



Township of Montclair - 205 Claremont Avenue Montclair, New Jersey 07042
Telephone: 973-744-1400 - Website: www.montclairnjusa.org



TOWNSHIP COUNCIL REGULAR MEETING

May 5, 2026

5:30 PM

COUNCIL CHAMBERS

Announcement: *This is a regular meeting of the Council of the Township of Montclair and is being broadcast live on Channel 34 and is streaming live on the MontclairTV34 YouTube channel; it is available on demand and can and will be re-broadcast.*

Sunshine Statement: *This meeting is called pursuant to the provisions of the Open Public Meetings Act. This meeting was included in the revised annual notice of the meeting schedule as set forth in Resolution R -26-064 adopted by the Township Council at its Regular Meeting of February 10, 2026; advertised to the official newspaper on February 26, 2026, posted on the Township website and bulletin boards outside of the Municipal Building, and has remained continuously posted. In addition, a copy of the Revised Annual Notice is and has been available to the public and is on file in the Office of the Township Clerk.*

OPEN SESSION 5:30PM

Pledge of Allegiance

Roll Call

EXECUTIVE SESSION

Resolution authorizing Executive Session of the Mayor and Council of the Township of Montclair without the public permitting to attend in accordance with N.J.S.A. 10:4-12(b)

APPROVAL OF MINUTES 7:00PM

There have been presented to the Council the minutes of January 6, 2026, January 8, 2026, and January 27, 2026. Are there any corrections or additions? Motion to adopt.

PRESENTATION(S)

Austin Ashley, Director of Community Services

Emanuel Germano, Superintendent of Parking

PROCLAMATION(S)

Proclamations for Older Americans Month

Proclamation for Asian American & Pacific Islander Heritage

Proclamation for Jewish Heritage

Proclamation for Childcare Providers

PUBLIC COMMENT

All speakers must complete sign-in sheet next to the podium before addressing the Council. The amount of time allotted for public comment on municipal matters or on agenda items, including any new Ordinances that are listed on the agenda for introduction, is three minutes. Before speaking, please clearly state your name and address for the record. If you wish to comment on a pending Ordinance listed on this evening's agenda, please reserve your comment until the hearing for the pending Ordinance is announced later in the meeting.

PUBLIC HEARING ON THE 2026 MUNICIPAL BUDGET

[OPEN HEARING] I am going to open the public hearing without objection. Is there anyone present who wishes to be heard in relation to the proposed Resolution? [CLOSE HEARING] Without objection I am closing the hearing.

- A. Resolution to read the Municipal Budget for year 2026 by title Pursuant to N.J.S.A. 40A:4-8
- B. Resolution to adopt the 2026 Municipal Budget

PENDING ORDINANCE(S)/SECOND READING

[OPEN HEARING] I am going to open the public hearing without objection. Is there anyone present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Without objection I am closing the hearing.

- C. **Pending Ordinance O-26-12:** An ordinance of the Township of Montclair, County of Essex, New Jersey rescinding Ordinance 07-43 and the Elm/New & Mission Area Redevelopment Plan and amending the Zoning Map in Section 347 (Zoning) of the Code of the Township of Montclair, New Jersey

CONSENT AGENDA

Below items have been placed on the Consent Agenda by the Township Council and will be enacted by one motion. There will be no separate discussion of these items, unless requested by a Council Member

- 1 Bills List **Finance Dept**
- 2 Resolution authorizing introduction and approval of the 2026 Budget for the Montclair Center Business Improvement District **Township Manager**
- 3 Resolution authorizing the increase of the "not to exceed" limit for snow plowing and removal services (BID 24-09) **Dept of Comm Services**
- 4A Resolution of the Township of Montclair, County of Essex, State of New Jersey approving amendment of Redevelopment Agreement, transfer of Redevelopment Agreement from May Montclair Urban Renewal, LLC to 59 and 65 Church St Urban Renewal, LLC and designation of 59 and 65 Church St Urban Renewal, LLC as the Redeveloper **Dept of Planning & Zoning**
- 4 Resolution approving the transfer of a Financial Agreement from May Montclair Urban Renewal, LLC to 59 & 65 Church St Urban Renewal, LLC **Dept of Planning & Zoning**
- 5 Resolution authorizing execution of a declaration of covenants and of a Memorandum of Redevelopment Agreement between Montclair Township and Lackawanna Montclair Urban Renewal, LLC for the Lackawanna Redevelopment **Dept of Planning & Zoning**
- 6 Resolution authorizing refund of escrow account balances from the Planning Department **Dept of Planning & Zoning**
- 7 Resolution authorizing the execution of an agreement to participate in the PSE&G Clean Energy Future Energy Efficiency Program Direct Install Program for Clary Anderson Arena **Township Manager**
- 8 Resolution authorizing the award of a Fair and Open Contract to Cameron Animal Hospital for Veterinary Goods and Services for the Montclair Animal Shelter (BID 26-03) **Animal Shelter**

ADJOURNMENT



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: PUBLIC HEARING ON THE 2026 MUNICIPAL BUDGET

SUBJECT: Resolution to read the Municipal Budget for year 2026 by title
Pursuant to N.J.S.A. 40A:4-8

ATTACHMENTS:

[Resolution to read the Municipal Budget for year 2026](#)

R-26-XXX
TOWNSHIP OF MONTCLAIR

**RESOLUTION TO READ THE MUNICIPAL BUDGET FOR YEAR 2026 BY TITLE
PURSUANT TO N.J.S.A. 40A: 4-8**

May 5, 2026

WHEREAS, N.J.S.A 40A:4-8 provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing a complete copy of the approved budget shall be made available for public inspection and shall be made available to each person upon request; and

WHEREAS, these two conditions have been met.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Montclair that it is hereby declared that the conditions of N.J.S.A. 40A:4-8, as amended set forth in subsection 1, have been met and therefore the Municipal Budget for year 2026 shall be read by title only.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: PUBLIC HEARING ON THE 2026 MUNICIPAL BUDGET

SUBJECT: Resolution to adopt the 2026 Municipal Budget

ATTACHMENTS:

[Resolution to adopt the 2026 Municipal Budget](#)

TOWNSHIP OF MONTCLAIR

RESOLUTION TO ADOPT THE 2026 MUNICIPAL BUDGET

BE IT RESOLVED by the Mayor and Council of the Township of Montclair, County of Essex that the Budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated in the sum therein set forth as appropriations, and authorization of the amount as set forth below:

For Municipal Purposes: \$ 64,449,753.49

For Library Purposes: \$ 4,271,356.79

For School Purposes in Type 1 School District to be raised by Taxation (debt): \$7,878,178.00

BE IT FURTHER RESOLVED that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2026 approved budget by the Director of Local Government Services; and

BE IT FURTHER RESOLVED that certified copies of this resolution will be filed in the Office of the Director of Local Government Services for certification of the Fiscal Year 2026 Municipal Budget so adopted.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Ordinance

AGENDA SECTION: PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Without objection I am closing the hearing.

SUBJECT: **Pending Ordinance O-26-12:** An ordinance of the Township of Montclair, County of Essex, New Jersey rescinding Ordinance 07-43 and the Elm/New & Mission Area Redevelopment Plan and amending the Zoning Map in Section 347 (Zoning) of the Code of the Township of Montclair, New Jersey

ATTACHMENTS:

[PENDING O-26-12 Elm New Mission Area Redevelopment C-D Zone District](#)

**PENDING ORDINANCE O-26-12
TOWNSHIP OF MONTCLAIR**

AN ORDINANCE OF THE TOWNSHIP OF MONTCLAIR, COUNTY OF ESSEX, NEW JERSEY RESCINDING ORDINANCE 07-43 AND THE ELM/NEW & MISSION AREA REDEVELOPMENT PLAN AND AMENDING THE ZONING MAP IN SECTION 347 ZONING OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY

April 7, 2026 (date of introduction)
May 5, 2026 (date of public hearing)

WHEREAS, the Mayor and Council of the Township of Montclair (the “Mayor and Council”), in the County of Essex, State of New Jersey (the “Township”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) to determine whether certain parcels of land within the Township constitute an “area in need of redevelopment”; and

WHEREAS, the Mayor and Council previously adopted a resolution pursuant to the Redevelopment Law designating the properties commonly known on the Township tax maps as

- Block 3102, Lots 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26
- Block 3110, Lot 10
- Block 3111, Lots 1 and 2

as “an area in need of redevelopment” (the “Redevelopment Area”); and

WHEREAS, on September 11, 2007, the Mayor and Council adopted Ordinance No. 07-43, approving a redevelopment plan entitled “Redevelopment Plan for the Elm/New & Mission Area” (“Redevelopment Plan”) for the Redevelopment Area; and

WHEREAS, as set forth in Ordinance No. 07-43, the Redevelopment Plan was to supersede all previous zoning standards and development regulations for the Redevelopment Area and amend the zoning district map of the Township to reflect the rezoning of the Redevelopment Area by the Redevelopment Plan; and

WHEREAS, the Mayor and Council finds the redevelopment plan has not been implemented and development activity consistent with its objectives has not occurred, other than construction of the Charles H. Bullock School; and

WHEREAS, the Mayor and Council seeks to encourage reinvestment, adaptive reuse, and lower-scale compact development within the Redevelopment Area while maintaining its historic character and pedestrian-oriented environment in a manner that is consistent with the Unified Land Use and Circulation Element of the Master Plan; and

WHEREAS, the Mayor and Council has determined that it is in the best interest of the Township to rescind Ordinance No. 07-43 and its adoption of the Redevelopment Plan, and to rezone the properties in the Redevelopment Area to reflect the recommendations in the Unified Land Use and Circulation Plan and promote development that is consistent with the existing neighborhood scale and character; and

WHEREAS, the Mayor and Council recommends that the properties located along Bloomfield Avenue be placed in the C-3 Central Business Zone and that the properties that front on side streets

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-26-12**

be placed in the R-2 Two-Family Residential Zone; and

WHEREAS, rescission of Ordinance No. 07-43 and the Redevelopment Plan adopted on September 11, 2007, shall result in the Ordinance and the Redevelopment Plan being null and void upon adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Montclair, County of Essex, State of New Jersey as follows:

1. Ordinance No. 07-43 and the Elm/New & Mission Area Redevelopment Plan is rescinded.
2. Ordinance No. 207-43 and the Redevelopment Plan shall be deemed null and void as of the adoption of this Ordinance.
3. Chapter 347 of the Code of Montclair is hereby amended to make the changes to the zoning map as shown in Exhibit A.
4. Montclair Code §347-2 Definitions is hereby amended to include a new definition of split-zone lots.

§347-2 Definitions

SPLIT-ZONE LOTS

A lot or single parcel of land located in two more more zones.

5. Montclair Code §347-100 is hereby amended to expand the purpose of the C-3 Central Business Zone district.

§347-100 Purpose.

The purpose of the C-3 Central Business Zone is to preserve and reinforce the scale and character of the historic buildings business district along Glenridge Avenue, and Church Street, Park Street, Midland Avenue and the southern side of the eastern end of Bloomfield Avenue between Elm Street and Maple Avenue which was originally called Old Bloomfield Avenue. This district will reinforce the pedestrian-oriented streetscape environment al along the corridor, while also supporting the burgeoning cultural and entertainment-related uses that characterize the area.

6. Montclair Code §347-100.5 is hereby amended to include a new section establishing the requirements for split-zone lots in the C-3 Central Business Zone district.

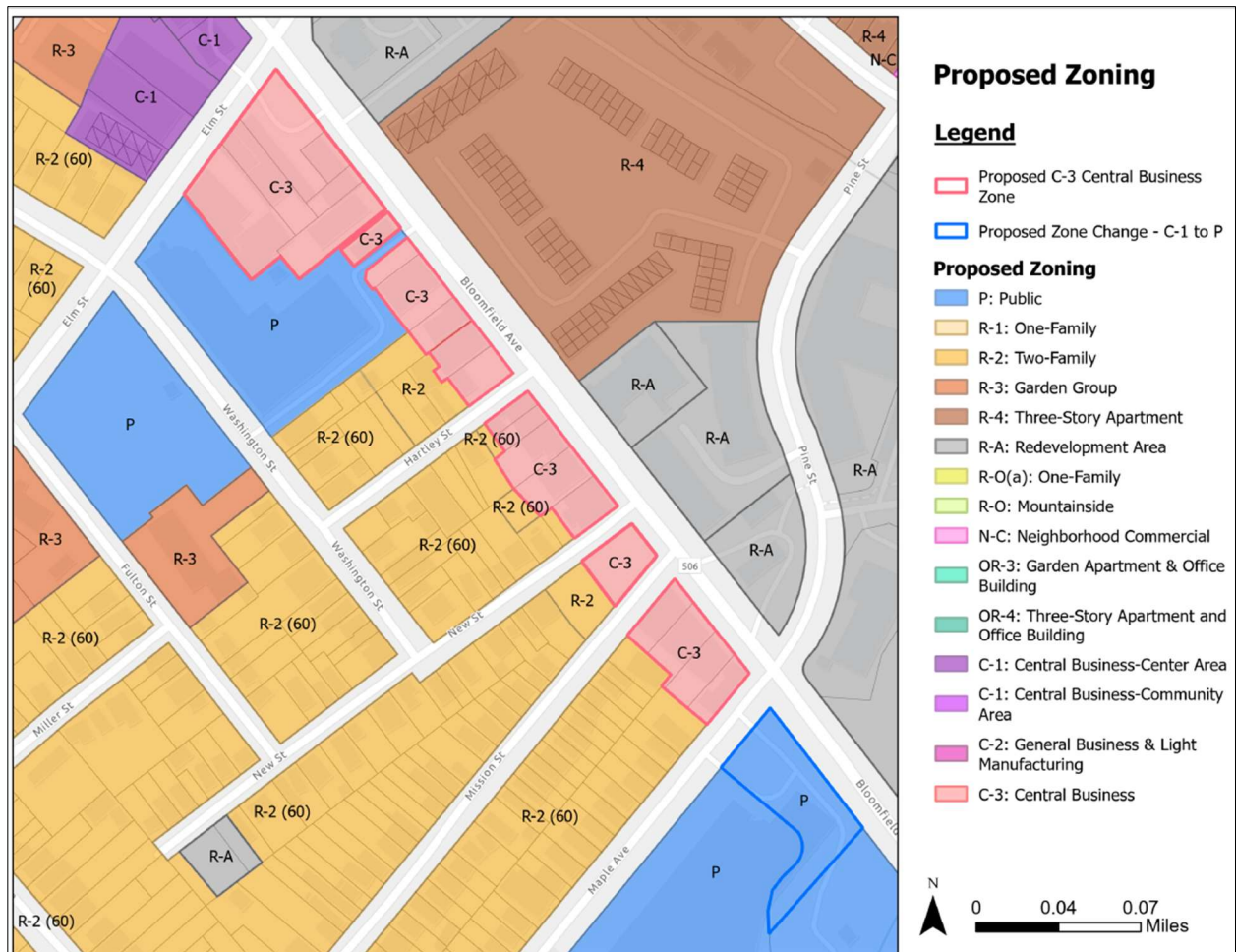
§347-100.5 Area, height and setback requirements.

F. For split-zone lots, the use, bulk, height and setback requirements for each zone shall apply to the subject property, except that the minimum rear yard setback requirement for the principal building in the commercial zone shall not apply provided that the principal building shall not extend into the residential zone. The required onsite accessory parking for the commercial use may be extended into that part of the premises which is located in a residential zone district and such parking facilities shall be subject to all applicable requirements in Montclair Code Chapter 281 Site Plan Review.

7. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-26-12**

Exhibit A



RECORD OF COUNCIL VOTE ON INTRODUCTION						
COUNCIL MEMBER	MOVANT	SECOND	YES	NO	ABSTAIN	ABSENT
Deputy Mayor Andersen			✓			
Councilor Birmingham			✓			
Councilor D'Amato				✓		
Councilor Harrison			✓			
Councilor Toler	✓		✓			
Councilor Williams			✓			
Mayor Baskerville		✓	✓			

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-12 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on April 7, 2026.

Angelese Bermudez Nieves
Angelese Bermudez Nieves, Township Clerk



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Bills List

ATTACHMENTS:

[Bill List Cover](#)

[Bill List](#)

[Bill List Payroll Summary](#)



BILL LIST RESOLUTION

WHEREAS, INVOICES AGAINST THE TOWNSHIP OF MONTCLAIR, IN FAVOR OF THE FOLLOWING PERSONS FOR THE AMOUNTS SET OPPOSITE THEIR RESPECTIVE NAMES, HAVE BEEN RECEIVED; DULY AUDITED AND FOUND CORRECT; AND

WHEREAS, THE PROCESSING, REVIEW, AND PAYMENT OF INVOICES HAVE BEEN CONDUCTED IN ACCORDANCE WITH LOCAL FINANCE NOTICE 2019-02 AND PURSUANT TO THE NEW JERSEY LOCAL PUBLIC CONTRACTS LAW, N.J.S.A. 40A:11-1 et seq., INCLUDING APPLICABLE PROMPT PAYMENT REQUIREMENTS MANDATING THE TIMELY PAYMENT OF PROPERLY SUBMITTED AND APPROVED INVOICES WITHIN PRESCRIBED STATUTORY TIMEFRAMES; AND

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, THAT SAID INVOICES BE AND THEY ARE HEREBY ORDERED PAID, AND THAT CHECKS BE DRAWN BY THE FINANCE DEPARTMENT TO THE ORDER OF SUCH PERSONS FOR THE AMOUNTS RESPECTIVELY AND HEREINAFTER STATED ON THE COMPUTER PRINT-OUT ATTACHED HERETO AND MADE A PART HEREOF:

BILL LIST DATE: _____ TOTAL: _____



TOWNSHIP OF MONTCLAIR
OFFICE OF THE CHIEF FINANCIAL OFFICER
INTEROFFICE MEMORANDUM

DATE:

TO: Mayor and Township Council

FROM:

SUBJECT: May 5, 2026 Bill List

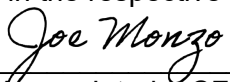
Following is a preliminary version of the Bill List, aggregating \$20,815,137.72 to be presented for approval at the May 5, 2026 Council Meeting. Should any changes be required, a listing of adjustments will accompany a revised Bill List that will be submitted on the day of the Council Meeting for your review.

TOWNSHIP OF MONTCLAIR
SUMMARY OF BILL LISTS
MEETING OF _____
CHECKS DATED _____

<u>FUND</u>	<u>AMOUNT</u>
CURRENT FUND	
GENERAL TRUST	
GENERAL CAPITAL	
WATER OPERATING	
WATER CAPITAL	
PARKING UTILITY OPERATING FUND	
ANIMAL CONTROL TRUST FUND	
STATE UNEMPLOYMENT TRUST FUND	
SECTION 8 FUND	
POLICE FORFEITURE TRUST FUND	
PARKING CAPITAL FUND	
SEWER OPERATING FUND	
SEWER CAPITAL FUND	
ICE ARENA UTILITY OPERATING FUND	
ICE ARENA UTILITY CAPITAL FUND	

TOTAL

IT IS HEREBY CERTIFIED
that the vouchers covering the above funds are
available in the respective accounts to be charged.



Joseph Monzo, Interim CFO, Phoenix Advisors

List of Bills - (All Funds)

Meeting Date: 05/05/2026 For bills from 04/21/2026 to 04/29/2026

Vendor	Description	Payment	Check Total
CURRENT ACCOUNT			
9388 - 4IMPRINT, INC.	PO 2601798 Large Heavyweight Cotton Canvas Tote--Em	1,046.36	1,046.36
8117 - ABBEY GLEN	PO 2601993 Communal Cremation	168.30	168.30
9046 - ACCESS CONTROL SYSTEMS	PO 2601983 FD Blanket PO Locksmith	32.00	32.00
99689 - Advanced Enterprises Recycling, Inc.	PO 2602033 2026 TIPPING FEES - TYPE 13	15,185.09	15,185.09
101182 - Alexatek, LLC	PO 2601445 Washing machine service visit	80.00	80.00
101138 - Alpine Software	PO 2503371 FD Recurring Annual Software	25,641.93	25,641.93
9664 - AMERICAN HOSE & HYDRAULICS	PO 2601910 VARIOUS HYDRAULIC HOSES	605.13	605.13
76 - AMERICAN ROYAL HARDWARE	PO 2601887 2026 Recreational Supplies	32.38	32.38
76 - AMERICAN ROYAL HARDWARE	PO 2601888 2026 Recreational Supplies	38.61	38.61
76 - AMERICAN ROYAL HARDWARE	PO 2601889 2026 Recreational Supplies	10.78	10.78
99204 - Appletree	PO 2601940 LIVE ANSWERING SERVICE FOR DCS - Month t	108.35	108.35
8436 - ARCTIC FALLS SPRING WATER	PO 2601806 Drinking Water Dispenser	11.97	11.97
2544 - ASSOCIATED FIRE PROTECTION	PO 2601919 FIRE PROTECTION TESTING @ 219 N.FULLERTO	777.50	777.50
99026 - AT&T Mobility LLC	PO 2602074 ATT / FIRSTNET April 2026 for Acct# 2872	1,224.06	1,224.06
99329 - BELGIOVINE/BROUGHTON GRILL	PO 2601897 FD Blanket PO Food for Events	280.00	280.00
101355 - Berkeley Oceanfront Hotel	PO 2601827 MCAA of NJ Spring Conference Hotel Reser	436.64	436.64
9037 - Big Belly Solar, Inc.	PO 2601812 SOLAR POWERED SIDEWALK RECEPTACLES THROU	6,572.12	
	PO 2602031 SOLAR POWERED SIDEWALK RECEPTACLES THROU	3,684.90	10,257.02
100442 - Bloodgood Law Enforcement Trainging Grou	PO 2501971 TRAINING: CASE LAW FOR COPS: SEARCH WARR	195.00	
	PO 2600504 TRAINING: FRAUDULANT TAG ENFORCEMENT	195.00	390.00
162 - BOB FRASER MASTER LOCKSMITHS	PO 2601867 VARIOUS KEYS, DOOR & LOCK REPAIRS	16.00	16.00
100017 - Bravo Print & Mail, Inc.	PO 2601956 TOWNWIDE MAILING	7,840.70	7,840.70
6705 - BSN SPORTS, INC.	PO 2600532 INDOOR/OUTDOOR TABLETOP SCOREBOARD Item	1,852.66	1,852.66
100422 - Budget Print Center	PO 2601860 Office Supplies- UCC approvals and F100	1,250.00	
	PO 2601995 ANNUAL REPORT BOOKLETS	380.50	1,630.50
5422 - CDW GOVERNMENT, INC.	PO 2600599 Microsoft Surface Laptop Copilot+ PC 13.	2,041.24	2,041.24
5422 - CDW GOVERNMENT, INC.	PO 2601779 FD - IPADS - Case	1,792.65	1,792.65
5422 - CDW GOVERNMENT, INC.	PO 2601802 FD Station 2 Computer System Battery Bac	1,592.00	1,592.00
5422 - CDW GOVERNMENT, INC.	PO 2601803 R-26-008-8 - REPLACEMENT PRINTER FOR SUS	499.72	499.72
6474 - CIANCITTO, PATRICK	PO 2601652 TRAVEL REIMBURSEMENT - MILEAGE/TOLLS/PAR	501.32	501.32
101350 - Claremont Commercial Condominium	PO 2601604 2023 TAX REFUND FOR 1507-20.01 37 NO. MO	75,745.92	75,745.92
101306 - Clean Mats & Uniform Company LLC	PO 2601936 DCS/DPW Flooring Mats	79.80	79.80
99765 - CLEARY GIACOBBE ALFIERI JACOBS, LLC	PO 2601863 R-25-384 - 2026 Labor & Employment Attor	1,165.50	
	PO 2601864 R-25-384 - 2026 Labor & Employment Attor	370.00	
	PO 2601865 R-25-083 - 2026 Special Counsel - Confli	1,325.20	

List of Bills - (All Funds)

Meeting Date: 05/05/2026 For bills from 04/21/2026 to 04/29/2026

Vendor	Description	Payment	Check Total
3409 - CONCENTRA MEDICAL CENTERS	PO 2601913 Interim Township Attorney - Ruby Kumar-T	16,946.00	
	PO 2602016 2026 Special Counsel - Conflict & Genera	1,017.50	20,824.20
	PO 2601853 2026 med svcs and fees	372.00	
	PO 2601916 Medical Services - Employee Testing	61.50	
	PO 2601942 Employee Screening	174.50	608.00
100966 - County of Union - Fire Academy	PO 2601835 FD CPAT for hiring recruits April 28, 20	1,250.00	1,250.00
352 - Delta Dental of NJ, Inc.	PO 2601981 May 2026 Dental Insurance Coverage	27,092.45	27,092.45
98996 - DIAL ENVIRONMENTAL	PO 2601895 Pest Control Service - April	101.06	101.06
101225 - DIAMOND CONSTRUCTION	PO 2601979 R-25-306 - Professional Services for ADA	12,560.00	12,560.00
100276 - Dick Martin Sports, Inc.	PO 2601882 2026 Equipment and Supplies for Recreati	3,434.00	3,434.00
8511 - DOOR OPENERS AND MORE LLC	PO 2601849 REMOTES FOR GARAGE DOOR AND MAIN GATE AT	791.14	791.14
100399 - Drug Impairment Consulting and Experts L	PO 2600546 TRAINING: CANNABIS IMPAIRMENT AND DWI RE	600.00	600.00
4968 - EAST COAST EMERGENCY LIGHTING	PO 2600511 REPLACEMENT GRAPHICS ON NEW TAHOE	500.00	500.00
2162 - ECUA RRF ESCROW ACCOUNT	PO 2602022 2026 TIPPING FEES - TYPE 10	31,235.40	31,235.40
99532 - Edmunds Gov Tech, Inc.	PO 2601944 2026 MSI API Integration	833.33	833.33
101297 - Edwards, Demetria	PO 2601641 MANAGER'S OFFICE - Reimbursement	69.00	
	PO 2601879 MANAGER'S OFFICE - Reimbursement	69.00	138.00
9968 - EGAN, KERRI	PO 2601958 NURSING REIMBURSEMENT	286.71	286.71
100538 - Essex Health and Wellness Recovery	PO 2601997 OPIOID Settlement Funds - Essex Health &	11,038.63	11,038.63
496 - FOLEY INCORPORATED	PO 2601909 PLOW PARTS, EDGES AND BOLTS	814.66	814.66
99217 - Frankie's Finish Line Car Wash	PO 2601810 CAR WASHES FOR DCS VEHICLES	45.00	
	PO 2601939 BLANKET: FLEET CAR WASHES	370.00	415.00
2853 - G.T.B.M.	PO 2601855 2026 E-TICKETING LICENSING JANUARY - M	4,200.00	4,200.00
5141 - GALLS LLC	PO 2602037 BARRIER TAPE	997.50	997.50
5242 - GARDEN STATE MUNICIPAL JIF	PO 2601914 EPL/POL Deductible & Co-Insurance	24,767.62	
	PO 2602047 SIR WC/AL/GL March 2026	32,904.74	57,672.36
8372 - GEESE CHASERS NORTH JERSEY	PO 2602072 2026 HAZING OF GEESE @ YANTACAW & EDGEMO	2,044.44	2,044.44
520 - GENERAL CODE	PO 2601961 2026 - Laserfiche SW Assurance Plan Rene	5,437.00	5,437.00
99284 - GenServe, LLC	PO 2600891 GENERATOR SERVICE	212.00	212.00
3282 - GRAINGER, INC.	PO 2601900 INDOOR AIR FILTERS FOR 205 CLAREMONT	96.48	
	PO 2601984 FD Blanket PO - Building Supplies	451.62	548.10
9667 - Griffith-Allied Trucking LLC	PO 2601911 GASOLINE FUEL DELIVERED	23,798.63	23,798.63
8234 - H2M Associates, Inc.	PO 2601971 Environmental Remediation Project at 399	6,720.00	6,720.00
100608 - HATFIELD SCHWARTZ, LLC	PO 2601832 2026 Labor & Employment Attorney	442.00	442.00
9264 - HIRERIGHT, LLC	PO 2601797 2026 monthly background checks	611.53	611.53
4263 - HUDSON COUNTY MOTORS, INC.	PO 2601921 VEHICLE PARTS, SUPPLIES AND REPAIRS FOR	1,289.63	1,289.63
2503 - IDEXX Distribution	PO 2601503 Testing supplies	717.75	717.75
99216 - Jen Elecric Inc.	PO 2601929 TRAFFIC SIGNAL REPAIR @ ORANGE/CHURCH @	896.00	896.00

List of Bills - (All Funds)

Meeting Date: 05/05/2026 For bills from 04/21/2026 to 04/29/2026

Vendor	Description	Payment	Check Total
100987 - Kupchack, Michael	PO 2601659 KICK STAND FOR MOTOR BIKE	160.04	160.04
101198 - Law Firm of Nicole R. Fisher LLC	PO 2601977 Municipal Prosecutor - 4/8/2026	500.00	500.00
8575 - Let's Think Wireless, LLC	PO 2602036 Repair of Camera	320.00	320.00
2329 - LEVEL G ASSOCIATES, LLC	PO 2601974 Parking Consultant for 2026 Master Plan	840.00	840.00
13714 - LEXIS NEXIS	PO 2602015 February 2026 Legal Publication	506.00	506.00
5930 - LEXIS NEXIS MATTHEW BENDER	PO 2601857 BLANKET: ACCURINT FOR LAW ENFORCEMENT	147.52	147.52
8400 - LYNCH, MICHAEL	PO 2602011 REIMBURSEMENT FOR (2) MOTOR VEHICLE TITL	120.00	120.00
8109 - M & D AUTOMOTIVE	PO 2601870 VARIOUS AUTO PARTS AND REPAIRS FOR DCS	222.35	
	PO 2601907 VARIOUS AUTO PARTS AND REPAIRS FOR DCS	345.01	
	PO 2601925 VARIOUS AUTO PARTS AND REPAIRS FOR DCS	120.60	
	PO 2602007 VARIOUS AUTO PARTS AND REPAIRS FOR DCS	63.36	751.32
101025 - MAMOUD BADAHA	PO 2601896 FD Blanket PO Food for Events	92.49	92.49
101310 - Marin Consulting Associates	PO 2600447 TRAINING: LEADERSHIP TRAINING PERFORMANC	600.00	600.00
1993 - MILLBURN RECREATION DEPT.	PO 2601655 2026 League Fees & Dues Recreational Pro	100.00	100.00
6535 - Mountainside Family Practice	PO 2601954 2026 FAMILY PRACTICE	1,373.25	1,373.25
996 - NAT'L FUEL OIL CO	PO 2602021 2026 DIESEL FUEL DELIVERED	15,745.39	15,745.39
101325 - New Jersey Bike & Walk Coalition	PO 2600850 2026 Summit Early Bird Admission	108.00	108.00
100447 - New Jersey Roofing Company	PO 2601499 Roof Maintenance and Repairs	3,700.00	3,700.00
7716 - NJLM	PO 2601943 2026 Advertising Fees - IT HD Tech	115.00	115.00
2466 - NJPO, Inc.	PO 2601497 Planning Board Training for New Members	290.00	
	PO 2601915 Membership for New Jersey Planning Offic	425.00	715.00
2776 - NJRPA	PO 2601890 2026 Meeting Fees and Registrations for	30.00	
	PO 2601891 2026 Meeting Fees and Registrations for	30.00	
	PO 2601892 2026 Meeting Fees and Registrations for	30.00	90.00
5444 - NORTHEAST EQUIPMENT	PO 2601920 PARTS AND REAPIRS FOR LAWN AND GROUNDS E	138.53	138.53
1091 - NORTHEASTERN ARBORIST SUPPLIES	PO 2602038 SMALL TOOLS, PARTS, ACCESSORIES, AND REP	4,889.48	4,889.48
6192 - OUTSTANDING SERVICE CO	PO 2602035 2026 FUEL TANK INSPECTIONS AND TREATMENT	236.90	236.90
101084 - PJ Building Cleaning LLC	PO 2601701 March 2026 Township Facilities Cleaning	6,400.00	6,400.00
8651 - PowerDMS Inc.	PO 2602059 2026-2027 SOFTWARE MAINTENANCE RENEWAL	9,834.19	9,834.19
5456 - PRIMEPOINT, LLC.	PO 2601801 March 2026 payroll and HRIS svcs	8,037.90	8,037.90
7990 - PROSTOCK AUTO PARTS	PO 2601811 VARIOUS PARTS, REPAIRS, CLASSES & MISC.	557.20	
	PO 2601906 VARIOUS PARTS, REPAIRS, CLASSES & MISC.	36.99	594.19
8537 - PUBLIC SERVICE ELECTRIC & GAS	PO 2602045 PSE&G Recreation Master A/C	19,734.75	19,734.75
5027 - PUBLIC SERVICE ELECTRIC & GAS	PO 2602046 PSE&G Utility Service Townwide Electric	81,589.75	81,589.75
8517 - PUBLIC SERVICE ELECTRIC & GAS	PO 2602049 PSE&G Police	10,586.42	10,586.42
100062 - PureSan Holdings LLC	PO 2601930 JANITORIAL SUPPLIES	234.84	234.84
46038 - RICHVIEW CONSULTING	PO 2601868 R-25-115 - ARBORIST CONSULTING	1,822.80	
	PO 2602013 ARBORIST CONSULTING - YEAR 2 OF (3) YEAR	9,188.40	11,011.20

List of Bills - (All Funds)

Meeting Date: 05/05/2026 For bills from 04/21/2026 to 04/29/2026

Vendor	Description	Payment	Check Total
8438 - ROUTE 23 AUTO MALL	PO 2601931 VARIOUS PARTS AND REPAIRS FOR DCS VEHICL	195.00	195.00
1366 - SANITATION EQUIPMENT CORP.	PO 2601902 R-26-008 - VARIOUS PARTS, REPAIRS & SUPP	5,300.95	5,300.95
5434 - SANOFI PASTEUR, INC.	PO 2601982 FLU VACCINES 2025	1,882.00	1,882.00
7330 - Sherwin-Williams	PO 2601927 PAINT AND RELATED SUPPLIES FOR VARIOUS P	350.57	350.57
5798 - SHI INTERNATIONAL CORP.	PO 2601908 2026-2027 MAINTENANCE AGREEMENT	1,016.40	1,016.40
8760 - SPACE FARMS ZOO & MUSEUM	PO 2601999 Deer Carcass Removal	170.00	170.00
7506 - STAPLES	PO 2601368 Professional Standards Supplies	139.85	
	PO 2601448 Finance Dept Office Supplies	288.83	
	PO 2601504 MONEY RECEIPT BOOKS	121.92	
	PO 2601550 JANITORIAL SUPPLIES	787.11	
	PO 2601653 OFFICE SUPPLIES	292.35	
	PO 2601687 Office Supplies Planning/Zoning Departme	39.99	
	PO 2601713 VARIOUS OFFICE SUPPLIES	40.98	
	PO 2601715 Office Supplies Planning/Community Devel	149.99	
	PO 2601765 Finance Dept Office Supplies	340.91	
	PO 2601776 VARIOUS OFFICE SUPPLIES	239.96	
	PO 2601883 2026 Equipment and Supplies for Recreati	34.70	
	PO 2601884 2026 Equipment and Supplies for Recreati	111.72	2,588.31
7506 - STAPLES	PO 2602078 VARIOUS OFFICE SUPPLIES	132.22	132.22
9032 - STICKEL,KOENIG,SULLIVAN, DRILL	PO 2601898 Professional Services Blanket for BOA At	122.50	122.50
1481 - Storr Tractor Co.	PO 2601922 VARIOUS PARTS & REPAIRS FOR GROUNDS EQUI	416.46	416.46
101345 - Sun Graphics, Inc.	PO 2601880 Door Hangers	225.00	225.00
3121 - SUPER SEER CORPORATION	PO 2600451 HELMET Z. DAVIS	1,043.80	1,043.80
2767 - SUPERIOR DISTRIBUTORS	PO 2601926 VARIOUS PARTS AND REPAIRS FOR LIGHT DUTY	181.00	181.00
5124 - TCTA MEMBERSHIP SERVICES	PO 2601608 tax collector webinar 4-10-2026	50.00	50.00
101296 - The Big Ad-Vantage	PO 2601764 FD Apparel	377.00	
	PO 2602075 Finance Department Apparel	676.00	1,053.00
99673 - The Home Depot Pro	PO 2601508 AARP COMMUNITY CHALLENGE GRANT	223.37	
	PO 2601869 VARIOUS PARTS, TOOLS AND SUPPLIES FOR DC	1,523.49	1,746.86
99650 - The Olympic Glove & Safety Co. Inc.	PO 2602009 SAFETY VESTS, GLOVES, GLASSES, HEARING P	1,826.40	1,826.40
7437 - TLP Climate Control Sysems, Inc.	PO 2602053 2025 Service Call - Circuit Breaker & De	2,558.00	2,558.00
13476 - TREASURER STATE OF NJ	PO 2601901 SITE REMEDIATION- NJDEP 2026 (POLICE DEP	3,490.00	3,490.00
2573 - ULINE	PO 2601784 30 DELINEATOR POSTS TO BE USED IN THE RE	959.46	
	PO 2601960 SUSTAINABILITY	881.22	1,840.68
1449 - VERIZON WIRELESS	PO 2601878 Verizon Wireless outstanding Acc;6421069	7,630.31	7,630.31
1449 - VERIZON WIRELESS	PO 2602020 2026 Verizon Wireless ACC# 287349716-000	1,337.18	1,337.18
101318 - Vital Control Records	PO 2601858 BLANKET: CONSOLE CONTENT DESTRUCTION/SHR	422.40	422.40
3202 - VSP	PO 2601980 2026 Vision Plan	1,914.00	1,914.00

List of Bills - (All Funds)

Meeting Date: 05/05/2026 For bills from 04/21/2026 to 04/29/2026

Vendor	Description	Payment	Check Total
5601 - W.B. MASON CO., INC.	PO 2602008 FD Blanket PO - Water	28.98	28.98
9362 - W.B. MASON COMPANY INC.	PO 2601334 Food trays and office supplies	207.04	
	PO 2601893 Cleaning Supplies for Animal Shelter	759.80	966.84
13065 - WELDON ASPHALT CO.	PO 2602006 HPM COLD PATCH FOR STREETS	4,256.00	4,256.00
99090 - William J. Guarini, Inc.	PO 2602073 2026 PLUMBING SERVICES AT VARIOUS TOWNSH	1,946.75	1,946.75
DEDICATED TRUST			
101347 - 224 Lorraine LLC	PO 2601759 Escrow Refund 2026- R-26-094	3,800.00	3,800.00
100530 - Architeturall Heritage Consultants, LLC	PO 2601740 Professional Services for Planning and C	625.00	625.00
5422 - CDW GOVERNMENT, INC.	PO 2601337 FD Ipad Protective Covers & Accessories	1,353.13	1,353.13
7631 - Competitive Signs & Graphics LLC	PO 2601557 2026 Equipment and Supplies for Recreati	515.00	515.00
101225 - DIAMOND CONSTRUCTION	PO 2601979 R-25-306 - Professional Services for ADA	34,600.00	34,600.00
100870 - Environmental Renewal LLC	PO 2601871 R-25-176 - DISPOSAL OF VARIOUS VEGETATIV	2,917.02	
	PO 2601924 DISPOSAL OF VARIOUS VEGETATIVE WASTE	1,928.74	
	PO 2601932 2026 LEAF REMOVAL SERVICES	494.14	
	PO 2602034 2026 LEAF REMOVAL SERVICES	988.28	
	PO 2602083 2026 LEAF REMOVAL SERVICES	1,482.42	7,810.60
3282 - GRAINGER, INC.	PO 2601731 FD - Fire Prevention - Combustible Gas D	574.70	574.70
8672 - NATURE'S CHOICE CORP.	PO 2602040 SUPPLEMENTAL CURBSIDE COLLECTION OF VEGE	650.00	650.00
7965 - Neglia Engineering Associates	PO 2601749 Professional Services for Planning and C	4,455.00	
	PO 2601972 Professional Services for Planning and C	4,940.30	9,395.30
7965 - Neglia Engineering Associates	PO 2602014 PROFESSIONAL SERVICES - SITE PLAN REVIEW	5,707.60	5,707.60
7506 - STAPLES	PO 2601726 Fire Prevention Blanket PO Office Suppli	558.69	558.69
9032 - STICKEL,KOENIG,SULLIVAN, DRILL	PO 2601973 Professional Services for Planning and C	312.00	312.00
100632 - Ultimate Ink	PO 2601861 2026 Equipment and Supplies for Recreati	480.00	
	PO 2602039 2026 Sponsorships Baseball Shirts	1,352.00	1,832.00
CAPITAL			
9923 - ABLE GLASS AND MIRROR CO. INC.	PO 2601177 NEW DOOR IN HALLWAY LEADING TO NEW RECRE	4,670.00	4,670.00
9645 - CHALLENGER FENCE	PO 2601513 UNKNOWN VEHICLE CRASHED INTO THE GATE AT	14,520.00	14,520.00
101229 - HPFI Inc.	PO 2600370 2026 Recreational Office Furniture	41,108.26	41,108.26
101232 - Messercola Excavating Co. Inc.	PO 2504600 Demolition for Former Bank Building - 57	44,000.00	44,000.00
7965 - Neglia Engineering Associates	PO 2601933 STORM SEWER INFRASTRUCTURE MAPPING SERVI	9,009.00	
	PO 2601934 MUNICIPAL ENGINEERING SERVICES 2025	4,290.00	13,299.00
Water Operating			
30 - AGL Welding Supply Co.	PO 2601951 W-2 -- Blanket for Monthly Cylinder Rent	60.26	60.26
100113 - Airgas USA, LLC	PO 2601945 W-3 - March 2026 Cylinder Rental for Liq	266.55	266.55

List of Bills - (All Funds)

Meeting Date: 05/05/2026 For bills from 04/21/2026 to 04/29/2026

Vendor	Description	Payment	Check Total
99204 - Appletree	PO 2601843 0-1 -- Blanket for Phone Answering Servi	993.65	993.65
96507 - BMS DIRECT	PO 2601987 2026 1st quarter water bill processing	2,265.23	2,265.23
101356 - Core Equipment Group	PO 2601876 W-48 -- Field Service for Backhoes	4,107.17	4,107.17
3282 - GRAINGER, INC.	PO 2601952 W-9 -- Blanket for Materials and Supplie	412.12	412.12
100263 - Jani-King of New Jersey Inc.	PO 2601938 W-27 -- Blanket for Cleaning Services 2	550.00	550.00
100896 - Pace Analytical Services, LLC	PO 2601950 W-16 -- Blanket for Laboratory Analysis	1,326.31	1,326.31
8891 - PUBLIC SERVICE ELECTRIC & GAS	PO 2601844 0-3 -- First Blanket Electric Services	45,018.65	45,018.65
4382 - TPC PRODUCTS	PO 2601646 W-46 -- T-Caps from TPC Products	936.00	936.00
13322 - USA Blue Book	PO 2601948 W-24 -- Blanket for Materials and Suppli	778.69	778.69
99090 - William J. Guarini, Inc.	PO 2601953 W-26 -- Blanket for Township Plumbing Se	557.40	557.40
Water Capital			
101334 - ENGENUITY INFRASTRUCTURE	PO 2601996 P-6 -- Engineering Services (R-26-030)	3,834.70	3,834.70
PARKING UTILITY			
101010 - Advanced Card Systems and Solutions, Inc	PO 2601881 2026 ParkVANTAGE Annual charges Billed Q	3,975.00	3,975.00
99037 - Amazon Capital Services	PO 2601886 2026 Crescent Deck Supplies and hardware	349.45	349.45
2501 - ANGELS LANDSCAPE & SUBURBAN	PO 2601786 2025 Snow Removal and Treatment at North	3,675.00	
	PO 2601787 2025 Snow Removal and Treatment at Bay S	4,240.00	
	PO 2601788 2025 Snow Removal and Treatment at Midto	9,310.00	
	PO 2601854 2025 Snow Removal and Treatment All Loca	44,405.00	61,630.00
162 - BOB FRASER MASTER LOCKSMITHS	PO 2601848 2025 Key and Lock Replacement	1,773.00	1,773.00
101247 - Jay Henges Enterprises, Inc. dba	PO 2504885 2025 Guard Booth with AC unit	25,619.26	25,619.26
100523 - New Jersey State Police	PO 2601885 2026 Semi Annual NJ State Police Radio S	360.00	360.00
101022 - SONNY ELECTRIC INC.	PO 2601949 2025 Maintenance and Repairs at Crescen	7,551.16	7,551.16
SEWER OPERATING			
76 - AMERICAN ROYAL HARDWARE	PO 2601947 R-1 -- Blanket for Hardware Items (San	60.16	60.16
3327 - MONTCLAIR SUPPLY CORP.	PO 2601990 R-4 -- Blanket for Plumbing Materials fo	27.09	27.09
7643 - ONE CALL CONCEPTS, INC.	PO 2601643 0-2 -- Blanket for One Call Messages for	714.40	714.40
8891 - PUBLIC SERVICE ELECTRIC & GAS	PO 2601845 0-4 -- First Blanket for Electric Servic	222.01	222.01
2696 - SPEEDY SEWER & DRAIN SERVICE	PO 2602019 R-7 -- Blanket for Cleaning, Jetting and	1,750.00	1,750.00
TOTAL			942,461.46

List of Bills - (All Funds)

Meeting Date: 05/05/2026 For bills from 04/21/2026 to 04/29/2026

Vendor	Description	Payment	Check Total
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Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

01-101-01-001-000	Cash - Citizens Bank			0.00	591,991.92
01-201-20-100-020	TOWNSHIP MANAGER O.E.	639.32			
01-201-20-105-020	HUMAN RESOURCES O.E.	1,346.50			
01-201-20-131-020	ACCOUNTING & TREASURY O.E.	1,305.74			
01-201-20-133-020	Centralized Financial Applications	8,037.90			
01-201-20-140-020	INFORMATION TECHNOLOGY O.E.	6,270.33			
01-201-20-145-020	TAX COLLECTOR O.E.	50.00			
01-201-20-155-020	TOWNSHIP ATTORNEY O.E.	5,326.20			
01-201-21-180-020	ADMINISTRATION-PLANNING O.E.	13,464.98			
01-201-21-181-020	PLANNING BOARD O.E.	840.00			
01-201-21-185-020	BOARD OF ADJUSTMENT O.E.	122.50			
01-201-22-195-020	UNIFORM CONST CODE O.E.	1,489.96			
01-201-23-210-020	LIABILITY INSURANCE	57,672.36			
01-201-23-220-020	HEALTH INSURANCE O.E.	29,006.45			
01-201-25-240-020	POLICE O.E.	20,591.41			
01-201-25-265-020	FIRE O.E.	5,413.12			
01-201-26-290-020	COMMUNITY SERVICES O.E.	1,087.19			
01-201-26-291-020	STREETS REPAIR & MAINT O.E.	4,256.00			
01-201-26-292-020	STORM SEWER O.E.	3,490.00			
01-201-26-293-020	STORM CLEARANCE O.E.	814.66			
01-201-26-300-020	TRAFFIC O.E.	896.00			
01-201-26-301-020	CENT GARAGE OPERATIONS O.E.	15,234.58			
01-201-26-305-020	REFUSE COLLECTION O.E.	1,826.40			
01-201-26-306-020	RECYCLING O.E.	11,216.48			
01-201-26-310-020	BUILDING MAINT-PUB WKS O.E.	9,467.45			
01-201-26-312-020	SHADE TREES O.E.	1,822.80			
01-201-26-315-020	COMPLETE STREETS O.E.	2,374.24			
01-201-27-331-020	HEALTH SERVICES O.E.	3,086.82			
01-201-27-340-020	ANIMAL CONTROL/SHELTER O.E.	2,102.89			
01-201-28-371-020	PARKS/REC/CULTURAL AFFAIRS O/E	3,515.77			
01-201-28-372-020	RECREATION PROGRAMS O.E.	2,189.08			
01-201-28-376-020	PARKS SERVICES O.E.	2,950.00			
01-201-31-430-020	ELECTRICITY O.E.	28,309.19			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-31-435-020	STREET LIGHTING O.E.	52,572.77			
01-201-31-440-020	TELEPHONE O.E.	2,561.24			
01-201-31-446-020	NATURAL GAS O.E.	20,442.54			
01-201-31-459-020	FUEL DIESEL O.E.	15,745.39			
01-201-31-460-020	GASOLINE O.E.	23,798.63			
01-201-31-466-020	BUILDING CLEANING SERVICES O.E.	6,400.00			
01-201-32-465-020	DUMP FEES O.E.	46,420.49			
01-201-43-490-020	MUNICIPAL COURT O.E.	436.64			
01-203-20-155-020	(2025) TOWNSHIP ATTORNEY O.E.		16,946.00		
01-203-25-240-020	(2025) POLICE O.E.		195.00		
01-203-25-265-020	(2025) FIRE O.E.		25,641.93		
01-203-26-310-020	(2025) BUILDING MAINT-PUB WKS O.E.		2,878.00		
01-203-27-333-020	(2025) HEALTH (Other) DEPARTMENT O/E		1,882.00		
01-203-31-430-020	(2025) ELECTRICITY O.E.		6,990.85		
01-203-31-435-020	(2025) STREET LIGHTING O.E.		43.41		
01-203-31-440-020	(2025) TELEPHONE O.E.		7,630.31		
01-203-31-446-020	(2025) NATURAL GAS O.E.		3,552.16		
01-205-55-001-000	Overpayments			75,745.92	
01-213-23-331-062	Sustainable Jersey-PSE&G Partnership Program Grant			5,000.00	
01-213-24-180-001	NJEDA Hazardous Discharge			6,720.00	
01-213-24-331-069	AARP Community Challenge Grant			223.37	
01-213-24-331-071	USDA Tree Canopy Grant			840.70	
01-213-24-331-076	Opioid Settlement Funds 2024 Grant			11,038.63	
01-213-25-290-010	2025 Clean Communities Grant			2,881.22	
01-213-25-345-001	NJDEP Green Communities Grant			9,188.40	
TOTALS FOR	CURRENT ACCOUNT	414,594.02	65,759.66	111,638.24	591,991.92
		=====	=====	=====	=====
03-101-01-001-000	Cash - Citizens Bank (Gen Trust Fund)			0.00	67,734.02
03-270-56-012-000	Res. for Sp Deposit- Uniform Fire Safety			558.69	
03-270-56-016-000	Res. for Sp Deposit.- DCS Inspection Esc			5,707.60	
03-270-56-018-000	Res. for Sp Deposit - Developer's Escrow			14,132.30	
03-270-56-024-000	Res. for Sp Deposit - LEA Penalty Acct			1,927.83	
03-270-56-036-000	Res. for Sp Deposit - Recreation			2,347.00	
03-275-56-040-000	Res. for Sp Deposit - Recycling Program			8,460.60	
03-286-56-054-000	Reserve for CDBG			34,600.00	
TOTALS FOR	DEDICATED TRUST	0.00	0.00	67,734.02	67,734.02
		=====	=====	=====	=====

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

04-101-01-001-007	Cash - General Capital			0.00	117,597.26
04-215-18-019-000	Ord 18-019 Various Capital Improvements			35,004.06	
04-215-22-006-000	Ord 22-06 Various Capital Improvements-			6,104.20	
04-215-23-017-000	Ord 23-17 Various Capital Improvements			9,009.00	
04-215-24-018-000	Ord 24-18 Various Capital Improvements			67,480.00	

TOTALS FOR	CAPITAL	0.00	0.00	117,597.26	117,597.26
		=====	=====	=====	=====
06-101-01-001-008	Cash - Water Operating			0.00	57,272.03
06-201-55-501-020	Water Operating - Other Expenses	55,006.80			
06-201-55-503-020	Water Commercial - Other Expenses	2,265.23			

TOTALS FOR	Water Operating	57,272.03	0.00	0.00	57,272.03
		=====	=====	=====	=====
07-101-01-001-009	Cash - Water Capital			0.00	3,834.70
07-215-24-028-000	Ord 24-28 Various Water Improvements			3,834.70	

TOTALS FOR	Water Capital	0.00	0.00	3,834.70	3,834.70
		=====	=====	=====	=====
09-101-01-001-010	Cash - Parking Operating			0.00	101,257.87
09-201-55-501-020	Parking - Other Expenses	4,684.45			
09-203-55-501-020	(2025) Parking - Other Expenses		96,573.42		

TOTALS FOR	PARKING UTILITY	4,684.45	96,573.42	0.00	101,257.87
		=====	=====	=====	=====
22-101-01-001-017	Cash - Sewer Operating			0.00	2,773.66
22-201-55-501-020	Sewer - Other Expenses	2,773.66			

TOTALS FOR	SEWER OPERATING	2,773.66	0.00	0.00	2,773.66
		=====	=====	=====	=====

Total to be paid from Fund 01 CURRENT ACCOUNT	591,991.92
Total to be paid from Fund 03 DEDICATED TRUST	67,734.02
Total to be paid from Fund 04 CAPITAL	117,597.26
Total to be paid from Fund 06 Water Operating	57,272.03
Total to be paid from Fund 07 Water Capital	3,834.70
Total to be paid from Fund 09 PARKING UTILITY	101,257.87
Total to be paid from Fund 22 SEWER OPERATING	2,773.66

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

		942,461.46			

Checks Previously Disbursed

2113	American Tax Lien Funding LLC	P0# 2600246		2,875.21	1/23/2026
2114	Bala Partners LLC	P0# 2600242		4,425.98	1/23/2026
2115	Centurion Acquisitions LLC	P0# 2600244		4,648.18	1/23/2026
2116	FIG 20, LLC FBO SEC PTY	P0# 2600245		5,339.71	1/23/2026
2117	RAM TAX LIEN FUND II LP	P0# 2600243		70,010.51	1/23/2026
2118	Bala Partners LLC	P0# 2600591		2,714.03	2/06/2026
2119	Bala Partners LLC	P0# 2600594		3,462.73	2/06/2026
2120	Bala Partners LLC	P0# 2600595		2,033.16	2/06/2026
2121	RAM TAX LIEN FUND II LP	P0# 2600593		3,003.42	2/06/2026
2122	RAM TAX LIEN FUND II LP	P0# 2600597		6,575.55	2/06/2026
2123	RAM TAX LIEN FUND II LP	P0# 2600646		962.37	2/06/2026
2124	Bala Partners LLC	P0# 2600841		1,819.38	2/17/2026
2125	Fundpality II, LLC	P0# 2600847		44,336.98	2/17/2026
2126	American Tax Lien Funding LLC	P0# 2600952		2,567.86	2/27/2026
2127	American Tax Lien Funding LLC	P0# 2600953		1,844.89	2/27/2026
2128	RAM TAX LIEN FUND II LP	P0# 2601198		201.98	3/10/2026
2129	RAM TAX LIEN FUND II LP	P0# 2601199		616.19	3/10/2026
2130	EFFECT LAKE	P0# 2601351	25-00004	175,956.14	3/16/2026
2131	PRO CAP 8 FBO FIRSTTRUST BANK	P0# 2601352	25-00117	2,284.27	3/16/2026
2132	PRO CAP 8 FBO FIRSTTRUST BANK	P0# 2601353	25-00085	2,171.10	3/16/2026
2133	Christiana Trust as Custodian	P0# 2601580	REDEMPTION	124,212.15	3/30/2026
2134	Christiana Trust as Custodian	P0# 2601564		194,935.97	3/30/2026
2135	Christiana Trust as Custodian	P0# 2601565		97,144.80	3/30/2026
2136	Christiana Trust as Custodian	P0# 2601574	REDEMPTION	126,278.16	3/30/2026
2137	FNA DZ, LLC FBO WSFS	P0# 2601579	REDEMPTION	155,698.98	3/30/2026
2138	PRO CAP 8 FBO FIRSTTRUST BANK	P0# 2601566		1,152.08	3/30/2026
2139	RAM TAX LIEN FUND II LP	P0# 2601570		1,519.96	3/30/2026
2140	American Tax Lien Funding LLC	P0# 2601663	Cert #25-00021	48,229.09	4/13/2026
2141	Bala Partners LLC	P0# 2601667	Cert #25-00027	11,422.10	4/13/2026
2142	Christiana T C/F CE1/FirstTrust	P0# 2601700	Cert #22-00018	70,715.83	4/13/2026
2143	PRO CAP 8 FBO FIRSTTRUST BANK	P0# 2601664	Cert #25-00128	2,712.72	4/13/2026
2144	PRO CAP 8 FBO FIRSTTRUST BANK	P0# 2601683	Cert #24-00145	53,030.79	4/13/2026
2145	PRO CAP 8 FBO FIRSTTRUST BANK	P0# 2601684	Cert #25-00110	2,465.13	4/13/2026

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
2146	RAM TAX LIEN FUND II LP	PO# 2601666	Cert #25-00087	2,733.37	4/13/2026
2147	RAM TAX LIEN FUND II LP	PO# 2601669	Cert #24-00020	93,677.36	4/13/2026
2148	RAM TAX LIEN FUND II LP	PO# 2601682	Cert #24-00079	17,270.26	4/13/2026
2149	Trystone Capital Assets LLC	PO# 2601668	Cert #24-00018	104,199.04	4/13/2026
2150	Trystone Capital Assets LLC	PO# 2601703	Cert #24-00078	24,715.98	4/13/2026
2151	Bala Partners LLC	PO# 2601985	Cert 25-00043	2,213.07	4/24/2026
2152	EFFECT LAKE	PO# 2601986	Cert #25-00057	68,348.62	4/24/2026
2153	Christiana Trust as Custodian	PO# 2602057	Cert #25-00112	64,850.96	4/27/2026
2154	FIG 20, LLC FBO SEC PTY	PO# 2602055	Cert #24-00039	12,162.70	4/27/2026
2155	FIG 20, LLC FBO SEC PTY	PO# 2602058	Cert #24-00014	8,089.97	4/27/2026
2156	RAM TAX LIEN FUND II LP	PO# 2602056	Cert #24-00141	2,413.04	4/27/2026
2026047	DTCC	PO# 2600255	2026 Debt Service - General Obli	1,140,000.00	4/01/2026
2026059	BMS DIRECT	PO# 2601781	Postage for Q1- 2026 Water bills	6,700.00	4/09/2026
2026060	NORTH JERSEY DISTRICT WATER	PO# 2600060	Purchase of Water	378,830.25	4/14/2026
2026061	NORTH JERSEY DISTRICT WATER	PO# 2600060	Purchase of Water	209,873.30	4/14/2026
2026062	PASSAIC VALLEY SEWERAGE	PO# 2600760	2026 Passaic Valley Sewer Paymen	1,490,423.20	5/01/2026
2026063	State of NJ - DEP	PO# 2601311	2026 Debt Service - Green Trust	7,773.15	5/07/2026
2026064	MONTCLAIR BOARD OF EDUCATION	PO# 2600258	Montclair Board of Education Lev	5,693,668.00	4/14/2026
2026065	MONTCLAIR BOARD OF EDUCATION	PO# 2600258	Montclair Board of Education Lev	5,693,668.00	4/24/2026

				16,248,977.67	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT ACCOUNT	12,535,109.15	591,991.92	13,127,101.07
Fund 03 DEDICATED TRUST	1,628,041.77	67,734.02	1,695,775.79
Fund 04 CAPITAL		117,597.26	117,597.26
Fund 06 Water Operating	595,403.55	57,272.03	652,675.58
Fund 07 Water Capital		3,834.70	3,834.70
Fund 09 PARKING UTILITY		101,257.87	101,257.87
Fund 22 SEWER OPERATING	1,490,423.20	2,773.66	1,493,196.86

BILLS LIST TOTALS	16,248,977.67	942,461.46	17,191,439.13
=====			

TOWNSHIP OF MONTCLAIR
PAYROLL SHEET SUMMARY
Meeting of 5/5/2026

Fund	Bi-Weekly 4/1/26 Amount	Bi-Weekly 4/10/26 Amount	Bi-Weekly 4/24/26 Amount	Weekly 4/2/26 Amount	Weekly 4/9/26 Amount	Weekly 4/16/26 Amount	Weekly 4/23/26 Amount	Weekly 4/30/26 Amount	Total Amount
Current Fund	\$ 78,826.65	\$ 1,279,032.04	\$ 1,308,565.52	\$ 121,582.61	\$ 132,466.25	\$ 135,026.72	\$ 126,082.81	\$ 127,693.23	\$ 3,309,275.83
Parking Utility Operating Fund		19,212.95	19,237.29	4,142.92	4,450.69	3,966.47	3,793.78	3,627.40	58,431.50
General Trust Fund		59,011.45	60,889.30	1,807.61	1,012.87	1,971.03	1,153.51	2,072.00	127,917.77
Sewer Operating Fund		7,345.79	7,365.26	6,330.22	5,864.42	4,953.49	3,885.20	4,596.15	40,340.53
Water Operating Fund		18,622.37	18,627.24	8,711.05	9,963.50	6,572.06	8,071.66	6,863.37	77,431.25
Section 8 Fund		5,547.85	4,753.86	-	-	-	-	-	10,301.71
Total Bi-Weekly and Weekly Payroll	\$ 78,826.65	\$ 1,388,772.45	\$ 1,419,438.47	\$ 142,574.41	\$ 153,757.73	\$ 152,489.77	\$ 142,986.96	\$ 144,852.15	\$ 3,623,698.59 *

*The Payroll list in the foregoing schedule includes amounts to be deducted for:

Taxes & Deductions	7,008.78	645,975.09	657,724.64	59,876.01	63,795.01	64,984.33	60,239.06	39,988.98	1,599,591.90
NJ SUI (nr)	160.80	2,365.76	1,964.39	396.16	425.80	420.08	392.24	379.63	6,504.86
DCRP Employer Share		60.00	60.00	1,010.78	893.37	1,109.16	975.75		4,109.06
FSA Contributions		2,082.51	2,082.51		-	-	-		4,165.02
Total Deductions and Contributions	7,169.58	650,483.36	661,831.54	61,282.95	65,114.18	66,513.57	61,607.05	40,368.61	1,614,370.84

IT IS HERBY CERTIFIED

that sufficient salary and wage appropriations were available in the respective accounts charged.



Joe Monzo, Interim CFO, Phoenix Advisors



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing introduction and approval of the 2026 Budget for the Montclair Center Business Improvement District

ATTACHMENTS:

[Resolution authorizing introduction and approval of the 2026 Budget for the Montclair Center Business Improvement District](#)

TOWNSHIP OF MONTCLAIR

**RESOLUTION AUTHORIZING INTRODUCTION AND APPROVAL OF THE 2026
BUDGET FOR THE MONTCLAIR CENTER BUSINESS IMPROVEMENT DISTRICT**

May 5, 2026

WHEREAS, the Township of Montclair has received a proposed budget for the year 2026 from the Montclair Center Business Improvement District; and

WHEREAS, N.J.S.A. 40:56-84 and Montclair Code Section 293-3 provide that said budget be introduced and approved by the governing body and that the budget thereafter be advertised, and a public hearing held with regard to same, prior to adoption.

NOW THEREFORE, BE IT RESOLVED by the Council of the Township of Montclair, in the County of Essex, that the 2026 Business Improvement District Budget setting the assessment at **\$1,092,552** was received from the Montclair Center Business Improvement District and is hereby introduced and approved subject to final adoption in accordance with law upon the holding of a public hearing to take place at 7:00 P.M. on June 9, 2026; and

BE IT FURTHER RESOLVED that the Township Clerk shall publish a copy of the approved budget in the official newspaper no later than May 19, 2026, and said publication shall include the date, time and place for the public hearing as set forth above.



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Department of Community Services

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing the increase of the "not to exceed" limit for snow plowing and removal services (BID 24-09)

ATTACHMENTS:

[Resolution authorizing the increase of the "not to exceed" limit for snow plowing and removal services \(BID 24-09\)](#)

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE INCREASE OF THE "NOT TO EXCEED"
LIMIT FOR SNOW PLOWING AND REMOVAL SERVICES (BID 24-09)

MAY 2026

WHEREAS, on August 12, 2025, the Township Council adopted Resolution R-25-240, authorizing the renewal of a fair and open contract for Township Snow Plowing and Removal Services (Bid 24-09) to **Angels Landscape Contractors & Suburban Sidewalks, Inc.** and **Shauger Property Services, Inc.**; and

WHEREAS, the existing resolution established an open-ended contract with a maximum amount not to exceed \$800,000.00 per year; and

WHEREAS, due to severe winter weather patterns and increased operational demands during the 2026 calendar year, the Township Administration has determined that the current authorization is insufficient to cover anticipated costs through December 31, 2026; and

WHEREAS, the weather is unpredictable, and it is in the best interest of the Township to amend the "Not to Exceed" to an increased amount of \$1,300,000.00 per year to ensure the continued safety of the public and the efficient clearing of Township roadways;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, as follows:

1. **Amendment of Authorization:** Section 1 of Resolution R-25-240 is hereby amended to increase the authorized "Not to Exceed" amount from \$800,000.00 to \$1,300,000.00 (\$1.3 Million Dollars) per year.
2. **Continuity of Terms:** All other terms, conditions, unit pricing, and area assignments (Area A and Area B) established in the original agreement and Resolution R-25-240 shall remain in full force and effect.
3. **Certification of Funds:** Pursuant to N.J.A.C. 5:30-5.5 (b)(2), no amount shall be encumbered until such time as the specific snow removal services are ordered and a certification of funds is provided by the Chief Financial Officer for the requested expenditure.
4. **Effective Date:** This resolution shall take effect immediately.



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Department of Planning, Zoning, and Community Development

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution of the Township of Montclair, County of Essex, State of New Jersey approving amendment of Redevelopment Agreement, transfer of Redevelopment Agreement from May Montclair Urban Renewal, LLC to 59 and 65 Church St Urban Renewal, LLC and designation of 59 and 65 Church St Urban Renewal, LLC as the Redeveloper

ATTACHMENTS:

Resolution-Approving amendment of Redevelopment Agreement, transfer of Redevelopment Agreement from May Montclair Urban Renewal, LLC to 59 and 65 Church St Urban Renewal, LLC and designation of 59 and 65 Church St Urban Renewal, LLC as the Redeveloper
Amendment to Redevelopment Agreement

**RESOLUTION R-26-
TOWNSHIP OF MONTCLAIR**

RESOLUTION OF THE TOWNSHIP OF MONTCLAIR, COUNTY OF ESSEX, STATE OF NEW JERSEY APPROVING AMENDMENT OF REDEVELOPMENT AGREEMENT, TRANSFER OF REDEVELOPMENT AGREEMENT FROM MAY MONTCLAIR URBAN RENEWAL LLC TO 59 & 65 CHURCH ST URBAN RENEWAL LLC AND DESIGNATION OF 59 & 65 CHURCH ST URBAN RENEWAL LLC AS THE REDEVELOPER

May 5, 2026

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law") promotes the social and economic improvement of the State of New Jersey (the "State") and its several municipalities, in part, by providing a process for the redevelopment, rehabilitation, and improvement of areas determined under the Redevelopment Law to be "areas in need of redevelopment"; and

WHEREAS, on January 30, 2001, in accordance with the criteria set forth in the Local Redevelopment and Housing Law, the Township Council of the Township of Montclair (the "Township Council") established an area in need of redevelopment within the Township, consisting of Block 2205, Lot 2, Block 2208, Lot 17, and Block 2206, Lot 13 on the Township's official tax map (the "Redevelopment Area"); and

WHEREAS, on April 2, 2002, in accordance with the provisions of the Local Redevelopment and Housing Law, the Township adopted a redevelopment plan for the Redevelopment Area known as the Hahne's Redevelopment Plan (including any amendments or modifications thereto, the "Redevelopment Plan"); and

WHEREAS, the Township amended the Redevelopment Plan by Ordinances adopted on August 19, 2003, March 8, 2011, April 3, 2012, and June 25, 2019; and

WHEREAS, pursuant to Ordinance O-19-001 adopted by the Township Council on June 25, 2019, the Redevelopment Plan was amended to permit the development of a mixed-use development on Block 2208, Lot 17 (the "Project Premises"); and

WHEREAS, by Resolutions adopted on July 23, 2019 and October 29, 2019, the Township Council designated 65 Church Street Urban Renewal, LLC (the "Entity"), an urban renewal entity formed and qualified to do business under the Long-Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A: 20-1, et seq. (the "LTTEL"), as the redeveloper for the Project Premises for the purpose of negotiating a redevelopment agreement; and

WHEREAS, the Entity subsequently acquired title to the Project Premises; and

WHEREAS, on January 2, 2020, the Township and the Entity entered into a Redevelopment Agreement for redevelopment of the Project Premises, (the "Redevelopment Agreement"); and

WHEREAS, in furtherance of the objectives of the Township, the Entity proposed a five (5) story mixed-use project consisting of four stories of residential development (74 units-66 market rate and 8 affordable units) over 4,000 square feet of commercial space and other amenities, with a 112 space structured parking facility on the Project Premises (the “Project”); and

WHEREAS, by **Ordinance O-21-24**, adopted on October 19, 2021, the Township approved the application which the Entity submitted for a tax exemption and authorized the entry of a financial agreement between the Township and the Entity setting forth the terms and conditions of the tax exemption which the Township granted to the Entity for the Project; and

WHEREAS, subsequent thereto, the Entity and the Township entered into a financial agreement dated December 2, 2021 (the "Financial Agreement") which sets forth the terms and conditions of the tax exemption which the Township granted to the Entity for the Project; and

WHEREAS, as authorized by Section 8.1 of the Financial Agreement, the Project Premises was sold and the Financial Agreement assigned by the Entity to May Montclair Urban Renewal LLC (“May Montclair”), an urban renewal entity formed and authorized pursuant to the LTTEL, whereupon the Entity and May Montclair entered into an Assignment and Assumption of Financial Agreement dated September 30, 2022; and

WHEREAS, thereafter, on January 11, 2021, the Planning Board of the Township if Montclair granted Preliminary and Final Site Plan approval for the Project (MPB APPL. # 2686) and May Montclair commenced construction; and

WHEREAS, before the Project could be completed, May Montclair encountered financial difficulties and defaulted on its mortgage, resulting in the cessation of construction and the filing of a mortgage foreclosure action in the Superior Court of New Jersey, Chancery Division, Essex County (Docket # SWC-F-012040-24) and the eventual entry of an Judgment of Foreclosure and an Order directing that the Project Premises be sold at auction; and

WHEREAS, S&N Developers LLC (“S&N”), the successful bidder, entered into a Purchase and Sale Agreement with the Court-Appointed Receiver and acquired title to the Project Premises on September 2, 2025 along with all of May Montclair’s right, title and interest in the Redevelopment Agreement and Financial Agreement; and

WHEREAS, being desirous of seeking Township approval for the assignment of the Financial Agreement as required by Section 8.1 of the Financial Agreement, S&N formed an urban renewal entity approved and authorized under the LTTEL, 59 & 65 Church St Urban Renewal LLC (“65 Church”) and on April 15, 2026, S&N transferred title to the Project Premises to the 65 Church; and

WHEREAS, by Resolution approved on this 5th day of May, 2026, the Township Council has approved the assignment of the Financial Agreement from May Montclair to 65 Church; and

WHEREAS, 65 Church has requested that the Township approve the assignment of the Redevelopment Agreement from May Montclair to 65 Church and the designation of 65 Church as the new redeveloper for the Project Premises; and

WHEREAS, Township is amenable to the assignment of the Redevelopment Agreement and the designation as requested, provided that the Redevelopment Agreement is amended to revise the completion date for construction of the redevelopment project; and

WHEREAS, 65 Church proposes a new completion date of June 30, 2026 and the Township is amenable to that new completion date; and

WHEREAS, the Section 6.05(e) of the Redevelopment Agreement requires that the Redeveloper pay a transfer fee of \$6,035.90 to the Township upon any transfer of the Redevelopment Agreement; and

WHEREAS, the Township approves the attached amendment to the Redevelopment Agreement (the “Amendment”) which memorializes the new completion date of June 30, 2026; and

WHEREAS, the Township approves the assignment of the Redevelopment Agreement from May Montclair to 65 Church and the designation of 65 Church as the new redeveloper, both subject to the Township and 65 Church Street simultaneously entering into the attached Amendment of the Redevelopment Agreement; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Montclair:

1. The Township hereby approves the attached Amendment to the Redevelopment Agreement between the Township and 65 Church and authorizes the Mayor to execute the attached Amendment (both subject to such revisions as the Mayor may deem advisable or necessary, in consultation with the Township Manager and Redevelopment Counsel).

2. The Township hereby approves the assignment of the Redevelopment Agreement from May Montclair to 65 Church and the designation of 65 Church as the new redeveloper of the Project Premises, subject to the Township and May Montclair simultaneously entering into the attached Amendment.

3. Both of the foregoing are subject to the Redeveloper paying a transfer fee to the Township in the amount of \$6,035.90 at or before the time of execution of the Amendment of the Redevelopment Agreement, as required by Section 6.05(e) of the Redevelopment Agreement.

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT, entered into this day of May, 2026 (hereinafter referred to as the "Agreement") between the **TOWNSHIP OF MONTCLAIR**, a public body corporate of the State of New Jersey, by and through its Township Council (which, together with any successor public body or officer hereinafter designated by or pursuant to law, is hereinafter referred to as the "Township"), having its offices at 205 Claremont Avenue, Montclair, New Jersey 07042, and **59 & 65 CHURCH ST URBAN RENEWAL LLC**, an urban renewal entity formed under the laws of the State of New Jersey, having offices c/o Mainardi & Mainardi, 420 Route 46, Suite 17, Fairfield, New Jersey 07004 (hereinafter referred to as "59 & 65 Church").

WITNESSETH:

WHEREAS, the Township functions as a redevelopment entity pursuant to the provisions of the Local Redevelopment and Housing Law, as amended and supplemented, N.J.S.A 40A:12A-1 et seq. (the "Local Redevelopment and Housing Law") with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the Township of Montclair (the "Township"); and

WHEREAS, on January 30, 2001, in accordance with the criteria set forth in the Local Redevelopment and Housing Law, the Township Council of the Township of Montclair (the "Township Council") established an area in need of redevelopment within the Township, consisting of Block 2205, Lot 2, Block 2208, Lot 17, and Block 2206, Lot 13 on the Township's official tax map (the "Redevelopment Area"); and

WHEREAS, on April 2, 2002, in accordance with the provisions of the Local Redevelopment and Housing Law, the Township adopted a redevelopment plan for the

Redevelopment Area known as the Hahnes Redevelopment Plan (including any amendments thereto, the "Redevelopment Plan"); and

WHEREAS, the Township amended the Redevelopment Plan by ordinances passed on August 19, 2003, March 8, 2011, April 3, 2012, and June 25, 2019; and

WHEREAS, by Resolutions adopted on July 23, 2019 and October 29, 2019, the Township Council designated 65 Church Street Urban Renewal, LLC ("Redeveloper") as redeveloper of that portion of the Redevelopment Area located on Lot 17 in Block 2208 known as the Church Street Lot (the "Project Premises"); and

WHEREAS, on January 2, 2020, the Township and the Redeveloper entered into a Redevelopment Agreement setting forth in detail their respective undertakings, rights and obligations in connection with the construction of the Project, all in accordance with applicable law and the terms and conditions of said Agreement (the "Redevelopment Agreement"); and

WHEREAS, on September 27, 2022, 65 Church Street Urban Renewal LLC ("65 Church") conveyed title to the Property to May Montclair Urban Renewal LLC ("May Montclair") and in accordance with Section 8.05 of the Redevelopment Agreement entered into an Assignment and Assumption Agreement with May Montclair dated September 30, 2022 pursuant to which 65 Church transferred and assigned to May Montclair all of its right, title and interest in and to the Redevelopment Agreement, and May Montclair assumed all of the rights, liabilities and obligations of 65 Church under said Redevelopment Agreement; and

WHEREAS, on September 2, 2025, Louis Modugno, Esq. (the "Receiver") in his capacity as Receiver for the Property and other assets of May Montclair appointed by the Superior Court of New Jersey, Chancery Division, Essex County, pursuant to that certain Consent Order Appointing Receiver filed on April 17, 2025 in Case No. SWC-F-012040-24 (the "Receivership

Order”), transferred and conveyed the Project Premises to S&N in accordance with the aforesaid Purchase and Sale Agreement; and

WHEREAS, on April 15, 2026, S&N transferred and conveyed the Project Premises to an affiliated company, 59 & 65 Church St Urban Renewal LLC (“59 & 65 Church”) pursuant to a Deed recorded in the Essex County Register’s Office on April __ , 2026 as Instrument Number _____; and

WHEREAS, on April , 2026, the Receiver entered into an Assignment and Assumption Agreement with 59 & 65 Church pursuant to which the Receiver transferred and assigned to 59 & 65 Church all of May Montclair’s right, title and interest in and to the Redevelopment Agreement, and 59 & 65 Church assumed all of the rights, liabilities and obligations of May Montclair under said Redevelopment Agreement; and

WHEREAS, the Township consented to the transfer and assignment of the Redeveloper Agreement to 59 & 65 Church in accordance with Section 8.05 of the Redeveloper Agreement; and

WHEREAS, the Township and 59 & 65 Church have agreed to amend Section 4.02 of the Redevelopment Agreement to provide a revised completion date for construction of the Project.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties, the parties agree as follows:

1. Section 4.02 of the Redevelopment Agreement is hereby amended to read as follows:

4.02 Completion of Construction. Construction of all Improvements necessary for the completion of the Project shall be substantially completed by no later than June 30, 2027.

2. Except as expressly modified herein, all other terms and conditions of the

Redevelopment Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Township has caused this First Amendment to be duly executed in its name and on behalf of the Township, and its seal to be hereunto duly affixed and attested by its Secretary, and 59 & 65 Church has caused this Agreement to be duly executed in its name on or as of the day first above written.

ATTEST:

TOWNSHIP OF MONTCLAIR

By:_____

Name:

Title:

WITNESS:

59 & 65 CHURCH ST URBAN RENEWAL LLC

By:_____

Name:

Title:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Department of Planning, Zoning, and Community Development

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution approving the transfer of a Financial Agreement from May Montclair Urban Renewal, LLC to 59 & 65 Church St Urban Renewal, LLC

ATTACHMENTS:

[Resolution approving the transfer of a financial agreement from May Montclair Urban Renewal LLC to 59 & 65 Church St Urban Renewal, LLC](#)

**RESOLUTION R-26-
TOWNSHIP OF MONTCLAIR**

**RESOLUTION OF THE TOWNSHIP OF MONTCLAIR, COUNTY OF ESSEX, STATE
OF NEW JERSEY APPROVING THE TRANSFER OF A FINANCIAL AGREEMENT
FROM MAY MONTCLAIR URBAN RENEWAL LLC TO 59 & 65 CHURCH ST
URBAN RENEWAL LLC**

May 5, 2026

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law") promotes the social and economic improvement of the State of New Jersey (the "State") and its several municipalities, in part, by providing a process for the redevelopment, rehabilitation, and improvement of areas determined under the Redevelopment Law to be "areas in need of redevelopment"; and

WHEREAS, on January 30, 2001, in accordance with the criteria set forth in the Local Redevelopment and Housing Law, the Township Council of the Township of Montclair (the "Township Council") established an area in need of redevelopment within the Township, consisting of Block 2205, Lot 2, Block 2208, Lot 17, and Block 2206, Lot 13 on the Township's official tax map (the "Redevelopment Area"); and

WHEREAS, on April 2, 2002, in accordance with the provisions of the Local Redevelopment and Housing Law, the Township adopted a redevelopment plan for the Redevelopment Area known as the Hahne's Redevelopment Plan (including any amendments or modifications thereto, the "Redevelopment Plan"); and

WHEREAS, the Township amended the Redevelopment Plan by Ordinances adopted on August 19, 2003, March 8, 2011, April 3, 2012, and June 25, 2019; and

WHEREAS, pursuant to Ordinance O-19-001 adopted by the Township Council on June 25, 2019, the Redevelopment Plan was amended to permit the development of a mixed-use development on Block 2208, Lot 17 (the "Project Premises"); and

WHEREAS, by Resolutions adopted on July 23, 2019 and October 29, 2019, the Township Council designated 65 Church Street Urban Renewal, LLC (the "Entity"), an urban renewal entity formed and qualified to do business under the Long-Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A: 20-1, et seq. (the "LTTEL"), as the redeveloper for the Project Premises for the purpose of negotiating a redevelopment agreement; and

WHEREAS, the Entity subsequently acquired title to the Project Premises; and

WHEREAS, on January 2, 2020, the Township and the Entity entered into a Redevelopment Agreement for redevelopment of the Project Site, (the "Redevelopment Agreement"); and

WHEREAS, in furtherance of the objectives of the Township, the Entity proposed a five (5) story mixed-use project consisting of four stories of residential development (74 units-66 market rate and 8 affordable units) over 4,000 square feet of commercial space and other amenities, with a

112 space structured parking facility on the Project Premises (the “Project”); and

WHEREAS, by **Ordinance O-21-24**, adopted on October 19, 2021, the Township approved the application which the Entity submitted for a tax exemption and authorized the entry of a financial agreement between the Township and the Entity setting forth the terms and conditions of the tax exemption which the Township granted to the Entity for the Project; and

WHEREAS, subsequent thereto, the Entity and the Township entered into a financial agreement dated December 2, 2021 (the "Financial Agreement") which sets forth the terms and conditions of the tax exemption which the Township granted to the Entity for the Project; and

WHEREAS, as authorized by Section 8.1 of the Financial Agreement, the Project Premises was sold and the Financial Agreement assigned by the Entity to May Montclair Urban Renewal LLC (“May Montclair”), an urban renewal entity formed and authorized pursuant to the LTTEL, whereupon the Entity and May Montclair entered into an Assignment and Assumption of Financial Agreement dated September 30, 2022; and

WHEREAS, thereafter, on January 11, 2021, the Planning Board of the Township of Montclair granted Preliminary and Final Site Plan approval for the Project (MPB APL. #2686) and May Montclair commenced construction; and

WHEREAS, before the Project could be completed, May Montclair encountered financial difficulties and defaulted on its mortgage, resulting in the cessation of construction and the filing of a mortgage foreclosure action in the Superior Court of New Jersey, Chancery Division, Essex County (Docket # SWC-F-012040-24) and the eventual entry of an Judgment of Foreclosure and an Order directing that the Property be sold at auction; and

WHEREAS, S&N Developers LLC (“S&N”), the successful bidder, entered into a Purchase and Sale Agreement with the Court-Appointed Receiver and acquired title to the Property on September 2, 2025 along with all of May Montclair’s right, title and interest in the Redevelopment Agreement and Financial Agreement; and

WHEREAS, being desirous of seeking Township approval for the assignment of the Financial Agreement as required by Section 8.1 of the Financial Agreement, S&N formed an urban renewal entity approved and authorized under the LTTEL, 59 & 65 Church St Urban Renewal LLC (“65 Church”) and on _____, 2026 transferred title to the Property to the 65 Church ; and

WHEREAS, Section 8.1 of the Financial Agreement permits its assignment provided (a) the assignee is an urban renewal entity formed pursuant to the LTTEL; (b) at the time of the assignment, the assignee is the owner of ground lessee of the Project Premises; (c) the assignee has agreed to undertake the construction and completion of the Project; (d) the assignor is not in default of the Financial Agreement or the LTTEL; and (e) the assignee fully assumes all of the assignor’s obligations under the agreement; and

WHEREAS, by letter-application dated April _____, 2026 (the “Application”), the May Montclair has requested that the Mayor and Council of the Township of Montclair approve the

transfer of the Financial Agreement to 65 Church pursuant to Section 8.1 of the Financial Agreement; and

WHEREAS, the Township Council has determined that the Application meets all of the requirements of Section 8.1 of the Financial Agreement and, therefore, that the applicant is entitled, pursuant to Section 8.1, to an approval by the Township of a transfer of the Financial Agreement from the Entity to 65 Church ;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Montclair:

1. The May Montclair, by and through Louis Mondugno, Esq., Receiver, is granted leave to transfer the Financial Agreement to 65 Church as provided herein; and

2. The aforesaid approval is subject to May Montclair and 65 Church entering into an assignment and assumption agreement for the assignment of the Financial Agreement in substantially the form attached hereto as Exhibit A, whereby (a) 65 Church fully assumes all of the obligations of May Montclair to the Township under the Financial Agreement and (b) agrees hereafter to abide by all of the terms and conditions of the Financial Agreement, and all of the surviving terms and conditions of the Redevelopment Agreement.



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Department of Planning, Zoning, and Community Development

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing execution of a Declaration of Covenants and of a Memorandum of Redevelopment Agreement between Montclair Township and Lackawanna Montclair Urban Renewal, LLC for the Lackawanna Redevelopment

ATTACHMENTS:

Resolution authorizing execution of a Declaration of Covenants and of a Memorandum of Redevelopment Agreement between Montclair Township and Lackawanna Montclair Urban Renewal, LLC for the Lackawanna Redevelopment

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE EXECUTION OF A DECLARATION OF COVENANTS AND OF A MEMORANDUM OF REDEVELOPMENT AGREEMENT, BOTH BETWEEN THE TOWNSHIP AND LACKAWANNA MONTCLAIR URBAN RENEWAL LLC FOR THE LACKAWANNA REDEVELOPMENT

May 5, 2026

WHEREAS, the Township functions as a redevelopment entity pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**LRHL**”) with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the Township of Montclair; and

WHEREAS, on March 10, 2015 by Resolution R-15-055 and on July 21, 2015 by Resolution R-15-116 (“**2015 Resolutions**”), based on the Planning Board’s recommendations, and in accordance with the criteria set forth in the LRHL, the Township Council of the Township of Montclair designated an area in need of redevelopment within the downtown portion of the Township (“**Downtown Redevelopment Area**”), which area included the approximately 8-acre area comprised of Block 3213, Lot 2 and Block 4202, Lots 4 and 4.01 shown on the Township’s official tax map (the “**Property**”); and

WHEREAS, despite the Township Council’s undertaking of efforts to develop a program for the redevelopment of the Downtown Redevelopment Area, including adoption of redevelopment plans and the implementation of those plans through the development of mixed use projects known as Seymour Street and Church Street, the Project Premises remained designated as a redevelopment area but with no redevelopment plan; and

WHEREAS, eventually a draft Redevelopment Plan, dated June 1, 2017, was prepared (“**2017 Plan**”), as authorized in the 2015 Resolutions, and the Township Council transmitted the 2017 Plan to the Planning Board for its review. In a Resolution dated July 10, 2017, the Planning Board incorporated a report, which contained 19 recommendations including to reduce density from 350 units, require greater setbacks and step backs, specify the size of the supermarket, require affordable and workforce housing, identify and provide greater integration of historic elements, feature storefronts that would open onto the Main Plaza, include architectural design that would showcase the important Township asset and bring economic activity, and other recommended details (“**2017 Resolution**”). Based on the 2017 Resolution, the Municipal Planner arranged for the incorporation of Planning Board input into the 2017 Plan to produce a new draft called the “Revised Redevelopment Plan dated August 25, 2017” (“**Revised 2017 Plan**”); and

WHEREAS, the then owner of the Project Premises decided not to pursue its project under the terms of then proposed Revised 2017 Plan, but instead filed a site plan application based on the prevailing zoning, seeking to develop the Project Premises as a mixed use project with residential apartments, a supermarket and other commercial development, which application was approved by the Planning Board on February 11, 2019 (“**2019 Site Plan Approval**”); and

WHEREAS, the 2019 Site Plan Approval was challenged by A Better Lackawanna, LLC, certain members of the public, and the adjacent property owner, One Greenwood, LLC.

The owner of the Project Premises intervened as a party defendant and the 2019 Site Plan Approval was upheld by the Trial Court; and

WHEREAS, BDP Holdings LLC (“BDP”) acquired the Project Premises in 2021 and engaged a team of design and development professionals to consider how the Project Premises could be redeveloped consistent with the fundamental principles contained in the Revised 2017 Plan provided by the Municipal Planner; and

WHEREAS, after BDP had taken title, it successfully defended the 2019 Site Plan Approval in the Appellate Division; and

WHEREAS, after further public input, and after development concepts and studies were prepared by BDP’s professionals, at the request of the Township, to allow the Township Council to consider the impact of various proposed changes to the Redevelopment Plan, the Revised 2017 Plan was further revised to produce the October 2022 version of the Redevelopment Plan (“October 2022 Plan”), and on December 20, 2022, the Township Council introduced Ordinance 0-22-29 to approve the October 2022 Plan. The October 2022 Plan was posted on the Township’s website and was the subject of further significant public comment at multiple community group meetings; and

WHEREAS, the October 2022 Plan was again reviewed by the Planning Board, which issued a report dated January 23, 2023, stating that it “fully supports the goal of a broad scale, well-designed, mixed-use development at Lackawanna Plaza and commends the Council for its insistence that any Lackawanna Plaza project include needed features like a large percentage of affordable housing, an economically viable supermarket and public spaces” and it “agreed that the Redevelopment Plan comports with certain broad goals of the Master Plan” but the Planning Board prepared a report to the Township Council with 12 Findings and related Recommendations to improve the October 2022 Plan; and

WHEREAS, the October Plan was reintroduced by the Township Council with proposed Ordinance O-22-29, which Ordinance noted that the following examples of negative conditions remained prevalent: the shopping center which had been developed in the 1980s on the Property “has declined over the years and is now largely vacant;” “the disconnection from vehicular and pedestrian areas significantly reduces visibility of the site which has negative implications on the economic success and safety of the property;” “the tunnel structure connecting the western portion of the Lackawanna Plaza Area from the eastern portion” was described in text and photographs as “dilapidated” and evidencing “water running down the tunnel walls;” and

WHEREAS, in response to certain of the Planning Board recommendations, other public, and BDP input, the October 22 Plan was revised and that revised Redevelopment Plan dated August 2023 “August 2023 Plan” was posted on the Township website. The Planning Board then reviewed that version of the Redevelopment Plan and provided its report to the Township Council on September 29, 2023 acknowledging that the Redevelopment Plan was “improved in several respects,” but recommended further changes to the Redevelopment Plan; and

WHEREAS, on October 10, 2023, the Township Council approved the revised Ordinance O-22-29, adopting the August 2023 Plan, after taking into consideration input from the hearing conducted on October 10, 2023, as well as input from the Planning Board, and comments from members of the public at many Township Council meetings throughout the

period after the Redevelopment Plan was posted on the Township’s website, the public input from community meetings, and the comments of BDP. The Township found that the August 2023 Plan was designed to achieve the Master Plan goals for the area covered by the Plan; and

WHEREAS, the LRHL authorizes the Township to arrange or contract with a redeveloper for the planning, construction or undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

WHEREAS, in furtherance of the objectives of the Township, BDP is proposing to construct a five to six (5-6) story mixed-use transit-oriented project (with setbacks and step backs), preservation of certain remaining features of the Lackawanna Terminal, a state-of-the-art supermarket (approximately 40,000 SF), office (approximately 75,000 SF), residences (including approximately 210 market-rate, 60 affordable and 30 workforce homes), the required concealed structured parking, and green building technology features, all in accordance with the provisions of this Agreement and the Redevelopment Plan (the “Project”); and

WHEREAS, by Ordinance O-24-09, adopted at the Township Council’s regular meeting on May 23, 2024 the Township Council reintroduced and approved the August 2023 Plan, as the redevelopment plan for the Project Premises, superseding, repealing and replacing Ordinance O-22-29, and finding again that the Plan was designed to achieve the Master Plan goals for the area covered by the Plan, and attaching to the Ordinance a copy of the August 2023 Plan that includes a Master Plan Consistency Review which concluded that the Redevelopment Plan was consistent with specific major Elements of the Master Plan and furthers and advances other objectives of the Master Plan (the “**Redevelopment Plan**”); and

WHEREAS, a copy of the Redevelopment Plan is on file in the office of the Township Clerk; and

WHEREAS, the Redeveloper proposes to construct the Project in two major Phases (Buildings A&B and Buildings D&E) and two other Phases (Building C and two floors of Office Development on Building A), as those Buildings are identified in the Redevelopment Plan; and

WHEREAS, by Resolution R-24-216, adopted at the Township Council’s regular meeting on September 24, 2024 the Township Council designated BDP as the Redeveloper of the Project Premises, subject to the execution of a mutually satisfactory Redevelopment Agreement and the filing by BDP of an application for site plan approval with the Township Planning Board subsequent to the execution of the Redevelopment Agreement; and

WHEREAS, the time for the Township and BDP to execute a Redevelopment Agreement and for BDP to file an application for site plan approval with the Township Planning Board was extended multiple times (a) by Resolution R-25-023 dated January 28, 2025, (b) by Resolution R-25-119 dated April 22, 2025, (c) by Resolution R-25-214 dated July 22, 2025; (d) by Resolution R-25-286 dated September 30, 2025; and (e) by Resolution R-25-380 dated December 16, 2025; and

WHEREAS, by Resolution 26-086 dated February 24, 2026 , the Township Council reaffirmed the designation of BDP Holdings LLC as the Redeveloper of the Project Premises and authorized the Mayor to enter into a certain Redevelopment Agreement with BDP Holdings LLC; and

WHEREAS, on April 1, 2026 the Township entered into a “**Redevelopment Agreement**” with Lackawanna Montclair Urban Renewal LLC (“**Lackawanna Montclair**”,

which is an affiliate of BDP Holdings LLC, having the same ownership as BDP Holdings LLC); and

WHEREAS, the Redevelopment Agreement calls for Lackawanna Montclair to record a Memorandum of the Redevelopment Agreement with the Register of Essex County; and

WHEREAS, the Township and Lackawanna Montclair have agreed on the form of Memorandum of Redevelopment Agreement attached hereto as Exhibit A; and

WHEREAS, it is in the best interests of the Township for the Memorandum of Redevelopment Agreement to be recorded with the Register of Essex County in order to put the public on notice as to the existence of Redevelopment Agreement; and

WHEREAS, N.J.S.A. 40A:12-9 in the LRHL requires that all agreements between a redevelopment entity and a redeveloper provide for certain covenants to be performed by the redeveloper; and

WHEREAS, the Township and Lackawanna Montclair have agreed on the form of Declaration of Covenants attached hereto as Exhibit B; and

WHEREAS, the Township and Redeveloper intend to comply with the aforesaid statutory requirement by entering into the proposed Declaration of Covenants attached hereto as Exhibit B and recording same with the Register of Essex County; and

WHEREAS, it is in the best interests of the Township for the proposed Declaration of Covenants to be executed and for it to be recorded with the Register of Essex County in order to put the public on notice as to the existence of the Covenants; and

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Township approves the execution of the Memorandum of Redevelopment Agreement with Lackawanna Montclair Urban Renewal LLC by the Mayor of the Township, substantially in the form attached hereto as Exhibit A, subject to such adjustments and revisions to the form as are satisfactory to the Mayor (in consultation with the Township Manager and Redevelopment Counsel) and the recordation of that document with the Register of Essex County;
2. The Township approves the execution of the Declaration of Covenants with Lackawanna Montclair Urban Renewal LLC by the Mayor of the Township, substantially in the form attached hereto as Exhibit B, subject to such adjustments and revisions to the form as are satisfactory to the Mayor (in consultation with the Township Manager and Redevelopment Counsel) and the recordation of that document with the Register of Essex County.



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Department of Planning, Zoning, and Community Development

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing refund of escrow account balances from the Planning Department

ATTACHMENTS:

[Resolution authorizing refund of escrow account balances from the Planning Department](#)

R-26-
TOWNSHIP OF MONTCLAIR
RESOLUTION AUTHORIZING REFUND OF ESCROW ACCOUNT BALANCES

May 5, 2026

WHEREAS, the following applicant has deposited escrow and application amounts as required by the Planning Department; and

WHEREAS, the Planning Department has determined that the applicants' corresponding Projects are substantially complete, denied, dismissed, transferred ownership, expired or withdrawn and therefore the balance of the escrows can be released; and

WHEREAS, the Escrow Account included in the below 'Schedule A' identify the balance remaining after application of all relevant fees have been satisfied and there appears no further basis to retain the Escrow deposit.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair that the Escrow balance referenced in the below schedule 'Schedule A' be released and that the Chief Financial Officer is hereby directed to issue checks for the refunds to the individual or entity named on the W9 form and identified in said schedule.

SCHEDULE A

App. Number	Name of Applicant	Name of W9 Form	Refund Amount
2025-24	S. S. Chang	S. S. Chang	\$300.00
32025-25	BG Valley LLC	BG Valley LLC	\$250.00
2025-26	The Ridge Group LLC	The Ridge Group LLC	\$150.00
2025-27	Grillette Sandwich Bar LLC	Grillette Sandwich Bar LLC	\$500.00
2025-29	ATMCore	ATMCore	\$225.00
2026-7	St. James Episcopal Church	St. James Episcopal Church	\$150.00
2606	Nina Cleveland	Nina Cleveland	\$546.00
2819	Montclair Historical Society	Montclair Historical Society	\$1161.00
2829	Pleasant Way Holdings LLC	Pleasant Way Holdings LLC	\$2223.00
2859	Simon Stigsby	Simon Stigsby	\$61.00
2893	Union Congregational Church	Union Congregational Church	\$1039.00
2894	Mustafa Abadan	Mustafa Abadan	\$1545.00
2901	Undercliff Lloyd LLC	Undercliff Lloyd LLC	\$2920.00
2913	CDNNT Investment Group LLC	CDNNT Investment Group LLC	\$6700.00
2921	John's Automotive Inc.	John's Automotive Inc.	\$7014.00
2922	Courtney Rombough	Courtney Rombough	\$106.00
2925	Steven Siwinski	Shannon B. Siwinski	\$37.50
2926	Ian Honcharuk & Katrina Sanders	Ian Honcharuk	\$37.50
2927	The Montclair Foundation	The Montclair Foundation	\$1130.00
2928	Gustavo A. Madrigal	Gustavo A. Madrigal	\$69.00
2929	Montclair History Center	Montclair Historical Society	\$130.00

App. Number	Name of Applicant	Name of W9 Form	Refund Amount
2930	Karl & Anupa Charles-Pierre	Karl Charles-Pierre	\$56.00
2933	15 Willard Place LLC	15 Willard Place LLC	\$1500.00
2935	Kirsten Anderson	Kirsten Anderson	\$174.00
2936	Shaina Fishkind	Shaina Fishkind	\$19.00
2938	Mathew Mark Miller	Mathew Mark Miller	\$37.50
2939	Neil Briskman	Neil M. Briskman	\$74.50
2970	S. S. Chang	S. S. Chang	\$4850.00



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing the execution of an agreement to participate in the PSE&G Clean Energy Future Energy Efficiency Program Direct Install Program for Clary Anderson Arena

ATTACHMENTS:

[Resolution authorizing the execution of an agreement to participate in the PSE&G Clean Energy Future Energy Efficiency Program Direct Install Program for Clary Anderson Arena COF PSE-G.pdf](#)

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT TO PARTICIPATE IN THE PSE&G CLEAN ENERGY FUTURE ENERGY EFFICIENCY PROGRAM – DIRECT INSTALL PROGRAM FOR CLARY ANDERSON ARENA

May 5, 2026

WHEREAS, the Direct Install Program, administered through the New Jersey Clean Energy Program, provides municipalities with the opportunity to implement energy efficiency improvements; and

WHEREAS, the Township of Montclair, in conjunction with the New Jersey Clean Energy Program, want to participate in the PSE&G Clean Energy Future Energy Efficiency Program – Direct Install (“PSE&G”) for the purpose of performing energy efficiency upgrades for the Clary Anderson Arena; and

WHEREAS, said improvements at the Clary Anderson Arena shall include the replacement of both existing boilers and the replacement of all lighting fixtures, together with any associated energy efficiency measures as set forth in the Participation Agreement and Scope of Work; and

WHEREAS, the Township has agreed to pay PSE&G the total sum of seventy-six Thousand seven Hundred Forty Dollars and eighty-four (\$76,740.84), representing the Township’s cost share for the work to be completed, through an additional charge on the PSE&G utility bill in sixty (60) monthly installments; and

WHEREAS, the energy savings will yield net savings of \$6,212.45 each year for a total of \$31,062.25 savings spread out over five years; and

WHEREAS, the estimated monthly payment calculated after energy savings will be \$1,279.01 over the course of 60 months with 0% interest; and

WHEREAS, the net cost to the Township in 2026 will be \$15,348.17; and

WHEREAS, Local Public Contracts Law permits contracts to be awarded under a non-fair and open process where the cost of a contract is less than the maximum bid threshold pursuant to N.J.S.A. 40A:11-3(c); and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in account no. _____ in the amount of \$15,348.17 for a one-year term subject to the appropriation of sufficient funds in CY 2026 temporary/adopted municipal budget; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, State of New Jersey, that the Township Manager is hereby authorized to execute an agreement with PSE&G Clean Energy Future Energy Efficiency Program Direct Install Program in the contract amount of \$15,348.17 for a one-year term; and

BE IT FURTHER RESOLVED, the Mayor and Township Council hereby authorize the Township Manager to execute said PSE&G Clean Energy Future Energy Efficiency Program Direct Install Program; and

BE IT FURTHER RESOLVED, that the total amount of this contract shall not exceed **\$76,740.84 per annum for five years** subject to the appropriation of sufficient funds in the year 2026 temporary/adopted municipal budget, otherwise the contract cannot exceed the amount available for the year 2026 temporary/adopted municipal budget.



Township of Montclair 205 Claremont Avenue Montclair, NJ 07042 tel: 973-509-4964 fax: 973-509-0370

Chief Financial Officer
Director of Finance

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT SUBJECT TO APPROPRIATION OF SUFFICIENT FUNDS IN THE ADOPTED BUDGET, THE TOWNSHIP OF MONTCLAIR WILL ENCUMBER THE FUNDS FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

PURPOSE OF CONTRACT

**TOTAL AMOUNT OF CONTRACT
SUBJECT TO APPROPRIATIONS IN
BUDGET**

\$76,740.84

ACCOUNT NUMBER (S)

NAME AND ADDRESS OF COMPANY

Joseph P Monzo

**Joseph Monzo, Phoenix Advisors
Temporary Chief Financial Officer /
Director of Finance**

Date:



Township of Montclair 205 Claremont Avenue Montclair, NJ 07042 tel: 973-509-4964 fax: 973-509-0370

Chief Financial Officer
Director of Finance

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT SUBJECT TO APPROPRIATION OF SUFFICIENT FUNDS IN THE ADOPTED BUDGET, THE TOWNSHIP OF MONTCLAIR WILL ENCUMBER THE FUNDS FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

PURPOSE OF CONTRACT

**TOTAL AMOUNT OF CONTRACTS
SUBJECT TO APPROPRIATIONS IN
BUDGET**

\$76,740.84

ACCOUNT NUMBER (S)

NAME AND ADDRESS OF COMPANY

Joseph P Monzo

**Joseph Monzo, Phoenix Advisors
Temporary Chief Financial Officer /
Director of Finance**

Date:



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: May 5, 2026

SUBMITTED BY: Health Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing the award of a Fair and Open Contract to Cameron Animal Hospital for Veterinary Goods and Services for the Montclair Animal Shelter (BID 26-03)

ATTACHMENTS:

[Resolution authorizing the award of a Fair and Open Contract to Cameron Animal Hospital for Veterinary Goods and Services for the Montclair Animal Shelter \(BID 26-03\)](#)

**RESOLUTION AUTHORIZING THE AWARD OF A FAIR AND OPEN CONTRACT
TO CAMERON ANIMAL HOSPITAL FOR VETERINARY GOODS AND SERVICES
FOR THE MONTCLAIR ANIMAL SHELTER (BID 26-03)**

May 05, 2026

WHEREAS, the Township of Montclair has a need to retain Veterinary Goods and Services contract for Montclair Township Animal Shelter; and

WHEREAS, the Township issued Bid 26 – 03 for Veterinary Goods and Services, and on the third attempt the Township received one (1) proposal; and

WHEREAS, the Township evaluated the bid proposal and determined that the proposal submitted by Cameron Animal Hospital located at 417 Bloomfield Avenue, Montclair, NJ 07042 fully complied with the requirements of the Bid and the price is reasonable; and

WHEREAS, the Township Administration recommends accepting the bid proposal and awarding a contract to Cameron Animal Hospital for an initial term of two (2) years with one (1) option to renew the contract for two (2) years; and

WHEREAS, this contract is awarded pursuant to a "fair and open process" as defined in the New Jersey Pay-to-Play law, N.J.S.A. 19:44A-20.4 et seq.; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, State of New Jersey as follows:

1. The Mayor and Council of the Township of Montclair hereby approve and authorizes the Township Manager to execute an Agreement/purchase order with Cameron Animal Hospital for an initial term of two (2) years (January 1, 2026 – December 31, 2027) with one (1) option to renew the contract for an additional two (2) years.
2. This is an open-ended contract with a maximum annual amount not to exceed \$150,000.00 per year.
3. The price and terms of this contract is in accordance to Bid 26-03.
4. Pursuant to N.J.A.C. 5:30-5.5 (b)(2) and LFN 2017-10, open-ended contracts do not require COF at the time the contract is awarded by the governing body, if no amount shall be encumbered until such time as the goods or services are ordered.
5. This contract award is contingent upon the annual appropriation and certification of funds in the respective operating and temporary municipal budgets for each year of the contract, and that no amount shall be chargeable or certified until such time as the goods or services are ordered via an executed Purchase Order.

This contract commences January 1, 2026.