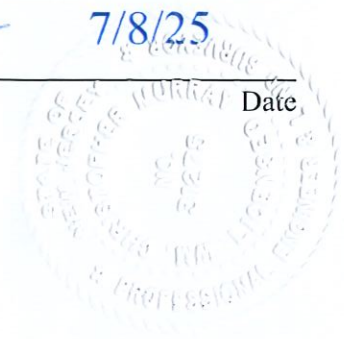
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Wm. Chas. Murray

7/8/25

Wm. Christopher Murray
Registered Surveyor No. 31275

Date _____



Date Prepared: July 8, 2025

Page 2 of 2

File Name: 323-202 LD 07-08-25 SurfaceSiteEasement 0.141Acres.docx

ORDINANCE NO. 4497-26
AFFORDABLE HOUSING ORDINANCE
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY

AN ORDINANCE REPEAL AND REPLACE CHAPTER 81 OF THE MUNICIPAL CODE OF THE TOWNSHIP OF FRANKLIN TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE FRANKLIN'S AFFORDABLE HOUSING OBLIGATIONS AND TO MAKE RELATED AMENDMENTS TO THE TOWNSHIP CODE.

SUMMARY

BE IT ORDAINED by the Mayor and Township Committee of the Township of Franklin, Somerset County, New Jersey, that Chapter 81 of the Code of the Township of Franklin is hereby replaced to include provisions addressing Franklin's constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:99, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985. This Ordinance is intended to provide assurances that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy those units. This Ordinance shall apply except where inconsistent with applicable law.

The Township of Franklin Planning Board adopted a Fourth Round Housing Element and Fair Share Plan on June 18, 2025 pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Amended Housing Element and Fair Share Plan was endorsed by the Mayor and Township Committee on June 24, 2025. This Ordinance implements and incorporates the adopted and endorsed Fourth Round Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:99, et seq., as amended and supplemented, N.J.A.C.5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act of 1985.

SECTION I

Existing Chapter 81, Affordable Housing, is hereby repealed in its entirety and replaced with the following:

CHAPTER 81 AFFORDABLE HOUSING

Article I : Fair Share Housing Obligation

§81-1 Introduction & Applicability

- A. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in Township of Franklin 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% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.
- C. The Township of Franklin 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
 - a. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality's most recently adopted HEFSP.
 - b. This Ordinance shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very low-, low- and moderate-income housing units.
 - c. Projects receiving federal Low Income Housing Tax Credit financing and are proposed for credit shall comply with the low/moderate split and bedroom distribution requirements, maximum initial rents and sales prices requirements, affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

§81-2 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 are not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

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

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

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

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

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

on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"Supportive housing unit" means a restricted rental unit, as defined by N.J.S.A. 34:1B-21.24, that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. Supportive housing units are also referred to as permanent supportive housing units.

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

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

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

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

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

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

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

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

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

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

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

§81-3 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.

§81-5 New Construction (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.). Per the definition of "New Construction," this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.

- 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.AC 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% of the restricted units within each bedroom distribution rounded up to the nearest whole number shall be very low- or low-income units. With the exception to percentage as described in the Agreements for the Fourth Round Plan.
- (3). Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development.
- (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%, rounded down, of the total number of low- and moderate-income units.
 - (d) At least 30% of all low- and moderate-income units, rounded up shall be two-bedroom units.
 - (e) At least 20% 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 5% 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 b.i. through b.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
- (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% 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% 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 Barrier Free Subcode at N.J.A.C. 5:23-7.

§81-6 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.
- C. Extension of Controls Program (for ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k)).
- (1). An extension of affordability controls program is established to maintain and extend the affordability of deed restricted units scheduled to come out of their affordability control period, subject to N.J.A.C. 5:97-6.14 and UHAC, including the following:
 - (a) The affordable unit meets the criteria for prior cycle (April 1, 1980 - December 15, 1986) or post December 15, 1986 credits set forth in N.J.A.C. 5:97.
 - (b) The affordability controls for the unit are scheduled to expire in the current round; or in the next round of housing obligations if the municipal election to extend controls is made no earlier than one year before the end of the current round;
 - (c) The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards.
 - (d) If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work.
 - (e) The municipality shall adhere to the process for extending controls pursuant to UHAC for extending ownership units and rental units, either inclusionary or 100% affordable developments.
 - (f) The deed restriction for the extended control period shall be filed with the County Clerk.
- D. Assisted Living Residence (per N.J.A.C. 5:97-6.11).
- (1). An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.
 - (2). The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.
 - (3). A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.

- (4). Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.
- (5). Low- and moderate-income residents cannot be charged any upfront fees.
- (6). The units shall comply with UHAC with the following exceptions:
 - (a) Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;
 - (b) The deed restriction may be on the facility, rather than individual apartments or rooms;
 - (c) Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and
- (7). Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

E. 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) Units are subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968).
 - (b) Units may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services.
 - (c) 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.
 - (d) Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
 - (e) Occupancy shall not be restricted to youth under 18 years of age.
 - (f) 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.

(g) The bedrooms and/or units shall comply with UHAC with the following exceptions:

(a) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing, and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;

(b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).

(h) 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.

(i) 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.

(j) The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:

(a) An Affirmative Marketing Plan in accordance with D1 above; and

(b) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.

(k) The sponsor/owner shall complete annual monitoring as directed by the MHL.

§81-7 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.

§81-8 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% of regional median income. The maximum rent may be increased to no more than 70 percent of regional median income for moderate-income units within affordable developments where very-low-income units compose at least 13 percent of the restricted units; however, the number of units with rent affordable to households earning 70 percent of regional median income may not exceed the number of very-low-income units in excess of 13 percent (rounded up) of the restricted units.
- 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, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.
- E. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development must achieve an affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.
- 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. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- K. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.

§81-9 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, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is

intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 3 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 3 comprising Hunterdon, Middlesex and Somerset 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 shall 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. 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 counseling services to low- and moderate-income applicants 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.
- J. 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.

§81-10 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.

§81-11 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.

§81-12 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.

§81-13 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.

§81-14 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% of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.

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% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
 - (2). The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
 - (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

§81-15 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% 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).

§81-16 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 amended December 20, 2004, 36 N.J.R. 5713 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.
- 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% 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.

§81-17 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 5% of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
- 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.

§81-18 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% 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% 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% 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% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - (1). The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;

- (2). The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - (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.

§81-19 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.

§81-20 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 5 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.

§81-21 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). 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.

§81-22 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 \$1,000 or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - (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.

SECTION II

Article X, Low- and Moderate-Income Housing, of Chapter 112, Land Development, is hereby repealed in its entirety and replaced with new Chapter 112.

~~§ 112-74 Mandatory set-aside requirements.~~

~~As required in §§ 112-39 and 112-49, a developer shall provide or cause others to provide low-income dwelling units which shall be not less than 5% of the total number of dwelling units specified in the development plan. The developer shall also provide the number of moderate-income dwelling units which, when added to the number of low-income dwelling units, shall not be less than 15% of the total number of dwelling units specified in the development plan.~~

~~§ 112-75 Phased development requirements.~~

~~Low- and moderate-income housing developers must demonstrate to the Planning Board that their development shall be timed and phased in accordance with regulations adopted by the Council on Affordable Housing as same may be amended from time to time.~~

~~§ 112-76 Affordability controls.~~

~~In order to ensure that low- and moderate-income housing units will remain economically feasible upon resale to persons within the applicable income range developers shall be required to comply with all provisions of regulations adopted by the Council on Affordable Housing as same may be amended from time to time.~~

~~§ 112-77 Density bonus.~~

~~A density bonus of two units per gross residential acre will be given to the developer who provides low- and moderate-income dwelling units equal to 20% or more of the total number of dwelling units in a development plan for garden apartment development, or residential cluster development or townhouse development pursuant to §§ 112-39 and 112-49, respectively.~~

~~§ 112-78 Number of bedrooms.~~

~~The average number of bedrooms proposed for low- and moderate-income dwelling units shall comply with regulations adopted by the Council on Affordable Housing as same may be amended from time to time.~~

§ 112-79 Compliance with state regulations required.

A. ~~In order to provide low- and moderate-income dwelling units, all applicants for development shall make proposals which comply with regulations adopted by the Council on Affordable Housing as same may be amended from time to time.~~

B. ~~All plans for providing low- and moderate-income housing units shall comply with regulations promulgated by the Council on Affordable Housing as same may be amended from time to time.~~

§ 112-80 Administration of affordability controls.

~~Pursuant to the provisions of N.J.A.C. 5:92-12.3, the Township of Franklin shall enter into a contract with the New Jersey Housing and Mortgage Finance Agency or its designee in order to provide an appropriate administrative mechanism or entity responsible for assuring that low- and moderate-income housing units remain affordable to low- and moderate-income households.~~

SECTION III

Section 112-39., Garden Apartment Development, is hereby amended to update Section 112-39.Q, relating to the provision of affordable housing as follows:

Q. Required use: very low-, low- and moderate-income dwelling units. Every garden apartment development shall provide dwelling units for families of very low, low and moderate income households equal to at least twenty percent (20%) of the total housing units being constructed, pursuant to the requirements of Chapter 81, Affordable Housing, pursuant to Article X (§ 112-74 et seq.) of this chapter except for garden apartments in the R-10B Zone which shall pay a development fee pursuant to Article XXXIII (§ 112-252 et seq.).

SECTION IV

Section 112-49, Townhouse Development, is hereby amended to update Section 112-49.M, relating to the provision of affordable housing as follows:

M. Required use: very low-, low- and moderate-income dwelling units. Every townhouse development shall provide dwelling units for families of very low, low and moderate income households equal to at least twenty percent (20%) of the total housing units being constructed, pursuant to the requirements of Chapter 81, Affordable Housing. Every residential cluster development shall provide dwelling units for families of low and moderate income pursuant to Article X, § 112-74 et seq., of this chapter.

SECTION V

Repealer

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

SECTION VI

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.

SECTION VII

Effective Date

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

ORDINANCE NO. 4497-26

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced: February 10, 2026

Published:

Public Hearing: February 24, 2026

Adoption:

Published:

Effective:

Ann Marie McCarthy, RMC, MMC
Township Clerk

TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
ORDINANCE NO. 4498-26

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY CODE CHAPTER 284, RECYCLING, SECTION 284-9, FEES AND CHARGES FOR ADMISSION OF MATERIALS; WAIVER, SECTION 284-10, MATERIALS FOR WHICH NO ADMISSION FEE IS CHARGED AND SECTION 10.1, MATERIALS NOT ALLOWED.

SUMMARY

An Ordinance Amending Code Chapter 284, Recycling with increases for Convenience Center Fees for trash dumpsters; addition of single admission pass and multi-pass for brush only; removal of air conditioner or freon appliance language; move household batteries to materials not allowed; addition of dirt and fence and decking materials to materials not allowed.

BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey that the Code of the Township of Franklin be and it is hereby amended as follows:

SECTION I

Article II.
Convenience Center

§284-9. Fees and charges for admission of materials; waiver.

Residents can only purchase vehicle-specific passes during the week at either the Public Works Building or the Township Clerk's office in the Municipal Building.

A. Costs.

(1) Single admission pass (per trip) for trash dumpsters.

Type	Fee
Single admission trip for resident's passenger car	\$15 <u>20</u>
Single admission trip for resident's SUV/mini van/crossover/station wagon	\$35 <u>40</u>
Single admission trip for resident's passenger van/cargo van	\$65 <u>70</u>
Single admission trip for resident's pickup truck	\$75 <u>80</u>
Single admission trip for resident's trailer (no longer than 8 feet)	\$75 <u>80</u> (plus vehicle fee if vehicle has materials)

(2) Multi-pass discount for trash dumpsters.

Type	Fee
Resident's passenger car	\$75 <u>95</u> for six admissions
Resident's SUV	\$175 <u>195</u> for six admissions
Resident's mini van/passenger van/cargo van	\$325 <u>345</u> for six admissions
Resident's pickup truck	\$375 <u>395</u> for six admissions
Resident's trailer (no longer than 8 feet)	\$375 <u>395</u> for six admissions (plus vehicle fee if vehicle has materials)

Six admissions passes shall have no time limit. Only one six-admission pass may be obtained in any calendar year.

(3) Single admission pass (per trip) for brush only.

Type	Fee
<u>Single admission trip for resident's passenger car</u>	<u>\$10</u>
<u>Single admission trip for resident's SUV/mini van/crossover/station wagon</u>	<u>\$20</u>

Franklin Township



In Somerset County

<u>Single admission trip for resident's passenger van/cargo van</u>	<u>\$35</u>
<u>Single admission trip for resident's pickup truck</u>	<u>\$40</u>
<u>Single admission trip for resident's trailer (no longer than 8 feet)</u>	<u>\$40(plus vehicle fee if vehicle has materials)</u>
<u>(4) Multi-pass discount for brush only.</u>	
<u>Type</u>	<u>Fee</u>
<u>Resident's passenger car</u>	<u>\$45 for six admissions</u>
<u>Resident's SUV</u>	<u>\$95 for six admissions</u>
<u>Resident's mini van/passenger van/cargo van</u>	<u>\$170 for six admissions</u>
<u>Resident's pickup truck</u>	<u>\$195 for six admissions</u>
<u>Resident's trailer (no longer than 8 feet)</u>	<u>\$195 for six admissions (plus vehicle fee if vehicle has materials)</u>

- B. Extra costs. Residents can only purchase during the week at either the Public Works Building or the Township Clerk's office in the Municipal Building.
- (1) Tires: ~~\$7~~10 each. Limit four tires of any type per vehicle.
- (2) Curbside pickup only:
- (a) Refrigerator, ~~or~~ or freezer, ~~air conditioner, or any appliance with Freon refrigerant~~: \$25 each.
- (b) Dryer, washer, dishwasher, kitchen stove or hot-water heater: \$10 each.
- (3) Refrigerators, freezers, air conditioners or other appliances containing refrigerants brought to the Township Convenience Center: \$15 each (with a certification that the Freon refrigerant has been properly removed).
- C. All curbside pickup items must display the appropriate Franklin Township stickers to be picked up.
- D. Fee waiver for resident members of Volunteer Fire Company and Rescue Squad. Any Township resident who is a member of a Volunteer Fire Company or First Aid Squad that serves the Township of Franklin and has met LOSAP eligibility requirements as set by the Township or local fire districts, as of January of each year, shall have \$25 towards a multi-pass discount sticker waived or five dollars waived from each single-pass. A maximum twenty-five-dollar waiver may be applied to any type of single or multi-pass discount pass for that calendar year. Proof of service shall be provided at time of purchase and upon entry to the convenience center.

\$284-10. Materials for which no admission fee is charged.

There will be no admission charge for the following items:

- A. Commingled: glass bottles, aluminum, steel and bimetal cans.
- B. Paper: newspaper, magazines, junk mail.
- C. Cardboard (clean only).
- ~~D. Brush/branches up to four inches in diameter.~~
- ~~E~~D. Leaf bags. (Leaf bags cannot be ~~empty~~ emptied and no brush can be placed in leaf bags.)
- ~~F~~E. Recyclable light metals.
- ~~G~~F. Picking up mulch.

Franklin Township



In Somerset County

- ~~H.G.~~ Motor Oil
- ~~I.~~ ~~Household batteries~~
- ~~J.H.~~ Recyclable Electronics

§284-10.1. Materials not allowed.

The following items are not allowed at the Convenience Center:

- A. Contractor debris, Sheetrock, tile, concrete, brick, asphalt, dirt and rock.
- B. Grass, stumps, trunks, below-ground tree parts.
- C. Railroad ties or treated wood (i.e. fences and decking).
- D. Household garbage or food wastes, cooking oil.
- E. Hazardous materials, pesticides, oil paint, chemicals, driveway sealer, etc.
- F. Propane tanks.

- ~~G.~~ ~~Recyclable electronics.~~
- ~~G.~~ Household/Vehicle batteries.

SECTION II. Severability.

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

SECTION III. Inconsistent Ordinances Repealed.

All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

SECTION IV. Effective Date.

Upon final adoption and publication in the manner prescribed by law.

ORDINANCE NO. 4498-26

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

- Introduced: 02/24/2026
- Published: 02/27/2026
- Public Hearing: 03/10/2026
- Adoption:
- Published:
- Effective:

Ann Marie McCarthy, MMC, Township Clerk

ARTICLE II

Convenience Center

[Amended 9-14-1999 by Ord. No. 3066; 6-28-2001 by Ord. No. 3226; 3-26-2002 by Ord. No. 3285; 2-14-2006 by Ord. No. 3591; 3-24-2009 by Ord. No. 3821; 2-14-2012 by Ord. No. 3962; 9-9-2014 by Ord. No. 4075-141]

§ 284-5. Definitions. [Amended 2-11-2020 by Ord. No. 4310-201]

As used in this article, the following terms shall have the meanings indicated:

CARGO VAN — A vehicle that has space for two passengers and the remaining area is used to haul cargo.

MINI-VAN — A vehicle with rear seating row(s), with reconfigurable seats in two or three rows.

PASSENGER CAR — A vehicle with two or four doors which has a separate trunk.

PASSENGER VAN — A vehicle designed, modified or otherwise capable of being configured to carry not less than eight passengers and no more than 15 passengers, including the driver.

PICKUP TRUCK — A vehicle with no rear seat behind the driver's seat except that:

- A. Pickup trucks may have a body no longer than eight feet, and trailers may have a body no longer than eight feet.
- B. All pickup trucks loaded more than twice the height of the body sidewalls will be charged for two trips.

SUV (SPORT UTILITY VEHICLE), CROSSOVER VEHICLE AND STATION WAGON — A vehicle with a factory-installed rear bench seat, upright and in place, directly behind the driver's seat, and has a cargo area.

§ 284-6. Pass required.

No person shall be allowed to deposit any material at the Township of Franklin Convenience Center without a vehicle-specific pass issued by the Director of Public Works or his designee permitting such disposal.

§ 284-7. Issuance of pass.

A pass shall be issued only to residents of the Township for vehicles with general registration plates—no commercial vehicles are allowed—and shall be issued by the Director of Public Works or his designee only after receipt of the fees as set forth in § 284-9.

§ 284-8. Pass requirements.

A pass must be obtained from the Director of Public Works or his designee prior to entry into the Township Convenience Center and must be presented to the Township employees operating said center along with an ID with a Township resident address.

§ 284-8.1. Days and hours of operation.

The Township Manager will establish the days and hours of operation of the Township Convenience Center.

§ 284-9. Fees and charges for admission of materials; waiver. [Amended 3-24-2015 by Ord. No. 4101-15; 6-28-2016 by Ord. No. 4159-161]

Residents can only purchase vehicle-specific passes during the week at either the Public Works Building or the Township Clerk's office in the Municipal Building.

A. Costs. [Amended 2-11-2020 by Ord. No. 4310-201]

- (1) Single admission pass (per trip) for trash dumpsters.

Type	Fee
Single admission trip for resident's passenger car	\$15 20
Single admission trip for resident's SUV/mini van/crossover/station wagon	\$35 40
Single admission trip for resident's passenger van/cargo van	\$65 70
Single admission trip for resident's pickup truck	\$75 80
Single admission trip for if resident's trailer (no longer than eight feet)	\$75 80 (plus vehicle fee if vehicle has materials)

- (2) Multi-pass discount for trash dumpsters.

Type	Fee
Resident's passenger car	\$75 95 for six admissions
Resident's SUV admissions	\$175 195 for six
Resident's mini-van/passenger van/cargo van	\$325 345 for six admissions
Resident's pickup truck admissions	\$375 395 for six
Resident's trailer (no longer than eight feet)	\$375 395 for six (plus vehicle fee if vehicle has materials)

§ 284-9

§ 284-10

Six admissions passes shall have no time limit. Only one six-admission pass may be obtained in any calendar year.

(3) Single admission pass (per trip) for brush only.

Type	Fee
Single admission trip for resident's passenger car	\$10
Single admission trip for resident's SUV/mini van/crossover/station wagon	\$20
Single admission trip for resident's passenger van/cargo van	\$35
Single admission trip for resident's pickup truck	\$40
Single admission trip for resident's trailer (no longer than eight feet)	\$40 (plus vehicle fee if vehicle has materials)

(4) Multi-pass discount for brush only.

Type	Fee
Resident's passenger car	\$45 for six admissions
Resident's SUV	\$95 for six admissions
Resident's mini-van/passenger van/cargo van	\$170 for six admissions
Resident's pickup truck	\$195 for six admissions
Resident's trailer (no longer than eight feet)	\$195 for six admissions (plus vehicle fee if vehicle

has materials)

B. Extra costs. Residents can only purchase during the week at either the Public Works Building or the Township Clerk's office in the Municipal Building.

(1) Tires: \$7~~10~~ each. Limit four tires of any type per vehicle.

(2) Curbside pickup only:

(a) Refrigerator, ~~or~~ freezer, ~~air conditioner, or any appliance with Freon refrigerant~~: \$25 each.

(b) Dryer, washer, dishwasher, kitchen stove or hot-water heater: \$10 each.

(3) Refrigerators, freezers, air conditioners or other appliances containing refrigerants brought to the Township Convenience Center: \$15 each (with a certification that the Freon refrigerant has been properly removed).

C. All curbside pickup items must display the appropriate Franklin Township stickers to be picked up.

D. Fee waiver for resident members of Volunteer Fire Company and Rescue Squad. Any Township resident who is a member of a Volunteer Fire Company or First Aid Squad that serves the Township of Franklin and has met LOSAP eligibility requirements as set by the Township or local fire districts, as of January of each year, shall have \$25 towards a multi-pass discount sticker waived or \$5 waived from each single-pass. A maximum twenty-five-dollar waiver may be applied to any type of single or multi-pass discount pass for that calendar year. Proof of service shall be provided at time of purchase and upon entry to the convenience center.

§ 284-10. Materials for which no admission fee is charged. [Amended 3-24-2015 by Ord. No. 4101-15; 6-28-2016 by Ord. No. 4159-161]

There will be no admission charge for the following items:

~~A.~~ **A.** Commingled: glass bottles, aluminum, steel and bimetal cans.

~~B.~~ **B.** Paper: newspaper, magazines, junk mail.

~~C.~~ **C.** Cardboard (clean only).

~~Brush/branches up to four inches in diameter.~~

~~E.~~ **D.** Leaf bags. (Leaf bags cannot be ~~empty~~ emptied and no brush can be placed in leaf bags)
[Amended 6-28-2016 by Ord. No. 4159-161]

~~F.~~ **E.** Recyclable light metals.

~~G.~~ **F.** Picking up mulch.

~~H.~~ **G.** Motor oil. **[Added 3-24-2015 by Ord. No. 4101-151]**

~~I. Household batteries. [Added 3-24-2015 by Ord. No. 4101-151]~~

~~J.~~ **H.** Recyclable electronics. [Added 3-24-2015 by Ord. No. 4101-15; amended 6-28-2016 by Ord. No. 4159-161]

§ 284-10.1. Materials not allowed.

The following items are not allowed at the Convenience Center:

- A. Contractor debris, Sheetrock, tile, concrete, brick, asphalt, **dirt**, and rock.
- B. Grass, stumps, trunks, below-ground tree parts.
- C. Railroad ties or treated wood **(ie fences and decking)**.
- D. Household garbage or food wastes, cooking oil.
- E. Hazardous materials, pesticides, oil paint, chemicals, driveway sealer, etc.
- F. Propane tanks.

~~G. Recyclable electronics. [Added 6-28-2016 by Ord. No. 4159-161]~~

G. Household/Vehicle batteries.

§ 284-11. Materials from businesses.

Franklin Township businesses are welcome with recyclable items. The Convenience Center will not accept trash or garbage from businesses, only recyclable items.

§ 284-12. Exemptions.

- A. The Director of Public Works or his designee shall have the authority to authorize exemptions from the provisions of this chapter if it is demonstrated to him that the conditions of said exemption are clearly justified and that the strict enforcement hereof would impose undue hardship upon a resident of the Township.
- B. The Director of Public Works or his designee shall submit a written report to the Township Manager of all exemptions authorized setting forth the reason for said exemptions. The Township Manager shall, on an annual basis during the month of January, issue a report to the Township Council on the number and circumstances of all exemptions issued during the prior twelve-month period

FRANKLIN TOWNSHIP, SOMERSET COUNTY
ORDINANCE NO. 4499-26

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY, CHAPTER 115, DOGS AND OTHER ANIMALS, ARTICLE II, DOGS AND CATS, SECTION 115-9, LATE LICENSING FEE

SUMMARY

An Ordinance amending Code Chapter 115, Dogs and Other Animals, Article II, Dogs and Cats, Section 115-9, Late Licensing Fee to change date from February 1 to February 10.

BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset and State of New Jersey that the Code of the Township of Franklin be and it is hereby amended as follows:

SECTION I

Chapter 115, Dogs and Other Animals, Article II, Dogs and Cats, is amended as follows:

ARTICLE II
Dogs and Cats

§ 115-9 Late licensing fee.

A. Dogs

Fees for licenses issued after February 10 of each year shall include those license and registration tag fees set forth in §115-8A. In addition thereto, a late fee shall be imposed in the amount of \$5. The aforementioned late licensing fee shall not apply to dogs which have been acquired by the owner after February 10, provided that the license is acquired within 30 days of acquisition. The owner, however, shall present sufficient proof to establish the date upon which the dog was acquired.

SECTION II

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION III

All ordinances or parts of ordinance inconsistent with this ordinance are hereby repealed as to the extent of such inconsistency.

SECTION IV

This ordinance shall take effect immediately upon adoption and publication according to law.

ORDINANCE NO. 4499-26

THIS IS A TRUE COPY OF AN ORDINANCE ADOPTED BY THE
TOWNSHIP COUNCIL, TOWNSHIP OF FRANKLIN, SOMERSET, NJ

Introduced: February 24, 2026

Published: February 27, 2026

Public Hearing: March 10, 2026

Adoption:

Published:

Effective Date:

Ann Marie McCarthy, RMC, MMC, Township Clerk

**TOWNSHIP OF FRANKLIN, SOMERSET COUNTY
ORDINANCE NO. 4500-26**

ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET AND STATE OF NEW JERSEY, MORE PARTICULARLY CHAPTER 180, FEES, ARTICLE IV, MISCELLANEOUS FEES, SECTION 180-9 – WEDDINGS BY MAYOR AND CIVIL UNIONS

SUMMARY

An ordinance amending Chapter 180, Fees, Article IV, Miscellaneous Fees, Section 180-9, Weddings and Civil Unions with the addition of Township Clerk and Councilmembers (as Ordained Ministers) allowed to perform ceremonies.

BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset and State of New Jersey that the Code of the Township of Franklin be and it is hereby amended as follows:

SECTION I

Chapter 180, Fees, Article IV, Miscellaneous Fees is hereby amended as follows:

**ARTICLE IV
Miscellaneous Fees**

§ 180-9 Weddings and civil unions ~~by Mayor and Deputy Mayor~~

Any person that seeks to have the Mayor, ~~or~~ Deputy Mayor, Councilmember (as Ordained Minister) and Township Clerk of Franklin Township perform a marriage or civil union ceremony shall be required to tender to the Township Clerk the sum of \$150.00 to be deposited into the general fund. \$100.00 is to be retained in the general fund and \$50.00 is the fee to be disbursed to the Mayor, ~~or~~ Deputy Mayor, Councilmember (as Ordained Minister) and Township Clerk through the appropriate budget line item.

SECTION II

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the Ordinance shall not be affected.

SECTION III

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as to the extent of such inconsistency.

SECTION VI

This ordinance shall take effect immediately upon adoption and publication according to law.

ORDINANCE NO. 4500-26

This is a true copy of an ordinance adopted by the Township Council Township of Franklin, Somerset County, New Jersey.

Introduced: February 24, 2026

Published: February 27, 2026

Public Hearing: March 10, 2026

Adoption:

Published:

Effective Date:

Ann Marie McCarthy, RMC/MMC, Township Clerk



RESOLUTION – AUTHORIZE WATER TITLE LIEN REDEMPTIONS

WHEREAS, at a sale of land for delinquent taxes and all liens held by the Collector of Taxes of Franklin Township, Somerset County, various blocks and lots were sold to the attached persons; and

WHEREAS, said property and/or liens have been redeemed by the owners thereof, and the purchasers of said property are legally entitled to a refund of monies paid at the time of redemption in the attached specific amounts;

NOW, THEREFORE, BE IT RESOLVED that the amounts covering the certificates of sale, together with all the charges due the said individuals at the time of redemption be and the same are hereby ordered refunded to the said individuals, and the proper officials of the Township of Franklin, Somerset County, New Jersey are hereby authorized and empowered to execute a voucher to the said individuals in the attached amounts.

<u>Lienholder</u>	<u>Block</u>	<u>Lot</u>	<u>Qual</u>	<u>Cert.#</u>	<u>Premium</u>	<u>Amount</u>	<u>Total</u>
711FLIP EPSP 401K	204	29		24-00251	-	232.60	232.60
Bala Partners LLC	85	56.03	C0015	23-00094	12,100.00	33,240.75	45,340.75
Fig 20, LLC FBO Sec Pty	37.04	10		25-00105	900.00	1,348.84	2,248.84
	85	56.03	C0089	25-00126	1,300.00	1,749.82	3,049.82
	206	13		24-00254	500.00	2,100.94	2,600.94
	339	73.01		25-00241	900.00	870.35	1,770.35
					3,600.00	6,069.95	9,669.95
Pro Cap 8 FBO Firsttrust Bank	349.01	36.01		25-00250	800.00	672.83	1,472.83
	369	10		25-00261	800.00	2,129.34	2,929.34
	424.04	33.01		25-00327	800.00	842.88	1,642.88
					2,400.00	3,645.05	6,045.05
RTLJ-NJ II, LLC	122	23		24-00168	5,000.00	22,954.97	27,954.97
	169	12.01		25-00164	3,400.00	1,091.21	4,491.21
	329	24		25-00238	800.00	1,083.83	1,883.83
					9,200.00	25,130.01	34,330.01
Township of Franklin	204	29		25-00189	-	303.35	303.35
TOTALS					27,300.00	68,621.71	95,921.71

CERTIFICATION

I, Ann Marie McCarthy, Township Clerk of the Township of Franklin, in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Council at a Work Session/Regular Meeting held on 2/24/2026.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Township this 2/24/2026.

Ann Marie McCarthy
Township Clerk

Franklin Township

In Somerset County



**Certified and Encumbered as to
Availability of Funds:**

Date: 2/24/2026

Account No.:

PO No.:

By: _____
ROSSANA GUTIERREZ, Director of Revenue & Finance



RESOLUTION – AUTHORIZE REFUND OF TAX AND WATER OVERPAYMENTS

WHEREAS, there appears on the books of the Collector of Revenue, refunds due, resulting from Tax Overpayments; and

WHEREAS, refunds are to be made to the persons who have made these overpayments;

NOW, THEREFORE, BE IT RESOLVED that the Township Treasurer of the Township of Franklin, Somerset County, be instructed to draw checks in the amounts covering the overpayments and to deliver said checks to the proper persons.

BLOCK	LOT	QUAL	PROPERTY LOCATION	TYPE	AMOUNT
34.03	16.01	C0245	Faucher, Kyle W. 51 Crabapple La.	TAX	\$1,477.88
38361-0			4 Ronald Drive	WATER	\$90.52
13867-0			11 Henley Drive	WATER	\$83.75

TOTAL TAX CHECKS: \$1,477.88
TOTAL WATER CHECKS: \$174.27

CERTIFICATION

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Ann Marie McCarthy
Township Clerk

**Certified and Encumbered as to
Availability of Funds:**

Date: 2/24/2026

Account No.:

PO No.:

By: _____
ROSSANA GUTIERREZ, Director of Revenue & Finance



RESOLUTION – ADJUST WATER CHARGES RESULTING FROM HARDSHIPS

WHEREAS, the below-mentioned property owners had unusually high-water charges; and

Account No.: 6735-0
Prop Location: 10 Hawthorne Drive
Amount of credit: \$415.68

TOTAL CREDITS: \$15.68

WHEREAS, it has been determined that this high usage is the result of a hardship;

NOW. THEREFORE, BE IT RESOLVED by the Township Council of the Township of Franklin, County of Somerset and State of New Jersey that the Collector of Revenue is hereby directed to adjust the aforesaid water charges to reflect the charges for said water paid by the Township to its bulk supplier.

CERTIFICATION

I, Ann Marie McCarthy, Township Clerk of the Township of Franklin, in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Council at a Work Session/Regular Meeting held on 2/24/2026.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Township this 2/24/2026.

Ann Marie McCarthy
Township Clerk

**Certified and Encumbered as to
Availability of Funds:**

Date: 2/24/2026
Account No.:
PO No.:

By: _____
ROSSANA GUTIERREZ, Director of Revenue & Finance



RESOLUTION - AUTHORIZE PLANNING REVIEW RELEASE - LEVIN PROPERTIES, LP - ZBA -24-00001; ZBA-21-00019 - BLOCK 385/LOT 2.07 - 940 EASTON AVE (KMART) - \$18,357.47

WHEREAS, the Township Clerk of the Township of Franklin, Somerset County, New Jersey 08873 has received the following:

Date Rec'd by Engineering:	09/07/2021
Name of Applicant:	Levin Properties, LP
Address of Applicant:	Wisniewski & Associates, LLC 17 Main Street, Sayreville, NJ 08872
Docket:	ZBA-24-00001; ZBA-21-00019
Block/Lot:	385/2.07
For:	Plan Review Escrow
Location:	940 Easton Avenue (Kmart)
Amount:	\$18,357.47

WHEREAS, the Township Engineer, after inspection, recommends the release of the aforesaid Performance Guarantee in the aforesaid amount:

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Franklin, County of Somerset and State of New Jersey, that the aforesaid Performance Guarantee be released in the aforesaid amount.

CERTIFICATION

I, Ann Marie McCarthy, Township Clerk of the Township of Franklin, in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Council at a Work Session/Regular Meeting held on 2/24/2026.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Township this 2/24/2026.

Ann Marie McCarthy
Township Clerk

**Certified and Encumbered as to
Availability of Funds:**

Date: 2/24/2026
Account No.:
PO No.:

By: _____
ROSSANA GUTIERREZ, Director of Revenue & Finance

TOWNSHIP OF FRANKLIN
ENGINEERING DEPARTMENT

Cash Escrow Deposits: () Performance Guarantee Fed ID# _____
 () Inspection Fees
 () Monument Escrow
 ☒ Plan Review

Date of Receipt by Engineering: 9/7/2021;2/28/2024;4/9/2025

Name & Address of Applicant: LEVIN PROPERTIES LP

P O BOX 326

PLAINFIELD , NJ 07061

Bank:

Amount(s): \$22,500;\$8901.77;\$10,000

Check 197607;6770104014;55848

Site Plan Docket# ZBA-24-00001;ZBA 21-00019

Block(s) 385

Subdivision Docket#

Lot(s) 2.07

Location: 940 EASTON AVE (KMART)

For: PLAN REVIEW

Received by: JANIE DONG

Received by Township Clerk: Date: _____ Signature: _____

Received by Finance: Date: _____ Signature: _____

TOTAL REMAINING ESCROW FEES: \$ 1 8 3 5 7 . 4 7

Date: 2/12/2026

Signature: Polly Karmakar

	<u>Bd Atty</u>	<u>CME</u>	<u>Mark Healey</u>	<u>In-House</u>
Charges	<u>\$4620.03</u>	<u>\$8892.50</u>	<u>\$9531.77</u>	<u>\$</u>

Prepared By: Polly Karmakar

Date: 2/12/2026



**RESOLUTION - RE-APPOINT JANESEA MAYO AS ALTERNATE DEPUTY REGISTRAR FOR A 3-YEAR TERM
ENDING 02/24/2029**

BE IT RESOLVED by the Mayor and Council of the Township of Franklin, County of Somerset, State of New Jersey that Janessa Mayo is hereby reappointed Alternate Deputy Registrar for a 3-year term ending February 24, 2029.

CERTIFICATION

I, Ann Marie McCarthy, Township Clerk of the Township of Franklin, in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Council at a Work Session/Regular Meeting held on the 2/24/2026.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Township this 2/24/2026.

Ann Marie McCarthy
Township Clerk



**RESOLUTION – AMEND CONTRACT - SNOW PLOWING SERVICES 22 ROUTES (MC-0009-25) - 2025-2026
SNOW SEASON - RJM LANDSCAPING & DESIGN - AMOUNT NOT TO EXCEED \$450,000.00**

WHEREAS, the Township of Franklin awarded a contract for Snow Plowing Services for 22 Routes (MC-0009-25) for the 2025-2026 snow season on September 9, 2025 as per Resolution #25-394; and

WHEREAS, there is a need to increase the amount of the contract from \$250,000.00 to \$450,000.00 as a result of multiple snow storms; and

WHEREAS, it is in the best interest of the Township to amend this contract to ensure adequate snow removal services for Township residents and businesses; and

WHEREAS, the contract shall include provisions for two (2) possible seasonal extensions under the same terms and conditions;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Franklin, Somerset County, New Jersey, as follows:

1. The contract for Snow Plowing Services 22 Routes (MC-0009-25) is hereby amended with RJM Landscaping + Design, 821 Parsonage Hill Drive, Branchburg, New Jersey 08876, at the rate of \$229.50 per truck per hour.
2. The amended contract shall not to exceed \$450,000.00.
3. The contract shall include two (2) possible seasonal extensions:
 - o First Extension: October 1, 2026 through May 31, 2027
 - o Second Extension: October 1, 2027 through May 31, 2028
 - o Both extensions shall be at the same rate of \$229.50 per truck per hour, subject to Township Council approval.
4. The Mayor and Township Clerk are hereby authorized and directed to execute the contract and any other documents necessary to effectuate this award.
5. This resolution shall take effect immediately upon adoption.

CERTIFICATION

I, Ann Marie McCarthy, Township Clerk of the Township of Franklin, in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Council at a Work Session/Regular Meeting held on the 2/24/2026.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Township this 2/24/2026.

Ann Marie McCarthy
Township Clerk

Verified and Encumbered as to Availability of Funds

Date: 2/24/2026

Account No.: 29-029

PO No.: TBD

By: _____
Rossana Gutierrez, Director of Revenue & Finance



RESOLUTION - AUTHORIZE FIREWORKS DISPLAY - THE PALACE AT SOMERSET PARK – FEBRUARY EVENT

WHEREAS, The Palace at Somerset Park has made application for permission to hold fireworks displays on the following dates:

Lee/Huang Wedding

Start Time:

Duration:

End Time:

Saturday, February 28, 2026

Between 8:00 p.m. to 9:40 p.m.

10-12 Minutes

Prior to 10 p.m. as per Township Noise Ordinance

WHEREAS, the Uniform Fire Code (NJAC 5:70 et seq.) and the New Jersey Fireworks Act (NJSA 21:2-1 et. seq.) provides that the Governing Body of the Municipality may, upon application in writing, grant permission for a public display of fireworks by organizations or groups of individuals;

WHEREAS, the following conditions have been met:

- (1) Submission to the Director of Fire Prevention an application pursuant to and meeting the specifications of the Uniform Fire Code and the New Jersey Fireworks Act;
- (2) Approval of the location of the storage place for said fireworks by the Director of Fire Prevention;
- (3) Submission of Certificate of Insurance by The Palace covering the fireworks; and
- (4) Submission of Surety as per N.J.S.A. 21:3-5;
- (5) Notice given to The Palace at Somerset Park that the Fireworks Display must begin no earlier than 8:00 p.m. and no later than 9:40 p.m. and end by 10:00 p.m. as per the Township's Noise Ordinance
- (6) Fireworks displays are not permitted to contain any devices or shells that contain "reports".
- (7) Fireworks displays are not permitted to have a "salute" in the display.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Franklin, County of Somerset and State of New Jersey does hereby authorize fireworks displays at The Palace at Somerset Park on the following dates contingent with the lifting of the Statewide Fire restrictions:

Lee/Huang Wedding

Start Time:

Duration:

End Time:

Saturday, February 28, 2026

Between 8:00 p.m. to 9:40 p.m.

10-12 Minutes

Prior to 10 p.m. as per Township Noise Ordinance

CERTIFICATION

I, Ann Marie McCarthy, Township Clerk of the Township of Franklin, in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Council at a Work Session/Regular Meeting held on 2/24/2026.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Township this 2/24/2026.

Ann Marie McCarthy
Township Clerk



Tuesday, February 17, 2026

Franklin Township Council
475 DeMott Lane
Somerset NJ, 08873-6704

Ref: Fireworks Display for Upcoming Events

To Whom It May Concern:

The Palace at Somerset Park is requesting a resolution for the following fireworks displays.

We would like to sponsor these events in conjunction with the following events:

Lee/Huang Wedding

Saturday, February 28th

The displays will begin between 8:00pm and 9:40pm, and will run for approximately 10-12 minutes.

These shows would be contingent on state fire restrictions being lifted and approval of Franklin Township Fire Prevention Department.

Thank you for your consideration.

Marc Hamel
President & General Manager



RESOLUTION - EXTEND LEASE – TERHUNE FARM – CANAL ROAD/JACQUES LANE/SUYDAM ROAD/BUTLER ROAD - 225 TILLABLE ACRES – LAWRENCE L. TERHUNE - \$8.00 PER TILLABLE ACRE - \$1800.00 PER YEAR – MARCH 1, 2026 TO FEBRUARY 28, 2031

WHEREAS, the Township owns property commonly known as the Terhune Farm located as follows:

- Lot 1, 681 Canal Road, Block 36.01, Lot 2, 83 total acres, 58 tillable acres;
- Lot 1, 69 Jacques Lane, Block 36.01, Lot 4.01, 35 total acres, 30 tillable acres;
- Lot 2, Suydam Road, Block 33.01, Lot 1.01, 43 total acres, 39 tillable acres;
- Lot 2, Canal Road, Block 33.01, Lot 02, 23 total acres, 23 tillable acres;
- Lot 3, 1030 Canal Road, Block 19, Lot 31, 15 total acres, 15 tillable acres;
- Lot 3, 960 Canal Road, Block 19, Lot 34, 28 total acres, 11 tillable acres;
- Lot 3, Butler Road, Block 33.01, Lot 14, 35 total acres, 14 tillable acres;
- Lot 3, 200 Butler Road, Block 33.01, Lot 15.01, 36 total acres, 35 tillable acres.

WHEREAS, pursuant to N.J.S.A. 40A:12-14.1, the Township can lease land not needed for public use to the adjacent property owner who had farmed the land prior the Township taking ownership without any bid or auction; and

WHEREAS, the property will be farmed in accordance with other farmland which the Township will be leasing; and

WHEREAS, the initial lease was awarded on March 28, 2017 as per Resolution #17-122 for five years and is renewable at the existing terms and conditions if mutually acceptable to the Township and the property owner, for two additional five-year terms, for a total of 15 years;

BE IT RESOLVED by the Township Council of the Township of Franklin, Somerset County, New Jersey that the following contract for the leasing of Township Owned Farmland be extended to:

VENDOR: Lawrence L. Terhune, 826 Canal Road, Princeton, NJ 08540
FARMLAND: Terhune Farm at \$8 per acre for 225 tillable acres - \$1800.00 per year
TERM: March 1, 2026 to February 28, 2031

CERTIFICATION

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Ann Marie McCarthy
Township Clerk

**2026 Board/Committee/Commission
Appointments/Reappointments**

Board/Commission	Position	Term	Term Expiration
SC Cultural & Heritage Adv Comm	Franklin Representative	1 yr	12/31/2026
Clean Communities Committee	Regular Member	1 yr	12/31/2026
Clean Communities Committee	Regular Member	1 yr	12/31/2026
Advisory Board of Health	Alternate Member #2	2 yrs	12/31/2027
Advisory Recreation Council	Regular Member	3 yrs	12/31/2028
Advisory Recreation Council	Regular Member	3 yrs	12/31/2028
Advisory Recreation Council	Regular Member	3 yrs	12/31/2027
Board of Adjustment (Zoning)	Alternate Member #3	2 yrs	12/31/2026
Board of Adjustment (Zoning)	Alternate Member #4	2 yrs	12/31/2027
Environmental Commission Member	Alternate Member #2	2 yrs	12/31/2027
Hamilton Street Advisory Board	100% Residential Owner	3 yrs	12/31/2026
Hamilton Street Advisory Board	SID Property Owner	3 yrs	12/31/2028
Hamilton Street Advisory Board	Resident At-Large	1 yr	12/31/2026
Historic Preservation Adv Comm	Regular Member	4 yrs	12/31/2029
Historic Preservation Adv Comm	Alternate Member #2	2 yrs	12/31/2026
Human Relations Commission	Regular Member	3 yrs	12/31/2028
Human Relations Commission	Regular Member	3 yrs	12/31/2028
Planning Board	Alternate #2 Member	2 yrs	12/31/2026
Senior Citizen Advisory Committee	Non SC Member	1 yr	12/31/2026



**RESOLUTION - AUTHORIZE EXECUTIVE SESSION – POTENTIAL ACQUISITION OF OPEN SPACE
PROPERTIES – SKILLMANS LANE – ROUTE 27/LITTLE ROCKY HILL**

WHEREAS, Section 8 of the Open Public Meetings Act, (N.J.S.A. 10:4-12 (b) (1-9), Chapter 231, P.L. 1975, permits the exclusion of the Public from a meeting under certain circumstances; and

WHEREAS, the Township Council of the Township of Franklin is of the opinion that such circumstances do exist;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Franklin in the County of Somerset, State of New Jersey, as follows:

- 1 The public shall be excluded from discussion of and action upon the hereinafter specified subject matters;
- 2 The general nature of the subject matter to be discussed is as follows: *Potential Acquisition of Open Space Properties – Skillmans Lane – Route 27/Little Rocky Hill*
- 3 The Township Council may take official action on those items discussed in Executive Session upon completion of the Executive Session.
- 4 The minutes of the discussions shall be made available to the public as soon as the matters under discussion are no longer of a confidential or sensitive nature.
- 5 This resolution shall take effect immediately.

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Ann Marie McCarthy
Township Clerk