



Borough of Leonia

Municipal Center
229 Fort Lee Road
Leon, NJ 07605

Jonathan Mandel

Borough Clerk

www.leonianj.gov

Meeting: 11/05/25 7:30 PM

**Mayor and Council
Meeting - Regular**

1 FLAG SALUTE

2 OPEN MEETING STATEMENT - *Conditions of the Open Meetings Act have been met by Notice placed on the Bulletin Board at Borough Hall and notice sent to the Official Newspaper.*

3 ROLL CALL

4 PRESENTATIONS/REMARKS

4.1 Great Village Presentation

5 COMMENTS FROM THE PUBLIC - "AGENDA ITEMS ONLY" TWO (2) MINUTES PER SPEAKER

6 APPROVAL OF MINUTES

6.1 July 7, 2025 Regular Meeting Minutes

7 REPORTS

A. Council Reports

B. Mayor's Report

C. Borough Administrator's Report

Borough Administrators Report

D. Borough Attorney's Report

E. Borough Engineer's Report

8 ADOPTION OF ORDINANCES

9 INTRODUCTION OF ORDINANCES

9.1 ORD. 2025-23 Short-Term Rentals
[ORD. 2025-23 Short-Term Rentals.pdf](#)

- 9.2 ORD. 2025-24 Amending Chapter 190 - Parking Permit Fees
[ORD. 2025-24 Amending Chapter 190 - Parking Permit Fees.pdf](#)
- 9.3 ORD. 2025-25 Amending Chapter 194 Angle Parking
[ORD. 2025-25 Amending Chapter 194 Angle Parking.pdf](#)

10 NON-CONSENT RESOLUTIONS

11 CONSENT RESOLUTIONS

- 11.1 RES. 2025-242 Authorize Bill List
[2025-242_Authorize Bill List_11.5.25.pdf](#)
[2025-242_Bill List Backup_11.5.25.pdf](#)
- 11.2 RES. 2025-243 Authorize Purchase of Additional Credits for Nixle
[2025-243_Authorize Purchase of Additional Nixle Credits_11.05.25.pdf](#)
- 11.3 RES. 2025-244 Authorize Renewal of Granicus Website Services
[2025-244_Authorize Renewal of Contract - Granicus_11.05.25.pdf](#)
- 11.4 RES. 2025-245 Authorize Settlement of Tax Appeal
[2025-245_Authorize Settlement of Tax Appeal for Block 802, Lot 1_11.05.25.pdf](#)
- 11.5 RES. 2025-246 Authorize Settlement of Tax Appeal
[2025-246_Authorize Settlement of Tax Appeal for Block 803, Lot 35_11.05.25.pdf](#)
- 11.6 RES. 2025-247 Authorize Cancellation and Refund of Taxes for 2025 Disabled Veteran Exemption
[2025-247_Authorize Cancellation and Refund of Taxes for 2025 Disabled Veteran Exemption_11.05.25.pdf](#)
- 11.7 RES. 2025-248 Accept CDBG Grant for Senior Center ADA Doors
[2025-248_Accept CDBG Grant for Senior Center ADA Doors_11.05.25.pdf](#)
- 11.8 RES. 2025-249 Authorize Final Payout of Accumulated Time
[2025-249_Authorize Final Payout of Accumulated Time_11.05.25.pdf](#)
- 11.9 RES. 2025-250 Authorize Repayment of Property Taxes for Overpayment
[2025-250_Authorize Repayment of Property Taxes for Overpayment_11.05.25.pdf](#)
- 11.10 RES. 2025-251 Accept Grant - Beechwood Place Road Improvements Phase II Project
[2025-251_Accept Grant for Beechwood Road Improvements Phase II Project_11.05.25.pdf](#)

12 UNFINISHED BUSINESS

- 12.1 Questions Concerning New Ordinance Limiting Bin Sizes - Mayor Ziegler

13 NEW BUSINESS

- 13.1 Ladder Truck Repairs - Louis Grandelis

- 14 COMMENTS FROM THE PUBLIC "AGENDA AND NON-AGENDA ITEMS ONLY" THREE (3) MINUTES PER SPEAKER**
- 15 CORRESPONDENCE**
- 16 CLOSED SESSION** - *Whereas the Borough of Leonia desires to meet in private and/or Executive Session to discuss matters that are permitted by the exceptions to the Open Public Meetings Act as indicated herein:*
- 17 ADJOURNMENT**

**BOROUGH OF LEONIA
ORDINANCE # 2025-23**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE
BOROUGH OF LEONIA TO ADD A NEW CHAPTER 229 TO REGULATE
SHORT-TERM RENTAL PROPERTIES WITHIN THE BOROUGH**

WHEREAS, the Borough of Leonia has determined that it is in the best interest of the Borough that Short-term Rental Properties within the Borough be regulated; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Leonia as follows:

Section 1. Chapter 229 of the Code of the Borough of Leonia shall be added as follows:

229-1. DEFINITIONS

OWNER

An individual or entity that has the legal or equitable title to the short-term rental property.

PRINCIPAL RESIDENCE

The address: 1) where at least one of the property owners spends the majority of his or her non-working time not less than 150 days in a calendar year; 2) which is most clearly the center of his or her domestic life; and 3) which is identified on his or her driver's license or state identification card as being his or her legal address. All the above requirements must be met in order for an address to constitute a principal residence for purposes of this section.

RENTER

The lessee or tenant of the short-term rental property.

SHORT-TERM RENTAL

The entire dwelling unit where short-term rental is provided for compensation for stays of between one and 30 consecutive nights, and where the dwelling unit would normally be considered a residential living unit not associated with regulated commercial activities such as a hotel, motel or bed-and-breakfast.

229-2. Eligible Properties

A. Short-term rentals for an entire dwelling unit shall only be permitted in zoning districts wherein they are permitted as residential uses, and in the following classifications of property:

- (1) Dwelling units located in a condominium association, homeowners association or cooperative association, where the association's bylaws, master deed, or other relevant governing document permits short-term rentals and where the owner of the unit legally identifies an address within the association as his or her principal residence;
- (2) Individually or collectively owned single-family residences;
- (3) Legally approved and permitted accessory dwelling units where a property owner resides in the primary residence;
- (4) Individually or collectively owned two-family residential dwellings, where both units are under common ownership and one unit is owner-occupied.

B. Short-term rentals shall be in compliance with Chapter 212, Property Maintenance, Article X, Occupancy in One-Family and Multiple-Family Dwellings. Section 212-27 through 212-31 of the Code of the Borough of Leonia.

C. Short-term rentals shall not be permitted on illegally nonconforming properties. Properties must either 1) comply with existing zoning, 2) have been granted variances for their noncompliance, or 3) demonstrate preexisting nonconforming conditions as certified by the Planning Board in accordance with N.J.S.A. 40:55D-58.

D. Short-term rentals shall not be permitted in multifamily dwellings in which rent is set by HUD, a State agency, rent controlled pursuant to Chapter 220 of the Code of the Borough of Leonia, or an agreement with the owner of the multi-family dwelling.

E. The following shall not be permitted to operate as short-term rentals: hotel, motel, rooming house, dormitory, convalescent home, assisted living facilities, community residences for developmentally disabled person, community shelters for victims of domestic violence, senior housing, housing deed restricted as an affordable housing unit, nursing homes, housing owned or controlled by an educational institution to house students or

faculty, or housing operated or used exclusively for religious, charitable or educational purposes.

F. Ownership.

- (1) The person offering a dwelling unit for short-term rental use must be the owner of the dwelling unit. A tenant of a property may not apply for a short-term rental permit.

G. No short-term rentals shall be permitted for a portion of dwelling unit.

229-3. License Application.

A. The owner/agent of a short-term property shall obtain a short-term rental license from the Zoning Officer of the Borough of Leonia, or his/her designee, before renting or advertising for rent any short-term rental.

B. The application for a short-term rental permit must meet the following initial requirements to be considered:

- (1) A short-term rental license application provided by the Borough.
- (2) An initial registration fee of \$500. Said fee shall be non-refundable, including in the event that the application is denied.
- (3) Proof of the owner's current ownership of the short-term rental unit.
- (4) Proof of general liability insurance in a minimum amount of \$500,000.
- (5) Every initial application for a short-term rental permit shall require documentation indicating that the property has been inspected for compliance with the Borough's fire code and Property Maintenance Code within the past six months. Thereafter, upon renewal, the applicant must present documentation that the property has been inspected annually for compliance with the Borough's Fire Code and Property Maintenance Code.
- (6) Proof of all Borough taxes paid to date.

229- 4. Issuance of License.

- A. Once an application is submitted, complete with all required information, documentation, and fees, the Zoning Officer or his/her designee, following any necessary investigation for compliance with this section, shall either issue the short-term rental license or issue a written denial of the permit application, with the reasons for such denial being stated therein within 30 days, provided access to the short-term rental is provided by the owner or owner's agent.
- B. The Zoning Officer shall refer the application to the Construction Official, Fire Official and Property Maintenance Officer for inspection. No license shall be issued until the short-term rental is inspected and approved by each official.
- C. The applicant shall comply with the change of use requirements under the Uniform Construction Code (UCC) (if applicable).
- D. The short-term rental license if granted, shall not commence prior to 20 days from the receipt of Notice of Approval provided that no appeal has been filed and shall be valid for a period of one year from the date of issuance.
- E. Notice of the approval or denial will be mailed to the applicant and adjoining property owners. An aggrieved party may appeal a decision granting or denying an administrative permit to the Planning Board within 20 days of the issuance of the decision in accordance with N.J.S.A. 40:55D-72. The Planning Board may affirm, reverse or modify the decision appealed.
- F. Within 30 days thereafter, the Planning Board shall hear and decide the appeal.
- G. A short-term rental license shall be renewed on an annual basis, based upon the anniversary of the original permit issuance, by submitting to the Zoning Officer a short-term rental license application and a renewal registration fee of \$250.
- H. A short-term rental license shall expire automatically when the property changes ownership, and a new initial application and registration fee will be required in the event that the new owner intends to use the property as a short-term rental. A new application shall also be required for any short-term rental that had its short-term rental license lapse for more than three months, revoked or suspended.

229-5. Operational Requirements.

- A. A dwelling unit shall be limited to one short-term rental contract at a time.
- B. Short-term rentals are permitted for a maximum of 15 separate rentals per year or a maximum of 90 nights per year, whichever occurs first.
- C. The owner of the short-term rental shall post the following information in a prominent location in the dwelling unit rented in the short-term rental:
(A sample of approved signage is available in the Building Department)
 - (1) Owner name; if owner is an entity, the name of a principal in the entity, email address and phone number for the principal;
 - (2) The maximum number of parking spaces available for short-term rental;
 - (3) Trash and recycling pick-up day, and all applicable rules and regulations regarding trash disposal and recycling;
 - (4) Notification that a guest or short-term rental owner may be cited or fined by the Borough of violations of any applicable ordinance(s) of the Borough.
 - (5) Fire safety egress routes.
 - (6) Telephone numbers for the Borough of Leonia emergency services (Police, Fire and Ambulance) and Building Department.
 - (7) Location of the functional fire extinguisher.
- D. The following must be in place at all times within the rental:
 - (1) Working smoke/CO detectors must be installed in areas defined by the Building and Fire Codes. Further, such smoke/CO detectors must be interconnected either hardwired or battery powered.
 - (2) A functional fire extinguisher shall be visibly installed in any kitchen area.
- E. During the entire contract period that a short-term rental is rented, the owner shall be available 24 hours per day, seven days per week for the purpose of responding within two hours to complaints regarding the

condition of the premises, maintenance of the premises, operation of the premises, or conduct of the guests at the premises, or nuisance complaints arising by virtue of the short-term rental of the property.

F. Advertising.

- (1) The owner of a short-term rental shall not install any advertising or identifying mechanisms, such as signage identifying the property for rent as a short-term rental.
- (2) The short-term rental owner shall publish the short-term rental license number issued by the Borough in every print, digital or internet advertisement and/or in MLS or other real estate listing.

G. The short-term rental owner shall maintain an up-to-date log of all short-term rental occupants including the occupants' names and dates of commencement and expiration of each short-term rental period. This log shall be available for inspection by the Borough's Zoning Officer and the Police Department in case of emergency.

H. In no event shall a short-term rental be rented to anyone younger than 21 years of age. The primary occupant of all short-term rentals executing the agreement between the owner and the occupant must be over the age of 21, and must be the party who will actually occupy the property during the term of the short-term rental. The primary occupant may have guests under the age of 21 who will share and occupy the property with them.

I. Short-term rental occupants shall comply with all ordinances of the Borough including, but not limited to, those ordinances regulating noise and nuisance conduct. Failure of short-term rental occupants to comply shall subject the short-term rental occupants and owner to the issuance of fines and/or penalties, and the possibility of the revocation of the short-term rental license.

J. Approved Signage. The short-term rental unit shall have posted a floor plan of the housing showing all exits.

229-6. Violations, License Revocation, Penalties

A. Unlicensed rentals.

- (1) Advertising without a license. Failure to make application for, and to obtain the issuance of, a short-term rental license prior to advertising the rental shall be equivalent to operation of the short-term rental without a license, and shall constitute a

violation, and will result in enforcement action and the issuance of fines and/or penalties as described below.

- (2) Renting without a license. Using a dwelling unit for short-term rental without a license, or after a previous license has expired or was revoked, will subject the property owner to fines and penalties outlined in below.

B. Revocation of license.

- (1) If the short term rental property is the subject of three or more substantiated complaints, the Zoning Officer or his/her designee or the Borough Administrator or his/her designee shall revoke the short-term rental license issued.
- (2) If revoked, the short-term rental will be ineligible for a new license for one year following the date of revocation of the license.
- (3) In the event a short-term rental license is revoked a second time, the short-term rental property shall be ineligible for licensing.
- (4) The Zoning Officer or his/her designee or the Borough Administrator or his/her designee shall retain the discretion to revoke a short-term rental license in the event of a single substantiated complaint if, in his/her sole discretion, the interests of the Borough and its residents justify immediate revocation.
- (5) In the event that a short-term rental is the subject of a civil and/or criminal complaint and/or code violation that involves a condition that creates a substantial risk of injury to live or property, the Zoning Officer or his/her designee or the Borough Administrator or his/her designee may, at their sole discretion, suspend the short-term rental license pending substantiation.
- (6) In the event that the Borough receives two substantiated complaints concerning excessive vehicles belonging to the short-term rental occupants of a short-term rental, the short-term rental license for the property is subject to revocation by the Zoning Officer or his/her designee or the Borough Administrator or his/her designee.
- (7) Upon the revocation or suspension of a license, the Zoning Officer or his/her designee or the Office of the Borough Administrator shall issue a written notice of revocation or suspension, as

applicable, of the short-term rental permit with the reasons for such revocation or suspension being stated therein within 10 days.

- (8) Appeals of license revocation and suspension are subject to the jurisdiction of the Borough Administrator. An applicant shall have 10 business days to appeal the revocation or suspension, in writing, to the Office of the Borough Administrator.
- (9) Within 30 days thereafter, the Borough Administrator or his/her designee shall hear and decide the appeal.

C. Penalties.

- (1) Approvals may be revoked for failure to comply with this Chapter or with any conditions of approval imposed as part of the license approval.
- (2) The first and second violation of a requirement will result in a penalty as described in Subsection C(3) and (4) below; and the third in a revocation of the approval. If a revocation occurs, the owner may not apply for reinstatement for a period of one year.
- (3) Any person violating or failure to comply with any provision of this Chapter shall, upon conviction thereof, be punishable by a fine of no more than \$1,000 for the first violation; no more than \$2,000 for the second violation, by imprisonment not to exceed 90 days, or by community service of not more than 90 days, or any combination of fine, imprisonment and community service as determined in the discretion of the Municipal Court Judge. If a short-term rental license has been revoked, the minimum fine shall be \$2,000.
- (4) The continuation of such violation for each successive day shall constitute a separate offense, and the person or persons allowing or permitting the continuation of the violation shall be punished as provided in C.(3) above for each separate offense.
- (5) Repeat violations. Any person who is convicted of violating this Chapter within one year of the date of a previous violation of the same provision, and who was fined for that previous violation, shall be sentenced by the court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall be the maximum fine fixed for a violation of the provision, but shall be in addition to but calculated separately from the fine imposed for the current violation of the provision.

Section 2. If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

Section 3. All ordinances or parts of ordinances of the Borough heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall terminate automatically on August 31, 2026 unless extended by the Mayor and Council.

Section 5. This Ordinance shall take effect twenty (20) days after final passage and adoption.

RECORD OF VOTE													
ORD. 2025-23													
	First Reading						Second Reading						
	November 5, 2025						December 1, 2025						
Council	M	S	Y	N	A	AB	M	S	Y	N	A	AB	
Zeigler													
Fisher													
Grandelis													
Hesterbrink													
Scarangella													
Terrell													
Mayor Ziegler													
M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent													

Bill Ziegler, Mayor

ATTEST:

Jonathan Mandel, Borough Clerk

**BOROUGH OF LEONIA
ORDINANCE NO. 2025-24**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 190 OF THE
ORDINANCE OF THE BOROUGH OF LEONIA ENTITLED “PARKING,
OFF-STREET”**

BE IT ORDAINED by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey, as follows:

Section 1.

Chapter 190 of the Code of the Borough of Leonia, “Parking, Off-Street”, Article I “Borough-Owned Property”, Section 190-9 “Parking Permits and Stickers”, Subsection C, be and is hereby amended as follows:

§190-9 Parking Permits and Stickers.

- C. Permits and Stickers for the Elm Place and Beechwood Place parking areas shall be issued following application to the Borough Administrator or the Administrator’s designee, on forms provided therefor, which forms shall request the name and address of the applicant, vehicle description and license plate number. The fee for such permit and sticker shall be as follows:
- (1) Noncommercial vehicles, annual fee: \$500
 - (a) For permits requested between January 1 and June 30: \$500
 - (b) For permits requested between July 1 and September 30: \$375
 - (c) For permits requested between October 1 and December 31: \$250
 - (2) Commercial vehicles, annual fee: \$3,000. No proration of the annual fee is permitted.
 - (3) No change.

Section 2.

All other provisions of Chapter 190, “Parking, Off Street” of the Code of the Borough of Leonia are hereby ratified and confirmed.

Section 3. Severability

If any article, section, sub-section, sentence, clause or phrase of this Ordinance is, for any reason, deemed to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4. Effect

This Ordinance will take effect upon publication as required by law.

RECORD OF VOTE												
ORD. 2025-24												
	First Reading						Second Reading					
	November 5, 2025						December 1, 2025					
Council	M	S	Y	N	A	AB	M	S	Y	N	A	AB
Zeigler												
Fisher												
Grandelis												
Hesterbrink												
Scarangella												
Terrell												
Mayor Ziegler												
M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent												

Bill Ziegler, Mayor

ATTEST:

Jonathan Mandel, Borough Clerk

BOROUGH OF LEONIA

ORDINANCE NO. 2025-25

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 194 “VEHICLES AND TRAFFIC” OF THE CODE OF THE BOROUGH OF LEONIA

WHEREAS, the Mayor and Council of the Borough of Leonia has determined that there is a need to amend Chapter 194 “Vehicles and Traffic” of the Code of the Borough of Leonia.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Leonia, as follows:

Section 1.

Chapter 194 “Vehicles and Traffic” Article II “Standing, Stopping and Parking” Section 194-10.1 “Angle Parking” of the Code of the Borough of Leonia is amended and supplemented, as follows (deletions indicated by “---“, additions indicated by **bold**):

§ 194-10.1. Angle parking.

No person shall park a vehicle upon the following streets, portions of streets or designated points, except at angle provided and only within the painted white lines:

Name of Street	Side	Angle (degrees)	Location
Broad Avenue	East	Reverse Angle 45	From a point 110 feet south of the easterly curblane of Fort Lee Road to Crescent Avenue
Broad Avenue	West	Reverse Angle 45	From a point 110 feet north of the westerly curblane of Fort Lee Road to Magnolia Place
Broad Avenue	West	Reverse Angle 45	From a point 218 feet north of the easterly curblane of Borough Place to Woodridge Place
Broad Avenue	East	Reverse Angle 45	From a point 38 feet north of the easterly curblane of Beechwood Place to Woodland Place
Broad Avenue	West	Reverse Angle 45	From a point 21 feet north of the westerly curblane of Woodridge Place to Hillside Avenue
Broad Avenue	West	Front Reverse Angle 45	From a point 83 feet north of the westerly curblane of Hillside Avenue to Harrison Street

The remainder of Section 194-10.1 remains unchanged.

Section 2.

Should any section, part or provision of this ordinance be held unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any other part thereof.

Section 3.

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

Section 4.

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

RECORD OF VOTE													
ORD. 2025-25													
	First Reading						Second Reading						
	November 5, 2025						December 1, 2025						
Council	M	S	Y	N	A	AB	M	S	Y	N	A	AB	
Zeigler													
Fisher													
Grandelis													
Hesterbrink													
Scarangella													
Terrell													
Mayor Ziegler													
M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent													

Bill Ziegler, Mayor

ATTEST:

Jonathan Mandel, Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-242

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

AUTHORIZE BILL LIST

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby authorize the Treasurer to pay the following claims and charge the 2025 Adopted Budget.

2025

Current	01	146,036.55
Pool Operating	05	8,491.37
Payroll Agency	12	422.60
Developers Escrow	13	6,107.00
Rec Activities Trust	20	28,934.79
Year Total:		\$ 189,992.31
Capital	C-04	331,407.57
Grant Fund	G-02	2,830.45
Total of All Funds:		\$ 524,230.33

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk

Ranges		Item Status		Purchase Types	Misc		
<i>Range: First to Last</i>		<i>Open: N</i>		<i>Bid: Y</i>	<i>P.O. Type: All</i>		
<i>Rcvd Batch Id Range: First to Last</i>		<i>Void: N</i>		<i>State: Y</i>	<i>Include Project Line Yes</i>		
		<i>Paid: N</i>		<i>Other: Y</i>	<i>Items:</i>		
		<i>Held: Y</i>		<i>Exempt: Y</i>	<i>Format: Condensed</i>		
		<i>Aprv: N</i>			<i>Include Non-Budgeted: Y</i>		
		<i>Rcvd: Y</i>			<i>Vendors: All</i>		
Po #	Po Date	Vendor	Po Description	Status	Amount	Void Amount	Po Type
24-00613	04/02/24	KNOLL010 KNOLL INC	COURT FURNITURE	Open	\$2,044.80	\$0.00	
25-00514	03/12/25	TJSTO015 TJ STORFF LANDSCAPING INC.	SWIM CLUB LANDSCAPING 2025	Open	\$2,870.00	\$0.00	B
25-01124	06/10/25	FIRST085 FIRST BATTALION FIREFIGHTING	HYDRANT BAGS	Open	\$235.00	\$0.00	
25-01177	06/11/25	NAUTIO05 NAUTILUS SWIMMING POOL	POOL WINTERIZE/SUMMERIZE 2021	Open	\$5,150.00	\$0.00	B
25-01608	08/27/25	DRAEG005 DRAGER, INC.	LPD ALCOTEST CALIBRATION	Open	\$290.00	\$0.00	
25-01635	08/27/25	RSFUN005 RS FUNCTIONAL SOLUTIONS LL	FIRST AID TRAINING	Open	\$1,800.00	\$0.00	
25-01731	09/04/25	SIGNS020 SIGNS BY AMERICAN WOODCAF	NATURE TRAIL SIGN	Open	\$1,100.00	\$0.00	
25-01794	09/18/25	FOLEY010 FOLEY INC.	LIGHT TOWER	Open	\$14,000.00	\$0.00	
25-01802	09/18/25	GENDR005 GENDRON, MARY	AGE FRIENDLY ITEMS REQUESTED	Open	\$333.93	\$0.00	
25-01828	09/23/25	TANIS010 TANIS CONCRETE, INC.	WALL BLOCK	Open	\$630.00	\$0.00	
25-01911	10/01/25	PIZZE010 SONNY'S PIZZERIA	LPD LEAD PIZZA PARTY	Open	\$678.00	\$0.00	
25-01912	10/01/25	COMPU040 COMPUTER SQUARE INC	LPD ETICKET Q2	Open	\$1,707.00	\$0.00	
25-01923	10/01/25	ARNOL015 TRACHTENBERG ARNOLD	REIMB FOR PLANTERS	Open	\$75.94	\$0.00	
25-01927	10/02/25	TREAS035 TREASURER STATE OF N.J.	NJ DCA 3Q PERMIT FEES	Open	\$3,978.00	\$0.00	
25-01928	10/02/25	AGLWE005 AGL WELDING SUPPLY CO. INC.	WELDING EQUIPMENT	Open	\$402.62	\$0.00	
25-01934	10/02/25	TACTO005 TAC TOOLS LLC	SOFTWARE POLICE CARS	Open	\$1,595.00	\$0.00	
25-01943	10/07/25	AUTOM020 AUTOMOTIVE BRAKE CO	AUTOMOTIVE TOOLS	Open	\$975.00	\$0.00	
25-01946	10/07/25	MEDCO005 MEDCO SPORTS MEDICINE & SC	REC CENTER OFFICE SUPPLIES	Open	\$129.83	\$0.00	
25-01973	10/09/25	NEXTC005 NEXT CHAPTER TOURS, LLC	SENIOR TRIP - TWO STRANGERS	Open	\$3,325.00	\$0.00	B
25-01974	10/13/25	GANNE005 GANNETT MEDI CORP	PLANNING BD NOTICE	Open	\$15.84	\$0.00	
25-01978	10/20/25	NEWJE120 NEW JERSEY FIRE EQUIPMENT	HYDRO TESTS	Open	\$183.60	\$0.00	
25-01979	10/20/25	GENDR005 GENDRON, MARY	AGE FRIENDLY SUPPLIES	Open	\$301.40	\$0.00	
25-01980	10/20/25	INSER005 INSERRA SUPERMARKETS, INC.	LUNCH FOR VOLUNTEERS-TAX BIL	Open	\$209.94	\$0.00	
25-01982	10/20/25	COOPE035 COOPER ELECTRIC SUPPLY	ELECTRICAL SUUPLIES	Open	\$53.65	\$0.00	
25-01983	10/20/25	METRO100 METROPOLITIAN RUBBER INC.	HOSE FOR SWEEPER	Open	\$220.93	\$0.00	
25-01984	10/20/25	VINCE010 VINCENT SIGNS & LETTERING IN	SIGNS - DPW	Open	\$140.00	\$0.00	
25-01985	10/20/25	AGLWE005 AGL WELDING SUPPLY CO. INC.	CHEMICAL AND GASES	Open	\$228.00	\$0.00	
25-01986	10/20/25	MOORE035 MOORE'S HARDWARE	MAINTENANCE SUPPLIES	Open	\$8.32	\$0.00	
25-01987	10/20/25	WMREC005WM RECYCLE AMERICA	NET BALANCE FOR RECYCLING	Open	\$3,590.57	\$0.00	
25-01988	10/20/25	VERIZ025 VERIZON BUSINESS	BUILDING DEPT EQUIPMENTS	Open	\$797.92	\$0.00	
25-01990	10/20/25	NEXTC005 NEXT CHAPTER TOURS, LLC	SENIOR TOUR - DEPOSIT	Open	\$625.00	\$0.00	
25-01991	10/20/25	AMAZO010 AMAZON CAPITAL SERVICES, IN	PICKLEBALL PROGRAM EQUIPMEN	Open	\$221.97	\$0.00	
25-01992	10/20/25	ARDEN005 ARDENT EXPRESSIONS LLC	PHOTOGRAPHY SERVICES	Open	\$240.00	\$0.00	
25-01993	10/20/25	ARDEN005 ARDENT EXPRESSIONS LLC	BASKETBALL LEAGUE TEAM PHOT	Open	\$360.00	\$0.00	
25-01994	10/20/25	ODBCO005 ODB COMPANY	GUTTER BROOMS FOR SWEEPER	Open	\$337.38	\$0.00	
25-01995	10/20/25	VEOLIO05 VEOLIA WATER NEW JERSEY	SWIM CLUB-SEPTEMBER WATER B	Open	\$147.24	\$0.00	
25-01996	10/20/25	99PER005 99% SPORTS LLC	LHS BASKETBALL LEAGUE-FALL'25	Open	\$3,645.00	\$0.00	
25-01997	10/20/25	AJTER010 AJ TERRELL CONSULTING, LLC	ROCK-N-ROLL ACADEMY - OCTOBE	Open	\$936.00	\$0.00	
25-01998	10/20/25	CHAND005 CHANDRA, SALONEY	ZUMBA INSTRUCTOR PAY-FALL 202	Open	\$880.00	\$0.00	
25-01999	10/20/25	BUILT005 BUILT BY ME LLC	FALL 2025 INSTRUCTOR PAY	Open	\$1,716.00	\$0.00	
25-02000	10/20/25	CHO00075 CHO, GYU HO	FALL 2025 SOCCER INSTRUCTOR	Open	\$2,184.00	\$0.00	
25-02001	10/20/25	MOORE035 MOORE'S HARDWARE	SENIOR CENTER SUPPLIES	Open	\$14.78	\$0.00	
25-02002	10/20/25	BELIE005 BELIEVE TO SUCCEED LLC	ALL GIRLS BASKETBALL CLINIC	Open	\$4,320.00	\$0.00	
25-02003	10/20/25	VALEN015 VAN VALEN, SUSAN	SENIOR EXCERCISE FALL 2025	Open	\$1,124.00	\$0.00	

Po #	Po Date	Vendor	Po Description	Status	Amount	Void Amount	Po Type
25-02004	10/20/25	TYLER005 TYLER, DANIEL	BASEBALL/SOFTBALL FALL 2025	Open	\$960.00	\$0.00	
25-02005	10/20/25	INSER005 INSERRA SUPERMARKETS, INC.	SENIOR KITCHEN SUPPLIES	Open	\$39.98	\$0.00	
25-02006	10/20/25	COMPU040 COMPUTER SQUARE INC	LPD E-TICKET Q3	Open	\$1,651.50	\$0.00	
25-02007	10/20/25	MOORE035 MOORE'S HARDWARE	LIGHT BULBS - FD	Open	\$74.95	\$0.00	
25-02008	10/20/25	FOLEY010 FOLEY INC.	LOADER REPAIR	Open	\$466.38	\$0.00	
25-02010	10/20/25	HOYTE005 HOYT ELECTRIC LLC	REPAIR POWER-TENNIS LIGHT POL	Open	\$1,060.00	\$0.00	
25-02011	10/20/25	AMAZO010 AMAZON CAPITAL SERVICES, IN	DOOR HANDLE- BASKETBALL CLO	Open	\$67.98	\$0.00	
25-02012	10/20/25	MCMAS010 MCMASTER-CARR SUPPLY CO.,	FORKLIFT PARTS	Open	\$247.88	\$0.00	
25-02013	10/20/25	LORCO010 LORCO PETROLEUM SERVICES	OIL REMOVAL	Open	\$140.00	\$0.00	
25-02015	10/20/25	PORTE015 PORTER LEE CORPORATION	LPD BEAST EVIDENCE SYSTEM	Open	\$920.00	\$0.00	
25-02016	10/20/25	COUNT070 COUNTY OF PASSAIC	LPD AUTO THEFT COURSE	Open	\$150.00	\$0.00	
25-02017	10/20/25	CORRI005 CORRING, DYLAN	CAR SEAT TECH REIMBURSEMENT	Open	\$95.00	\$0.00	
25-02018	10/20/25	CHUNG035 CHUNG, SIHOON	LPD FIREARMS COURSE REIMB.	Open	\$630.00	\$0.00	
25-02019	10/20/25	TURN0020 TURN OUT UNIFORMS	LPD BADGES	Open	\$375.50	\$0.00	
25-02021	10/20/25	AMAZO010 AMAZON CAPITAL SERVICES, IN	TRUNK OR TREAT	Open	\$198.72	\$0.00	
25-02022	10/20/25	VINCE010 VINCENT SIGNS & LETTERING IN	SIGN FOR BH	Open	\$70.00	\$0.00	
25-02023	10/20/25	SUPER045 METAL SUPERMARKETS	LEAF SHOOT	Open	\$244.61	\$0.00	
25-02024	10/20/25	RACHL010 RACHLES/MICHELE'S OIL CO	GASOLINE	Open	\$3,042.35	\$0.00	
25-02025	10/20/25	WMCOR005WM CORPORATE SERVICES, INC	T 2025	Open	\$26,043.86	\$0.00	
25-02026	10/20/25	AMAZO010 AMAZON CAPITAL SERVICES, IN	AFTERSCHOOL ART SUPPLIES	Open	\$306.68	\$0.00	
25-02027	10/20/25	VERIZ050 VERIZON	SWIM CLUB - OCTOBER 2025 BILL	Open	\$278.22	\$0.00	
25-02031	10/20/25	MAPLE010 MAPLE ENTERPRISE LLC	LPD CAR WASH AUG & SEPT	Open	\$308.00	\$0.00	
25-02033	10/20/25	HOFFM025 HOFFMAN SERVICES INC	LIFT & CRANE INSPECTION	Open	\$1,290.00	\$0.00	
25-02039	10/20/25	BIGBE005 BIG BELLY SOLAR, LLC	TRASH RECEPTACLES	Open	\$782.80	\$0.00	
25-02041	10/20/25	BIGBE005 BIG BELLY SOLAR, LLC	TRASH RECEPTACLES	Open	\$534.00	\$0.00	
25-02046	10/20/25	AMERI170 AMERICAN HOSE & HYDRAULIC	PEDAL CUTTER REPAIR	Open	\$103.13	\$0.00	
25-02051	10/20/25	MGLPR005 MGL PRINTING SOLUTIONS	RECEIPT BOOKS FOR FINANCE DE	Open	\$622.00	\$0.00	
25-02052	10/20/25	MGLPR005 MGL PRINTING SOLUTIONS	BLANK TAX BILLS 2025-2026	Open	\$1,292.00	\$0.00	
25-02053	10/20/25	MAPLE010 MAPLE ENTERPRISE LLC	CAR WASHES	Open	\$77.00	\$0.00	
25-02054	10/20/25	AMAZO010 AMAZON CAPITAL SERVICES, IN	GYM FLOOR TAPE	Open	\$113.16	\$0.00	
25-02055	10/20/25	BOGIN005 BOGIN, EDWARD	PICKLEBALL LESSONS - OCTOBER	Open	\$640.00	\$0.00	
25-02056	10/20/25	MILLE020 MILLER, ALLISON	FALL CHAIR EXERCISE	Open	\$400.00	\$0.00	
25-02057	10/20/25	MILLE020 MILLER, ALLISON	FALL FULL BODY FITNESS	Open	\$400.00	\$0.00	
25-02058	10/20/25	ZIMME005 ZIMMERMANN, GLORIA	FALL LINE DANCING	Open	\$650.00	\$0.00	
25-02059	10/20/25	AUTOM020 AUTOMOTIVE BRAKE CO	AUTOMOTIVE REPAIRS G4	Open	\$90.59	\$0.00	
25-02060	10/20/25	RACHL010 RACHLES/MICHELE'S OIL CO	DIESEL	Open	\$2,122.26	\$0.00	
25-02061	10/20/25	CAMPB030 CAMPBELL FOUNDRY CO.	MAINHOLE COVERS	Open	\$920.00	\$0.00	
25-02064	10/22/25	ULINE005 ULINE	AIR PURIFIERS - FINANCE	Open	\$467.95	\$0.00	
25-02067	10/22/25	AJTER010 AJ TERRELL CONSULTING, LLC	AFTER SCHOOL ART - OCTOBER	Open	\$4,440.00	\$0.00	
25-02073	10/22/25	MOORE035 MOORE'S HARDWARE	POOL DUMPSTER SUPPLIES	Open	\$45.91	\$0.00	
25-02074	10/22/25	AMAZO010 AMAZON CAPITAL SERVICES, IN	HOLIDAY TREE LIGHTS	Open	\$1,199.80	\$0.00	
25-02075	10/22/25	BEATT015 BEATTIE PADOVANO, LLC	PROMISE CHURCH - PB	Open	\$300.00	\$0.00	
25-02076	10/22/25	BEATT015 BEATTIE PADOVANO, LLC	SEPT 2025 GENERAL FILE	Open	\$520.00	\$0.00	
25-02077	10/22/25	BEATT015 BEATTIE PADOVANO, LLC	SEPT 2025 HEARING FILE	Open	\$300.00	\$0.00	
25-02078	10/22/25	BEATT015 BEATTIE PADOVANO, LLC	32 PALMER - HOLLAR	Open	\$40.00	\$0.00	
25-02079	10/22/25	BEATT015 BEATTIE PADOVANO, LLC	321 FORT LEE RD/3 ROSE REALITY	Open	\$440.00	\$0.00	
25-02080	10/22/25	BEATT015 BEATTIE PADOVANO, LLC	402 HIGHWOOD - ROGAVE	Open	\$40.00	\$0.00	
25-02081	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	PB 2018-13 JEAM	Open	\$240.00	\$0.00	

Po #	Po Date	Vendor	Po Description	Status	Amount	Void Amount	Po Type
25-02082	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	NJDOT FY2024 STATION PKWY	Open	\$7,775.08	\$0.00	
25-02083	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	2024-25 CDBG BEECHWOOD PL	Open	\$1,128.00	\$0.00	
25-02084	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	PB 24-02 180 FORT LEE RD	Open	\$480.00	\$0.00	
25-02085	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	FY 2025 FORT LEE RD IMPROV	Open	\$5,582.00	\$0.00	
25-02086	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	SEPT 2025 ENGINEERING	Open	\$6,674.00	\$0.00	
25-02087	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	MS4 STORM	Open	\$4,172.06	\$0.00	
25-02088	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	PB25-02 150 GRAND AVE	Open	\$1,200.00	\$0.00	
25-02089	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	PB25-05 321 FORT LEE RD	Open	\$1,810.00	\$0.00	
25-02093	10/22/25	SANIT005 SANITATION EQUIPMENT CORP.	DEF FLUID	Open	\$750.00	\$0.00	
25-02095	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	SOIL REM REVIEW LTR-249 HILLSD	Open	\$188.00	\$0.00	
25-02096	10/22/25	PENNO005 PENNONI ASSOCIATES INC.	SOIL REM REVIEW LTR-147 CRESN	Open	\$752.00	\$0.00	
25-02097	10/22/25	GANNE005 GANNETT MEDI CORP	CLERK - PUBLICATIONS	Open	\$70.92	\$0.00	
25-02108	10/30/25	MCCOR005 MCCORMICK TAYLOR, INC	FD COMPLETE STREET #14	Open	\$262.69	\$0.00	
25-02118	10/30/25	LODIM005 LODI MUNICIPAL COURT	BCMCAA FALL CONFRNCE	Open	\$85.00	\$0.00	
25-02120	10/30/25	OFFIC065 OFFICE CONCEPTS GROUP, INC	OFFICE SUPPLIES	Open	\$1,241.04	\$0.00	
25-02125	10/30/25	VERIZ010 VERIZON WIRELESS	AIR CARDS 9/16 - 10/15	Open	\$831.91	\$0.00	
25-02126	10/30/25	MARTI070 MARTIRE, GREG	REIMBURSEMENT - HOME DEPOT	Open	\$44.32	\$0.00	
25-02127	10/30/25	VEOLI005 VEOLIA WATER NEW JERSEY	WATER SERVICE - 229 FL RD/BEEC	Open	\$621.89	\$0.00	
25-02129	10/30/25	YANDO005 YANDOLI, FRAN	PART TIME COURT HELP 10/7/25	Open	\$120.00	\$0.00	
25-02134	10/30/25	CHEWC005 CHEWCASKIE, BRIAN	BOROUGH ATTORNEY NOV 2025	Open	\$6,250.00	\$0.00	
25-02136	10/30/25	GSB00005 GSB	LVFD DEC 2025 LIFE INSURANCE	Open	\$2,462.00	\$0.00	
25-02137	10/30/25	ROBER045 ROBERT C METZDORF LAW OFF	NOV 2025 PUBLIC DEFENDER	Open	\$833.33	\$0.00	
25-02138	10/30/25	PAPAT005 PAPATHEODOROU, ANDREANNA	PLANNING BOARD - NOV 2025	Open	\$416.67	\$0.00	
25-02139	10/30/25	DIMIN005 DIMIN FIERRO LLC	PROSECUTOR NOV 2025	Open	\$1,291.66	\$0.00	
25-02140	10/30/25	NJADV005 NJ ADVANCE MEDIA	ORD 2025-22 REDEVELOPMENT	Open	\$139.56	\$0.00	
25-02141	10/30/25	MISTR015 MISTRY, RUPAL	DEV ESCROW REFUND	Open	\$617.00	\$0.00	
25-02142	10/30/25	RICOH015 RICOH USA, INC	COPIER LEASES #10	Open	\$985.00	\$0.00	
25-02143	10/30/25	NEWJE065 NEW JERSEY MOTOR VEHICLE	2026 ANNUAL ONLINE ADMIN FEES	Open	\$150.00	\$0.00	
25-02168	10/30/25	MESCA005 MESCALL, KERI	LUNCH - INMATES	Open	\$137.28	\$0.00	

Total Purchase Orders: 121 Total P.O. Line Items: 0 Total List Amount: \$166,335.28 Total Void Amount: \$0.00

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
CURRENT	5-01	\$89,895.79	\$0.00	\$89,895.79	\$0.00	\$0.00	\$0.00
POOL OPERATING	5-05	\$8,491.37	\$0.00	\$8,491.37	\$0.00	\$0.00	\$0.00
DEVELOPERS ESCROW	5-13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,107.00
REC ACTIVITIES TRUS	5-20	\$28,614.79	\$0.00	\$28,614.79	\$0.00	\$0.00	\$0.00
	Year Total:	\$127,001.95	\$0.00	\$127,001.95	\$0.00	\$0.00	\$6,107.00
CAPITAL	C-04	\$30,529.88	\$0.00	\$30,529.88	\$0.00	\$0.00	\$0.00
GRANT FUND	G-02	\$2,696.45	\$0.00	\$2,696.45	\$0.00	\$0.00	\$0.00
Total Of All Funds:		\$160,228.28	\$0.00	\$160,228.28	\$0.00	\$0.00	\$6,107.00

Project Description	Project No.	Rcvd Total
20180007 - 401 GRAND AVE	20180007	\$240.00
20190006 - 150 GRAND AVE	20190006	\$1,500.00
20240010 - 149 PROSPECT ST	20240010	\$617.00
HOLLAR - 32 PALMER PL	20250003	\$40.00
ENG ESCROW - 180 FORT LEE RD	20250005	\$480.00
GEORGE ROGAVA 402 HIGHWOOD	20250010	\$40.00
SOIL REM REVIEW LTR 249 HILLSD	20250017	\$188.00
3 Rose Realty 321 Fort Lee Rd	20250019	\$2,250.00
SOIL 147 CRESCENT	20250021	\$752.00
Total Of All Projects:		\$6,107.00

October 30, 2025
11:19 AM

Leonia Borough
Check Register By Check Date

Page No: 1

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Range of Checking Accts: First to Last Range of Check Dates: 10/21/25 to 12/31/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01-CHECKING CURRENT CHECKING					
161576	10/21/25	APPR005 APPRAISAL SYSTEMS INC	30,000.00		1278
161577	10/21/25	HOMED005 HOME DEPOT CREDIT SERVICES	71.84		1278
161578	10/21/25	JACOB025 CLEARY GIACOBBE ALFIERI JACOBS	3,867.50		1278
161579	10/21/25	LEONI055 LEONIA BOARD OF EDUCATION	298.00		1278
161580	10/21/25	PRIMO005 PRIMO BRANDS	358.96		1278
161581	10/21/25	PENNO005 PENNONI ASSOCIATES INC.	7.50		1282
161582	10/21/25	NJMVC005 NJMVC	60.00	10/23/25 VOID	1284
161583	10/22/25	DANTE015 DANTE'S ITALIAN RESTAURANT	134.00		1285
161584	10/22/25	RENAI010 RENAISSANCE LIFE & HEALTH	1,636.75		1285
161585	10/22/25	VEOLI005 VEOLIA WATER NEW JERSEY	899.31		1285
161586	10/22/25	VERIZ050 VERIZON	1,260.47		1285
161587	10/22/25	VERIZ060 VERIZON - FIOS	400.96		1285
161588	10/23/25	NIELS005 NIELSEN AUTOMOTIVE GROUP INC	172.95		1288
161589	10/23/25	PUBLI120 PSE&G CO	0.00	10/23/25 VOID	0
161590	10/23/25	PUBLI120 PSE&G CO	0.00	10/23/25 VOID	0
161591	10/23/25	PUBLI120 PSE&G CO	0.00	10/23/25 VOID	0
161592	10/23/25	PUBLI120 PSE&G CO	17,166.52		1289

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	13	4	56,274.76	60.00
Direct Deposit:	0	0	0.00	0.00
Total:	13	4	56,274.76	60.00

04-CHECKING GENERAL CAPITAL FUND					
4585	10/21/25	CIFEL010 CIFELLI & SON CONTRACTING INC	277,891.49		1279
4586	10/22/25	GZAGE005 GZA GEOENVIRONMENTAL, INC.	9,901.60		1286
4587	10/23/25	NIELS005 NIELSEN AUTOMOTIVE GROUP INC	13,084.60		1287

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	300,877.69	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	300,877.69	0.00

12-CHECKING PAYROLL ACCOUNT					
82	10/27/25	LOCAL010 LEONIA PBA LOCAL 381	85.00		1290
83	10/27/25	LOCAL020 LOCAL 108	337.60		1290

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	422.60	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	422.60	0.00

13-CHECKING DEVELOPERS ESCROW					
3006	10/21/25	BEATT015 BEATTIE PADOVANO, LLC	2,200.00		1280
3007	10/21/25	BEATT015 BEATTIE PADOVANO, LLC	500.00		1280
3008	10/21/25	ENGIN010 STONEFIELD ENGINEERING	2,465.00		1280
3009	10/21/25	ENGIN010 STONEFIELD ENGINEERING	580.00		1280
3010	10/21/25	PENNO005 PENNONI ASSOCIATES INC.	368.50		1283

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
13-CHECKING		DEVELOPERS ESCROW	Continued		
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
		Checks:	5	0	6,113.50 0.00
		Direct Deposit:	0	0	0.00 0.00
		Total:	5	0	6,113.50 0.00
20-CHECKING		RECREATION ACTIVITIES TRUST			
124464	10/21/25	CKASE005 CKA SERVICES LLC	320.00	10/23/25 VOID	1281
124465	10/23/25	CKASE005 CKA SERVICES LLC	320.00		1281
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
		Checks:	1	1	320.00 320.00
		Direct Deposit:	0	0	0.00 0.00
		Total:	1	1	320.00 320.00
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
		Checks:	24	5	364,008.55 380.00
		Direct Deposit:	0	0	0.00 0.00
		Total:	24	5	364,008.55 380.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	5-01	56,140.76	0.00	0.00	56,140.76
PAYROLL AGENCY	5-12	422.60	0.00	0.00	422.60
REC ACTIVITIES TRUST	5-20	320.00	0.00	0.00	320.00
Year Total:		56,883.36	0.00	0.00	56,883.36
CAPITAL	C-04	300,877.69	0.00	0.00	300,877.69
GRANT FUND	G-02	134.00	0.00	0.00	134.00
Total of All Funds:		357,895.05	0.00	0.00	357,895.05

Project Description	Project No.	Project Total
20190006 - 150 GRAND AVE	20190006	5,745.00
PB 20240007 - 147 CRESCENT AVE	20240007	368.50
Total of All Projects:		6,113.50

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-243

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

AUTHORIZE PURCHASE OF ADDITIONAL NIXLE MESSAGING CREDITS

WHEREAS, the Borough of Leonia uses the Nixle service from Everbridge for public outreach and emergency alerts; and

WHEREAS, every text message sent out by the Borough requires credits, with there being a need to purchase more so that they may not run out; and

WHEREAS, an additional \$1,000 is requested to acquire 500,000 credits through July 10, 2026 for a total of 1,500,000 credits for the 12-month period 7/11/2025 through 7/10/2026.

I, ISSA ABBASI, CHIEF FINANCIAL OFFICER OF THE BOROUGH OF LEONIA, hereby certify that funds will be available under:

Account # 5-01-20-1402-129

NOW, THEREFORE, BE IT RESOLVED, that authorization is given to purchase an additional 500,000 credits for Nixle for \$1,000 for the 12-month period 7/11/2025 through 7/10/2026.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-244

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

AUTHORIZE CONTRACT WITH GRANICUS, INC FOR GOV ACCESS 2025/2025

WHEREAS, the Borough of Leonia currently contracts with Granicus, Inc. of St. Paul, Minnesota, for its website platform govAccess; and

WHEREAS, the annual subscription for govAccess needs to be renewed; and

WHEREAS, the cost of renewal for GovAccess is \$11,167.86.

I, ISSA ABBASI, CHIEF FINANCIAL OFFICER OF THE BOROUGH OF LEONIA, hereby certify that funds will be available under:

Account # 5-01-20-1402-129

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that authorization is given to renew the govAccess software provided by Granicus, Inc. of St. Paul, Minnesota for an amount of \$11,167.86

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-245

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

AUTHORIZING SETTLEMENT OF TAX APPEALS FOR BLOCK 802, LOT 1

WHEREAS, MLM Assoc. c/o Minmetals is the owner and/or taxpayer of property located at 120 Schor Avenue, also known as Block 802, Lot 1; and

WHEREAS, the taxpayer has filed tax appeals for the tax years 2021, 2022, 2023, 2024 and 2025 against the Borough of Leonia in matters entitled MLM Assoc. c/o Minmetals v. Borough of Leonia, which are presently pending in the Tax Court; and

WHEREAS, it has been recommended by the Tax Appeal Attorney, the Borough Assessor, and the Borough Appraiser that the matters be settled at this time, and that such settlement is in the best interests of the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Borough Council of the Borough of Leonia that the Tax Appeal Attorney be and is hereby authorized and directed to execute any and all documents necessary in order to finalize the settlement of litigation entitled MLM Assoc. c/o Minmetals v. Borough of Leonia, so that for the tax year 2021, the assessment of \$2,310,000 will remain intact; for the tax year 2022, the assessment of \$2,310,000 will be reduced to \$2,150,000; for the tax year 2023, the assessment of \$2,310,000 will be reduced to \$2,050,000; for the tax year 2024, the assessment of \$2,000,000 will be reduced to \$1,800,000; and for the tax year 2025, the assessment of \$2,000,000 will be reduced to \$1,700,000; resulting in an estimated overpayment owed to the taxpayer in the estimated amount of \$31,478.00.

BE IT FURTHER RESOLVED that the taxpayer has agreed to accept half of the overpayment in the form of a refund and half in the form of a tax credit.

BE IT FURTHER RESOLVED that the aforesaid settlement is predicated upon a waiver of any and all pre-judgment interest by the taxpayer, as long as the refund is paid and tax credits are applied within 60 days of the issuance of Tax Court Judgments.

BE IT FURTHER RESOLVED that the Borough Clerk shall keep a copy of this Resolution on file and available for inspection in the office of the Borough Clerk and shall forward a copy of this Resolution to the Mayor; Business Administrator; Borough Attorney, Borough Tax Collector and Borough Tax Assessor.

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-245

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-246

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

AUTHORIZING SETTLEMENT OF TAX APPEALS FOR BLOCK 803, LOT 35

WHEREAS, Sima Development LLC was the former owner and 345 Grand, LLC is the current owner and/or taxpayer of property located at 345 Grand Avenue, also known as Block 803, Lot 35; and

WHEREAS, the owners/taxpayers have filed tax appeals for the tax years 2020, 2021, 2022, 2023, 2024 and 2025 against the Borough of Leonia in matters entitled Sima Development LLC v. Borough Leonia and 345 Grand, LLC v. Borough of Leonia, which are presently pending in the Tax Court; and

WHEREAS, it has been recommended by the Tax Appeal Attorney, the Borough Assessor, and the Borough Appraiser that the matters be settled at this time, and that such settlement is in the best interests of the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Borough Council of the Borough of Leonia that the Tax Appeal Attorney be and is hereby authorized and directed to execute any and all documents necessary in order to finalize the settlement of litigation entitled Sima Development LLC v. Borough Leonia and 345 Grand, LLC v. Borough of Leonia, so that for the tax years 2020 through 2023, the assessment of \$1,175,000 will remain intact; for the tax year 2024, the assessment of \$1,175,000 will be reduced to \$1,000,000; and for the tax year 2025, the assessment of \$1,175,000 will be reduced to \$950,000; resulting in an estimated overpayment owed to the taxpayer in the estimated amount of \$14,086.00.

BE IT FURTHER RESOLVED that the taxpayer has agreed to accept the overpayment in the form of a tax credit.

BE IT FURTHER RESOLVED that the aforesaid settlement is predicated upon a waiver of any and all pre-judgment interest by the taxpayer, as long as the tax credits are applied within 60 days of the issuance of Tax Court Judgments.

BE IT FURTHER RESOLVED that the Borough Clerk shall keep a copy of this Resolution on file and available for inspection in the office of the Borough Clerk and shall forward a copy of this Resolution to the Mayor; Business Administrator; Borough Attorney, Borough Tax Collector and Borough Tax Assessor.

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-246

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-247

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

**AUTHORIZE CANCELLATION AND REFUND OF TAXES FOR 2025 DISABLED
VETERAN EXEMPTION**

WHEREAS, Sea W Na of 333 Park Avenue, Block 1320, Lot 15 was found to be 100% permanently and totally disabled veteran; and

WHEREAS, a request has been made for a refund of payment made prior to the date in which the homeowner was found to be 100% permanently and totally disabled, the payment of August 1, 2025, for the 3rd quarter of 2025 due August 1, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that the Tax Collector is hereby authorized to issue a check in the amount of \$1034.95, payable to “Sea W Na” for a prorated tax payment on August 1, 2025, for the 3rd quarter of 2025 due August 1st. The property is known as Block 1320, Lot 15, 333 Park Avenue.

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to furnish copies of the resolution to the following:

1. Chief Financial Officer
2. Tax Collector

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-248

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

**ACCEPT PY 2025-2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) –
SENIOR CENTER ADA DOORS**

WHEREAS, the Borough of Leonia submitted an application for a grant with the Bergen County Division of Community Development (BCDCD) for the PY 2025-2026 Community Development Block Grant (CDBG); and

WHEREAS, the grant was submitted for the Senior Center ADA Doors project; and

WHEREAS, the grant award is in the amount of \$54,000.

NOW, TEHREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey, that the CDBG Grant in the amount of \$54,000 is hereby accepted from the BCDCD for the Senor Center ADA Doors project.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-249

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

AUTHORIZATION OF FINAL PAYOUT OF ACCUMATED TIME

WHEREAS, Mr. Garris is currently employed as a Captain with the Borough of Leonia Police Department; and

WHEREAS, Mr. Garris has approximately thirty-one (31) years and ten (10) months of service in PFRS; and

WHEREAS, on or about September 8, 2025, Mr. Garris advised the Chief of Police he is seeking to retire effective January 1, 2026; and

WHEREAS, on October 15, 2025, Mr. Garris filed for retirement with the New Jersey Division of Pensions with a January 1, 2026 retirement date; and

WHEREAS, the Borough of Leonia and Mr. Garris drafted a separation agreement which sets forth his retirement payout of earned compensatory time and retiree health benefits since Mr. Garris is not a member of any collective negotiations agreement; and

WHEREAS, the Mayor and Governing Body have reviewed the separation agreement and his retirement payout and seek to ratify same; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that the separation agreement entered into between the Borough of Leonia and Christopher Garris is hereby approved; and

BE IT FURTHER RESOLVED, the CFO is authorized to make the retirement payouts as set forth and approved in the separation agreement.

BE IT FURTHER RESOLVED, Mayor is hereby directed to execute the separation agreement on behalf of the Borough of Leonia.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-250

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

AUTHORIZE REFUND OF PROPERTY TAXES FOR OVERPAYMENT

WHEREAS, Mr. Michael DeGidio sold his property, 410 Grand Avenue, also known as Block 802, Lot 5, Qualifier C0006, in August of 2025; and

WHEREAS, when the property was sold in August of 2025, all taxes were paid in full and up to date; and

WHEREAS, Mr. DeGidio was enrolled in automatic payments and neglected to turn off this function, causing a tax payment to occur on October 30, 2025 in the amount of \$3,659.10.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that the Tax Collector is hereby authorized to issue a check in the amount of \$3,659.10, payable to **“MICHAEL DEGIDIO”**, formerly located at 410 Grand Avenue, on property known as Block 802, Lot 5, Qualifier C0006, Leonia, NJ.

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to furnish copies of the Resolution to the following:

1. Chief Financial Officer
2. Tax Collector
3. Treasurer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk

**BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY**

Date: November 5, 2025

RESOLUTION NO. 2025-251

Council	Motion	Second	Yes	No	Abstain	Absent
Zeigler						
Fisher						
Grandelis						
Hesterbrink						
Scarangella						
Terrell						
Mayor Ziegler	---	---				

**ACCEPT GRANT – BEECHWOOD PLACE ROAD IMPROVEMENTS PHASE II
PROJECT**

WHEREAS, the Borough of Leonia applied for and received a grant from the Bergen County Community Development Block Grant (CDBG) in the amount of \$85,350; and

WHEREAS, the purpose of the grant is to fund the Beechwood Place Road Improvements Phase II project; and

WHEREAS, the grant is accepted after discussion by the governing body, with the intention being to use the funding to repair the roadway, fill in potholes and cracks, and install modern ADA ramps; and

WHEREAS, the work has been completed by June 2025,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey that a grant in the amount of \$85,350 from the Bergen County CDBG program for the purpose of funding the Beechwood Place Road Improvements Phase II project be accepted and permission is given to sign a grant agreement.

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Borough of Leonia at a meeting of said Borough Council on November 5, 2025.

Jonathan Mandel, RMC
Borough Clerk