



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

TOWNSHIP COUNCIL CONFERENCE MEETING

March 17, 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)

PENDING ORDINANCE(S)/SECOND READING

- A Pending Ordinance O-26-03: Ordinance authorizing execution of a Financial Agreement between the Township of Montclair and Lackawanna Montclair Urban Renewal, LLC for a phased redevelopment project to be developed on Block 3213, Lot 2 and Block 4202, Lots 4 and 4.01

NEW BUSINESS ORDINANCE(S)

- B An ordinance of the Township of Montclair, County of Essex, New Jersey rescinding Ordinance 07-43 and the Elm/New and Mission Area Redevelopment Plan and amending Section 347 Zoning of the Code of the Township of Montclair, New Jersey to establish the Montclair Center Downtown (C-D) Zone

PUBLIC COMMENT 7:00PM

*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.*

NEW BUSINESS RESOLUTION(S)

- 1 Bills List ***Finance Dept***
- 2 Resolution authorizing the award of a Non -Fair and Open Contract to Eastern Armored Car Services, Inc. for Township Transportation Services ***Finance Dept***
- 3 Resolution for budget transfers. 2025 Appropriation Reserves ***Finance Dept***
- 4 Resolution for emergency appropriation N.J.S.A. 4A-20 extending the temporary budget resolution ***Finance Dept***
- 5 Resolution of Support from Local Governing Body authorizing the Sustainable Jersey Grant Application ***Office of Sustainability***
- 6 Resolution authorizing refund of escrow account balances for the Department of Planning & Community Development. ***Dept of Planning and Zoning***
- 7 Resolution to apply for the Safe and Secure Communities Grant Program ***Police Dept***
- 8 Resolution awarding a Non-Fair and Open Professional Services Contract with DeFeo Associates a solid waste and recycling collection system review ***Township Manager***
- 9 Resolution authorizing Amendment No. 1 of a Non-Fair and Open Professional Services Contract with Baseline Architecture P.C. ***Township Manager***
- 10 Resolution appointing a member to the Planning Board ***Mayor and Council***
- 11 Resolution appointing members to the Civil Rights Commission ***Mayor and Council***
- 12 Resolution appointing members to the Parks and Recreation Advisory Committee ***Mayor and Council***
- 13 Resolution appointing members to the Housing Commission ***Mayor and Council***

ADJOURNMENT



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Law Department

ITEM TYPE: Resolution

AGENDA SECTION: **EXECUTIVE SESSION 5:30PM**

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\(b\)](#)

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)

March 17, 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 March 17, 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* _____
_____];

_____ 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* _____
_____];

_____ 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 discussion is: _____]*

(1) 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 are to: the hiring of a full-time on site Chief Financial Officer]*

_____ 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.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Ordinance

AGENDA SECTION: **PENDING ORDINANCE(S)/SECOND READING**

SUBJECT: Pending Ordinance O-26-03: Ordinance authorizing execution of a Financial Agreement between the Township of Montclair and Lackawanna Montclair Urban Renewal, LLC for a phased redevelopment project to be developed on Block 3213, Lot 2 and Block 4202, Lots 4 and 4.01

ATTACHMENTS:
[PENDING O-26-03 Montclair-Lackawanna-Township Ordinance approving Financial Agreement](#)

**PENDING ORDINANCE O-26-03
TOWNSHIP OF MONTCLAIR**

**ORDINANCE AUTHORIZING EXECUTION OF A FINANCIAL AGREEMENT
BWTWEEN THE TOWNSHIP OF MONTCLAIR AND LACKAWANNA MONTCLAIR
URBAN RENEWAL, LLC FOR A PHASED REDEVELOPMENT PROJECT TO BE
DEVELOPED ON BLOCK 3213, LOT 2 AND BLOCK 4202, LOTS 4 AND 4.01**

February 10, 2026 (date of introduction)

February 24, 2026 (date of public hearing)

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

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

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

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

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

WHEREAS, the 2019 Site Plan Approval was challenged by A Better Lackawanna, LLC, certain members of the public, and the adjacent property owner, One Greenwood, LLC. The owner of the Project Premises intervened as a party defendant and the 2019 Site Plan Approval was upheld by the Trial Court; and

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-26-03**

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

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

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

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

WHEREAS, the October 2022 Plan was reintroduced by the Township Council with a proposed Ordinance 0-22-29, which Ordinance noted that the following examples of negative conditions remained prevalent: the shopping center which had been developed in the 1980s on the Property “has declined over the years and is now largely vacant;” “the disconnection from vehicular and pedestrian areas significantly reduces visibility of the site which has negative implications on the economic success and safety of the property;” “the tunnel structure connecting the western portion of the Lackawanna Plaza Area from the eastern portion” was described in text and photographs as “dilapidated” and evidencing “water running down the tunnel walls;” and

WHEREAS, in response to certain of the Planning Board recommendations, other public, and BDP input, the October 2022 Plan was revised and that revised Redevelopment Plan dated August 2023 “August 2023 Plan” was posted on the Township website. The Planning Board then reviewed that version of the Redevelopment Plan and provided its report to the Township Council on September 29, 2023, acknowledging that the Redevelopment Plan was “improved in several respects,” but recommended further changes to the Redevelopment Plan; and

WHEREAS, on October 10, 2023, the Township Council approved the revised Ordinance O-22-29, adopting the August 2023 Plan, after taking into consideration input from the hearing conducted on October 10, 2023, as well as input from the Planning Board, and comments from members of the public at many Township Council meetings throughout the period after the Redevelopment Plan was posted on the Township’s website, the public input from community meetings, and the comments of BDP. The Township found that the August 2023 Plan was designed to achieve the Master Plan goals for the area covered by the Plan; and

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-26-03**

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

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

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

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

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

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

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

WHEREAS, the Township and the Redeveloper have engaged in extensive negotiations over the terms and conditions of a proposed Redevelopment Agreement attached hereto as Exhibit “A” and the Township has determined that in furtherance of the Township's objectives, it is in the Township's best interests to enter into the proposed Redevelopment Agreement with the BDP for the amelioration of the negative conditions described above that exist in the Project Premises and the construction of the Project within and about the Project Premises pursuant to the Redevelopment Plan in the Phases proposed by the Redeveloper and subject to the contingencies contained therein; and

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-26-03**

WHEREAS, the Township and the Redeveloper desire to enter into the “**Proposed Redevelopment Agreement**” in the form attached hereto as Exhibit A for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the construction of the Project, all in accordance with applicable law and the terms and conditions of the Proposed Redevelopment Agreement; and

WHEREAS, concurrently with the foregoing discussions regarding the Redevelopment Agreement, the Township and the Redeveloper have engaged in extensive negotiations regarding the terms of a long-term financial agreement (the “Financial Agreement”) pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., (the “LTTEL”) and the Redeveloper, through its affiliated urban renewal entity, Lackawanna Montclair Urban Renewal LLC (the “Entity”) filed an application requesting approval of a financial agreement for the Project, on January 13, 2026 with the Mayor and Township Manager, reflecting revisions based on the negotiations between the parties (the “Application”);

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWNSHIP OF MONTCLAIR, COUNTY OF ESSEX, AS FOLLOWS:

1. The Township Council hereby makes the following findings:
 - a. The Project represents a desired use of the Property and will result in a substantial betterment of long-underutilized property within the Township; and
 - b. The Project and the annual service charge payable to the Township under the Financial Agreement as authorized by the Ordinance will result in a substantial net economic benefit to the Township; and
 - c. The Project will create an estimated three hundred ninety five (395) construction jobs during the 8 year construction period and an estimated seven hundred thirty (730) permanent jobs in the supermarket, office and retail and restaurant. In addition, the Project will contribute to the economic growth of the local economy through the creation of new businesses which will serve Township residents, while providing needed housing including affordable and work-force housing; preserving historical elements of the Property and providing a range of other community benefits; and
 - d. The Project will further the redevelopment objectives of the Redevelopment Plan; and
 - e. The tax exemption and annual service charge in lieu of tax authorized by the Ordinance is necessary to ensure the completion of the Project because, among other reasons, (1) the relative stability and predictability of the annual service charges will make the Project more attractive to tenants, investors, and lenders needed to finance the Project; and (2) the relative stability and predictability of the annual service charges will allow the Redeveloper to stabilize its operating budget to allow for a high level of maintenance over the life of the Project, ensuring the success of the Project and its corresponding positive impact on the community; and
 - f. Given the high cost of construction, in the absence of the Financial Agreement, the Project as proposed could not be constructed.

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-26-03**

2. The Application is hereby approved in accordance with the Mayor’s recommendation and that of the Township Finance Committee.
3. An exemption from conventional taxation for the Project improvements as provided in the Financial Agreement is hereby granted with respect to the Project for the term set forth in the Financial Agreement, (a) for each phase of the Project, thirty (30) years from the substantial completion of such phase, or (b) fifty (50) years from the date of the execution of the Financial Agreement, whichever occurs first and only for so long as the Entity remains subject to and complies with the Financial Agreement and the LTTEL.
4. In lieu of conventional taxes on the Project improvements, the Entity will be obligated to make payments to the Township as specified in the Financial Agreement (the Annual Service Charge”) in addition to an annual Administrative Fee equal to two percent (2%) pf the Annual Service Charge to defray the cost to the Township of administering the Financial Agreement.
5. The Mayor is hereby authorized to execute, on the Township’s behalf, the Financial Agreement in the form attached as Exhibit A subject to such adjustments and revisions as the Mayor may approve in consultation with the Township Manager and Redevelopment Counsel; provided that such changes do not substantially alter any provisions of the Financial Agreement establishing financial or obligations or other obligations required by the LTTEL.
6. The executed copy of the Financial Agreement shall be certified by the Township Clerk and filed in the Office of the Township Clerk.
7. The Project shall conform with all Federal, State, County, and Township laws, ordinances, and regulations relating to construction and use.
8. The Entity shall, from the time the Annual Service Charge becomes effective, pay the Annual Service Charge as set forth in Article IV of the Financial Agreement.
9. The Entity shall complete the Project within the timeframes set forth in the Redevelopment Agreement, or as set forth in any mutually-agreed upon modifications.

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-26-03 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on February 10, 2026.

An Bermudez Nieves

 Angelese Bermúdez Nieves, Township Clerk



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

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

ITEM TYPE: Ordinance

AGENDA SECTION: **NEW BUSINESS ORDINANCE(S)**

SUBJECT: An ordinance of the Township of Montclair, County of Essex, New Jersey rescinding Ordinance 07-43 and the Elm/New and Mission Area Redevelopment Plan and amending Section 347 Zoning of the Code of the Township of Montclair, New Jersey to establish the Montclair Center Downtown (C-D) Zone

ATTACHMENTS:

[An ordinance of the Township of Montclair, County of Essex, New Jersey rescinding Ordinance 07-43 and the Elm/New and Mission Area Redevelopment Plan and amending Section 347 Zoning of the Code of the Township of Montclair](#)

AN ORDINANCE OF THE TOWNSHIP OF MONTCLAIR, COUNTY OF ESSEX, NEW JERSEY RESCINDING ORDINANCE 07-43 AND THE ELM/NEW & MISSION AREA REDEVELOPMENT PLAN AND AMENDING SECTION 347 ZONING OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY TO ESTABLISH THE MONTCLAIR CENTER DOWNTOWN (C-D) ZONE

March 17, 2026

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

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

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

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

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

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

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

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

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

WHEREAS, the Mayor and Council recommends the creation of a Montclair Center Downtown (C-D) Zone for the parcels along Bloomfield Avenue that were previously zoned C-1 Central Business Zone – Community Area; and

WHEREAS, the Montclair Center Downtown (C-D) Zone is intended to provide predictable

bulk and density standards, encourage reinvestment in existing buildings, promote affordable housing opportunities, and maintain the character of adjacent lower-density neighborhoods; and

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

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

1. Ordinance No. 07-43 and the Elm/New & Mission Area Redevelopment Plan is rescinded.
2. Ordinance No. 207-43 and the Redevelopment Plan shall be deemed null and void as of the adoption of this Ordinance.
3. Chapter 347 of the Montclair Code is hereby amended to create a new Center Downtown(C-D) zone district.

Article XII-I C-D Center Downtown Zone

§ 347-83.1 Purpose and intent, parking.

- A. The Montclair Center Downtown (C-D) Zone is intended to provide for lower-scale, dense, compact development that reinforces the existing form of Montclair Center while allowing for new construction that contributes to a vibrant and active downtown.
- B. New development shall maintain the historic character and pedestrian scale of Bloomfield Avenue, encourage continued investment in existing buildings, and support adaptive reuse where feasible.
- C. Development shall contribute to a consistent street wall, high-quality architectural design, and an active public realm that supports pedestrian, bicycle, transit, and automobile activity, and shall be compatible in scale with surrounding development.

§ 347-83.2 Permitted principal and conditional uses.

- A. The following principal uses are permitted:
 1. Restaurants and eating and drinking establishments.
 2. Retail sales and services.
 3. Art galleries.
 4. Commercial recreation facilities.
 5. Arts studio, commercial.
 6. Movie and recording studios.
 7. Gyms and health clubs.
 8. Educational play centers.
 9. Multi-family and mixed-use buildings provided that:
 - a) Any curb cut for access lanes to parking shall be located at the side of the building.

- b) All parking shall be screened as required in Montclair Code § 347-82A.

10. Senior citizen housing.

11. General, business and professional offices, including medical offices

12. Banks.

13. Educational or quasi-educational establishments.

14. Nonprofit institutional uses.

15. Small cell wireless facilities pursuant to the bulk requirements of § 347-17.3.

B. The following principal uses shall be permitted as conditional uses:

1. Fast-food restaurants, bars and taverns, subject to the following conditions:

- a) Consumption of food and drink outdoors or in the accessory parking lot shall be prohibited.

- b) A buffer strip of at least (15) feet in width shall be established adjacent to any residential or office uses and to any residential zone boundary. The buffer strip shall be appropriately landscaped with evergreens supplemented by fencing to shield adjacent properties.

2. Assisted-living facilities that are licensed as such by the New Jersey State Department of Health pursuant to N.J.A.C. 8:36-1 through 8:36-16.

3. Cannabis retailers licensed by the State of New Jersey and the Township of Montclair, subject to the following conditions:

- a) The facility is located on Bloomfield Avenue.

- b) The requirements in Montclair Code § 347-17.2 are met.

4. Medical cannabis alternative treatment centers licensed by the State of New Jersey and the Township of Montclair, subject to the following conditions:

- a) The facility is located above the first floor.

- b) The requirements in Montclair Code § 347-17.2 are met.

5. Cannabis establishments, other than cannabis retailers:

- a) The facility is located above the first floor.

- b) The requirements in Montclair Code § 347-17.2 are met.

§ 347-83.3 Prohibited uses

A. Drive-in or drive-through uses.

B. Adult entertainment uses.

C. New and used automobile sales, automobile rentals, automobile service stations, repair establishments, and automobile washing establishments.

D. Manufacturing, research and development, wholesale trade, or warehouse establishments and bus and truck depots.

- E. Storage establishments, including mini-storage warehouses.
- F. Pawn shops.
- G. Check-cashing shops.
- H. The retail or wholesale sale of weapons or firearms, as the same are defined in N.J.S.A. 2C-39-1.

§ 347-83.4 Permitted accessory uses.

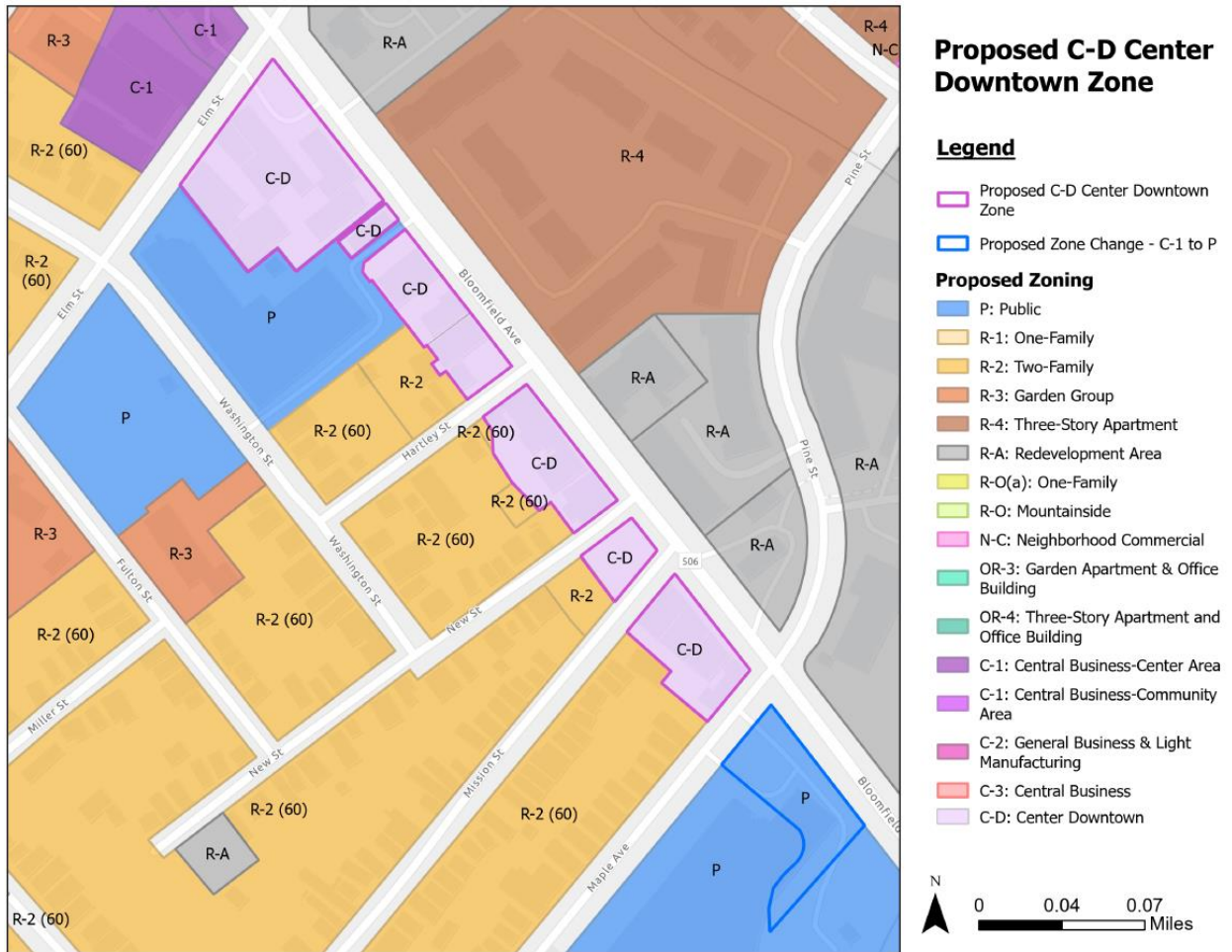
- A. Surface parking lots
- B. Parking below buildings is only permitted if it is fully screened or enclosed so as not to be visible from any public.

§ 347-83.5 Area, height, setback, and density requirements.

- A. Lot size requirements.
 - 1. Residential uses: 20,000 square feet.
 - 2. Mixed-use buildings and nonresidential uses: 10,000 square feet.
- B. Lot width requirements:
 - 1. Residential uses: 100 feet.
 - 2. Mixed-use buildings and nonresidential uses: 60 feet.
- C. Principal structures.
 - 1. Maximum height and number of stories.
 - a) Maximum height: 47 feet.
 - b) Maximum number of stories: four.
 - c) A minimum stepback of 10 feet shall be provided for all stories above the third floor.
 - 2. Minimum front yard setback: zero feet, and no building shall be set back further than the greater setback of buildings on the adjoining lots.
 - 3. Minimum side yard setback: zero feet, except that where a side yard is provided, such side yard shall be a minimum of six feet.
 - 4. Minimum rear yard setback: 10 feet.
 - 5. Provisions shall be made at the rear of all buildings for off-street loading and unloading. Exceptions may be granted where rear access is not available.
- D. Maximum density: 55 dwelling units per acre.
- E. Accessory structures.
 - 1. No parking or accessory structures shall be permitted in front yards.
 - 2. Minimum side yard setback: four feet.
 - 3. Minimum rear yard setback: four feet.

4. Maximum height: 15 feet.

4. Chapter 347 of the Code of Montclair is hereby amended to make the following changes to the zoning map



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



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Bills List

ATTACHMENTS:
[Bills List Resolution Memorandum Summary of Bills List](#)
[Bill List](#)



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.

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 SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF:

Council Meeting Date: 3/17/2026

Total Amount: \$ 32,395,448.13



TOWNSHIP OF MONTCLAIR
OFFICE OF THE CHIEF FINANCIAL OFFICER
INTEROFFICE MEMORANDUM

DATE: March 12, 2026
TO: Mayor and Township Council
FROM: Joseph Monzo, Interim CFO, Phoenix Advisors
SUBJECT: March 17, 2026 Bill List

Following is a preliminary version of the Bill List, aggregating \$ 32,395,448.13 to be presented for approval at the March 17, 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 March 17, 2026
CHECKS DATED March 17, 2026

<u>FUND</u>	<u>AMOUNT</u>
CURRENT FUND	\$ 29,163,713.56
GENERAL TRUST	\$ 702,331.46
GENERAL CAPITAL	\$ 672,277.10
WATER OPERATING	\$ 162,542.60
WATER CAPITAL	\$ 97,891.20
PARKING UTILITY OPERATING FUND	\$ 35,415.21
ANIMAL CONTROL TRUST FUND	\$ 4,453.04
STATE UNEMPLOYMENT TRUST FUND	\$ 1,303.03
SECTION 8 FUND	\$ 3,000.00
POLICE FORFEITURE TRUST FUND	\$ 0.00
PARKING CAPITAL FUND	\$ 0.00
SEWER OPERATING FUND	\$ 1,528,070.93
SEWER CAPITAL FUND	\$ 0.00
ICE ARENA UTILITY OPERATING FUND	\$ 0.00
ICE ARENA UTILITY CAPITAL FUND	\$ 24,450.00

TOTAL \$ 32,395,448.13

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

Joe Monzo

Joseph Monzo, Interim CFO, Phoenix Advisors

List of Bills - (All Funds)

Meeting Date: 03/17/2026 For bills from 02/24/2026 to 03/12/2026

Vendor	Description	Payment	Check Total
CURRENT ACCOUNT			
9046 - ACCESS CONTROL SYSTEMS	PO 2601030 FD Blanket PO Locksmith	20.00	20.00
30 - AGL Welding Supply Co.	PO 2601137 VARIOUS CHEMICALS & GASES FOR THE GARAGE	70.88	70.88
101323 - Altman Greenfield & Selvaggi	PO 2600856 2026 TAX REFUND FOR 1203-7 140 UNION ST	7,831.38	7,831.38
99037 - Amazon Capital Services	PO 2601082 Amazon Blanket	1,744.20	1,744.20
99037 - Amazon Capital Services	PO 2601281 VARIOUS PARTS AND MISC ITEMS FOR DCS	53.34	53.34
9664 - AMERICAN HOSE & HYDRAULICS	PO 2601220 VARIOUS HYDRAULIC HOSES	1,371.02	1,371.02
76 - AMERICAN ROYAL HARDWARE	PO 2601072 BLANKET: MISCELLANEOUS PURCHASES	48.55	48.55
76 - AMERICAN ROYAL HARDWARE	PO 2601093 HARDWARE SUPPLIES FOR VARIOUS DCS GROUPS	187.51	187.51
76 - AMERICAN ROYAL HARDWARE	PO 2601094 HARDWARE SUPPLIES FOR PARKS	29.70	29.70
12479 - American Wear Inc.	PO 2601169 UNIFORM WKLY RENTALS, WIPERS & HAND CLEA	171.60	171.60
100530 - Architetural Heritage Consultants, LLC	PO 2600751 Professional Services Blanket for HPC Ar	218.75	218.75
2544 - ASSOCIATED FIRE PROTECTION	PO 2600304 FIRE PROTECTION @ 219 N.FULLERTON AVE	672.75	
	PO 2600309 SIMPLEX FIRE ALARM MONITORING @ 219 N. F	475.00	
	PO 2600865 SERVICE CALL TROUBLE SHOOT FIRE ALARM	530.75	
	PO 2601186 2026 QUARTERLY SPRINKLER INSPECTION	1,815.00	3,493.50
394 - AT&T	PO 2601228 FD Blanket PO Long Distance 2026	76.56	76.56
99026 - AT&T Mobility LLC	PO 2600832 AT&T / FIRSTNET DEC. 2025 Acct# 28728990	4,618.12	4,618.12
99026 - AT&T Mobility LLC	PO 2600842 ATT / FIRSTNET January 2026 for Acct# 28	4,617.81	4,617.81
99026 - AT&T Mobility LLC	PO 2601045 ATT / FIRSTNET February 2026 for Acct# 2	1,459.09	1,459.09
99026 - AT&T Mobility LLC	PO 2601229 ATT / FIRSTNET February 2026 for Acct# 2	3,104.01	3,104.01
100266 - Atlantic Coast Recylcing, LLC	PO 2600975 PROCESSING AND DISPOSAL OF RECYCLABLE MA	11,924.52	11,924.52
12365 - ATLANTIC UNIFORM CO., INC.	PO 2601178 BLANKET: RECRUIT UNIFORMS	692.99	692.99
9273 - AUTOMOTIVE BRAKE	PO 2601128 BRAKES,PARTS,AND REPAIRS	728.48	
	PO 2601233 BRAKES,PARTS,AND REPAIRS	728.48	1,456.96
10035 - BARON, DAVID	PO 2601305 Blanket Medicare Part B Reimbursement Ja	486.96	486.96
7467 - BASKERVILLE, RENEE	PO 2600852 LIFELOCK REIMBURSEMENT	255.78	
	PO 2600971 Reimbursement - Official meeting snacks/	81.50	337.28
738 - BEATTIE PADOVANO, LLC	PO 2601088 Professional Services for Planning and C	450.00	450.00
9037 - Big Belly Solar, Inc.	PO 2601069 SOLAR POWERED SIDEWALK RECEPTACLES THROU	3,684.90	
	PO 2601123 SOLAR POWERED SIDEWALK RECEPTACLES THROU	6,572.12	10,257.02
101327 - BL Yards LLC	PO 2600937 2026 TAX REFUND FOR 3206-2 347-349 BLOOM	14,635.64	14,635.64
100442 - Bloodgood Law Enforcement Trainging Grou	PO 2600674 TRAINING: CASE LAW FOR COPS: PATROL EDIT	195.00	195.00
1996 - BPAS, LLC	PO 2600957 2026 annual renewal fee	436.00	436.00
100422 - Budget Print Center	PO 2600922 HEALTH DEPARTMENT - PRINTING'	276.00	276.00
100368 - Bunsa Consulting	PO 2600750 CUMSULTING SERVICES HEALTH DEPT 2025	2,660.00	2,660.00

List of Bills - (All Funds)

Meeting Date: 03/17/2026 For bills from 02/24/2026 to 03/12/2026

Vendor	Description	Payment	Check Total
99786 - BUSINESS INFORMATION SYSTEMS, INC.	PO 2505745 Liberty DCR Sound Recording System Upgra	9,667.86	9,667.86
101326 - C & L TOWING SERVICE	PO 2601055 TOWING & MILEAGE CHARGE	142.25	142.25
6024 - C & S TRANSMISSIONS	PO 2601091 TRANSMISSION ASSEMBLY	3,647.31	3,647.31
101332 - Casella and Sons Moving Service	PO 2600980 PACKING/MOVING RECREATION FROM 205 CLARE	6,265.00	6,265.00
5422 - CDW GOVERNMENT, INC.	PO 2600918 2026 Adobe Pro Subscription	18,915.25	18,915.25
5422 - CDW GOVERNMENT, INC.	PO 2601197 CDW Government - Outstanding bills	154,792.90	154,792.90
8509 - CIVIL SOLUTIONS	PO 2601146 Tax map Maintenance for the 2028 town wi	2,400.00	2,400.00
101306 - Clean Mats & Uniform Company LLC	PO 2600950 DCS/DPW Flooring Mats	79.80	79.80
3409 - CONCENTRA MEDICAL CENTERS	PO 2600933 2026 med svcs and fees	61.50	
	PO 2601117 2026 med svcs and fees, 2.13.26	61.50	123.00
100140 - Copy Center, Inc.	PO 2600948 Copier Maintenance Period 01/01/2026 to	8.83	
	PO 2601099 Contract overage charges - February 202	52.30	61.13
100095 - Corporate Billing A Division of SouthSta	PO 2601116 VARIOUS PARTS AND REPAIRS FOR DCS VEHICL	168.46	168.46
1701 - CUSTOM BANDAG INC.	PO 2601058 VARIOUS TIRES AND REPAIRS FOR DCS VEHICL	5,911.93	5,911.93
100932 - D'Amato, Erik	PO 2600778 2025 Reimbursements	589.80	589.80
7792 - DAVID WEBER OIL COMPANY INC	PO 2601285 VARIOUS AUTOMOTIVE LUBRICANTS, OILS, AND	4,097.37	4,097.37
99317 - DeLuca, Karen	PO 2600179 MILL WINTER CLASSES 2026	540.00	540.00
98996 - DIAL ENVIRONMENTAL	PO 2601283 PEST CONTROL @ 205 CLAREMONT - (BLANKET)	254.76	254.76
13821 - DIAL PEST CONTROL, INC.	PO 2601119 FD Blanket PO Pest Control	360.00	360.00
8191 - DIAMOND ROCK SPRING WATER	PO 2601107 H&C COOLER RENTAL - EDGEMONT	6.00	6.00
100276 - Dick Martin Sports, Inc.	PO 2601222 2026 Equipment and Supplies for Recreati	444.00	
	PO 2601223 2026 Equipment and Supplies for Recreati	312.00	756.00
364 - DIPRENDA, RODNEY	PO 2601056 REIMBURSEMENT FOR DOT PHYSICAL	175.00	175.00
5766 - DRAEGER SAFETY DIAGNOSTICS INC	PO 2504939 ALCOTEST SUPPLIES	24,984.00	24,984.00
6425 - DYNAMIC TESTING SERVICES, INC.	PO 2600958 Jan 2026 monthly testing svcs	380.00	380.00
1905 - E-Z PASS	PO 2601157 E-Z PASS PRE-PAYMENT 2026	6,000.00	6,000.00
2162 - ECUA RRF ESCROW ACCOUNT	PO 2601079 2026 TIPPING FEES - TYPE 10	27,088.44	
	PO 2601236 2026 TIPPING FEES - TYPE 10	28,509.24	55,597.68
99532 - Edmunds Gov Tech, Inc.	PO 2601230 Proprietary Software for Financial, Util	2,441.76	
	PO 2601231 2026 Proprietary Software: Financial, Ut	1,697.61	
	PO 2601260 2026 Proprietary Software: Financial, Ut	9,327.99	13,467.36
101014 - Envirocon, LLC	PO 2503178 REFURBISH THE CHILLER AT 205 CLAREMONT	17,160.45	
	PO 2600973 FD Blanket PO HVAC	2,164.63	19,325.08
7332 - ESI EQUIPMENT, INC.	PO 2600928 FD Holmatro Tools Annual Service Agreeeme	2,431.00	
	PO 2600987 FD 2026 Blanket PO Purchase & Maintenanc	450.00	2,881.00
100272 - Essex Cnty Munc Court Admin Assc	PO 2600870 Essex County Municipal Court Administrat	600.00	600.00
99148 - Essex County Munc Court Judge Assc.	PO 2600869 2026 Annual Dues Essex County Municipal	100.00	100.00
100538 - ESSEX HEALTH AND WELLNESS RECOVERY	PO 2601057 OPIOID Settlement Funds - Essex Health &	4,880.10	

List of Bills - (All Funds)

Meeting Date: 03/17/2026 For bills from 02/24/2026 to 03/12/2026

Vendor	Description	Payment	Check Total
	PO 2601286 OPIOID Settlement Funds - Essex Health &	5,513.06	10,393.16
99188 - EZ Pass	PO 2601171 BLANKET: EZ PASS REPLENISHMENT	252.00	252.00
2127 - FAIRFIELD MAINTENANCE INC	PO 2600976 VARIOUS PARTS AND SERVICES FOR THE FUEL	697.75	697.75
475 - FIRE & SAFETY SERV LTD	PO 2601282 FD Blanket PO - January 2026 - September	227.47	227.47
2853 - G.T.B.M.	PO 2600425 2025 E-TICKETING LICENSING JANUARY - M	4,200.00	4,200.00
5141 - GALLS LLC	PO 2600851 BLANKET: POINT BLANK CARRIERS	1,158.96	1,158.96
5242 - GARDEN STATE MUNICIPAL JIF	PO 2601110 SIR WC/AL/GL	42,606.00	42,606.00
14258 - GARDEN STATE OFFICE SYS&EQUIP	PO 2601182 Service Agreement for Lektriever Term: 2	1,768.50	1,768.50
520 - GENERAL CODE	PO 2601032 Code Analysis and Composition	446.00	446.00
100508 - Gilbertson, Sara J.	PO 2601306 Blanket Medicare Part B Reimbursement Ja	486.96	486.96
3282 - GRAINGER, INC.	PO 2600414 PORTABLE HEATER AC FOR SUBSTATION	777.41	
	PO 2600896 Paper Towels & Trash Bags	356.17	
	PO 2601096 FD Blanket PO - Special Equipment	204.76	1,338.34
100186 - Granite Telecommunications LLC	PO 2600935 POT Lines Phone Services - A/C: 04789982	5,992.71	5,992.71
9667 - Griffith-Allied Trucking LLC	PO 2601064 GASOLINE FUEL DELIVERED - (BLANKET)	15,711.36	15,711.36
99989 - GRM Information Management Services Inc.	PO 2601176 Shredding Bins for Municipal Building	250.00	250.00
101080 - GSD Coatings LLC	PO 2504679 WEAPONS & ACCESSORIES	8,876.28	8,876.28
99546 - Hackett, Esq., Michael A.	PO 2601085 Acting Judge March 3, 2026	300.00	300.00
7596 - HILL'S PET NUTRITION , INC.	PO 2600853 Animal food	346.40	346.40
4263 - HUDSON COUNTY MOTORS, INC.	PO 2601077 VEHICLE PARTS, SUPPLIES AND REPAIRS FOR	4,262.72	
	PO 2601238 VEHICLE PARTS, SUPPLIES AND REPAIRS FOR	1,748.97	6,011.69
9843 - IDENTIFIX, INC.	PO 2601090 ONLINE VEHICLE SUBSCRIPTION FOR CENTRAL G	1,428.00	1,428.00
2503 - IDEXX Distribution	PO 2600476 SNAP Giardia test	889.20	889.20
4590 - INT'L ASSC OF CHIEFS OF POLICE	PO 2601050 BLANKET: 2026 MEMBERSHIP RENEWALS	710.00	710.00
164 - INTERNATIONAL CODE COUNCIL INC	PO 2600716 2023- NEC CODE BOOK	466.50	466.50
100089 - Jay's Exterminating Service	PO 2601174 BLANKET: MONTHLY PEST RODENT CONTROL	149.00	149.00
100203 - LADDEY, CLARK & RYAN, LLP	PO 2600947 Employment Matter Hearing Officer; Invoi	3,820.00	3,820.00
7692 - Language Line Services	PO 2600849 Interpreter Services	209.72	
	PO 2601083 Interpreter Fees January-May 2026 Accou	532.26	
	PO 2601188 BLANKET: 2026 OVER-THE-PHONE-TRANSLATION	614.65	
	PO 2601211 NURSING INTERPRETATION	35.70	1,392.33
99172 - Law Office of Rashidah N. Hasan	PO 2601086 Acting Judge March 4th, 2026 AM & PM Ses	450.00	450.00
8396 - LAW SOFT, INC.	PO 2601020 2026 SUPPORT/MAINTENANCE FOR LAWSOFT CAD	28,750.00	28,750.00
8575 - Let's Think Wireless, LLC	PO 2600968 FD Blanket PO Door Repairs	1,976.46	1,976.46
13714 - LEXIS NEXIS	PO 2600857 Monthly Subscription for Jan. 2026	506.00	506.00
5930 - LEXIS NEXIS MATTHEW BENDER	PO 2601189 BLANKET: ACCURINT FOR LAW ENFORCEMENT	147.52	147.52
8109 - M & D AUTOMOTIVE	PO 2600927 VARIOUS AUTO PARTS AND REPAIRS FOR DCS	1,466.76	
	PO 2601115 VARIOUS AUTO PARTS AND REPAIRS FOR DCS	899.48	2,366.24

List of Bills - (All Funds)

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Vendor	Description	Payment	Check Total
8109 - M & D AUTOMOTIVE	PO 2601151 VARIOUS AUTO PARTS AND REPAIRS FOR DCS	247.67	
	PO 2601237 VARIOUS AUTO PARTS AND REPAIRS FOR DCS	908.03	1,155.70
3565 - Maglocen, Inc.	PO 2601149 User Fees July 1, 2025-June 30, 2026	400.00	400.00
99743 - McGrath Rentcorp dba	PO 2600989 FD Blanket PO Storage Rental	145.00	145.00
853 - MGL PRINTING SOLUTIONS	PO 2600640 Tax, water & sewer office envelopes + st	1,164.00	1,164.00
3871 - MILLENNIUM COMMUNICATIONS	PO 2601234 IT and Support Services through Bergen C	25,975.74	25,975.74
3871 - MILLENNIUM COMMUNICATIONS	PO 2601251 IT and Support Services through Bergen C	29,316.82	29,316.82
6427 - MONTCLAIR AMBULANCE UNIT	PO 2600983 OPIOID Settement Fund Program- Montclair	9,129.79	
	PO 2601024 MEDICAL SUPPLIES	516.30	9,646.09
10042 - MR. JOHN	PO 2601150 PORTABLE TOILET FACILITIES AT VARIOUS LO	2,167.56	2,167.56
99695 - MUNICIPAL CLERKS ASSOC OF ESSEX COUNTY	PO 2600921 MCAEC - 2025 Membership Dues	125.00	
	PO 2601080 Municipal Clerk's Association of Essex C	120.00	245.00
996 - NAT'L FUEL OIL CO	PO 2601063 DIESEL FUEL DELIVERED (BLANKET)	9,453.76	9,453.76
7871 - NEW FOUND ENTERPRISES, INC.	PO 2601053 AUTO PARTS	1,120.00	1,120.00
2063 - NEW JERSEY FIRE EQUIPMENT	PO 2600540 FD Repair MSA Altair 00515896 issue with	658.00	
	PO 2601029 FD 2026 Blanket PO Firefighter Protectiv	403.09	
	PO 2601167 FD 2026 Blanket PO Firefighter Protectiv	414.23	
	PO 2601185 FD Blanket PO Firefighter Protective Clo	1,835.43	
	PO 2601187 FD Blanket PO Firefighter Protective Clo	1,123.52	4,434.27
2177 - NJ ADVANCE MEDIA, LLC	PO 2601195 Public Notice Star Ledger Planning and C	34.71	34.71
101055 - NJ Community Solutions, LLC	PO 2601262 Retreat Workshop-March 7, 2026 Township	2,500.00	2,500.00
5790 - NJ DEPUTY FIRE CHIEF'S ASSN.	PO 2600966 NJ Deputy Fire Chiefs Association Annual	50.00	50.00
7716 - NJLM	PO 2601118 2026 Advertising Fees- Comm Outrch Coord	230.00	
	PO 2601122 2026 Advertising Fees - HS	275.00	505.00
1183 - NORTH JERSEY MEDIA GROUP	PO 2601097 Notices in the Montclair Times for Plann	70.37	70.37
100813 - NW FINANCIAL GROUP, LLC	PO 2600977 MUNICIPAL FINANCIAL ADVISOR - CY 2025	2,306.25	2,306.25
101331 - Onyeani Law Firm, LLC	PO 2600959 Municipal Prosecutor Services Rendered o	1,500.00	1,500.00
6192 - OUTSTANDING SERVICE CO	PO 2601062 2026 FUEL TANK INSPECTIONS AND TREATMENT	303.90	303.90
7308 - PEOPLE FOR ANIMALS	PO 2601000 Spay/Neuter services - February	457.90	
	PO 2601066 Wendell dewclaw removal	80.00	537.90
100135 - Phelan, Mark C.	PO 2600210 MILL WINTER CLASES 2026	500.00	500.00
101133 - Phoenix Advisors, A Division of	PO 2505259 Blanket: Amended Contract for Consulting	15,000.00	15,000.00
101084 - PJ Building Cleaning LLC	PO 2601141 February 2026 Township Facilities Cleani	6,400.00	6,400.00
5456 - PRIMEPOINT, LLC.	PO 2601239 2026 payroll and HRIS svcs FEB INVOICE	8,106.65	8,106.65
2392 - PRINTING TECHNIQUES	PO 2600472 DOG LIC RENEWAL FORMS	645.00	645.00
7990 - PROSTOCK AUTO PARTS	PO 2601028 FD Auto Supplies	7.50	
	PO 2601070 VARIOUS PARTS, REPAIRS, CLASSES & MISC.	302.08	
	PO 2601124 VARIOUS PARTS, REPAIRS, CLASSES & MISC.	1,851.70	2,161.28

List of Bills - (All Funds)

Meeting Date: 03/17/2026 For bills from 02/24/2026 to 03/12/2026

Vendor	Description	Payment	Check Total
3062 - PUBLIC SERVICE ELECTRIC & GAS	PO 2600914 PSE&G Fire	14,625.05	
	PO 2600963 PSE&G Fire	12,174.42	26,799.47
8007 - PUBLIC SERVICE ELECTRIC & GAS	PO 2600917 PSEG Animal Shelter	3,365.53	3,365.53
8517 - PUBLIC SERVICE ELECTRIC & GAS	PO 2600919 PSE&G Police	10,151.87	10,151.87
8537 - PUBLIC SERVICE ELECTRIC & GAS	PO 2600965 PSE&G Recreation Master A/C	15,474.82	
	PO 2601173 PSE&G Recreation Master A/C	19,681.00	35,155.82
100062 - PureSan Holdings LLC	PO 2601089 JANITORIAL SUPPLIES	460.61	460.61
670 - R.R. DONNELLEY	PO 2600683 VITAL STATISTICS SAFETY PAPER	639.00	639.00
101008 - Resorts Casino Hotel	PO 2601121 Educational Purchasing Conference Forum	210.86	210.86
9820 - RFS COMMERCIAL INC.	PO 2505665 Flooring for Purchasing Relocation	1,467.00	1,467.00
46038 - RICHVIEW CONSULTING	PO 2601284 ARBORIST CONSULTING - YEAR 2 OF (3) YEAR	1,053.50	1,053.50
9033 - RIKER,DANZIG,SCHERE,HYLAND &	PO 2600949 Professional Services - Special Counsel	550.00	550.00
1567 - Robert's and Son, Inc.	PO 2601144 VARIOUS PARTS AND REPAIRS FOR DCS VEHICL	28.52	
	PO 2601235 VARIOUS PARTS AND REPAIRS FOR DCS VEHICL	331.83	360.35
8438 - ROUTE 23 AUTO MALL	PO 2601221 VARIOUS PARTS AND REPAIRS FOR DCS VEHICL	256.35	256.35
101094 - RSC ARCHITECTS	PO 2601031 Montclair Senior Center Renovations - Ar	20,020.00	
	PO 2601168 Montclair Senior Center Renovations - Ar	2,250.00	22,270.00
1366 - SANITATION EQUIPMENT CORP.	PO 2601219 VARIOUS PARTS, REPAIRS & SUPPLIES FOR DC	2,158.89	2,158.89
4181 - SANTARCANGELO LAW, LLC	PO 2601261 CY 2025 Vacant and Abandoned Propoerties	1,899.50	
	PO 2601266 2026 Rent Control Office & Div. of Code	10,437.50	12,337.00
1166 - SCHNEIDER LABORATORIES, INC	PO 2601216 LEAD ANALYSIS	98.00	98.00
7330 - Sherwin-Williams	PO 2601126 PAINT AND RELATED SUPPLIES FOR VARIOUS P	405.75	405.75
5798 - SHI INTERNATIONAL CORP.	PO 2600206 2026 Website App. for Resident Requests	13,432.16	13,432.16
101187 - SJC Lawncare Inc.	PO 2601108 2025 TREE PLANTING SERVICES (BID-25-07)	50,000.00	50,000.00
6618 - Spatial Data Logic LLC	PO 2600982 SDL Montclair - Emergency Data Recovery	1,100.00	1,100.00
7506 - STAPLES	PO 2505289 OFFICE SUPPLIES END OF YEAR NEEDS	1,280.27	
	PO 2505705 STORAGE LOCKERS CSU	1,194.89	
	PO 2600021 2025 Blanket additional tax, water & sew	1,714.72	
	PO 2600027 2025 Blanket additional tax, water & sew	40.48	
	PO 2600769 VARIOUS OFFICE SUPPLIES	51.29	
	PO 2600881 Various Office Supplies	90.76	
	PO 2600924 VARIOUS OFFICE SUPPLIES	113.98	
	PO 2600969 Office Supplies Planning/Zoning Departme	80.79	
	PO 2600991 2025 Office Supplies Blanket for OIT	75.72	
	PO 2601037 FD Office Supplies - Blanket PO	98.75	
	PO 2601043 2026 Blanket Tax, Water & Sewer office s	10.01	4,751.66
7506 - STAPLES	PO 2601114 BLANKET: ID/CSU/DISPATCH/SUPPORT EMERG	2,727.80	
	PO 2601161 2026 Year Blanket Office Equipment	185.68	

List of Bills - (All Funds)

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Vendor	Description	Payment	Check Total
	PO 2601162 2026 Year Blanket Office Equipment	56.80	
	PO 2601181 FD Office Supplies - Blanket PO	349.99	
	PO 2601194 Office Supplies Planning/Zoning Departme	95.09	
	PO 2601242 FD Office Supplies - Blanket PO	50.36	3,465.72
2767 - SUPERIOR DISTRIBUTORS	PO 2601054 VARIOUS PARTS AND REPAIRS FOR LIGHT DUTY	163.60	
	PO 2601125 VARIOUS PARTS AND REPAIRS FOR LIGHT DUTY	57.57	221.17
3408 - SYSTEMATIC CARPET CLEANING	PO 2601101 Dryer Vent Cleaning	150.00	150.00
5124 - TCTA MEMBERSHIP SERVICES	PO 2600350 2026 tax collector TCTA membership to De	125.00	125.00
736 - Terry's Serendipity Cafe	PO 2601113 2026 Sound Reinforcement and Equipment B	575.00	575.00
99673 - The Home Depot Pro	PO 2600990 FD Blanket PO 2026 Supplies	72.57	
	PO 2601084 FD Blanket PO 2026 Supplies	32.23	104.80
99824 - The Montclair Foundation	PO 2503678 MILL FALL CLASSES 2025	600.00	600.00
99650 - The Olympic Glove & Safety Co. Inc.	PO 2601127 SAFETY VESTS, GLOVES, GLASSES, HEARING P	596.00	596.00
13550 - Thomson Reuters - West	PO 2505755 2025 Edition Legal Publication	673.00	673.00
8060 - TOSHIBA BUSINESS SOLUTIONS	PO 2600727 2026 Annual Renewal SMA Instant ID Profe	796.00	796.00
99143 - Treasurer, State of New Jersey	PO 2600954 2026 Public Works Conference Registratio	490.00	
	PO 2600955 Registration for Annual Public Works Con	490.00	980.00
4745 - ULINE SHIPPING SUPPLY SPECIAL	PO 2601004 2026 Moving Supplies	1,488.90	1,488.90
100632 - Ultimate Ink	PO 2601003 2025 Apparel and Supplies for Recreation	2,963.00	2,963.00
8779 - VERIZON	PO 2601046 BLANKET --- ACCT #: 955-272-967-0001-42	124.99	124.99
8779 - VERIZON	PO 2601196 BLANKET --- ACCT #: 955-272-967-0001-42	124.99	124.99
5862 - VERIZON BUSINESS	PO 2601159 BLANKET: ACCT #: 6000031589 X26 --- 2026	23,651.87	23,651.87
5862 - VERIZON BUSINESS	PO 2601160 BLANKET: ACCT #: 6000031589 X26 --- MONT	35,298.42	35,298.42
955 - VERIZON BUSINESS	PO 2601227 February telephone bill	325.00	325.00
8550 - VERIZON RBCC	PO 2601277 EDGEMONT VERIZON PAYMENTS - 6 MONTHS	194.78	194.78
1449 - VERIZON WIRELESS	PO 2202740 2022 VZW Blanket	57,662.78	57,662.78
1449 - VERIZON WIRELESS	PO 2600951 Verizon - Acc: 287349716-00001, 58231522	5,680.10	5,680.10
1449 - VERIZON WIRELESS	PO 2600964 2025 Verizon - Acc: 287349716-00001, 582	18,685.33	18,685.33
1449 - VERIZON WIRELESS	PO 2601044 2026 Verizon Wireless - Acc:582315222-00	4,312.76	4,312.76
5601 - W.B. MASON CO., INC.	PO 2600986 FD Blanket PO - Water	0.95	
	PO 2600993 Blanket for Water Delivery- Planning and	38.64	
	PO 2601163 2026 Year Blanket for Water	28.98	68.57
9362 - W.B. MASON COMPANY INC.	PO 2505604 Detergent	448.70	
	PO 2600929 FD Blanket PO Water & Cooler Rental	26.82	475.52
100592 - WATERS, MCPHERSON, MCNEILL, P.C,	PO 2600930 Township Land Use and Redevelopment Att	10,735.00	10,735.00
99090 - William J. Guarini, Inc.	PO 2600934 Faucet repair - Cat adoption and groomin	1,012.32	
	PO 2601295 2026 PLUMBING SERVICES AT VARIOUS TOWNSH	3,012.58	4,024.90
4926 - WITMER PUBLIC SAFETY GROUP	PO 2600720 FD Nozzles	405.00	405.00

List of Bills - (All Funds)

Meeting Date: 03/17/2026 For bills from 02/24/2026 to 03/12/2026

Vendor	Description	Payment	Check Total
100521 - WTH Technology, Inc.	PO 2601112 2026 ANNUAL SUPPORT: MAPPING SOFTWARE -	11,311.00	11,311.00
DEDICATED TRUST			
2501 - ANGELS LANDSCAPE & SUBURBAN	PO 2601047 SNOW PLOWING AND REMOVAL SERVICES	28,665.00	28,665.00
100530 - Architetural Heritage Consultants, LLC	PO 2600745 Professional Services for Planning and C	875.00	875.00
738 - BEATTIE PADOVANO, LLC	PO 2601081 Professional Services for Planning and C	1,539.00	1,539.00
823 - BERGEN COUNTY POLICE ACADEMY	PO 2601153 Fire Inspector Training	11,700.00	11,700.00
100870 - Environmental Renewal LLC	PO 2601224 2026 LEAF REMOVAL SERVICES	16,986.00	16,986.00
496 - FOLEY INCORPORATED	PO 2601225 VARIOUS PARTS AND SUPPLIES FOR CAT REPAI	5,675.91	5,675.91
8171 - GLOBAL INDUSTRIAL	PO 2600988 (6) PALLETS OF ICE MELT CRYSTALS	5,808.59	5,808.59
3282 - GRAINGER, INC.	PO 2600897 FP-Cash Depository Safe	820.70	820.70
101316 - Kerstens, Marinus	PO 2600801 REFUND OF ESCROW BALANCE ON 138 N. MOUNT	340.00	340.00
101315 - Mark Veniero Trucking	PO 2600926 OUTSIDE TRUCKING SERVICES NEEDED TO PICK	77,337.50	77,337.50
7782 - MONTCLAIR MOTORWERKS INC.	PO 2601027 Fire Prevention Blanket PO - Vehicle Re	312.97	312.97
2321 - MORTON SALT, INC.	PO 2601287 ROCK SALT (BULK ICE CONTROL) DELIVERED	16,705.40	16,705.40
7965 - Neglia Engineering Associates	PO 2600992 Professional Services- SITE PLAN REVIEW	5,635.50	5,635.50
7965 - Neglia Engineering Associates	PO 2601218 Professional Services for Planning and C	1,140.00	1,140.00
100018 - Pitney Bowes	PO 2601154 FD Blanket PO - Postage	130.88	130.88
99987 - Reed Systems, Ltd.	PO 2601068 ENVIROBRINE ROAD MAINTENANCE LIQUID	9,730.58	9,730.58
8107 - SHAUGER PROPERTY SERVICES INC.	PO 2601025 SNOW PLOWING AND REMOVAL SERVICES	509,115.00	509,115.00
8581 - SOFIA	PO 2601102 CDBG 2025 Program Request for Reimbursme	9,521.00	9,521.00
7506 - STAPLES	PO 2600985 Fire Prevention Blanket PO Office Suppli	23.87	23.87
99673 - The Home Depot Pro	PO 2601240 Fire Prevention PO Home Depot Supplies	171.72	171.72
101318 - Vital Control Records	PO 2600967 FD 2025 Shredding	80.70	
	PO 2601246 FD 2026 Shredding	16.14	96.84
CAPITAL			
100385 - COMMERCIAL INTERIORS DIRECT, INC	PO 2505041 ROLLER SHADE TO BE INSTALLED AT DCS FOR	1,894.62	1,894.62
1724 - JACK DOHENY COMPANIES, INC.	PO 2504901 PURCHASE OF HUBER SC1009 COMBINATION SEW	544,561.80	544,561.80
9879 - MRA INTERNATIONAL, INC.	PO 2601040 Police PC Refresh for Township- MRA Inte	72,140.00	72,140.00
7965 - Neglia Engineering Associates	PO 2601078 STORM SEWER INFRASTRUCTURE MAPPING SERVI	30,147.50	30,147.50
101126 - Pravco, Inc.	PO 2601092 ROOF REPLACEMENT AT DCS ADMINISTRATION	18,410.00	18,410.00
9820 - RFS COMMERCIAL INC.	PO 2505665 Flooring for Purchasing Relocation	2,923.18	2,923.18
101094 - RSC ARCHITECTS	PO 2601175 Roof Replacement, Elevator Assessment an	2,200.00	2,200.00
Water Operating			
30 - AGL Welding Supply Co.	PO 2601278 W-2 -- Blanket for Monthly Cylinder Rent	55.88	55.88
100113 - Airgas USA, LLC	PO 2601241 W-3 - Blanket for Monthly Cylinder Renta	249.90	249.90

List of Bills - (All Funds)

Meeting Date: 03/17/2026 For bills from 02/24/2026 to 03/12/2026

Vendor	Description	Payment	Check Total
76 - AMERICAN ROYAL HARDWARE	PO 2601245 W-4 -- Blanket for Hardware Items (Wat	11.79	11.79
99204 - Appletree	PO 2601271 O-1 -- Blanket for Phone Answering Servi	993.65	993.65
100443 - Aspen Technology Solutions, LLC	PO 2601006 W-38 -- Firewall UPGRADE - 3 year contra	1,761.00	
	PO 2601147 W-42 -- BLANKET for Aspen repair service	370.00	2,131.00
8658 - CALGON CARBON CORPORATION	PO 2505383 W-167 -- Granular Activated Carbon Filt	63,000.00	63,000.00
2442 - EASTCOM ASSOCIATES, INC.	PO 2600209 W-28 -- Leak Detection Correlation Syste	18,725.00	18,725.00
99820 - Eastern Pest Services	PO 2601274 W-7 -- Blanket for Monthly Rodent Baitin	157.50	157.50
100186 - Granite Telecommunications LLC	PO 2600935 POT Lines Phone Services - A/C: 04789982	518.53	518.53
9261 - INITECH INDUSTRIAL LLC	PO 2601145 W-41 -- CPU Card	1,400.00	1,400.00
100263 - Jani-King of New Jersey Inc.	PO 2601018 W-27 -- Blanket for Cleaning Services 2	550.00	550.00
14131 - LONGO ELECTRICAL-MECHANICAL	PO 2600981 W-37 -- Swap Rotating Assemblies	5,920.00	5,920.00
8554 - NJWEA	PO 2600956 W-34 -- Tech Transfer Seminar Registrati	320.00	320.00
8489 - P & A AUTO & TRUCK PARTS	PO 2601279 W-15 -- Blanket for Vehicle Parts and Su	424.26	424.26
100896 - Pace Analytical Services, LLC	PO 2601048 W-16 -- Blanket for Laboratory Analysis	187.69	
	PO 2601244 W-16 -- Blanket for Laboratory Analysis	187.69	375.38
8891 - PUBLIC SERVICE ELECTRIC & GAS	PO 2601270 O-3 -- First Blanket Electric Services	35,970.03	35,970.03
99201 - Ricciardi Brothers	PO 2601243 W-35 - Second Blanket for Paint & Paint	359.94	359.94
101330 - Smith, Olivia	PO 2600936 Water refund overpayment	1,805.88	1,805.88
501 - TILCON NEW YORK, INC.	PO 2601275 W-23 -- Blanket for Purchase & Delivery	2,667.00	2,667.00
13476 - TREASURER STATE OF NJ	PO 2600974 W-36 - Water Allocation Permit Fee - Cla	15,930.00	15,930.00
Water Capital			
9368 - CORE & MAIN LP	PO 2601034 P-16 -- 12" Ductile Pipe for waterworks	97,891.20	97,891.20
PARKING UTILITY			
5422 - CDW GOVERNMENT, INC.	PO 2600354 2026 Equipment and Supplies	1,650.46	1,650.46
99820 - Eastern Pest Services	PO 2601138 2026 Crescent Deck Monthly Pest Service	393.75	
	PO 2601139 2026 Midtown Deck Monthly Pest Service M	283.50	
	PO 2601232 2026 North Fullerton Deck Monthly Pest S	287.88	965.13
1578 - ELEVATOR MAINTENANCE CORP.	PO 2601111 2025-- Bay St. Deck Elevator Repair	350.00	350.00
1494 - GRAINGER, INC.	PO 2601308 2026 Maintenance & Supplies for All Surf	704.33	704.33
101248 - Impact Power Technologies LLC	PO 2505276 2025 Parking Meteter Battery Pack	6,748.00	6,748.00
914 - PUBLIC SERVICE ELECTRIC & GAS	PO 2600225 2025 Electricity Charges	5,199.90	
	PO 2601132 2026 Midtown Deck Electricity Charges	1,578.71	
	PO 2601133 2026 Electricity Charges	6,447.88	13,226.49
8438 - ROUTE 23 AUTO MALL	PO 2601059 2026 Vehicle Maintenance and Part	53.40	53.40
101022 - SONNY ELECTRIC INC.	PO 2601103 2026 Crescent Deck Repairs to Electric a	3,424.04	3,424.04
2573 - ULINE	PO 2601136 02/09/26---Crescent Deck Purchase of whi	356.13	356.13

List of Bills - (All Funds)

Meeting Date: 03/17/2026 For bills from 02/24/2026 to 03/12/2026

Vendor	Description	Payment	Check Total
8872 - VERIZON	PO 2601134 2026 Upper Montclair Paystation Broadban	119.18	119.18
955 - VERIZON BUSINESS	PO 2601135 2026 Landline/Wireless Monthly Service F	689.85	689.85
9362 - W.B. MASON COMPANY INC.	PO 2600633 2026 Crescent Deck Supplies	328.20	328.20
Animal Control			
5645 - NJ DEPT OF HEALTH & SENIOR SRV	PO 2601075 MONTHLY DOG REPORT DUE TO STATE FEB 2026	266.40	266.40
101064 - Ridgecrest Animal Hospital	PO 2600706 ACL Surgery - Bruno	4,186.64	4,186.64
S.U.I			
9700 - New Jersey Department of Labor	PO 2600972 Unemployment Insurance QTR2 2025 & QTR3	835.90	
	PO 2601201 Unemployment Insurance QTR Ending 09/30/	467.13	1,303.03
Section 8			
100996 - Affordable Housing network, LLC	PO 2600669 RentWatch Rent Reasonable Software	3,000.00	3,000.00
SEWER OPERATING			
7643 - ONE CALL CONCEPTS, INC.	PO 2601273 O-2 -- Blanket for One Call Messages for	364.80	364.80
8489 - P & A AUTO & TRUCK PARTS	PO 2601280 R-5 -- Blanket for Vehicle Parts & Suppl	41.72	41.72
8891 - PUBLIC SERVICE ELECTRIC & GAS	PO 2601288 O-4 -- First Blanket for Electric Servic	258.66	258.66
Ice Arena Utility Capital			
101094 - RSC ARCHITECTS	PO 2601065 Architect for the Renovations and Repair	3,350.00	
	PO 2601148 Renovations & Repairs Clary Anderson Are	21,100.00	24,450.00
TOTAL			2,734,568.54

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-001-000	Cash - Citizens Bank			0.00	1,048,016.58
01-107-00-000-000	Receivables with Full Reserves			22,467.02	
01-201-20-100-020	TOWNSHIP MANAGER O.E.	55,542.56			
01-201-20-105-020	HUMAN RESOURCES O.E.	1,008.00			
01-201-20-110-020	TOWNSHIP COUNCIL O.E.	81.50			
01-201-20-120-020	TOWNSHIP CLERK O.E.	691.00			
01-201-20-133-020	Centralized Financial Applications	19,132.25			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-140-020	INFORMATION TECHNOLOGY O.E.	33,143.41			
01-201-20-145-020	TAX COLLECTOR O.E.	1,299.01			
01-201-20-155-020	TOWNSHIP ATTORNEY O.E.	14,974.36			
01-201-21-180-020	ADMINISTRATION-PLANNING O.E.	538.35			
01-201-21-183-020	Rent Control O.E.	99.59			
01-201-22-195-020	UNIFORM CONST CODE O.E.	466.50			
01-201-23-210-020	LIABILITY INSURANCE	42,606.00			
01-201-23-220-020	HEALTH INSURANCE O.E.	1,409.92			
01-201-23-310-020	ADMIN/CODE ENFORCE & ENVIRON OE	271.46			
01-201-25-240-020	POLICE O.E.	45,787.03			
01-201-25-265-020	FIRE O.E.	5,751.10			
01-201-26-290-020	COMMUNITY SERVICES O.E.	1,145.27			
01-201-26-301-020	CENT GARAGE OPERATIONS O.E.	35,960.55			
01-201-26-306-020	RECYCLING O.E.	10,257.02			
01-201-26-310-020	BUILDING MAINT-PUB WKS O.E.	21,392.92			
01-201-26-312-020	SHADE TREES O.E.	1,053.50			
01-201-27-331-020	HEALTH SERVICES O.E.	1,560.00			
01-201-27-334-020	DIVISION OF SENIOR SERVICES O.E.	6.00			
01-201-27-340-020	ANIMAL CONTROL/SHELTER O.E.	1,975.80			
01-201-28-371-020	PARKS/REC/CULTURAL AFFAIRS O/E	5,782.90			
01-201-28-376-020	PARKS SERVICES O.E.	435.45			
01-201-30-410-020	PRIOR YEAR BILLS O.E.	154,792.90			
01-201-31-430-020	ELECTRICITY O.E.	35,984.93			
01-201-31-435-020	STREET LIGHTING O.E.	65.80			
01-201-31-440-020	TELEPHONE O.E.	49,959.55			
01-201-31-446-020	NATURAL GAS O.E.	11,279.51			
01-201-31-466-020	BUILDING CLEANING SERVICES O.E.	6,400.00			
01-201-32-465-020	DUMP FEES O.E.	61,597.68			
01-201-43-490-020	MUNICIPAL COURT O.E.	3,750.76			
01-203-20-100-020	(2025) TOWNSHIP MANAGER O.E.		19,806.25		
01-203-20-110-020	(2025) TOWNSHIP COUNCIL O.E.		845.58		
01-203-20-131-020	(2025) ACCOUNTING & TREASURY O.E.		1,467.00		
01-203-20-133-020	(2025) Centralized Financial Applications		2,441.76		
01-203-20-140-020	(2025) INFORMATION TECHNOLOGY O.E.		1,175.72		
01-203-20-145-020	(2025) TAX COLLECTOR O.E.		1,755.20		
01-203-20-155-020	(2025) TOWNSHIP ATTORNEY O.E.		14,684.50		
01-203-21-180-020	(2025) ADMINISTRATION-PLANNING O.E.		450.00		
01-203-25-240-020	(2025) POLICE O.E.		7,368.15		
01-203-25-265-020	(2025) FIRE O.E.		852.27		
01-203-26-305-020	(2025) REFUSE COLLECTION O.E.		596.00		
01-203-26-306-020	(2025) RECYCLING O.E.		11,924.52		
01-203-26-310-020	(2025) BUILDING MAINT-PUB WKS O.E.		17,565.17		
01-203-27-334-020	(2025) DIVISION OF SENIOR SERVICES O.E.		194.78		
01-203-27-340-020	(2025) ANIMAL CONTROL/SHELTER O.E.		448.70		

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-203-30-440-020	(2025) Operating Lease - Senior Center		22,270.00		
01-203-31-430-020	(2025) ELECTRICITY O.E.		15,628.63		
01-203-31-435-020	(2025) STREET LIGHTING O.E.		108.57		
01-203-31-440-020	(2025) TELEPHONE O.E.		58,726.86		
01-203-31-446-020	(2025) NATURAL GAS O.E.		12,405.25		
01-203-31-459-020	(2025) FUEL DIESEL O.E.		9,453.76		
01-203-31-460-020	(2025) GASOLINE O.E.		15,711.36		
01-203-43-490-020	(2025) MUNICIPAL COURT O.E.		10,550.58		
01-203-44-902-020	(2025) OTHER CAPITAL IMPROVEMENTS		35,993.78		
01-204-55-000	Accounts Payable			57,662.78	
01-213-23-331-058	2024 ELC Grant			2,660.00	
01-213-24-240-039	2024 BVP Awards Grant			1,158.96	
01-213-24-331-071	USDA Tree Canopy Grant			50,000.00	
01-213-24-331-076	Opioid Settlement Funds 2024 Grant			19,522.95	
01-213-25-331-083	USDA Composting Grant			1,744.20	
01-213-25-331-084	2025 MILL Grant			1,640.00	
01-213-25-331-088	Childhood Lead Grant 7/1/25 - 6/30/26			133.70	
01-280-55-001-001	RESERVE FOR REVALUATION			2,400.00	
TOTALS FOR	CURRENT ACCOUNT	626,202.58	262,424.39	159,389.61	1,048,016.58
03-101-01-001-000	Cash - Citizens Bank (Gen Trust Fund)			0.00	702,331.46
03-270-56-012-000	Res. for Sp Deposit- Uniform Fire Safety			120.71	
03-270-56-016-000	Res. for Sp Deposit.- DCS Inspection Esc			5,975.50	
03-270-56-018-000	Res. for Sp Deposit - Developer's Escrow			3,554.00	
03-270-56-024-000	Res. for Sp Deposit - LEA Penalty Acct			13,136.27	
03-275-56-040-000	Res. for Sp Deposit - Recycling Program			16,986.00	
03-286-56-052-000	Res. for Sp Deposit - Storm Recovery Res			653,037.98	
03-286-56-054-000	Reserve for CDBG			9,521.00	
TOTALS FOR	DEDICATED TRUST	0.00	0.00	702,331.46	702,331.46
04-101-01-001-007	Cash - General Capital			0.00	672,277.10
04-215-16-032-000	VARIOUS CAPITAL IMPROVEMENTS			2,923.18	
04-215-17-023-000	Various Capital Improvements			72,140.00	
04-215-22-006-000	Ord 22-06 Various Capital Improvements-			2,200.00	
04-215-23-017-000	Ord 23-17 Various Capital Improvements			30,147.50	
04-215-24-018-000	Ord 24-18 Various Capital Improvements			564,866.42	
TOTALS FOR	CAPITAL	0.00	0.00	672,277.10	672,277.10

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
06-101-01-001-008	Cash - Water Operating			0.00	151,565.74
06-201-55-501-020	Water Operating - Other Expenses	80,839.86			
06-203-55-501-020	(2025) Water Operating - Other Expenses		68,920.00		
06-286-55-006-001	Overpayments			1,805.88	
TOTALS FOR	Water Operating	80,839.86	68,920.00	1,805.88	151,565.74
07-101-01-001-009	Cash - Water Capital			0.00	97,891.20
07-215-24-028-000	Ord 24-28 Various Water Improvements			41,981.20	
07-215-25-035-000	Ord 25-35 Various Water Improvements			55,910.00	
TOTALS FOR	Water Capital	0.00	0.00	97,891.20	97,891.20
09-101-01-001-010	Cash - Parking Operating			0.00	28,615.21
09-201-55-501-020	Parking - Other Expenses	9,869.43			
09-203-55-501-020	(2025) Parking - Other Expenses		18,745.78		
TOTALS FOR	PARKING UTILITY	9,869.43	18,745.78	0.00	28,615.21
12-101-01-001-012	Cash - Animal Control			0.00	4,453.04
12-260-05-019-001	Due to State of NJ (Dept. of Health)			266.40	
12-286-56-028-000	Reserve for Animal Shelter Expenditures			4,186.64	
TOTALS FOR	Animal Control	0.00	0.00	4,453.04	4,453.04
13-101-01-001-013	Cash - S.U.I.			0.00	1,303.03
13-286-56-029-000	Reserve for Expenditures - S.U.I.			1,303.03	
TOTALS FOR	S.U.I	0.00	0.00	1,303.03	1,303.03
16-101-01-001-014	Cash - Section 8			0.00	3,000.00
16-286-56-030-000	Reserve - Section 8 Housing Program			3,000.00	
TOTALS FOR	Section 8	0.00	0.00	3,000.00	3,000.00

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
22-101-01-001-017	Cash - Sewer Operating			0.00	665.18
22-201-55-501-020	Sewer - Other Expenses	665.18			
TOTALS FOR	SEWER OPERATING	665.18	0.00	0.00	665.18
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25-101-01-001-018	Cash - Ice Arena Capital			0.00	24,450.00
25-215-25-038-000	Various Improvements to the Cleary Anderson Arena			24,450.00	
TOTALS FOR	Ice Arena Utility Capital	0.00	0.00	24,450.00	24,450.00
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Total to be paid from Fund 01 CURRENT ACCOUNT	1,048,016.58
Total to be paid from Fund 03 DEDICATED TRUST	702,331.46
Total to be paid from Fund 04 CAPITAL	672,277.10
Total to be paid from Fund 06 Water Operating	151,565.74
Total to be paid from Fund 07 Water Capital	97,891.20
Total to be paid from Fund 09 PARKING UTILITY	28,615.21
Total to be paid from Fund 12 Animal Control	4,453.04
Total to be paid from Fund 13 S.U.I	1,303.03
Total to be paid from Fund 16 Section 8	3,000.00
Total to be paid from Fund 22 SEWER OPERATING	665.18
Total to be paid from Fund 25 Ice Arena Utility Capital	24,450.00

	2,734,568.54

Checks Previously Disbursed

2962	ELEVATOR MAINTENANCE CORP.	PO# 2601254	2026 Crescent Deck Elevator Repa	6,800.00	3/10/2026
4299	BORGATA	PO# 2600962	W-30 -- Hotel Reservations for	448.00	3/06/2026
2026019	Aetna Account -127037246	PO# 2600233	Payments to Insurance Providers	1,046,735.63	2/02/2026
2026020	MONTCLAIR BOARD OF EDUCATION	PO# 2600258	Montclair Board of Education Lev	5,693,668.00	2/09/2026
2026021	MONTCLAIR BOARD OF EDUCATION	PO# 2600258	Montclair Board of Education Lev	5,693,668.00	2/23/2026
2026022	PASSAIC VALLEY SEWERAGE	PO# 2600760	Passaic Valley Sewer Payments	1,490,423.20	2/02/2026
2026023	FP MAILING SOLUTIONS	PO# 2600231	Postage for Municipal, Police, &	1,000.00	2/11/2026
2026024	Aetna Account -127037246	PO# 2600233	Payments to Insurance Providers	1,002,961.31	3/05/2026
2026025	DTCC	PO# 2600257	2026 Debt Service - Type I Schoo	1,815,000.00	3/02/2026
2026026	DTCC	PO# 2600257	2026 Debt Service - Type I Schoo	75,512.50	3/02/2026
2026027	DTCC	PO# 2600257	2026 Debt Service - Type I Schoo	1,235,000.00	3/02/2026

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
2026028	DTCC	PO# 2600257	2026 Debt Service - Type I Schoo	157,800.00	3/02/2026
2026029	New Jersey Infrastructure Bank	PO# 2601292	2026 Debt Service - NJIB SEWER	15,366.54	2/02/2026
2026030	New Jersey Infrastructure Bank	PO# 2601292	2026 Debt Service - NJIB SEWER	6,215.63	2/02/2026
2026031	New Jersey Infrastructure Bank	PO# 2601292	2026 Debt Service - NJIB SEWER	675.00	2/02/2026
2026032	New Jersey Infrastructure Bank	PO# 2601292	2026 Debt Service - NJIB SEWER	13,034.50	2/02/2026
2026033	New Jersey Infrastructure Bank	PO# 2601292	2026 Debt Service - NJIB SEWER	1,338.38	2/02/2026
2026034	New Jersey Infrastructure Bank	PO# 2601292	2026 Debt Service - NJIB SEWER	352.50	2/02/2026
2026035	New Jersey Infrastructure Bank	PO# 2601293	2026 Debt Service - NJIB Water	9,338.86	2/02/2026
2026036	New Jersey Infrastructure Bank	PO# 2601293	2026 Debt Service - NJIB Water	920.00	2/02/2026
2026037	New Jersey Infrastructure Bank	PO# 2601293	2026 Debt Service - NJIB Water	270.00	2/02/2026
2026038	State of NJ - DEP	PO# 2601311	2026 Debt Service - Green Trust	7,015.54	3/06/2026
2026039	MONTCLAIR BOARD OF EDUCATION	PO# 2600258	Montclair Board of Education Lev	5,693,668.00	3/09/2026
2026040	MONTCLAIR BOARD OF EDUCATION	PO# 2600258	Montclair Board of Education Lev	5,693,668.00	3/23/2026

29,660,879.59

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT ACCOUNT	28,115,696.98	1,048,016.58	29,163,713.56
Fund 03 DEDICATED TRUST		702,331.46	702,331.46
Fund 04 CAPITAL		672,277.10	672,277.10
Fund 06 Water Operating	10,976.86	151,565.74	162,542.60
Fund 07 Water Capital		97,891.20	97,891.20
Fund 09 PARKING UTILITY	6,800.00	28,615.21	35,415.21
Fund 12 Animal Control		4,453.04	4,453.04
Fund 13 S.U.I		1,303.03	1,303.03
Fund 16 Section 8		3,000.00	3,000.00
Fund 22 SEWER OPERATING	1,527,405.75	665.18	1,528,070.93
Fund 25 Ice Arena Utility Capital		24,450.00	24,450.00
BILLS LIST TOTALS	29,660,879.59	2,734,568.54	32,395,448.13

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Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution authorizing the award of a Non-Fair and Open Contract to Eastern Armored Car Services, Inc. for Township transportation services

ATTACHMENTS:

Resolution authorizing the award of a Non-Fair and Open Contract to Eastern Armored Car Services, Inc. for Township transportation services
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR
RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN
CONTRACT TO EASTERN ARMORED CAR SERVICES, INC. FOR TOWNSHIP
TRANSPORTATION SERVICES

March 17, 2026

WHEREAS, the Township of Montclair has identified a need for secured delivery and pick-up of cash and checks for bank deposits; and

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of goods and services in aggregation with outstanding current contracts, for this vendor exceed \$17,500 over a twelve-month period; and

WHEREAS, the anticipated term of this contract is two (2) years and with one option to extend the contract for one (1) year at the sole discretion of the Township as approved by the governing body; and

WHEREAS, Eastern Armored Services, Inc., Trenton, NJ 08650 has provided a proposal indicating they will provide the goods and services in the amount to exceed \$35,000.00 per year; and

WHEREAS, Eastern Armored Services, Inc has completed and submitted a Business Entity Disclosure Certification which certifies that Eastern Armored Services, Inc. has not made any reportable contributions to a political or candidate committee in the Township of Montclair in the previous one year, and that the contract will prohibit Eastern Armored Services, Inc. from making any reportable contributions through the term of the contract, and

WHEREAS, the Chief Financial Officer has certified that funds are available in account number 01-201-20-133-200 in the amount not to exceed \$35,000.00 to cover the cost of this contract for the first year; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of Montclair, in the County of Essex that the Township authorizes the Township Manager to execute an Agreement/Purchase Order with Eastern Armored Services, Inc. as described herein; and,

BE IT FURTHER RESOLVED that the total amount of this Agreement shall not exceed \$35,000.00 for one year subject to the appropriation of sufficient funds in the year 2026 temporary/adopted municipal budget, otherwise the contract cannot exceed the amount available for the year 2026 and the succeeding years temporary/adopted municipal budget; and

BE IT FURTHER RESOLVED that the initial term of this contract is two (2) years and with option to extend the contract for one option to extend the contract for two (2) year at the sole discretion of the Township as approved by the governing body; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution. and,

BE IT FURTHER RESOLVED that the above documents shall be available for public inspection at the office of the Township Clerk during regular business hours; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed once in the official newspaper of the Township of Montclair.



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

Chief Financial Officer
Director of Finance

CERTIFICATION OF FUNDS

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

PURPOSE OF CONTRACT

TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET

ACCOUNT NUMBER (S)

NAME AND ADDRESS OF COMPANY

Joe Monzo

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

Date:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution for budget transfers. 2025 Appropriation Reserves

ATTACHMENTS:
[Resolution for budget transfers 2025 Appropriation Reserves](#)

**R-25-
TOWNSHIP OF MONTCLAIR**

RESOLUTION FOR BUDGET TRANSFERS 2025 APPROPRIATION RESERVES

March 17, 2026

WHEREAS, transfers between appropriation reserves are permitted by N.J.S.A. 40A:4-59 during the first three (3) months of the next succeeding fiscal year; and

WHEREAS, certain 2025 appropriation reserves are expected to be insufficient to meet expenditure requirements for 2025 liabilities, and certain 2025 appropriation reserves have funds available to offset these expenditure requirements;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair (not less than two-thirds of the full membership thereof affirmatively concurring (5)) that the transfers listed below, between 2025 appropriation reserves, be made:

From:

Human Resources S&W	\$ 50,000.00
Administration – Finance S&W	\$ 30,000.00
Accounting & Treasury S&W	\$100,000.00
Information Technology OE	\$ 50,000.00
Administration – Planning OE	\$100,000.00
Liability Insurance	\$100,000.00
Group Health Insurance	\$100,000.00
Street Repairs S&W	\$ 50,000.00
Recycling S&W	\$100,000.00
Shade Tree OE	\$ 50,000.00
Nursing Services S&W	\$ 50,000.00
Parks/Rec/Cultural Affairs OE	\$ 50,000.00
Recreation Programs OE	\$ 50,000.00
Dump Fees OE	<u>\$ 50,000.00</u>

Total **\$930,000.00**

To:

Storm Clearance OE	\$ 930,000.00
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Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution for emergency appropriation N.J.S.A. 4A-20 extending the temporary budget resolution

ATTACHMENTS:

[Resolution for emergency appropriation N.J.S.A. 4A-20 extending the temporary budget resolution](#)

**R-25-
TOWNSHIP OF MONTCLAIR**

RESOLUTION FOR BUDGET TRANSFERS 2025 APPROPRIATION RESERVES

March 17, 2026

WHEREAS, transfers between appropriation reserves are permitted by N.J.S.A. 40A:4-59 during the first three (3) months of the next succeeding fiscal year; and

WHEREAS, certain 2025 appropriation reserves are expected to be insufficient to meet expenditure requirements for 2025 liabilities, and certain 2025 appropriation reserves have funds available to offset these expenditure requirements;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair (not less than two-thirds of the full membership thereof affirmatively concurring (5)) that the transfers listed below, between 2025 appropriation reserves, be made:

From:

Human Resources S&W	\$ 50,000.00
Administration – Finance S&W	\$ 30,000.00
Accounting & Treasury S&W	\$100,000.00
Information Technology OE	\$ 50,000.00
Administration – Planning OE	\$100,000.00
Liability Insurance	\$100,000.00
Group Health Insurance	\$100,000.00
Street Repairs S&W	\$ 50,000.00
Recycling S&W	\$100,000.00
Shade Tree OE	\$ 50,000.00
Nursing Services S&W	\$ 50,000.00
Parks/Rec/Cultural Affairs OE	\$ 50,000.00
Recreation Programs OE	\$ 50,000.00
Dump Fees OE	<u>\$ 50,000.00</u>

Total **\$930,000.00**

To:

Storm Clearance OE	\$ 930,000.00
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Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution of Support from Local Governing Body authorizing the Sustainable Jersey Grant Application

ATTACHMENTS:

[Resolution of Support from Local Governing Body authorizing the Sustainable Jersey Grant Application](#)

TOWNSHIP OF MONTCLAIR

RESOLUTION OF SUPPORT FROM LOCAL GOVERNING BODY AUTHORIZING THE SUSTAINABLE JERSEY GRANT APPLICATION

March 17, 2026

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, Montclair Township recognizes the importance of preserving biodiversity and promoting sustainability within the community; and

WHEREAS, pollinator populations, crucial for the health of ecosystems and agricultural productivity, are facing decline due to habitat loss, pesticide use, and climate change; and

WHEREAS, native plants play a vital role in supporting pollinators and local wildlife, and can require less maintenance than traditional lawns; and

WHEREAS, traditional lawns dominated by non-native grass species require significant resources such as water, fertilizers, and pesticides, contributing to environmental degradation and harming local ecosystems; and

WHEREAS, transitioning to native plants in lawns and gardens can reduce the need for chemical inputs, conserve water, improve soil health, and enhance overall biodiversity; and

WHEREAS, the establishment of a native plant garden in Montclair Township would provide residents with a tangible example of sustainable landscaping practices and serve as an educational resource for the community; and

WHEREAS, Montclair Township previously received funding through a Sustainable Jersey grant to establish the Crescent Deck Native Plant Garden, which serves as a demonstration site for sustainable landscaping and pollinator habitat; and

WHEREAS, Montclair Township is now applying for an additional \$2,000 Sustainable Jersey Small Grant to expand the Crescent Deck Native Plant Garden with additional native plantings that will enhance pollinator habitat, increase biodiversity, and strengthen the garden's value as a community education resource; and

WHEREAS, this expansion will further support residents in transitioning to native plant-based landscapes and advance the Township's broader environmental stewardship and sustainability goals; and

WHEREAS, Montclair Township is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants Program; and

NOW THEREFORE, the Mayor and Council of the Township of Montclair, State of New Jersey, should apply for the aforementioned Grant; and

BE IT THEREFORE RESOLVED, that the Mayor and Council of the Township of Montclair, State of New Jersey, authorize the submission of the aforementioned Sustainable Jersey Grant.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

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

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution authorizing refund of escrow account balances for the Department of Planning & Community Development.

ATTACHMENTS:

[Resolution authorizing refund of escrow account balances for the Department of Planning & Community Development](#)

R-26-

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING REFUND OF ESCROW ACCOUNT BALANCES

February 24, 2026

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

WHEREAS, the Planning Department has determined that the applicants' corresponding Project is substantially complete and has transferred ownership and therefore the balance of the Escrow can be released to the new owner; and

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

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

SCHEDULE A

App. Number	Name of Applicant	Name of W9 Form	Refund Amount
2937	Yoel Borgenicht	Yoel Borgenicht	\$898.75
2951	224 Lorraine LLC	224 Lorraine LLC	\$3800.00



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Police Department

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution to apply for the Safe and Secure Communities Grant Program

ATTACHMENTS:

[Resolution to apply for the Safe and Secure Communities Grant Program](#)

TOWNSHIP OF MONTCLAIR

**A RESOLUTION APPROVING PARTICIPATION WITH THE GRANT PROGRAM ADMINISTERED BY
NJ DEPARTMENT OF LAW & PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL**

March 17, 2026

WHEREAS, the Council of the Township of Montclair wishes to apply for funding of approximately \$45,150.00 with a local match of Fringe Benefits for the proposed total project cost of \$479,056.54 pursuant to the State of New Jersey, Department of Law and Public Safety, Office of the Attorney General Safe and Secure Communities Grant Program; and

WHEREAS, the grant under the 2026 Safe and Secure Communities Grant Program (26-0713) would be effective from February 10, 2026 to February 9, 2027; and

WHEREAS, the Mayor and Council of the Township of Montclair has reviewed the accompanying application and has approved said request; and

WHEREAS, the project is a joint effort between the Department of Law and Public Safety and the Township of Montclair for the purpose described in the application.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Montclair in the county of Essex that:

1. As a matter of public policy, the Township of Montclair wishes to participate to the fullest extent possible with the Department of Law and Public Safety and is authorized to accept the Subaward.
2. The Attorney General will receive funds on behalf of the applicant.
3. The Office of the Attorney General shall be responsible for the receipt and review of the applications for said funds.
4. The Office of the Attorney General shall initiate allocations to each applicant as authorized.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution awarding a Non-Fair and Open Professional Services Contract with DeFeo Associates a solid waste and recycling collection system review

ATTACHMENTS:

[Resolution awarding a Non-Fair and Open Professional Services Contract with DeFeo Associates a Solid Waste and Recycling Collection System Review](#)

R-26-XXX
TOWNSHIP OF MONTCLAIR

**RESOLUTION AWARDING A NON-FAIR AND OPEN PROFESSIONAL SERVICES
CONTRACT WITH DEFEO ASSOCIATES TO CONDUCT A SOLID WASTE AND
RECYCLING COLLECTION SYSTEM REVIEW STUDY**

March 17, 2026

WHEREAS, the Township of Montclair seeks to conduct an operational and economic review of its solid waste and recycling collection system to ensure efficient, cost-effective, and sustainable service delivery; and

WHEREAS, DeFeo Associates, 15 Washington Valley Road, Warren, New Jersey 07059, an environmental consulting firm submitted a proposal dated February 24, 2026, outlining a review study of Montclair's solid waste and recycling collection system ("Proposal"); and

WHEREAS, the Proposal includes a Phase I review consisting of research and data gathering, operational and financial analysis, data analysis, and planning recommendations, culminating in a final written report and up to two presentations of findings; and

WHEREAS, the Administration recommends awarding a non-fair and open contract to DeFeo Associates pursuant to N.J.S.A. 19:44A-20.5 for a term of one year in an amount not to exceed \$27,500.00; and

WHEREAS, DeFeo Associates has completed and submitted a Business Entity Disclosure Certification which certifies that DeFeo Associates has not made any reportable contributions to a political or candidate committee in the Township of Montclair in the previous one year, and that the contract will prohibit DeFeo Associates from making any reportable contributions throughout the term of the contract; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in Account No. _____ in the amount of \$27,500.00 for a one-year term; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Montclair, County of Essex, State of New Jersey, authorizes the Township Manager to enter into a contract with DeFeo Associates for Phase I of the Solid Waste and Recycling Collection System Review in an amount not to exceed \$27,500.00 for a one-year term and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and,

BE IT FURTHER RESOLVED that the above documents shall be available for public inspection at the office of the Township Clerk during regular business hours; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed once in the official newspaper of the Township of Montclair.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution authorizing Amendment No. 1 of a Non-Fair and Open Professional Services Contract with Baseline Architecture P.C.

ATTACHMENTS:

[Resolution authorizing Amendment No. 1 of a Non-Fair and Open Professional Services Contract with Baseline Architecture P.C.](#)

R-26-XXX
TOWNSHIP OF MONTCLAIR

**RESOLUTION AUTHORIZING AMENDMENT NO. 1 OF A NON-FAIR AND OPEN
PROFESSIONAL SERVICES CONTRACT WITH BASELINE ARCHITECTURE PC**

March 24, 2026

WHEREAS, in August 2025, the Township of Montclair entered into a professional service contract with Baseline Architecture, P.C., 133 Watchung Avenue, Montclair, New Jersey 07042, in the amount of \$24,000 for architectural services related to an occupancy feasibility study for the Township's Municipal Offices, Municipal Court, and Police Department; and

WHEREAS, the services included the preparation of a preliminary space planning analysis to evaluate occupancy and operational feasibility for the Township facilities; and

WHEREAS, during the study, additional revisions to the preliminary space planning layouts are necessary in order to incorporate updated departmental requirements and operational considerations; and

WHEREAS, the Township now requires additional professional services consisting of one (1) revision to the preliminary space planning layouts for the Municipal Offices, Municipal Court, and Police Department; and

WHEREAS, Baseline Architecture, P.C. has the expertise and familiarity with the project to perform these additional services in an efficient and timely manner; and

WHEREAS, the Administration recommends awarding a non-fair and open contract to Baseline Architecture PC pursuant to N.J.S.A. 19:44A-20.5 for a term of one year in an amount not to exceed \$27,500.00; and

WHEREAS, Baseline Architecture, P.C. has completed and submitted a Business Entity Disclosure Certification which certifies that Baseline Architecture, P.C. has not made any reportable contributions to a political or candidate committee in the Township of Montclair in the previous one year, and that the contract will prohibit Baseline Architecture, P.C. from making any reportable contributions throughout the term of the contract, and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in Account No. _____ in the amount of \$6,500.00, for a revised total contract amount not to exceed \$30,500.00 for a one-year term; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Montclair, County of Essex, State of New Jersey, authorizes the Township Manager to enter into a contract and amendment with Baseline Architecture, P.C. to include additional architectural services consisting of one (1) revision to the preliminary space planning layouts for the Municipal Offices, Municipal Court, and Police Department; in the amount of \$6,500.00, for a revised total contract amount not to exceed \$30,500.00 for a one-year term and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and,

BE IT FURTHER RESOLVED that the above documents shall be available for public inspection at the office of the Township Clerk during regular business hours; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed once in the official newspaper of the Township of Montclair.



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TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution appointing a member to the Planning Board

ATTACHMENTS:
[Resolution appointing a member to the Planning Board](#)

*Sponsors: Deputy Mayor Andersen
Councilor D'Amato*

*This item was tabled to February 10, 2026 then to February 24, 2026 and then
again March 17, 2026*

R-26

TOWNSHIP OF MONTCLAIR

RESOLUTION APPOINTING A MEMBER TO THE PLANNING BOARD

February 10, 2026

BE IT RESOLVED by the Mayor and Council of the Township of Montclair, in the County of Essex, that the following person is appointed to the Planning Board to the position and for the term indicated:

Term Type	Name	Member Class	Effective Date	Term End Date
Unexpired	Nicole Wallace	Alternate No. 2	February 24, 2026	December 31, 2027



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution appointing members to the Civil Rights Commission

ATTACHMENTS:
[Resolution appointing members to the Civil Rights Commission](#)

This item was tabled to February 10, 2026 then to February 24, 2026 and then again March 17, 2026

**R-26
TOWNSHIP OF MONTCLAIR**

RESOLUTION APPOINTING MEMBERS TO THE CIVIL RIGHTS COMMISSION

January 27, 2026

BE IT RESOLVED by the Mayor and Council of the Township of Montclair, in the County of Essex, that the following persons are appointed to the Civil Rights Commission for the terms indicated:

Term Type	Name	Member Class	Effective Date	Term Ends
Regular*	Reubena Spence	Regular	January 1, 2026	December 31, 2028
Regular*	Madeline Gale	Regular	January 1, 2026	December 31, 2028
Regular*	Kevin Allen	Regular	January 1, 2026	December 31, 2028
Regular*	Leslie Brown	Regular	January 1, 2026	December 31, 2028
Regular*	Sol Demefack	MHS Student	July 1, 2025	June 30, 2026
Regular	Marcia Almeida	Regular	February 24, 2026	December 31, 2028
Regular	Ayanna Nelson	MSU Student	February 24, 2026	June 30, 2026

**indicates re-appointment*



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution appointing members to the Parks and Recreation Advisory Committee

ATTACHMENTS:

[Resolution appointing members to the Parks and Recreation Advisory Committee](#)

*Sponsors: Mayor Baskerville
Councilor Toler*

This item was tabled to February 10, 2026 then to February 24, 2026 and then again March 17, 2026

**R-26
TOWNSHIP OF MONTCLAIR**

RESOLUTION APPOINTING MEMBERS TO PARKS & RECREATION ADVISORY COMMITTEE

January 27, 2026

BE IT RESOLVED by the Mayor and Council of the Township of Montclair, in the County of Essex, that the following persons are appointed to the Parks & Recreation Advisory Committee for the terms indicated:

Term Type	Name	Member Class	Effective Date	Term Ends
Regular*	William Scott	Regular	January 1, 2026	December 31, 2028
Regular*	Marcia Almeida	Regular	January 1, 2026	December 31, 2028
Regular*	John Cronogue	Regular	January 1, 2026	December 31, 2028
Regular*	Janet Shapiro	Regular	January 1, 2026	December 31, 2028
Regular*	Tonja Isola	Regular	January 1, 2026	December 31, 2028

**indicates re-appointment*



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: March 17, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Resolution

AGENDA SECTION: **NEW BUSINESS RESOLUTION(S)**

SUBJECT: Resolution appointing members to the Housing Commission

ATTACHMENTS:
[Resolution appointing members to the Housing Commission](#)

Sponsors: Mayor Baskerville
Councilor Toler

This item was tabled to February 10, 2026 then to February 24, 2026 and then again March 17, 2026

It was reported on February 10, 2026 that Harold Simon and Celeste Castle no longer wished to serve on the Housing Commission.

**R-26
TOWNSHIP OF MONTCLAIR**

RESOLUTION APPOINTING MEMBERS TO THE HOUSING COMMISSION

January 27, 2026

BE IT RESOLVED by the Mayor and Council of the Township of Montclair, in the County of Essex, that the following persons are appointed to the Housing Commission to the positions and for the terms indicated:

Term Type	Name	Member Class	Effective Date	Term End Date
Regular*	Harold Simon	Regular	January 1, 2026	December 31, 2029
Regular*	Wendy McNeil	Regular	January 1, 2026	December 31, 2029
Regular*	Celeste Castle	Regular	January 1, 2026	December 31, 2029
Regular*	Alan Cohen	Regular	January 1, 2026	December 31, 2029

**indicates re-appointment*