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

TOWNSHIP COUNCIL REGULAR MEETING
November 10, 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

Pledge of Allegiance
Roll Call

EXECUTIVE SESSION 5:30PM

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 October 20, 2026. Are there any corrections or additions? Motion to adopt.

PROCLAMATION(S)

Proclamation for Epilepsy Awareness Month
Proclamation for the 100th Anniversary of the YMCA of Montclair's Park Street Building
Proclamation for Transgender Day of Remembrance
Proclamation Honoring Myisha Hines-Allen
Proclamation Honoring Bergen American Furs &Fashion

PUBLIC COMMENT

All speakers must complete the sign-in sheet next to the podium before addressing the Council. The amount of time allotted for ***public comment on agenda items is three minutes****. Before speaking, please clearly state your name for the record. If you wish to comment on a pending ordinance listed on this evening's agenda (if any), please make your comment during the public hearing for that ordinance.*

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?

A **Pending Ordinance O-26-39:** An Ordinance Adopting a Redevelopment Plan for the Municipal Complex Property

B **Pending Ordinance O-26-50:** An Ordinance Amending Montclair Code Chapter 327, Article III - Traffic Regulations, Parking Prohibited at all Times

[CLOSE HEARING] Without objection I am closing the hearing.

NEW BUSINESS ORDINANCE(S)

C An Ordinance amending Part II, General Legislation of the Revised General Ordinances of the Township of Montclair, New Jersey, as amended and supplemented to repeal and replace Chapter 324 Trees ***Deputy Mayor Susan Shin-Andersen, Councilor Eileen Birmingham & Councilor William Harrison***

D An ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of New Jersey to include new requirements for assisted living facilities, supportive housing and group homes ***Department of Planning, Zoning, and Community Development***

E An ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of Montclair, New Jersey to include enforcement provisions for affordable housing ***Department of Planning, Zoning, and Community Development***

F Ordinance amending Montclair Code Chapter 327, Article III - Traffic Regulations, Parking Prohibited at all Times ***Department of Complete Streets***

G An Ordinance amending Salary Ordinance O-26-21 creating certain offices, positions and employments in the Township of Montclair, in the County of Essex, and fixing the salary ranges thereof ***Human Resources Office***

CONSENT AGENDA

1. Bill List ***Finance Department***

2. Resolution authorizing transfers of funds pursuant to N.J.S.A. 40A:5-48 ***Finance Department***

3. Resolution canceling Tax Sale Certificate 24-00084 due to a bankruptcy Finance ***Finance Department***

4. Resolution authorizing the execution of a Memorandum of Understanding between the Township of Montclair and Downtown for the installation and use of pianos ***Office of the Township Manager***

5. Resolution amending Resolution R-26-282 to increase the amount and authorize the Final Close-Out of the Fair and Open Professional Services Contract with Cleary Giacobbe Alfieri Jacobs, LLC for Interim Township Attorney for CY 2026 ***Law Department***

6. Resolution authorizing a Fair and Open Contract to Millennium Communications Group, Inc. for the installation of Security Solutions at Montclair Department of Public Works pursuant to Bergen County Cooperative Purchasing Contract BC-24-38 ***Department of Public Works***

7 Resolution authorizing emergency purchase for the repair to the storm sewer along Church Street and The Crescent. pursuant to N.J.S.A. 40A:11-6 ***Department of Public Works***

8. Resolution authorizing emergency purchase to replace truck lift with Hoffman Services INC. pursuant to N.J.S.A. 40A:11-6 ***Department of Public Works***

9. Resolution awarding a Fair and Open Contract to Long Electrical Mechanical for the repair of D'Lelaval Pump Body and Rotating Assembly in accordance with Passaic Valley Sewerage Commission Purchasing Cooperative Contract B505-20 ***Department of Public Works***

10. Resolution authorizing the emergency purchase to replace the outside stairs on the North side of the North Fullerton Deck between the parking deck and the YMCA pursuant to N.J.S.A. 40A:11-6 ***Montclair Parking Utility***

11. Resolution awarding an extension of fair and open contract to Angels Landscape Contractors & Suburban Sidewalks for snow plowing and removal services for Parking Utility ***Montclair Parking Utility***

12. Resolution in support of application for the New Jersey Department of Transportation Safe Routes to School Program ***Department of Complete Streets***

13. Resolution awarding a Fair and Open Professional Services Agreement to Artheon, Inc. formerly known as CME Associates for Licensed Site Remediation Professional Services at the Montclair Police Department ***Office of the Township Manager***

14. Resolution Authorizing the Award of a Fair and Open Professional Services Contract to RSC Architects to conduct an Existing Conditions Assessment of the Township of Montclair Municipal Building located at 205 Claremont Avenue (RFP 26-P04) ***Office of the Township Manager***

15. Resolution authorizing the award of a Fair and Open Professional Services Contract to RSC Architects for roof replacement at the Township of Montclair Police Department building located at 647 Bloomfield Avenue (RFP 26-P04) ***Office of the Township Manager***

16 Resolution authorizing application for a loan from the New Jersey Infrastructure Bank for the construction of a 1 MG water tank to replace a previously demolished tank ***Department of Water & Sewer Utilities***

17 Resolution naming an authorized representative for the New Jersey Department of Environmental Protection TWA Permit ***Department of Water & Sewer Utilities***

18 Resolution accepting an in-kind donation from Clary Anderson Arena Association, Inc. for the renovation of the locker room at the Clary Anderson Arena ***Office of the Township Manager***

19 Resolution authorizing the acceptance of a gift donation from Robert H. Silver of The Bravitas Group, Inc. to replace the Montclair Gateway Sign ***Office of the Township Manager***

20. Resolution authorizing development of a proposal for the improvement and beautification of the public seating area at the corner of Walnut Street and Grove Street ***Councilor D'Amato & Councilor Toler***

21. Resolution authorizing change order #4 to the contract with Northeast Construction Services, LLC for interior renovations of the Township of Montclair Senior Hub (bid 26-05) to increase the contract by $5,754.58 ***Department of Health/ Office of Senior Services/Lifelong Montclair***

ADJOURNMENT

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Law Department
ITEM TYPE:	Resolution
AGENDA SECTION:	**EXECUTIVE SESSION**
SUBJECT:	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)

ATTACHMENTS:

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)Â Â

R-26-XXX
TOWNSHIP OF MONTCLAIR

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)

November 10, 2026

WHEREAS, the Township of Montclair is subject to the requirements of the Sen. Byron M. Baer Open Public Meetings Act, Chapter 23, P.L. 1975 (N.J.S.A. 10:4-6 *et. seq*.); and

WHEREAS, while the Open Public Meetings Act of the State of New Jersey generally requires that all meetings of public bodies be open to the public; Section 8 of the Open Public Meetings Act further provides that a public body may lawfully exclude the public from a portion of a meeting at which the public body discusses any or all of the nine (9) items enumerated in N.J.S.A. 10:4-12b; and

WHEREAS, the Mayor and Council of the Township of Montclair has determined that issues permitted by N.J.S.A. 10:4-12(b) to be discussed without the public being present are necessary and appropriate to be discussed during an "Executive Session" to be held on November 10, 2026 at 5:30 P.M. for approximately 1 1/2 hours

WHEREAS, the regular meeting of the Mayor and Council will reconvene following the end of the Executive Session, at approximately 7:00 p.m. this evening.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Montclair, Conty of Essex, State of New Jersey that the public shall be excluded from discussion of **only** the following general subject matter(s) that are heretofore described as specifically as possible without undermining the need for confidentiality:

_____ Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion. *[cite the legal citation to the provision(s) relied upon: _____and the nature of the matter is_____ _____l;*

_____ Any matter in which the release of information would impair a right to receive funds from the federal government. *[The nature of the matter is_____ _____l;*

_____ Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly. *[The nature*

of the matter, described as specifically as possible without undermining the need for confidentiality is _____];

_____ Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body. *[The collective bargaining contract(s) discussed are between _____];*

___ Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed." *[The nature of the matter is _____;*

___ Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law." *[The nature of the matter is_____];*

___Any pending or anticipated litigation or contract negotiation in which the public body is a party or may become a party; Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his or her ethical duties as a lawyer *[The nature of the matter is to discuss the status pending litigation specifically Freeman v. Township of Montclair Docket No. ESX-L-4642-23];*

___Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer, or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting. *[The nature of the discussion is to: _____];*

_____ Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility." *[The nature of the matter is_____];*

BE IT FURTHER RESOLVED, that the Mayor and Council of the Township of Montclair hereby declares that the Minutes of the discussion of the aforementioned subjects may be made public, consistent with N.J.S.A. 10:41-3, solely at a time when the items which are the subject of the Executive Session discussion are resolved and the Township Attorney advises that a reason for confidentiality no longer exists; and

BE IT FURTHER RESOLVED, that this Resolution shall take place immediately.

AGENDA ITEM NO. A

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 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. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-39:** An Ordinance Adopting a Redevelopment Plan for the Municipal Complex Property

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ATTACHMENTS:

Pending Ordinance O-26-39: An Ordinance Adopting a Redevelopment Plan for the Municipal Complex PropertyÂ

On September 15, 2026 the public hearing was carried to October 6, 2026 after residents raised concerns with the utility use noted in the Redevelopment Plan. On October 6, 2026, the public hearing was carried to November 10, 2026 considering PSE&G would present at the Council Meeting on October 20, 2026.

PENDING ORDINANCE O-26-39
TOWNSHIP OF MONTCLAIR

AN ORDINANCE ADOPTING A REDEVLOPMENT PLAN FOR THE MUNICIPAL COMPLEX PROPERTY

August 11, 2026 (date of introduction)
September 15, 2026 (date of 1st public hearing)
October 6, 2026 (date of 2nd public hearing)
November 10, 2026 (date of 3rd public hearing)

WHEREAS, the Council of the Township of Montclair (the "Council") authorized the Montclair Planning Board (the "Board") to conduct, as a non-condemnation matter, a preliminary investigation concerning an area in need of redevelopment by Resolution R-22-132 dated June 21, 2022 with respect to the following properties:

Block 2311, Lot 12 – 68 North Fullerton Avenue
Block 2311, Lot 14 – 205 Claremont Avenue
Block 2311, Lot 15 – 57 Park Street (collectively, the "Municipal Complex Property"); and

WHEREAS, the Montclair Township Department of Planning & Community Development, on July 11, 2022, produced a report titled "Preliminary Investigation Municipal Complex Area in Need of Redevelopment" (the "Study"), copies of which were circulated to the members of the Board and provided to the public in accordance with the time and other notice provisions of the Local Redevelopment & Housing Law ("LRHL"); and

WHEREAS, in connection with the Study, a map was prepared outlining the subject properties and showing the boundaries of the Municipal Complex Property ("Study Area") and which set forth the bases for the preliminary investigation; and

WHEREAS, the Board established a hearing date for its consideration of the preliminary investigation and provided notice in accordance with Section 6[b] of the LRHL of its intended meeting for the purpose of hearing persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, the Board held its hearing on August 8, 2022, commencing at 7:30 p.m., at which time it was established that notice under the LRHL was properly provided, published and served in accordance with Section 6[b] of the LRHL; and

WHEREAS, at its hearing, the Board heard all persons present who were interested in or would be affected by a determination that the Study Area is an area in need of redevelopment and received both written and oral communications which were also considered at the hearing and thus made part of the public record; and

WHEREAS, by Resolution adopted September 12, 2022, the Board recommended to the Council, in accordance with LRHL 6-[b](5)(a), that substantial evidence exists for the determination that Lot 14 and Lot 15 meet the criteria of Section 5 of the LRHL and that Lot 12 is necessary for the effective redevelopment in accordance with N.J.S.A. 40A:12A-3; and

WHEREAS, the Council received the resolution of the Board and the recommendations contained therein, together with the Study; and

WHEREAS, the Township Council, by Resolution R-26-244, based upon the facts and findings contained in the Study, which are adopted by reference and made a part hereof, and the findings of the Planning Board, all made in accordance with N.J.S.A. 40A:12A-6, declared Block 2311, Lots 12, 14 and 15, as described on the Tax Maps of the Township of Montclair to be an area in need of redevelopment; and

WHEREAS, the Montclair Township Department of Planning & Community Development prepared the Municipal Complex Redevelopment Plan dated August 3, 2026 ("Redevelopment Plan"), for the Municipal Complex Property which had been declared an area in need of redevelopment by Resolution R-26-244; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Redevelopment Plan shall be approved by ordinance, upon a finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in N.J.S.A. 40A:12A-5 or N.J.S.A. 40A:12A-14, as appropriate; and

WHEREAS, the Township Council has reviewed the Redevelopment Plan; has conducted a public hearing on the same; and has considered the findings and recommendations of the Planning Board and the public; and now, therefore, be it

ORDAINED, by the Township Council of the Township of Montclair, in the County of Essex that:

1. The Council finds that the parcels within the specifically delineated Study Area comprise an area in need of redevelopment, according to criteria set forth in N.J.S.A. 40A:12A-5,
2. The Council finds that the Municipal Complex Redevelopment Plan meets all of the requirements of N.J.S.A. 40A:12A-7.
3. The Council finds that no housing units for affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, are to be removed by the Redevelopment Plan.
4. The Municipal Complex Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A, is hereby approved and adopted.
5. The Official Zoning Map of the Township of Montclair is hereby amended as shown on Exhibit B, to incorporate the provisions of the Redevelopment Plan and delineate the boundaries of the Municipal Complex Property; and be it further

BE IT FURTHER ORDAINED, that this ordinance shall take effect 20 days after final passage and publication as provided by law.

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-26-39 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on August 11, 2026.

A. Bermúdez Nieves

Angelese Bermúdez Nieves, Township Clerk

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey



Prepared for:

Township of Montclair
205 Claremont Avenue
Montclair, NJ 07042

Prepared by:

Township of Montclair
Department of Planning and Community Development

Date: August 11, 2026

The original of this report has been signed and sealed in accordance with N.J.S.A. 13:41-1.2.

Janice E. Talley

Janice E. Talley, P.P., AICP
New Jersey Professional Planner License #5059

TABLE OF CONTENTS

Introduction 1
Site Desciption 1
Montclair Master Plan 8
Zoning 8
Goals and Objectives 10
Development Regulations 10
Plan Consistency Review 11
Relationship to Intent and Purpose of the Master Plan 11
Relationship to Intent and Purpose of the Zoning Code 11
Relationship to Adjacent Municipalities 12
Relationship to the Essex County Master Plan 12
Relationship to State Development and Redevelopment Plan 12
Redevelopment Actions 13
New Construction 13
Relocation 14
Affordable Housing 14
General Provisions 14
Definitions 14
Easements 14
Site Plan and Subdivision Review 14
Approvals by Other Agencies 14
Adverse Influences 15
Non-Discrimination Provisions 15
Duration of the Plan 15
Deviation Requests 15
Escrows and Fees 16
Infrastructure 16
Severability 16
Other Provisions 16
Procedure for Amending the Approved Plan 17
Appendix A: Council Resolution R-26-244 Designating Property as Area in Need of Redevelopment 18

INTRODUCTION

The Municipal Complex Redevelopment Plan has been prepared for the designated Area in Need of Redevelopment for Block 2311, Lots 12, 14 and 15 in Montclair Township in Essex County, New Jersey. The property is located on the north side of Claremont Avenue between North Fullerton Avenue and Park Street, as shown on Figure 1: Area Location Map.

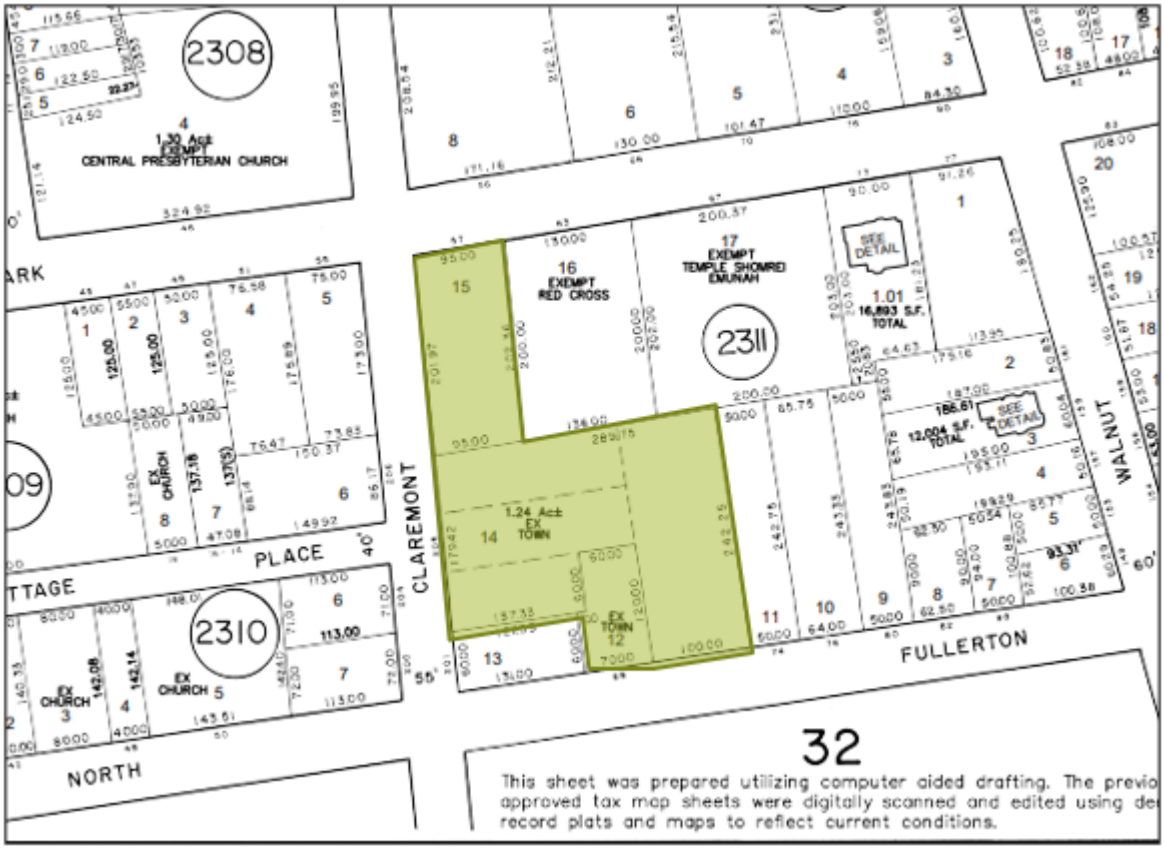


Figure 1: Area Location Map

The Montclair Township Council adopted a resolution on July 14, 2026, designating the subject properties as an area in need of redevelopment based on an Area in Need of Redevelopment Study dated July 2022 prepared for the Montclair Township Planning Board, an update letter prepared by the Planning Department dated May 14, 2026, and a resolution from the Planning Board recommending that the subject properties be designated as an area in need of redevelopment. A copy of the resolution is provided in Appendix A.

The Municipal Complex Redevelopment Plan provides a framework for the redevelopment of the subject properties through standards and guidelines for land use and design.

SITE DESCIPTION

The study area is 1.96 acres in size and is situated on Claremont Avenue, Park Street and North Fullerton Avenue. The property is relatively flat except for a sharp, 6-foot incline along

the North Fullerton Avenue frontage. The largest property, Lot 14, contains the municipal building. This 34,000 square foot three-story building is set back 23 feet from Claremont Avenue and contains 113 parking spaces located to the west and north of the building. Access is provided from driveways on both Claremont Avenue and North Fullerton Avenue.

Lot 12 is 7,800 square feet in size and contains a house built in 1897. The building is occupied by Cornerstone House, an emergency shelter established in 1989 and operated by the Salvation Army. The facility contains 23 beds for both individuals and families. The property slopes up steeply from North Fullerton Avenue. Pedestrian access to the building is from stairs that front North Fullerton Avenue with a handicapped ramp providing access from the municipal parking lot on Lot 14. A patio and play area is in the rear yard surrounded by a board-on-board fence that separates the property from the adjacent municipal complex. No parking is provided onsite.

Lot 15 previously contained a one-story drive-through bank building that measured 1,560 square feet in size. The site included a parking lot for 11 vehicles with two driveways providing one-way ingress and egress on Park Street and two driveways providing one-way ingress and egress on Claremont Avenue. The site is level and at street grade. The building was recently demolished due to the prior condition of the building and problems associated with squatters.

The surrounding area is characterized by a mix of office buildings, apartment buildings and two-family homes with heights ranging from one to four stories. It is located within walking distance to the Bloomfield Avenue business district as well as the Walnut Street train station.



Figure 2: Aerial view of subject property.



Figure 2: The municipal building on Lot 14 located at 205 Claremont Avenue.



Figure 3: Photo of Lot 15 where the drive-through bank building has been demolished.



Figure 4: The Cornerstone House shelter located at 68 North Fullerton Avenue on Lot 12.



Figure 5: View of municipal building and office building at 201 Claremont Avenue looking west from North Fullerton Avenue.



Figure 6: Office building at 201 Claremont Avenue viewed from North Fullerton Avenue.



Figure 7: Office building located at 204 Claremont Avenue.



Figure 8: Apartment building located at northeast corner of Claremont Avenue and North Fullerton Avenue.



Figure 9: Two-story mixed-use building at southeast corner of Claremont Avenue and North Fullerton Avenue.

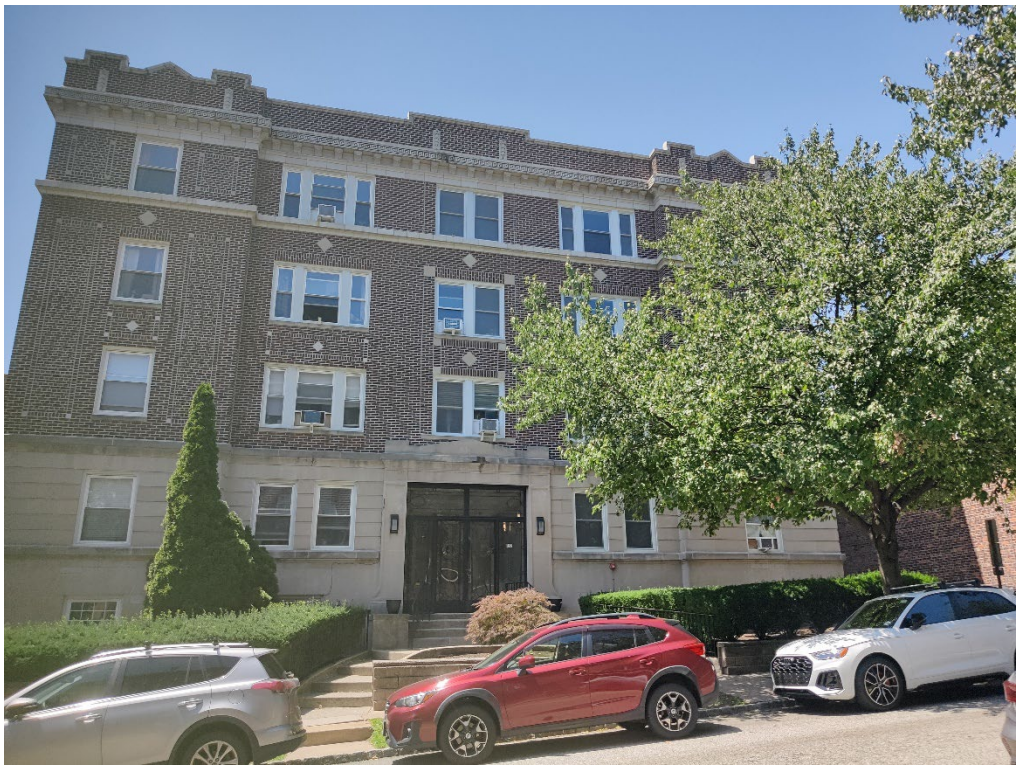


Figure 10: Four-story apartment building at 192 Claremont Avenue.

MONTCLAIR MASTER PLAN

The Study Area is designated for Public Use and Montclair Center Village in the Unified Land Use and Circulation Plan (Unified Plan) as shown in Figure 11. Lots 12 and 14 are in the Public Use district while lot 15 is in the Montclair Center Village (C4) district. The Montclair Center Village district is described as follows:

> Montclair Center Village (C4) is a small-scale, dense area where single-family homes, apartments, and professional office buildings mix to create an urban village where residents can comfortably commute by transit, by bicycle, or on foot. Residents of this area can access most of their daily needs either in Montclair Center or the Walnut Street Station area, and professional office development will primarily serve a local clientele.
>
> Parcels within the Montclair Center Village (C4) are principally residential but lie within short distance of three major transit nodes: the Walnut Street Station, Bay Street Station, and Bloomfield Avenue/Park Street and the enhanced bus station. Moreover, they are located between the Bloomfield/Glenridge Avenues and Walnut Street commercial corridors. As such, parcels within this zone represent the greatest opportunity for lower scale, dense, primarily residential development. Appropriate land uses include residential, professional office and surface parking.

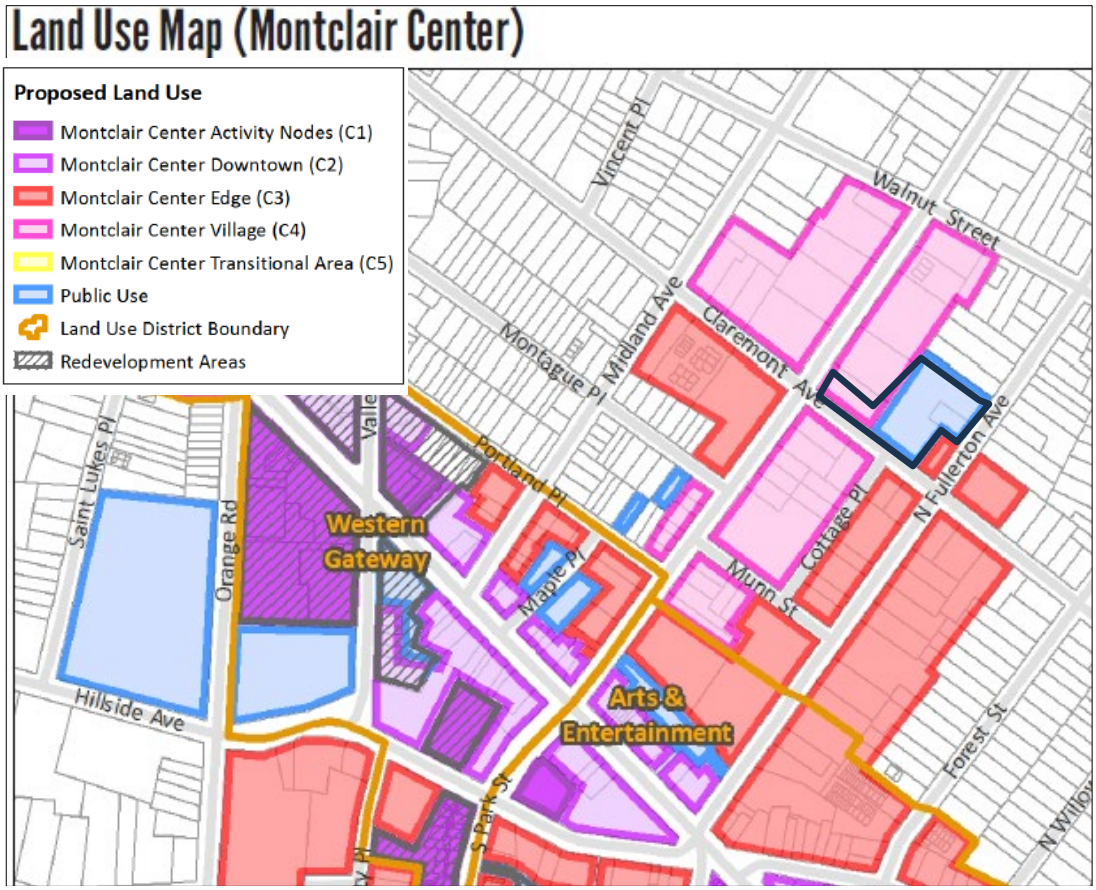


Figure 11: Unified Land Use Plan

ZONING

As shown in Figure 12, Lots 12 and 14 are in the P Public Use zone. Permitted uses include public buildings and uses. Lot 15 is in the OR-3 Garden Apartment and Office Building Zone. Permitted uses include one- and two-family dwellings, multifamily dwellings, garden apartments, townhouses, office buildings, mixed-use buildings, museums, nursing homes, and assisted living facilities.



Figure 12: Zoning for subject properties.

GOALS AND OBJECTIVES

The purpose of the Municipal Complex Redevelopment Plan is to redevelop the site for municipal facilities, public utilities, residential and/or office use in a manner that reflects the scale and character of the neighborhood.

DEVELOPMENT REGULATIONS

1. Principal permitted uses:
    A. Multi-family dwellings at a density of not over 18 units per acre.
    B. Assisted living facilities at a maximum density of 32 units per acre.
    C. Municipal and public facilities.
    D. Business offices and professional offices, excluding banks.
    E. Small cell wireless facilities pursuant to the bulk requirements of Montclair Code §347-17.3.
    F. Public utilities, provided that equipment associated with a public utility shall be appropriately screened with a combination of opaque fencing, walls, landscaping and other suitable materials as permitted by the Planning Board.
2. Accessory uses.
    A. Parking lots
    B. Perimeter fencing and walls.
    C. Accessory uses and structures customarily incidental to a principal use.
3. Bulk Requirements
    A. Minimum lot frontage: 75 feet
    B. Minimum lot size: 12,000 square feet
    C. Maximum height: 3 stories and 40 feet.
    D. Minimum front yard setback:
        1) Claremont Avenue: 25 feet
        2) North Fullerton Avenue: 15 feet.
        3) Park Street: 25 feet.
    E. Minimum setback from nonresidential property line: 20 feet.
    F. Minimum setback from residential property line: 30 feet.
    G. Maximum impervious coverage: 70%.
4. Maximum building coverage: 40%.Additional Requirements and Standards

A. Each building shall exhibit a base, middle and top in its design. The design of the base, as well as the quality and durability of its materials, should be designed with the public view in mind.

B. Use of brick and cast stone is required to match the design of the larger multifamily and office buildings in the neighborhood. Cast stone shall be used as sills, lintels and cornices to create the upper architectural line or frieze at the top of the building.

C. Horizontal rows of windows must be included in all buildings in a manner consistent with other larger multifamily and office buildings in the area.

D. The roof of the building must be flat or slightly pitched, or hidden behind a parapet.

E. The location and screening of rooftop equipment shall be fully integrated into the design of the building.

PLAN CONSISTENCY REVIEW

Relationship to Intent and Purpose of the Master Plan

New Jersey's redevelopment statute requires that "all provisions of the Redevelopment Plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan." The Municipal Complex Redevelopment Plan is substantially consistent with and designed to effectuate the recommendations in the Unified Land Use and Circulation Plan (Unified Plan), which was adopted in May 2015 and last revised in March 2023. The Unified Plan describes the redevelopment area as follows:

> The Montclair Township Council is in the process of designating the municipally owned properties surrounding and including the current municipal building as an area in need of redevelopment. The intent is to draft a redevelopment plan for these properties to create a new municipal complex that will house the police department, municipal court, and municipal administrative offices. (page 83).

In 2025, the Township Council initiated a community engagement initiative to evaluate options for a new municipal complex. The results of this initiative identified several alternatives for a new municipal building that are not necessarily tied to the current location. The Unified Plan and the zoning ordinance permit only public uses on Lots 12 and 14 and a mix of office and residential uses on Lot 15. This redevelopment plan provides for office, residential, public and utility uses that reflect the size and scale of surrounding land uses and complement the OR-3 Office Residential and R-2 Two-Family zoning that abuts the property.

Relationship to Intent and Purpose of the Zoning Code

The Redevelopment Plan lies partially within the P Public Use zone and partially within the OR-3 Garden Apartment and Office Building Zone. This Redevelopment Plan combines both zoning to permit both public facilities, apartment buildings and office buildings on all three properties. This Redevelopment Plan shall supersede all provisions of the Zoning Ordinance and other regulations of the Township of Montclair regulating development in the area addressed by this Redevelopment Plan. In situations where zoning and site plan issues are not specifically addressed herein, the Montclair Zoning Ordinance and development

regulations shall remain in effect. Final adoption of this Plan by the Township Council shall be considered an amendment of the Township of Montclair Zoning Map.

Relationship to Adjacent Municipalities

The Redevelopment Plan is not adjacent to any of the surrounding municipalities. Given its physical separation, the Redevelopment Plan will not affect those nearby municipalities to any significant degree, other than have a generally positive impact via the creation of a new pedestrian-oriented, mixed-use development that serves the region.

Relationship to the Essex County Master Plan

Although the County of Essex does not have a current Master Plan, the revitalization of this area is consistent with the land use planning goals of the Essex County Planning Board.

Relationship to State Development and Redevelopment Plan

The updated New Jersey State Development and Redevelopment Plan (SDRP) was adopted on December 17, 2025. The overarching goal of the State Development and Redevelopment Plan is that:

> "New Jerseyans will enjoy and benefit from pristine natural resources surrounding and within pedestrian-connected, affordable, healthy, resilient, and sustainable communities, including housing which, for the most part, will be close and walkable to well-paying jobs, shops, schools, venues for arts and culture, accessible open space and trails, and high-quality transportation services. New Jersey's sustainable prosperity is key to these important aspects of life."

Key goals in the SDRP that are reinforced by the Municipal Complex Redevelopment Plan include:

- **Economic Development** — Actively promote economic growth policies that benefit all residents, including those who have historically been marginalized or underrepresented.
- **Housing** — Provide an adequate supply of high-quality housing that is affordable to all age groups and income levels, in transit-rich locations that provide easy access to jobs, education, services, and amenities, and in communities that are both demographically and economically diverse and integrated.
- I**nfrastructure** - Promote investment in and provide infrastructure and related services in a timely, safe, and efficient manner.
- **Revitalizing and Recentering** - Harness the latent human capital and underperforming economic assets located in underutilized areas and centers in all locations— urban, suburban, or rural. Vacant and abandoned properties should be restored and returned to productive tax rolls, where applicable. We should promote livability, prosperity, sustainability, and functionality through targeted efforts that combine public and private sector investments and address legacy issues.

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources and sewer availability. These differentiations are called planning areas, which range from PA1-Metropolitan Planning Area to PA-5B

Environmentally Sensitive Planning Area. Montclair is situated within Planning Area 1-Metropolitan Planning Area.

The State Plan envisions this Planning Area to be a place where growth and redevelopment is promoted. The intent of the State Plan is to direct growth and development into areas served by public infrastructure as a means of more efficiently using public resources. This means that municipal efforts to promote growth should be met with support, from both a financial and regulatory perspective, by the State.

The State Plan's intent for PA1 Metropolitan Planning Area is to:

- provide for much of the state's future growth in compact development and redevelopment;
- revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;
- address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;
- prevent displacement and gentrification;
- promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;
- rebalance urbanization with natural systems;
- promote increased biodiversity and habitat restoration;
- stabilize and enhance older inner ring suburbs;
- redesign and revitalize auto oriented areas; and
- protect and enhance the character of existing stable communities.

(New Jersey State Plan, Section 4, page 86)

REDEVELOPMENT ACTIONS

New Construction

New construction and other improvements shall take place as proposed in this Redevelopment Plan and as detailed in the Redevelopment Agreement. The designated redeveloper must adhere to the overall parameters for development presented in this Plan. The redeveloper must be designated as such by the Township Council prior to submitting an application for development to the Planning Board. Once a redeveloper is selected, the redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein. The Township may designate a Conditional Redeveloper who will be required to enter into a Conditional Designation and an Interim Costs Agreement with the Township.

Relocation
The designated redeveloper shall be responsible for relocation of Cornerstone House and its occupants to another location in Montclair Township, at no cost to Cornerstone House or the Township. The new location shall provide, at a minimum, the same number of bedrooms, beds and associated facilities as provided in the existing Cornerstone House. The designated redeveloper shall also be responsible for providing 28 parking spaces for overnight parking. The designated redeveloper shall, as may be set forth in a negotiated Redevelopment Agreement, assist in coordinating the phased relocation of the municipal building to another location and for repayment of grants received by the Township for improvements to Cornerstone House and the municipal building within five years of relocation.

Affordable Housing
The redevelopment area does not contain any housing that is deed restricted to low- and moderate-income households. Any redevelopment project that includes residential development shall provide affordable housing as required by the Township's affordable housing ordinances.

GENERAL PROVISIONS

Definitions
Except for those definitions specifically included within this Plan, words that appear in this Redevelopment Plan shall be defined in accordance with the definitions that appear in the Township's land use ordinances, or, where these ordinances do not provide a definition, in accordance with the definitions in the Municipal Land Use Law.

Easements
No building shall be constructed over a public easement in the Redevelopment Area without prior written approval of the Township of Montclair.

Site Plan and Subdivision Review
The redeveloper shall submit an informal plan to the Department of Planning & Community Development prior to submitting an application for development to the Planning Board. The informal plan shall include drawings of the project illustrating its compliance with the Redevelopment Plan and Redevelopment Agreement. The Department of Planning & Community Development shall provide the redeveloper with written comments in response A full application for development shall be submitted to the Department of Planning & Community Development once the informal plan is approved. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements within the Redevelopment Plan, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq .), shall be submitted by the applicant for review and approval by the Montclair Township Planning Board.

Approvals by Other Agencies
The redeveloper shall be required to provide the Township with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will

be required by the redeveloper's agreement to be executed between the redeveloper and the Township.

Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features to be detrimental to the public health, safety, or general welfare.

Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Council or by a developer or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township Council, or the developer, upon the basis of race, creed, color, national origin ancestry, sex, gender identity or expression, sexual orientation, martial status, domestic partnerships or civil union status, affectional/sexual orientation, familial status, disability, and source of lawful income, including housing assistance, or in the sale, lease, use or occupancy thereof, or otherwise in violation federal and/or state laws. Such covenants, running with the land in perpetuity, will prohibit such restrictions and shall be included in the Redevelopment Agreement and a recordable Declaration of Covenants.

Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Council.

Deviation Requests

The Montclair Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Montclair Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments.

No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12.a. and b.

Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area shall be permitted only by means of an amendment of the Redevelopment Plan by the

governing body, and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of this Plan.

Escrows and Fees

The redeveloper shall be responsible to post sufficient escrows and fees to cover all costs of the professional consultants retained by the Township and reimbursement of Township staff to review the proposed redevelopment project and advise the Township on all aspects of the redevelopment process.

Infrastructure

The redeveloper, at the redeveloper's cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and Township enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on- and off-site traffic controls and road improvements for the project required because of the impacts of the project. The Redevelopment Agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

Severability

If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies that implement the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- The Redevelopment Plan does not envision a need to acquire privately owned properties.
- The Redevelopment Plan is substantially consistent with the Master Plan for the Township of Montclair. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.

- This Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Montclair regulating development in the area addressed by this Redevelopment Plan, except where specifically mentioned within the text of this Plan. In all situations where zoning issues are not specifically addressed herein, the Montclair Township Zoning and Development Regulations shall, however, remain in effect. Final adoption of this Plan by the Township Council shall be considered an amendment of the Montclair Township Zoning Map.

PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. The Montclair Township Council, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.

Appendix A: Council Resolution R-26-244 Designating Property as Area in Need of Redevelopment

R-26-244
TOWNSHIP OF MONTCLAIR

RESOLUTION DESIGNATING BLOCK 2311, LOTS 12, 14 AND 15 AS AN AREA IN NEED OF REDEVELOPMENT

July 14, 2026

WHEREAS, the Mayor and Council of the Township of Montclair (the "Council") authorized the Montclair Planning Board (the "Board") to conduct, as a non-condemnation matter, a preliminary investigation of an area proposed to be in need of redevelopment for Block 2311, Lots 12, 14 and 15 (the" Study Area") in Resolution R-22-132 dated June 21, 2022; and

WHEREAS, to consider this matter and to make an appropriate recommendation to the Council, the Board properly noticed a hearing for August 8, 2022 in conformity with the Open Public Meetings Act, N.J.S.A. 10:4-6, *et seq*. and with LRHL Section 6 (N.J.S.A. 40A:12A-6), at which the Board considered the "Preliminary Investigation - Municipal Complex Area in Need of Redevelopment" study report prepared and presented by Janice Talley on behalf of the Township Department of Planning and Community Development, dated July 11, 2022 (the "Study Area Report"), and heard all persons who are interested or would be affected by a determination that the properties in the Study Area are or are not appropriate as a redevelopment area including objections, if any; and

WHEREAS, at the hearing, the Board considered the Study Area Report evidence presented by Ms. Talley and heard testimony from the Township's Manager, Timothy F. Stafford, its Deputy Township Manager, Brian P. Scantlebury, and the Township's financial consultant, Robert Benecke; and

WHEREAS, the Board considered the evidence to determine if the existing conditions seen at the Study Area properties met any, some or all of the criteria set forth in the LRHL (i.e., N.J.S.A. 40A:12A-5(a)-(h) [set forth in full at pp. 1-2 of the Study Area Report]); and

WHEREAS, in addition to the foregoing criteria, the LRHL also provides (at N.J.S.A. 40A:12A-3) that "A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part"; and

WHEREAS, the Board considered and evaluated all of the evidence presented and found specifically that, pursuant to N.J.S.A. 40A:12A-5(a)-(h), the Lot 14 and Lot 15 parcels within the Study Area met one or more of the criteria for an area in need of redevelopment and also evaluated whether Lot 12 would be necessary for an effective redevelopment in accordance with N.J.S.A. 40A:12A-3; and

WHEREAS, in finding that Lot 14 of the Study Area met one or more of the statutory criteria, the Board expressed concern that some of the conditions noted in the Study Area Report could give rise to imminent safety concerns to persons who work in and visit the Municipal Building; and

WHEREAS, by Resolution adopted September 12, 2022, the Board recommended to the Council that the properties known as Block 2311, Lots 14 and 15 within the Study Area meet the criteria for designation as an area in need of redevelopment, and Lot 12 should also be so designated as needed for an effective redevelopment within the contemplation of N.J.S.A. 40A:12A-3; and

WHEREAS, the Council received the resolution of the Board and the recommendations contained therein, together with the Study;

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

1. That based upon the facts and findings contained in the Study, which are adopted by reference and made a part hereof, and the findings of the Planning Board, all made in accordance with N.J.S.A. 40A:12A-6, that the Mayor and Council of the Township of Montclair does hereby declare that Block 2311, Lots 12, 14 and 15 known and described on the Tax Maps of the Township of Montclair to be an area in need of redevelopment.

2. The Township intends to use all those powers provided by the Legislature for use in a redevelopment area.
3. The Township Clerk shall serve, by certified mail, Return Receipt Requested, a copy of this Resolution upon the owners of the above-mentioned lots, as well as any person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent.

RECORD OF COUNCIL VOTE						
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 Resolution R-26-244 adopted by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves

Angelese Bermúdez Nieves, Township Clerk

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AGENDA ITEM NO. B

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 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. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-50:** An Ordinance Amending Montclair Code Chapter 327, Article III - Traffic Regulations, Parking Prohibited at all Times

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ATTACHMENTS:

Pending Ordinance O-26-50: An Ordinance Amending Montclair Code Chapter 327, Article III - Traffic Regulations, Parking Prohibited At All Times

PENDING ORDINANCE O-26-50
TOWNSHIP OF MONTCLAIR

ORDINANCE AMENDING MONTCLAIR CODE CHAPTER 327, ARTICLE III – TRAFFIC REGULATIONS, PARKING PROHIBITED AT ALL TIMES

October 20, 2026 (date of introduction)
November 10, 2026 (date of public hearing)

WHEREAS, the installation of the chicane on Upper Mountain Avenue has necessitated a revision of the parking regulations and the modification of where parking is allowed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Montclair, County of Essex, State of New Jersey, update the Township's Parking, Standing and Stopping, Parking prohibited at all times

Street Name	Side	Location
Upper Mountain Avenue	West	From the intersection of Laurel Place, south, to Bellevue Avenue
Upper Mountain Avenue	West	From the intersection of Watchung Avenue to a point 700 feet north,
Upper Mountain Avenue	West	From a point 1,100 feet north of the intersection of Watchung Avenue to a point ~~650~~430 feet ~~north,~~ therefrom
Upper Mountain Avenue	West	From a point ~~1160~~2,150 feet north of the intersection of Watchung Avenue to a point ~~330~~500 feet therefrom~~thence~~
Upper Mountain Avenue	East	From a point ~~550~~700 feet north of the intersection of Watchung Avenue ~~510~~400 feet ~~thence~~ therefrom
Upper Mountain Avenue	East	From a point 1,~~510~~530 feet north of the intersection of Watchung Avenue to a point ~~500~~620 feet therefrom~~thence~~

BE IT FURTHER ORDAINED, that all other provisions of Chapter 327-16 not amended herein shall remain in full force and effect and if any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed only to the extent of such conflict; and

BE IT FURTHER ORDAINED, that if any section, subsection, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to that section, subsection, clause, or provision, and the remainder of this ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon its passage and publication according to law.

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-26-50 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on October 20, 2026.

D. Dominguez

Denise Dominguez, Deputy Township Clerk

AGENDA ITEM NO. C

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Township Council
ITEM TYPE:	Ordinance
AGENDA SECTION:	**NEW BUSINESS ORDINANCE(S)**
SUBJECT:	An Ordinance amending Part II, General Legislation of the Revised General Ordinances of the Township of Montclair, New Jersey, as amended and supplemented to repeal and replace Chapter 324 Trees ***Deputy Mayor Susan Shin-Andersen, Councilor Eileen Birmingham & Councilor William Harrison***

ATTACHMENTS:

An Ordinance amending Part II, General Legislation of the Revised General Ordinances of the Township of Montclair, New Jersey,Â as amended and supplemented to repeal and replace Chapter 324 Trees

ORDINANCE AMENDING PART II, GENERAL LEGISLATION OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY, 2000, AS AMENDED AND SUPPLEMENTED TO REPEAL AND REPLACE CHAPTER 324 TREES.

November 10, 2026 (Date of Introduction)

WHEREAS, the Township of Montclair (the "Township") first adopted its Shade Tree Code as Chapter 324 of the Montclair Municipal Code on June 12, 2012, through Ordinance No. O-12-44; and

WHEREAS, N.J.S.A. 40:48-2 authorizes municipalities to regulate trees for the protection of property and persons and for the preservation of the public health, safety and welfare; and

WHEREAS, N.J.S.A. 40:55D-2j states that a purpose of the Municipal Land Use Law is to promote the conservation of valuable natural resources; and

WHEREAS, N.J.S.A. 40:55D-62 authorizes the Township to establish zoning relating to the nature and extent of the uses of land; and

WHEREAS, N.J.S.A. 40:55D-62 authorizes the Township to adopt zoning ordinances that are substantially consistent with the master plan; and

WHEREAS, the Township Council of the Township of Montclair finds that trees and the urban forest are vital natural resources worthy of protection and conservation on a sustainable basis, and provide numerous benefits including but not limited to: stabilizing soil, reducing stormwater runoff and wind erosion, improving air and water quality, mitigating noise and air pollution, sequestering carbon dioxide, mitigating the urban heat island effect, providing and supporting wildlife habitat, and enhancing property values; and

WHEREAS, indiscriminate, uncontrolled removal of trees upon lots and tracts of land within the Township would cause increased drainage control costs, increased soil erosion and sedimentation, degradation of water resources, establishment of a heat island effect and increased dust and pollution, loss of biodiversity, wildlife and pollinator services, adversely impact property values, and negatively affect the health, safety, and general welfare of the Township and its residents; and

WHEREAS, the development of a mature and sustainable urban forest resource throughout the Township requires a comprehensive program for the planting, management, and removal of trees on both public and private property; and

WHEREAS, the Township's Sustainability and Resilience Master Plan Amendment ("the Amendment") finds that "Tree canopy plays a vital role in reducing the impacts of extreme heat in urban areas,"; and

WHEREAS, the Amendment further finds that "As climate change intensifies heatwaves, protecting and expanding Montclair's tree canopy is not just a beautification effort — it's a critical tool for community health and resilience"; and

WHEREAS, the Township adopted its Tree Preservation Ordinance in 2012 to "preserve and enhance the Township's trees and maintain a sustainable urban forest," and the Amendment recognizes that "concerns about insufficient tree cover persist"; and

WHEREAS, the Amendment establishes as a Township recommendation to "Increase net tree canopy coverage by 10 percent by 2040 through robust planting of new trees and active maintenance and protection of existing tree resources"; and

WHEREAS, the Amendment calls to "protect and preserve the urban canopy" and to "expand Montclair's urban tree canopy" as core resilience strategies.

NOW, THEREFORE, LET IT BE ORDAINED BY THE MAYOR AND THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY, THAT:

Note: Additions are shown in **Bold and Underlined**. Deletions are shown in ~~Strikeouts~~.

SECTION 1.

Part II, General Legislation of the Revised General Ordinances of the Township of Montclair, New Jersey, 2000, shall be amended and supplemented by repealing Chapter 324 Trees:

~~**§ 324-1. Findings and purpose.**~~

~~The Council of the Township of Montclair finds that:~~

~~A. Trees and the urban forest are a valuable natural resource worthy of protection and conservation on a sustainable basis.~~

~~B. Trees stabilize soil, help reduce stormwater runoff and wind erosion of soils, improve water quality, reduce noise pollution, reduce air pollution, sequester carbon dioxide associated with global warming, create shade and help reduce energy consumption in the summertime, lower ambient air temperatures throughout the Township during the summer, and provide habitat for birds and other species.~~

~~C. Trees create scenic benefits that enhance local property values in the Township.~~

~~D. The development of a mature and sustainable urban forest resource throughout the Township requires a comprehensive program for the management of the planting and removal of trees on public and private property.~~

~~§ 324-2. Definitions.~~

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

~~DIAMETER AT BREAST HEIGHT or DBH — The diameter of a tree measured at 4 1/2 feet above the ground on the downhill side of the tree.~~

~~MONTCLAIR TREE REPLANTING FUND or TREE FUND — The separate account established by the Township's governing body for the replanting of trees on public property, School Board property, and/ or county property and funded by those persons electing to pay into the Montclair Tree Replanting Fund instead of implementing an on-site tree restoration plan.~~

~~PROPERTY — All private lots within the Township, whether developed, undeveloped, subdivided, or otherwise without exception.~~

~~SHADE TREE — Any deciduous or coniferous species which is eight inches or more DBH or has obtained a height of at least 25 feet.~~

TOWNSHIP FORESTER — A person employed by the Township who is certified by the State of New Jersey as a certified tree expert and has a minimum of three years of experience in the planting, care, and maintenance of trees.

TREE — Any shade tree.

TREE REMOVAL CONTRACTOR — A person in the regular business of removing trees for hire who is registered with the Township.

TREE REMOVAL PERMIT — A permit issued by the Township pursuant to the provisions of this article authorizing a person to remove trees.

§ 324-3. Applicability; prohibited acts; emergency exemption.

A. Applicability. The provisions of this article shall apply to trees on all property within the Township.

B. Prohibitions. No person, applicant, or tree removal contractor may remove, destroy, or substantially alter a tree without having first been issued a tree removal permit. Routine annual pruning to maintain the health of a tree or drastic pruning in response to damage from adverse weather conditions shall not be considered substantially altering the tree.

C. Emergency exemption. A tree removal permit is not required when there is an immediate safety risk to person or property.

§ 324-4. Permit application; tree removal contractor registration and insurance.

A. No tree within the Township may be removed or substantially altered by any person other than a tree removal contractor registered with the Township. The tree removal contractor shall endorse each tree removal permit application on forms provided by the Township.

B. A tree removal permit shall be issued upon filing of a complete application and payment of the required fee.

C. An application for a tree removal permit shall include, at minimum, the following:

(1) A tree restoration plan, defined as a plan prepared by the tree removal contractor on behalf of the applicant providing the specifications, contractors, costs, and timing for the replacement of trees removed from the applicant's property; payment of the equivalent value of the removed trees into the Montclair Tree Replanting Fund; or a combination thereof. Tree restoration plans shall be fully implemented within one year of the issuance of the tree removal permit.

(2) A tree restoration plan certification, defined as the self-affidavit certification submitted by the tree removal contractor for the implementation of the tree restoration plan submitted as part of the tree removal permit application. The tree removal contractor shall certify that the tree restoration plan will be fully implemented as submitted.

(3) A certification of diseased trees, defined as the certification by the tree removal contractor that a tree being removed meets the criteria for a diseased tree based on § 324-6, Standards for decision making on tree removal permit applications.

D. All tree removal contractors operating within the Township shall:

(1) Be licensed in accordance with the New Jersey Tree Experts and Tree Care Operators Licensing Act;[1]

(2) Maintain the required insurance;

(3) Hold a current valid registration with the Township of Montclair; and

(4) Display proof of same on each of its vehicles operating in the Township.

E. A tree removal contractor shall carry and provide proof of the following insurance coverage: $2,000,000 property damage and bodily injury insurance per incident; $300,000 automobile insurance per incident; and workers' compensation insurance in such amounts as required by law. All tree removal contractors shall require their insurers to provide the Township with a minimum of 30 days' advance notice of the cancellation of any required coverage. Upon the cancellation of any of the required insurance coverage, the tree removal contractor's registration shall automatically be suspended, and the tree removal contractor shall thereafter be prohibited from performing. Upon the submission of proof of satisfactory proof of insurance coverage, licensure in accordance with the New Jersey Tree Experts and Tree Care Operators Licensing Act, and a certification that the tree removal contractor has read, understands, and will comply with all requirements of this rule, then the Township Clerk shall register the tree removal contractor as approved to do business in the Township.

§ 324-5. Tree replacement.

A. Persons removing any tree shall replace said tree with a new tree as provided below. Replacement trees shall be two- to two-and-one-half-inch caliper and be limited to native species or species suited to urban environments. The Township Forester shall prepare, publish on the municipal website, www.montclairnjusa.org, and annually review a suitable species list for replacement trees. Any applicant who makes an application for a financial waiver and is granted one shall be exempt from the replacement provision, provided that replacement trees are not available through the Township.

B. In lieu of providing a replacement tree, a contribution of $250 shall be paid to the Tree Fund. Said fund shall be used to supplement public tree replacement in the Township.

§ 324-6. Standards for decision making on tree removal permit applications.

The tree removal contractor shall be responsible for a tree removal permit application's compliance with all applicable and relevant tree management guidelines, including, without limitation, the American National Standard A300 (Part 5) Management practices "Tree and Development: A Technical Guide to Preservation of Trees During Land Development" (Matheny and Clark), "Protection and Care of Urban Forest" (NJDEP Division of Parks and Forestry), "Evaluation of Hazard Trees in Urban Areas" (Matheny and Clark), "Urban Tree Risk Management" (USDA Forest Service), all as may be changed or supplemented from time to time.

§ 324-7. Enforcement; violations and penalties.

A. The Township Forester shall have the authority to enter onto any property in the Township and to issue a stop-work order to any person in violation of this article.

B. Violations of this article shall be punishable by a fine of no more than $1,000.

C. The Township shall revoke the registration of any tree removal contractor who has submitted a fraudulent tree removal permit application or a false certification.

D. Noncompliance with the provisions of this article may be grounds for denial of registration of a tree removal contractor.

§ 324-8. Fees.

A. Application fee for a tree removal permit shall be $15 per tree.

B. A tree removal contractor shall pay an annual registration fee of $75.

C. Exemptions:

(1) The tree removal permit application fee is waived for the removal of diseased trees or trees deemed hazardous.

(2) The removal permit fee is waived for the removal of shade trees listed as invasive exotic.

(3) An applicant with a financial hardship may request a waiver of permit fees by filing a personal financial hardship exemption request letter with his or her tree removal permit.

(4) These fee exemptions do not constitute an exemption from any other provision of this article.

§ 324-9. Notices; registration deadline.

A. Within 30 days of the adoption of this article, the Town Clerk shall mail a copy of this article to persons and entities known to be in the business of maintaining, cutting, or removing trees within the Township.

B. Within 60 days thereafter, any company desiring to conduct the business of maintaining, cutting, or removing trees within the Township shall register with the Township.

SECTION 2.

Part II, General Legislation of the Revised General Ordinances of the Township of Montclair, New Jersey, 2000, shall be amended and supplemented by replacing Chapter 324 Preservation of Shade Trees:

324-1. PURPOSE.

A. Objectives. The Township desires to mitigate the net loss of mature tree canopy and over time increase tree canopy coverage throughout the municipality through a comprehensive framework of preservation, education, protection, and sustainable and appropriate tree replacement. This Chapter shall be considered to be part of the zoning ordinance of the Township of Montclair. The purposes of this Chapter are to:

(1) Establish that it shall be unlawful to cut down, remove, damage or destroy any trees covered by this ordinance except in accordance with the provisions of this ordinance;

(2) Establish requirements for the replacement of trees that are removed in order to mitigate the net loss of canopy and provide stormwater and ecosystem services;

(3) Manage stormwater by reducing runoff and soil erosion, removing pollutants, and promoting infiltration of rainwater into the soil, consequently lowering the risk of flooding and supporting aquifer recharge;

(4) Reduce the impacts of extreme heat and mitigate the urban heat island effect;

(5) Protect the environment, public health, safety and welfare by providing ecosystem services for riparian and water quality protection, carbon sequestration, reduced soil erosion, species habitat, biodiversity and pollinator services;

(6) Enhance property values and provide public health benefits of cleaner air, shade and access to natural spaces, particularly in overburdened communities as defined in N.J.S.A. 13:1D-158 and N.J.A.C. 7:11-1.5;

(7) Preserve historically, culturally, and aesthetically significant trees and woodlands; and

(8) Provide penalties for violations and assign responsibility for oversight and enforcement.

B. Process and Standards. The Township Council seeks to provide a fair and efficient regulatory process that balances the public interest in tree preservation, ecosystem protection, stormwater management, and climate resilience with the property rights of individual landowners.

324-2. DEFINITIONS.

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

ADMINISTRATIVE OFFICER means a person authorized to review and either approve or deny Tree Removal Permit Applications and Tree Planting Permit Applications pursuant to this Chapter, the Township Arborist or his/or her designee.

APPLICANT means any individual, resident, corporation, utility company, partnership, firm, association, or other entity that applies for approval to remove, plant, or modify trees regulated under this Chapter.

AVERAGE TREE means a tree with a Diameter at Breast Height ("DBH") (defined below) between six (6) and twenty-three (23) inches and/or a Coniferous Tree that is at least 20 feet tall that is not an Invasive Tree, Hazard Tree, Dead Tree, or Extraordinary Tree.

CALIPER means the diameter of a tree's trunk, measured at a specific height above the soil line. For Replacement Trees, Caliper is measured at six (6) inches above the top of the root flare where the caliper is four (4) inches or less, and twelve (12) inches above the top of the root flare where the caliper is more than four (4) inches.

CONIFEROUS TREE means a tree that bears cones and retains its foliage year-round, commonly referred to as an evergreen.

CRITICAL ROOT ZONE ("CRZ") means the radius around a tree where the majority of a tree's root system exists. The CRZ is calculated as DBH (in inches) x 1.5 feet. Example: a 6-inch DBH tree has a 9-foot CRZ.

DEAD TREE means a tree with a DBH (diameter at breast height, measured at 4.5 feet from the ground) of six (6) inches or greater and which's New Jersey Licensed Tree Expert and/or NJISA certified arborist states in writing, with dated photographs, that (a), crown dieback is approximately 75% or greater, and/or (b) living tissue is insufficient to sustain the tree, and/or (c) is fatally diseased.

DIAMETER AT BREAST HEIGHT (DBH) means the tree trunk diameter to the nearest whole inch, ignoring fractional value, measured at 4.5 feet above ground on the downhill side of the tree.

EXTRAORDINARY TREE means a tree that is not an Invasive Tree, Hazard Tree, or Dead Tree, meeting one or more of the following criteria: (a) is listed on or, is at least the same size as a species on, the New Jersey Champion Big and Heritage Tree Register; and/or (b) any tree with a DBH over thirty-five (35) inches; and/or (c) a Coniferous Tree that is at least 50 feet tall.

FINANCIAL HARDSHIP means that the total costs for the unanticipated removal of one or more Regulated Trees including any required replacement will create an immediate economic burden for the Applicant .

HAZARD TREE means a tree determined by a Licensed Tree Expert as presenting significant and imminent risk to public health, safety, or property, including trees assessed as high or extreme risk under the International Society of Arboriculture (ISA) Tree Risk Assessment methodology.

HEAT ISLAND means areas which the Township has identified in accordance with the New Jersey Department of Environmental Protection map.

INVASIVE TREE means a tree on the Township's published list of prohibited tree species maintained on the Township website. Invasive Trees are exempt from removal permitting requirements under this Chapter.

LAND USE BOARD means the Township's Planning Board or Zoning Board of Adjustment, as applicable.

LICENSED TREE EXPERT (NJLTE) means an individual licensed by the New Jersey Board of Tree Experts with a current, valid license under N.J.A.C. 7:3A-1.1 et seq.

MINOR TREE means a tree with a DBH below six (6) inches, or a Coniferous tree below 8 ft tall. Minor Trees are exempt from removal permitting requirements under this Chapter.

PRIVATELY OWNED PROPERTY means any land not owned by the Township of Montclair, the Montclair Board of Education, other New Jersey Municipalities, Essex County or the State of New Jersey.

PUBLIC OWNED PROPERTY means any land owned by the Township of Montclair, the Montclair Board of Education, any other New Jersey Municipality, Essex County, or the State of New Jersey.

REGULATED TREE means Average Tree, Dead Tree, Significant Tree, Extraordinary Tree, or Hazard Tree.

REPLACEMENT TREE means a nursery-grown tree (balled and burlapped or container-grown) of a species on the Township Tree Replacement Species List, planted at a minimum of 2.5-inch caliper.

SIGNIFICANT TREE means a tree with a DBH between 24 and 35 inches or a Coniferous Tree that is at least 30 feet tall that is not an Invasive Tree, Hazard Tree, Dead Tree, or Extraordinary Tree.

STREET TREE means a tree planted within any part of the public right-of-way or easements, including in the sidewalk, planting strip within the roadway right-of-way. i.e., islands, medians, pedestrian refuges.

TIER 1 SPECIES means large-maturing canopy tree that reaches a mature height of at least forty feet or a mature canopy spread of at least 30 feet and that is designated on the Township Tree Replacement Species List.

TIER 2 SPECIES means trees on the Township Tree Replacement Species List that do not meet Tier 1 criteria but are otherwise approved for planting.

TOWNSHIP ARBORIST means a Township employee or contractor certified by the State of New Jersey or the ISA as a certified tree expert.

TOWNSHIP TREE REPLACEMENT SPECIES LIST means a publicly available list of approved replacement species, classified as Tier 1 Species or Tier 2 Species on the Township's lists of Tier 1 Species and Tier 2 Species and reviewed annually by the Township. In designating and annually reviewing the list, the Township shall give preference to species tolerant of projected regional climate conditions, including increased heat, drought, and storm intensity, developed in consultation with the Director of Sustainability.

TREE REMOVAL means cutting down, destroying, substantially altering or abusing an established tree or its critical root system. Examples include: girdling, toxic application, root system compression, tree topping, and improper grading within the CRZ. Tree Removal does not include routine pruning or maintenance.

TREE REMOVAL PERMIT means a permit issued by the Township authorizing removal of Regulated Trees.

TREE REPLACEMENT SCHEDULE means the table specifying the required number, species, and size of trees that shall be planted, and/or fees in lieu paid, to proportionately replace trees removed.

324-3. APPLICABILITY.

This Chapter applies to all trees within the jurisdiction of the Township of Montclair on both public and private property, except for Minor Trees, Invasive Trees, and those specifically exempted in Section 324-7 of this Chapter. Trees located within the

Township or County right-of-way or easements are considered public trees and subject to Section 324-4.

324-4. PROHIBITION ON REMOVAL OF STREET TREES AND MUNICIPAL, COUNTY AND STATE TREES.

A. Exclusive Authority. No tree located on public property or within the public right-of-way, including but not limited to any tree in streets, highways, sidewalks, planting strips, islands, medians, pedestrian refuges, or any other public land owned or controlled by the Township, Montclair Board of Education, other municipalities, Essex County, or State of New Jersey may be removed, pruned, damaged, or destroyed by any private individual, property owner, contractor, or entity. Removal of Street Trees and all trees on Township property or on Township streets is reserved exclusively to the Township of Montclair or its authorized agents or any public utility acting pursuant to Board of Public Utilities regulations.

B. Municipal Removal Process. Removal of Street Trees and Public Owned Property trees shall be authorized only through a documented process that includes:

(1) Review by the Township Arborist

(2) Written determination of the reason for removal. All municipal tree removals shall comply with this Chapter's standards and require replacement according to the Tree Replacement Schedule, as feasible. All decisions concerning trees on Public Owned Property shall be submitted to the Administrative Officer; and

(3) Must provide the Township with notice prior to removal for Emergency Tree removals.

C. Penalties for Unauthorized Removal. Any unauthorized removal, damage, or destruction of a Street Tree or tree on public owned property by any private person, contractor, property owner, or entity shall constitute a violation of this Chapter subject to the penalties set forth in Section 324-10. The violator shall be liable for replacement of the removed tree at their own expense at the ratio set forth in Section 324-6B , plus all associated costs, plus penalties of up to Two Thousand Dollars and Zero Cents ($2,000.00) per tree.

D. Notification of Unauthorized Removal. Any person or entity with knowledge of unauthorized removal or damage to a Street Tree or municipal tree may report the violation to the Sustainability Department, the Township Arborist, or the Code Enforcement Officer. All unauthorized removals shall be documented and recorded in the Township Tree Removal Permit database.

324-5. TREE REMOVAL ON PRIVATELY OWNED PROPERTY

A. Permit Required. Except to the extent authorized pursuant to Section 324-5E, no Average Tree, Significant Tree, Extraordinary Tree, Dead Tree, or Hazard Tree on Privately Owned Property shall be removed, destroyed, or substantially altered unless the Property Owner or authorized representative first obtains a Tree Removal Permit from the Township. A Tree Removal Permit is not required for removal of Minor Trees and Invasive Trees on Privately Owned Property.

Permits shall be placed at the site of removal prior to the extraction.

B. Application Submission. All applications for tree removal of Average, Significant, Extraordinary, Dead, or Hazard Trees shall be submitted on a Township-prescribed form to the Administrative Officer, in the Department of Public Works. Applications shall include at minimum: (1) property identification (tax block, lot, street address); (2) certification of tree DBH, species, and condition; (3) a Tree Replacement Plan or specification of in-lieu payment option; (4) a listing of all Average, Significant and Extraordinary Trees removed from the property during the prior two years; and (5) certification by the Property Owner that all information is accurate and replacement requirements are understood. Applications that involve removal of an Extraordinary Tree shall also include information to address the considerations listed in C below. If an application to a Land Use Board proposes the removal of any Average, Significant or Extraordinary Trees, the application shall include this information as part of the submittal to the Land Use Board and shall address the considerations in C below. The Administrative Officer or the Land Use Board may require such additional information as deemed administratively appropriate for proper evaluation of the application, which may include but is not limited to photographs, site plans, surveys, or professional tree risk assessments.

The fee for the Tree Removal Application is:

$100 for up to 2 trees, and $100 for each additional tree; and

Extraordinary tree the application fee is $300 per tree.

Application fees may be waived in the case of emergency tree removals, provided that the procedures for emergency tree removals are followed.

C. For Average and Significant Trees, the Administrative Officer shall within 20 days of receipt of a completed application grant the permit.

For Extraordinary Trees, the Administrative Officer shall within 20 days of receipt of a completed application grant or deny the requested permit in whole or in part, or make recommendations that would make the application acceptable to the Administrative Officer, in writing and in accordance with the following considerations:

(1) **A report by the Township Arborist to verify the reason for the necessity of removal;**

(2) **The extent to which Critical Root Zones of other trees will be disturbed, resulting in relief or reductions to the Critical Root Zone utility;**

(3) **Whether limb removal or sufficient pruning of the tree would negate the reason for removal;**

(4) **Whether removal would impair the growth and development of remaining trees on the subject property or adjacent property;**

(5) **Whether the proposed removal would materially alter or adversely impact existing drainage patterns, soil instability, erosion, or sedimentation;**

(6) **Whether the proposed removal would constitute a significant change in the screening with respect to buildings on contiguous lots;**

(7) **Whether the proposed removal would constitute a horticulturally advantageous thinning of an existing overgrown area;**

(8) **Whether proposed or necessary changes in the topography of the area where such tree(s) are located will alter land configuration so as to cause injury to other trees located nearby and whether those changes will require welling, construction of any aerification system, or other tree removal or replacement;**

(9) **Whether the continued presence of the tree(s) proposed for removal are:**

(i) likely to cause a hardship, OR

(ii) for some other adequate reason within the intent of this Ordinance;

(10) **Whether the tree is in poor health or is diseased and whether such weakness or disease in the tree can be adequately addressed by removal or pruning portions of the tree;**

(11) **Whether removal would create a hazardous condition or violate any other provision of this Chapter;**

(12) **Whether the proposed removal is requested to facilitate usage of solar panels;**

(13) **The unique physical characteristics of the lot and suitable measures to mitigate adverse impacts such as welling and aeration systems; and**

(14) **Whether the proposed removal will worsen urban Heat Island conditions on the property or in the surrounding neighborhood, with particular weight given to areas the Township has identified as low canopy or high heat areas.**

D. Special Submission Requirements for Hazard Trees and Dead Trees. Applications for removal of Hazard or Dead Trees shall include a written certification from a New Jersey Licensed Tree Expert and/or a New Jersey ISA certified arborist documenting that the tree meets the applicable criteria, using standard ISA Tree Risk Assessment methodology; The Administrative Officer may require such additional supporting documentation as deemed administratively appropriate.

E. Emergency Tree Removal. Where a Hazard and/or Dead Tree poses imminent threat to people or property, the Property Owner may act prior to obtaining a permit, provided that: the Administrative Officer and/or the Department of Public Works is

given prior notice if feasible; and within 10 business days, the Property Owner submits a complete application with explanation and Licensed Tree Expert statement attesting to the emergency.

Emergency removal of Extraordinary Trees requires a TRAQ-qualified expert statement.

F. Application Review and Determination.

(1) The Township Arborist or designee shall serve as the Administrative Officer and review all Tree Removal Permit applications. The Administrative Officer shall evaluate each application pursuant to the provisions of C and D above.

(2) All decisions shall be issued in writing. In the case of denial of an application, the Administrative Officer shall list reasons for denial.

(3) Where the Township Arborist position is vacant or the Arborist is unavailable, the review shall be conducted by the Director of Sustainability or their designee. Any Administrative Officer who is not a Licensed Tree Expert or certified arborist shall complete continuing education in urban forestry and canopy management as a condition of exercising review authority under this Chapter.

G. If Tree Removal is proposed in connection with any construction permit application, the Construction Official shall not issue the construction permit until the required Tree Removal Permit has been obtained.

H. Additional Regulated Tree Protections.

(1) Extraordinary Trees are presumptively protected. When construction is proposed and removal of an Extraordinary Tree cannot be approved pursuant to C above, removal can be approved only upon clear and convincing evidence that removal is essential to construction of a permitted structure with no reasonable alternative site design, certified by the Township Engineer.

(2) Where development on a property is being proposed in either an application to a Land Use Board or in an application for a construction permit, Average and Significant Trees shall be preserved through site design modification, infrastructure relocation, or other alternatives before removal is authorized. Applicants shall document all efforts.

(3) When no other Land Use Board review is otherwise required, Planning Board review shall be required where:

(a) The plan includes proposed removal of more than five (5) Average, Significant or Extraordinary Trees; OR

(b) Removal of ten (10) or more Average, Significant, or Extraordinary Trees within a two-year period on the same contiguous property in common ownership regardless of the number of applications involved or any change in ownership.

The Planning Board shall take into account the considerations listed in Section 324.5C in determining whether to approve, approve with conditions or deny the application.

I. Permit Validity. Approved Tree Removal Permits are valid for twelve (12) months from issuance. If the approved tree removal has not occurred within the twelve (12) month period, the permit may be renewed upon submission of a renewal application. Renewal applications require a $50 renewal fee. If the applicant diligently pursues other governmental approval or if approved development/construction is ongoing, the permit may be renewed for up to one (1) year without paying a renewal fee.

J. Compliance with Other Ordinances. All tree removal activity shall comply with Chapter 294: Steep Slope of the codified ordinances and other applicable ordinances.

K. Certificate of Occupancy. Where a Certificate of Occupancy is required, no Certificate of Occupancy shall be issued until the property owner has demonstrated that each required replacement tree has been planted and/or any required payment to the Tree Fund has been made.

(1) **The property owner can receive a temporary Certificate of Occupancy until it has demonstrated that each required replacement tree has been planted and/or any required payment to the Tree Fund has been made.**

(2) **The property owner must apply for the Certificate of Occupancy within the allotted time provided on the Temporary Certificate of Occupancy.**

L. Tree Removal Prior to Development Application. If any Tree Removal has occurred that required a Tree Removal Permit in the area proposed for development with or without a Tree Removal Permit required pursuant to this Chapter 324 within a two-year period prior to the submission of an application for development to a Land Use Board or application for a construction permit, the application shall be reviewed as if the Tree removal had not occurred. The two (2) year period shall commence from the time the tree removal has occurred.

L. Record Keeping. The Township shall maintain a publicly accessible database of all tree permits and decisions including all decisions concerning trees on Public Owned Property.

324-6. TREE REPLACEMENT REQUIREMENTS

A. On-Site Replacement Preference. Where a tree is removed, on-site replacement with Replacement Trees from the Township Tree Replacement Species List is required whenever practicable. Replacement Trees shall be minimum 2.5-inch caliper and planted within twelve (12) months of removal, during optimal planting seasons.

B. Tree Replacement Schedule. Removed trees shall be replaced according to the following schedule based on DBH:

DBH Category	Replacement Trees	Fee In Lieu
6" to 12.99"	1 tree (Tier 1 preferred)	$450

13" to 23.99" or at least 20 feet tall for a coniferous tree	**2 trees (at least 1 Tier 1)**	**$900**
24" to 35" or at least 30 feet tall for a Coniferous Tree	**3 trees (mix of Tier 1/2)**	**$1350**
Over 35" or at least 50 feet tall for a Coniferous Tree (Extraordinary)	**4 trees (at least 2 Tier 1)**	**$1800**
Dead or Hazard	**1:1 ratio (Tier 1 tree to be replaced by a Tier 1 Species)**	**$450**

C. In-Lieu Payment Option. Where on-site replacement is not feasible, the Property Owner may pay a Tree Fund contribution for each tree not planted. Fees shall be deposited in the Township Tree Fund. Payment must be made within 30 days of permit issuance, unless waived due to a demonstrated Financial Hardship.

The property owner must provide a sworn notarized statement to the Department of Sustainability explaining why a Financial Hardship exists, and the Department Director or his or her designee will provide a decision about such financial hardship within 20 days.

A property owner shall not qualify for a Financial Hardship if they are voluntarily removing a tree.

D. Replacement Tree Specifications and Survival.

(1) All Replacement Trees shall be nursery-grown, with a minimum 2.5-inch caliper of approved species and permanently planted.

(2) Within 10 business days of completing replacement, the owner shall submit documentation, including the nursery receipt stating the species and Caliper of each Replacement Tree, dated photographs, and planting location. The Administrative Officer shall verify that the species and size planted match those required by the approved permit. A Replacement Tree that does not match the approved species and size shall not satisfy the replacement obligation.

(3) Trees shall be maintained by the Property Owner. If a Replacement Tree does not survive in acceptable condition for two (2) years after planting, the Property Owner shall replant at their own expense. Property Owner shall submit photographic evidence of tree survival at two (2) years, at which point permit may be considered closed.

E. The Administrative Officer may approve a Replacement Tree not on the Township Tree Replacement Species List where the Applicant demonstrates it is a native species of ecological and canopy value equal to or greater than a listed Tier 1 or Tier 2 Species.

324-7. LIMITED EXEMPTIONS FROM REPLACEMENT REQUIREMENTS

The following trees may be exempted from tree replacement requirements, if properly documented to the Administrative Officer:

(1) **Invasive Species on Privately Owned Property;**

(2) **Property used for silviculture under a State-approved forest stewardship or woodland management plan;**

(3) **Trees on tree farms in active operation, nurseries, fruit orchards, and garden centers; and**

(4) **Trees removed pursuant to NJDEP or EPA approved environmental cleanup or habitat enhancement plans.**

324-8. REGISTERED TREE CONTRACTORS

All tree removal contractors operating in the Township shall be licensed under N.J.A.C. 7:3A-1.1 et seq., maintain required liability insurance, hold a current valid registration with the Township, display proof of registration on each vehicle, and certify compliance with this ordinance. Registrations are valid for one (1) year and the fee for registration is $100. A tree removal contractor shall carry and provide proof of the following insurance coverage: $2,000,000 property damage and bodily injury insurance per incident; $300,000 automobile insurance per incident; and workers' compensation insurance in such amounts as required by law. All tree removal contractors shall require their insurers to provide the Township with a minimum of 30 days' advance notice of the cancellation of any required coverage. Upon the cancellation of any of the required insurance coverage, the tree removal contractor's registration shall automatically be suspended, and the tree removal contractor shall thereafter be prohibited from performing. Upon the submission of proof of satisfactory proof of insurance coverage, licensure in accordance with the New Jersey Tree Experts and Tree Care Operators Licensing Act, and a certification that the tree removal contractor has read, understands, and will comply with all requirements of this ordinance, then the Township Clerk shall register the tree removal contractor as approved to do business in the Township. Contractors must verify issuance of an approved Tree Removal Permit before conducting any removal unless exempted for any reasons under this Chapter. Removal without a valid permit constitutes a separate violation with enhanced penalties.

324-9. ENFORCEMENT

This Chapter shall be enforced by the Township Arborist, Construction Official, Zoning Officer, or Code Enforcement Officer. Enforcement officers are authorized to enter property for enforcement purposes, issue stop-work orders, and inspect replacement trees.

324-10. Violations and Penalties

A. **Any violation of this Chapter is subject to a fine of up to Two Thousand Dollars and Zero Cents ($2,000.00), community service up to ninety (90) days, or any combination thereof. Each unlawfully removed or damaged tree constitutes a separate violation to the Property Owner of record. Each day a violation continues constitutes a separate offense. Contractors removing trees without a valid permit shall be assessed separate, additional penalties. Violation automatically invalidates any existing permits and suspends eligibility for new permits or renewal of registrations.**

B. The removal of a tree in violation of this Chapter shall automatically invalidate or void any existing Tree Removal Permit(s) associated with a property and terminate the issuance of any future permits until the matter has been resolved and any required tree replacement has been completed. This provision shall be applicable to contractors, agents and/or person who remove tree(s) without properly registering with the Township in accordance with Section 324-8.

C. In addition to the suspension of any active Tree Removal Permit, any company, business, or other entity who removes or damages any tree in violation of this article shall be subject to potential suspension of their tree removal permit within the Township as follows:

(1). First Offense: 90-day suspension;

(2) Second Offense: 180-day suspension;

(3) Third Offense: One year suspension; and

(4) Any offense thereafter: permanent suspension.

324-11. Appeals

Appeals of decisions of the Administrative Officer to approve or deny a permit application shall be filed with the Zoning Board of Adjustment as applicable, within twenty (20) days of the written decision, and shall be subject to N.J.S.A. 40:55D-72.

Appeals of decisions by the Planning Board or the Zoning Board of Adjustment shall be filed with any court of competent jurisdiction according to law.

324-12. Annual Reporting

The Township Arborist or designee shall submit an annual report to the Township Council by February 1 each year, summarizing: (a) all permit activity; (b) total Tree Removals and Replacements; (c) compliance and enforcement actions; (d) revenues collected and funds expended; (e) trends analysis including changes in the tree canopy; and (f) recommendations for policy improvement.

SECTION 3.

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section. Finding or holding any such portion to be unconstitutional, void, or ineffective shall not affect any other portion of this Ordinance. All ordinances or portions of ordinances inconsistent with this Chapter are hereby repealed to the extent of such inconsistency.

SECTION 4.

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

AGENDA ITEM NO. D

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Planning, Zoning, and Community Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**NEW BUSINESS ORDINANCE(S)**
SUBJECT:	An ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of New Jersey to include new requirements for assisted living facilities, supportive housing and group homes ***Department of Planning, Zoning, and Community Development***

ATTACHMENTS:

An ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of New Jersey to include new requirements for assisted living facilities, supportive housing and group homes

PENDING ORDINANCE O-26-

TOWNSHIP OF MONTCLAIR
AN ORDINANCE TO AMEND CHAPTER 65 AFFORDABLE HOUSING OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY TO ADDRESS ASSISTED LIVING FACILITIES, GROUP HOMES AND SUPPORTIVE HOUSING

November 10, 2026 (date of introduction)

WHEREAS, pursuant to N.J.S.A. 52:27D-313(a), the Township Council of the Township of Montclair petitioned the Affordable Housing Dispute Resolution Program ("Program") to review and approve its Fourth Round Housing Element and Fair Share Plan by and through a Complaint for Declaratory Judgment, Docket No. ESX-L-000297-25; and

WHEREAS, the Township of Montclair Planning Board adopted a Fourth Round Housing Element and Fair Share Plan (HEFSP) pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. and the Fair Share Plan describes the ways the municipality shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element; and

WHEREAS, a Consent Order determining Final Compliance Certification (N.J.S.A. 52:27D-304(q)) of Montclair Township's HEFSP was issued by the Superior Court of New Jersey on September 3, 2026; and

WHEREAS, the Township of Montclair's Fourth Round HEFSP promotes an affordable housing program that includes assisted living facilities, group homes and supportive pursuant to P.L. 2024, c.2, which amended the Fair Housing Act (N.J.S.A. 52:27D-301, *et. seq.*); and

WHEREAS, Chapter 65 Affordable Housing of the Montclair Code must be amended to implement and incorporate the relevant provisions of the HEFSP addressing assisted living facilities, group homes and supportive housing pursuant to the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented;

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Township of Montclair, in the County of Essex, State of New Jersey that it hereby amends Chapter 65 of the Montclair Code as follows:

§ 65-3. Programs.

.

H. Assisted Living Residence.

(1) An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.

(2) The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.

(3) A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.

(4) Assisted living units are considered age-restricted housing and shall be included with the maximum number of units that may be age-restricted.

(5) Low- and moderate-income residents cannot be charged any upfront fees.

(6) The units shall comply with UHAC with the following exceptions:

(a) Affirmative marketing provided that the units are restricted to recipients of Medicaid waivers;

(b) The deed restriction may be on the facility, rather than individual apartments or rooms;

(c) Low/moderate income split and affordability average only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and

(d) Tenant income eligibility up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

I. Supportive Housing and Group Homes

(1) The following provisions apply to group homes, residential health care facilities, and supportive shared living housing:

(a) Units are subject to Affirmative Marketing requirements, household certification, and Administrative Agent oversight; and may, with the approval of the Municipal Housing Liaison and the Administrative Agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

(b) Units may, with the approval of the Administrative Agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services.

(c) The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.

(d) Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.

(e) Occupancy shall not be restricted to youth under 18 years of age.

(f) In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.

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

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

ii. Affordability average and bedroom distribution.

(h) With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.

(i) Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.

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

i. An Affirmative Marketing Plan; and

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

(b) The sponsor/owner shall complete annual monitoring as directed by the Municipal Housing Liaison.

AGENDA ITEM NO. E

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Planning, Zoning, and Community Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**NEW BUSINESS ORDINANCE(S)**
SUBJECT:	An ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of Montclair, New Jersey to include enforcement provisions for affordable housing ***Department of Planning, Zoning, and Community Development***

ATTACHMENTS:
O-Affordable Housing Enforcement.docx

PENDING ORDINANCE O-26-

TOWNSHIP OF MONTCLAIR
AN ORDINANCE TO AMEND CHAPTER 65 AFFORDABLE HOUSING OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY TO INCLUDE ENFORCEMENT PROVISIONS FOR AFFORDABLE HOUSING

November 10, 2026 (date of introduction)

WHEREAS, pursuant to N.J.S.A. 52:27D-313(a), the Township Council of the Township of Montclair petitioned the Affordable Housing Dispute Resolution Program ("Program") to review and approve its Fourth Round Housing Element and Fair Share Plan by and through a Complaint for Declaratory Judgment, Docket No. ESX-L-000297-25; and

WHEREAS, the Township of Montclair Planning Board adopted a Fourth Round Housing Element and Fair Share Plan (HEFSP) pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. and the Fair Share Plan describes the ways the municipality shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element; and

WHEREAS, a Consent Order determining Final Compliance Certification (N.J.S.A. 52:27D-304(q)) of Montclair Township's HEFSP was issued by the Superior Court of New Jersey on September 3, 2026; and

WHEREAS, the Township of Montclair's Fourth Round HEFSP promotes an affordable housing program that includes a variety of programs designed to maintain and create affordable housing but does not include the provisions for enforcement pursuant to P.L. 2024, c.2, which amended the Fair Housing Act (N.J.S.A. 52:27D-301, *et. seq.*); and

WHEREAS, Chapter 65 Affordable Housing of the Montclair Code must be amended to implement and incorporate the relevant provisions of the HEFSP addressing enforcement of affordable housing regulations pursuant to the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented;

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Township of Montclair, in the County of Essex, State of New Jersey that it hereby amends Chapter 65 of the Montclair Code as follows:

§ 65-18.2 Enforcement of Affordable Housing Regulations

A. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the Township shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.

B. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the Township may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:

1. The Township may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:

   a. A fine of not more than $2,000 or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;

   b. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected and payment of an innocent tenant's reasonable relocation costs, as determined by the Court.

   c. The Township shall have the authority to levy fines against the owner of the development for instances of noncompliance with New Jersey Housing Resource Center ("NJHRC") advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be $5,000, the fine for the second offense of noncompliance shall be $10,000, and the fine for each subsequent offense of noncompliance shall be $15,000.

C. The Township may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.

1. Such judgment shall be enforceable, at the option of the Township, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the Township , including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.

2. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the Township for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the Township in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred

by the Township in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the Township for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the Township for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the Township. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the Township, whether such balance shall be paid to the owner or forfeited to the Township.

3. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
4. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the Township may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
5. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the Township shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the Township, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
6. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.

D. It is the responsibility of the Municipal Housing Liaison and the Administrative Agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a reasonable amount of time and be re-leased within a reasonable amount of time upon the vacating of the unit by a tenant. If an Administrative Agent or Municipal Housing Liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same

size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the Municipal Housing Liaison or the Administrative Agent to refer a certified tenant.

E. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.

F. The Agency and the Department hereby reserve, for themselves and for each Administrative Agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.

G. Appeals. Appeals from all decisions of an Administrative Agent appointed pursuant to this subchapter must be filed, in writing, with the Municipal Housing Liaison. A decision by the Municipal Housing Liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an Administrative Agent's decision is a final administrative action.

§ 65-18.3. Severability.

If any sentence, paragraph, section, or other component of this chapter, or the application thereof to any person or circumstance is adjudged by a court of competent jurisdiction to be invalid, or if by legislative action any of the foregoing components loses its force and effect, such judgement or action will apply only to the specific component under consideration and will not affect, impair, or void the remaining provisions of this chapter.

AGENDA ITEM NO. F

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Complete Streets
ITEM TYPE:	Ordinance
AGENDA SECTION:	**NEW BUSINESS ORDINANCE(S)**
SUBJECT:	Ordinance amending Montclair Code Chapter 327, Article III - Traffic Regulations, Parking Prohibited at all Times ***Department of Complete Streets***

ATTACHMENTS:

Ordinance amending Montclair Code Chapter 327, Article III - Traffic Regulations, Parking Prohibited at all Times

PENDING ORDINANCE O-26-XX

ORDINANCE AMENDING MONTCLAIR CODE CHAPTER 327, ARTICLE III – TRAFFIC REGULATIONS, PARKING PROHIBITED AT ALL TIMES

[MONTH] [DATE], [YEAR] (date of introduction)

WHEREAS, the installation of a bike lane on Harrison Avenue has necessitated a revision of the parking regulations and the disallowance of parking within the bike lane,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Montclair, County of Essex, State of New Jersey, update the Township's Parking, Standing and Stopping, Parking prohibited at all times

Street Name	Side	Location
Harrison Avenue	East	From the border with West Orange to the intersection with Cedar Avenue

BE IT FURTHER ORDAINED, that all other provisions of Chapter 327-16 not amended herein shall remain in full force and effect and if any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed only to the extent of such conflict; and

BE IT FURTHER ORDAINED, that if any section, subsection, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to that section, subsection, clause, or provision, and the remainder of this ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon its passage and publication according to law.

AGENDA ITEM NO. G

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Human Resources Office
ITEM TYPE:	Ordinance
AGENDA SECTION:	**NEW BUSINESS ORDINANCE(S)**
SUBJECT:	An Ordinance amending Salary Ordinance O-26-21 creating certain offices, positions and employments in the Township of Montclair, in the County of Essex, and fixing the salary ranges thereof ***Human Resources Office***

ATTACHMENTS:

An Ordinance amending Salary Ordinance O-26-21 creating certain offices, positions and employments in the Township of Montclair, in the County of Essex, and fixing the salary ranges thereof

O-26-XXX
TOWNSHIP OF MONTCLAIR

AN ORDINANCE AMENDING SALARY ORDINANCE O-26-21 CREATING CERTAIN OFFICES, POSITIONS AND EMPLOYMENTS IN THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, AND FIXING THE SALARY RANGES THEREOF

November 10, 2026 (Date of Introduction)

BE IT ORDAINED, by the Mayor and Council of the Township of Montclair an Ordinance amending Ordinance O-26-21 creating certain offices, positions and employments in the Township of Montclair, in the County of Essex, and fixing the salary ranges thereof is amended as follows:

Section 1. The following enumerated offices, positions and employments in the Township of Montclair, in the County of Essex, hereby are created, except as statute otherwise provided, and the respective salary ranges hereby are fixed as the amount to be paid to holders of the said respective offices, positions and employments and shall receive as a salary, pay or compensation therefor an amount within the salary range as set forth for such office, position and employment.

Position	Employment Status	Minimum	Maximum
Information Technology Public Safety	Full-Time	$80,214	$130,000

Section 2. The following part-time positions are hereby established, with the respective hourly salary ranges set forth below. Both positions shall be limited to a maximum of twenty-eight (28) hours per week and shall be compensated on an hourly basis.

Position	Employment Status	Minimum Hourly Rate	Maximum Hourly Rate
Community Forestry Manager	Part-Time	$35.00	$70.00
Assistant Township Attorney	Part-Time	$34.59	$59.28

Compensation for employees appointed to these positions shall be established within the applicable hourly salary range and processed in accordance with the Township's biweekly payroll schedule.

BE IT FURTHER ORDAINED that any ordinance or part of any ordinance inconsistent with this Ordinance is hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED that, except as modified by this Ordinance or any other duly enacted amendment, Ordinance O-26-21 shall remain in full force and effect.

AGENDA ITEM NO. 1

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Finance Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Bill List

ATTACHMENTS:

Bill Resolution
Bill List
Payroll Bill List
Manual Checks
Wire Payments

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: November 10, 2026 TOTAL: $ $ 25,567,894.69

TOWNSHIP OF MONTCLAIR

OFFICE OF THE CHIEF FINANCIAL OFFICER

INTEROFFICE MEMORANDUM

DATE: November 4, 2026

TO: Mayor and Township Council

FROM: Peter George, CFO / Director of Finance

SUBJECT: November 10, 2026 Bill List

Following is a preliminary version of the Bill List, aggregating $ 25,567,894.69 to be presented for approval at the November 10, 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 November 10, 2026

FUND	AMOUNT
CURRENT FUND	$ 23,137,939.44
GENERAL TRUST	$ 265,331.40
GENERAL CAPITAL	$ 177,398.89
WATER OPERATING	$ 187,195.96
WATER CAPITAL	$ 67,831.68
PARKING UTILITY OPERATING FUND	$ 133,037.63
ANIMAL CONTROL TRUST FUND	$ 0.00
STATE UNEMPLOYMENT TRUST FUND	$ 0.00
SECTION 8 FUND	$ 7,635.69
POLICE FORFEITURE TRUST FUND	$ 15,005.37
PARKING CAPITAL FUND	$ 6,685.00
SEWER OPERATING FUND	$ 1,537,381.30
SEWER CAPITAL FUND	$ 18,503.50
ICE ARENA UTILITY OPERATING FUND	$ 13,948.83
ICE ARENA UTILITY CAPITAL FUND	$ 0.00

TOTAL $ 25,567,894.69

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



Peter George, CFO / Director Finance

Rev 5-2026

List of Bills

All Funds

Meeting Date: 11/10/2026 For bills from 10/20/2026 to 11/04/2026

Vendor	PO	Description	Amount	Check Total
BEATTIE PADOVANO, LLC	2604469	Professional Services for Planning and Community Dev. May 2026	920.00	
	2605172	Professional Services for Planning and Comm. Dev. July-Sept. 2026	3,764.65	**4,684.65**
NEGLIA ENGINEERING ASSOCIATES	2605002	Professional Services for Planning and Zoning	1,202.30	
	2605174	Professional Services for Planning and Comm. Dev. July 2026	400.00	**1,602.30**
STICKEL,KOENIG,SULLIVAN, DRILL	2604736	Professional Services for Planning and Zoning	1,355.00	**1,355.00**
PMC ASSOCIATES	2604114	CAMERAS & ACCESSORIES	15,005.37	**15,005.37**
ABLE GLASS AND MIRROR CO. INC.	2605061	10/13/2026---Midtown Deck remove and replace new surface mount door cl	850.00	**850.00**
Acuity Consulting Services, LLC	2604976	Professional Services for Planning and Comm. Aug. & Sept. 2026 Invoice	10,196.00	**10,196.00**
Advanced Card Systems and Solutions	2604839	2026 ParkVANTAGE Quarterly Billing #3	3,975.00	**3,975.00**
AGL WELDING SUPPLY CO	2605085	Cylinder Rental for Gases for the month of September 2026	58.80	**58.80**
Airgas USA, LLC	2604847	Liquid Chlorine for Waterworks.	3,063.92	
	2605153	Monthly Cylinder Rental for Liquid Chlorine	272.48	**3,336.40**
Ajaco Towing, Inc.	2604934	LIGHT DUTY TOW FLATBED	250.00	**250.00**
Alert-All Corp.	2603563	2,000 Custom Black & Red Fire Hats	1,860.00	
	2604473	FD Folders	595.00	**2,455.00**
Amazon.com Services, Inc.	2604126	Batteries, spray paint for marking, range finder for measuring, pens	321.35	**321.35**
Amazon.com Services, Inc.	2604774	4th Ward Councilor Amazon Purchase	52.89	**52.89**
Amazon.com Services, Inc.	2604822	Guinea Pig Supplements	15.98	**15.98**
Amazon.com Services, Inc.	2604833	Fire Prevention Books	358.59	**358.59**
Amazon.com Services, Inc.	2604850	Markers - 10.09.26	9.40	**9.40**
Amazon.com Services, Inc.	2604890	Firefighters A to Z	13.66	**13.66**
Amazon.com Services, Inc.	2604894	Oct 2026 Office Supplies	12.99	**12.99**
Amazon.com Services, Inc.	2604896	(wall clock for downstairs office) DCS	18.95	**18.95**
Amazon.com Services, Inc.	2604905	OIT - Smart TV and TV wall mount	1,616.97	**1,616.97**
Amazon.com Services, Inc.	2604988	Gourmia Toaster Oven 10-16-2026	89.24	**89.24**
Amazon.com Services, Inc.	2604997	Hardware and hand tools for PD	216.04	**216.04**
Amazon.com Services, Inc.	2605011	MCF Composting Materials	561.51	**561.51**
Amazon.com Services, Inc.	2605074	Lead Service Line Replacement filter requirements.	2,122.90	**2,122.90**
Amazon.com Services, Inc.	2605087	Animal Shelter - Paper Towels	119.97	**119.97**
Amazon.com Services, Inc.	2605121	Lanyards for Badges & Walkie Talkies	132.45	**132.45**
Amazon.com Services, Inc.	2605161	COMPUTER SCREEN FILTERS, LAWN MOWER SEAT COVERS, AND DUEL MONITOR STAN	141.54	**141.54**
AMERICAN HOSE & HYDRAULICS	2604917	REPAIRS MADE TO TRUCK DCS 130	3,933.20	**3,933.20**
AMERICAN ROYAL HARDWARE	2604844	Hardware Items	48.82	**48.82**
AMERICAN ROYAL HARDWARE	2604862	HARDWARE SUPPLIES FOR STREETS	114.17	**114.17**
AMERICAN ROYAL HARDWARE	2604876	9-30-2026 Gloves, Tool Box, Channel Locks, & Different Pair of Gloves	67.45	**67.45**
AMERICAN ROYAL HARDWARE	2604878	9-30-2026 Cable Cutters	44.99	**44.99**
AMERICAN ROYAL HARDWARE	2604903	FD Blanket PO Building Supplies	48.42	**48.42**
AMERICAN ROYAL HARDWARE	2604942	HARDWARE SUPPLIES FOR 205 CLAREMONT AVE- TOWN HALL	62.05	**62.05**
AMERICAN ROYAL HARDWARE	2604956	BLACK SCREWS TRAPS | 10% DISCOUNT APPLIED	2.70	**2.70**
AMERICAN ROYAL HARDWARE	2604994	Animal Shelter - lightbulbs	25.18	**25.18**
AMERICAN ROYAL HARDWARE	2605027	Staple Gun & Tape	46.31	**46.31**
AMERICAN ROYAL HARDWARE	2605066	10-21-26 Glue Traps, Glass Scraper, Razor Blades	12.38	**12.38**
AMERICAN ROYAL HARDWARE	2605100	chain and padlock	74.55	**74.55**
AMERICAN ROYAL HARDWARE	2605152	Hardware Items	100.75	**100.75**
AMERICAN WEAR INC.	2604936	UNIFORM WKLY RENTALS, WIPERS & HAND CLEANERS FOR THE GARAGE	128.70	
	2605125	UNIFORM WKLY RENTALS, WIPERS & HAND CLEANERS FOR THE GARAGE	42.90	**171.60**
Appletree	2604846	Phone Answering Service for Dept. of Utilities Sept-Oct 2026	2,069.25	
	2605080	LIVE ANSWERING SERVICE FOR DCS	108.35	**2,177.60**
APRUZZESE, MCDERMOTT,	2604898	R-26-062 General Labor & Employment Matters August Legal Svcs	780.00	**780.00**
ARCTIC FALLS SPRING WATER	2604828	2026 Q4 rental and supply fees	11.97	
	2605003	Oct 2026 rental and supply fees	46.00	**57.97**
ASSOCIATED FIRE PROTECTION	2604935	SPRINKLER TESTING FROM OCTOBER 2026 FOR 219 NO FULLERTON	781.25	**781.25**
AT&T Mobility LLC	2605112	ATT/FIRSTNET mobile - Acct# 287289900455 - Bill date October 11, 2026	1,720.87	**1,720.87**

List of Bills

All Funds

Meeting Date: 11/10/2026 For bills from 10/20/2026 to 11/04/2026

Vendor	PO	Description	Amount	Check Total
Atlantic Coast Recylcing, LLC	2604856	PROCESSING AND DISPOSAL OF RECYCLABLE MATERIALS	9,549.78	**9,549.78**
BEATTIE PADOVANO, LLC	2604995	Professional Services Blanket for Planning Board Attorney Vari. Aug-Oc	4,975.00	**4,975.00**
BIG BELLY SOLAR, INC.	2604931	SOLAR POWERED SIDEWALK RECEPTACLES THROUGHOUT MONTCLAIR FOR AUG, SEP,	30,771.06	**30,771.06**
BOB FRASER MASTER LOCKSMITHS	2605069	2017 GMC CANYON WHITE KEY	125.00	**125.00**
Bowco Laboratories Inc.	2605029	FD October Regular Service Rats	124.80	
	2605130	FD Emergency Rat Service	350.00	**474.80**
BPAS, LLC	2604812	Sept 2026 participant fees	176.00	**176.00**
BRANCA, ERNEST	2604929	2026 BOOT REIMBURSEMENT	129.99	**129.99**
Butts Ticket Co.	2604835	2026 Pay Station Maintenance & Repairs	3,464.76	**3,464.76**
CDW GOVERNMENT, INC.	2604829	Verkada: Security Systems subscription	7,334.42	**7,334.42**
CDW GOVERNMENT, INC.	2605040	4/15.5/12-- Purchase of Monitors and Expansion Seagate and light filte	1,070.74	**1,070.74**
CDW GOVERNMENT, INC.	2605042	HP Care Pack support for OIT computers	208.53	**208.53**
CDW GOVERNMENT, INC.	2605051	10/21/26--2 ACER 31.5 VA Display 60hz	415.02	**415.02**
Cerbo's Hampton Nursery LLC	2604906	Trees for Tree Town Hall Giveaway	1,215.00	**1,215.00**
Chance, James	2604697	2026 BOOT REIMUBURMENT	150.00	**150.00**
CIVIL SOLUTIONS	2604657	Tax map Maintenance for the 2028 revaluation for services - August 1-3	24,000.00	**24,000.00**
Clean Mats & Uniform Company LLC	2604972	DCS/DPW Flooring Mats (October 2026)	79.80	**79.80**
CLEARY GIACOBBE ALFIERI JACOBS, LLC	2604860	Tax Appeal Attorney - CY 2026 for services rendered 9/03/26 through 9/	610.50	
	2605076	Labot Attorney R-25-384 adpt 12-16-25 Legal Svcs	5,032.00	**5,642.50**
CLERMONT, WILLANDE	2605102	TRAVEL COST REIMBURSEMENT GFOA 2026	58.90	**58.90**
COFFEE LOVERS COFFEE SERV	2604687	OFFICE SUPPLIES - MANAGER'S OFFICE 2026 (Misplaced Invoice)	119.40	**119.40**
Cole, Chandra R.	2500249	Acting Judge	300.00	**300.00**
COMCAST	2605065	Comcast Data Lines for VPN (Skytop Sewer Station) for the rest of 202	338.25	**338.25**
COMCAST	2605090	Comcast Data Lines for VPN (Glenfield Well) for the rest of 2026	229.55	**229.55**
COMCAST	2605091	Comcast Data Lines for VPN (Rand well) for the rest of 2026	378.27	**378.27**
COMCAST	2605092	Comcast Data Lines for VPN (Lorraine well) for the rest of 2026	261.55	**261.55**
COMCAST	2605118	Comcast Data Lines for VPN (GSPS) for the rest of 2026	304.00	**304.00**
COMCAST	2605119	Comcast Data Lines for VPN (WAPS) for the rest of 2026	202.50	**202.50**
COMCAST	2605122	Comcast Data Lines for VPN (Briar Hill Low tank) for the rest of 2026	357.25	**357.25**
CONCENTRA MEDICAL CENTERS	2604809	9/23/26 - 9/29/26 2026 med svcs and fees	754.00	
	2604888	2026 med svcs and fees (9/30, 10/01 - 10/06)	1,177.50	
	2605054	2026 med svcs and fees 10.08 - 10.12	970.00	**2,901.50**
CONNELL CONSULTING, LLC.	2604927	OPRA Seminar	100.00	**100.00**
CONTINENTAL FIRE & SAFETY, INC	2605134	FD 2026 Blanket PO - Fire equipment sales/service	4,428.38	**4,428.38**
Copy Center, Inc.	2604787	Copier Contract Overage Charges - Sept and Oct 2026	119.81	**119.81**
CORE & MAIN LP	2604970	Waterworks Materials: copper tubing, curb boxes and 16" check valve	41,897.00	
	2605082	Fire Hydrants	17,730.00	**59,627.00**
Core Equipment Group	2604339	Backhoe Hammer Installation	669.63	**669.63**
Cross Country Cycle	2605013	MOTORCYCLE SERVICE INVOICE DATE: 10/21/2026	540.84	**540.84**
CUSTOM BANDAG INC.	2604932	VARIOUS TIRES AND REPAIRS FOR DCS VEHICLES	1,898.50	
	2604971	NAIL HOLE REPAIR	42.50	**1,941.00**
DELTA DENTAL OF NJ, INC.	2604841	Nov 2026 Dental Insurance Coverage	25,843.58	**25,843.58**
DIAL ENVIRONMENTAL	2604880	EMERGENCY SERVICE 219 N. FULLERTON AVE	125.00	
	2604889	Monthly Pest Control Service 10/13/26	101.06	
	2604916	SPOT TREATMENT FOR OFFICE ON SECOND FLOOR OF 205 CLAREMONT	254.76	**480.82**
DIAL PEST CONTROL, INC.	2604799	FD Station #2 - Emergency Service Mice	80.00	
	2604801	FD Monthly Pest Control October 2026	360.00	**440.00**
DOWNES TREE SERVICE, INC.	2604330	Tree removal at Grove Street Pump Station	1,800.00	**1,800.00**
EAGLE POINT GUN	2604877	2026 Ammunition and Target Replenishment 8/12/2026	16,940.76	**16,940.76**
EAST COAST EMERGENCY LIGHTING	2603039	VEHICLE STRIPING OF REPURPOSED VEHICLES	2,150.00	
	2604393	Car 206 - Replacement Graphics - PS Front Door, DS Both Doors	1,100.00	**3,250.00**
Eastern Pest Services	2604832	2026 Crescent Deck Monthly Pest Service Maintenance	275.25	
	2604834	2026 Midtown Deck Monthly Pest Service Maintenance	198.50	

List of Bills

All Funds

Meeting Date: 11/10/2026 For bills from 10/20/2026 to 11/04/2026

Vendor	PO	Description	Amount	Check Total
	2604870	2026 North Fullerton Deck Monthly Pest Service Maintenance	180.00	**653.75**
EATON CORPORATION	2603466	POWER SUPPLY BACKUP | DISPATCH	3,307.35	**3,307.35**
ECUA RRF ESCROW ACCOUNT	2604854	2026 TIPPING FEES FROM 9/16/26-9/30/26	33,003.26	
	2605063	2026 TIPPING FEES FROM 10/01/26 TO 10/15/26	31,591.34	**64,594.60**
EDGE BUSINESS ALLIANZ, LLC	2604831	2026 Professional Services - Parking Financial Accounting Services	6,129.38	**6,129.38**
ELEVATOR MAINTENANCE CORP.	2604963	2026 July - December 2026 Elevator Maintenance	367.00	
	2604963	2026 July - December 2026 Elevator Maintenance	733.00	
	2604964	2026 Elevator Service Calls for 205 Claremont Ave	525.00	
	2604998	ELEVATOR REPAIR & SERVICE - CY 2026	175.00	**1,800.00**
Emerald Sports Management, LLC	2605018	OPERATIONS MANAGEMENT CLARY ANDERSON ICE ARENA (RFP26-P26)	5,833.33	**5,833.33**
ENGENUITY INFRASTRUCTURE	2605075	Engineering Services (R-26-030) through Sept 30 2026	2,745.40	**2,745.40**
Envirocon, LLC	2604925	BOILER INSPECTION AT 290 VALLEY RD- SENIOR SPACE	345.00	
	2604959	FD PM of all the units at the FD	2,123.85	**2,468.85**
Environmental Renewal LLC	2604937	2026 LEAF REMOVAL SERVICES	988.28	
	2605070	2026 LEAF REMOVAL SERVICES	1,482.73	
	2605147	2026 LEAF REMOVAL SERVICES	988.28	
	2605180	2026 LEAF REMOVAL SERVICES	494.14	**3,953.43**
ESSEX HEALTH AND WELLNESS RECOVERY	2604955	OPIOID SETTLEMENT FUND -ESSEX HEALTH & WELLNESS	9,424.61	**9,424.61**
ESSEX REGIONAL HEALTH COMMSSN	2604818	BLANKET FOR THE ESTABLISHMENT AND OPERTATION OF THE ESSEX REGIONAL HEA	1,908.00	**1,908.00**
Expert Abstract, LLC	2604977	Title Searches for Home Improvment Program Sept. 2026	440.00	**440.00**
Extra Duty Solutions	2605007	Officer Traffic Control on Victoria Terrace 7/23/2026	787.52	**787.52**
FEDEX	2605038	OIT - FedEx shipments	26.64	**26.64**
FinnlySport	2603606	Clary Anderson Arena - Facility Software replacement	8,115.50	**8,115.50**
Fire Training & Consultants, LLC	2603207	FD Fire Dynamic & TIC Program	950.00	**950.00**
Frankie's Finish Line Car Wash	2604940	CAR WASHES FOR SEPTEMBER 2026	25.00	
	2605025	BLANKET: FLEET CAR WASHES	240.00	**265.00**
FRANKS TRUCK CENTER INC	2604933	OIL SEPARATOR FOR DCS 31	324.39	**324.39**
FUSONI, ANTHONY	2604918	2026 BOOT REIMBURSEMENT	150.00	**150.00**
G.T.B.M.	2604709	TO EQUIP NEW POLICE VEHICLES W TICKET PRINTERS	1,301.44	
	2604709	TO EQUIP NEW POLICE VEHICLES W TICKET PRINTERS	8,148.56	
	2605168	2026 E-TICKETING LICENSING | JULY - SEPTEMBER 30, 2026	4,200.00	**13,650.00**
GARDEN STATE MUNICIPAL JIF	2605177	SIR WC/AL/GL September 2026	43,706.77	**43,706.77**
GRAINGER, INC.	2604802	FD Trash bags, pine sol, pt, truck wash, disinfectant and angle broom	376.82	
	2605159	W-9 -- Blanket for Materials and Supplies for Dept. of Utilities	3,485.28	**3,862.10**
GRAINGER, INC.	2604836	2026 Maintenance & Supplies for All Surface Lot Locations	26.73	**26.73**
GRAINGER, INC.	2604837	2026 Maintenance & Supplies for Midtown Deck	450.79	**450.79**
Granite Telecommunications, LLC	2604923	POT Lines Phone Services - A/C: 04789982 - INV date 10/01/2026	763.83	
	2604923	POT Lines Phone Services - A/C: 04789982 - INV date 10/01/2026	9,073.01	**9,836.84**
GREAT AMERICAN FINANCIAL SERVICES C	2603960	2026 JULY Postage Machine Lease - Town, Police, Court	968.00	
	2605023	AUGUST 2026 for Postage Machine Lease - Town, Police, Court	968.00	
	2605024	SEPTEMBER 2026 Postage Machine Lease - Town, Police, Court	968.00	**2,904.00**
Greenman-Pedersen, Inc.	2604904	Blanket - Design Engineering for Glenridge Ave. Cycle Tr. May & June 2	40,303.12	**40,303.12**
HARRAH'S MARINA HOTEL	2604806	Hotel Accommodations - Joseph Angelo (NJLM Conference 2026)	232.00	**232.00**
HATFIELD SCHWARTZ, LLC	2604920	R-25-384 adopted 2/10/2026 - Employment Attorney Legal Svs Sept. 2026	3,111.00	**3,111.00**
Hayes, Joyce	2604650	Medicare Part B Reimbursement Aug-Oct 2026 Joyce Hayes	486.96	**486.96**
HENDRICKS APPRAISAL CO., LLC	2604858	ADDED ASSESSMENTS INSPECTION SERVICE - CY 2026- FAIR & Open	30,000.00	
	2604859	Real Estate Appraisal of Leabern Realty, bl: 3201 lt: 15	6,600.00	**36,600.00**
Hinds, Winston	2604701	2026 BOOT REIMUBURMENT	142.90	**142.90**
HOFFMAN SERVICES INC.	2604376	REPLACEMENT OF THE VEHICLE LIFT FOR THE MAIN GARAGE	44,550.00	**44,550.00**
HUDSON COUNTY MOTORS, INC.	2604857	MIDULE, ROTOR, FILTERS FOR DCS 117, 137, 138, 131, AND TREES 71	4,583.02	
	2604968	SHOCK FOR DCS 130	494.62	
	2605071	BATTERIES, GASKET, AND COLD CHARGE FOR DCS 117 AND 133	1,629.20	
	2605089	GASKET, CLAMP, VALVE FOR DCS 133	2,283.06	
	2605095	ADJUSTER FOR DCS 133	342.34	
	2605148	BATTERIES FOR DCS VEHICLE 118	330.00	**9,662.24**

List of Bills

All Funds

Meeting Date: 11/10/2026 For bills from 10/20/2026 to 11/04/2026

Vendor	PO	Description	Amount	Check Total
IDEXX LABORATORIES, INC.	2604788	Annual IDEXXCare Plus Cost - 3Q 2026	23.47	**23.47**
IMPARK	2604830	August 2026 Impark Operation and Management Services Crescent and Full	21,075.70	**21,075.70**
International Parking & Mobility In	2604983	10/16/2026--- Parking Enforcment Compliance Professions Microcredenti	597.00	**597.00**
IPS	2604953	2026 IPS Credit Card Reimbursement Fees	4,297.67	
	2604954	2026 IPS Management and Wireless Service Fees	22,595.80	**26,893.47**
Elite Realty Associates LLC	2604999	Affordable Housing Home Improvment Program Administrator Sep. 2026 Inv	21,420.00	**21,420.00**
Jacob R. Nieman	2604989	Lead NJ Tuition - Reimbursement	7,500.00	**7,500.00**
Jaeger Lumber & Supply Co. Inc.	2605060	10/09/2026--- 42 bag Crete Gravel Mix and Milwaukee shockwave Phillips	342.59	
	2605086	plywood for repair of floor in storage area for Dept. of Utilities	83.60	**426.19**
Jay's Exterminating Service	2604910	BLANKET: MONTHLY PEST | RODENT CONTROL	149.00	**149.00**
Jazz House Kids, Inc.	2605183	2026 JAZZ HOUSE KIDS FESTIVAL	2,675.00	
	2605183	2026 JAZZ HOUSE KIDS FESTIVAL	29,825.00	**32,500.00**
Jersey Uniform Industrial Wear	2604864	SAFETY VESTS FOR ALL DCS DEPARTMENTS	1,912.50	
	2605084	2026 Uniforms for Dept. of Utilities	1,140.00	
	2605084	2026 Uniforms for Dept. of Utilities	1,549.99	**4,602.49**
JEWEL ELECTRIC SUPPLY CO.	2604530	MULTIPLE LIGHT FIXTURES FOR THE DCS YARD	3,080.21	**3,080.21**
KONICA MINOLTA BUSINESS SOLTNS	2605175	Maintenance Agreement 9/15/26-10/14/26	1,717.10	**1,717.10**
KW Rastall, LLC	2605146	GASOLINE FUEL DELIVERED ON 10/1/26	22,310.87	**22,310.87**
LANGUAGE LINE SERVICES	2604792	BLANKET: 2026 OVER-THE-PHONE-TRANSLATION | SEPTEMBER 30, 2026	83.37	**83.37**
LAW SOFT, INC.	2602614	Axon integration with police cad	9,500.00	**9,500.00**
LEAGUE OF MUNICIPALITIES	2604979	2025 Annual Conference 11/17 - 11/19 Atlantic City for Emanuel Germano	75.00	**75.00**
LEVEL G ASSOCIATES, LLC	2605173	Professional Services Blanket for PB Parking Expert-July & Aug. 2026	1,645.00	**1,645.00**
Levine, Jill	2601998	Hand warmers - for transport of wildlife	20.99	**20.99**
Lighting Auto Spa LLC	2604845	August & September 2026 MPU Car Washing Services	100.00	
	2604900	FD Car Washes June - September 2026	65.00	**165.00**
LORCO PETROLEUM SERVICES	2604969	USED OIL REMOVAL	100.00	**100.00**
Lowe's Home Centers, LLC	2603475	Shelter - Squeegees and screws	104.82	
	2605126	Animal Shelter - Pine Pellet Litter 10.15.26	376.00	**480.82**
M & D AUTOMOTIVE	2605052	VARIOUS AUTO PARTS AND REPAIRS FOR DCS 40,52 64, AND 74	2,431.56	
	2605128	LUCAS OIL FOR P3 AND SPREADERS	381.54	
	2605182	FUEL FILTERS FOR SPREADERS	31.04	**2,844.14**
Maraziti Falcon, LLP	2604981	R-26-147 adpt 4-21-2026 - Legal Svcs for September 2026	6,337.50	**6,337.50**
MATRIX NEW WORLD ENGINEERING	2605150	Professional Services at DCS yard December 27th 2025 to May 29th 2026	906.25	
	2605155	Professional Services at DCS yard May 30th to September 25th 2026	1,890.00	**2,796.25**
METRO HYDRAULIC JACK	2604623	AIR JACK OVERHAULED WITH NEW MAIN CYLINDER	680.00	**680.00**
Midwest Veterinary Supply, Inc.	2604470	Medications and Supplies 09.08.26	788.36	
	2604749	Medications - 10.02.26	2,256.37	
	2605088	Veterinary Medications and Supplies - 09.28.26	729.70	**3,774.43**
Montana Construction Corp., Inc.	2604982	SINKHOLE REPAIRS AT CHURCH ST & THE CRESENT FROM 8/26/,8/27/,9/11,9/14	71,880.00	**71,880.00**
MONTCLAIR MOTORWERKS INC.	2604980	BLANKET: FLEET REPAIRS & SERVICE	8,996.52	
	2605129	FLEET REPAIR & MAINTENANCE	1,320.54	**10,317.06**
MONTCLAIR SUPPLY CORP.	2604848	Hot water Heater for WAPS	436.05	**436.05**
MORRIS COUNTY PUBLIC SAFETY	2605099	Fire Inspector Course (Brian Ristagno)	900.00	**900.00**
MOTOROLA SOLUTIONS, INC.	2604406	2026-2027 RADIO & COMMUNICATIONS SERVICE CONTRACT | DISPATCH	26,234.15	**26,234.15**
MOUNTAINSIDE FAMILY PRACTICE	2604992	Q4 INVOICE - CHEST X-RAYS	1,373.25	**1,373.25**
MR. JOHN	2604631	PORTABLE TOILET FACILITIES FOR THE FIRE FIGHTERS BLOCK PARTY AT NISHUA	189.00	**189.00**
JACK DOHENY COMPANIES, INC.	2505135	Purchase of One (1) Log Truck for DCS thru Sourcewell Cooperative Purc	288,612.57	**288,612.57**
JACK DOHENY COMPANIES, INC.	2603904	Safety training on Ramjet equipment	2,152.50	**2,152.50**
Musco Sports Lighting, LLC	2604721	Control Link Service Fees	475.00	**475.00**
NAT'L FUEL OIL CO	2605106	DIESEL FUEL DELIVERED ON OCTOBER 16TH 2026	16,225.51	**16,225.51**
National Highway Products, Inc.	2604448	50 rubber bases for Delineators	3,697.50	
	2605056	8/07.8/13.8/27.9/28 Various Custom Signage for Township Lots and Stree	4,491.00	
	2605057	8/6.8/26 Cones and Rubber Parking Blocks	2,518.00	**10,706.50**

List of Bills

All Funds

Meeting Date: 11/10/2026 For bills from 10/20/2026 to 11/04/2026

Vendor	PO	Description	Amount	Check Total
Nazimek, Michael	2605058	2026 BOOT REIMUBURMENT	150.00	**150.00**
NEGLIA ENGINEERING ASSOCIATES	2604887	MUNICIPAL ENGINEERING SERVICES ESCROW BILL FOR 2 HILLSIDE AVE	1,841.90	
	2604915	MUNICIPAL ENGINEERING SERVICES ESCROW BILL FOR 8 STONEBRDIGE RD	536.80	
	2604945	STORM SEWER INFRASTRUCTURE MAPPING SERVICES FROM 9/1/26 TO 9/30/26	760.00	
	2604946	CEDAR AVE & ORANGE RD BIKE LANE IMPROVEMENTS FROM 9/1/26 TO 9/30/26	495.00	
	2604947	MS4 WATERSHED INVENTORY REPORT PHASE I FROM 9/1/26 TO 9/30/26	345.00	
	2604948	UPPER MOUNTAIN AVE ROADWAY IMPROVEMENTS FROM 9/1/26 TO 9/30/26	13,944.90	
	2604950	HARRISON AVE TRAFFIC CALMING IMPROVEMENTS FROM 9/1/26 TO 9/30/26	3,007.20	
	2604951	NISHUANE PARK COMPLETELY INCLUSIVE PLAYGROUND IMPROVEMENTS FROM 9/1/26	17,801.40	
	2604952	MAPLE AVE IMPROVEMENTS FROM 9/1/26 TO 9/30/26	5,175.40	
	2604965	TOWN HALL PARKING LOT IMPROVEMENTS FROM SEPTEMBER 1ST TO SEPTEMBER 30T	2,292.30	
	2605001	Professional Services Blanket for Neglia Engineering- August 2026	390.00	
	2605067	MUNICIPAL ENGINEERING SERVICES 2026 FROM SEPTEMBER 1ST, 2026 TO SEPTE	25,536.80	**72,126.70**
NEGLIA ENGINEERING ASSOCIATES	2605079	ESCROWS FOR PROFESSIONAL SERVICES BETWEEN SEPTEMBER 1ST TO 30TH 2026	2,158.60	
	2605094	ESCROWS FOR PROFESSIONAL SERVICES BETWEEN SEPTEMBER 1ST TO 30TH 2026	732.50	**2,891.10**
NEW FOUND ENTERPRISES, INC.	2605006	INSTALL OF TWO PLATES TO EXISTING BOLLARD AND SALT BAYS BUILDING STRUC	5,000.00	**5,000.00**
NEW JERSEY FIRE EQUIPMENT	2604891	FD NJSC Lion NFPA PPE Coat & Pant Built to current FD specifications	15,896.40	**15,896.40**
NEWARK ASPHALT CORP.	2604893	RC TACK-5 GAL AND I-5 FINE	474.32	**474.32**
NJ ADVANCE MEDIA, LLC (purch)	2604961	2026 Blanket for Bid/RFP Ads from Purchasing	407.62	**407.62**
NJ ADVANCE MEDIA, LLC	2605105	Star Ledger Advertising	272.34	**272.34**
NJ DEPUTY FIRE CHIEF'S ASSN.	2604314	NJ Deputy Fire Chiefs Association Annual Dues F/C Duncan & D/C Stoute	100.00	
	2604459	NJ Deputy Fire Chief's Association Annual Dues D/C Hargraves	50.00	**150.00**
NJLM	2603455	Registration - 2026 NJLM Conference	65.00	
	2604386	HR Mgmt Workshop Series - BG	300.00	
	2604690	Registration - Joseph Angelo (Nov 2026 - NJLM)	75.00	
	2604866	2026 ANNUAL CONFERENCE REGISTRATION- M. AMARAL	75.00	
	2604886	NJLM Annual Conference - Second Ward Councilor	75.00	
	2605055	2026 Advertising Fees/10.09 - 11.07	1,180.00	**1,770.00**
NJMMA	2605022	Education for ceu required for HR License- Alisha Dawkins	200.00	**200.00**
Norma Tassy	2604823	REIMBURSEMENT 2026 NJ GOVERNOR'S CONFERENCE ON HOUSING	665.86	**665.86**
NORTH JERSEY POP WARNER	2604671	Cheer League Registrations for 2026	600.00	**600.00**
NORTHEAST WATER TECHNOLOGY	2605115	Water Leak Detection Services (6 days)	6,390.00	**6,390.00**
NORTHEASTERN ARBORIST SUPPLIES	2604855	TREE POLE SAW	397.99	**397.99**
NORTHERN SAFETY CO INC	2605149	Safety Items for Dept of Utilities	797.16	**797.16**
NTN - PHILADELPHIA	2604815	Background Checks-MHA/Sec8	108.00	**108.00**
NW REFS LLC	2604987	Suburban Volleyball League Fee	613.00	**613.00**
OUTSTANDING SERVICE CO	2605064	2026 FUEL TANK INSPECTIONS AND TREATMENT @ 219 N. FULLERTON FOR SEPTEM	236.90	**236.90**
Pace Analytical Services, LLC	2604973	W-16 -- Blanket for Laboratory Analysis Services for Drinking Water	187.69	
	2605165	Laboratory Analysis Services for Drinking Water	187.69	**375.38**
PARKER McKAY P.A.	2604924	Affordable Housing Litigation - R-26-139 adpt 4/21/2026 July Legal Svc	252.00	
	2605000	2026 Affordable Housing Special Counsel Attorney Sep/Oct. 2026	3,788.71	**4,040.71**
PARKMAN & WILKEN LLC	2604885	OVERDOSE KITS DRINK TEST STRIPS	4,775.00	**4,775.00**
PEOPLE FOR ANIMALS	2604993	Spay/Neuter services - 10/15/26	677.00	**677.00**
PETULLO, GERRY	2604911	REIMBURSEMENT FOR DMV REGISTRATION	60.00	**60.00**
PJ Building Cleaning LLC	2604827	Cleaning Services for October 2026	6,700.00	**6,700.00**
POWERDMS, INC.	2604102	NJSACOP LE ACCREDITATION MANUAL | POWER STANDARDS	650.00	
	2604104	FD PowerPolicy Professional Subscription	7,381.83	**8,031.83**
PRECISION TECHNOLOGY SOLUTIONS	2604838	2026 Crescent Deck Maintenance Service to Equipment	3,275.00	**3,275.00**
PRIMEPOINT, LLC.	2604867	SEPT 2026 Payroll Costs	9,100.30	
	2605050	Aug 2026 Payroll Costs and add'l clock svcs	17,892.97	**26,993.27**
PROPERTY SERVICES LANDSCAPING	2604120	SPRAY & WEED CONTROL	1,100.00	**1,100.00**
PUBLIC SERVICE ELECTRIC & GAS	2605154	Electric Services (Sanitary Sewers)	251.35	
	2605156	Electric Service (Water Bureau Locations)	39,351.00	**39,602.35**
PUBLIC SERVICE ELECTRIC & GAS	2605184	TOWNWIDE 9/22/26-10/22/26	64,312.40	
	2605185	8/28-9/28/26 MUNICIPAL BUILDING	9,588.95	
	2605186	8/23-9/23/26 TOWNWIDE	58,819.37	**132,720.72**
PUBLIC SERVICE ELECTRIC & GAS	2605187	9/22/26-10/22/26 GAS & ELECTRIC POLICE DEPT	6,280.00	**6,280.00**

List of Bills

All Funds

Meeting Date: 11/10/2026 For bills from 10/20/2026 to 11/04/2026

Vendor	PO	Description	Amount	Check Total
PUBLIC SERVICE ELECTRIC & GAS	2605188	9/9-10/7/26-ANIMAL SHELTER GAS AND ELECTRIC CHARGES	1,974.69	**1,974.69**
PUBLIC SERVICE ELECTRIC & GAS	2605189	9/5-10/5/26 GAS & ELECTRIC FIRE DEPT	11,535.94	**11,535.94**
PUBLIC SERVICE ELECTRIC & GAS	2605190	9/23- 10/23/26 GAS & ELECTRIC RECREATION	13,984.17	**13,984.17**
PureSan Holdings LLC	2604892	C FOLD, TOLIET PAPER, AND SOAP FOR DCS	615.62	**615.62**
Qualtrics, LLC	2604974	XM FOR STRATEGY & RESEARCH -	7,500.00	**7,500.00**
RAMANAND, DINDYAL	2604882	2026 BOOT REIMUBURMENT PURCHASED AT WORK N GEAR ON 10/9/26	120.00	**120.00**
Resorts Casino Hotel	2605037	2026 Hotel Reservation for NJ League of Municipalities Conference	252.00	**252.00**
RICHVIEW CONSULTING	2604939	ARBORIST CONSULTING FOR SEPTEMBER 2026	7,080.50	**7,080.50**
RICOH USA, INC.	2604991	Service Contract on Ricoh Aficio MP4002SP Copier	1,705.65	**1,705.65**
RIKER,DANZIG,SCHERE,HYLAND &	2604926	Conflict & General Litigation Attorney R-25-383 adopted 12-16-2025	3,856.00	**3,856.00**
RIO SUPPLY, INC.	2604849	Water Meters and Related Supplies	45,558.28	**45,558.28**
Robert Bianco	2604779	Medicare Part B Reimbursement Jan-Dec 2025 Robert Bianco	1,776.00	
	2604879	Medicare Part B Reimbursement Jan-Sept 2026 Robert Bianco	1,460.88	**3,236.88**
ROBERT'S AND SON, INC.	2604941	PARTS FOR SWEEPERS, SPREADERS, AND AN ALTERNATOR FOR DCS 112	538.11	**538.11**
ROUTE 23 AUTO MALL	2604944	SPINDLE FOR DCS 74	669.65	
	2605127	VARIOUS PARTS AND REPAIRS FOR DCS VEHICLES	402.42	**1,072.07**
SANTARCANGELO LAW, LLC	2604922	Div. of Code Enf. Special Counsel R-25-386 adpt 12/16/2025 Legal Svc S	8,078.95	**8,078.95**
Sexton, Patrick E.	2604843	Medicare Part B Reimbursement Apr-Sept 2026 Patrick Sexton	973.92	**973.92**
SHI INTERNATIONAL CORP.	2603456	2026 Q-Alert software Renewal (Coverage Term: 8/1/2026 - 7/31/2027)	14,103.77	**14,103.77**
SINGH, JOGINDER	2604863	2026 BOOT REIMBURSEMENT	120.00	**120.00**
Solarwinds Worldwide, LLC	2605151	2026 - Kiwi CATTools and Syslog Server License Renewal	1,645.55	**1,645.55**
SONNY ELECTRIC INC.	2604472	INSTALL 120 VOLT 20 AMP CIRCUIT IN THE CLERKS OFFICE	2,961.48	
	2604865	MONTCLAIR DPW-EXTERIOR LIGHTING- LED REPLACEMENTS	8,237.62	
	2604913	UNDERGROUND BOX COVER REPLACEMENT AT YANTACAW BROOK PARK	595.52	
	2604957	POLICE DISPATCH SERVER ROOM; DEDICATED RECEPTACLES	1,123.05	
	2605032	10/13/2026-- Repair for broken Junction Box with hanging live wires	973.43	
	2605033	9/17/26-- Midtown Deck EV Cable Replacement	672.57	**14,563.67**
SPACE FARMS ZOO & MUSEUM	2604884	Deer Carcass Removal - September 2026 (9/19, 9/21)	85.00	**85.00**
STAPLES	2602899	Fire Prevention Printer, Cartridges, and Stackable Paper Trays	962.65	
	2604501	VARIOUS JANITORIAL AND OFFICE SUPPLIES	65.38	
	2604542	Office Supplies	195.58	
	2604698	RABIES CLINIC STAMP - VET	61.98	
	2604928	Desk Pad Calendars, Forks, Knives & Spoons, Plates	270.50	
	2605053	Oct 2026 Office Supply	166.12	**1,722.21**
STICKEL,KOENIG,SULLIVAN, DRILL	2604724	Professional Services Blanket for BOA Attorney-July 2026 Invoice	175.75	
	2604996	Professional Services Blanket for BOA Attorney- Third Quarter 2026	2,278.50	**2,454.25**
STRAIGHT EDGE STRIPING	2605031	10/10/26-Striping of Spaces @ N. Fullerton, Watchung, Laurel and Fairf	6,685.00	**6,685.00**
SUBURBAN CONSULTING ENGINEERS	2605017	Rand Well Utility Engineer Services - amendment 4 - $306,768	19,528.00	
	2605020	Sewer Utility Engineer Services - amendment 4 - $200,000	11,372.50	
	2605164	Utility Engineer Services - Sewer - amendment 4 - $200,000	7,131.00	**38,031.50**
SUPERIOR DISTRIBUTORS	2604914	AIR TOOL OIL FOR DCS 137	217.58	**217.58**
Szaferman, Lakind, Blumstein &	2604975	Professional Services Blanket for HPC Attorney- September 2026	600.00	**600.00**
TALLEY, JANICE	2605137	Travel Reimbursement for Janice Talley-Governor's Conference 9/29/2026	323.98	**323.98**
The Big Ad-Vantage LLC	2604984	09/23/2026 Uniform Shirts and Work Gear Parking Utility	1,875.00	**1,875.00**
The Claridge Hotel	2604966	HOTEL RESERVATION M AMARAL 2026 NJLM CONFERRENCE	198.00	**198.00**
Thomas Furlong CPA	2604814	3rd qtr 2026 Accounting Services for Montclair Section 8 Housing Progr	2,000.00	**2,000.00**
THOMPSON, KEVIN A.	2604967	Work Shoes Reimbursement 2026	150.00	**150.00**
TILCON NEW YORK, INC.	2605170	Asphalt for Road repair and related materials from Tilcon	542.62	
	2605171	Purchase & Delivery of Stone and Quarry Process	696.21	**1,238.83**
TLP CLIMATE CONTROL	2604798	FD Building Maintenance Service Calls	3,920.00	**3,920.00**
Toler, Aminah	2605101	Reimbursement MCAAC MTG 10/14/2026	86.24	**86.24**
TOSHIBA BUSINESS SOLUTIONS	2604726	ID badge Pre-programmed	534.00	**534.00**
TOWNSHIP OF WEST ORANGE	2605135	Sanitary Sewer Connections into West Orange Sewer System	13,200.00	**13,200.00**
Transportation Alternatives	2604770	Vision Zero Cities Conference Registration	200.00	**200.00**

List of Bills

All Funds

Meeting Date: 11/10/2026 For bills from 10/20/2026 to 11/04/2026

Vendor	PO	Description	Amount	Check Total
Rutgers Center for Gov't Services	2604562	Fair Housing class 2 of 5 Housing Liaison HP 6003FA26-2	119.00	
	2604909	Training Classes for Steve Koyce for CPWM	1,242.00	
	2605142	Class 3 of 5 Housing Liaison HP 6003FA26-3	217.00	**1,578.00**
TREASURER, STATE OF NJ	2604804	2026-3RD QTR STF- 3RD QUARTER FEES COLLECTED- OWED TO STATE	30,510.00	**30,510.00**
TREATMENT SPECIALTIES	2604912	POOL DIAGNOSTICS/SERVICES & TRAINING @ NISHUANE AND ESSEX	3,550.00	**3,550.00**
TURN OUT FIRE & SAFETY	2604305	Mourning Bands Black Item Code 3864000002 - Quote #285819	100.00	
	2604803	FD Uniform Blanket PO	2,069.48	**2,169.48**
TURN OUT UNIFORMS, INC.	2605062	8/11/2026-- multiple badges and seals for Operations	1,440.00	**1,440.00**
Tyrex Resources, LLC	2605096	RECYCLING OF PASSENGER TIRES	315.00	**315.00**
USA BLUE BOOK	2605016	Watcher Pitchers and Filters for LSLR Project	3,111.40	**3,111.40**
Verbal Judo Institute, Inc.	2604407	TRAINING: VERBAL JUDO	195.00	**195.00**
VERIZON	2604985	10-15-2026 Billing Statement for Account Number# 255-714-492-0001-44	109.99	**109.99**
VERIZON	2605111	LFA FREE DROP TOWN MANAGER'S OFFICE	41.19	**41.19**
VERIZON BUSINESS	2604883	Animal Shelter - Verizon bill September 2026	366.63	**366.63**
VERIZON BUSINESS	2605176	BLANKET: ACCT #: 6000031589 X26 --- 2026 MONTHLY PHONE SERVICE	7,927.11	**7,927.11**
VERIZON RBCC	2604808	EDGEMONT VERIZON CHARGES SEPTEMBER 2026	171.98	**171.98**
VERIZON WIRELESS	2603789	2021 Outstanding VZW-ipads Acc: 642106978-00001	4,805.84	**4,805.84**
VERIZON WIRELESS	2603809	2021 Outstanding VZW-hot spot Acc: 287349716-00001	8,987.32	**8,987.32**
VERIZON WIRELESS	2604853	2026 VZW Acc:642106978-00001 (AUG 25 - SEP 24, 2026) - Ipads	458.68	**458.68**
VERIZON WIRELESS	2605039	Verizon Wireless(Hot spot) Acc:287349716-00001- September11 to October	565.48	**565.48**
VERIZON WIRELESS	2605143	2026 VZW Acc:582315222-00001 (SEP 23-OCT 22) - Township Mobile Phones	6,003.34	**6,003.34**
Vital Control Records	2604790	BLANKET: CONSOLE CONTENT DESTRUCTION/SHRED-IT SERVICE	211.20	**211.20**
W.B. MASON CO., INC.	2602423	Water Jugs -April (Order 2)	28.98	
	2604141	2026 Year Blanket for Water	28.98	
	2604572	2026 Blanket water cooler service tax collectors office	14.49	
	2604723	Water Delivery Planning and Community Devel. Watercooler Rental Sept.	4.95	
	2604813	Watercooler Rental Fees-09/2026-Section 8	0.95	
	2604874	9-11-2026 Rental Fee/ Water Cooler	1.90	
	2604875	9-16-2026 Water Cooler	28.98	
	2604919	Water Jugs- Sept.	28.98	
	2604978	Watercooler Rental Fees-10/2026-Section 8	0.95	
	2605104	OCT 2026 WATER COOLER RENTAL FEE	1.90	
	2605124	OCTOBER 2026 WATER DELIVERY	28.98	**170.04**
WATERS, MCPHERSON, MCNEILL, P.C,	2604842	For bond counsel services rendered through:8/24/26	25,425.96	
	2604921	Redevelopment Attorney Legal Svcs for Sept 2026	4,135.00	**29,560.96**
WELDON ASPHALT CO.	2604938	TOP-FINE MIX AND TOC-KOTE FOR STREETS	1,649.62	**1,649.62**
Wilber's Painting LLC	2604613	PAINT 3RD FL, PANTRY, HALLWAY W/TRIM & 2ND FL HALLWAY BOTH W/CEILING T	5,500.00	**5,500.00**
William J. Guarini, Inc.	2604498	FD 2026 Blanket PO Plumbing Repairs	941.69	
	2605014	FD 2026 Blanket PO Plumbing Repairs	750.00	**1,691.69**
Wright, Naquil	2604881	2026 BOOT REIMUBURMENT	150.00	**150.00**
Totals			**1,862,017.35**	**1,862,017.35**

Total By Account

Account	Description	Current Yr	Approp. Yr	Other	Credit
01-201-20-100-020	TOWNSHIP MANAGER O.E.	27,290.70			
01-201-20-105-020	HUMAN RESOURCES O.E.	4,818.58			
01-201-20-110-020	TOWNSHIP COUNCIL O.E.	214.13			
01-201-20-120-020	TOWNSHIP CLERK O.E.	272.34			
01-201-20-131-020	ACCOUNTING & TREASURY O.E.	496.45			
01-201-20-133-020	Centralized Financial Applications	26,993.27			
01-201-20-140-020	INFORMATION TECHNOLOGY O.E.	25,470.83			
01-201-20-145-020	TAX COLLECTOR O.E.	14.49			
01-201-20-150-020	ASSESSOR'S OFFICE O.E.	37,210.50			
01-201-20-155-020	TOWNSHIP ATTORNEY O.E.	25,560.81			
01-201-20-165-020	ENGINEERING O.E.	30,806.60			
01-201-21-180-020	ADMINISTRATION-PLANNING O.E.	928.93			

Total By Account

Account	Description	Current Yr	Approp. Yr	Other	Credit
01-201-21-181-020	PLANNING BOARD O.E.	7,010.00			
01-201-21-185-020	BOARD OF ADJUSTMENT O.E.	2,454.25			
01-201-23-210-020	LIABILITY INSURANCE	43,706.77			
01-201-23-220-020	HEALTH INSURANCE O.E.	28,941.34			
01-201-23-310-020	ADMIN/CODE ENFORCE & ENVIRON OE	1,503.87			
01-201-25-240-010	POLICE S&W	16,881.11			
01-201-25-240-020	POLICE O.E.	75,215.09			
01-201-25-265-010	FIRE S&W	3,606.12			
01-201-25-265-020	FIRE O.E.	31,636.09			
01-201-26-291-020	STREETS REPAIR & MAINT O.E.	2,513.94			
01-201-26-300-020	TRAFFIC O.E.	3,697.50			
01-201-26-301-020	CENT GARAGE OPERATIONS O.E.	27,116.72			
01-201-26-305-010	REFUSE COLLECTION S&W	9,337.77			
01-201-26-305-020	REFUSE COLLECTION O.E.	2,371.22			
01-201-26-306-020	RECYCLING O.E.	40,735.84			
01-201-26-310-020	BUILDING MAINT-PUB WKS O.E.	36,236.88			
01-201-26-312-020	SHADE TREES O.E.	7,621.39			
01-201-26-315-020	COMPLETE STREETS O.E.	7,885.86			
01-201-27-331-020	HEALTH SERVICES O.E.	11,083.23			
01-201-27-334-020	DIVISION OF SENIOR SERVICES O.E.	171.98			
01-201-27-340-020	ANIMAL CONTROL/SHELTER O.E.	5,326.87			
01-201-28-371-020	PARKS/REC/CULTURAL AFFAIRS O/E	2,034.51			
01-201-28-372-020	RECREATION PROGRAMS O.E.	301.38			
01-201-28-376-020	PARKS SERVICES O.E.	279.99			
01-201-30-410-020	PRIOR YEAR BILLS O.E.	13,793.16			
01-201-31-430-020	ELECTRICITY O.E.	62,260.79			
01-201-31-435-020	STREET LIGHTING O.E.	100,239.60			
01-201-31-440-020	TELEPHONE O.E.	26,308.48			
01-201-31-446-020	NATURAL GAS O.E.	3,995.13			
01-201-31-459-020	FUEL DIESEL O.E.	16,225.51			
01-201-31-460-020	GASOLINE O.E.	22,310.87			
01-201-31-466-020	BUILDING CLEANING SERVICES O.E.	6,700.00			
01-201-31-470-020	COPIER Payments	1,717.10			
01-201-32-465-020	DUMP FEES O.E.	64,594.60			
01-201-43-490-020	MUNICIPAL COURT O.E.	1,205.90			
01-201-44-902-020	OTHER CAPITAL IMPROVEMENTS	6,337.50			
01-203-20-155-020	(2025) TOWNSHIP ATTORNEY O.E.		350.00		
01-203-23-220-020	(2025) HEALTH INSURANCE O.E.		1,776.00		
01-203-43-490-020	(2025) MUNICIPAL COURT O.E.		300.00		
01-203-44-902-020	(2025) OTHER CAPITAL IMPROVEMENTS		288,612.57		
01-213-23-331-059	National Opioid Settlement Grant			904.35	
01-213-24-331-067	2024 Mallinckrodt Opioid Funds			3,870.65	
01-213-24-331-071	USDA Tree Canopy Grant			975.00	
01-213-25-180-005	NJDOT Glenridge Ave. Cycle Track- Design Grant			40,303.12	
01-213-25-331-080	Opioid Settlement Funds 2025 Grant			9,424.61	
01-213-25-331-083	USDA Composting Grant			561.51	
01-260-05-100	Due To Claims			-	1,275,023.80
01-280-55-001-001	RESERVE FOR REVALUATION			24,000.00	
01-287-55-001-000	Due to State of New Jersey			30,510.00	
Totals for fund 01		**873,435.99**	**291,038.57**	**110,549.24**	**1,275,023.80**
03-101-01-001-000	Cash - Kearny Bank (Gen Trust Fund)			-	7,641.95
03-260-05-100	Due to Claims			-	43,093.04
03-270-56-012-000	Res. for Sp Deposit - Uniform Fire Safety			962.65	
03-270-56-018-000	Res. for Sp Deposit - Developer's Escrow			7,641.95	
03-270-56-024-000	Res. for Sp Deposit - LEA Penalty Acct			2,332.25	
03-275-56-040-000	Res. for Sp Deposit - Recycling Program			3,953.43	
03-286-56-046-000	Res. for Sp Deposit - COAH			35,844.71	
Totals for fund 03		**-**	**-**	**50,734.99**	**50,734.99**
04-215-20-001-000	Ord 20-01 Various Capital Improvements			15,246.34	
04-215-20-014-000	Ord 20-14 Various Capital Improvements			2,796.25	
04-215-23-001-000	Ord 23-01 Relining of Culvert Walls			345.00	
04-215-23-002-000	Ord 23-02 Pool Improvements			3,550.00	
04-215-23-017-000	Ord 23-17 Various Capital Improvements			77,815.40	
04-215-24-018-000	Ord 24-18 Various Capital Improvements			44,550.00	
04-215-25-036-000	Ord 25-36 Various Capital Improvements			23,595.90	
04-224-55-001-000	Reserve for Capital Outlay			9,500.00	
04-260-05-100	Due to Claims			-	177,398.89
Totals for fund 04		**-**	**-**	**177,398.89**	**177,398.89**
06-201-55-501-020	Water Operating - Other Expenses	130,105.14			
06-260-05-100	Due to Claims			-	130,105.14
Totals for fund 06		**130,105.14**	**-**	**-**	**130,105.14**
07-215-23-026-000	Ord 23-26 Various Capital Improvements			19,528.00	
07-215-24-028-000	Ord 24-28 Various Water Improvements			2,745.40	
07-215-25-035-000	Ord 25-35 Various Water Improvements			45,558.28	
07-260-05-100	Due to Claims			-	67,831.68

Total By Account

Account	Description	Current Yr	Approp. Yr	Other	Credit
Totals for fund 07		**-**	**-**	**67,831.68**	**67,831.68**
09-201-55-501-010	Parking - Salaries & Wages	2,675.00			
09-201-55-501-020	Parking - Other Expenses	81,983.93			
09-260-05-100	Due to Claims			-	84,658.93
Totals for fund 09		**84,658.93**	**-**	**-**	**84,658.93**
16-260-05-100	Due to Claims			-	2,109.90
16-286-56-030-000	Reserve - Section 8 Housing Program			2,109.90	
Totals for fund 16		**-**	**-**	**2,109.90**	**2,109.90**
17-101-01-001-015	CASH - Police Forfeiture			-	15,005.37
17-286-56-004-000	Rererve - Police Forfeiture Expenditures			15,005.37	
Totals for fund 17		**-**	**-**	**15,005.37**	**15,005.37**
19-215-19-025-000	Ord 19-025 Paving & Striping of Parking Lots			6,685.00	
19-260-05-100	Due to Claims			-	6,685.00
Totals for fund 19		**-**	**-**	**6,685.00**	**6,685.00**
22-201-55-501-020	Sewer - Other Expenses	20,011.32			
22-260-05-100	Due to Claims			-	20,011.32
Totals for fund 22		**20,011.32**	**-**	**-**	**20,011.32**
23-215-21-021-000	Ord 21-21 Various Capital Improvements			18,503.50	
23-260-05-100	Due to Claims			-	18,503.50
Totals for fund 23		**-**	**-**	**18,503.50**	**18,503.50**
24-201-55-501-020	Ice Arena - Other Expenses	13,948.83			
24-260-05-100	Due to Claims			-	13,948.83
Totals for fund 24		**13,948.83**	**-**	**-**	**13,948.83**
Totals		**1,122,160.21**	**291,038.57**	**448,818.57**	**1,862,017.35**

Checks/Wires Previously Disbursed

Date	Check#	Vendor	Description	Amount
10/09/2026	2026133	MONTCLAIR BOARD OF EDUCATION	Board of Education Levy 10/9/26	6,966,966.00
10/08/2026	2026134	Aetna Life Insurance Company	AETNA October 2026	972,823.53
10/14/2026	2026135	DTCC	PO# 2600257 2026 Debt Service - Type I Schoo	632,775.00
10/14/2026	2026136	DTCC	PO# 2600257 2026 Debt Service - Type I Schoo	397,750.00
10/14/2026	2026137	DTCC	PO# 2600255 2026 Debt Service - General Obli	3,608,925.00
10/14/2026	2026138	DTCC	PO# 2600255 2026 Debt Service - General Obli	594,925.00
10/16/2026	2026139	BMS DIRECT	Postage for Q3 - 2026 Water bills	7,000.00
10/16/2026	2026140	FP MAILING SOLUTIONS	Postage for Municipal 10/16/26 In	10,000.00
10/16/2026	2026141	Metropolitan Health Insurance Fund	Metropolitan Health - Retirees 10/	56,905.00
10/19/2026	2026142	STATE OF NEW JERSEY	Public Community Water System Tax	3,070.08
10/30/2026	2026143	Metropolitan Health Insurance Fund	Metropolitan Health - Retirees 11/	58,702.00
10/26/2026	2026144	MONTCLAIR BOARD OF EDUCATION	Board of Education Levy 10/26/26	6,966,966.00
10/30/2026	2026145	PASSAIC VALLEY SEWERAGE	PO# 2600760 2026 Passaic Valley Sewer Paymen	1,490,423.20
10/15/2026	2178	Christiana Trust as Custodian	PO# 2604872	61,931.93
10/15/2026	2179	RAM TAX LIEN FUND II LP	PO# 2604871	4,129.01
Totals				**21,833,291.75**

Total By Fund

Fund	Previous Checks/Voids	Current Payments	Total
01 - CURRENT ACCOUNT	20,266,737.53	1,275,023.80	21,541,761.33
03 - DEDICATED TRUST	66,060.94	50,734.99	116,795.93
04 - CAPITAL	-	177,398.89	177,398.89
06 - Water Operating	10,070.08	130,105.14	140,175.22
07 - Water Capital	-	67,831.68	67,831.68
09 - PARKING UTILITY	-	84,658.93	84,658.93
16 - Section 8	-	2,109.90	2,109.90
17 - Police Forfeiture	-	15,005.37	15,005.37
19 - Parking Capital	-	6,685.00	6,685.00
22 - SEWER OPERATING	1,490,423.20	20,011.32	1,510,434.52
23 - SEWER CAPITAL	-	18,503.50	18,503.50
24 - Ice Arena Utility Operating	-	13,948.83	13,948.83

Total By Fund

Fund	Previous Checks/Voids	Current Payments	Total
Totals	**21,833,291.75**	**1,862,017.35**	**23,695,309.10**

TOWNSHIP OF MONTCLAIR

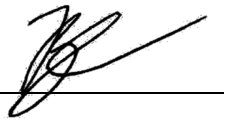
PAYROLL SHEET SUMMARY

Meeting of 11/10/26

Fund	Bi-Weekly 10/23/26 Amount	Bi-Weekly 10/30/26 Amount	Weekly 10/15/26 Amount	Weekly 10/22/26 Amount	Weekly 10/29/26 Amount	**Total Amount**
Current Fund	$ 1,351,974.13	$ 52,871.95	$ 93,165.69	$ 98,166.34	$ 92,968.69	$ 1,596,178.11
Parking Utility Operating Fund	38,184.73	3,750.00	3,407.29	3,036.68	4,878.62	48,378.70
General Trust Fund	148,535.47	-	-	-	-	148,535.47
Sewer Operating Fund	19,285.96	-	4,147.59	3,513.23	3,273.22	26,946.78
Water Operating Fund	30,569.86	-	7,990.45	8,460.43	8,998.66	47,020.74
Section 8 Fund	5,525.79	-	-	-	-	5,525.79
Total Bi-Weekly and Weekly Payroll	**$ 1,594,075.94**	**$ 56,621.95**	**$ 108,711.02**	**$ 113,176.68**	**$ 110,119.19**	**$ 1,872,585.59** *
*The Payroll list in the foregoing schedule includes amounts to be deducted for:						
Taxes & Deductions	698,969.34	5,390.97	51,448.40	51,574.21	32,526.30	807,382.92
NJ SUI (nr)	420.62	16.92	35.61	40.53	33.56	513.68
DCRP Employer Share	2,257.13	-	51.85	55.32	-	2,364.30
FSA Contributions	1,390.84	-	-	-	-	1,390.84
Total Deductions and Contributions	703,037.93	5,407.89	51,535.86	51,670.06	32,559.86	811,651.74

IT IS HERBY CERTIFIED

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



Peter George, CFO

Manual Checks
Meeting of 11/10/26

MANUAL CHECK NUMBER	PURCHASE ORDER OR DISBURSEMENT JOURNAL	VENDOR	DESCRIPTION	AMOUNT	PRINT DATE	FUND	MEETING DATE
2178	2604872	101237	Christiana Trust as Custodian	$61,931.93	10/15/2026	Tax Redemption	11/10/2026
2179	2604871	101239	RAM TAX LIEN FUND II LP	$4,129.01	10/15/2026	Tax Redemption	11/10/2026

Wire Payments
Meeting of 11/10/26

MANUAL CHECK NUMBER	PURCHASE ORDER NUMBER	DISBURSEMENT NUMBER	VENDOR	DESCRIPTION	AMOUNT	MEETING DATE	Column1
2026133		5620	888	Montclair Board of Education	$6,966,966.00	11/10/2026	
2026134		5621	101299	Aetna Insurance Company	$972,823.53	11/10/2026	
2026135	2600257		99031	DTCC - Series 2020B	$632,775.00	11/10/2026	
2026136	2600257		99031	DTCC - Series 2021B	$397,750.00	11/10/2026	
2026137	2600255		99031	DTCC - Series 2020A	$3,608,925.00	11/10/2026	
2026138	2600255		99031	DTCC - Series 2021A	$594,925.00	11/10/2026	
2026139		5626	96507	BMS Direct Q3 - 2026 Postage	$7,000.00	11/10/2026	
2026140		5627	10066	FP Mailing Solutions - Munic	$10,000.00	11/10/2026	
2026141		5628	101482	Metropolitan Health Insurance Fund	$56,905.00	11/10/2026	
2026142		5629	10069	State of New Jersey	$3,070.08	11/10/2026	
2026143		5630	101482	Metropolitan Health Insurance Fund	$58,702.00	11/10/2026	
2026144		6232	888	Montclair Board of Education	$6,966,966.00	11/10/2026	
2026145	2600760		1128	Passaic Valley Sewerage Commisioners	$1,490,423.20	11/10/2026	

AGENDA ITEM NO. 2

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Finance Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing transfers of funds pursuant to N.J.S.A. 40A:5-48 ***Finance Department***

ATTACHMENTS:

Resolution authorizing Transfers of Funds pursuant to N.J.S.A. 40A:5-48
Schedule A

R26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING TRANSFER OF FUNDS PURSUANT N.J.S.A. 40A:4-58

November 10, 2026

WHEREAS, the Municipal Chief Financial Officer has recommended certain transfer of funds from appropriations made in the budget to cover anticipated expenditures in accordance with the provisions of N.J.S.A. 40A:4-58; and

WHEREAS, N.J.S.A. 40A:4-58 provides for transfers in the last two months of the fiscal year from appropriations with an excess over and above the amount necessary to fulfill the purpose for such appropriations, to those appropriations deemed to be insufficient; and

WHEREAS, the Governing Body has determined that there is an excess in appropriations over and above the amount necessary to fulfill certain appropriations in attached **Schedule A**;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Montclair (not less than two-thirds of the full membership voting affirmative), that transfers be made between 2026 budget appropriations set forth opposite its designation:

SCHEDULE A

Township of Montclair
Funds Transferred November 10, 2026

From:	
TOWNSHIP MANAGER REG S&W	100,000.00
Dept of Admin, Code Enf and Sustainability Reg S&W	60,000.00
Complete Streets S&W	75,000.00
ADMINISTRATION-FINANCE REG S&W	20,000.38
ACCOUNTING & TREASURY REG S&W	60,000.00
Rent Control REG S&W	56,500.00
UNIFORM CONST CODE REG S&W	125,000.00
RECYCLING REG S&W	55,000.00
STREETS REPAIR & MAINT REG S&W	14,200.00
SHADE TREES OE	40,000.00
COMMUNITY SERVICES OE	7,952.00
ADMINISTRATION-PLANNING OE	25,000.00
ADMINISTRATION-PLANNING OE	25,000.00
HUMAN RESOURCES OE	20,000.00
GASOLINE OE	21,600.00
SALARY & WAGE ADJUSTMENT OE	290,000.00
	995,252.38

To:	
HUMAN RESOURCES REG S&W	8,000.00
INFORMATION TECHNOLOGY REG S&W	12,000.00
ASSESSOR'S OFFICE REG S&W	43,500.00
TOWNSHIP ATTORNEY REG S&W	97,500.00
ADMINISTRATION-PLANNING REG SW	38,000.00
FIRE REG S&W	350,000.00
TRAFFIC REG S&W	36,000.00
TRAFFIC OT S&W	20,000.00
CENT GARAGE OPERATIONS REG S&W	5,000.00
CENT GARAGE OPERATIONS OT S&W	16,000.00
REFUSE COLLECTION OT S&W	57,000.00
BUILDING MAINT-PUB WKS REG S&W	26,700.00
BUILDING MAINT-PUB WKS OT S&W	16,000.00
SHADE TREES REG S&W	22,000.00
SHADE TREES OT S&W	20,000.00
RECREATION PROGRAMS REG S&W	84,000.00
MAINT. OF FREE PUBLIC LIBRARY - STATUTORY APPROP.	0.25
DCRP	4,000.00
TYPE 1 DISTRICT SCHOOL DEBT SERVICE	0.13
CENT GARAGE OPERATIONS OE	47,952.00
TOWNSHIP ATTORNEY OE	91,600.00
	995,252.38

AGENDA ITEM NO. 3

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Finance Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution canceling Tax Sale Certificate 24-00084 due to a bankruptcy ***Finance Dept***

ATTACHMENTS:

Resolution canceling Tax Sale Certificate 24-00084 due to a bankruptcyÂ

RESOLUTION R-26-XXX

TOWNSHIP OF MONTCLAIR

RESOLUTION CANCELING TAX SALE CERTIFICATE 24-00084 DUE TO A BANKRUPTCY

November 10, 2026

WHEREAS, the Governing Body of Township of Montclair finds and declares that the N.J.S.A. 54-9 requires that the Township of Montclair conduct a public tax sale to enforce delinquent municipal liens by selling liens in accordance with Tax Sale Law; and

WHEREAS, the Governing Body of Township of Montclair further finds and declares that the Municipal Tax Collector held a standard sale on October 23, 2024; and

WHEREAS, the owner of Block 3204 Lot 12, 39 Forest Street, filed for Bankruptcy on January 29, 2024; and

WHEREAS, the Tax Sale Certificate # 24-00084 needs to be cancelled due to the file of bankruptcy.

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 Tax Collector is hereby authorized to cancel the above said Tax Sale Certificate # 24-00084 and issue a refund in the amount of $ 3,093.86 for the principal and interest and the premium of $ 900.00 to FIG 20, LLC FBO SEC PTY, P.O. Box 12225, Newark, NJ, 07101-3411.

2. The Municipal Clerk shall provide a certified copy of this resolution to the Tax Collector.

AGENDA ITEM NO. 4

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing the execution of a Memorandum of Understanding between the Township of Montclair and Downtown for the installation and use of pianos ***Office of the Township Manager***

ATTACHMENTS:

Resolution authorizing the execution of a Memorandum of Understanding between the Township of Montclair and Downtown for the installation and use of pianos
MOU

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWNSHIP OF MONTCLAIR AND DOWNTOWN FOR THE INSTALLATION AND USE OF PIANOS

November 10, 2026

WHEREAS, Downtown Montclair (the "Artist") is the artist and sole owner of the decorated pianos to be installed within the Township of Montclair (hereinafter "the Pianos"); and

WHEREAS, Downtown Montclair desires to install and display the Pianos as public art within the Township for the purpose of enriching the cultural and civic life of the community and providing residents and visitors with opportunities for public musical engagement; and

WHEREAS, the Mayor and Township Council desire to authorize the execution of a Memorandum of Understanding (the "MOU") providing the Artist with a limited license to install and display the Pianos at 50 Church Street, in the South End Business District near 307 Orange Road, the Upper Montclair Business District near 250 Bellevue Avenue and 107 Watchung Plaza, for a period of one year, subject to the terms and conditions set forth in the MOU; and

WHEREAS, the Pianos are intended to be available for use by members of the public during the hours and under the conditions established in the MOU; and

WHEREAS, the Artist shall retain sole ownership of, and sole responsibility for, the maintenance, insurance, storage, handling, transportation, and hours of access of the Pianos throughout the term of the Memorandum of Understanding;

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

1. The Township Manager is hereby authorized to execute the Memorandum of Understanding between the Artist and the Township of Montclair, for the Artist to install the pianos within the municipal right-of-way at the locations set forth in the MOU.

2. This MOU shall remain in force and effect from November 10, 2026 until April November 9, 2027, unless terminated earlier, and shall be subject to annual review as set forth in the MOU.

3. No municipal funds shall be expended by the Township for the installation, maintenance, transportation, storage, or removal of the Pianos pursuant to the MOU.

4. The Artist shall remain responsible for the ownership, maintenance, insurance, transportation, storage, and removal of the Pianos subject to the terms and conditions set forth in the MOU.

5. A copy of the fully executed MOU and all attachments shall be filed in the Office of the Township Clerk.

MEMORANDUM OF UNDERSTANDING
BETWEEN
TOWNSHIP OF MONTCLAIR
AND
DOWNTOWN MONTCLAIR

THIS MEMORANDUM OF UNDERSTANDING / LIMITED LICENSE TO INSTALL PUBLIC ARTS PIANO AGREEMENT (hereinafter the "MOU") is hereby made on 10th day of November 2026 and entered into among and between the Township of Montclair, Office of the Manager, a municipal corporation of the State of New Jersey (hereinafter the "TOWNSHIP"), and Downtown Montclair, a registered non-profit organization (hereinafter "DOWNTOWN") to install and maintain a piano for public use.

RECITALS

WHEREAS, Downtown Montclair is the sole owner of the Pianos **(Exhibit A)** located throughout the TOWNSHIP (see Section 2.2) (hereinafter "the Pianos"); and

WHEREAS, the Township of Montclair supports initiatives that enhance public spaces, encourage community engagement, and contribute to the cultural vitality of our Township. In keeping with these objectives, the Township authorizes Downtown Montclair to install and maintain four (4) pianos for public use; and

WHEREAS, DOWNTOWN would like to place the Pianos at the specified locations for a period of one year. The Pianos shall not become property to the Township or public property, but accessible to the public for public use.

NOW THEREFORE, through this MOU, the TOWNSHIP and DOWNTOWN agree on the following terms and conditions in regard to the Pianos, the parties hereby agree as follows:

1. OBJECTIVE

The objective of this Memorandum of Understanding ("MOU") is to delineate the relationship between the Township of Montclair (the "TOWNSHIP") and Downtown Montclair ("DOWNTOWN") in regard to the placement of the pianos. The pianos are intended for use by members of the public. DOWNTOWN shall be responsible for ensuring that the pianos are maintained in a safe and reasonably playable condition and shall promptly address any condition that may present a hazard to members of the public.

2. TERM

2.1 TERM**.** DOWNTOWN and the TOWNSHIP have agreed to install the Pianos for a period of one year to begin on or after the full execution of this MOU and to terminate one year later if not terminated prior to that date (the "Display Period"). This MOU grants DOWNTOWN a limited license to install the Pianos at the locations set forth in Section 2.2, subject to annual review and renewal by TOWNSHIP. The Display Period, delivery, and pick-up dates for the Pianos are approximate.

2.2 LOCATION**:** DOWNTOWN and the TOWNSHIP agree that the Pianos will be installed at the following locations:

- 50 Church Street
- Southend Business District near 307 Orange Road
- Upper Montclair Business District near 250 Bellevue Ave
- 107 Watchung Plaza

The installation of each Piano within the municipal right-of-way is permitted solely as a limited license granted by the TOWNSHIP to DOWNTOWN under this MOU and does not convey any real property interest, easement, or other right in the right-of-way to DOWNTOWN. The TOWNSHIP retains full authority over its right-of-way, including the right to require relocation or temporary removal of any Piano for municipal purposes, including but not limited to utility work, road maintenance, construction, or public safety needs, upon reasonable notice to DOWNTOWN. DOWNTOWN shall be solely responsible for all costs associated with any such relocation or temporary removal. All Pianos must be installed with unobstructed circulation for all sidewalk users.

The TOWNSHIP will provide 72-hour notice to DOWNTOWN unless an emergency removal is required. If the removal is temporary the TOWNSHIP will notify DOWNTOWN when the piano can be placed back in the location it was removed from.

2.3 HOURS OF ACCESS**:** The Pianos will be accessible for public play between the hours of 10:00 a.m. and 8:00 p.m. daily from April 1st through November 30th. Between the hours of 8:00 p.m. to 10:00 a.m., each Piano shall be locked and secured and shall not be available for play. The DWNTWN, through their duly appointed designee as identified in Section 3.2, shall be solely responsible for locking and securing each Piano at the close of permitted hours each day.

2.4 ANNUAL REVIEW**:** This license shall be subject to annual review by TOWNSHIP. Not less than thirty (30) days prior to each anniversary of the commencement of the Display Period, the TOWNSHIP shall notify DOWNTOWN in writing as to whether the license will be renewed for an additional term, renewed subject to modified conditions, or terminated. The TOWNSHIP'S review may consider, without limitation, the condition of the Pianos, DOWNTOWN'S compliance with this MOU, any complaints or safety concerns received, and the ongoing suitability of the installation locations. In the event the TOWNSHIP elects not to renew the license, the provisions of Section 2.1 regarding termination and pick-up shall apply.

2.5 MONITORING AND COMPLAINTS**:** The Division of Code Enforcement shall serve as the TOWNSHIP'S designated department responsible for monitoring the Pianos for compliance with this MOU, including hours of access under Section 2.3. Any complaints regarding the Piano, including but not limited to noise, hours of use, condition, or safety concerns, shall be directed to the Division of Code Enforcement (contact information), which shall notify DOWNTOWN of any compliance issues requiring the DOWNTOWN'S attention. DOWNTOWN shall address any compliance issue of which it receives notice within seven (7) business days, and any such compliance record may be considered by the TOWNSHIP as part of the annual review under Section 2.4.

3. RESPONSIBILITIES

3.1 DOWNTOWN: DOWNTOWN agrees to provide complete detailed instructions for maintenance and upkeep for the pianos. DOWNTOWN shall be solely responsible for the maintenance, upkeep, and repair of the Piano throughout the term of this MOU, at DWNTWN's sole cost and expense. DOWNTOWN shall also post instructions for maintenance and use to each piano. DOWNTOWN shall be solely responsible for ensuring that the Pianos are used only within the designated hours. The DOWNTOWN agrees to reasonably secure the Piano to deter theft, vandalism, and the like.

3.2 DESIGNEE. DOWNTOWN has designated Jeremy Pholwattana as the person responsible for ensuring the Piano is used within designated hours only. Jeremy Pholwattana shall be responsible for appointing a designee in his absence to fulfill this obligation. The TOWNSHIP shall bear no responsibility for the maintenance of the Pianos.

3.3 TOWNSHIP: The TOWNSHIP shall have no responsibility for the cost of repairing any damage to the Pianos, which remains the sole responsibility of the DOWNTOWN as set forth in Sections 3.1 and 9.1. The TOWNSHIP shall have no responsibility to DOWNTOWN, Jeremy Pholwattana, or the pianos.

4. STORAGE, HANDLING, AND TRANSPORTATION

4.1 STORAGE. DOWNTOWN shall be solely responsible for the proper storage of the Pianos at all times. The TOWNSHIP shall have no obligation to store the Pianos at any time.

4.2 HANDLING. DOWNTOWN shall be solely responsible for all costs and logistics of the set-up of the Pianos. The TOWNSHIP shall have no obligation to handle or transport the Pianos at any time.

4.3 TRANSPORTATION. DOWNTOWN shall be solely responsible for the handling and transportation of the Pianos, including during delivery, installation, pick-up, and removal, and assumes all risk of damage occurring during transit. The TOWNSHIP is not responsible for any damage to the Pianos while it is in transit, being delivered, or being installed.

4.4 INSTALLATION AND REMOVAL. The Pianos shall be installed outdoors from April 1st through November 30th during the year of this MOU. DOWNTOWN shall at its sole cost and expense remove all Pianos from their installation locations on or before November 30th as per the assigned hours on Section 2.3. and return the sidewalk and surrounding area to its prior condition. The Pianos shall not be reinstalled before April 1st of the following year. The TOWNSHIP shall have no responsibility for the storage, handling, or transportation of the Pianos during the off-season. If DOWNTOWN fails to remove a Piano by the deadline, the TOWNSHIP may remove it at DOWNTOWN’s expense, and the TOWNSHIP shall have no liability for any loss or damage resulting from that removal.

5. MARKETING AND PUBLICITY

DOWNTOWN grants permission for TOWNSHIP to use images of the pianos for promotional purposes including but not limited to flyers, posters, advertising, website and social media outlets.

6. COPYRIGHT AND OWNERSHIP

DOWNTOWN retains ownership of Pianos unless and until donated or gifted to the TOWNSHIP. DOWNTOWN retains any and all copyrights.

7. NOTICE

All official notices, requests, demands and other communications must be in writing and shall be deemed to have been given on the date delivered, if delivered by hand or generally accepted overnight delivery service, and on the third business day after deposited in the U.S. mail, if mailed by first class, certified or registered mail, return receipt requested, postage and registry fees prepaid, and addressed as follows:

If to the TOWNSHIP:
Stephen D. Marks, PP, AICP, Township Manager
Township of Montclair
205 Claremont Avenue
Montclair, New Jersey 07042

with copy to:
Angelese Bermudez-Nieves
Township Clerk
Clerk's Office
205 Claremont Avenue
Montclair, New Jersey 07042

If to DOWNTOWN
Jeremy Pholwattana, Executive Director
Downtown Montclair
50 Church Street
Montclair, New Jersey 07042
732-718-8544

8. GENERAL PROVISIONS

8.1 GOVERNING LAW. This MOU shall be governed by and construed and enforced in accordance with the laws of the State of New Jersey and the General Revise Ordinances of the Township of Montclair. In carrying out activities under this agreement, the PARTIES and staff will adhere to all applicable State and Federal laws, regulations, guidelines, and policy directives regarding privacy and the confidentiality of information.

8.2 SEVERABILITY CLAUSE. In the event that any provision of this MOU shall be deemed to be invalid, and/or if any term, condition, phrase or portion of the MOU shall be

determined to be unlawful or otherwise unenforceable, the remainder of the MOU shall remain in full force and effect, so long as the clause severed does not affect the intent of the Parties. If any provision of the MOU shall invalidate or render the MOU unenforceable, said provision shall be limited and/or severed to validate and make enforceable the MOU as long as so limiting or severing said provision does not alter the material terms and/or overall purpose of the MOU.

8.3 ENTIRE UNDERSTANDING. This MOU sets forth the entire understanding between the parties and supersedes all prior negotiations, representations, and agreements, whether written or oral. This MOU, when signed below by both parties, constitutes a binding contract between the TOWNSHIP and the DOWNTOWN.

8.4 MODIFICATION. No modification or addendum shall be made to this MOU without the written consent of the DWNTWN and the TOWNSHIP, as well as the authorization of the Mayor and Township Council.

8.5 FORCE MAJEURE. Any delay or failure to perform directly resulting from an act of God, public enemies, fire, floods, storms, drought, strikes, pandemics, or any occurrence beyond the control of either party including delays or accidents of transportation or shipment shall not constitute a breach of this Contract. In such event the parties agree to consult as to the most expeditious course of action to achieve their objectives and protect their interests, and the parties will pursue an equitable adjustment of any losses resulting therefrom.

8.6 VALUATION. The DOWNTOWN shall provide the TOWNSHIP with a written statement of the fair market value of the Pianos prior to installation. The DOWNTOWN'S insurance policy required under Section 9.1 shall reflect coverage in an amount not less than the stated value of the Pianos. The parties agree that this stated value shall serve as the agreed value of the Pianos for purposes of any loss, theft, or damage claim arising under this MOU.

9. INSURANCE

9.1 DOWNTOWN. DOWNTOWN shall procure and maintain an insurance policy covering the Pianos throughout the periods of delivery, installation, display, removal, and pick-up. DOWNTOWN assumes all risks not covered by the insurance policy and shall bear any cost not covered within the policy, including amounts up to the policy's deductible and in excess of the policy limits.

DOWNTOWN will maintain insurance against the following risks as set forth below during the term of this Agreement.

DOWNTOWN shall provide the TOWNSHIP with evidence of insurance coverage annually in accordance with the terms set forth herein.

The certificates of insurance furnished by DOWNTOWN for general commercial liability shall indicate the TOWNSHIP is indemnified by the policy. A broad endorsement naming the Township of Montclair as additionally insured. Is as follows:

> "The Township of Montclair, its officers, agents, servants and employees shall be held harmless and indemnified against any act or omission or condition or claim arising out of and during the performance of the work under this Contract".

Workers Compensation Insurance. DOWNTOWN shall procure and shall maintain during the life of the MOU Workers Compensation Insurance as required by applicable State laws of New Jersey for all of its employees engaged in work under this MOU .

General Commercial Liability

DOWNTOWN shall obtain general commercial liability insurance up to the amount set forth below for personal injury and property damage to the parties, which may arise from DOWNTOWN performance under this Agreement.

Amounts

All insurance shall be written up to the following limits of liability:

Personal Injury Liability Insurance:	$1,000,000.00 each person $2,000,000.00 each occurrence
Property Damage Liability Insurance:	$1,000,000.00 each person $2,000,000.00 each occurrence

9.2 TOWNSHIP**.** The TOWNSHIP shall have no obligation to procure or maintain insurance for the Piano and disclaims all liability for loss, theft, vandalism, or damage to the Pianos, except to the extent caused by the TOWNSHIP'S gross negligence or willful misconduct

10. TERMINATION

10.1 TERMINATION BY DWNTWN: DOWNTOWN must promptly notify the TOWNSHIP in writing if they need to cancel this MOU.

10.2 TERMINATION BY TOWNSHIP: The TOWNSHIP reserves the right to cancel the use of the Pianos at any time if DWNTWN breaches the terms of this MOU. TOWNSHIP shall not be held responsible for any costs incurred by DOWNTOWN in preparation for the display period of the Pianos or loss of income in relation to the display of the Pianos during the display period (in whole or in part).

11. LIMITATION OF LIABILITY

No rights or limitation of rights other than those specified in the MOU shall arise or be assumed between DOWNTOWN and the TOWNSHIP as a result of the terms and/or operations of and/or performance pursuant to this MOU

12. HOLD HARMLESS AND INDEMNIFICATION

DOWNTOWN shall hold the TOWNSHIP harmless, at the its sole cost and expense, defend, indemnify and hold harmless the TOWNSHIP, its agents, servants and administrators from and against any and all claims, actions, judgments, costs, penalties, damages, losses and expenses, including but not limited to attorney's fees and workers' compensation benefits arising out of or resulting from the performance of this MOU, providing that such claim, action, judgment, cost, penalty, liability, damage, loss or expense is caused in whole or in part by the negligence or omission of the DWNTWN or any person employed by them. However, any claims arising from conduct by third parties that is criminal, willful, or wanton, are excluded.

All potential liability of the TOWNSHIP shall be subject to the provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 *et seq*. Nothing contained herein shall be deemed to waive the immunities afforded to the TOWNSHIP, its servants, representatives, directors, officials and employees.

Any party shall, within thirty (30) days after a claim has been made against it by a third party for actions arising out of the operation of this agreement, shall give written notice thereof to the other PARTY with full and complete particulars of the claim. If a lawsuit is brought against the indemnified party or their agents, servants or employees, for whom indemnification is provided under this paragraph, the indemnified party shall expeditiously forward to the indemnifying party every demand, complaint, summons, or other process received.

13. NO ASSIGNMENT

Neither this MOU nor any duties or obligations hereunder may be assigned, conveyed or delegated, unless by or with the written consent of the TOWNSHIP and the DOWNTOWN. Any such unauthorized assignment shall constitute a breach of this MOU, and the MOU shall become null and void.

14. RELATIONSHIP

Nothing in this MOU shall be construed to render or constitute that the TOWNSHIP and DOWNTOWN are in any way or form for any purpose to be a partner, joint venture or associate in any relationship with the other PARTY nor shall this MOU be construed to authorize either TOWNSHIP or DOWNTOWN to act as an agent of the other PARTY except as expressly provided in this MOU.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have duly caused this MOU to be signed and sealed by their respective authorized officers as of this date first herein written.

TOWNSHIP OF MONTCLAIR

_____
STEPHEN D. MARKS, PP, AICP
TOWNSHIP MANAGER

APPROVED AS TO FORM
AND LEGALITY

_____
CHANTAL M. BORROUM, M.B.A. ESQ.
TOWNSHIP ATTORNEY

ATTEST:

_____
ANGELESE BERMÚDEZ NIEVES
TOWNSHIP CLERK

DOWNTOWN MONTCLAIR

_____
JEREMY PHOLWATTANA, EXECUTIVE DIRECTOR
DOWNTOWN/OWNER

EXHIBIT A
DESCRIPTION OF PIANOS

The following pianos are owned by DOWNTOWN and are to be installed for public use at the locations listed below, in accordance with the Memorandum of Understanding:

No.	Location	Brand / Type	Description of Artwork
1	50 Church Street	Wurlitzer upright acoustic piano	Soccer-themed, custom-painted art
2	307 Orange Road	Currier upright acoustic piano	Black-and-white geometric stripes with painted oranges and green leaf accents
3	250 Bellevue Avenue	Young Chang upright acoustic piano	Pink and purple art design
4	107 Watchung Plaza	Young Chang upright acoustic piano	Colorful floral art design

AGENDA ITEM NO. 5

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Law Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution amending Resolution R-26-282 to increase the amount and authorize the Final Close-Out of the Fair and Open Professional Services Contract with Cleary Giacobbe Alfieri Jacobs, LLC for Interim Township Attorney for CY 2026 ***Law Department***

ATTACHMENTS:

Resolution amending Resolution R-26-282 to increase the amount and authorize the Final Close-Out of the Fair and Open Professional Services Contract with Cleary Giacobbe Alfieri Jacobs, LLC for Interim Township Attorney for CY 2026
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AMENDING RESOLUTION R-26-282 TO INCREASE THE AMOUNT AND AUTHORIZE THE FINAL CLOSE-OUT OF THE FAIR AND OPEN PROFESSIONAL SERVICES CONTRACT WITH CLEARY GIACOBBE ALFIERI JACOBS, LLC FOR INTERIM TOWNSHIP ATTORNEY FOR CY 2026

November 10, 2026

WHEREAS, on September 30, 2025, the Mayor and Township Council adopted Resolution R-25-303, awarding a fair and open professional services contract to Cleary Giacobbe Alfieri Jacobs, LLC, for Ruby Kumar-Thompson, Esq., to provide legal services as Interim Township Attorney; and

WHEREAS, the contract was subsequently extended and amended by Resolutions R-26-012, R-26-164, R-26-199, and R-26-282; and

WHEREAS, on August 11, 2026, the Mayor and Township Council adopted Resolution R-26-282 to the Interim Township Attorney contract, for a total contract amount not to exceed One Hundred Twenty-Five Thousand Dollars and Zero Cents ($125,000.00); and

WHEREAS, upon review of the final invoices, an additional amount of Two Thousand Three Hundred Twenty-Two Dollars and Fifty Cents ($2,322.50) is required to satisfy the outstanding balance and complete the close-out of the Interim Township Attorney contract for CY 2026; and

WHEREAS, the Mayor and Township Council desire to amend Resolution R-26-282 to authorize an additional $2,322.50, increasing the total authorized amount of the Interim Township Attorney contract from $125,000 to $127,322.50, for the purpose of completing final payment and closing out the contract; and

WHEREAS, the Chief Financial Officer has certified that funds in the amount of $2,322.50 are available in Account No. 01-201-20-155-028 to pay for additional invoices incurred in CY 2026.

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

1. Resolution R-26-282 is hereby amended to authorize an additional Two Thousand Three Hundred Twenty-Two Dollars and Fifty Cents $2,322.50 for the Interim Township Attorney contract with Cleary Giacobbe Alfieri Jacobs, LLC, increasing the total authorized contract amount from One Hundred Twenty-Five Thousand Dollars and Zero Cents ($125,000.00) to One Hundred Twenty-Seven Thousand Three Hundred Twenty-Two Dollars and Zero Cents ($127,322.50).
2. The additional amount is authorized solely to satisfy the outstanding balance for services rendered under the Interim Township Attorney contract for CY 2026 and to complete the final close-out of said contract.

3. The Township Manager is hereby authorized to take all necessary steps to process final payment and close out the contract upon completion of all final payment.
4. Except as expressly amended herein, all other terms and conditions of Resolution R-26-282 shall remain in full force and effect.

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

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT THE TOWNSHIP OF MONTCLAIR HAS UNENCUMBERED FUNDS ON HAND FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

SUBMITTING DEPARTMENT	Law Dept
PURPOSE OF CONTRACT	Close out Interim Twp Atty Contract Amend R-26-282
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 2,322.50
ACCOUNT NUMBER (S)	01-201-20-155-028
NAME AND ADDRESS OF COMPANY	Cleary Giacobbe Alfieri Jacobs, LLC 169 Ramapo Valley Road Upper Level 105 Oakland, New Jersey 07436

Peter C. George, CMFO
Chief Financial Officer / Director of Finance

Date: 10/22/2026

AGENDA ITEM NO. 6

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Public Works
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing a Fair and Open Contract to Millennium Communications Group, Inc. for the installation of Security Solutions at Montclair Department of Public Works pursuant to Bergen County Cooperative Purchasing Contract BC-24-38 ***Department of Public Works***

ATTACHMENTS:

Resolution authorizing a Fair and Open Contract to Millennium Communications Group, INC. for the installation of Security Solutions at Montclair Department of Public Works pursuant to Bergen County Cooperative Purchasing Contract BC-24-38Â
COF

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING AWARD OF FAIR AND OPEN CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP, INC. FOR THE INSTALLATION OF SECURITY SOLUTIONS AT MONTCLAIR DEPARTMENT OF PUBLIC WORKS IN ACCORDANCE WITH BERGEN COUNTY COOPERATIVE PURCHASING CONTRACT BC-24-38

November 10, 2026

WHEREAS, the Township has identified a need to install security solutions to Montclair Department of Public Works to enhance safety; and

WHEREAS, N.J.S.A. 40A:11-10 permits municipalities to award public contracts without public bidding when the vendor is an approved vendor of joint purchasing alliance with other municipalities and the municipality participates in a cooperative pricing system; and

WHEREAS, on June 29, 2026, Millennium Communications Group, Inc., East Hanover, New Jersey 07936, submitted a proposal the following proposals pursuant to their Bergen County Cooperative Purchasing Contract No. BC-24-38 and NJ State Wiring Contract #T2989 23-TELE-45463:

a.	Racks and Cabling	- $56,821.34
b.	Conference Room	- $38,312.84
c.	Time Clocks and Camera	- $16,667.95
	Total Cost	- $111,802.13

WHEREAS, the procurement of goods and services through a cooperative purchasing program is considered to be an "fair and open" process under the New Jersey Pay-to-Play Law, N.J.S.A. 19:44A-20.4, et seq.;

WHEREAS, the Chief Financial Officer has certified that funds are available in account number, 04-215-24-018-002 Security Upgrades in the amount of $111,802.13 to cover the cost of this contract; 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 and/or issue a purchase order to Millennium Communications Group, Inc. for the provisions of said goods and services pursuant to their Bergen County Cooperative Purchasing Contract No. BC-24-38 and NJ State Wiring Contract #T2989 23-TELE-45463 in an amount not to exceed $111,802.13 ; and

BE IT FURTHER RESOLVED that all services and transactions shall be subject to the terms and conditions of Bergen County Cooperative Purchasing Contract No. BC-24-38 and NJ State Wiring Contract #T2989 23-TELE-45463.

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

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT THE TOWNSHIP OF MONTCLAIR HAS UNENCUMBERED FUNDS ON HAND FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

SUBMITTING DEPARTMENT	Public Works
PURPOSE OF CONTRACT	Installation of Security Solutions at Public Works
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	111,802.13
ACCOUNT NUMBER (S)	04-215-24-018-002
NAME AND ADDRESS OF COMPANY	Millennium Communications 21 Merry Lane East Hanover, NJ 07936

Peter C. George, CMFO
Chief Financial Officer / Director of Finance

Date: 10/27/26

AGENDA ITEM NO. 7

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Public Works
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing emergency purchase for the repair to the storm sewer along Church Street and The Crescent. pursuant to N.J.S.A. 40A:11-6 ***Department of Public Works***

ATTACHMENTS:

Resolution authorizing emergency purchase for the repair to the storm sewer along Church Street and The Crescent pursuant to N.J.S.A. 40A:11-6Â Â

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING EMERGENCY PURCHASE TO REPAIR STORM SEWER MAIN ALONG CHURCH STREET AND THE CRESCENT PURSUANT TO N.J.S.A. 40A:11-6

November 10, 2026

WHEREAS, pursuant to N.J.S.A. 40A:11-6, an emergency contract may be awarded by contracting units without advertising for bids or soliciting quotation when the contract price exceeds the bid or quote threshold when an emergency affecting health and public safety requires the immediate delivery of goods or performance of services; and

WHEREAS, Township of Montclair Department of Public Works conducted an inspection of storm sewer main along the vicinity of Church Street and The Crescent and found a damaged line which created a hazard to the public; and

WHEREAS, it is necessary to close the area and take immediate action to repair the damaged roadway in the vicinity of Church Street and The Crescent, in the Township of Montclair to prevent a situation that creates danger to the public and citizens of Montclair; and

WHEREAS, a certification of imminent hazard was provided by the Township of Montclair Interim Director for the Department of Public Works.

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

1. The Township of Montclair approves an emergency contract with Montana Construction, 80 Contant Avenue, Lodi, New Jersey 07644 in an amount not to exceed Seventy-One Thousand Eight Hundred-Eighty Dollars and Zero Cents ($71,880.00).

2. Upon Montana Construction, completion of the emergency contract, it shall be entitled to payment, and the Township shall take such action as shall be required to provide for the payment of the contract price.

AGENDA ITEM NO. 8

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Public Works
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing emergency purchase to replace truck lift with Hoffman Services INC. pursuant to N.J.S.A. 40A:11-6 ***Department of Public Works***

ATTACHMENTS:

Resolution authorizing emergency purchase to replace truck lift with Hoffman Services INC. pursuant to N.J.S.A. 40A:11-6

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING EMERGENCY PURCHASE TO REPLACE TRUCK LIFT IN MAIN GARAGE WITH HOFFMAN SERVICES INC. PURSUANT TO N.J.S.A. 40A:11-6

Novembe 10th, 2026

WHEREAS, pursuant to NJSA 40A:11-6, an emergency contract may be awarded by contracting units without advertising for bids or soliciting quotation when the contract price exceeds the bid or quote threshold when an emergency affecting health and public safety requires the immediate delivery of goods or performance of services; and

WHEREAS, Township Department of Public Works had a third-party assessment of the truck lift in the main garage on October 2nd of 2025 and it was deemed unsafe; and

WHEREAS, it is necessary to immediately replace the lift to ensure the safety of the mechanics employed by the Township; and

WHEREAS, a certification of imminent hazard was provided by Montclair Director of Public Works; and

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

1. The Township approves an emergency contract with Hoffman Services INC., 55-57 Bigelow Street, Newark, NJ 07114 in an amount not to exceed $44,550.00.

2. Upon Hoffman Services Inc., completion of the emergency contract, it shall be entitled to payment, and the Township shall take such action as shall be required to provide for the payment of the contract price.

AGENDA ITEM NO. 9

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Water & Sewer Utilities
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution awarding a Fair and Open Contract to Long Electrical Mechanical for the repair of a D'Lelaval Pump Body and Rotating Assembly in accordance with Passaic Valley Sewerage Commission Purchasing Cooperative Contract B505-20 ***Department of Public Works***

ATTACHMENTS:

Resolution awarding a fair and open contract to Long Electrical Mechanical for the repair of a D'Lelaval Pump Body and Rotating Assembly in accordance with Passaic Valley Sewerage Commission Purchasing Cooperative Contract B505-20
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AWARDING A FAIR AND OPEN CONTRACT TO LONGO ELECTRICAL MECHANICAL FOR THE REPAIR OF A D'LELVAL PUMP BODY AND ROATATING ASSEMBLY IN ACCORDANCE WITH PASSACIC VALLEY SEWERAGE COMMISSION PURCHASING COOPERATIVE CONTRACT B505-20

November 10, 2026

WHEREAS, the Township Water Bureau has identified the need to repair a pump body and rotating assembly; and

WHEREAS, N.J.S.A. 40A:11-10 permits municipalities to award public contracts without public bidding when the vendor is an approved vendor of joint purchasing alliance with other municipalities, and the municipality participates in a cooperative pricing system; and

WHEREAS, on October 12, 2026 Longo Electrical Mechanical located at 1 Harry Shupe Blvd., Wharton New Jersey, 07885 submitted a proposal pursuant to their Passaic Valley Sewerage Commission Purchasing Contract B505-20 in the amount of One Hundred Fifty-One Thousand Six Hundred Fifty Dollars and Zero Cents ($151,650.00); and

WHEREAS, the procurement of goods and services through a cooperative purchasing program is considered to be a "fair and open" process under the New Jersey Pay-to-Play Law, N.J.S.A. 19:44A-20.4, et seq.; and

WHEREAS, the Chief Financial Officer has certified that funds are available in account number, 07-215-22-019-001 Backup Pumps and Drives in the amount of $151,650.00 to cover the cost of this contract.

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 and/or issue a purchase order to Longo Electrical Mechanical for the provisions of said goods and services pursuant to their Passaic Valley Sewerage Cooperative Purchasing Contract No. B505-20 for an amount not to exceed One Hundred Fifty-One Thousand Six Hundred Fifty Dollars and Zero Cents ($151,650.00).

BE IT FURTHER RESOLVED, that all services and transactions shall be subject to the terms and conditions of Passaic Valley Sewerage Cooperative Purchasing Contract No. B505-20.

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

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT THE TOWNSHIP OF MONTCLAIR HAS UNENCUMBERED FUNDS ON HAND FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

SUBMITTING DEPARTMENT	Dept of Utilities- Water
PURPOSE OF CONTRACT	Repair water pump body and rotating assembly
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	151,650.00
ACCOUNT NUMBER (S)	07-215-22-019-001
NAME AND ADDRESS OF COMPANY	Longo Electrical One Harry Shupe Blvd Wharton, NJ 07885

Peter C. George, CMFO
Chief Financial Officer / Director of Finance

Date: 10/27/26

AGENDA ITEM NO. 10

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Montclair Parking Utility
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing the emergency purchase to replace the outside stairs on the North side of the North Fullerton Deck between the parking deck and the YMCA pursuant to N.J.S.A. 40A:11-6 ***Montclair Parking Utility***

ATTACHMENTS:

Resolution authorizing the emergency purchase to replace the outside stairs on the North side of the North Fullerton Deck between the parking deck and the YMCA pursuant to N.J.S.A. 40A:11-6

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING EMERGENCY PURCHASE TO REPAIR STAIRS & APRON AT FULLERTON PARKING DECK PURSUANT TO N.J.S.A. 40A:11-6

WHEREAS, pursuant to NJSA 40A:11-6, an emergency contract may be awarded by contracting units without advertising for bids when the contract price exceeds the bid threshold when an emergency affecting health and public safety requires the immediate delivery of goods or performance of the services; and

WHEREAS, after structural engineering inspection, significant deterioration was discovered on the stairs and apron next to the YMCA of North Fullerton Parking Deck, Montclair, NJ; and

WHEREAS, it is necessary to close the area and take immediate action to procure goods and services to prevent a situation that creates danger to the public and citizens of Montclair; and

WHEREAS, a certification of imminent hazard was received from Montclair Superintendent of Parking; and

WHEREAS, the Mayor and the Council of the Township of Montclair, in the County of Essex concurred and determined that an emergency purchase is authorized to prevent a situation that will create a danger to public health; and

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

1. The Township approves an emergency contract with Balitano Contracting Co, Inc. 298 Forest Road, Fort Lee, NJ 07024 in the amount of $ 42,825.00.

2. Upon Balitano Contracting Co, completion of the emergency contract, it shall be entitled to payment, and the Township shall take such action as shall be required to provide for the payment of the contract price.

AGENDA ITEM NO. 11

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Montclair Parking Utility
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution awarding an extension of fair and open contract to Angels Landscape Contractors & Suburban Sidewalks for snow plowing and removal services for Parking Utility ***Montclair Parking Utility***

ATTACHMENTS:

Resolution awarding an extension of fair and open contract to Angels Landscape Contractors & Suburban Sidewalks for snow plowing and removal services for Parking Utility
COF

R-26-?
TOWNSHIP OF MONTCLAIR

RESOLUTION AWARDING AN EXTENSION OF FAIR AND OPEN CONTRACT TO ANGELS LANDSCAPE CONTRACTORS & SUBURBAN SIDEWALKS, INC. FOR SNOW PLOWING AND REMOVAL SERVICES FOR TOWNSHIP PARKING UTILITY FACILITIES – FOR 2026-2027 WINTER SEASON (BID 24-10)

November 10, 2026

WHEREAS, the Township of Montclair Parking Utility has identified continued need for Snow Plowing and Removal Services for Township parking facilities; and

WHEREAS, on October 29, 2024, the Mayor and Township Council awarded a fair and open contract (R-24-238) to Angels Landscape Contractors & Suburban Sidewalks, Inc for Snow Plowing and Removal Services for Township parking facilities for a term of one (1) year with two (2) separate one-year options to renew the contract; and

WHEREAS, Angels Landscape Contractors & Suburban Sidewalks, Inc has performed their contract in satisfactory manner, and it is in the best interest of the Township to exercise its option (2 of 2) to renew this contract for one (1) additional year; and

WHEREAS, this contract was 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 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 Angels Landscape Contractors & Suburban Sidewalks, Inc., DBA Mirabella Landscape for an additional period of one (1) year (October 25, 2026 – October 24, 2027).
2. This is an open-ended contract with a maximum annual amount of not to exceed $500,000.00 per year.
3. 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.
4. The terms of this contract shall be in accordance with the original contract pursuant to Bid 24-10.
5. The total amount of this Agreement shall not exceed $ 500,000.00 per year, subject to the appropriation of sufficient funds in the year 2027 temporary/adopted municipal budget.

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

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT THE TOWNSHIP OF MONTCLAIR HAS UNENCUMBERED FUNDS ON HAND FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

SUBMITTING DEPARTMENT	Parking Utility
PURPOSE OF CONTRACT	Snow Removal at all Township Parking Utility Facilities
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 500,000.00
ACCOUNT NUMBER (S)	09-201-55-501-226 & 228 09-201-55-501-230 & 232 09-201-55-501-233
NAME AND ADDRESS OF COMPANY	Angels Landscape Contractor 1 River Road Garfield, NJ 07026

Peter C. George, CMFO
Chief Financial Officer / Director of Finance

Date: 10/23/26

AGENDA ITEM NO. 12

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Complete Streets
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution in support of application for the New Jersey Department of Transportation Safe Routes to School Program ***Department of Complete Streets***

ATTACHMENTS:

Resolution in support of application for the New Jersey Department of Transportation Safe Routes to School Program

RESOLUTION IN SUPPORT OF APPLICATION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL PROGRAM

October 20, 2026

WHEREAS, Montclair Township is applying for funding to conduct pedestrian safety project along the school route for Montclair High School, Montclair Early Learning Academy, and within Montclair Township; and

WHEREAS, the project will help to continue and improve the promotion and encouragement of pedestrian and bicycle access and safety for school children and their parents and guardians; and

WHEREAS, maintenance of the facility, once constructed, will be assumed by Montclair Township with the exception of (1) local ordinances that place maintenance responsibility with each individual property owner, and (2) those crosswalks on State or County Highways;

NOW, THEREFORE BE IT RESOLVED, by the Council of Montclair Township that it hereby supports the submission of a grant application for the Safe Routes to School within the State of New Jersey Department of Transportation and authorizes the Mayor, Manager and the Municipal Clerk to execute any and all documents necessary and related to the submission of said grant application or grant agreement.

Township of Montclair 205 Claremont Avenue Montclair, NJ 07042 Tel: 973-509-4933

Jacob R. Nieman
Complete Streets Director
jnieman@montclairnjusa.org

MEMO

TO: Mayor and Township Council

FROM: Jacob R. Nieman, Complete Streets Director

DATE: October 13, 2026

RE: Safe Routes to School Grant Application October 20, 2026 Meeting

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The Department seeks to apply for the 2027 Safe Routes to School Grant via the New Jersey Department of Transportation. The application seeks state support for construction of certain traffic control and calming improvements in the vicinity of Montclair High School and the Montclair Early Learning Academy. The grant application is made in cooperation with and with the support of the Board of Education.

Included in the application will be improved mid-block crossings at Park Street and Midland Avenue, a new traffic signal (known as a HAWK) at the midblock on Park Street. Additionally, a raised intersection is intended to be placed at the intersection of Chestnut Street and Midland Avenue. If feasible, we hope to do the same at North Fullerton Avenue and Chestnut Street. Alongside these the crosswalks at Chestnut Street and Park Street will be improved to make them safer for students, staff, and residents alike.

The grant is due November 13th, 2026.

cc:

Stephen Marks PP, AICP, Township Manager
Demetria Edwards, Executive Assistant to the Township Manager

AGENDA ITEM NO. 13

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution awarding a Fair and Open Professional Services Agreement to Artheon, Inc. formerly known as CME Associates for Licensed Site Remediation Professional Services at the Montclair Police Department ***Office of the Township Manager***

ATTACHMENTS:

Resolution awarding a Fair and Open Professional Services Agreement to Artheon, Inc. formerly known as CME Associates for Licensed Site Remediation Professional Services at the Montclair Police Department
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AWARDING A FAIR AND OPEN PROFESSIONAL SERVICES AGREEMENT TO ARTHEON, INC FORMERLY KNOWN AS CME ASSOCIATES FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES AT THE MONTCLAIR POLICE DEPARTMENT

November 10, 2026

WHEREAS, the Township of Montclair has a need for Licensed Site Remediation Professional (LSRP) Services to conduct a vapor intrusion investigation at the Montclair Police Department Building located at 647 Bloomfield Avenue, Montclair, New Jersey; and

WHEREAS, on January 27, 2026, the Township adopted Resolution R-26-030 pre-qualifying CME Associates, now known as Artheon, Inc., (RFP-26-06) for engineering utility services; and

WHEREAS, Artheon, Inc. One Tower Center Boulevard, 20th Floor, East Brunswick, New Jersey 08816 submitted a proposal dated October 27, 2026, to provide LSRP services to the Montclair Police Department for an estimated total cost of $107,900.00; and

WHEREAS, the Township Administration recommends awarding a contract to Artheon, Inc. to perform the proposed services in accordance with its October 27, 2026, proposal; and

WHEREAS, the Chief Financial Officer has certified the availability of funds in the amount of $78,775.89 from Account No. 04-215-17-013-001 and $30,000.00 from Account No. 04-215-18-019-001 to cover the costs of the contract; and

WHEREAS, this contract is being awarded pursuant to the fair and open process in accordance with N.J.S.A. 19:44A-20.5 *et seq.*; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Montclair that a professional services agreement be awarded to Artheon, Inc., for a term of one (1) year to perform LRSP services to conduct a vapor intrusion investigation at the Montclair Police Department in accordance with the proposal dated October 27, 2026, in an amount not to exceed $107,900.00.

BE IT FURTHER RESOLVED, that the Mayor and Council hereby authorize the Township Manager to execute the necessary agreement with Artheon, Inc., in an amount not to exceed $107,900.00.

BE IT FURTHER RESOLVED, that the contract shall be performed in accordance with the scope of services, terms, conditions, and budget set forth in Artheon, Inc.'s proposal dated October 27, 2026.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-15(9), "any single project for the construction, reconstruction, or rehabilitation of any public building, structure, or facility, or any public works project, including the retention of the services of any architect or

engineer in connection therewith, for the length of time authorized and necessary for the completion of the actual construction; and

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

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT THE TOWNSHIP OF MONTCLAIR HAS UNENCUMBERED FUNDS ON HAND FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

SUBMITTING DEPARTMENT	Manager's Office
PURPOSE OF CONTRACT	Licensed Site Remediation Professional Svcs
	at the Montclair Police Dept. Building
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 107,900.00
ACCOUNT NUMBER (S)	01-201-44-907-019 [redacted]
	04-215-18-019-001 [redacted]
NAME AND ADDRESS OF COMPANY	Artheon Inc.
	1 Tower Center Blvd. 20th Floor
	East Brunswick, NJ 08816

Peter C. George, CMFO
Chief Financial Officer / Director of Finance

Date: 11/06/2026

AGENDA ITEM NO. 14

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution Authorizing the Award of a Fair and Open Professional Services Contract to RSC Architects to conduct an Existing Conditions Assessment of the Township of Montclair Municipal Building located at 205 Claremont Avenue (RFP 26-P04) ***Office of the Township Manager***

ATTACHMENTS:

Resolution Authorizing the Award of a Fair and Open Professional Services Contract to RSC Architects to conduct an Existing Conditions Assessment of the Township of Montclair Municipal Building located at 205 Claremont Avenue (RFP 26-P04
COF

R-26 -XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE AWARD OF A FAIR AND OPEN PROFESSIONAL SERVICES CONTRACT TO RSC ARCHITECTS TO CONDUCT AN EXISTING MUNICIPAL BUILDING ASSESSMENT OF THE TOWNSHIP OF MONTCLAIR MUNICIPAL BUILDING LOCATED AT 205 CLAREMONT AVENUE (RFP 26-P04)

November 10, 2026

WHEREAS, on January 27, 2026, the Township of Montclair adopted Resolution R-26-045 authorizing the prequalification of vendors in response to the Request for Proposals – Competitive Contracting for Municipal Architects (RFP 26-P04); and

WHEREAS, the Township Administration has determined it has the need to retain a professional services consultant to conduct an existing condition assessment of the Township of Montclair Municipal Building located at 205 Claremont Avenue; and

WHEREAS, RSC Architects, 3 University Plaza, Suite 600, Hackensack, New Jersey 07601 is one of the five (5) pre-qualified vendors and has submitted a proposal dated October 28, 2026, relating to the Township's Municipal Building existing conditions assessment in an amount not to exceed $42,000; and

WHEREAS, the Township Administration recommends awarding the contract to RSC Architects, as its proposal is in the best interest of the Township; and

WHEREAS, pursuant to N.J.S.A 19:44A – 20.4 *et seq*. this contract is being awarded under the Fair and Open Process; and

WHEREAS, the Chief Financial Officer has certified that funds in the amount of $42,000 are available in account number _____ to cover the cost of this contract.

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 RSC Architects to conduct an existing conditions assessment of the Township of Montclair Municipal Building located at 205 Claremont Avenue, for an amount not to exceed $42,000.00, for a term of one (1) year from the date of execution of the Agreement for an amount not to exceed $42,000.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-4.2 "contracts awarded pursuant to Section 5 of P.L. 1999, c.440 (C.40A:11-4.5) may be for a term not to exceed five (5) years.

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

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT THE TOWNSHIP OF MONTCLAIR HAS UNENCUMBERED FUNDS ON HAND FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

SUBMITTING DEPARTMENT	Manager's Office
PURPOSE OF CONTRACT	Professional Services Conultant to conduct an existing conditions assessment of the Mun. Bldg
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 42,000.00
ACCOUNT NUMBER (S)	01-201-44-907-019
NAME AND ADDRESS OF COMPANY	RSC Architects 3 University Plaza Drive Suite 600 Hackensack, NJ 07601

Peter C. George, CMFO
Chief Financial Officer / Director of Finance

Date: 11/06/2026

AGENDA ITEM NO. 15

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing the award of a Fair and Open Professional Services Contract to RSC Architects for roof replacement at the Township of Montclair Police Department building located at 647 Bloomfield Avenue (RFP 26-P04) ***Office of the Township Manager***

ATTACHMENTS:

Resolution authorizing the award of a Fair and Open Professional Services Contract to RSC Architects for roof replacement at the Township of Montclair Police Department building located at 647 Bloomfield Avenue (RFP 26-P04)
COF

R-26 -XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE AWARD OF A FAIR AND OPEN PROFESSIONAL SERVICES CONTRACT TO RSC ARCHITECTS FOR ROOF REPLACEMENT AT THE TOWNSHIP OF MONTCLAIR POLICE DEPARTMENT BUILDING LOCATED at 647 BLOOMFIELD AVENUE (RFP 26-P04)

November 10, 2026

WHEREAS, on January 27, 2026, the Township of Montclair adopted Resolution R-26-045 authorizing the prequalification of vendors in response to the Request for Proposals – Competitive Contracting for Municipal Architects (RFP 26-P04); and

WHEREAS, the Township has determined it has the need to retain a professional services consultant for the roof replacement and repairs related to the Township of Montclair Police Department Building located at 647 Bloomfield Avenue; and

WHEREAS, RSC Architects, 3 University Plaza, Suite 600, Hackensack, New Jersey 07601 is one of the five (5) pre-qualified vendors and has submitted a proposal dated October 28, 2026, relating to the Township's Police Department Budling roof replacement in an amount not to exceed $38,000; and

WHEREAS, the Township Manager recommends awarding the contract to RSC Architects as being in the best interest of the Township; and

WHEREAS, pursuant to N.J.S.A 19:44A – 20.4 *et seq.* this contract is being awarded under the Fair and Open Process; and

WHEREAS, the Chief Financial Officer has certified that funds in the amount of $38,000 are available in account number 01-201-44-907-019 to cover the cost of this contract.

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 a professional services agreement with RSC Architects for roof replacement and related services at the Township of Montclair Police Department Building located at 647 Bloomfield Avenue, for a term of one (1) year from the date of execution, in an amount not to exceed $38,000.00.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-4.2 "contracts awarded pursuant to Section 5 of P.L. 1999, c.440 (C.40A:11-4.5) may be for a term not to exceed five (5) years.

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

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT THE TOWNSHIP OF MONTCLAIR HAS UNENCUMBERED FUNDS ON HAND FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

SUBMITTING DEPARTMENT	Manager's Office
PURPOSE OF CONTRACT	Professional Services Consultant for the roof replacement of the Police Dpt Bldg
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 38,000.00
ACCOUNT NUMBER (S)	01-201-44-907-019
NAME AND ADDRESS OF COMPANY	RSC Architects 3 University Plaza Drive Suite 600 Hackensack, NJ 07601

Peter C. George, CMFO
Chief Financial Officer / Director of Finance

Date: 11/06/2026

AGENDA ITEM NO. 16

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Water & Sewer Utilities
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing application for a loan from the New Jersey Infrastructure Bank for the construction of a 1 MG water tank to replace a previously demolished tank ***Department of Water & Sewer Utilities***

ATTACHMENTS:

Resolution authorizing application for a loan from the New Jersey Infrastructure Bank for the construction of a 1 MG water tank to replace a previously demolished tank Â

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING APPLICATION FOR A LOAN FROM THE NEW JERSEY INFRASTRUCTURE BANK FOR THE CONSTRUCTION OF A 1 MG WATER TANK TO REPLACE A PREVIOUSLY DEMOLISHED WATER TANK

November 10, 2026

WHEREAS, the Township Water Bureau has identified the need to build a second water tank next to the current High Service Tank; and

WHEREAS, the Water Bureau needs the second tank to tank the 2.5-million-gallon tank offline to rebuild and bring up to NJDEP standards; and

WHEREAS, in order to fund this project, the Water Bureau would have to engage in taking a loan from the Infrastructure Bank; and

WHEREAS, as part of the process a Township employee must be named the authorized representative; and

WHEREAS, the Water Bureau is requesting Michael Primavera be named authorized representative with the Infrastructure Bank for the loan.

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 Water Bureau may apply with the Infrastructure Bank for the loan and that Michael Primavera be authorized representative with the Infrastructure Bank.

AGENDA ITEM NO. 17

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Department of Water & Sewer Utilities
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution naming an authorized representative for the New Jersey Department of Environmental Protection TWA Permit ***Department of Water & Sewer Utilities***

ATTACHMENTS:

Resolution naming an authorized representative for a New Jersey Department of Environmental Protection TWA Permit

R-26-XX

TOWNSHIP OF MONTCLAIR

RESOLUTION NAMING AN AUTHORIZED REPRESENTATIVE FOR A NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION TWA PERMIT

November 10, 2026

WHEREAS, The Township Water Bureau has identified the need to upgrade Rand Well; and

WHEREAS, The Water Bureau needs to file a Treatment Works Approved ("TWA") Permit with the New Jersey Department of Environmental Protection; and

WHEREAS, consistent with N.J.A.C 7:14A-22.6(a)5 and 22.8(a)3 consent from the municipality i.e. governing body must accompany the application; and

WHEREAS, as part of the consent an authorized representative must be named; and

WHEREAS, The Water Bureau is requesting Director of Utilities Michael Primavera be named the authorized representative with New Jersey Department of Environmental Protection for the permitting process;

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 Director of Utilities Michael Primavera be named authorized representative for the New Jersey Department of Environmental Protection Agency TWA Permit.

AGENDA ITEM NO. 18

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution accepting an in-kind donation from Clary Anderson Arena Association, Inc. for the renovation of the locker room at the Clary Anderson Arena ***Office of the Township Manager***

ATTACHMENTS:

Resolution accepting an in-kind donation from Clary Anderson Arena Association, Inc. for the renovation of the locker room at the Clary Anderson Arena

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION ACCEPTING AN IN-KIND DONATION FROM CLARY ANDERSON ARENA ASSOCIATION, INC. FOR THE RENOVATION OF THE LOCKER ROOM AT THE CLARY ANDERSON ARENA

November 10, 2026

WHEREAS, the Township of Montclair (the "Township") owns the Clary Anderson Arena, a public ice-skating rink at 41 Chestnut Street (the "Arena"), and is responsible for its operation and maintenance, including its locker rooms; and

WHEREAS, the New Jersey Adopt-a-Park Statute, N.J.S.A. 40:12-20 *et seq.* (the "Statute"), allows a municipality to enter into an agreement with a nonprofit organization to improve a park, or any portion of it, at no cost to the municipality, and such an agreement is not subject to the Local Public Contracts Law, N.J.S.A. 40:12-22 and 40:12-28(b); and

WHEREAS, the locker room in the Arena has deteriorated and needs substantial repair, and the Township lacks the funds to complete the work; and

WHEREAS, Clary Anderson Arena Association, Inc. ("CAAA"), a nonprofit corporation, has proposed to raise private funds and pay for the renovation of the locker room, at no cost to the Township; and

WHEREAS, all demolition and construction of the locker room shall be in accordance with the Mulvey Custom Contracting proposal dated September 21, 2026; and

WHEREAS, pursuant to Local Public Contracts Law, N.J.S.A. 40A:5-29, a local unit is authorized and empowered to accept bequests, legacies and gifts made to it and is empowered to utilize such bequests, legacies and gifts in the manner set forth in the conditions of the bequest, legacy or gift provided, however, that such bequest, legacy, or gift shall not be put to any use which is inconsistent with the laws of the State of New Jersey and the United States of America; and

WHEREAS, CAAA fully understands and agrees that they are not entitled to receive any direct benefit from the Township in exchange for its gift; and

WHEREAS, the Township desires to accept the gift of a locker room at the Arena as more fully set forth in a Memorandum of Agreement (MOA), pursuant to N.J.S.A. 40A:5-29.

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

1. The Mayor and Council hereby authorize the Township to enter into an agreement with Clary Anderson Arena Association, Inc., pursuant to the New Jersey Adopt-a-Park Statute, N.J.S.A. 40:12-20 *et seq.*, for the renovation of the locker room at Clary Anderson Arena, located at 41 Chestnut Street.

2. The Mayor and Council hereby accept this gift pursuant to N.J.S.A. 40A:5-29.

3. No municipal funds will be expended for the acceptance of this gift.

4. The Township Manager is hereby authorized and directed to execute the Memorandum of Agreement and any other necessary agreements and or documents, subject to review and approval by the Township Attorney, and take all action to effectuate the acceptance of the Donation.

5. All Work performed pursuant to the Agreement shall be performed in a good and workmanlike manner and in accordance with all applicable federal and State laws, including the Prevailing Wage Act, N.J.S.A. 34:11-56.25 *et seq.*, and all applicable municipal ordinances, regulations, building codes, permit requirements, and other applicable laws and regulations. The Work shall be subject to any applicable Township review, inspection, and approval requirements.

6. The Memorandum of Agreement shall be filed in the Office of the Township Clerk by the Office of the Township Manager.

AGENDA ITEM NO. 19

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing the acceptance of a gift donation from Robert H. Silver of The Bravitas Group, Inc. to replace the Montclair Gateway Sign ***Office of the Township Manager***

ATTACHMENTS:

Resolution authorizing the acceptance of a gift donation from Robert H. Silver of The Bravitas Group, Inc. to replace the Montclair Gateway Sign

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GIFT DONATION FROM ROBERT H. SILVER OF THE BRAVITAS GROUP, INC. TO REPLACE THE MONTCLAIR GATEWAY SIGN

November 10, 2026

WHEREAS, the Township of Montclair (the "Township"), County of Essex, State of New Jersey, recognizes the value of community partnerships and private contributions in supporting municipal improvements and enhancing public spaces throughout the Township; and

WHEREAS, pursuant to Local Public Contracts Law, N.J.S.A. 40A:5-29, a local unit is authorized and empowered to accept bequests, legacies and gifts made to it and is empowered to utilize such bequests, legacies and gifts in the manner set forth in the conditions of the bequest, legacy or gift provided, however, that such bequest, legacy, or gift shall not be put to any use which is inconsistent with the laws of the State of New Jersey and the United States of America; and

WHEREAS, Robert H. Silver of The Bravitas Group, Inc. (the "Donor") has offered an gift donation to replace the Montclair Gateway Sign located on Grove Street, immediately adjacent to Immaculate Conception Cemetery; and

WHEREAS, the Donnor fully understands and agrees that they are not entitled to receive any direct benefit from the Township in exchange for this gift; and

WHEREAS, the acceptance of the donation is in the best interest of the Township and will provide a community benefit without imposing a direct financial burden on the Township for the donated items or services; and

WHEREAS, the Township desires to formally accept the donation, ensure proper coordination and documentation of the sign replacement.

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

1. The Township of Montclair hereby accepts the gift donation from Robert H. Silver of The Bravitas Group, Inc. for the replacement of the Montclair Gateway Sign located on Grove Street, immediately adjacent to Immaculate Conception Cemetery, pursuant to N.J.S.A. 40A:5-29.

2. The Township Manager is hereby authorized and directed to execute any necessary documents or agreements, subject to review and approval by the Township Attorney, to effectuate the replacement of the Gateway Sign.

3. No municipal funds will be expended for the acceptance of this gift. Disposal of the old sign may be required by the Township.

AGENDA ITEM NO. 20

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Township Council
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing development of a proposal for the improvement and beautification of the public seating area at the corner of Walnut Street and Grove Street ***Councilor D'Amato & Councilor Toler***

ATTACHMENTS:

Resolution authorizing development of a proposal for the improvement and beautification of the public seating area at the corner of Walnut Street and Grove Street

R-26-XXX

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING DEVELOPMENT OF A PROPOSAL FOR THE IMPROVEMENT AND BEAUTIFICATION OF THE PUBLIC SEATING AREA AT THE CORNER OF WALNUT STREET AND GROVE STREET

November 10, 2026

WHEREAS, the Township of Montclair owns and maintains a small public seating area located at the corner of Walnut Street and Grove Street; and

WHEREAS, this space will be known as *Walnut Grove Corner Park* for purposes of this document; and

WHEREAS, this public space provides an opportunity to create an attractive and welcoming neighborhood gathering place for residents and visitors; and

WHEREAS, the Loughman Family has offered to fund the planning and design, and, subject to subsequent Township approval, all or a substantial portion of the construction of improvements to this public space as a gift to the Township and its residents; and

WHEREAS, the preliminary concept contemplates improvements that may include a small open-air pavilion or shelter, additional trees, landscaped garden areas, seating and related site improvements, subject to review and approval by the Township; and

WHEREAS, the purpose of the proposed improvements is to enhance the appearance and usefulness of the property, provide shade and comfortable seating, increase plantings and greenery, and create an attractive neighborhood gathering place for the enjoyment of the public; and

WHEREAS, the Township Council recognizes the public benefit of private philanthropy that enhances Township parks and public spaces while preserving such property for public use; and

WHEREAS, all plans, designs, plantings and improvements shall be subject to the review and approval of the appropriate Township officials and shall comply with all applicable Township requirements;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Montclair, that the Council supports the development of a proposal for the improvement and beautification of the Township-owned public seating area located at the corner of Walnut Street and Grove Street and authorizes the Loughman Family, at its own expense, to proceed with the

development of conceptual plans for such improvements in consultation with appropriate Township officials; and

BE IT FURTHER RESOLVED, that the Township Manager and other appropriate Township officials are authorized to work with the donor and her representatives in the development and review of the proposed improvements; and

BE IT FURTHER RESOLVED, that this Resolution constitutes conceptual authorization to proceed with planning and design only and does not constitute final approval of any particular design, construction, expenditure or improvement, or acceptance of any donation, all of which shall remain subject to such further review and approval as may be required by the Township.

AGENDA ITEM NO. 21

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Office of Senior Services/Lifelong Montclair
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing change order #4 to the contract with Northeast Construction Services, LLC for interior renovations of the Township of Montclair Senior Hub (bid 26-05) to increase the contract by $5,754.58 ***Department of Health/Senior Services***

ATTACHMENTS:

Resolution authorizing change order #4 to the contract with Northeast Construction Services, LLC forÂ interior renovations of the Township of Montclair Senior Hub (bid 26-05) to increase the contract by $5,754.58
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R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING CHANGE ORDER #4 TO THE CONTRACT WITH NORTHEAST CONSTRUCTION SERVICES, LLC FOR INTERIOR RENOVATIONS OF THE TOWNSHIP OF MONTCLAIR SENIOR HUB (BID 26-05) TO INCREASE THE CONTRACT BY $5,754.58

November 10, 2026

WHEREAS the Township Council adopted resolution R-26-047 on January 27, 2026, awarding a contract to Northeast Construction Services, LLC for Interior Renovation of Montclair Senior Hub (Bid 26-05) Northeast Construction Services, LLC in an amount not to exceed $380,519.00; and

WHEREAS, on June 9, 2026, change order #1 (R-26-206) was adopted; and

WHEREAS, on August 11, 2026, change order #2 (R-26-284) was adopted; and

WHEREAS, on October 6, 2026, change order #3 (R-26-329) was adopted;

WHEREAS, additional unforeseen work associated with the repair and painting of the window frames is necessary and , change order #4 to further increase the contract in an amount not to exceed $5,754.58 (1.5%) is needed; and

WHEREAS, pursuant to NJAC 5:30-11.3, all change orders shall be numbered and authorized by the governing body, the following information is provided:

Change order #1	- $31,455.60 (8.30%)
Change order #2	- $14,489.37 (3.80%)
Change order #3	- $ 6,400.00 (1.68%)
Change order #4	- $ 5,754.58 (1.50%)
Total Change Orders	- $58,099.55 (15.28%)
Total amended contract	- $438,618.55 ($380,519.00 + $58,099.55)

WHEREAS, the Chief Financial Officer has certified that funds in not to exceed amount of $5,754.58 are available in account: 01-201-27-334-028 to cover the cost of change order #4; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair, in the County of Essex, hereby authorizes the execution of change #4 ($5,754.58) with Northeast Construction Services, LLC , Inc. to increase the contract for Interior Renovation of Montclair Senior Hub (Bid 26-05) in an amount not to exceed $438,618.55; and

BE IT FURTHER RESOLVED that the total amount of change orders #1, #2,#3 and #4 is not to exceed $58,099.55 (15.28%)for a new total contract amount of $438,618.55; and

BE IT FURTHER RESOLVED, aside from the change in contract amount, the terms and conditions of this contract shall be in accordance with the original agreement and all attachments thereto.

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

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT THE TOWNSHIP OF MONTCLAIR HAS UNENCUMBERED FUNDS ON HAND FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

SUBMITTING DEPARTMENT	Health and Senior Services
PURPOSE OF CONTRACT	Change order #4 for bid 26- Senior Hub
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	5,754.58
ACCOUNT NUMBER (S)	01-201-27-334-028
NAME AND ADDRESS OF COMPANY	Northeast Construction Servi 15 Donna Lane Flanders, NJ 07836

Peter C. George, CMFO
Chief Financial Officer / Director of Finance

Date: 11/5/26