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

TOWNSHIP COUNCIL REGULAR MEETING
August 11, 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.*

5:30 PM OPEN SESSION Pledge of Allegiance Roll Call

SWEARING-IN

Township Attorney
Probationary Firefighters

EXECUTIVE SESSION

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

- Acquisition of Real Property
- Attorney Client Privilege (Affordability Controls)
- Personnel

7:00 PM APPROVAL OF MINUTES

There have been presented to the Council the minutes of July 14, 2026. Are there any corrections or additions? Motion to adopt.

PUBLIC COMMENT

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

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

A. **Pending Ordinance O-26-27**: An ordinance amending Chapter 327 Section 41 (Vehicles and Traffic) of the Code of the Township of Montclair, New Jersey, to redefine and amend the list of special parking zones
B. **Pending Ordinance O-26-28**: Fully funded Capital Ordinance providing for various Water Utility Capital Improvements in and by the Township of Montclair, in the County of Essex, New Jersey and appropriating the sum of $3,000,000 from the Water Utility Capital Improvement Fund for the cost thereof
C. **Pending Ordinance O-26-29**: Fully funded Capital Ordinance providing for various Sewer Utility Capital Improvements in and by the Township of Montclair, in the County of Essex, New Jersey and appropriating the sum of $1,500,000 from the Sewer Utility Capital Improvement Fund for the cost thereof
D. **Pending Ordinance O-26-30**: An Ordinance amending Section 15 of Chapter 48 (Township Personnel) Article II (Vacations) of the Township of Montclair, New Jersey to add certain job titles
E. **Pending Ordinance O-26-31**: An Ordinance amending Chapter 153 (Fire Prevention) Article I (Administration and Enforcement) of the Code of the Township of Montclair
F. **Pending Ordinance O-26-32**: An Ordinance amending Section 11.1 of Chapter 153 (Fire Prevention) Article I (Administration and Enforcement) of the Code of the Township of Montclair
G. **Pending Ordinance O-26-33**: An Ordinance to amend Chapter 27 (Fire Department) Article I (General Provisions); Chapter 153 (Fire Prevention) Article I (Administration and Enforcement) Chapter 157 (Fire Safety Act Enforcement)
H. **Pending Ordinance O-26-34**: An Ordinance amending Chapter 3, Administration of Government, of the Code of the Township of Montclair, Essex County, New Jersey
I. **Pending Ordinance O-26-35**: An Ordinance to repeal Chapter 134 Article III (Single Use Food and Beverage Items) due to State Law Preemption
J. **Pending Ordinance O- 26-36**: An Ordinance to Further Amend and Supplement Chapter 51, Article II and Article III of An Ordinance Entitled "Police Department" (Amendment of the Department Composition)

NEW BUSINESS ORDINANCE(S)

K. An Ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of Montclair, New Jersey to clarify administrative agent fees ***Dept of Planning, Zoning, and Community Development***

L. An Ordinance to amend Chapter 202 Land Use Procedures of the Code of the Township of Montclair, New Jersey ***Dept of Planning, Zoning, and Community Development***

M. An Ordinance extending the affordability controls on 4 Washington Street (Block 3110, Lot 1), 33 William Street (Block 1509, Lot 2), 25 William Street (Block 1509, Lot 6) and 43 Glenridge venue (Block 4210, Lot 21) ***Dept of Planning, Zoning, and Community Development***

N. An Ordinance to amend Chapter 341 (Water) Section 341-24 (Meters and Remote Registers) of the Code of the Township of Montclair, New Jersey ***Division of Code Enforcement***

O. An Ordinance adopting a Redevelopment Plan for the Municipal Complex ***Dept of Planning, Zoning and Community Development***

P. An Ordinance amending Chapter 82 (Animals) of the Code of the Township of Montclair, New Jersey ***Division of Code Enforcement***

Q. An Ordinance authorizing the acquisition of property known as 16 Miller Street, Block 3112, Lot 5 ***Dept of Planning, Zoning and Community Development***

R. An Ordinance authorizing assignment and execution of an amendment to Financial Agreement between the Township of Montclair and 65 Church Street Urban Renewal, LLC for a redevelopment project to be developed on Block 2208, Lot 17 ***Dept of Planning, Zoning and Community Development***

DISCUSSION ITEM(S)

1. Noise Ordinance
2. Tree Ordinance

CONSENT AGENDA

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

1. Bills List ***Finance Dept***
2. Resolution authorizing renewal of the Fair and Open Contract with Fire & Safety Services, Ltd for repair and maintenance of Township Fire Apparatus (Bid 23-15) ***Fire Dept***
3. Resolution Awarding Fair and Open Contract to All Hands Fire Equipment, LLC for the Provision of Township Fire Department Fire Protection Equipment in Accordance with NJ State Contract NJSC 21 Food-01685 ***Fire Dept***
4. Resolution authorizing fireworks to be displayed during the St. Sebastian Society Festival ***Fire Dept***
5. Resolution authorizing refund of an escrow account balance ***Department of Community Services***
6. Resolution authorizing award of Fair and Open Contract to Millennium Communications Group, Inc. for the provisions of a comprehensive security system at the Municipal Building in accordance with Bergen County Cooperative Purchasing Contract BC-BID-24-38 ***Office of Information Technology***
7. Resolution authorizing award of Fair and Open Contract to Millennium Communications Group, Inc. for the provisions of Cisco Webex Conference Room Upgrades at Town Hall in accordance with Bergen County Cooperative Purchasing Contract BC-Bid-24-38 ***Office of Information Technology***
8. Resolution authorizing change order #1 to the contract with Millennium Communications Group, Inc. to increase the contract by $6,018.34 for the provision of security solutions at Montclair Township Animal Shelter ***Health Department***
9. Resolution awarding contract for the Town Hall Parking Lot Improvements Project [Bid #26-10] ***Department of Community Services***
10. Resolution awarding contract for the Harrison Avenue Traffic Calming Improvements Phase I Project [bid #26-18] ***Department of Community Services***
11. Resolution awarding contract for the 2026 Municipal Road Maintenance Program Project [Bid 26-17] ***Department of Community Services***
12. Resolution awarding a professional service contract to Artheon, Inc (formerly CME Associates) for licensed site remediation professional services (LSRP) for the Montclair Police Department building located at 647 Bloomfield Avenue ***Department of Community Services***

13. Resolution awarding a Fair and Open Contract to MeterTek Utility Services for installation of water meters with Radio Frequency Meter Interface Units (RFMIU) (Bid 26-16) ***Department of Water & Sewer Utilities***
14. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (National Opioid Settlement Distribution Payment Grant #6) ***Finance Department***
15. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (National Opioid settlement, CVS Payment 4 Grant) ***Finance Department***
16. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (National Opioid settlement, Allergan payment 4 Grant) ***Finance Department***
17. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 ***Finance Department***
18. Resolution rescinding Resolution No. 26-255 Requesting Approval of Items of Revenue and Appropriation Pursuant to N.J.S.A. 40A:4-87 ***Finance Department***
19. Resolution authorizing the award of a contract for three (3) mobile food truck vendor parking spaces for school year 2026-2027 (Bid 26-17) ***Finance Department***
20. Resolution authorizing amendment No. 2 of a Non-Fair and Open Professional Services Contract with Baseline Architecture PC for revised occupancy study of Mills Building Montclair NJ ***Office of the Township Manager***
21. Resolution authorizing the amendment and final/close out of the Fair and Open Professional Service Contract to Cleary Giacobbe Alfieri Jacobs, LLC for Interim Township Attorney for CY 2026 and authorizing a New Contract as Special Counsel to the Law Department through August 31, 2026, ***Law Dept***
22. Resolution authorizing the award of a Non-Fair and Open Contract to Municipal Parking Services, LLC for the Safety Sticks Automated Parking Enforcement Pilot Program ***Montclair Parking Utility***
23. Resolution authorizing In-Kind support to Jazz House Kids, Inc for the 2026 Montclair Jazz Festival ***Office of the Township Manager***
24. Resolution authorizing Change Order #2 to the contract with Northeast Construction Services, LLC for interior renovations of Montclair Senior Hub (Bid 26-05) to increase the contract by $14,489.37 (3.80%) ***Office of the Township Manager***
25. Resolution authorizing Change Order #1 to the contract with Goksu Construction, LLC to increase the contract $39,076.00 (11.90%) for electrical service upgrade to Clary Anderson Arena (Bid 26-07) ***Office of the Township Manager***
26. Resolution authorizing assignment and amendment of redevelopment agreement between the Township of Montclair and 65 Church Street Urban Renewal, LLC for a redevelopment project to be developed on Block 2208, Lot 17 ***Dept of Planning, Zoning and Community Development***

ADJOURNMENT

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Law Department
ITEM TYPE:	Resolution
AGENDA SECTION:	**EXECUTIVE SESSION** Resolution authorizing Executive Session of the Mayor and Council of the Township of Montclair without the public permitting to attend in accordance with N.J.S.A. 10:4-12(b) • Acquisition of Real Property • Attorney Client Privilege (Affordability Controls) • Personnel
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) • Acquisition of Real Property • Attorney Client Privilege (Affordability Controls) • Personnel

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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).

August 11, 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 August 11, 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 _____ _____];*

(X) 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 potential acquisition of Miller Street property];*** and

_____ 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 _____];***

(X) 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 litigation or contract negotiation and/or attorney-client privilege communication is legal update on Affordability Controls];*** and

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

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

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

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

AGENDA ITEM NO. A.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-27**: An ordinance amending Chapter 327 Section 41 (Vehicles and Traffic) of the Code of the Township of Montclair, New Jersey, to redefine and amend the list of special parking zones

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ATTACHMENTS:

Pending Ordinance O-26-27: An ordinance amending Chapter 327 Section 41 (Vehicles and Traffic) of the Code of the Township of Montclair, New Jersey, to redefine and amend the list of special parking zones

Amendments made on July 14, 2026 highlighted in yellow

PENDING ORDINANCE O-26-27
TOWNSHIP OF MONTCLAIR

AN ORDINANCE AMENDING CHAPTER 327 SECTION 41 (VEHICLES AND TRAFFIC) OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY, TO REDEFINE AND AMEND THE LIST OF SPECIAL PARKING ZONES

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS, the Township of Montclair seeks to better manage the limited curb space available in its high demand business district; and

WHEREAS, curbside parking usage patterns, enforcement, parking deck demand, and commercial activity indicate the need to expand the rules and regulations of the Special Parking Zone.

NOW THEREFORE, BE IT ORDAINED and enacted by the Mayor and the Council of the Township of Montclair, County of Essex, State of New Jersey that §327-41be amended to update the regulations regarding the Special Parking Zone and related provisions as described therein is hereby amended and supplemented as follows **(amendments in red and underlined; deletions ~~stricken~~):**

Section 1. Chapter 327-41 is hereby amended as follows;

§ 327-41. Special Parking Zone established.

A Special Parking Meter Zone ("SPZ") for special meter rates as set forth in §327-36(B) is hereby established and shall include all streets, or parts of streets, and ~~public parking lots~~ with existing parking meters and parking kiosks within the area, bounded by and including both sides of the following streets as shown on the attached map:

South Fullerton Avenue from Hawthorne Place to Plymouth Street ~~Bloomfield Avenue~~

Plymouth Street from South Fullerton Avenue to Orange Road

Orange Road from Plymouth Street to Bloomfield Avenue

Bloomfield Avenue from Orange Road to Valley Road

Valley Road from Bloomfield Avenue to Portland Place

Portland Place from Valley Road to Park Street

Park Street from Portland Place to Munn Street

Munn Street from Park Street to North Fullerton Avenue

North Fullerton Avenue from ~~Bloomfield Avenue~~ Munn Street to Claremont Avenue

Claremont Avenue from North Fullerton Avenue to Greenwood

Avenue Greenwood Avenue from Claremont Avenue to Lackawanna

Plaza Lackawanna Plaza from Greenwood Avenue to Bloomfield

Avenue Gates Avenue from Bloomfield Avenue to Hawthorne Place

Hawthorne ~~Avenue~~ Place from Gates to South Fullerton Avenue

~~§ 327-42. Offenses.~~

~~The following offenses occurring in the Special Parking Zone shall be punishable as provided in § 327-43.~~

~~Montclair Code~~	~~Offense~~	~~Montclair Code Cross-Reference (For Information Only)~~
~~327-42.1~~	~~Forms and contents of permits~~	~~230-13~~
~~327-42.2~~	~~Display of permit~~	~~230-14~~
~~327-42.3~~	~~Day permit - lots~~	~~230-15~~
~~327-42.4~~	~~Rental permit - lots~~	~~230-16~~
~~327-42.5~~	~~Night permit - lots~~	~~230-17~~
~~327-42.6~~	~~Marked spaces - lots~~	~~230-18~~
~~327-42.7~~	~~Night permit - Lloyd Rd. Lot~~	~~230-39~~
~~327-42.8~~	~~Day permit - Lloyd Rd. Lot~~	~~230-40~~
~~327-42.9~~	~~Overnight parking~~	~~327-15~~
~~327-42.10~~	~~On-street permit~~	~~327-15B~~
~~327-42.11~~	~~Prohibited parking~~	~~327-16~~
~~327-42.12~~	~~No stopping or standing (certain streets)~~	~~327-17~~

~~Montclair Code~~	~~Offense~~	~~Montclair Code Cross Reference (For Information Only)~~
~~327-42.13~~	~~Parking prohibited certain hours~~	~~327-18~~
~~327-42.14~~	~~No stopping or standing (Chestnut Street)~~	~~327-19~~
~~327-42.15~~	~~Overtime parking~~	~~327-20~~
~~327-42.16~~	~~Designated loading zones~~	~~327-22C~~
~~327-42.17~~	~~No parking on snow covered streets~~	~~327-25~~
~~327-42.18~~	~~Emergency no parking~~	~~327-26~~
~~327-42.19~~	~~Parking meter~~	~~327-34~~

~~**§ 327-43. Special Parking Zone - violations.**~~

~~Violations of the parking regulations set forth in § 327-42 above occurring in the Special Parking Zone shall be punishable by a fine of not less than $60 and not more than $500. Upon approval of the courts, the penalties for violations of this subsection may be added to the Local Supplemental Violations Bureau Schedule.~~

Section 2. All other provisions of Chapter 327 not amended herein shall remain in full force and effect; and if any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed only to the extent of such conflict; and

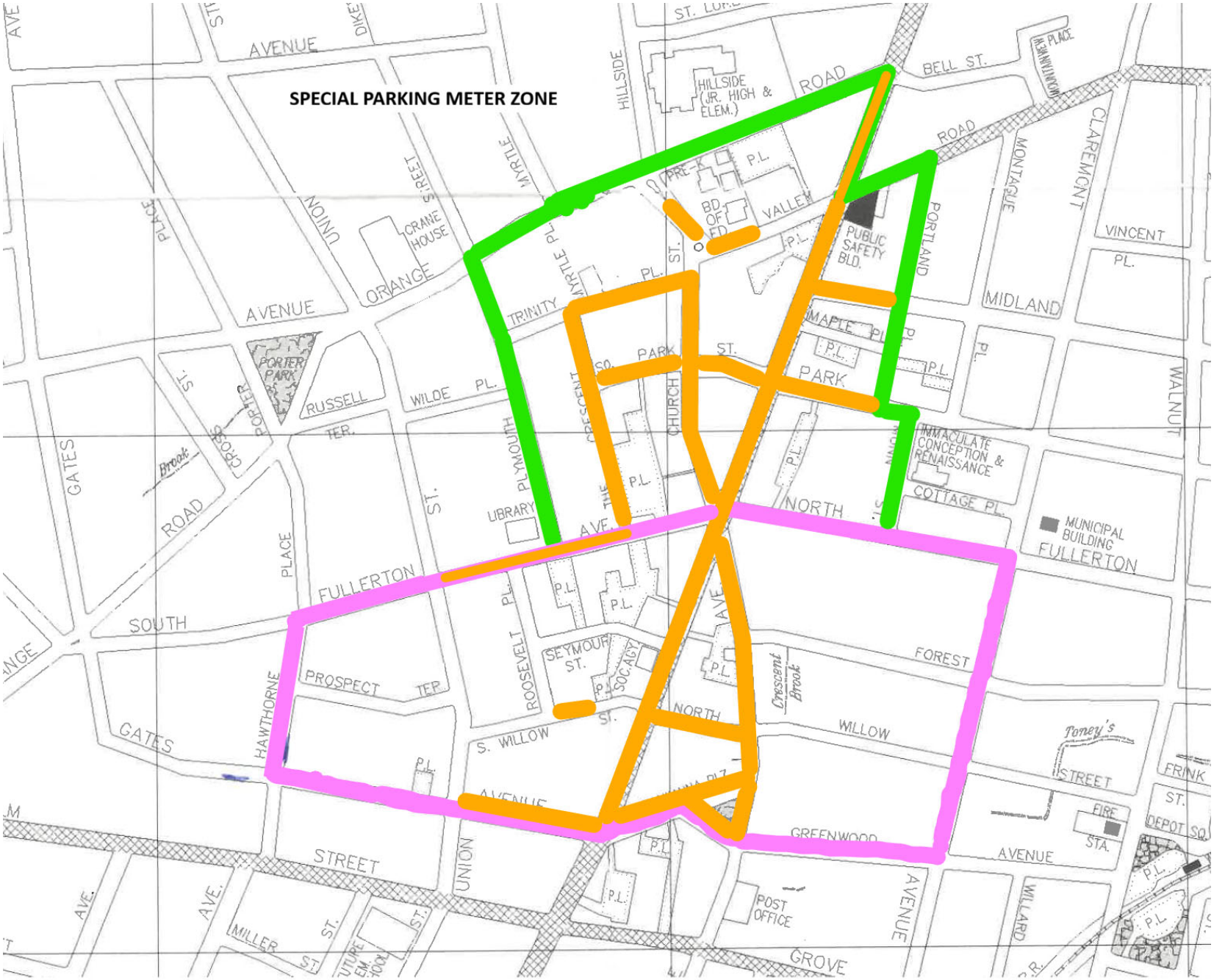
Section 3. Severability
If any section, subsection, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional, such decision shall not affect the remaining portions of this ordinance.

Section 4. Effective Date
This ordinance shall take effect upon final passage and publication as required by law

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-27 introduced as amended by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves
Angelese Bermúdez Nieves, Township Clerk


SPECIAL PARKING METER ZONE
Proposed additional boundary to Special Parking Meter Zone per O-26-27
Existing Special Parking Meter Zone
Metered Spaces

AGENDA ITEM NO. B.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-28**: Fully funded Capital Ordinance providing for various Water Utility Capital Improvements in and by the Township of Montclair, in the County of Essex, New Jersey and appropriating the sum of $3,000,000 from the Water Utility Capital Improvement Fund for the cost thereof

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ATTACHMENTS:

Pending Ordinance O-26-28: Fully funded Capital Ordinance providing for various Water Utility Capital Improvements in and by the Township of Montclair, in the County of Essex, New Jersey and appropriating the sum of $3,000,000

PENDING ORDINANCE O-26-28
TOWNSHIP OF MONTCLAIR

FULLY FUNDED CAPITAL ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, NEW JERSEY AND APPROPRIATING THE SUM OF $3,000,000 FROM THE WATER UTILITY CAPITAL IMPROVEMENT FUND FOR THE COST THEREOF

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS, the Township of Montclair, New Jersey, pursuant to N.J.S.A. 40:14B-1 et seq., owns and operates a water utility as a municipal utility to provide essential services to its residents, businesses, and visitors; and

WHEREAS, under N.J.S.A. 40A:4-45.2, the Township is authorized to appropriate funds for capital improvements within the operating budgets of its utilities to maintain and enhance the infrastructure necessary for the provision of safe and reliable utility services; and

WHEREAS, the Township has identified the need for capital enhancements to the water utility system, including but not limited to infrastructure upgrades, equipment modernization, and system improvements, to ensure their continued reliability, efficiency, and compliance with state and federal regulatory standards; and

WHEREAS, pursuant to N.J.S.A. 40:14B-20, the Township is empowered to undertake capital improvements to its utilities and to fund such improvements through revenues generated by the respective utilities, as provided in their operating budgets; and

WHEREAS, the Township has determined that the costs associated with these capital enhancements can be fully funded through the operating budgets of the water utility, without the need for additional borrowing or the issuance of bonds, consistent with the fiscal responsibility requirements of N.J.S.A. 40A:2-1 et seq.; and

WHEREAS, funding these improvements through the utilities' operating budgets ensures the financial stability of the Township's utility operations while meeting the public health, safety, and welfare needs of the community; and

WHEREAS, the Township Council, pursuant to its authority under N.J.S.A. 40:48-1 to enact ordinances for the management and improvement of municipal utilities, deems it in the best interest of the public to authorize these capital enhancements to support the long-term sustainability and functionality of the water utility.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Montclair, in the County of Essex, New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

Section 1. The several improvements described in Section 2 of this capital ordinance are hereby respectively authorized to be undertaken by the Township of Montclair, in the County of Essex, New Jersey (the "Township") as Water Utility improvements.

Section 2. The several improvements hereby authorized and their respective purposes, the estimated cost of each improvement and the appropriation therefore of each improvement are as follows:

Purpose		**Appropriation & Estimated Cost**
a) Lead Service Line Replacements		$ 750,000.00
b) Pump Stations and Wells - Various pump station and well improvements		$750,000.00
c) Water Supply System		$1,200,000.00
d) Vehicles - Various Water Utility Vehicles		$300,000.00
GRAND TOTAL:		**$3,000,000.00**

Section 3. The aggregate sum of $3,000,000 is hereby appropriated from the Water Utility Capital Improvement Fund of the Township to the payment of the costs of the improvements and acquisitions authorized and described in Section 2 hereof.

Section 4. Said improvements and acquisitions are lawful capital improvements of the Township Water Utility having a period of usefulness of at least five (5) years.

Section 5. The capital budget of the Township conforms with the provisions of this capital ordnance.

Section 6. This Capital Ordinance shall take effect immediately after publication following the final adoption as provided by law.

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-28 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves

Angelese Bermúdez Nieves, Township Clerk

AGENDA ITEM NO. C.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-29**: Fully funded Capital Ordinance providing for various Sewer Utility Capital Improvements in and by the Township of Montclair, in the County of Essex, New Jersey and appropriating the sum of $1,500,000 from the Sewer Utility Capital Improvement Fund for the cost thereof

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ATTACHMENTS:

Pending Ordinance O-26-29: Fully funded Capital Ordinance providing for various Sewer Utility Capital Improvements in and by the Township of Montclair, in the County of Essex, New Jersey and appropriating the sum of $1,500,000

PENDING ORDINANCE O-26-29
TOWNSHIP OF MONTCLAIR

FULLY FUNDED CAPITAL ORDINANCE PROVIDING FOR VARIOUS SEWER UTILITY CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, NEW JERSEY AND APPROPRIATING THE SUM OF $1,500,000 FROM THE SEWER UTILITY CAPITAL IMPROVEMENT FUND FOR THE COST THEREOF

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS, the Township of Montclair, New Jersey, pursuant to N.J.S.A. 40:14B-1 et seq., owns and operates a sewer utility as a municipal utility to provide essential services to its residents, businesses, and visitors; and

WHEREAS, under N.J.S.A. 40A:4-45.2, the Township is authorized to appropriate funds for capital improvements within the operating budgets of its utilities to maintain and enhance the infrastructure necessary for the provision of safe and reliable utility services; and

WHEREAS, the Township has identified the need for capital enhancements to the sewer utility system, including but not limited to infrastructure upgrades, equipment modernization, and system improvements, to ensure their continued reliability, efficiency, and compliance with state and federal regulatory standards; and

WHEREAS, pursuant to N.J.S.A. 40:14B-20, the Township is empowered to undertake capital improvements to its utilities and to fund such improvements through revenues generated by the respective utilities, as provided in their operating budgets; and

WHEREAS, the Township has determined that the costs associated with these capital enhancements can be fully funded through the operating budgets of the sewer utility, without the need for additional borrowing or the issuance of bonds, consistent with the fiscal responsibility requirements of N.J.S.A. 40A:2-1 et seq.; and

WHEREAS, funding these improvements through the utilities' operating budgets ensures the financial stability of the Township's utility operations while meeting the public health, safety, and welfare needs of the community; and

WHEREAS, the Township Council, pursuant to its authority under N.J.S.A. 40:48-1 to enact ordinances for the management and improvement of municipal utilities, deems it in the best interest of the public to authorize these capital enhancements to support the long-term sustainability and functionality of the sewer utility.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Montclair, in the County of Essex, New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

Section 1. The several improvements described in Section 2 of this capital ordinance are hereby respectively authorized to be undertaken by the Township of Montclair, in the County of Essex, New Jersey (the "Township") as Sewer Utility improvements.

Section 2. The several improvements hereby authorized and their respective purposes and the estimated cost of each improvement and the appropriation, therefore, are as follows:

Purpose		**Appropriation & Estimated Cost**
(a) Sanitary Sewer System Improvements		$1,000,000.00
(b) Refurbishing of Manholes		$ 500,000.00
TOTAL		$1**,500,000.00**

Section 3. The aggregate sum of $1,500,000 is hereby appropriated from Sewer Utility Capital Improvement Fund of the Township to the payment of the costs of the improvements and acquisitions authorized and described in Section 2 hereof.

Section 4. Said improvements and acquisitions are lawful capital improvements of the Township Sewer Utility having a period of usefulness of at least five (5) years.

Section 5. The capital budget of the Township conforms with the provisions of this capital ordinance.

Section 6. This Capital Ordinance shall take effect immediately after publication following the final adoption as provided by law.

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-29 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves

Angelese Bermúdez Nieves, Township Clerk

AGENDA ITEM NO. D.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-30**: An Ordinance amending Section 15 of Chapter 48 (Township Personnel) Article II (Vacations) of the Township of Montclair, New Jersey to add certain job titles

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ATTACHMENTS:

Pending Ordinance O-26-30: An Ordinance amending Section 15 of Chapter 48 (Township Personnel) Article II (Vacations) of the Township of Montclair, New Jersey to add certain job titles

PENDING ORDINANCE O-26-30
TOWNSHIP OF MONTCLAIR

AN ORDINANCE AMENDING SECTION 15 OF CHAPTER 48 (TOWNSHIP PERSONNEL) ARTICLE II (VACATIONS) OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY TO ADD CERTAIN JOB TITLES

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS, the Township Manager has determined that Chapter 48-15(C), should be amended to include certain positions within the vacation schedule; and

WHEREAS, the Mayor and Township Council finds that these amendments will ensure that the Township Code accurately reflects the Township's organizational structure; and

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Township of Montclair, County of Essex, State of New Jersey, Chapter 48, Section 15, Paragraph C, is hereby amended to read as follows: **(amendments in red and underlined; deletions ~~stricken~~):**

Section 1
Article II Vacations
§ 48-15. Vacation schedule.

C. The Township Manager, Deputy Manager(s), Director of Finance, Director of Planning and Community Development, Municipal Clerk, Township Attorney, Director of Community Services, Director of Health and Human Services, Director of Recreation and Cultural Affairs, Director Administration, Director of Code Enforcement, Chief Information Officer, Director of Water Bureau and Sewer Utility, Municipal Tax Assessor, Director of Human Resources, Municipal Judge, Director of Complete Streets, Director of Sustainability, Superintendent of Parking and Superintendent of Public Works shall be entitled to 26 days of vacation per year.

Section 2. Repealer
All other provisions of Chapter 48 not amended herein shall remain in full force and effect; and if any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed only to the extent of such conflict.

Section 3. Severability
If any section, subsection, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional, such decision shall not affect the remaining portions of this ordinance.

Section 4. Effective Date
This ordinance shall take effect upon final passage and publication as required by law.

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-30 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves
Angelese Bermúdez Nieves, Township Clerk

AGENDA ITEM NO. E.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-31**: An Ordinance amending Chapter 153 (Fire Prevention) Article I (Administration and Enforcement) of the Code of the Township of Montclair

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ATTACHMENTS:

Pending Ordinance O-26-31: An Ordinance amending Chapter 153 (Fire Prevention) Article I (Administration and Enforcement) of the Code of the Township of Montclair

PENDING ORDINANCE O-26-31
TOWNSHIP OF MONTCLAIR

AN ORDINANCE AMENDING CHAPTER 153 (FIRE PREVENTION) ARTICLE I (ADMINISTRATION AND ENFORCEMENT) OF THE CODE OF THE TOWNSHIP OF MONTCLAIR

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS, the Township of Montclair has determined that Chapter 153 of the Township Code should be updated to reflect current residential smoke detector and carbon monoxide alarm requirements in accordance with State regulations, including N.J.A.C. 5:70-4.19; and

WHEREAS, the proposed amendments establish updated and tiered inspection fees intended to improve cost recovery, operational efficiency, and fairness for larger residential properties; and

WHEREAS, the Mayor and Township Council finds that the proposed amendments will improve compliance with life safety requirements and promote public health, safety, and welfare

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Montclair, County of Essex, State of New Jersey, as follows; (**amendments in** red and underlined**; deletions ~~stricken~~):**

Article I Administration and Enforcement

§ 153-1. Recognized standards and practices.

A. ~~The recognized standards and practices for the prevention of fire, except where they are inconsistent with the Code of the Township of Montclair or with other ordinances of the Township, are hereby declared to be the standard practices and requirements set forth in the BOCA Basic Fire Prevention Code, 1984 Edition~~. Pursuant to Section 11 of the Uniform Fire Safety Act (P.L. 1983, c. 383),[1] the New Jersey Uniform Fire Code shall be locally enforced in the Municipality of the Township of Montclair. Said regulations, standards and practices, requirements and specifications are hereby incorporated in and made part of this chapter as though set forth in full herein. Copies thereof have been filed and shall remain on file and open to public inspection in the office of the Municipal Clerk.

(1) Before the sale of a one- or two-family residence, or the rental, lease, sale, or transfer of any dwelling or dwelling unit, the seller, landlord, owner, or transferor shall obtain from the Montclair Fire Prevention Bureau a Smoke Detector Compliance Certificate certifying that the property complies with the requirements of N.J.A.C. 5:70-4.19 and all applicable provisions of this section.

B. **Maintenance Responsibility.** Owners, sellers, transferrers or lessors of all dwelling units subject to this chapter shall be responsible for the correct installation and maintenance of smoke detectors. ~~The BOCA Fire Prevention Code is hereby amended and supplemented by adding to Section F-408.0, Fire Alarm Systems, a new paragraph F-408.4, Smoke detectors; carbon monoxide detectors and portable fire extinguishers, to read as follows~~:

~~**F-408.4 Smoke detectors; carbon monoxide detectors and portable fire**~~

~~**extinguishers:** Every dwelling unit, room or suite subject to this section shall be provided with a minimum of one approved smoke detector and carbon monoxide detector on each story or level, and one portable fire extinguisher, installed in a manner and location approved by the Fire Prevention Bureau of the Township of Montclair.~~

~~**F-408.4.1** Each dwelling unit in a single-family, two-family or multifamily residence, each guest room or suite in a hotel, motel, rooming house or boardinghouse and each suite or sleeping area in a dormitory shall be subject to the terms of this section.~~

~~No property shall be exempt from the installation of the carbon monoxide detector unless all of the following shall apply:~~

~~(1) The premises shall have no attached parking garage or carport;~~

~~(2) The dwelling units shall be powered and heated by electricity only;~~

~~(3) There are no fuel-burning appliances within the premises; however, if a common area boiler, water heater or similar appliance is present, then all dwelling units adjacent to the common chimney or vent shall install the carbon monoxide detectors within the dwelling unit and the room which houses the appliance.~~

(1) ~~**F-408.4.2**~~ No structure containing a unit, room, suite or area subject hereto shall be sold after the effective date of this section without first having met its requirements. No dwelling unit, room, suite or area subject hereto shall be leased or rented after the effective date of this section without first having met its requirements. In the absence of sale or rental, the owner of any dwelling unit, room, suite or area subject hereto shall comply with the terms of this section ~~no later than April 7, 2003.~~

(2) ~~**F-408.4.3** An approved smoke detector and carbon monoxide detector shall be a photoelectric and/or an ionization type with Underwriters' Laboratories or Factory Mutual Engineering Corporation label affixed to it.~~ Required smoke alarms shall be listed and labeled by Underwriters Laboratories (UL) or another nationally recognized testing laboratory and shall be installed in accordance with N.J.A.C. 5:70-4.19. Smoke alarms may be photoelectric, ionization, or other approved technology."

(3) ~~**F-408.4.4**~~ The installation of smoke detectors and carbon monoxide detectors, either battery-operated or hard wire, shall be made in accordance with the regulations of the Fire Prevention Bureau and the requirements of the manufacturer, both as to the number of detectors needed for the area to be protected and as to the method employed. All such equipment and installations shall comply with regulations established under N.F.P.A. Standard No. 74 and the State Uniform Construction Code Act.

(4) ~~**F-408.4.5** Inspection of smoke detector and carbon monoxide detector and portable fire extinguisher installations prior to the conveyance of title or the leasing, as the case may be, shall be made by the Fire Prevention Bureau and, where appropriate, by the Electrical Subcode Official.~~ Inspections of smoke detector, carbon monoxide

detector, and portable fire extinguisher installations required prior to the conveyance of title, lease, or change of occupancy shall be conducted by the Fire Prevention Bureau or ~~Code Enforcement Officials~~ Housing, Zoning, and Code Enforcement Inspector certified as Fire Inspectors.

(5) ~~**F-408.4.6**~~ It shall be the sole responsibility of the owner to maintain every smoke detector, carbon monoxide detector and portable fire extinguisher in working order after it has been inspected by the Fire Prevention Bureau.

(6) ~~**F-408.4.7**~~ The fee for the ~~placement~~ Transfer of Property Title/Certificate of Compliance and final certification by the Fire Prevention Bureau shall be; ~~$75 for one-family and two-family dwellings, $100 for three- to six-family dwellings, $150 for seven- to fifteen-family dwellings and $225 for over 15 families.~~

(7) ~~**F-408.4.8** The penalty for the violation of any provision of this section shall be a fine not exceeding $1,000 or imprisonment in the county jail for not more than 90 days, or both. Noncompliance as to each dwelling unit, room, suite or area in the same structure shall constitute a separate violation.~~

Property Type	Received>10 Business Days	Received 4-10 Business Days Prior	Received <4 Business Days
One-Family	$115	$140	$165
Two-Family	$135	$170	$180
Three-Family	$180	$190	$200
Four-Family	$200	$210	$220
Mixed-Use	$225	$235	$245

(8) Where a structure contains more dwelling units than those enumerated herein, an incremental fee of $20 per additional unit shall be imposed.

(9) Mixed-use commercial properties containing residential dwelling units shall be charged the applicable mixed-use inspection fee, plus an additional $20 for each residential dwelling unit in excess of four units.

(9) All rental properties shall be required to obtain an inspection for a Certificate of Compliance when a change of occupancy occurs in any rental residential unit. A fee of $75 per unit shall be assessed.

(10) A reinspection fee of $45 shall be assessed for the first reinspection when compliance with N.J.A.C. 5:70-4.19 (smoke and carbon monoxide detectors) is not achieved. Any subsequent reinspection required to verify compliance shall be subject to a fee of $100 per occurrence, enforced at the discretion of the Fire Prevention Inspector/Fire Marshal. The full cost of the inspection will be assessed for no-show.

B. ~~The BOCA Fire Prevention Code is hereby amended and supplemented by adding to Section F-2900.0, General, a new paragraph F-2900.4, Prohibited installations, to read as follows:~~

> ~~**F-2900.4 Prohibited installations:** No tank for the storage of flammable liquids shall be installed in any residential zone as delineated on the Township Zoning Map.~~

C. The penalty for failure to obtain a Smoke Detector Certificate of Compliance in accordance with Chapter 153 shall be no less than $100 and up to $2,000 and/or imprisonment in the county jail for not more than 90 days, or both as determined by a municipal judge. Noncompliance as to each dwelling unit, room, suite or area in the same structure shall constitute a separate violation.

BE IT FURTHER ORDAINED, that all other provisions of Chapter 153 not amended herein shall remain in full force and effect and if any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed only to the extent of such conflict; and

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

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

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-31 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

Angelese Bermúdez Nieves, Township Clerk

AGENDA ITEM NO. F.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-32**: An Ordinance amending Section 11.1 of Chapter 153 (Fire Prevention) Article I (Administration and Enforcement) of the Code of the Township of Montclair

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ATTACHMENTS:

Pending Ordinance O-26-32: An Ordinance amending Section 11.1 of Chapter 153 (Fire Prevention) Article I (Administration and Enforcement) of the Code of the Township of Montclair

PENDING ORDINANCE O-26-32
TOWNSHIP OF MONTCLAIR

AN ORDINANCE AMENDING SECTION 11.1 OF CHAPTER 153 (FIRE PREVENTION) OF THE CODE OF THE TOWNSHIP OF MONTCLAIR

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS, the Township of Montclair is responsible for enforcing the New Jersey Uniform Fire Code and for administering a local fire prevention program through the Montclair Fire Prevention Bureau; and

WHEREAS, the Fire Prevention Bureau has determined that shifting from an inspection-based fee model to an annual registration fee model more accurately aligns with the continuous administrative workload required to maintain occupancy records, process ownership and contact changes, and monitor compliance documentation; and

WHEREAS, the proposed amendments are operationally necessary, fiscally responsible, and do not expand regulatory scope but merely update and modernize fees associated with an already existing enforcement program; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Montclair, County of Essex, State of New Jersey, as follows; (**amendments in** red and underlined**; deletions ~~stricken~~):**

§ 153-11.1. Fees for Certificate of Registration ~~annual on-site inspections~~ of non-life-hazard uses.

A. Certificate of Registration Requirement

(1) The owner of any building, business, structure, premises, or occupancy required to be inspected pursuant to the Uniform Fire Code shall apply to the local enforcement agency no less than annually for a Certificate of Registration issued by the Fire Prevention Bureau/Fire Marshal.

(2) An owner shall submit a completed application within 30 days of receipt of the application form from the Fire Prevention Bureau. Failure to do so shall constitute a violation of this chapter.

(3) The new owner of any property subject to this Chapter shall file an application for a Certificate of Registration with the Fire Prevention Bureau within 30 days of any transfer of ownership, whether by sale, assignment, gift, intestate succession, devise, reorganization, receivership, foreclosure, execution process, or any other means. Failure to comply with this requirement shall constitute a violation of this chapter.

B. Exceptions:

(1) Occupancies required to register with the Division of Community Affairs as Life Hazard Use Groups per the New Jersey Uniform Fire Code N.J.A.C 5:70-2.4

(2) Owner-occupied one and two-family dwellings.

(3) The application shall be accompanied by an annual fee in accordance with the following schedule:

~~The following fee schedule will apply to all annual inspections of non-life-hazard uses performed by the Fire Department:~~

~~A. Fee Schedule~~

(a) Non-life hazard use establishments

Use	Fee
Eating establishments, other than life-hazard uses: 1 to 49 persons seated/take-out only	$55~~30~~
Public assembly buildings: 50 to 99 people other than life-hazard uses	$65~~40~~
Office buildings, other than life-hazard uses: 1 to 7 offices	$65~~40~~
Office buildings, other than life-hazard uses: 8 to 16 offices	$95~~70~~
Office buildings, other than life-hazard uses: 17 or more offices	$195~~70~~
Supermarkets/food marts/grocery stores having less than 10,000 square feet	$115~~90~~
Hardware/appliance/furniture stores having less than 10,000 square feet	$115~~90~~
Retail stores/mercantile buildings having less than 7,000 square feet	$55~~30~~
Retail stores/mercantile buildings having more than 7,000 but less than 10,000 square feet	$95~~70~~
Retail stores/mercantile buildings having 10,000 square feet or more	$195~~70~~
Any other commercial/business occupancy with less than 1,000 square feet	$55~~30~~
Any other commercial/business occupancy with 1,000 to 5,999 square feet	$65~~40~~
Any other commercial/business occupancy with 6,000 to 9,999 square feet	$95~~70~~
Any other commercial/business occupancy with 10,000 square feet or more	$195~~70~~

(b)~~B.~~ Non-life-hazard use (LHU) mixed-use properties.

Use	Fee
Mixed use, commercial/business with less than 3 dwelling units	$95~~70~~
Mixed use, commercial/business with 3 to 7 dwelling units	$115~~90~~
Mixed use, commercial/business with 8 to 17 dwelling units	$195~~70~~
Mixed use, commercial/business with more than 17 dwelling units	$295~~70~~

(c) ~~C.~~ Non-life-hazard use (LHU) multiple-dwelling properties.

Use	Fee
Multiple dwelling with common area having 3 to 7 dwelling units	$110~~70~~
Multiple dwelling with common area having 8 to 16 dwelling units	$130~~90~~

Multiple dwelling with common area having 17 to 25 dwelling units	$210~~170~~
Multiple dwelling with common area having more than 25 dwelling units	~~$~~310~~270~~

C. All fees are due within 30 days of billing.

D. The penalty for failure to obtain a Certificate of Registration in accordance with Chapter 153 shall be no less than $100 and up to $2,000 and/or imprisonment in the county jail for not more than 90 days, or both as determined by a municipal judge. Noncompliance as to each dwelling unit, room, suite or area in the same structure shall constitute a separate violation.

BE IT FURTHER ORDAINED, that all other provisions of Chapter 153 not amended herein shall remain in full force and effect and if any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed only to the extent of such conflict; and

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

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

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-32 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves

Angelese Bermúdez Nieves, Township Clerk

AGENDA ITEM NO. G.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-33**: An Ordinance to amend Chapter 27 (Fire Department) Article I (General Provisions); Chapter 153 (Fire Prevention) Article I (Administration and Enforcement) Chapter 157 (Fire Safety Act Enforcement)

ATTACHMENTS:

Pending Ordinance O-26-33: An Ordinance to amend Chapter 27 (Fire Department) Article I (General Provisions); Chapter 153 (Fire Prevention) Article I (Administration and Enforcement) Chapter 157 (Fire Safety Act Enforcement)

PENDING ORDINANCE O-26-33
TOWNSHIP OF MONTCLAIR

AN ORDINANCE TO AMEND CHAPTER 27 (FIRE DEPARTMENT) ARTICLE I (GENERAL PROVISIONS); CHAPTER 153 (FIRE PREVENTION) ARTICLE I (ADMINISTRATION AND ENFORCEMENT) CHAPTER 157 (FIRE SAFETY ACT ENFORCEMENT)

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS, Chapter 27 Fire Department establishes and administers the Fire Department within the Township; and

WHEREAS, Chapter 153 Fire Prevention establishes the standards and practices for the prevention of fire; and

WHEREAS, Chapter 157 Fire Safety Act Enforcement establishes the position and the duties of a Fire Official; and

WHEREAS, Chapter 121 establishes the composition of the Construction Code Enforcing division which includes Fire Subcode Officials who perform duties under the supervision of the Construction Code Official; and

WHEREAS, establishing the distinct title Fire Marshal will clearly differentiate the designated Fire Prevention Official from the Fire Subcode Official within the Construction Code Enforcing Division; and

WHEREAS, the title Fire Marshal is widely recognized and appropriately reflects the enforcement, investigative, and public safety responsibilities of the position pursuant to N.J.A.C. 5:71-3.2.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Township of Montclair, County of Essex, that Montclair Code Chapter 27 Fire Department § 27-1 (Definitions); Chapter 153 Fire Prevention, Article I Administration and Enforcement; and Chapter 157 Fire Safety Act Enforcement hereby be amended to read as follows:

SECTION 1.
CHAPTER 27 FIRE DEPARTMENT
ARTICLE I General Provisions

§ 27-1. Definitions.
As used in this chapter, the following terms shall have the meanings indicated:

CHIEF — The Chief of the Fire Department of the township.

DEPARTMENT — The Fire Department of the township.

FIRE MARSHAL- A person certified by the Commissioner of the Department of Community Affairs and appointed or designated as the Fire Official to direct the enforcement of the New Jersey Uniform Fire Safety Act by the appointing authority of a local enforcing agency, who shall be the Township Manager. Also known as Fire Official.

MEMBERS or MEMBERS OF THE DEPARTMENT — All regular and probationary members of the Fire Department of the township irrespective of rank or duty.

OFFICER — A member of the Department of the rank of Lieutenant or higher. PHYSICIAN or DEPARTMENT PHYSICIAN — The Physician appointed by the township.

REGULAR MEMBER or REGULAR MEMBERS OF THE DEPARTMENT — All members of the Fire Department irrespective of rank or duty, except probationary fire fighters.

RULES AND REGULATIONS or ADMINISTRATIVE RULES AND REGULATIONS — The administrative rules and regulations promulgated by the Township Manager as provided in this article.

TOWNSHIP MANAGER — The Township Manager of the Township of Montclair.

SECTION 2.
CHAPTER 153 FIRE PREVENTION
Article I Administration and Enforcement

153-1 [NO CHANGE]
153-2 [NO CHANGE]

§ 153-3. Enforcement by Fire Marshal ~~Chief~~.

A. It shall be the duty of the ~~Chief of the Fire Department or~~ Fire Marshal ~~Official~~ of the Township, under the supervision of the Chief of the Fire Department ~~hereinafter in this chapter referred to as the "Fire Marshal"~~ to enforce all laws and ordinances relating to:

(1) The prevention of fires.
(2) The storage and use of explosives and flammables.
(3) The installation and maintenance of private fire alarm systems and fire-extinguishing equipment.
(4) The maintenance and regulation of fire escapes.
(5) The means and adequacy of exit in case of fire from all buildings and other places in which persons work, live or congregate for any purpose.
(6) It shall also be the duty of the ~~Fire Chief or~~ Fire Official to investigate the cause, origin and circumstances of fires.

§ **153-4 Designation of Inspectors.**

The Fire Chief or Fire Marshal may designate as inspectors such members of the Fire Department,

including Code Enforcement Officers assigned to the Fire Department, as he or she shall deem necessary from time to time to aid him or her in the enforcement of this chapter and in making of the inspections required herein. Such inspectors shall be under the supervision of the Fire Marshall.

SECTION 3.
CHAPTER 157 FIRE SAFETY ACT ENFORCEMENT

§ 157:4 Designation of Fire official
The local enforcement of the Uniform Fire Safety Act (P.L. 1983, c. 383), and [1]the New Jersey Uniform Fire Code shall be under the direct supervision of the Fire Marshal who shall be appointed by the Township Manager.

§ 157-5 ~~Appointment of inspectors and employees.~~ [DELETE]
~~Such inspectors and other employees as may be necessary in the local enforcement of the Uniform Fire Safety Act shall be appointed by the Township Manager and assigned by the Fire Chief. Such inspectors and employees shall be under the supervision of the fire official.~~

SECTION 4.
All other provisions not amended herein shall remain in full force and effect and any Ordinances and parts thereof conflicting herewith be, and the same hereby are, repealed to the extent of such inconsistency.

SECTION 5. If any section, paragraph subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this Ordinance shall be deemed to be valid and effective.

SECTION 6. This Ordinance shall be effective twenty (20) days after final passage and publication as prescribed by law.

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-33 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves
Angelese Bermúdez Nieves, Township Clerk

AGENDA ITEM NO. H.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-34**: An Ordinance amending Chapter 3, Administration of Government, of the Code of the Township of Montclair, Essex County, New Jersey

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ATTACHMENTS:

Pending Ordinance O-26-34: An Ordinance amending Chapter 3, Administration of Government, of the Code of the Township of Montclair, Essex County, New Jersey

PENDING ORDINANCE O-26-34
TOWNSHIP OF MONTCLAIR

AN ORDINANCE AMENDING CHAPTER 3, ADMINISTRATION OF GOVERNMENT, OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS, the Township of Montclair ("Township") has determined that changes to the Township Code concerning the organization of Township Departments is required to ensure efficient, orderly and effective operation of the Township's Departments; and

WHEREAS, the Township has determined that it is in the best interests and appropriate to amend Chapter 3 of the Code;

NOW, BE IT ORDAINED by the Mayor and Council of the Township of Montclair, in the County of Essex, as follows: [deleted language stricken; New Language underscored and in red]

SECTION 1.

Article VI Administrative Organization

§ 3-21 Departments.

There shall be the following administrative departments under the direct administrative control of the Manager:

A. Office of the Manager.

B. Department of Finance.

C. Department of Police.

D. Department of Fire.

E. Department of ~~Community Services~~ **Public Works.**

F. Department of Health and Human Services.

G. Department of Planning and Development.

H. Department of Recreation and Cultural Affairs.

I. Department of ~~Administration, Code Enforcement and Environmental Affairs~~ **Housing Services.**

J. Department of Utilities.

K. Montclair Parking Utility.

L. Department of Complete Streets

M. Clary Anderson Ice Arena Utility

N. Department of Sustainability

§3-22- Organization [no change]

§3-23 Allocation of Functions [no change]

SECTION 2.

Article VII Office of the Manager

§ 3-24 Chief administrative official; qualifications; office organization.

A. [no change]

B. Within the office of the Manager, there shall be the following functions:

(1) Budget.

(2) ~~Human Resources~~ Communications program.

(3) ~~Data processing/ information systems~~ Human Resources program.

(4) ~~Civil defense and disaster control~~ Information Technology.

(5) Office of Emergency Management.

(6) Purchasing.

§ 3-25 [no change]

§ 3-26 [no change]

§3-27 [no change]

§ 3-28 ~~Civil Defense and Disaster Control Director~~ Office of Emergency Management.

The Manager shall be the ~~Civil Defense and Disaster Control Director~~ **Emergency Management Coordinator by title but may designate deputy emergency management coordinators as necessary.**

SECTION 3.

Article X Department of Fire

§ 3-35 [no change]

§ 3-36 Functions.

The Department shall perform or supervise all appropriate functions associated with:

A. Fire fighting.

B. Fire prevention and Code Enforcement.

1. Code Enforcement Officers are hereby authorized to perform all duties related to New Jersey Uniform Fire Code, housing, property maintenance, zoning, and local municipal code.

C. Rescue services in cooperation with any organized rescue squad.

D. Communication systems.

E. Custodial maintenance of fire facilities.

§ 3-36 [no change]

SECTION 4.

Article XIA Department of Housing Services. ~~Administration, Code Enforcement and Environmental Affairs~~

§ 3-40.1 [no change]

§ 3-40.2 Functions.

The Department shall perform or supervise all appropriate functions associated with:

A. Home Improvement Program, including the Township's Affordable Housing Trust Fund ~~administration of a centralized system of risk management, liability exposure control, and damage claims control~~.

B. The Montclair Housing Authority (Administration of the Section 8 Housing Program). ~~Enforcement of codes adopted by the Township related to housing and property maintenance, environmental sanitation, and quality of life.~~

C. The Rent Control Program. ~~The A centralized system of promoting environmentally responsible practices in municipal operations, as well as supporting and promoting such practices by other local public entitles and throughout the community by private businesses, organizations and citizens.~~

D. The Construction Code Enforcement Office. ~~Such other administrative or centralized services as may be assigned by the Township Manager~~.

E. Homeless and Unhoused services.

§ 3-40.3 [no change]

SECTION 5.

Article XI Department of Public Works ~~Community Services~~

§ 3-38 [No change]

§ 3-39 Functions.

The Department shall perform or supervise all appropriate functions associated with:

A. ~~Central~~ Engineering **Division** ~~Services~~**.**

B. Roads Division for the maintenance, construction**, repair** and reconstruction of **municipal** streets, roads, storm sewers, **and** drainage ~~and parking~~ facilities, including the installation, maintenance and repair of all municipal traffic signals, signs and street markings, and the clearance and plowing of snow and storm debris.

C. Motor Pool Division for the maintenance of automotive equipment **and machinery.**

D. ~~Repair and maintenance of traffic signals and installation, repair and maintenance of signs and street markings.~~Sanitation Division for the collection and disposal of all municipal solid waste and ~~refuse collection,~~ recycling, including ~~and disposal and~~ leaf collection.

E. ~~Refuse collection, recycling and disposal and leaf collection~~. **Building Maintenance Division for the** custodial, maintenance and repair of all municipal ~~public~~ buildings and facilities ~~and other public buildings~~.

F. Custodial, maintenance and repair of public facilities and other public buildings.

G. ~~Street leaf and snow removal.~~**Parks and Community Forestry Division for the** ~~Park and public grounds development and~~ **maintenance of all municipal parks, playgrounds, sports fields, swimming pools, and the planting, care, maintenance and removal, if necessary, of all municipal shade trees.**

~~H. Park and public grounds development and maintenance~~

~~**I.** All public tree planting, care and removal.~~

~~**J.** Enforcement of construction codes and subcodes.~~

§ 3-40 [no change]

SECTION 6. All parts of the Township Code not so amended heretofore remain in full force and effect and any Ordinances and parts thereof conflicting herewith be, and the same hereby are, repealed to the extent of such inconsistency.

SECTION 7. If any section, paragraph subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision,

clause or provision so adjudged, and the remainder of this Ordinance shall be deemed to be valid and effective.

SECTION 8. This Ordinance shall be effective twenty (20) days after final passage and publication as prescribed by law.

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-34 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves

Angelese Bermúdez Nieves, Township Clerk

AGENDA ITEM NO. I.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-35**: An Ordinance to repeal Chapter 134 Article III (Single Use Food and Beverage Items) due to State Law Preemption

---

ATTACHMENTS:

Pending Ordinance O-26-35: An Ordinance to repeal Chapter 134 Article III (Single Use Food and Beverage Items) due to State Law Preemption

PENDING ORDINANCE O-26-35
TOWNSHIP OF MONTCLAIR

ORDINANCE TO REPEAL CHAPTER 134 ARTICLE III SINGLE USE FOOD AND BEVERAGE ITEMS DUE TO STATE LAW PREEMPTION

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS the Township of Montclair has enacted Ordinance No. O-24-36 on December 17, 2024, and which was codified into the Township of Montclair Code as Chapter 134, Article III, Single Use Food and Beverage Items; and

WHEREAS recent developments in state law, specifically legislation S3195 & A.5157 ("Skip the Stuff") signed into law by Governor Murphy on or about January 20, 2026 have established that this newly-enacted state law codified at N.J.S.A. 13:1E-99.134a, *et seq.* with an effective date of August 1, 2026 preempts local regulation in this field; and

WHEREAS the Mayor and Council of the Township of Montclair hereby recognize the necessity of it and all of its residents and businesses to comply with state law; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the governing body of a municipality may make amend repeal and enforce such ordinances not contrary to the laws of this State or of the United States as it may deem necessary and proper for the good government, order and protection of person and property and as may be necessary to carry into effect the powers and duties conferred and imposed by state statute or by any law;

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Township of Montclair, County of Essex, State of New Jersey, Chapter 134, Article III is hereby amended to read as follows:

Section 1.
Article III Single entitled "Single Use Food and Beverage Items" of Chapter 134 of the Code of the Township of Montclair shall be and hereby is repealed in its entirety as it is expressly preempted by State law, codified at N.J.S.A. 13:1E-99.134a, *et seq.*

Section 2. All sections of the Township Code not amended nor inconsistent with the repeal of Chapter 134, Article III shall remain in full force and effect.

Section 3.
Any ambiguities in this Ordinance of repeal shall be construed in accordance with state law.

Section 4.
In the event any section, part or provision of this Ordinance shall be held unconstitutional or is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the fullest extent possible.

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

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-35 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves

Angelese Bermúdez Nieves, Township Clerk

AGENDA ITEM NO. J.

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Clerk
ITEM TYPE:	Ordinance
AGENDA SECTION:	PENDING ORDINANCE(S)/SECOND READING [OPEN HEARING] I am going to open the public hearing without objection. Â Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Â Without objection I am closing the hearing.
SUBJECT:	**Pending Ordinance O-26-36**: An Ordinance to Further Amend and Supplement Chapter 51, Article II and Article III of An Ordinance Entitled "Police Department" (Amendment of the Department Composition)

ATTACHMENTS:

Pending Ordinance O-26-36: An Ordinance to Further Amend and Supplement Chapter 51, Article II and Article III of An Ordinance Entitled "Police Departmentâ€ (Amendment of the Department Composition)

PENDING ORDINANCE O-26-36
TOWNSHIP OF MONTCLAIR

AN ORDINANCE TO FURTHER AMEND AND SUPPLEMENT CHAPTER 51, ARTICLE II AND ARTICLE III OF AN ORDINANCE ENTITLED "POLICE DEPARTMENT" (AMENDMENT OF THE DEPARTMENT COMPOSITION)

July 14, 2026 (date of introduction)
August 11, 2026 (date of public hearing)

WHEREAS, the Township of Montclair ("Township") has determined that changes to the Township Code concerning the Police Department composition is required to ensure efficient, orderly and effective operation of the Township's Police Department; and

WHEREAS, the Township has determined that it is in the best interests to authorize the appointment of Special Law Enforcement Officers to assist the police officers of the Police Department and to neither replace nor substitute for regular police officers.

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

SECTION 1.

Article II. Establishment and Organization

§ 51-6 Continuation of Department; composition.

The paid Police Department as heretofore established is hereby continued. The Department shall be composed of one Chief, and not more than two Deputy Chiefs, fine Captains, 11 Lieutenants, 14 Sergeants, 120 patrol officers, such Special Law Enforcement Officers as provided in Article III of Chapter 51, and such probationary officers and other personnel as the Manager from time to time may determine are essential to be appointed under this chapter in order to meet the police needs of the Township.

SECTION 2.

Article III. Special and Deputy Police and Civilian Employees.

§ 51-12 Appointment and authority of special police.

A. (1) The Manager, after investigation and report by the Chief as to qualifications, [**may appoint for one-year terms persons to be known as "special police." Special police shall be vested with special police authority in accordance with the rules and regulations. They shall take the oath of office prescribed for members of the Department. They shall wear an authorized badge at all times while on duty**.] may appoint special law enforcement officers in such numbers and classifications as set forth in this section, except that Class 2 special law enforcement officers shall not exceed 25% of the total number of regular officers employed by the Township, or a minimum of 2, whichever is greater. Special law enforcement officers shall be appointed by the Township Manager for terms not exceeding one year but may be reappointed as

needed and as permitted by law. Special law enforcement officers may be removed during their appointment period, for cause and after an adequate hearing, unless their appointment was for 4 months or lesser, in which case the appointment may be revoked without cause and without a hearing. The special law enforcement officers shall carry out their duties and responsibilities under the direct supervision of the Chief of Police, or, in the absence of a chief, the highest-ranking officer in charge of the department, and their powers, rights and duties shall be specifically defined by the Chief of Police or the highest-ranking officer in charge of the department. The powers, rights and duties, however, shall immediately cease at the expiration of the term for which they were appointed, or upon revocation of their appointment.

(2) In accordance with the Special Law Enforcement Officers Act, N.J.S.A. 40A:14-146.8 – 146.18, there shall be three classifications of special law enforcement officers based upon the duties to be performed by the officers, as follows:

(a) Class 1. Officers of this class shall be authorized to perform routine traffic details, spectator control and similar duties. Class 1 officers are hereby authorized to issue summonses for disorderly persons and petty disorderly persons' offenses, violations of municipal ordinances and violations of N.J.S.A. Title 39. The use of a firearm by an officer of this class shall be strictly prohibited, and no Class 1 officer shall be assigned any duties which may require carrying or use of a firearm.

(b) Class 2. Officers of this class shall be authorized to exercise full powers and duties similar to those of a permanent, regularly appointed full-time police officer. The use of a firearm by Class 2 officers may be permitted under the conditions set forth in N.J.S.A 40A:14-146.11 and 146.14.

(c) Class 3. Officers of this class shall be authorized to exercise full powers and duties similar to those of a permanent, regularly appointed full-time police officer while providing security at a public or nonpublic school. While on duty within the Township, a Class 3 officer may respond to offenses or emergencies off school grounds if they occur in the officer's presence while traveling to a school facility but otherwise shall not be dispatched or dedicated to any assignment off school property. The use of a firearm by Class 3 officers may be permitted under the conditions set forth in N.J.S.A 40A:14-146.11 and 146.14. Class 3 officers are not eligible for health care benefits from the Township or enrolled in any State-administered retirement system.

(3) No person shall be appointed as a special law enforcement officers unless he/she is a citizen of the United States; is able to read, write and speak the English language; is physically qualified and of good moral character, and has not been convicted of any crime. In addition to the aforementioned qualifications, no person shall be appointed as a Class 3 officer unless the person (1) is a retired law enforcement officer who is less than 65 years of age; (2) had served as a duly qualified, fully trained, full-time officer in any law enforcement position eligible for participation in the Police and Firemen's Retirement System or in any federal or bi-state enforcement agency, or as a member of the State Police and was separated from that prior service in good standing, as defined by N.J.S.A. 14-146.10g; (3) is physically capable of performing the functions of the position, determined in accordance with the Police Training Commission guidelines; (4) possesses a Police Training Commission Basic Police Officer Certification, State Police Academy Certification, or other proof a basic police training approved by the Police Training Commission; (5) has completed the training course for safe schools resource officers; and (6) is hired in a part-time capacity. Every special law enforcement officer shall be fingerprinted, and his/her fingerprints shall be filed with the Division of the State Police and the Federal Bureau of Investigation. Reports shall be made by the Chief of Police or, in the absence of a chief, the highest-

ranking officer in charge of the department, to the Township Manager concerning the eligibility and qualifications of any person proposed to be appointed a special law enforcement officer.

B. Special police shall be [**divided into two classes, in accordance with the rules and regulations, to be known as "Class A" and "Class B," respectively. Class A special police shall be**] paid by the Township in accordance with the Township's Salary Ordinance. [**Class B special police shall be paid by their respective employers, not by the Township**.]

SECTION 3. Repealer

All Ordinances and parts thereof conflicting herewith be, and the same hereby are, repealed.

SECTION 4. Severability

If any section, paragraph subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this Ordinance shall be deemed to be valid and effective.

SECTION 5. Effective Date

This Ordinance shall be effective upon passage and publication as required by law.

New language appears as underlined.
Language to be eliminated is **bolded** in [brackets].

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-26-36 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

Angelese Bermúdez Nieves, Township Clerk

AGENDA ITEM NO. K

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Planning, Zoning, and Community Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	NEW BUSINESS ORDINANCE(S)
SUBJECT:	An Ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of Montclair, New Jersey to clarify administrative agent fees

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ATTACHMENTS:

An Ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of Montclair, New Jersey to clarify administrative agent fees

PENDING ORDINANCE O-26-

TOWNSHIP OF MONTCLAIR

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

August 10, 2026 (date of introduction)

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

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

WHEREAS, the Township of Montclair's Fourth Round Housing Element and Fair Share Plan promotes an affordable housing program pursuant to P.L. 2024, c.2, which amended the Fair Housing Act (N.J.S.A. 52:27D-301, *et. seq.*); and

WHEREAS, the modal affordable housing ordinance promulgated by the Fair Share Housing Center establishes that a affordable housing ordinances should include information regarding payment of fees by owners/developers to cover the costs of administrative agent details per the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented;

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

Chapter 65. Affordable Housing.

§65-4.1 Administrative Agent

A. The Township of Montclair shall designate or approve, for each project or program within its Fair Share Plan, an administrative agent to administer the affordable housing program and/or affordable units in accordance with the requirements of the Act, the Dispute Resolution Program, and N.J.A.C. 5:99-7.

B. The fees for administrative agents shall be paid as follows:

   (1) Administrative agent fees related to rental units shall be paid by the developer/owner.

   (2) Administrative agent fees related to initial sale of units shall be paid by the developer.

   (3) Administrative agent fees related to resales shall be paid by the seller of the affordable home.

(4) Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.

(5) The fee schedule shall be posted annually on the Township website.

C. The administrative agent shall administer and enforce the affordability controls set forth in this subchapter, which actions are reviewable by the Municipal Housing Liaison pursuant to N.J.S.A. 52:27D-321. The primary responsibility of the administrative agent is to ensure that the restricted units under administration are sold or rented, as applicable, only to very-low-, low-, and moderate-income households. The administrative agent shall also fulfill the requirements and responsibilities identified at N.J.A.C. 5:99-7.

(1) Pursuant to N.J.A.C. 5:99-7.2, the administrative agent shall have the authority to discharge and release any or all instruments, as set forth at N.J.A.C. 5:80-26 appendices, filed of record to establish affordability controls.

(2) In order to ensure the orderly transfer of control responsibility form a municipality to an administrative agent, from one administrative agent to another administrative agent, or other transfer, the procedures for changing administrative agents as outlined at N.J.A.C. 5:99-7.4 must be followed.

D. The administrative agent's enforcement responsibility for implementing such practices and procedures may not be delegated or otherwise transferred to any other party, except to a successor administrative agent. Anything in this subchapter to the contrary notwithstanding, the Agency and DCA each may, in its discretion, contract with for-profit and nonprofit organizations to carry out delegated administrative agent functions, provided, however, that in any such case the Agency or DCA shall maintain primary responsibility for the delegated functions.

E. In addition to those listed at N.J.A.C. 5:99-7.2, administrative agent practices and procedures include, but are not limited to, the following:

(1) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit be offered, or in any other way committed, to any person other than a household duly certified to the unit by the administrative agent;

(2) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificate set forth at N.J.A.C. 5:80-26 Appendix D-3, J, or K;

(3) Working with the MHL to ensure that affordable housing opportunities are posted to the New Jersey Housing Resource Center pursuant to N.J.S.A. 52:27D-321.3 through 321.6, including, if necessary, levying fines for noncompliance and requiring new lotteries;

(4) Sending annual mailings to all owners of affordable dwelling units, reminding them of the following requirements:

(a) If the unit is owner-occupied, that the unit may be resold only to a household that has been approved in advance and in writing by the administrative agent;

(b) That no sale of the unit will be lawful, unless approved in advance and in writing by the administrative agent, and that no sale may be for a consideration greater than the maximum permitted resale price, as determined by the administrative agent;

(c) That no refinancing, equity loan, secured letter of credit, or any other mortgage obligation or debt secured by the unit may be incurred except as approved in advance, in writing, by the administrative agent, and that at no time will the administrative agent approve any debt that would make the total of all such debt exceed 95 percent of the then-applicable maximum permitted resale price;

(d) That the owner of the unit shall at all times maintain the unit as their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year;

(e) That, except as set forth at D(4)(h) below, at no time may the owner of the unit lease or rent the unit to any person or persons, except on a short-term hardship basis, as approved in advance, in writing, by the administrative agent;

(f) That the maximum permitted rent chargeable to affordable tenants must be mailed to tenants in accordance with E(1) below;

(g) Copies of all leases or lease renewal agreements for affordable rental units must be submitted annually to the administrative agent;

(h) If the affordable unit is a two-family home, that the owner may lease the rental unit only to certified households approved, in writing, by the administrative agent, may charge rent no greater than the maximum permitted rent as determined by the administrative agent, and shall submit for written approval of the administrative agent copies of all proposed leases prior to having them signed by any prospective tenant; and

(i) That no improvements may be made to any unit that would affect its bedroom configuration, except as provided at N.J.A.C. 5:80-26.10(a) and in any event, that no improvement made to the unit will be taken into consideration to increase the maximum permitted resale price, except for improvements approved in advance, in writing, by the administrative agent;

(5) Securing from the Township lists of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back into or sell their unit;

(6) Establishing a program for diverting unlawful rent payments to the Township's affordable housing trust fund or other appropriate municipal fund approved by the Department. For purposes of this subsection, unlawful rent payments means:

(a) All rent monies paid by a person who has not been duly certified in accordance with the provisions at N.J.A.C. 5:80-26.17;

(b) All rent paid by a person or persons renting an ownership unit from an owner who has moved out of their unit illegally;

(c) Rent paid by a lawful tenant in excess of amounts permitted by law; and

(d) Rent paid to an affordable unit owner who is claiming a hardship, when the owner has not received prior authorization from the administrative agent as provided for at N.J.A.C. 5:80-26.8(a); and

(7) Establishing a rent-to-equity program, to be implemented in situations where an affordable unit owner has unlawfully rented their unit, and where the tenant has entered into a tenancy without knowledge of its unlawful nature. Under such a rent-to-equity program, the tenant, including the immediate family of the tenant, shall be given an opportunity to purchase the unit from the affordable unit owner, and the affordable unit owner shall be compelled to sell the unit to the tenant, with the total of all rent paid to the owner being credited to the tenant as down payment money paid to the affordable unit owner. Anything in this subchapter to the contrary, notwithstanding, any person offered a unit under such a rent-to-equity program must first be certified as eligible pursuant to N.J.A.C. 5:80-26.17.

AGENDA ITEM NO. L

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Planning, Zoning, and Community Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	NEW BUSINESS ORDINANCE(S)
SUBJECT:	An Ordinance to amend Chapter 202 Land Use Procedures of the Code of the Township of Montclair, New Jersey

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ATTACHMENTS:

An Ordinance to amend Chapter 202 Land Use Procedures of the Code of the Township of Montclair, New Jersey

PENDING ORDINANCE O-26-
TOWNSHIP OF MONTCLAIR
AN ORDINANCE TO AMEND CHAPTER 202. LAND USE PROCEDURES OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY

August 11, 2026 (date of introduction)

BE IT ORDAINED by the Mayor and Council of the Township of Montclair, in the County of Essex, that Section 202-27 of the Township Code (Escrow Deposits) be and is hereby amended and supplemented as follows:

§ 202-27. Escrow deposits.

A. No change.

B. Scope of reimbursed services. The Township shall be entitled to be reimbursed for the review of applications, both as to completeness and as to content; for the review and preparation of documents, such as, but not limited to, drafting resolutions, developer's agreements and necessary correspondence with the applicant or the applicant's professionals. Prior to and as a condition of an application being considered complete, an applicant shall submit to the Township of Montclair, to be held in escrow, the amount indicated below. Where more than one fee category applies, the fee shall equal the total of the fees required for each type of application requested.

(1) Subdivisions.

(a) Concept plans: $250.

(b) Minor subdivision: $ 2,000.

(c) Preliminary plat of a major subdivision: $2,000, plus $200 per lot.

(d) Final plat of a major subdivision: 1/2 of preliminary fee.

(e) Amendment to approved plats: 1/2 of escrow fee.

(f) Lot line adjustments: $1,000.

(2) Site plans.

(a) Concept plans: $250.

(b) Minor site plan: $$1,500.

(c) Preliminary site plan: $2,500, plus $200 per dwelling unit (residential), or plus $100 per 1,000 square feet of building area or portion thereof (nonresidential).

(d) Final site plan: 50% of preliminary site plan escrow deposit.

(e) If an applicant submits a preliminary and final site plan to be processed simultaneously, the applicant must file the appropriate fees as set forth in Subsection B2(c) and (d) of this section.

(f) Amendments to approved site plans: 1/4 of escrow fee.

(3) Conditional use permit: $1,000.

(4) Variances and appeals.

(a) Applications pursuant to N.J.S.A. 40:55D-70(a), (b) and (c) for multifamily and nonresidential development: $750 for the first variance and $250 for each additional variance.

(b) Applications pursuant to N.J.S.A. 40:55D-70(a), (b) and (c) for one- and two-family homes: $750.

(c) Use variance application pursuant to N.J.S.A. 40:55D-70(d): $1,500.

(5) New or expanded parking lots (for multifamily and nonresidential development): $2,000.

(6) New or expanded residential parking areas with five or fewer parking spaces: $1,000.

(7) Applications requiring Board Engineer review: $1,000750.

(8) Telecommunications.

(a) Applications for macrocell wireless telecommunications antenna and equipment: $5,000.

(b) Applications for small cell wireless telecommunications facilities: $5,000 per new small cell wireless facility, including any new pole, cabinet, tower, antenna or support structure (collectively or individually "small cell wireless facility"), as applicable, and $500 per alteration, expansion, or modification to an existing small cell wireless facility.

(9) Request for an interpretation of the Zoning Ordinance or other special questions: $1,500.

(10) Appeal from an administrative decision: $1,500.

(11) Historic Preservation Commission certificate of appropriateness:

(a) Conceptual: $150.

(b) Facade improvement: $500.

(c) Signage, awnings and awning recoverings: $150.

(d) Site plan: $800.

(e) Wireless telecommunications and equipment: $500.

(12) Zone change: $1,500.

(13) Historic preservation advisory review: $250.

C. Demolition application review: $1,000.

AGENDA ITEM NO. M

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Planning, Zoning, and Community Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	NEW BUSINESS ORDINANCE(S)
SUBJECT:	An Ordinance extending the affordability controls on 4 Washington Street (Block 3110, Lot 1), 33 William Street (Block 1509, Lot 2), 25 William Street (Block 1509, Lot 6) and 43 Glenridge Avenue (Block 4210, Lot 21)

ATTACHMENTS:

An Ordinance extending the affordability controls on 4 Washington StreetÂ (Block 3110, Lot 1), 33 William Street (Block 1509, Lot 2), 25 William Street (Block 1509, Lot 6) and 43 Glenridge Avenue (Block 4210, Lot 21)

PENDING ORDINANCE O-26-

TOWNSHIP OF MONTCLAIR

ORDINANCE EXTENDING THE AFFORDABILITY CONTROLS ON 4 WASHINGTON STREET (BLOCK 3110, LOT 1), 33 WILLIAM STREET (BLOCK 1509, LOT 2), 25 WILLIAM STREET (BLOCK 1509, LOT 6), AND 43 GLENRIDGE AVENUE (BLOCK 4210, LOT 21)

August 11, 2026 (date of introduction)

WHEREAS, municipalities within the State of New Jersey are required by the Fair Housing Act, N.J.S.A. 52:27D-301 et, seq. as amended by P.L. 2024, c.2, (hereinafter the "Act") to provide for their fair share of housing that is affordable to households of low- or moderate-income in order to meet the regional need for affordable housing in accordance with the provisions of the Act; and

WHEREAS, the process for extending or releasing existing affordable units from the affordability controls was initially established by the Council on Affordable Housing ("COAH") when COAH adopted its first affordable control regulations in July of 1989; and

WHEREAS, municipal powers and authority to adopt economic regulations for the provision of housing prices for the benefit of the public has also been recognized by the New Jersey Home Rule Act, N.J.S.A. 40:48-1 et seq., for years before COAH's 1989 regulations; and

WHEREAS, specifically in Inganamort v. Borough of Fort Lee, 62 N.J. 521, 537-38 (1973), the New Jersey Supreme Court held municipalities have the power and authority to adopt local ordinances, including local economic regulations, to regulate and control rents as a legitimate exercise of the police powers delegated to municipalities by the legislature under N.J.S.A. 40:48-2 of the New Jersey Home Rule Act, and which such legal authority the Supreme Court reaffirmed when it decided Hutton Park Gardens v. West Orange Town Council, 68 N.J. 543, 552 (1975); and

WHEREAS, in S. Burlington Cnty. NAACP v. Twp. of Mount Laurel, 67 N.J. 151 (1975) ("Mount Laurel I"), the New Jersey Supreme Court determined that municipalities, in the exercise their delegated police powers, must make realistically

possible an appropriate variety and choice of housing, including housing for the region's low- and moderate-income population, in order to promote public health, safety, and the general welfare; and

WHEREAS, in amending the Act in 2024, the Legislature included additional provisions at N.J.S.A. 52:27D-311k and N.J.S.A. 52:27D-321 of the Act, confirming and protecting the authority of municipalities to extend the affordability controls on existing affordable units within the municipality in order to preserve the municipality's affordable housing stock to assure that a sufficient supply of housing opportunities remain available for low- and moderate-income households; and

WHEREAS, the Act also authorized the New Jersey Housing and Mortgage Finance Agency ("HMFA"), in consultation with the Department of Community Affairs ("DCA"), to promulgate the latest round of rules regarding the extension or release of affordable units from affordability controls; and

WHEREAS, in December 2025, the HMFA adopted updated rules for the establishment and administration of affordability controls on affordable housing in this State, which are set forth at Title 5, Chapter 80, subchapter 26 of the New Jersey Administrative Code (N.J.A.C. 5:80-26.1 et seq.), known as the Uniform Housing Affordability Control (UHAC) regulations; and

WHEREAS, the UHAC regulations establish the minimum applicable period(s) of time in which the ownership, sale, use and rental of such affordable housing is to remain restricted to low- and moderate-income households, otherwise known as "Affordability Control Period(s)" or "Control Period(s)", and set forth the method and manner in which a municipality is permitted to exercise its right to release or extend the Control Period(s) on affordable units within the municipality; and

WHEREAS, pursuant to N.J.A.C. 5:80-26.1, the UHAC regulations apply to all restricted affordable units in the Township regardless of the date on which the affordable units were created; and

WHEREAS, such legal authority in a municipality now explicitly includes the power and right of a municipality to extend the affordability controls on the municipality's existing affordable rental housing stock; and

WHEREAS, when the HMFA adopted the amendments to the UHAC in 2025, the HMFA explained in its responses to public comments, in relevant part, that:

- "[t]he Agency supports the right of municipalities to invest in existing affordable housing units to unilaterally extend affordability controls, as such extensions serve as a critical mechanism in maintaining the State's stock of affordable units[;]" and

- "[t]he adopted rules affirm municipalities' right to extend affordability controls and ensure that those units receive reinvestment, so that they are usable for another generation of affordable households. The adopted rules confirm that such units are not only affordable, but that they are also adequate in terms of size and safety and are administered according to new and existing legislation[;]" and

- "[t]he Agency recognizes the importance of maintaining the State's stock of affordable housing, the financial restrictions faced by municipalities, and the need for reinvestment in affordable rental units to ensure that they not only remain affordable, but also safe and comfortable for habitation. The minimum contribution amounts set forth at N.J.A.C. 5:80-26.12(h)7 reflect these important, but often competing, goals[;]" and

- "[t]he Agency additionally notes that municipalities amend their zoning ordinances and permit building types and density they would not otherwise be allowed in order to fulfill their constitutional obligation to provide affordable housing. Developers benefit from these adjustments, as they are allowed to build within desirable locations and housing markets they may otherwise be unable to access. In exchange for this access, which is a direct result of the Mount Laurel doctrine, building owners also have a responsibility to maintain and reinvest in affordable housing units; the minimum contribution amounts provided for in the rules reflect this shared responsibility to fulfill municipalities' Mount Laurel obligations [;]" and

- "[t]he owner of a development with affordable rental units may notify the municipality of its intent to extinguish affordability controls at the end of the deed-restricted control period. With that said, the municipality possesses the authority to reject the owner's intent to extinguish controls and, instead, may extend the affordability controls by issuing a new deed restriction pursuant to N.J.A.C. 5:80-26.12(h)."

WHEREAS, just as the Township is obligated by the New Jersey Constitution, the Mount Laurel Doctrine and the Act, to create a reasonable opportunity for low-and moderate-income housing, co-extensive with this obligation is the Township's inherent right and authority to preserve and regulate its existing affordable housing stock, including the Township's existing

affordable rental housing stock, so that such housing opportunities remain available to meet the regional needs of the protected class of low- and moderate-income persons; and

WHEREAS, HOMECorp, a non-profit corporation, with the mission of developing and maintaining affordable rental and owned housing in Montclair received funding to develop 4 Washington Street, 33 William Street, 25 William Street, and 43 Glenridge ("Properties"); and

WHEREAS, in accordance with the bedroom distribution requirements established by COAH's prior round regulation and the Township's affordable housing ordinances, the Properties have the following compositions:

- 4 Washington Street (Block 3110, Lot 1) is comprised of eight (8) very low one-bedroom units and one (1) low one-bedroom units for a total of nine (9) rental units,
- 33 William Street (Block 1509, Lot 2) is comprised of four (4) low two-bedroom units and two (2) moderate two-bedroom units for a total of six (6) rental units;
- 25 William Street (Block 1509, Lot 6) is comprised of two (2) very low one-bedroom units, two (2) very low two-bedroom units, and two (2) low two-bedroom units for a total of six (6) rental units;
- 43 Glenridge Avenue (Block 4210, Lot 16) is comprised of three (3) very low one-bedroom units, two (2) very low two-bedroom units, and one (1) low one-bedroom unit for a total of four (4) rental units; and

WHEREAS, the Properties received approval from COAH and were included in the Township's COAH certified Housing Element and Fair Share Plan, as described in a letter dated July 31, 2009 from COAH; and

WHEREAS, the Properties were created, approved and constructed after the enactment and effective date of the Act, the first recapture regulations adopted by the COAH and/or the UHAC; and

WHEREAS, the initial certificates of occupancy were first issued for each of the Properties as indicated in the table below, such that the initial control period for these affordable units has expired or is set to expire during the Fourth Round or Fifth Round of Affordable Housing; and

Unit Address	Block	Lot	Date of Certificate of Occupancy	Date Affordability Controls Established	Date Affordability Controls Expired
4 Washington St	3110	1	04/01/2011	3/21/2011	3/21/2026
43 Glenridge Ave	4210	16	12/31/2004	4/20/2004	4/20/2019
25 William St	1509	6	12/31/2004	6/1/2004	6/1/2019
33 William St	1509	2	12/31/2004	6/1/2004	6/1/2019

WHEREAS, in accordance with the powers and authority of the Township to enact ordinances to regulate and control residential rental rates set forth under N.J.S.A. 40:48-2 of the Home Rule Act, and the Township's authority to extend the affordability controls on existing affordable rental units under the Act, the UHAC, the Mount Laurel doctrine and the common law, the Township Council now wishes to extend the affordability controls on each of the Properties having Control Period(s) initially set to expire before or during the Fourth Round of Affordable Housing; and

WHEREAS, each of the rental Properties having control periods initially expired or set to expire during the Fourth Round of Affordable Housing, which the Township now wishes to extend, along with the unit type, number of bedrooms, original control period end date and the new extended affordability control end date, are specifically identified as follows:

Unit Address	Block	Lot	Br/Unit Type	Original Control End Date	Extended Control Date
4 Washington St	3110	1	3 studio 6 one-bedroom	3/21/2026	03/18/2056
43 Glenridge Ave	4210	16	4 2-bedroom	4/19/2019	4/19/2049
25 William St	1509	6	2 2-bedroom 1 1-bedroom 1 3-bedroom	6/1/2019	6/1/2049
33 William St	1509	2	6 1-bedroom	6/1/2019	6/1/2049

(hereinafter referred to as the "Extended Affordable Units")

WHEREAS, the initial Control Period(s) on all the Properties are for at least fifteen to thirty years from the date of issuance of the initial certificate of occupancy as established by the Act, COAH's prior round regulations, the UHAC and the Township's affordable housing and zoning ordinances and are initially expired or set to expire within the Fourth Round of Affordable Housing, which is between July 1, 2025 and June 30, 2035; and

WHEREAS**,** N.J.A.C. 5:80-26.1(h) provides that a municipality may, in its sole discretion, elect to extend the affordability controls on any or all of the restricted rental units in a development pursuant to a municipal ordinance provided that a new deed restriction is issued, and the municipality notifies the owner of the development, by certified mail and by email, of its election to extend affordability controls no later than 180 days prior to the execution of a new deed restriction extending affordability controls, except that the notice period may be shortened with consent of the owner; and

WHEREAS, the Township does not seek bonus credit pursuant to N.J.S.A. 52:27D-311.k(7); and

WHEREAS, the Township Council, pursuant to its constitutional and statutory powers, has a legitimate interest in preserving the Township's existing affordable housing stock, including the Township's existing affordable rental housing stock, in furtherance of the public health, safety and general welfare in order to assure that an adequate supply of affordable rental housing opportunities exist in the Township in order to meet the regional need for low- and moderate-income persons; and

WHEREAS, the Mayor and Township Council of the Township of Montclair are authorized to determine that the most desirable means to promote an adequate supply of low- and moderate-income rental housing in the Township is for the Township to exercise its right and option to extend the Affordability Controls on all of the Properties that have affordability controls that have expired or set to expire in the Fourth Round, and to maintain the covenants, conditions and deed restriction(s) on all of the Affordable Units situated therein for an additional thirty (30) year period commencing thirty years following the date the initial Control Period is set to expire and ending on the date set forth in the table above.

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

Section 1. It is the public policy of the State of New Jersey to ensure that affordable units remain affordable and occupied by low- and moderate-income households in accordance with the Mount Laurel doctrine, the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.,

("Act"), the Uniform Housing Affordability Controls, N.J.A.C. 5:8026.1 et seq. ("UHAC") and the Township of Montclair's affordable housing ordinances and affordable housing zoning ordinances.

Section 2. Consistent with the public policies of the State of New Jersey and pursuant to the Township of Montclair's authority set forth at N.J.S.A. 52:27D-311k(7) and N.J.S.A. 52:27D-321 of the Act, N.J.S.A. 40:48-1 and 40:48-2 of the New Jersey Home Rule Act, the prior and current version of the UHAC, including at N.J.A.C. 5:8-26.12, and the common law, the Township of Montclair does hereby determine that the most desirable means of promoting the adequate supply of affordable housing in the Township is to extend the affordability controls and affordable housing covenants and conditions on 4 Washington Street, 33 William Street, 25 William Street, and 43 Glenridge, as more specifically identified by address/unit number above, for an additional thirty year (30) year term commencing on the date the original thirty (30) year Control Period was set to expire.

Section 3. Upon adoption of this ordinance in accordance with law, the initial thirty (30) year Control Period governing the affordability controls, covenants, conditions and deed restrictions on each of the Properties in the Township of Montclair, as listed and identified by address and/or unit number in the "whereas" clause above, be and is hereby extended for at least an additional thirty (30) year term. The Period of Extended Controls for each specific Extended Affordable Unit(s) shall commence upon the date in which the original Control Period(s) specific to each of the above-listed Extended Affordable Unit(s) was originally set to expire, and shall continue to run with the land thereafter for a minimum of at least an additional thirty (30) year term ("Period of Extended Controls"). For those units without existing deed restrictions (33 William and 25 William), the starting date shall consist of the execution date of the existing mortgage on the Property, which is December 30, 2014. Pursuant to N.J.C.A.C. 5:80-26.12(e), failure to record a deed restriction does not, under any circumstances, excuse a property from the requirements of UHAC.

Section 4. During the Period of Extended Controls, sale, rental, use and occupancy of each of the Properties shall continue to be governed by the Act, UHAC, and the Township's affordable housing and zoning ordinances and the following covenants and restrictions:

A. During the Period of Extended Controls, sale, rental, use and occupancy of the Properties shall continue to be governed by the New Jersey Fair Housing Act, (N.J.S.A. 52:27D-301 et, seq.) the UHAC, (N.J.A.C. 5:8026.1 et seq.), and the Township's affordable housing and zoning ordinances, all as may be supplemented and amended from time to time hereafter.

B. During the Period of Extended Controls, sale, rental, use and occupancy of the Properties shall only be leased, rented and occupied by very low, low-income and/or moderate-income individuals/households qualified in advance and in writing by a New Jersey certified Affordable Housing Administrative Agent.

C. During the Period of Extended Controls, the Properties shall be used solely for the purpose of providing rental dwelling units for very low, low- or moderate-income households, and no commitment for any such dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any dwelling unit remains within its Control Period and/or Period of Extended Controls, sale of the Property must be expressly subject to this ordinance and any deed restrictions; deeds of conveyance must have this Ordinance and any Deed Restriction appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Township's Affordable Housing Administrative Agent.

D. During the Control Period and the Period of Extended Controls, no improvements may be made to the Property that would affect the bedroom configuration of any of the Extended Affordable Units.

E. During the Period of Extended Controls, the owner/landlord of the Properties shall notify the Township's Affordable Housing Administrative Agent and the Township of any foreclosure actions filed by any individual or entity with respect to the Property within three (3) business days of service upon the owner.

F. The owner/landlord of the Properties shall notify the Township's Administrative Agent and the Township within three (3) business days after the filing of any petition for bankruptcy, for protection from creditors, or reorganization filed by or on behalf of the owner.

G. At the conclusion of the thirty (30) year Period of Extended Controls, the affordability controls, covenants, conditions and deed restriction(s) on each of the above-listed Affordable Units shall continue to run with the land until the Township expressly elects to release the specific Affordable Unit(s) from the affordability controls, covenants, conditions and deed restrictions by formal adoption of an ordinance authorizing same.

Section 5. The Municipal Clerk is directed to print and publish this Ordinance in accordance with law, and to notify owner/landlord of record title of the Properties of this action by certified mail and email, of the Township's election to extend the affordability controls in accordance with the requirements of N.J.A.C. 5:8026.12(h) of the UHAC.

Section 6. The Township does hereby further approve and adopt the affordable housing deed restriction annexed hereto and which is hereby incorporated by reference herein. The Township's Municipal Housing Liaison and Township's Administrative Agent shall ensure that this Ordinance and the deed restriction annexed hereto identifying all of the Extended Affordable Units by address above and which reflects the Period of Extended Controls set forth in this Ordinance is executed and filed with the Office of the Essex County Clerk, along with this Ordinance.

Section 7. This Ordinance shall evidence that the Control Period(s) on each of the Extended Affordable Units, as identified by address above, have been extended in accordance with the Act, the Home Rule Act, COAH's prior round regulations and the UHAC, and the Township of Montclair is entitled to at least thirty (30) additional credits, in addressing any affordable housing obligation imposed on the Township pursuant to the Fair Housing Act through the extension of affordability controls on those Extended Affordable Units.

Section 8. All ordinances of the Township of Montclair, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

Section 9. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, and the remaining portions shall remain in full force and effect.

Section 10. This Ordinance may be renumbered for purposes of codification and shall be included as part of the Township of Montclair's code applicable to affordable housing in the Township.

Section 11. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

I certify that this ordinance was introduced at a properly advertised public meeting on ____ of _____, 2026, published pursuant to law and the subject of a second reading and public hearing on _____, 2026 prior to final adoption.

_____

A. Bermúdez Nieves, MPA, RMC, MMC

4924-9259-4109, v. 1

AGENDA ITEM NO. N

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Water & Sewer Utilities
ITEM TYPE:	Ordinance
AGENDA SECTION:	NEW BUSINESS ORDINANCE(S)
SUBJECT:	An Ordinance to amend Chapter 341 (Water) Section 341-24 (Meters and Remote Registers) of the Code of the Township of Montclair, New Jersey

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ATTACHMENTS:

An Ordinance to amend Chapter 341 (Water) Section 341-24 (Meters and Remote Registers) of the Code of the Township of Montclair, New Jersey

O-26-XXX
TOWNSHIP OF MONTCLAIR

AN ORDINANCE TO AMEND CHAPTER 341 (WATER) SECTION 341-24 (METERS AND REMOTE REGISTERS) OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY

August 11, 2026 (Date of Introduction)

BE IT ORDAINED, by the Mayor and Council of the Township of Montclair, County of Essex, that the following supersede, repeal and replace Chapter 341 (Water) Section 24 (Meters and remote registers) in its entirety: **(amendments in red and underlined; deletions ~~stricken~~)**

§ 341-24 Meters and remote registers.

A. Meters and/or remote registers and related equipment are not to be disturbed or removed without prior approval by the Water Bureau, except in emergencies.

B. The remote register shall be located on the outside of the building within three feet of the electric meter or on the front of the building. In no case shall the remote register be enclosed in a fenced area. If the register is enclosed by a fence, the consumer will be required to have the register relocated at his or her expense by the Water Bureau.

C. All meters and remote registers installed subsequent to the effective date of this article shall be sealed in place.

D. The presence of a remote register does not waive consumer's obligations concerning access.

E. Meters 3-inch and above

(1) Property owners must purchase meter from the Water Bureau. All new meters purchased will be the Neptune Mach-10 model.

(2) Property owners will at their own expense have meter installed by a third-party vendor or contractor. The Water Bureau must inspect the installation and shall install the remote register.

(3) Property owners shall have all 3-inch and larger meters calibrated at least once every five (5) years. Calibration test results shall be submitted to the Water Bureau.

(4) Any Mach 10 meter that fails calibration at either the five-year or ten-year inspection shall be replaced. No Mach 10 meter shall remain in service for more than ten (10) years.

(5) Any existing compound meter that fails calibration shall be replaced with a Neptune Mach 10 Ultrasonic meter. No compound meter shall remain in service more than fifteen (15) years.

(6) The property owner shall be responsible for the repair or replacement of any meter that malfunctions, fails, is damaged, becomes inoperable, or otherwise fails to accurately register water consumption, regardless of cause except where the Water Bureau determines that the failure resulted solely from its own actions or negligence. Upon notification by the Water Bureau, the property owner shall repair or replace the meter within the timeframe specified by the Water Bureau.

(7) Failure to comply with the requirements of this section shall result in the property owners water being deemed delinquent and may be subject to water service termination in accordance with Chapter §341-10.

BE IT FURTHER ORDAINED that all ordinances and all parts of ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency; and

BE IT FURTHER ORDAINED that if any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon passage and twenty (20) days after publication as required by law.

AGENDA ITEM NO. O

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Planning, Zoning, and Community Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	NEW BUSINESS ORDINANCE(S)
SUBJECT:	An Ordinance adopting a Redevelopment Plan for the Municipal Complex

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ATTACHMENTS:

An Ordinance adopting a Redevelopment Plan for the Municipal Complex
Redevelopment plan for the Municipal Complex

TOWNSHIP OF MONTCLAIR

AN ORDINANCE ADOPTING A REDEVLOPMENT PLAN FOR THE MUNICIPAL COMPLEX PROPERTY

August 11, 2026
(date of introduction)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey



Prepared for:

Township of Montclair
205 Claremont Avenue
Montclair, NJ 07042

Prepared by:

Township of Montclair
Department of Planning and Community Development

Date: August 3, 2026

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

Janice E. Talley

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

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INTRODUCTION

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

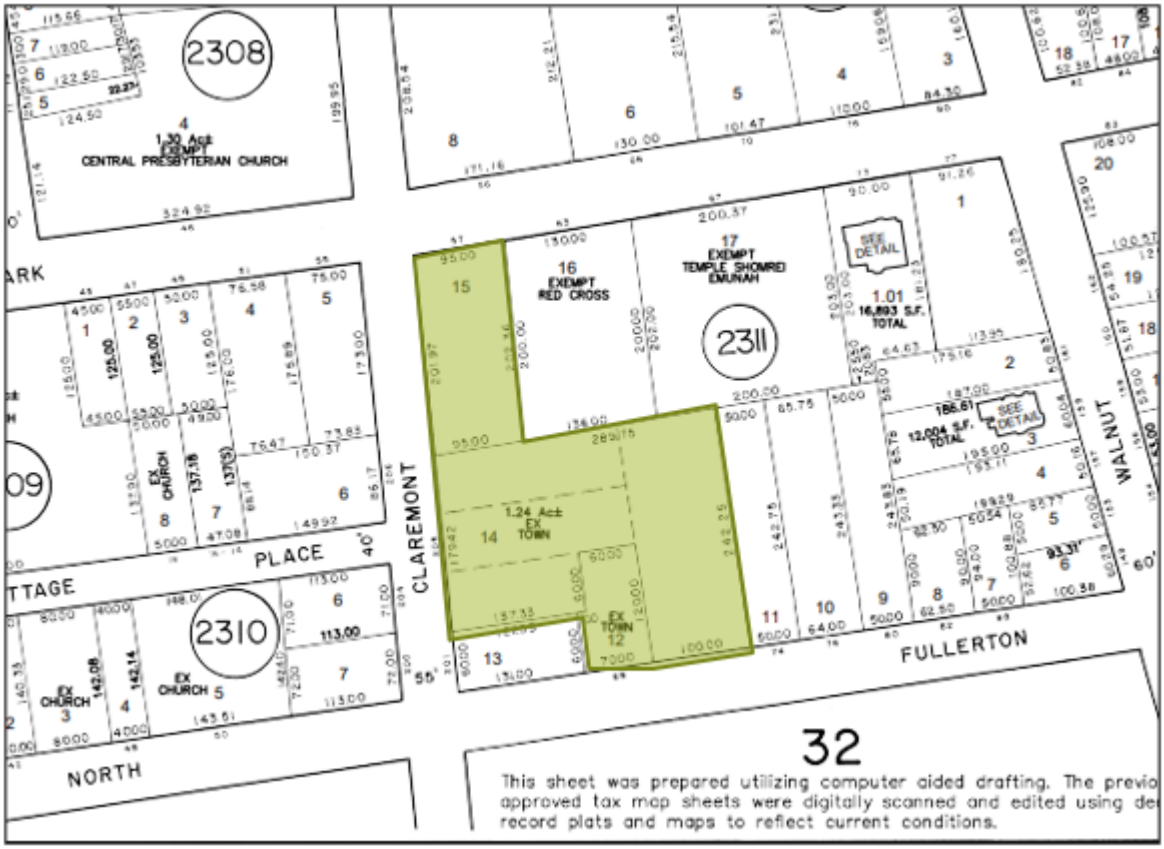


Figure 1: Area Location Map

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

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

SITE DESCIPTION

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

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

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

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

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



Figure 2: Aerial view of subject property.



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



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



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



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



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



Figure 7: Office building located at 204 Claremont Avenue.



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



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

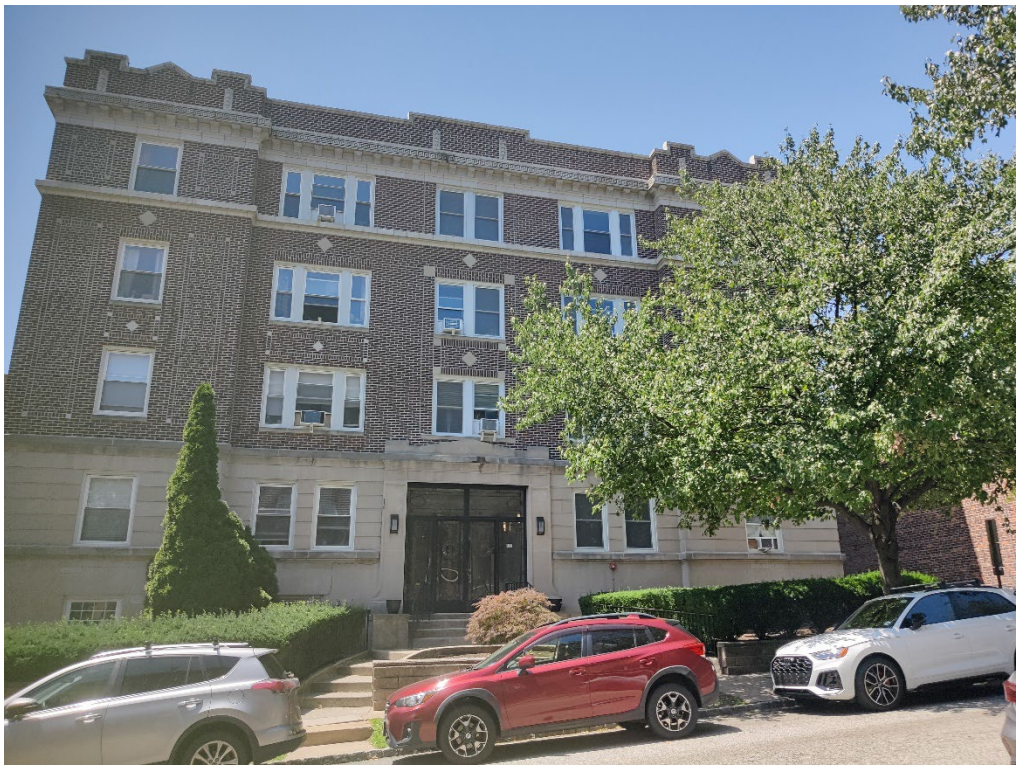


Figure 10: Four-story apartment building at 192 Claremont Avenue.

MONTCLAIR MASTER PLAN

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

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

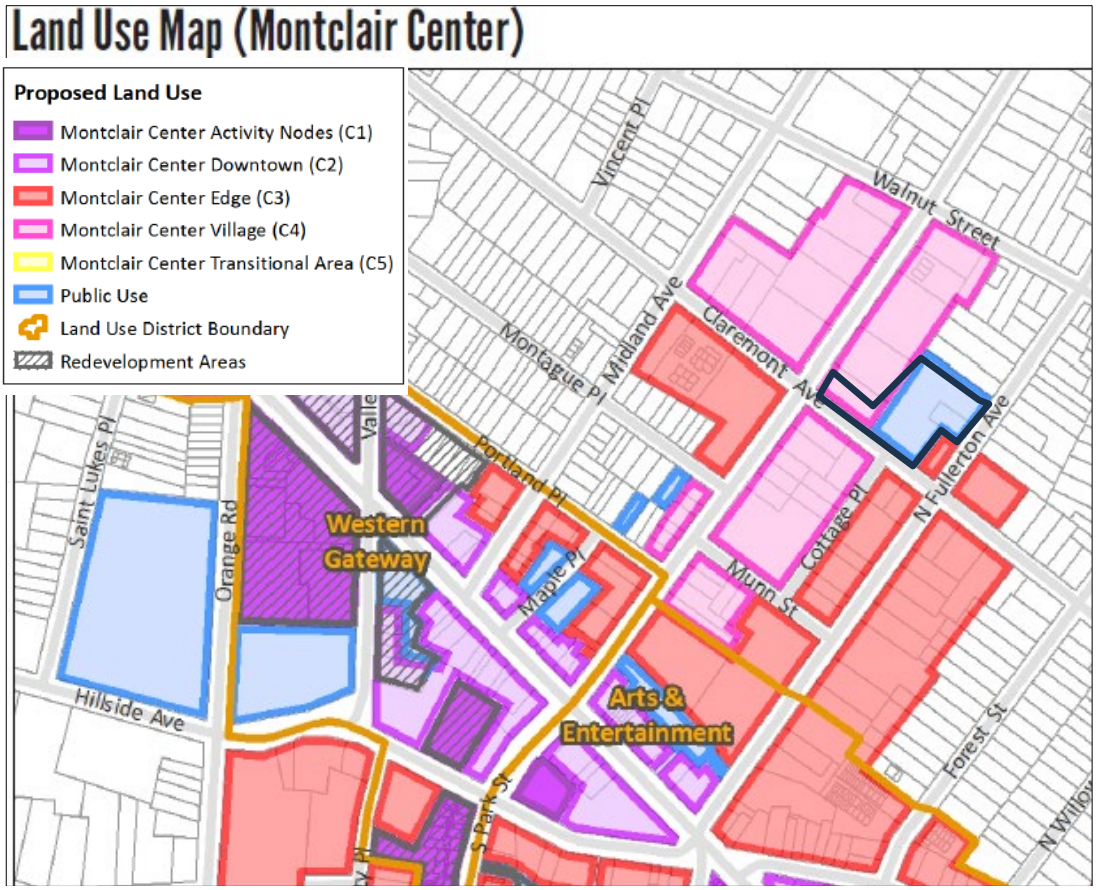


Figure 11: Unified Land Use Plan

ZONING

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



Figure 12: Zoning for subject properties.

GOALS AND OBJECTIVES

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

DEVELOPMENT REGULATIONS

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

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

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

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

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

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

PLAN CONSISTENCY REVIEW

Relationship to Intent and Purpose of the Master Plan

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

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

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

Relationship to Intent and Purpose of the Zoning Code

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

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

Relationship to Adjacent Municipalities

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

Relationship to the Essex County Master Plan

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

Relationship to State Development and Redevelopment Plan

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

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

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

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

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

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

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

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

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

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

REDEVELOPMENT ACTIONS

New Construction

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

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

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

GENERAL PROVISIONS

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

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

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

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

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

Adverse Influences

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

Non-Discrimination Provisions

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

Duration of the Plan

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

Deviation Requests

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

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

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

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

Escrows and Fees

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

Infrastructure

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

Severability

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

OTHER PROVISIONS

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

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

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

PROCEDURE FOR AMENDING THE APPROVED PLAN

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

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

R-26-244
TOWNSHIP OF MONTCLAIR

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

July 14, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

I HEREBY CERTIFY the foregoing to be a true copy of Resolution R-26-244 adopted by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 14, 2026.

A. Bermúdez Nieves

Angelese Bermúdez Nieves, Township Clerk

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AGENDA ITEM NO. P

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Division of Code Enforcement
ITEM TYPE:	Ordinance
AGENDA SECTION:	NEW BUSINESS ORDINANCE(S)
SUBJECT:	An Ordinance amending Chapter 82 (Animals) of the Code of the Township of Montclair, New Jersey

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ATTACHMENTS:

An Ordinance amending Chapter 82 (Animals) of the Code of the Township of Montclair, New Jersey

O-26-XXX
TOWNSHIP OF MONTCLAIR

AN ORDINANCE AMENDING CHAPTER 82 (ANIMALS) OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY

August 11, 2026 (Date of Introduction)

NOW, BE IT ORDAINED, and enacted by the Mayor and Council of the Township of Montclair, County of Essex, that the following amendments to Montclair Code Chapter 82, Article IV, Animal Raising, is amended as follows: (**amendments in red and underlined; deletions ~~stricken~~)**

Section 1.

ARTICLE IV
Animal Raising

§ 82-24. Definitions.

The following terms, as used in this article, shall have the meanings stated in this section:

CHICKEN — All life stages of the fowl of the genus Gallus and species Gallus domesticus.

COOP — A cage or pen for confining chickens.

DWELLING — A shelter (such as a house) in which people live.

FOWL- ducks, pigeons, doves, turkeys, geese, and all game birds

such as pheasants, quail, peafowl and guinea fowl.

HEN — A female chicken.

LICENSED PREMISES — The lot for which a chicken license has been applied for or granted, as the applicable context requires.

LOT — A contiguous parcel of land under common ownership.

POULTRY- keeping of live hens ~~fowl~~ for eggs or meat

ROOSTER — A male chicken.

RUN — An area inside a fence where chickens are kept and allowed to walk around, scratch the earth, have a dust bath, and exhibit natural behavior.

§ 82-25. Keeping of certain animals prohibited.

No person shall have or keep in his or her possession any goats, sheep, roosters, ~~or~~ swine, or other fowl as that term is defined herein within the limits of the Township of Montclair.

§ 82-26. License required.

No person shall have or keep in his or her possession any live chickens or hens without first having obtained a chicken license from the Department of Health.

§ 82-27. License not transferable.

Such license shall not be transferable and shall continue in force and effect until the first day of January next ensuing the date of granting thereof.

§ 82-28. License fee.

An annual license fee valid for the current year is hereby established as $100 ~~25~~. Said fee shall accompany the application for a license.

A. If the application is denied, the license fee shall be returned to the applicant.

B. If a license is surrendered by a license holder or revoked before the end of the license period, no refund shall be given.

C. All renewal license fees for the next calendar year must be submitted by December 31.

§ 82-29. License requirements.

No chicken-license shall be issued or renewed until Animal Control, the Health Department, and Code Enforcement have collectively determined that all the following conditions have been met:

A. An application in the form required by the Township has been submitted with accurate and complete information.

B. An inspection of the premises, coop and run described in the application has been performed by the Township ~~with the applicant's permission~~.

C. Based on the application and inspection, the requirements of this article have been met regarding the construction and location of the chicken coop and run on the licensed premises.

D. Based on the application and inspection, all other improvements and equipment required to meet the requirements of this article have been installed on the premises.

E. Public health and safety will not be endangered by granting or renewing the requested license.

§ 82-29.1. License period.

A. Chicken licenses are effective for one year commencing on January 1 of each year and expiring on December 31 of the same year. Each new chicken license issued after January 1 shall run for the remainder of the calendar year.

B. When a chicken-license expires or is revoked, the licensee shall remove the coop and run from the licensed premises no later than 60 days after the expiration or revocation date. Removal shall not be required, however, so long as a chicken license is renewed before it expires or within 60 days after it expires.

§82-29.2 (new) Cancellation and Revocation of License

The Township shall cancel and revoke the license if the licensee is convicted of violating any provision of this Chapter 82 for a second time within one (1) year of the date of a previous violation or if the continued operations are deemed, after a public hearing before the Township Council, to be inimical to the health, safety and welfare of the public. Revocation may be immediate, upon notice from the Township Health Department or their designee.

§ 82-29.3 (formerly 82-29.2). License application.

A person desiring to keep chickens in Montclair must apply for an annual chicken license using forms supplied by ~~a designees of Montclair Animal Control~~ the Township of Montclair and which will be reviewed by the Township of Montclair Health Department in consultation with Animal Control and Code Enforcement. An application for an initial license may be made at any time. An application for a renewal license may be made at any time after December 1 for the upcoming license year. The application for an initial or renewal license shall include, but not be limited to, the following information and agreements:

A. The address of the lot where the live chickens or hens will be kept.

B. A scaled drawing showing the location, size, and dimensions of the coop and run, including the distance of the coop and run from other structures on the licensed premises and neighboring property lines.

C. The number of live chickens or hens to be kept at the licensed premises.

D. An agreement by the applicant that the licensed premises may be inspected by Animal Control, the Health Department, and/or Code Enforcement upon reasonable notice to the licensee to ensure compliance with this article.

E. A statement that the applicant understands the conditions and requirements of this article.

§ 82-29.4 (formerly 82-29.3). Rules and regulations for keeping chickens, pigeons, and other fowl for raising.

The following rules and regulations shall govern the keeping of live chickens, ~~pigeons, and the keeping of other animals~~ for raising:

A. No person shall keep or permit to be kept inside any dwelling, house, store or building occupied

by human beings any live chickens, pigeons or other animals for raising, nor shall such ~~animals~~ or fowl be permitted to run or fly at large within the Township of Montclair,

~~except that pedigreed homing, high-flying or air-performing pigeons may be permitted to fly for exercise or training, at the discretion of the owner, unless such flight shall prove to be a public nuisance.~~

B. The keeping of live chickens will not be allowed on any lots containing multi-family homes or apartment buildings, even if owner-occupied. All live chickens kept outside on residential or commercial property shall be confined in coops or runs in accordance with the specifications below.

~~B.~~ C. The construction, location and maintenance of sheds, coops, pens, roosts and other structures in which ~~animals or~~ chickens are kept or housed shall comply with the following requirements:

(1) All chickens or other fowl shall be provided access to ~~both~~ a coop, roosting bars, and a run located in the rear yard of the licensed premises.

(2) No structure for keeping live chickens shall be built or maintained which is less than 50 feet set back from the doors or windows of any neighboring dwelling and not less than twelve ~~six~~ feet set back from any neighboring property line or be located on unfenced lots less than 50 X 100 feet. Further, the coop and run shall be set back at least 25 feet from any delineated wetland edge or the top of any bank of a pond, filtration basin, or infiltration basin. No structure for keeping live chickens shall be located on any easement or right-of-way area. Further, the coop shall be set back and screened from street view and provide adequate protection from the elements and shall be winterized. All fencing and electrical work associated with the chicken coop and run shall comply with all building and zoning codes, and all appropriate permits and licenses for construction of same shall be obtained from the Township of Montclair Construction Department following the issuance of a chicken license.

(3) All such ~~places~~ chicken coop structures shall be kept in good repair, shall have a floor impervious to moisture, be waterproof, ~~kept dry, be~~ free from rats and vermin, ventilated and in a clean and sanitary condition at all times and upon reasonable notice of 24 hours, be subject to periodic inspection by the Township Health Officer or their designee.

(4) Chicken coops shall have a minimum footprint area of 1.5 square feet per chicken. Chicken runs shall have a minimum footprint area of eight square feet per chicken and be no more than a maximum of 100 square feet in total footprint. The coop shall be elevated above the ground and may not exceed a height of seven feet as measured from the ground. An eight-and-one-half-inch roosting bar for each chicken should be attached inside the structure in which chickens are to be kept.

(5) All plans for such structures and all structures intended for the use of housing chickens that are equal to or greater than ~~200~~ 100 square feet shall be in accordance with the Building Code of the Township of Montclair.[1]

~~C.~~ D. No more than ~~25~~ six (6) chickens shall be kept by any one applicant at any one location, excepting that persons engaged in the breeding or raising of ~~animals or~~ chickens for

commercial purposes in the business zone, as nonconforming uses, or in the industrial zone as defined in Chapter 347, Zoning, of the Code of the Township of Montclair, New Jersey, whose structures for keeping and housing ~~animals or~~ chickens are located not less than 100 feet from any neighboring dwelling, may, at the discretion of the Director of the Department of Health, be permitted to keep more than ~~25~~ six (6) chickens. No additional or greater number of chickens shall be kept by any licensee than shall be designated in the license.

~~(a) When a chicken license expires or is revoked, the licensee shall remove the coop and run from the licensed premises no later than 180 days after the expiration or revocation date. Removal shall not be required, however, so long as a chicken license is renewed before it expires or within 60 days after it expires.~~

~~D.~~ E. All manure and/or excrement droppings shall be ~~composted or stored in tightly covered containers or kept in any other manner~~ removed from the housing structures every three to five days and disposed or composted of in a manner as approved by the Department of Health so as not to breed flies or create a nuisance.

F. All food for immediate consumption shall be placed in suitable feeding troughs or similar containers; all other food shall be stored in tightly covered rodent-proof containers at all times. No poultry food shall be scattered about any premises.

~~F. The Township of Montclair may inspect a licensed premises at any time to confirm compliance with the requirements of this article.~~

§ 82-29.5. (new) Enforcement

This article shall be enforced by Montclair Township Health Department or its lawful designee through periodic inspections upon reasonable notice to the licensee of no less than 24 hours to confirm compliance with the requirements of this article. Any person who knowingly refuses entry or access to the Health Department or its designee who is lawfully authorized to inspect the premises pursuant to this Chapter, or who unreasonably interferes with such an inspection shall be subject to a fine of $250. Repeat offenses may result in additional fine of $500 as well as license revocation and a ban on future applications for up to one (1) year.

§ 82-29.6. (formerly §82-29.4) Violations and penalties.

Any person who violates any provision of this article shall, upon conviction thereof, be punished by a fine not exceeding ~~$500~~ $1,000 but not less than $50.00, pursuant to N.J.S.A. 26:1A-10, et seq. Each day on which a violation of this article exists shall be considered a separate and distinct violation and shall be subject to imposition of a separate penalty for each day of the violation as the Municipal Court Judge may determine.

Section 2. All other provisions of Chapter 82 not amended herein shall remain in full force and effect; and if any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed only to the extent of such conflict.

Section 3. Severability
If any section, subsection, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional, such decision shall not affect the remaining portions of this ordinance.

Section 4. Effective Date
This ordinance shall take effect for new license and renewal applications upon final passage and publication, as required by law.

AGENDA ITEM NO. Q

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Planning, Zoning, and Community Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	NEW BUSINESS ORDINANCE(S)
SUBJECT:	An Ordinance authorizing the acquisition of property known as 16 Miller Street, Block 3112, Lot 5

ATTACHMENTS:

An Ordinance authorizing the acquisition of property known as 16 Miller Street, Block 3112, Lot 5

O-26-X
TOWNSHIP OF MONTCLAIR

ORDINANCE AUTHORIZING THE ACQUISITION OF PROPERTY KNOWN AS 16 MILLER STREET, BLOCK 3112, LOT 5

August 11, 2026 (date of introduction)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-16 et seq., provides that municipalities may acquire property and plan, construct, own and operate housing projects; maintain, reconstruct, improve, alter, or repair any housing project or any part thereof; and for these purposes, receive and accept from the State or federal government, or any other source, funds or other financial assistance; and

WHEREAS, the Township desires to acquire certain property designated as Block 3112, Lot 5 on the Montclair Township Tax Maps, commonly known as 16 Miller Street (the "Property"), for public purposes, principally but not limited to the provision of affordable housing consistent with the Fourth Round Montclair Township Housing Element and Fair Share Plan; and

WHEREAS, the Township Council desires to authorize the acquisition of the Property at a purchase price not to exceed $399,000, plus reasonable and necessary costs associated with said acquisition.

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

Section 1. The Township Council hereby authorizes the purchase of property on Miller Street in the Township of Montclair and designated as Block 3112, Lot 5 on the Township tax maps, commonly known as 16 Miller Street for the market value of $399,000, subject to the satisfaction of appropriate contingencies, including but not limited to property appraisals and property/building inspections, as determined by Township officials.

Section 2. There is hereby authorized $399,000 for the acquisition of the Property and up to $20,000 for expenses incidental to the acquisition, from the Affordable Housing Trust Fund, for a total authorization of $419,000.

Section 3. The Township Manager, the Township Attorney, and such other officials, consultants, agents, employees and professionals as may be engaged by the Township, are hereby authorized to undertake and perform all tasks reasonable and necessary to implement the purchase of the Property, subject to such contingencies as are deemed appropriate to further and protect the public interest.

Section 4. This ordinance shall take effect as provided by law.

AGENDA ITEM NO. R

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Planning, Zoning, and Community Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	NEW BUSINESS ORDINANCE(S)
SUBJECT:	An Ordinance authorizing assignment and execution of an amendment to Financial Agreement between the Township of Montclair and 65 Church Street Urban Renewal, LLC for a redevelopment project to be developed on Block 2208, Lot 17

ATTACHMENTS:

An Ordinance authorizing assignment and execution of an amendment to Financial Agreement between the Township of Montclair and 65 Church Street Urban Renewal, LLC

Amendment to Financial Agreement

26-
TOWNSHIP OF MONTCLAIR

ORDINANCE AUTHORIZING ASSIGNMENT OF AND EXECUTION OF AN AMENDMENT TO FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP OF MONTCLAIR AND 65 CHURCH ST URBAN RENEWAL LLC FOR A REDEVELOPMENT PROJECT TO BE DEVELOPED ON BLOCK 2208, LOT 17

WHEREAS, the Township of Montclair, a municipal corporation of the State of New Jersey (the "Township"), and 65 Church Street Urban Renewal LLC ("65 Church") entered into that certain Financial Agreement dated December 2, 2021 (the "Financial Agreement") concerning the "Property", pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTEL"); and

WHEREAS, on September 27, 2022, 65 Church Street Urban Renewal LLC conveyed title to the Property to May Montclair Urban Renewal LLC ("May Montclair") and in accordance with Section 8.1 of the Financial Agreement entered into an Assignment and Assumption Agreement with May Montclair dated September 30, 2022 pursuant to which 65 Church transferred and assigned to May Montclair all of its right, title and interest in and to the Financial Agreement, and May Montclair assumed all of the rights, liabilities and obligations of 65 Church under said Financial Agreement; and

WHEREAS, on August 25, 2025, Louis Modugno, Esq. (the "Receiver") in his capacity as Receiver for the Property and other assets of May Montclair appointed by the Superior Court of New Jersey, Chancery Division, Essex County, pursuant to that certain Consent Order Appointing Receiver filed on April 17, 2025 in Case No. SWC-F-012040-24 (the "Receivership Order"), entered into a Purchase and Sale Agreement with S&N Developers New Jersey LLC, a New Jersey limited liability company and an affiliate of Assignee ("S&N") pursuant to which the Receiver agreed to sell and transfer to S&N the Property and other Assets of May Montclair (as defined in the Purchase and Sale Agreement), including May Montclair's right, title and interest in and to the Financial Agreement; and

WHEREAS, on September 2, 2025, the Receiver transferred and conveyed the Property to S&N in accordance with the aforesaid Purchase and Sale Agreement; and

WHEREAS, on April 15, 2026 , S&N transferred and conveyed the Property to an affiliated company, 59 & 65 Church St Urban Renewal LLC as required pursuant to the Long-

Term Tax Exemption Law, N.J.S.A 40A:20-1 et seq. and Section 8.1 of the Financial Agreement; and

WHEREAS, May Montclair now desires to assign the Financial Agreement to 59 & 65 Church St Urban Renewal LLC and further, the parties desire to make certain amendments to same in order to clarify their rights and obligations thereunder;

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. May Montclair and 59 & 65 Church St Urban Renewal LLC have demonstrated that all of the conditions precedent to the assignment of the Financial Agreement as set forth in Section 8.1 thereof have been satisfied;

    b. The assignment of the Financial Agreement to 59 & 65 Church St Urban Renewal LLC will further the redevelopment objectives of the Redevelopment Plan by bringing about the completion of the Project in the near-term; and
    The proposed amendments to the Financial Agreement will clarify the rights and obligations of the parties in a manner consistent with the LTTEL.

2. The assignment of the Financial Agreement by May Montclair to 59 & 65 Church St Urban Renewal LLC is hereby approved in accordance with the Mayor's recommendation and that of the Township Finance Committee; subject to the execution and delivery by those parties of an appropriate Assignment and Assumption Agreement;

3. An Amendment to the Financial Agreement substantially in the form attached as Exhibit A is hereby approved; and

4. The Mayor is hereby authorized to execute, on the Township's behalf, the Amendment to Financial Agreement substantially 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.

5. The executed copy of the Amendment to Financial Agreement shall be certified by the Township Clerk and filed in the Office of the Township Clerk.

6. The Project shall conform with all Federal, State, County, and Township laws, ordinances, and regulations relating to construction and use.

AMENDMENT TO FINANCIAL AGREEMENT

THIS AMENDMENT TO FINANCIAL AGREEMENT (this "Amendment") is made as of this day of _____, 2026, ("Effective Date") between **59 & 65 CHURCH ST URBAN RENEWAL LLC**, a New Jersey limited liability company qualified to do business under the provisions of the Long-Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A.40A:20-1, et seq.(the "Long-Term Tax Exemption Law" or the "Law", having its principal place of business at 420 Route 46, Suite 17, Fairfield, New Jersey 07004 ("Entity") and the **TOWNSHIP OF MONTCLAIR,** a Municipal Corporation of the State of New Jersey, having its principal office at 205 Claremont Avenue, Montclair, New Jersey, 07042 ("Township")

WITNESSETH:

WHEREAS, the Township of Montclair, a municipal corporation of the State of New Jersey (the "Township"), and 65 Church Street Urban Renewal LLC ("65 Church") entered into that certain Financial Agreement dated December 2, 2021 (the "Financial Agreement") concerning the "Property", which Financial Agreement is attached hereto as Exhibit A; and

WHEREAS, on September 27, 2022, 65 Church Street Urban Renewal LLC conveyed title to the Property to May Montclair Urban Renewal LLC ("May Montclair") and in accordance with Section 8.1 of the Financial Agreement entered into an Assignment and Assumption Agreement with May Montclair dated September 30, 2022 pursuant to which 65 Church transferred and assigned to May Montclair all of its right, title and interest in and to the Financial Agreement, and May Montclair assumed all of the rights, liabilities and obligations of 65 Church under said Financial Agreement; and

WHEREAS, on August 25, 2025, Louis Modugno, Esq. (the "Receiver") in his capacity as Receiver for the Property and other assets of May Montclair appointed by the Superior Court of New Jersey, Chancery Division, Essex County, pursuant to that certain Consent Order Appointing Receiver filed on April 17, 2025 in Case No. SWC-F-012040-24 (the "Receivership Order"), entered into a Purchase and Sale Agreement with S&N Developers New Jersey LLC, a New Jersey limited liability company and an affiliate of Assignee ("S&N") pursuant to which the Receiver agreed to sell and transfer to S&N the Property and other Assets of May Montclair (as defined in the Purchase and Sale Agreement), including May Montclair's right, title and interest in and to the Financial Agreement; and

WHEREAS, on September 2, 2025, the Receiver transferred and conveyed the Property to S&N in accordance with the aforesaid Purchase and Sale Agreement; and

WHEREAS, on April 15 , 2026 , S&N transferred and conveyed the Property to an affiliated company, 59 & 65 Church St Urban Renewal LLC as required pursuant to the Long-Term Tax Exemption Law, N.J.S.A 40A:20-1 et seq. and Section 8.1 of the Financial Agreement; and

WHEREAS, by Resolution _____adopted by the Township Council at its Regular

Meeting on _____, 2026, consented to the assignment of the Financial Agreement by May Montclair to the Entity: and

WHEREAS, the parties to the Financial Agreement desire to make certain amendments to same in order to clarify their rights and obligations thereunder; and

WHEREAS, capitalized terms used herein, but not defined herein, shall have the meanings ascribed to them in the Financial Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto hereby agree to amend the Financial Agreement as follows:

1. Section 1.2 (v) Annual Gross Revenue- The definition of Annual Gross Revenue shall be superseded and replaced as follows-

> **Annual Gross Revenue**- The annual gross rents and other income of the Entity from the Project. Any operating and maintenance expenses paid by a tenant of the Property that would ordinarily be paid by the Entity, as landlord, shall be included in Annual Gross Revenue. However, notwithstanding anything contained herein to the contrary (i) any gain realized by the Entity on the sale of the Project or any portion thereof in fee simple or leasehold interest, and (ii) proceeds from the financing or refinancing of a mortgage or mortgages encumbering the Project Premises or any portion thereof, are not included in Annual Gross Revenue. In the event the Entity elects to enter into a sublease or master lease for any portion of the Project pursuant to Section 8.3, the rent payable to the Entity thereunder shall be disregarded for purposes of this definition in favor of the rent payable by the tenant-occupants. In the event that Entity obtains Planning Board approval to amend the site plan to expand the commercial space in the Project, then any operating and maintenance expenses paid by the Entity and recovered from or reimbursed by the tenants and identified as "additional rent" in their leases shall also be included in Annual Gross Revenue.

2. **Section 8.1-Assignment-** Section 8.1 shall be superseded and replaced as follows:

> (i) The Entity may assign its rights under this Agreement only with the prior written consent of the Township, which the Township will not unreasonably withhold. Notwithstanding the foregoing, on submission of a written application the Township will consent in the form of a Resolution or other appropriate enactment of the Township Council to any transfer of the Project or part thereof provided (a) the transferee is an urban renewal entity formed pursuant to the Long-Term Tax Exemption Law, (b) at the time of such assignment, the transferee is fee owner or ground lease tenant of the portion of the Project which is the subject of the assignment; (c) the transferee does not own any other project subject to a long-term tax exemption at the time of transfer; (d) the Entity is not then in Default of the Agreement or the Law; (e) the Entity shall make payment to the Township at the time of application of a transfer fee equal to two percent (2%) of the then current Annual Service Charge for the Project pursuant to N.J.S.A 40A:20-10d; and (f) the Entity's obligations under this Agreement with respect to the Project are fully assumed by the transferee . Upon

assumption by the transferee urban renewal entity of the Entity's obligations under the Financial Agreement shall be deemed terminated and the tax exemption for the Improvements with respect to the Project shall continue and inure to the transferee urban renewal entity, its respective successors or assigns.

(iii) Nothing contained herein shall prohibit any transfer of any ownership interest in the Entity itself provided that the transfer is disclosed to the Township Council in the next Auditor's Report or in correspondence sent to the Township Clerk in advance of the next Auditor's Report, and further provided that to the extent that the transfer of ownership requires a change in the name or address of the party to be notified by the Township pursuant to Section 14.2, notice of such change shall be provided by the Entity to the Township within five business days of the effective date of the transfer.

3. **Section 8.3-No Restriction on Rental Units**- Section 8.3 shall be superseded and replaced as follows:

Notwithstanding anything in this Agreement, the Entity shall have the right to rent any residential or commercial units to tenants of the Entity's choosing and charge such tenants, in addition to rent, additional rent that may include a portion of the Annual Service Charge due, to be calculated at the Entity's discretion; provided, however, that such additional rent shall not be included in the Entity's Annual Gross Revenue for purposes of calculating the Annual Service Charge. However, consistent with Section 1.2 (v) of the Agreement as amended hereby, in the event that Entity obtains Planning Board approval to amend the site plan to expand the commercial space in the Project, then any operating and maintenance expenses paid by the Entity and recovered from or reimbursed by the tenants and identified as "additional rent" in their leases shall also be included in Annual Gross Revenue. The Entity shall also have the right to enter into a master lease or sublease agreement for administrative purposes; provided that any such master lease or sublease rent shall not constitute the Annual Gross Revenue of the Entity within the meaning of Section 1.2 (v) for purposes of calculating Annual Service Charge payable hereunder.tr This subsection shall not apply to residents of designated affordable housing units required to be maintained as provided in the Redevelopment Agreement, Planning Board site plan approval resolution, deed restriction, or other agreement between the Entity and the Township.

4. **Counterparts.** This Amendment may be executed in any number of counterparts, including facsimile or scanned PDF documents. Each such counterpart, facsimile or scanned PDF document will be deemed an original instrument, and all of such counterparts, together, constitute one and the same instrument.

[***signature page follows***]

IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment as of the day and year first above written.

ATTESTED OR WITNESSED: **59 & 65 CHURCH ST URBAN RENEWAL LLC**

_____ By: _____
Name:
Title:

ATTESTED OR WITNESSED **TOWNSHIP OF MONTCLAIR**

_____ By: _____
Name: Renee Baskerville, M.D.,
Title: Mayor

STATE OF NEW JERSEY

COUNTY OF ESSEX **S.S.:**

I CERTIFY that on the _____ day of _____ 2026, personally came before me and this person acknowledged under oath, to my satisfaction that:

1. this person is the _____ of 59 & 65 Church St Urban Renewal LLC named in this document;

2. this person is the attesting witness to the signing of this document by the proper _____, who is _____;

3. this Agreement was signed and delivered by _____;

4. this person knows the proper seal of the _____ affixed to this Agreement; and

5. this person signed this proof to attest to the truth of these facts.

_____

Signed and sworn before me
This ___ day of _____,
2026.

_____

Notary Public

STATE OF NEW JERSEY

COUNTY OF ESSEX **S.S.:**

I CERTIFY that on the _____ day of _____2026, _____ personally came before me and this person acknowledged under oath, to my satisfaction that:

6. this person is the Clerk of the governing body of the Township of Montclair, the Municipal Corporation named in this document;

7. this person is the attesting witness to the signing of this document by the proper municipal officer, who is Renee Baskerville, MD, the Mayor of the Township of Montclair;

8. this Agreement was signed and delivered by the Township of Montclair as its voluntary act duly authorized by a proper resolution of the Township Council of the Township of Montclair;

9. this person knows the proper seal of the Township of Montclair if affixed to this Agreement; and

10. this person signed this proof to attest to the truth of these facts.

_____

Signed and sworn before me
This __ day of ____, 2026.

_____
Notary Public

EXHIBIT A

Financial Agreement

(Attached)

AGENDA ITEM NO. 1

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Finance Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Bills List

ATTACHMENTS:

Bills List Cover
Bills List
Payroll Summary Sheet

BILL LIST RESOLUTION

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

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

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

BILL LIST DATE: August 11, 2026 TOTAL: $ $ 21,560,487.53

TOWNSHIP OF MONTCLAIR

OFFICE OF THE CHIEF FINANCIAL OFFICER

INTEROFFICE MEMORANDUM

DATE: August 5, 2026

TO: Mayor and Township Council

FROM: Peter George, CFO / Director of Finance

SUBJECT: August 11, 2026 Bill List

Following is a preliminary version of the Bill List, aggregating $ 21,560,487.53 to be presented for approval at the August 11, 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 August 11, 2026

FUND	AMOUNT
CURRENT FUND	$ 18,094,179.99
GENERAL TRUST	$ 516,482.06
GENERAL CAPITAL	$ 120,994.86
WATER OPERATING	$ 766,831.87
WATER CAPITAL	$ 140,407.50
PARKING UTILITY OPERATING FUND	$ 99,733.72
ANIMAL CONTROL TRUST FUND	$ 3,957.05
STATE UNEMPLOYMENT TRUST FUND	$ 8,475.50
SECTION 8 FUND	$ 5,639.63
POLICE FORFEITURE TRUST FUND	$ 0.00
PARKING CAPITAL FUND	$ 5,947.96
SEWER OPERATING FUND	$ 1,574,992.68
SEWER CAPITAL FUND	$ 30,607.50
ICE ARENA UTILITY OPERATING FUND	$ 135.00
ICE ARENA UTILITY CAPITAL FUND	$ 192,102.21

TOTAL $ 21,560,487.53

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

_____

Peter George, CFO / Director Finance

Rev 5-2026

List of Bills

All Funds

Meeting Date: 08/11/2026 For bills from 07/14/2026 to 08/05/2026

Vendor	PO	Description	Amount	Check Total
4AP Holdings Inc.	2603096	MENTAL HEALTH EVENT - ECO-INSPIRED SPIRA	666.45	**666.45**
AAA COMMUNICATIONS LLC	2603296	Radios for 4th of July Parade 2026	265.00	**265.00**
ACCESS CONTROL SYSTEMS	2603428	BLANKET: DOOR KNOBSET, CYLINDER & SERVIC	235.00	**235.00**
Acme Door Service Corp.	2603630	OVERHEAD DOOR IN STORAGE GARAGE @ DCS WA	514.00	**514.00**
Advanced Enterprises Recycling, Inc	2603374	2026 TIPPING FEES - TYPE 13	7,951.16	
	2603553	2026 TIPPING FEES FOR 07/01/26-07/15/26	11,581.02	**19,532.18**
AGL WELDING SUPPLY CO	2603413	ACETYLENE INDUSTRIAL, PROPANE MOTOR FUEL	208.80	**208.80**
AIR SYSTEMS MAINTENANCE, LLC	2603549	SERVICE CALL FOR CHILLER AT 205 CLAREMON	1,349.21	**1,349.21**
AIRPOWER INTERNAT'L INC	2603353	FD Yearly Service Contract Air Cascade F	2,415.00	**2,415.00**
Amazon.com Services, Inc.	2602986	FD - Lift Shocks for C4 Window - C16-152	20.99	**20.99**
Amazon.com Services, Inc.	2603018	IT Equipment & Cable Management Supplies	857.73	**857.73**
Amazon.com Services, Inc.	2603303	VARIOUS PARTS AND MISC. ITEMS FOR DCS (w	169.98	**169.98**
Amazon.com Services, Inc.	2603505	ADA- Mark Restroom Sign with Braille for	73.07	**73.07**
Amazon.com Services, Inc.	2603518	ORACAL 651 Permanent Glossy Vinyl - Whit	19.59	**19.59**
Amazon.com Services, Inc.	2603565	Elkay water fountain filter	99.63	**99.63**
Amazon.com Services, Inc.	2603588	WinSpin Prize Wheel for Health Education	39.50	**39.50**
Amazon.com Services, Inc.	2603617	VERBATIM BD-R 25 GB 16X BLUE-RAY RECORDA	140.97	**140.97**
AMERICAN HOSE & HYDRAULICS	2603377	GAUGE FOR DCS 37	44.64	
	2603389	HYDRAULIC HOSES FOR T 71,PARKS, AND TREE	307.16	
	2603407	VARIOUS HYDRAULIC HOSES FOR GARAGE	125.52	
	2603444	HYDRAULIC HOSES DCS 130	288.85	**766.17**
AMERICAN PLANNING ASSOCIATION	2603507	AICP & APA Membership Planning & Comm. D	822.70	**822.70**
AMERICAN ROYAL HARDWARE	2603292	HARDWARE SUPPLIES FOR STREETS, SHADE TRE	384.07	**384.07**
AMERICAN ROYAL HARDWARE	2603293	HARDWARE SUPPLIES FOR PARKS DEPARTMENT O	140.26	**140.26**
AMERICAN ROYAL HARDWARE	2603347	4 Keys , 2 Key Tags 6-26-26	9.85	**9.85**
AMERICAN ROYAL HARDWARE	2603348	4PK D Batteries, 16 AA Batteries 7-1-26	30.58	**30.58**
AMERICAN ROYAL HARDWARE	2603349	Paper Towels, Lysol, Air Freshener 7-7-2	45.84	**45.84**
AMERICAN ROYAL HARDWARE	2603350	Hose Nozzle, Bleach, Pine Sol 7-7-26	111.58	**111.58**
AMERICAN ROYAL HARDWARE	2603351	Jumbo Rolls of Toilet Paper, Hand Soap 7	244.76	**244.76**
AMERICAN ROYAL HARDWARE	2603508	Bleach, Cases of Paper Towels, Duct Tape	172.29	**172.29**
AMERICAN ROYAL HARDWARE	2603509	Gloves 7-14-26	21.59	**21.59**
AMERICAN ROYAL HARDWARE	2603510	Keys, Key Tags 7-9-26	4.92	**4.92**
AMERICAN ROYAL HARDWARE	2603714	DECK BRUSHES AND KEYS FOR PARKS	39.71	**39.71**
AMERICAN ROYAL HARDWARE	2603715	CONCRETE MIX,MORTAR MIX, ROLLER CAGE, BO	249.14	**249.14**
AMERICAN WEAR INC.	2603272	CLOTHING AND UNIFORMS FOR HEALTH DEPARTM	1,889.00	
	2603682	UNIFORM WKLY RENTALS, WIPERS & HAND CLEA	181.60	**2,070.60**
ANJEC	2603604	2026 MEMBERSHIP - MONTCLAIR ENVIRONMENTA	725.00	**725.00**
Ann's Catering	2603324	2025-2026 High School Food Truck Deposit	2,000.00	**2,000.00**
Appletree	2603412	LIVE ANSWERING SERVICE FOR DCS FROM 06/0	63.40	**63.40**
ARCTIC FALLS SPRING WATER	2603310	Q3 2026 rental and supply fees	11.97	**11.97**
ASSOCIATED FIRE PROTECTION	2603354	FIRE PROTECTION TESTING @ 219 NO FULLERT	781.25	
	2603404	REPLACING FIRE ALARM PANEL BATTERIES AT	377.04	**1,158.29**
AT&T	2603300	FD Blanket PO Long Distance Bill Close 6	76.23	**76.23**

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AT&T Mobility LLC	2603570	ATT/FIRSTNET mobile - Bill date July 11,	1,259.25	**1,259.25**
Atlantic Coast Recylcing, LLC	2603405	PROCESSING AND DISPOSAL OF RECYCLING MAT	7,831.56	**7,831.56**
ATLANTIC UNIFORM CO., INC.	2603430	OFC. M. GRAZIOSA | REASSIGNMENT UNIFORMS	537.96	
	2603496	UNIFORM UPDATE | REASSIGNMENT | J. LALOR	583.00	**1,120.96**
AUTOMOTIVE BRAKE	2603572	BRAKES,PARTS,AND REPAIRS	522.92	**522.92**
BEATTIE PADOVANO, LLC	2603583	Professional Services for Plan. Board At	3,119.79	**3,119.79**
BIG BELLY SOLAR, INC.	2603387	SOLAR POWERED SIDEWALK RECEPTACLES THROU	10,257.02	**10,257.02**
BOB FRASER MASTER LOCKSMITHS	2603355	GREEN, RED, AND YELLOW TAG DUPLICATE KEY	72.00	
	2603388	RED AND YELLOW TAG DUPLICATE KEYS	37.75	**109.75**
Bostan's Food LLC	2603326	2025-2026 High School Food Truck Deposit	2,000.00	**2,000.00**
Bowco Laboratories Inc.	2603423	July 2026 Outdoor Pest Management	124.80	**124.80**
BPAS, LLC	2603592	June 2026 participant fees	186.00	**186.00**
Budget Print Center	2603052	MHD BUISNESS CARDS AND TICK BORN DISEASE	606.80	
	2603431	2025 ANNUAL REPORT BOOKLETS	200.00	
	2603506	MHD BUSINESS CARDS	45.00	**851.80**
Bunsa Consulting	2603589	2026 June and July Invoices	7,280.00	**7,280.00**
C & J TROPHIES & PROMOTIONS	2603546	Acknowledgment/Recognition/Retirement Ju	180.00	**180.00**
CAMERON ANIMAL HOSPITAL	2603381	March 2026 Veterinary Services (2 of 2)	9,237.75	**9,237.75**
CAMERON ANIMAL HOSPITAL	2603472	January 2026 Veterinary Services	7,370.52	**7,370.52**
CAMERON ANIMAL HOSPITAL	2603473	May 2026 Veterinary Services	10,237.52	**10,237.52**
CAMERON ANIMAL HOSPITAL	2603474	April 2026 Veterinary Services - additio	842.17	**842.17**
Canva US Inc.	2603694	Canva Pro Enterprise 1-year Subscription	4,680.00	**4,680.00**
CDW GOVERNMENT, INC.	2601183	Laptop for Human Resource - Quote - 1CJV	3,943.79	**3,943.79**
CDW GOVERNMENT, INC.	2601802	FD Station 2 Computer System Battery Bac	332.87	**332.87**
CDW GOVERNMENT, INC.	2602225	PC for HR department	3,080.82	**3,080.82**
CDW GOVERNMENT, INC.	2603352	Fluke LinkIQ LIQ-200 DUO - network teste	4,492.71	**4,492.71**
Cerbo's Hampton Nursery LLC	2603544	Trees for planting USDA TREE GRANT	2,034.50	**2,034.50**
CERBO'S PARSIPPANY GREENHOUSES, INC	2603319	USDA TREE GRANT TREE PLANTINGS	11,455.00	**11,455.00**
CIANCITTO, PATRICK	2602468	Fire Inspector Certification	93.59	**93.59**
Clean Mats & Uniform Company LLC	2603476	DCS/DPW Flooring Mats Service	79.80	**79.80**
CLEARY GIACOBBE ALFIERI JACOBS, LLC	2603687	Conflict & General Litigation Atty- R-25	1,661.00	**1,661.00**
CME ASSOCIATES	2603398	LSRP - Montclair Police Dept at 647 Bloo	154.50	**154.50**
CONCENTRA MEDICAL CENTERS	2603289	2026 med svcs and fees (svcs date 6.22.2	1,129.00	**1,129.00**
Conway Shield, Inc.	2603433	FD Blanket PO Helmet Shields	420.72	**420.72**
Copy Center, Inc.	2603646	Copier Contract Overage Charges - 5/26,	175.32	**175.32**
CUSTOM BANDAG INC.	2603364	FLEET TIRE REPLENISHMENT	1,716.00	
	2603418	A TIRE FOR DCS 94 AND WRANGLER	460.37	**2,176.37**
CUSTOM CARE SERVICE	2603401	EDGEMONT, NISHAUNE, CANTERBURY, YANTACAW	9,700.00	**9,700.00**
CustomInk Parent, LLC	2603503	T-SHIRTS FOR STREET TEAM - MENTAL HEALTH	857.50	**857.50**
DAVID WEBER OIL COMPANY INC	2603378	CHERRY PICKER OIL FOR GARAGE	370.60	**370.60**
DELTA DENTAL OF NJ, INC.	2603358	August 2026 Dental Insurance Coverage	26,394.58	**26,394.58**
DIAL ENVIRONMENTAL	2603260	Animal Shelter Pest Control Service - Ju	101.06	**101.06**

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DIAL PEST CONTROL, INC.	2603316	FD July Pest Control	360.00	**360.00**
DIAMOND ROCK SPRING WATER	2603287	H&C COOLER RENTAL EDGEMONT SENIORS	6.00	
	2603726	SENIOR SERVICES SUPPLIES	71.00	**77.00**
DYNAMIC TESTING SERVICES, INC.	2603306	July 2026 monthly testing svcs	190.00	**190.00**
EAST COAST EMERGENCY LIGHTING	2602768	To Strip Equipment Off Old Police Vehicl	1,332.00	**1,332.00**
Eastern Armored Services, Inc.	2603609	AUG 2026- Armored Transport Service	1,241.50	**1,241.50**
ECUA RRF ESCROW ACCOUNT	2603318	2026 TIPPING FEES FOR 6/16/26-06/30/26	38,402.30	
	2603498	2026 TIPPING FEES FROM 7/1/26-7/15/26	34,865.10	**73,267.40**
Edmunds Gov Tech, Inc.	2603232	blank tax bills	126.00	
	2603330	MAY'26 PROCESSING FEES	6,273.05	
	2603674	JUNE 2026 PROCESSING FEES	3,588.70	**9,987.75**
Edwards, Demetria	2603309	Refreshments June 2026 Dept Head Meeting	128.44	**128.44**
ELEVATOR MAINTENANCE CORP.	2603517	2026 July 2026 Elevator Maintenance	733.00	**733.00**
Enterprise Fleet Management, Inc.	2603459	Lease of Vehicles for Police MONTH OF JU	2,182.55	**2,182.55**
Envirocon, LLC	2602716	INSTALL SPLIT UNIT AT SENIOR CENTER	16,071.94	
	2603400	FD RTU 5 gym has zone that is not workin	920.00	
	2603573	SERVICE AC AT DCS	503.07	
	2603666	FD Coil cleaner (T/s) at HQ	1,020.00	**18,515.01**
ESSEX HEALTH AND WELLNESS RECOVERY	2603425	OPIOID SETTLEMENT FUND -ESSEX HEALTH & W	14,357.67	**14,357.67**
ESSEX REGIONAL HEALTH COMMSSN	2603391	ESSEX REGIONAL HEALTH COMMISSION Q2 & Q	3,816.00	**3,816.00**
EZ Pass	2603613	BLANKET: EZ PASS REPLENISHMENT	300.00	**300.00**
FIRE & SAFETY SERV LTD	2603399	Repairs Rescue 1 and Engine 4, Battery C	5,417.39	**5,417.39**
FIRE SERVICE SAFETY TESTING	2603195	FD Ground Ladder Testing	4,011.54	**4,011.54**
Frankie's Finish Line Car Wash	2603437	CAR WASHES FOR DCS VEHICLES	40.00	**40.00**
GARDEN STATE MUNICIPAL JIF	2603738	SIR WC/AL/GL June 2026	32,213.60	
	2603739	EPL/POL Deductible & Co-Insurance July 2	24,767.62	
	2603740	SIR WC/AL/GL May 2026	29,206.91	
	2603741	2024 Special Assessment 3 of 20	94,907.80	
	2603742	EPL/POL Deductible & Co-Insurance 5of 6	24,767.62	
	2603743	SIR WC/AL/GL April 2026	28,917.29	**234,780.84**
GEESE CHASERS NORTH JERSEY	2603402	2026 HAZING OF GEESE FOR EDGEMONT AND YA	2,044.44	**2,044.44**
GenServe, LLC	2603393	FD June Service Job #0725935 - Radio Tow	437.24	
	2603442	FD Service Apparatus Generators, Headqua	1,605.70	**2,042.94**
Ginter, Megan	2603298	Reimbursement for American Red Cross Tra	79.97	**79.97**
GRAINGER, INC.	2603327	FD Pintle Hk Mntg Plate & Fl Squeegee, W	451.34	
	2603397	Laundry Detergent, Paper Towels, Wet Mop	1,385.88	
	2603665	FD Blanket PO - Paper Towel, Round Trimm	1,062.43	**2,899.65**
Granite Telecommunications, LLC	2603612	POT Lines Phone Services - A/C: 04789982	7,075.44	**7,075.44**
Grayson, Spencer	2603663	2026 UNIFORMS FOR AFSCME EMPLOYEE PURCHA	98.24	**98.24**
GRIFFITH-ALLIED TRUCKING LLC	2603436	GASOLINE FUEL DELIVERED JULY	23,042.99	
	2603712	GASOLINE FUEL DELIVERED - 7/23/2026	19,712.23	**42,755.22**
GRM Information Management Services	2602593	Shred Service Destruction 5 Boxes	200.00	**200.00**
HARD ROCK HOTEL & CASINO	2603343	LEAGUE OF MUNICIPALITIES HOTEL STAY NOVE	452.00	**452.00**
HENDRICKS APPRAISAL CO., LLC	2601152	Proposed Acquisition 43 Park Street(aka	8,500.00	**8,500.00**

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HILL'S PET NUTRITION , INC.	2603285	Animal Shelter - Cat and Dog food delive	475.10	
	2603380	Animal Shelter - Kitten Food delivery 7/	116.20	**591.30**
HIRERIGHT, LLC	2603594	June 2026 monthly background checks	2,211.07	**2,211.07**
HUDSON COUNTY MOTORS, INC.	2603320	DOOR STOP FOR DCS 130	155.76	
	2603457	INSPECTION, BRACKET, SERVICE PARTS, AND	3,302.91	
	2603556	VEHICLE PARTS, SUPPLIES AND REPAIRS FOR	3,421.42	
	2603629	WIPER BLADE, HVAC BLOWER, KIT FILTER, AN	308.86	
	2603686	FILTERS FOR DCS 139, 117, AND 132	1,470.38	**8,659.33**
Hurley, Judy	2603725	REIMBURSEMENT FOR SENIOR SERVICES EXPENS	620.03	**620.03**
INSTITUTE FOR PROFESSIONAL	2603369	ETHICS IN LOCAL GOV'T WEBINAR P GEORGE	50.00	**50.00**
Jaeger Lumber & Supply Co. Inc.	2603356	WOOD FOR BENCH REPAIRS	121.97	**121.97**
JERSEY MAIL SYSTEMS, LLC	2602048	Postage Ink for 205 Claremont Ave	290.90	**290.90**
KNOX COMPANY	2602765	FD KeySecure Wifi Ethernet USB W/ Antenn	225.00	**225.00**
Kofile Technologies, Inc.	2504521	Archived Council Meeting Minutes Books P	10,570.50	**10,570.50**
KONICA MINOLTA BUSINESS SOLTNS	2603737	Maintenance Agreement 4/15/26-5/14/26, 5	91.47	**91.47**
Groundwork Education and Consulting	2603216	SECOND QUARTER 4/1/26 - 6/30/26	5,760.00	**5,760.00**
Law Firm of Nicole R. Fisher LLC	2603360	Municipal Prosecutor - 06/24/2026	1,000.00	**1,000.00**
Levine, Jill	2603372	Animal Shelter - Timed Feeders for Kitte	51.98	**51.98**
Lighting Auto Spa LLC	2603313	FD Car Wash December 31 2025 - May 31 20	40.00	**40.00**
LOUISA AMABILE TESTA, LLC	2603435	Flower Arrangement for Alan Trembulak	200.00	**200.00**
LPI	2603724	SENIOR SERVICES PUBLICATIONS EXTRA PAGES	400.40	**400.40**
M & D AUTOMOTIVE	2603189	OIL FILTERS, STABILIZERS, AND WASHER SOL	977.17	
	2603321	OIL FILTERS AND STABILIZERS FOR DCS 21	152.76	
	2603449	LITTELFUSE FOR THE GARAGE, WIRE LOOM FOR	43.25	**1,173.18**
M & D AUTOMOTIVE	2603631	FILTERS, STABILIZERS, AND SENORS FOR DCS	930.64	
	2603633	VARIOUS AUTO PARTS AND REPAIRS FOR DCS	118.40	
	2603684	OIL GREASE FOR DCS 91	115.27	**1,164.31**
MAJOR HARDWARE SUPPLY LLC	2603582	BATTERY ALKALINE 16 PACK	59.98	**59.98**
MARAVIGLIA, PATRICIA	2603368	JUNE'26 PAYROLL SUPPORT SERVICES	506.25	
	2603672	PAYROLL SUPPORT SERVICES RETRO REPORTING	150.00	**656.25**
Maraziti Falcon, LLP	2603429	RESOLUTION# R-26-147; adpt 4-21-2026; Le	1,657.50	**1,657.50**
MCELWEE & QUINN, LLC	2603340	2026 BOND ANTICIPATION NOTES	100.00	**100.00**
McGrath Rentcorp dba	2603648	FD 8x40 Storage Double-Door-Rent 07/22/2	145.00	**145.00**
MONACO LOCK COMPANY	2603502	REKEY CYLNDERS AND ADD NEW LOCKS @ RECRE	715.50	**715.50**
MONTCLAIR MOTORWERKS INC.	2603317	FD Car #4 Oil Change Filter Coolant	79.44	
	2603667	Fire Department Car #4 Battery	251.99	**331.43**
Morris County Appliance Service Inc	2603492	FD 2026 Blanket PO - Appliance Repairs	368.19	**368.19**
MOUNTAINSIDE FAMILY PRACTICE	2603541	Q3 INVOICE - CHEST X-RAYS	1,373.25	**1,373.25**
MR. JOHN	2603258	PORTABLE TOILET FACILITIES AT VARIOUS LO	2,167.56	**2,167.56**
NAT'L FUEL OIL CO	2603500	2026 DIESEL FUEL DELIVERED 7/6/26	13,292.72	
	2603632	2026 DIESEL FUEL DELIVERED 7/24/26	18,673.60	**31,966.32**
National Emergency Communications I	2601332	EMERGENCY MEDICAL DISPATCH OFFICER - REC	78.95	**78.95**
National Highway Products, Inc.	2602616	VARIOUS SIGNS AND SUPPLIES	14,901.60	**14,901.60**
NEGLIA ENGINEERING ASSOCIATES	2603450	2026 MONTCLAIR GENERAL THROUGH JUNE 1ST	20,502.50	

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	2603615	Professional Services Blanket for Neglia	1,170.00	**21,672.50**
NEW JERSEY FIRE EQUIPMENT	2603147	FD Decontamination Uniform Cleaning & Re	1,134.00	**1,134.00**
NJ Advance Media, LLC (RC	2602625	June 17, 2026 Special Meeting Advertisem	14.52	**14.52**
NJ ADVANCE MEDIA, LLC (purch)	2603282	2026 JUNE Bid/RFP Ads from Purchasing	336.42	**336.42**
NJLM	2504298	110 Annual Conference- W. Clermont	70.00	
	2600840	WEBINAR REGISTRATION W CLERMONT	45.00	
	2603334	Registration For 2026 NJ League of Munic	130.00	
	2603547	NJLM Annual Conferencce	130.00	
	2603593	Job Ads - June 2026 - Compliance Insp.	160.00	**535.00**
NJMS GLOBAL TUBERCULOSIS INST.	2603721	TB CLINICS 2026	5,000.00	**5,000.00**
NJRPA	2603700	Garland's Membership Renewal 2026	275.00	**275.00**
NORTH JERSEY MEDIA GROUP	2603278	Notices in the Mont. Times for Plan. & C	26.40	**26.40**
NORTHEAST SWEEPERS & RENTALS	2603722	WATER HOSE NOZZLE	310.12	**310.12**
NORTHEASTERN ARBORIST SUPPLIES	2603376	SAWS AND PARTS FOR A STUMP GRINDER FOR S	488.79	
	2603693	WASHER BLADE BOLT FOR T-74	5,633.01	**6,121.80**
NUCHEM CORP	2603228	BLANKET: 2026 WATER TREATMENT AGREEMENT	728.97	**728.97**
OUTSTANDING SERVICE CO	2603445	2026 FUEL TANK INSPECTIONS AND TREATMENT	236.90	**236.90**
OXYMAGIC CARPET SERVICE	2603295	FD Carpet Cleaning Due to Storm Damage	520.00	
	2603477	Carpet cleaning	189.00	**709.00**
PARKER McKAY P.A.	2603685	Affordable Housing Litigation R-26-139 a	872.87	**872.87**
Party Masters Inc.	2601200	2026 Cultural Affairs Program- Party Mas	1,626.25	**1,626.25**
PDQ.COM CORPORATION	2603504	PDQ Deploy & Inventory Renewal (Nov 9, 2	1,402.50	**1,402.50**
PEOPLE FOR ANIMALS	2603286	Spay/Neuter Services - 6/25 and 7/1	1,836.00	**1,836.00**
Phoenix Advisors, A Division of	2603305	PROF. SVC: SMART SERVICES QTR 6-30-26	1,500.00	
	2603329	PROF. SCV. TAX EXEMPT BAN's SERIES 2026	8,697.75	**10,197.75**
PJ Building Cleaning LLC	2603719	2026 JULY Cleaning Services	6,700.00	**6,700.00**
Possessed By Coffee	2603325	2025-2026 High School Food Truck Deposit	2,000.00	**2,000.00**
PRIMEPOINT, LLC.	2602262	APRIL 2026 payroll and HRIS svcs	8,122.50	
	2603315	2026 Payroll Costs	8,972.55	**17,095.05**
PROSTOCK AUTO PARTS	2603345	FD Tire Dressing, Chamois Cloth, Wax App	78.74	
	2603679	BEARING FOR TRAILER TR18	97.90	**176.64**
PUBLIC SERVICE ELECTRIC & GAS	2603643	6/24/26-7/24/26 GAS & ELECTRIC POLICE D	9,166.95	**9,166.95**
PUBLIC SERVICE ELECTRIC & GAS	2603644	6/10/26-7/9/26 ANIMAL SHELTER GAS AND EL	3,059.41	**3,059.41**
PUBLIC SERVICE ELECTRIC & GAS	2603645	6/7/26- 7/7/26 GAS & ELECTRIC FIRE DEPT.	11,363.18	**11,363.18**
RECREONICS, INC	2602618	12 x 12 Aquastar Retro Mo-Flow Grate SQ	445.16	**445.16**
Resorts Casino Hotel	2603379	Hotel Reservations NJLM AC Conference fo	504.00	**504.00**
RICHVIEW CONSULTING	2603386	ARBORIST CONSULTING - YEAR 2 OF (3) YEAR	1,592.50	
	2603736	ARBORIST CONSULTING - YEAR 2 OF (3) YEAR	6,223.00	**7,815.50**
ROBERT'S AND SON, INC.	2603447	SEALED BATTERY FOR TRAFFIC	636.58	
	2603554	LED SERIES LOW FOR DCS 130	145.04	
	2603692	LED 30 SERIES DCS 108 AND DCS 130	60.42	**842.04**
ROUTE 23 AUTO MALL	2603408	SPARK PLUG FOR BD 5, VALVE FOR DCS 74 AN	57.57	**57.57**
RSC ARCHITECTS	2603307	Montclair Senior Center Renovations - Ar	750.00	**750.00**
S & S WORLDWIDE, INC.	2603511	Electric Ball Pump /Inflator	82.49	

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	2603561	Beads, Chalk, Bowling Set, Games, etc. f	239.90	**322.39**
SANITATION EQUIPMENT CORP.	2603551	TUBE SUPPORT KIT FOR DCS 100	483.54	
	2603691	FIXED CARRIER CYLINDER LEAK FOR DCS 117	3,362.88	
	2603723	SENSORS FOR DCS 130 AND 140	459.33	**4,305.75**
SANTARCANGELO LAW, LLC	2603689	Div. of Code Enf. Special Counsel R-25-3	4,756.10	**4,756.10**
Shoreline Energy Advisors, LLC	2603690	Montclair Microgrid Phase 2 - Final Paym	5,075.00	**5,075.00**
SJC Lawncare Inc.	2603471	Fall 2025 Tree Planting Services - Phase	16,765.00	**16,765.00**
SONNY ELECTRIC INC.	2602715	EDGEMONT PARK HOUSE - INSTALL ELECTRICAL	5,952.96	
	2603314	Fire Station # 2 Lighting Repairs	940.31	
	2603371	Animal Shelter - electrical repairs	2,113.28	**9,006.55**
SPACE FARMS ZOO & MUSEUM	2603373	Carcass removal 6/13, 6/24, 6/26, 6/28	170.00	**170.00**
STAPLES	2602532	2026 Office Supplies Blanket for OIT	280.33	
	2602772	2026 Office Supplies Blanket for OIT	76.62	
	2603067	2026 Office Supplies Blanket for OIT - O	88.66	
	2603215	Office Supplies Planning/Community Dev.	178.53	
	2603217	OFFICE SUPPLIES HEALTH DEPT. - TONERS, C	222.91	
	2603266	DCS supplies - pens, cups, lysol wipes,	202.25	
	2603304	Manager's Office Supplies	185.23	**1,234.53**
STAPLES	2603344	Wristbands for Daily Pool Passes and Env	371.19	
	2603487	FD Office Supplies - Heavy Duty view 1 i	218.65	
	2603494	FD Dymo labels, Lysol wipes, binder clip	128.74	
	2603596	Office Supplies - Binders, dividers and	96.85	
	2603598	FD Dusters, Plates and Cups	146.05	
	2603634	2026 Blanket Tax, Water & Sewer office s	79.59	
	2603668	FD USBs, Domino Sugar, Trays, Dayminder,	131.21	**1,172.28**
STATE OF NEW JERSEY	2603406	ANNUAL CATASTROPHIC ILLNESS FUNDS ASSMT	966.00	**966.00**
STEWART & STEVENSON POWER PROD	2603403	FD Old Engine #1 Sensrp	69.00	**69.00**
STICKEL,KOENIG,SULLIVAN, DRILL	2603581	Professional Services Blanket for BOA At	67.50	**67.50**
STORR TRACTOR CO	2603628	RECYCLING KIT FOR PARKS 36	392.00	**392.00**
STUDIO 042 OF MONTCLAIR	2603132	COPIES OF TOWN MAP FOR DCS WORK GROUPS	395.00	
	2603519	FD Scan Engineering print to email/flash	100.00	
	2603635	FD Blanket PO - Business Printer	395.00	**890.00**
SUPERIOR DISTRIBUTORS	2603548	SNOW PLOW KIT FOR DCS 131	390.10	**390.10**
SUPLEE, CLOONEY & COMPANY	2603467	Prof. Serv. July'26 Issuance BAN's & TAN	8,500.00	**8,500.00**
SurveyMonkey Inc.	2603333	SurveyMonkey Subscription Negotiated Ea	2,862.25	**2,862.25**
Team Orders, LLC	2603276	Sublimated Flag Football Jerseys	783.00	**783.00**
The Big Ad-Vantage LLC	2602773	tax water sewer office apparel	932.50	
	2603288	Branded apparel for Planning Staff-Zaina	80.00	**1,012.50**
THE HOME DEPOT PRO	2603409	FD Feit 13 W Twntube bulb	69.80	
	2603552	FD Blanket PO 2026 Supplies- Husky 6 CU	139.00	
	2603571	VISSANI FRIDGE	654.00	**862.80**
The Montclair Foundation	2603257	Landlord Reimbursment for Double Payment	120.00	**120.00**
THE PRINTER'S PLACE	2602974	Township Folders	850.00	**850.00**
THE PRINTER'S PLACE	2603105	Printing for Planning and Comm. Developm	75.00	**75.00**
Thornton, Garland	2603424	Reimb for Copying Keys	42.00	**42.00**
TREASURER STATE OF NJ	2603626	VEHICLE REG RENEWAL - DECALS TRUCKS	712.00	**712.00**

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TREASURER, STATE OF NJ	2603478	2026-1ST QTR STF / 2026- 1ST QTR OWED TO	25,437.00	**25,437.00**
Tri State Printing LLC	2603468	Recreation Staff Apparel Shirts	392.00	**392.00**
TURN OUT FIRE & SAFETY	2603495	FD F/F Washington Pants, Shirt Embroider	201.25	
	2603640	FD Uniform Fiore, Gaines and Seay	281.25	**482.50**
VERIZON BUSINESS	2603367	Animal Shelter - Verizon bill June 2026	366.19	**366.19**
VERIZON BUSINESS	2603370	Animal Shelter - Verizon bill May 2026	366.34	**366.34**
VERIZON RBCC	2603419	EDGEMONT VERIZON PAYMENTS - 6 MONTHS	195.13	**195.13**
VERIZON WIRELESS	2603578	Acc:287349716-00001 (June 11-July 10)	703.59	**703.59**
Versaterm Public Safety US, Inc.	2603493	2026 BLUE TEAM & IAPRO NEXTGEN LICENSE S	2,300.62	**2,300.62**
W.B. MASON CO., INC.	2602339	2026 Office Supplies Blanket for OIT - 5	24.15	
	2602787	2026 Office Supplies Blanket for OIT	24.15	
	2603297	6-11-26 Rental Fee/ Water Cooler	1.90	
	2603331	JUNE '26 WATER DELIVERY	28.98	
	2603390	FD Water Cooler Rental Fee 6/19/26	0.95	
	2603410	DCS Blanket PO for water	54.09	
	2603426	FD Blanket PO - Troops - Gatorade, Lemon	258.93	
	2603491	Water Delivery Planning and Community De	19.32	
	2603566	FD Blanket PO - Water Cooler Rental Fee	0.95	
	2603661	Five 5 Gallon Spring Water for OIT	24.15	
	2603673	JULY 2026 WATER COOLER RENTAL FEE	1.90	
	2603699	7-13-26 Monthly Rental Fee/ Water Cooler	1.90	
	2603728	2026 Blanket water cooler service tax co	33.81	**475.18**
W.B. MASON COMPANY INC.	2603308	(6) 10 x 10 Tent for Recreational Progra	677.70	**677.70**
WELDON ASPHALT CO.	2603411	TOP FINE MIX FOR STREETS	754.14	**754.14**
White, Daniel	2603579	Reimbursement for Daniel White Scan Docu	15.00	**15.00**
Y Landscape Design	2603259	Landscape Goods, Design, Native Plants C	2,750.00	
	2603735	JULY- USDA tree grant education, outreac	2,625.00	**5,375.00**
ZERO9 SOLUTIONS	2603009	Body Camera Case	1,982.95	**1,982.95**
A & K EQUIPMENT COMPANY INC.	2603382	SOFT START MODULE FOR PLOW TRUCK	332.04	**332.04**
Acuity Consulting Services, LLC	2603576	Professional Services for Planning and C	3,573.00	**3,573.00**
Alert-All Corp.	2603394	Fire Prevention Lollypop Giveaways	140.00	**140.00**
Amazon.com Services, Inc.	2602946	FD - Amazon USB Memory Card Reader- Mult	42.74	**42.74**
Architetural Heritage Consultants,	2603233	Prof. Servs. for May 2026, 06302026_2026	781.25	**781.25**
BEATTIE PADOVANO, LLC	2603235	App:2930 App:2817 May 2026	2,360.00	
	2603585	Professional Services for Planning and C	580.00	**2,940.00**
Camerota, Franco	2603564	Reimbursement - FD Fire Investigator Cer	93.59	**93.59**
Kazmi, Zainab	2603655	Reimbursement for NJ Board of Profession	130.00	**130.00**
NATURE'S CHOICE CORP.	2603192	GRASS CLIPPINGS	29,116.86	
	2603375	DISPOSAL OF GRASS CLIPPINGS 2026	4,192.86	
	2603432	DISPOSAL OF GRASS CLIPPINGS 2026	5,294.34	
	2603448	LOGS AND TREE PARTS	1,300.00	
	2603488	DISPOSAL OF GRASS CLIPPINGS 2026	10,295.22	**50,199.28**
NEGLIA ENGINEERING ASSOCIATES	2603234	Professional Services for Planning and C	955.00	
	2603420	June 2026 Invoices 529 Valley Rd 103 Gro	1,882.30	
	2603586	Prof Services May & June 2026	4,253.10	**7,090.40**
NEGLIA ENGINEERING ASSOCIATES	2603542	SITE PLAN REVIEW - VARIOUS LOCATIONS (JU	4,295.20	**4,295.20**

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PARKER McKAY P.A.	2603575	2026 Affordable Housing Special Counsel	4,264.00	**4,264.00**
Party Time Rentals	2603385	Fire Prevention National Night Out Renta	2,118.00	**2,118.00**
Richardson, Natasha	2603662	Reimbursement - FD Fire Investigator Cer	93.59	**93.59**
Stafford FEC Partners	2603567	Funplex Summer GPB - Wed, July 8, 2026 4	1,296.00	**1,296.00**
STAPLES	2603363	Fire Prevention Letter Size File Box and	614.57	
	2603396	Fire Prevention Phone Message Pads and D	45.92	**660.49**
STICKEL,KOENIG,SULLIVAN, DRILL	2603580	Professional Services App.2966 Invoice	468.75	**468.75**
STRATEGIC MENTORING, INC.	2603441	CDBG 2025 Reimb.- 3rd Payment 7/2026	2,250.00	**2,250.00**
UNION CONGREGATIONAL CHURCH	2603652	Escrow Refund 2026 R-26-157 May 2026	1,039.00	**1,039.00**
Vital Control Records	2603607	FD Shredding - June 2026	16.14	**16.14**
Al Greig Landscaping & Masonry LLC	2603338	REPAIR STEPS & RAILINGS AT BONSAL PRESER	2,500.00	**2,500.00**
Axon Enterprise, Inc.	2600321	Police Body Worn and In Car Vedio Camera	41,600.00	**41,600.00**
MCELWEE & QUINN, LLC	2603340	2026 BOND ANTICIPATION NOTES	900.00	**900.00**
Montana Construction Corp., Inc.	2603501	CLEAN & TELEVISE SINKHOLE ON CHURCH STRE	4,972.00	
	2603708	CLEANED AND TELEVISED STORMWATER SEWER O	4,972.00	**9,944.00**
NEGLIA ENGINEERING ASSOCIATES	2603451	UPPER MOUNTAIN AVE ROADWAY IMPROVEMENTS	13,222.20	
	2603452	NISHUANE PARK COMPLETELY INCLUSIVE PLAYG	1,030.00	
	2603453	TRAFFIC ENGINEERING SERVICES THROUGH JUN	1,400.00	
	2603454	MAPLE AVE IMPROVEMENTS THROUGH JUNE 1ST	1,355.00	
	2603458	MOUNTAINSIDE PARK IMPROVEMENTS THROUGH J	10,010.00	
	2603462	HARRISON AVE TRAFFIC CALMING IMPROVEMENT	5,147.50	
	2603465	CEDAR AVE & ORANGE RD BIKE LANE IMPROVEM	2,897.50	
	2603625	STORM SEWER INFRASTRUCTURE MAPPING SERVI	1,949.50	**37,011.70**
Solitude Lake Management, LLC	2505025	AERATORS FOR EDGEMONT PARK POND	14,787.00	**14,787.00**
SONNY ELECTRIC INC.	2603359	POOL PUMP MOTOR TROUBLESHOOT & REPAIRS -	5,300.62	**5,300.62**
STANDARD & POOR'S	2603341	2026 Analytical Services Tax Exempt BAN'	5,600.00	**5,600.00**
THE HOME DEPOT PRO	2603301	22.2 IN FULL SIZE CUBE ICE MAKER FOR DCS	1,351.54	**1,351.54**
TREATMENT SPECIALTIES	2603053	POOL DIAGNOSTICS/SERVICES & TRAINING @ N	2,000.00	**2,000.00**
AGL WELDING SUPPLY CO	2603483	W-2 -- Blanket for Monthly Cylinder Rent	58.80	**58.80**
Airgas USA, LLC	2603482	W-3 - Blanket for Monthly Cylinder Renta	266.90	**266.90**
ALL SERVICE	2603602	Clutch cup and kit	417.39	**417.39**
Appletree	2603636	Phone Answering Service for Dept. of Uti	1,023.60	**1,023.60**
BMS DIRECT	2603559	2026 2nd quarter water bill processing	2,945.31	**2,945.31**
CORE & MAIN LP	2603608	Waterworks Materials	27,718.00	**27,718.00**
Core Equipment Group	2603279	W-77 -- Repair of glass window on Backho	1,393.89	**1,393.89**
EASTCOM ASSOCIATES, INC.	2603395	Magnetic metal detectors	3,601.75	**3,601.75**
Eastern Pest Services	2603599	W-7 -- Blanket for Monthly Rodent Baitin	157.50	
	2603638	Monthly Rodent Baiting Services at 54 Wa	157.50	**315.00**
GRAINGER, INC.	2603486	Water Dept. maintenance goods.	456.35	
	2603611	Grease gun and turbine oil	917.15	**1,373.50**
Granite Telecommunications, LLC	2603612	POT Lines Phone Services - A/C: 04789982	632.78	**632.78**
HARRAH'S MARINA HOTEL	2603555	Hotel stay for Michael Primavera - NJWA	230.54	**230.54**
Jaeger Lumber & Supply Co. Inc.	2603281	Gravel mix	325.50	**325.50**
Jani-King of New Jersey, Inc.	2603280	Cleaning 54 Watchung Ave-April-Dec. 2026	563.20	

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	2603733	Cleaning 54 Watchung Ave July. 2026 - of	563.20	**1,126.40**
Miracle Chemical Company	2603129	Sodium Hypochlorite Two 5 Gallon Carboys	86.00	**86.00**
MONTCLAIR SUPPLY CORP.	2603610	Faucet and sealant -- Materials for Dept	191.63	**191.63**
NEW JERSEY WATER ASSOCIATION	2603550	Conference Attendance and Dues -- W-85	680.00	**680.00**
NJLM	2603416	NJLM Conference Registration for Steve K	65.00	**65.00**
ONE CALL CONCEPTS, INC.	2603637	One Call Messages for Dept. of Utilities	982.30	**982.30**
P & A AUTO & TRUCK PARTS	2603479	W-15 -- Blanket for Vehicle Parts and Su	159.31	**159.31**
Pace Analytical Services, LLC	2603734	Laboratory Analysis Services for Drinkin	1,180.15	**1,180.15**
Powerco, Inc.	2601688	W-46 -- Rockblaster Bracket Cap for Back	3,250.00	**3,250.00**
PUBLIC SERVICE ELECTRIC & GAS	2603620	Electric Service from PSE&G (Water Burea	43,085.25	**43,085.25**
RIO SUPPLY, INC.	2602854	2026 water support for neptune 360 - Jul	3,000.00	**3,000.00**
ROUTE 23 AUTO MALL	2603480	Repair to WB-13 air leak -- W-84	1,941.19	
	2603603	WB-16 Repair	517.80	**2,458.99**
TILCON NEW YORK, INC.	2603569	W-23 -- Blanket for Purchase & Delivery	1,661.50	**1,661.50**
Rutgers Center for Gov't Services	2603568	Public Works CPWM course for Michael Pri	573.00	**573.00**
TROPICANA CASINO & RESORT	2603312	2026 NJLM Conference Hotel Room for Mich	270.00	
	2603417	2026 NJLM Conference Hotel Room for STEV	270.00	**540.00**
Union Alarmtronic LLC	2603729	Monitoring Services for Fire & Security	3,600.00	
	2603730	Service call to Glenfield Well security	310.00	**3,910.00**
USA BLUE BOOK	2603601	Tools for Dept. of Utilities	214.18	**214.18**
William J. Guarini, Inc.	2603481	Repair at 16 Wheeler St. - Blanket PO W-	125.00	**125.00**
ConQuest Construction Inc.	2505635	2025 Grove Street Valve Installation Pro	76,293.00	**76,293.00**
ENGENUITY INFRASTRUCTURE	2603600	P-6 -- Engineering Services (R-26-030)	6,527.50	**6,527.50**
RIO SUPPLY, INC.	2603639	Water Meters - 150 MUIs and 1.5" meters	29,410.00	**29,410.00**
SUBURBAN CONSULTING ENGINEERS	2603484	N-4 -- Sewer Utility Engineer Services -	28,177.00	**28,177.00**
Advanced Card Systems and Solutions	2603264	2026 ParkVANTAGE Annual charges Billed Q	3,975.00	**3,975.00**
Amazon.com Services, Inc.	2603438	1 Torx Screwdriver Set of T12 Teckman	12.79	**12.79**
AMERICAN ROYAL HARDWARE	2603269	06/15/2026--- 10 Spare keys	22.41	**22.41**
Butts Ticket Co.	2603702	2026 Pay Station Maintenance & Repairs	2,620.05	**2,620.05**
CUSTOM BANDAG INC.	2603703	PA408 TIRE REPLACEMENT 215/55R16	417.96	**417.96**
CUSTOM CONCEPTS TINTS & SIGNS	2602976	TINT 2 FRONT DOOR WINDOWS AND WINDSHIELD	400.00	**400.00**
Deonandan, Suraj	2603251	2026 NJ Parking Institute Conference Atl	115.44	**115.44**
Eastern Armored Services, Inc.	2603609	AUG 2026- Armored Transport Service	1,241.50	**1,241.50**
Eastern Pest Services	2603265	2026 North Fullerton Deck Monthly Pest S	95.96	
	2603676	July 2026 Midtown Deck Monthly Pest Serv	94.50	
	2603677	July 2026 Crescent Deck Monthly Pest Ser	131.25	
	2603695	2026 North Fullerton Deck Monthly Pest S	95.96	**417.67**
EDGE BUSINESS ALLIANZ, LLC	2603270	2026 Professional Services - Parking Fin	7,245.00	**7,245.00**
ELEVATOR MAINTENANCE CORP.	2603284	2026 Repairs for Elevator at Crescent Pa	437.50	
	2603517	2026 July 2026 Elevator Maintenance	367.00	**804.50**
Germano, Emanuel	2603250	2026 NJ Parking Institute Conference Atl	133.48	**133.48**
GLENCO SUPPLY INC.	2603717	New Ordinance Signage for Rates & Loadin	1,530.00	**1,530.00**
Lighting Auto Spa LLC	2603716	December 2025 MPU Car Washing Services	15.00	**15.00**

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MILLENNIUM COMMUNICATIONS	2601276	2026 Crescent Deck CCTV Maintenance	2,810.80	**2,810.80**
Parkeon, Inc.	2603688	March-May 2026 Monthly CC Transaction Fe	962.75	**962.75**
PRECISION TECHNOLOGY SOLUTIONS	2603678	2026 Bay St. Deck Service to Parking Equ	1,972.00	
	2603680	2026 Crescent Deck Service to Parking Eq	2,718.50	
	2603683	2026 Midtown Deck Service to Parking Equ	2,429.50	**7,120.00**
PUBLIC SERVICE ELECTRIC & GAS	2603253	2026 Midtown Deck Electricity Charges	1,380.52	
	2603256	2026 Electricity Charges	6,710.57	
	2603698	2026 Midtown Deck Electricity Charges	1,146.30	**9,237.39**
ROUTE 23 AUTO MALL	2603718	2026 Vehicle Maintenance and Part	433.19	**433.19**
STAPLES	2603696	07/07/26-- Gel pen pack and Avery labels	93.77	**93.77**
STRAIGHT EDGE STRIPING	2602530	2026 Space Striping in South End Lot	950.00	
	2602531	2026 Space Striping at Watchung Plaza	1,975.00	**2,925.00**
Toledo Ticket Company	2601628	2026 Parking Deck Receipt Rolls	7,100.40	**7,100.40**
ULINE	2603439	2026 - Janitorial Supplies for Crescent	1,012.80	**1,012.80**
VANORE ELECTRIC, INC.	2603464	Replace Exhaust fan @ Crescent Deck	1,193.39	**1,193.39**
VERIZON	2603255	2026 Upper Montclair Paystation Broadban	119.18	**119.18**
VERIZON	2603697	Bill Period 06.11.26- 07.10.26 Upper Mon	119.18	**119.18**
VERIZON BUSINESS	2603254	2026 Landline/Wireless Monthly Service F	872.77	**872.77**
VERIZON BUSINESS	2603701	July 2026 Landline/Wireless Monthly Serv	864.51	**864.51**
NJ DEPT OF HEALTH & SENIOR SRV	2603212	MONTHLY DOG REPORT DUE TO STATE JUNE 202	48.00	**48.00**
Ridgecrest Animal Hospital	2600707	ACL Surgery - Betty Boop	3,909.05	**3,909.05**
New Jersey Department of Labor	2603670	UI QTR Ending 6-30-26	8,475.50	**8,475.50**
NTN - PHILADELPHIA	2603537	04/2026 Background Checks-Section 8	180.00	**180.00**
SONNY ELECTRIC INC.	2602534	2026 Midtown Deck Alleyway Lighting -Rel	5,947.96	**5,947.96**
PUBLIC SERVICE ELECTRIC & GAS	2603621	Electric Services from PSE&G (Sewers)	155.24	**155.24**
REPTRONICS	2603590	Service HP printer	787.00	**787.00**
RUTGERS, THE STATE UNIVERSITY	2603422	PMP Certification program- Michael Prima	2,200.00	**2,200.00**
SUBURBAN CONSULTING ENGINEERS	2603485	Utility Engineer Services - amendment 4	30,607.50	**30,607.50**
Sports Facilities Management, LLC	2603332	ICE SKATING ARENA - WEBSITE HOSTING	135.00	**135.00**
Goksu Consruction, LLC	2603710	ELECTRICAL SERVICES UPGRADE at CLARY AND	3,686.37	
	2603711	ELECTRICAL SERVICES UPGRADE at CLARY AND	27,237.89	**30,924.26**
RSC ARCHITECTS	2603587	Architect for the Renovations and Repair	8,550.00	**8,550.00**
White Rock Corp.	2603651	Roof Repair - Clary Anderson Arena	152,627.95	**152,627.95**
Totals			**1,655,368.03**	**1,655,368.03**

Total By Account

Account	Description	Current Yr	Approp. Yr	Other	Credit
01-101-01-001-000	Cash - Citizens Bank			-	910,187.14
01-192-08-108-000	Other Misc. Anticipated Revenue			120.00	
01-194-16-000-000	Miscellaneous Rev Not Anticipated (MRNA)			6,000.00	
01-201-20-100-020	TOWNSHIP MANAGER O.E.	27,304.70			
01-201-20-105-020	HUMAN RESOURCES O.E.	10,726.65			
01-201-20-110-020	TOWNSHIP COUNCIL O.E.	1,230.00			
01-201-20-120-020	TOWNSHIP CLERK O.E.	519.00			
01-201-20-130-020	ADMINISTRATION-FINANCE O.E.	195.00			
01-201-20-131-020	ACCOUNTING & TREASURY O.E.	9,522.60			
01-201-20-133-020	Centralized Financial Applications	28,198.30			
01-201-20-140-020	INFORMATION TECHNOLOGY O.E.	5,423.84			
01-201-20-145-020	TAX COLLECTOR O.E.	1,171.90			
01-201-20-150-020	ASSESSOR'S OFFICE O.E.	452.00			
01-201-20-155-020	TOWNSHIP ATTORNEY O.E.	8,289.97			
01-201-20-165-020	ENGINEERING O.E.	20,502.50			
01-201-21-180-020	ADMINISTRATION-PLANNING O.E.	1,084.20			
01-201-21-181-020	PLANNING BOARD O.E.	4,289.79			
01-201-21-185-020	BOARD OF ADJUSTMENT O.E.	67.50			
01-201-23-210-020	LIABILITY INSURANCE	234,780.84			
01-201-23-220-020	HEALTH INSURANCE O.E.	27,546.58			
01-201-23-310-020	ADMIN/CODE ENFORCE & ENVIRON OE	93.59			
01-201-25-240-020	POLICE O.E.	11,155.00			
01-201-25-265-020	FIRE O.E.	16,359.66			
01-201-26-290-020	COMMUNITY SERVICES O.E.	933.10			
01-201-26-291-020	STREETS REPAIR & MAINT O.E.	876.11			
01-201-26-300-020	TRAFFIC O.E.	15,296.60			
01-201-26-301-020	CENT GARAGE OPERATIONS O.E.	26,895.64			
01-201-26-305-020	REFUSE COLLECTION O.E.	605.98			
01-201-26-306-020	RECYCLING O.E.	18,088.58			
01-201-26-310-020	BUILDING MAINT-PUB WKS O.E.	20,447.03			
01-201-26-312-020	SHADE TREES O.E.	409.80			
01-201-27-331-020	HEALTH SERVICES O.E.	14,017.09			
01-201-27-334-020	DIVISION OF SENIOR SERVICES O.E.	892.16			
01-201-27-340-020	ANIMAL CONTROL/SHELTER O.E.	30,472.48			
01-201-28-371-020	PARKS/REC/CULTURAL AFFAIRS O/E	4,615.87			
01-201-28-372-020	RECREATION PROGRAMS O.E.	1,401.66			
01-201-28-376-020	PARKS SERVICES O.E.	12,316.41			
01-201-31-430-020	ELECTRICITY O.E.	21,701.02			
01-201-31-435-020	STREET LIGHTING O.E.	117.10			
01-201-31-440-020	TELEPHONE O.E.	9,847.04			
01-201-31-446-020	NATURAL GAS O.E.	1,771.42			
01-201-31-459-020	FUEL DIESEL O.E.	31,966.32			
01-201-31-460-020	GASOLINE O.E.	42,755.22			
01-201-31-466-020	BUILDING CLEANING SERVICES O.E.	6,700.00			
01-201-31-470-020	COPIER Payments	91.47			
01-201-32-465-020	DUMP FEES O.E.	92,799.58			
01-201-44-902-020	OTHER CAPITAL IMPROVEMENTS	1,657.50			
01-203-20-120-020	(2025) TOWNSHIP CLERK O.E.		10,570.50		
01-203-20-130-020	(2025) ADMINISTRATION-FINANCE O.E.		70.00		
01-203-20-140-020	(2025) INFORMATION TECHNOLOGY O.E.		1,402.50		
01-203-26-290-020	(2025) COMMUNITY SERVICES O.E.		54.09		
01-203-27-334-020	(2025) DIVISION OF SENIOR SERVICES O.E.		400.40		
01-203-30-440-020	(2025) Operating Lease - Senior Center		750.00		
01-204-55-000	Accounts Payable			154.50	
01-213-21-331-046	2021 Microgrid Incentive Program Grant			5,075.00	
01-213-23-100-001	Small Business Grant			132.75	
01-213-23-331-058	2024 ELC Grant			7,946.45	
01-213-24-331-064	2023 Better Cities For Pets Program Grant			40.08	
01-213-24-331-067	2024 Mallinckrodt Opioid Funds			857.50	
01-213-24-331-071	USDA Tree Canopy Grant			43,445.00	
01-213-25-331-080	Opioid Settlement Funds 2025 Grant			14,357.67	
01-213-25-331-083	USDA Composting Grant			5,760.00	
01-213-25-331-092	2024 ELC Grant - Extension			22,024.90	
01-287-55-001-000	Due to State of New Jersey			25,437.00	

Total By Account

Account	Description	Current Yr	Approp. Yr	Other	Credit
Totals for fund 01		**765,588.80**	**13,247.49**	**131,350.85**	**910,187.14**
03-101-01-001-000	Cash - Citizens Bank (Gen Trust Fund)			-	81,823.47
03-270-56-012-000	Res. for Sp Deposit- Uniform Fire Safety			62.06	
03-270-56-016-000	Res. for Sp Deposit.- DCS Inspection Esc			4,295.20	
03-270-56-018-000	Res. for Sp Deposit - Developer's Escrow			12,449.40	
03-270-56-024-000	Res. for Sp Deposit - LEA Penalty Acct			3,102.49	
03-270-56-036-000	Res. for Sp Deposit - Recreation			1,296.00	
03-275-56-040-000	Res. for Sp Deposit - Recycling Program			50,199.28	
03-286-56-046-000	Res. for Sp Deposit - COAH			7,837.00	
03-286-56-052-000	Res. for Sp Deposit - Storm Recovery Res			332.04	
03-286-56-054-000	Reserve for CDBG			2,250.00	
Totals for fund 03		**-**	**-**	**81,823.47**	**81,823.47**
04-101-01-001-007	Cash - General Capital			-	120,994.86
04-215-17-013-000	VARIOUS CAPITAL IMPROVEMENTS #17-013			5,600.00	
04-215-17-023-000	Various Capital Improvements			187.80	
04-215-20-001-000	Ord 20-01 Various Capital Improvements			56,234.40	
04-215-20-014-000	Ord 20-14 Various Capital Improvements			250.00	
04-215-21-005-000	Ord 21-05 Various Capital Improvements			100.00	
04-215-22-006-000	Ord 22-06 Various Capital Improvements-			17,387.00	
04-215-23-002-000	Ord 23-02 Pool Improvements			7,300.62	
04-215-23-017-000	Ord 23-17 Various Capital Improvements			13,248.50	
04-215-25-036-000	Ord 25-36 Various Capital Improvements			20,686.54	
Totals for fund 04		**-**	**-**	**120,994.86**	**120,994.86**
06-101-01-001-008	Cash - Water Operating			-	103,591.67
06-201-55-501-020	Water Operating - Other Expenses	97,246.36			
06-201-55-503-020	Water Commercial - Other Expenses	5,945.31			
06-203-55-501-020	(2025) Water Operating - Other Expenses		400.00		
Totals for fund 06		**103,191.67**	**400.00**	**-**	**103,591.67**
07-101-01-001-009	Cash - Water Capital			-	140,407.50
07-215-23-026-000	Ord 23-26 Various Capital Improvements			28,177.00	
07-215-24-028-000	Ord 24-28 Various Water Improvements			82,820.50	
07-215-25-035-000	Ord 25-35 Various Water Improvements			29,410.00	
Totals for fund 07		**-**	**-**	**140,407.50**	**140,407.50**
09-101-01-001-010	Cash - Parking Operating			-	53,815.93
09-201-55-501-020	Parking - Other Expenses	44,884.17			
09-203-55-501-020	(2025) Parking - Other Expenses		8,931.76		
Totals for fund 09		**44,884.17**	**8,931.76**	**-**	**53,815.93**
12-101-01-001-012	Cash - Animal Control			-	3,957.05
12-260-05-019-001	Due to State of NJ (Dept. of Health)			48.00	
12-286-56-028-000	Reserve for Animal Shelter Expenditures			3,909.05	
Totals for fund 12		**-**	**-**	**3,957.05**	**3,957.05**
13-101-01-001-013	Cash - S.U.I.			-	8,475.50
13-286-56-029-000	Reserve for Expenditures - S.U.I.			8,475.50	
Totals for fund 13		**-**	**-**	**8,475.50**	**8,475.50**
16-101-01-001-014	Cash - Section 8			-	180.00
16-286-56-030-000	Reserve - Section 8 Housing Program			180.00	
Totals for fund 16		**-**	**-**	**180.00**	**180.00**
19-101-01-001-016	Cash - Parking Capital			-	5,947.96
19-215-22-018-000	Ord 22-18 Various Capital Improvements			5,947.96	
Totals for fund 19		**-**	**-**	**5,947.96**	**5,947.96**
22-101-01-001-017	Cash - Sewer Operating			-	3,142.24
22-118-03-007-001	Consumer Accounts Receivable			787.00	
22-201-55-501-020	Sewer - Other Expenses	2,355.24			
Totals for fund 22		**2,355.24**	**-**	**787.00**	**3,142.24**
23-101-01-001-018	Cash - Sewer Capital			-	30,607.50
23-215-21-021-000	Ord 21-21 Various Capital Improvements			30,607.50	
Totals for fund 23		**-**	**-**	**30,607.50**	**30,607.50**

Total By Account

Account	Description	Current Yr	Approp. Yr	Other	Credit
24-101-01-001-017	Cash - Ice Arena			-	135.00
24-201-55-501-020	Ice Arena - Other Expenses	135.00			
Totals for fund 24		**135.00**	**-**	**-**	**135.00**
25-101-01-001-018	Cash - Ice Arena Capital			-	192,102.21
25-215-25-038-000	Various Improvements to the Cleary Anderson Arena			192,102.21	
Totals for fund 25		**-**	**-**	**192,102.21**	**192,102.21**
Totals		**916,154.88**	**22,579.25**	**716,633.90**	**1,655,368.03**

Checks Previously Disbursed

Date	Check#	Vendor	Description	Amount
07/15/2026	2026101	NORTH JERSEY DISTRICT WATER	PO# 2600060 Purchase of Water	378,830.25
07/15/2026	2026102	NORTH JERSEY DISTRICT WATER	PO# 2600060 Purchase of Water	212,179.60
07/30/2026	2026103	New Jersey Infrastructure Bank	PO# 2601292 2026 Debt Service - NJIB SE	30,733.09
07/30/2026	2026104	New Jersey Infrastructure Bank	PO# 2601292 2026 Debt Service - NJIB SE	16,215.63
07/30/2026	2026105	New Jersey Infrastructure Bank	PO# 2601292 2026 Debt Service - NJIB SE	675.00
08/10/2026	2026106	State of NJ - DEP	PO# 2601311 2026 Debt Service - Green T	7,015.54
07/31/2026	2026107	PASSAIC VALLEY SEWERAGE	PO# 2600760 2026 Passaic Valley Sewer P	1,490,423.20
07/08/2026	2026108	BMS DIRECT	Postage for Q2 - 2026 Water	9,000.00
07/08/2026	2026109	FP MAILING SOLUTIONS	Postage for Municipal 7/8/26	10,000.00
07/15/2026	2026110	STATE OF NEW JERSEY	Public Community Water System	2,574.93
07/15/2026	2026111	STATE OF NEW JERSEY	Public Community Water System	366.20
07/27/2026	2026112	MONTCLAIR BOARD OF EDUCATION	Board of Education Levy 07/	6,966,966.00
08/10/2026	2026113	MONTCLAIR BOARD OF EDUCATION	Board of Education Levy 08/	6,966,966.00
07/24/2026	2026114	FP MAILING SOLUTIONS	Postage for Municipal 7/24/2	9,000.00
08/04/2026	2026115	Montclair Public Library	Q3 Library Appropriation	1,155,339.25
06/08/2026	2165	FIG 20, LLC FBO SEC PTY	PO# 2602726 Block 2904 Lot 51 16 Hitch	4,438.37
06/26/2026	2166	RAM TAX LIEN FUND II LP	PO# 2603077 Block 407 Lot 25 Cert #25-	2,916.96
06/26/2026	2167	RAM TAX LIEN FUND II LP	PO# 2603121 Block 4208 Lot 31 78 Pine S	111,782.77
07/23/2026	2168	Bala Partners LLC	PO# 2603512	1,791.98
07/23/2026	2169	FIG 20, LLC FBO SEC PTY	PO# 2603515	5,616.48
07/23/2026	2170	RAM TAX LIEN FUND II LP	PO# 2603513	5,074.90
07/23/2026	2171	RAM TAX LIEN FUND II LP	PO# 2603514	5,336.74
07/23/2026	2172	RAM TAX LIEN FUND II LP	PO# 2603516	16,250.91
06/11/2026	26494	TEAMVIEWER GMBH	PO# 2601928 2026 TeamViewer Subscriptio	3,164.59
06/26/2026	26495	Montclair Celebrates July 4th, Inc.	PO# 2602931 2026 4th of July Montclair	40,000.00
07/15/2026	26794	Extra Duty Solutions	PO# 2603277 Remaining Balance for Jazz	28,108.27
07/15/2026	26795	LIFE INSURANCE CO OF	PO# 2603328 Short Term Disability Jan t	62,672.50
07/15/2026	26796	Northeast Construction Services, LL	PO# 2603291 Senior Hub - Project# 164.2	129,632.82
Totals				**17,673,071.98**

Total By Fund

Fund	Previous Checks/Voids	Current Payments	Total
01 - CURRENT ACCOUNT	15,378,864.97	910,187.14	16,289,052.11
03 - DEDICATED TRUST	153,209.11	81,823.47	235,032.58
04 - CAPITAL	-	120,994.86	120,994.86
06 - Water Operating	602,950.98	103,591.67	706,542.65
07 - Water Capital	-	140,407.50	140,407.50
09 - PARKING UTILITY	-	53,815.93	53,815.93
12 - Animal Control	-	3,957.05	3,957.05
13 - S.U.I	-	8,475.50	8,475.50
16 - Section 8	-	180.00	180.00
19 - Parking Capital	-	5,947.96	5,947.96
22 - SEWER OPERATING	1,538,046.92	3,142.24	1,541,189.16
23 - SEWER CAPITAL	-	30,607.50	30,607.50

Total By Fund

Fund	Previous Checks/Voids	Current Payments	Total
24 - Ice Arena Utility Operating	-	135.00	135.00
25 - Ice Arena Utility Capital	-	192,102.21	192,102.21
Totals	**17,673,071.98**	**1,655,368.03**	**19,328,440.01**

TOWNSHIP OF MONTCLAIR
PAYROLL SHEET SUMMARY
Meeting of 8/11/26

Fund	Bi-Weekly 6/30/26 Amount	Bi-Weekly 7/17/26 Amount	Weekly 7/9/26 Amount	Weekly 7/16/26 Amount	Weekly 7/23/26 Amount	**Total Amount**
Current Fund	$ (353.33)	$ 1,335,701.52	$ 161,463.33	$ 151,274.93	$ 157,041.43	$ 1,805,127.88
Parking Utility Operating Fund		33,727.69	4,069.81	4,084.10	4,036.19	45,917.79
General Trust Fund		275,493.96	1,211.13	2,173.16	2,571.23	281,449.48
Sewer Operating Fund		20,385.72	4,946.29	4,298.82	4,172.69	33,803.52
Water Operating Fund		31,196.24	9,504.18	10,814.88	8,773.92	60,289.22
Section 8 Fund		5,459.63	-	-	-	5,459.63
Total Bi-Weekly and Weekly Payroll	**$ (353.33)**	**$ 1,701,964.76**	**$ 181,194.74**	**$ 172,645.89**	**$ 176,595.46**	**$ 2,232,047.52** *
*The Payroll list in the foregoing schedule includes amounts to be deducted for:						
Taxes & Deductions	(107.95)	747,428.92	70,464.25	66,298.15	65,068.15	949,151.52
NJ SUI (nr)	(0.98)	676.37	301.50	283.84	300.73	1,561.46
DCRP Employer Share		60.00	686.63	719.49	741.32	2,207.44
FSA Contributions		1,999.18	-	-	-	1,999.18
Total Deductions and Contributions	(108.93)	750,164.47	71,452.38	67,301.48	66,110.20	954,919.60

IT IS HERBY CERTIFIED

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



Peter George, CFO

MANUAL CHECK NUMBER	PURCHASE ORDER NUMBER	DISBURSEMENT NUMBER	VENDOR	DESCRIPTION	AMOUNT	MEETING DATE	Column1
2026101	2600060		1080	North Jersey District Water	$378,830.25	8/11/2026	
2026102	2600060		1080	North Jersey District Water	$212,179.60	8/11/2026	
2026103	2601292		46031	NJEIT Debt Service Series 2020 A-1	$30,733.09	8/11/2026	
2026104	2601292		46031	NJEIT Debt Service Series 2020 A-1	$16,215.63	8/11/2026	
2026105	2601292		46031	NJEIT Debt Service Series 2020 A-1	$675.00	8/11/2026	
2026106	2601311		1192	1992 Green Trust - Proj Youth Sports - Pmt #21	$7,015.54	8/11/2026	
2026107	2600760		1128	Passaic Valley Sewerage Commisioners	$1,490,423.20	8/11/2026	
2026108		4136	96507	BMS Direct Q2 - 2026 Postage	$9,000.00	8/11/2026	
2026109		4137	10066	FP Mailing Solutions	$10,000.00	8/11/2026	
2026110		4138	10069	State of New Jersey	$2,574.93	8/11/2026	
2026111		4139	10069	State of New Jersey	$366.20	8/11/2026	
2026112		4150	888	Montclair Board of Education	$6,966,966.00	8/11/2026	
2026113		4151	888	Montclair Board of Education	$6,966,966.00	8/11/2026	
2026114		4152	10066	FP Mailing Solutions	$9,000.00	8/11/2026	
2026115		4157	99066	Montclair Public Library	$1,155,339.25	8/11/2026	$17,256,284.69

Checks	P.O.	Vendor	Description	Amount		Meeting Date	
2165	2602726	100190	Tax Redemption	$4 438 37	6/8/2026	8/11/2026	
2166	2603077	101239	Tax Redemption	$2,916 96	6/26/2026	8/11/2026	
2167	2603121	101239	Tax Redemption	$111,782 77	6/26/2026	8/11/2026	
2168	2603512	99118	Tax Redemption	$1,791.98	7/23/2026	8/11/2026	
2169	2603515	100190	Tax Redemption	$5,616 48	7/23/2026	8/11/2026	
2170	2603513	101239	Tax Redemption	$5,074 90	7/23/2026	8/11/2026	
2171	2603514	101239	Tax Redemption	$5,336 74	7/23/2026	8/11/2026	
2172	2603516	101239	Tax Redemption	$16,250 91	7/23/2026	8/11/2026	$153,209.11

AGENDA ITEM NO. 2

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Fire Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing renewal of the Fair and Open Contract with Fire & Safety Services, Ltd for repair and maintenance of Township Fire Apparatus (Bid 23-15)

ATTACHMENTS:

Resolution Authorizing Renewal of the Fair and Open Contract with Fire & Safety Services, Ltd for Repair and Maintenance of Township Fire Apparatus (Bid 23-15)
COF

RESOLUTION AUTHORIZING RENEWAL OF THE FAIR AND OPEN CONTRACT WITH FIRE & SAFETY SERVICES, LTD FOR REPAIR AND MAINTENANCE OF TOWNSHIP FIRE APPARATUS (BID 23-15)

August 11, 2026

WHEREAS, on September 12, 2023, the Township of Montclair approved Resolution R-23-210 which authorized the award of contract to Fire & Safety Services, LTD for repair and maintenance of Township owned fire apparatus for an initial term of two (2) years with two (2) separate options to renew the contract for one year; and

WHEREAS, the Township has a continued need to keep the fire apparatus in a state of readiness at all times and Fire & Safety Services, LTD has been providing the goods and services in satisfactory manner; and

WHEREAS, this contract has been amended two (2) times (R-24-130 and R-25-206) to increase the not to exceed amount from the original amount of $70,000.00 to $150,000.00 per year and renewal of contract; and

WHEREAS, it is in the best interest of the Township to retain Fire & Safety Services, LTD for repair and maintenance of Township owned fire apparatus and now the Administration recommends exercising the second option (2 of 2) to renew the contract for one (1) year (September 12, 2026 – September 11, 2027) for yearly not to exceed cost of $150,000.00; and

WHEREAS, the Chief Financial Officer has certified that $150,000.00 are available in account number 01-201-25-265-034 to cover for the cost of renewal of this contract for one year; and

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

1. The contract for Fire & Safety Services, LTD for repair and maintenance of Township owned fire apparatus shall be renewed for an additional one (1) year to expire September 11, 2027, for not to exceed $150,000.00.

2. The terms of this contract shall be in accordance with the original agreement (Bid 23-15) and all attachments thereto.

3. The Township Manager or his designee is hereby authorized to take the necessary steps to effectuate this resolution.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Fire Apparatus Maintenance
PURPOSE OF CONTRACT	1-Year Renewal 2026/2027
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	150,000.00
ACCOUNT NUMBER (S)	01-201-25-265-034
NAME AND ADDRESS OF COMPANY	Fire & Safety Services
	200 Ryan St
	South Plainfield, NJ 07080

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

Date: 7/30/26

AGENDA ITEM NO. 3

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Fire Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution Awarding Fair and Open Contract to All Hands Fire Equipment, LLC for the Provision of Township Fire Department Fire Protection Equipment in Accordance with NJ State Contract NJSC 21-Food-01685

ATTACHMENTS:

Resolution Awarding Fair and Open Contract to All Hands Fire Equipment, LLC for the Provision of Township Fire Department Fire Protection Equipment in Accordance with NJ State ContractÂ NJSC 21-Food-01685
COF

TOWNSHIP OF MONTCLAIR

RESOLUTION AWARDING FAIR AND OPEN CONTRACT TO ALL HANDS FIRE EQUIPMENT LLC FOR THE PROVISION OF TOWNSHIP FIRE DEPARTMENT FIRE PROTECTION EQUIPMENT IN ACCORDANCE WITH NJ STATE CONTRACT NJSC 21-FOOD-01685

August 11,2026

WHEREAS, the Township Montclair Fire Department identified a need to purchase fire protection equipment; and

WHEREAS, N.J.S.A. 40A:11-12 permits municipalities to award public contracts without public bidding when the vendor is an approved vendor of any contract for such goods and services entered into on behalf of the State of New Jersey by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, on July 20, 2026, All Hands Fire Equipment LLC Wall, NJ 07719 has submitted a proposal (EST50746) indicating they will provide fire protection equipment in the amount of not to exceed $ 35,635.44 pursuant to their NJ State NJSC 21-FOOD-01685 ; and

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

WHEREAS, the Chief Financial Officer has certified that $ 35,635.44 are available in account number _____01-213-25-265-012 subject to the appropriation of sufficient funds in the year 2026 temporary/adopted municipal budget to cover the cost of this contract: and

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

1. The Council of the Township of Montclair hereby approve and authorizes the Township Manager to execute an Agreement/Purchase order with All Hands Fire Equipment LLC for the for the provision of fire protection equipment pursuant to their NJ State Contract NJSC 21-FOOD-01685 for not to exceed $ 35,635.44
2. The total amount of this Agreement shall not exceed $ 35,635.44 subject to the appropriation of sufficient funds in the year 2026 temporary/adopted municipal budget, otherwise the contract cannot exceed the amount available for the year 2026 temporary/adopted municipal budget.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Montclair Fire Department
PURPOSE OF CONTRACT	Purchase of specialized gas detecting equipment
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	35,635.44
ACCOUNT NUMBER (S)	01-213-25-265-012
NAME AND ADDRESS OF COMPANY	All Hands Fire Equipment LL PO Box 1245 Wall, NJ 07719

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

Date: 8/3/26

AGENDA ITEM NO. 4

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Fire Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing fireworks to be displayed during the St. Sebastian Society Festival

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ATTACHMENTS:

Resolution authorizing fireworks to be displayed during the St. Sebastian Society Festival

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING FIREWORKS TO BE DISPLAYED DURING THE ST. SEBASTIAN SOCIETY FESTIVAL

August 11, 2026

WHEREAS, Section 5601.2.4.3 of the International Fire Code, New Jersey Edition provides that a municipal governing body must authorize the display of fireworks within its boundaries as a pre-condition to such display in accordance with the above fire code regulations; and

WHEREAS, the St. Sebastian Society, has submitted a permit application to the Montclair Fire Department to conduct fireworks display on the evening of August 29th and various times during the day on August 30th, 2026; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, does hereby authorize the fireworks display by July 4 Ever Fireworks Inc. at the St. Sebastian Society Festival on the aforesaid dates, contingent on the approval by the Montclair Fire Department.

AGENDA ITEM NO. 5

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Community Services
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing refund of an escrow account balance

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ATTACHMENTS:

Resolution authorizing refund of an escrow balance

R-25-XXX

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING REFUND OF AN ESCROW ACCOUNT BALANCE

August 11, 2026

WHEREAS, the following applicants have deposited escrow and application amounts as required by the Township of Montclair for Stormwater Control; and

WHEREAS, the Township of Montclair has determined that the applicants' corresponding Projects are either substantially complete, denied, dismissed, transferred ownership, expired or withdrawn and therefore the balance of the Escrow and/or application can be released; and

WHEREAS, the Escrow Accounts identified in the below 'Schedule A' identify balances remaining after application of all relevant fees that have been satisfied and there appears to be no further basis to retain the Escrow deposit and/or application fee.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, that the Escrow balances 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 identified in said schedule.

SCHEDULE A

Name on Application	Refund Amount
Jason Sargis, 27 Norwood Avenue, Montclair, NJ 07042	**$1,100.00**

AGENDA ITEM NO. 6

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of Information Technology
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing award of Fair and Open Contract to Millennium Communications Group, Inc. for the provisions of a comprehensive security system at the Municipal Building in accordance with Bergen County Cooperative Purchasing Contract BC-BID-24-38

ATTACHMENTS:

Resolution authorizing award of Fair and Open Contract to Millennium Communications Group, Inc. for the provisions of a comprehensive security system at the Municipal Building in accordance with Bergen County Cooperative Purchasing Contract BC-BID-24-38
COF - Township Security System 08.05.26

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING AWARD OF FAIR AND OPEN CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP, INC. FOR THE PROVISIONS OF A COMPREHENSIVE SECURITY SYSTEM AT THE MUNICIPAL BUILDING IN ACCORDANCE WITH BERGEN COUNTY COOPERATIVE PURCHASING CONTRACT BC-BID-24-38

July 30, 2026

WHEREAS, the Township has identified a need to install a comprehensive security system, consisting of cameras, door access control, and alarms, at the Municipal Building at 205 Claremont Ave, Montclair, NJ 07042 to protect the safety of employees and visitors; and

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

WHEREAS, on July 22, 2026, Millennium Communications Group, Inc., East Hanover, New Jersey 07936, submitted a proposal for the provisions of said goods and services pursuant to their Bergen County Cooperative Purchasing Contract No. BC-BID-24-38 in an amount not to exceed $300,326.19; and

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

WHEREAS, the Chief Financial Officer has certified that funds are available in account number 04-215-22-006-008 in the amount of $300,326.19 to cover the cost of this contract; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, State of New Jersey, that the Township Manager is hereby authorized to execute an agreement and/or issue a purchase order to Millennium Communications Group, Inc. for the provisions of said goods and services pursuant to their Bergen County Cooperative Purchasing Contract No. BC-BID-24-38 in an amount not to exceed $300,326.19; and

BE IT FURTHER RESOLVED that all transactions shall be subject to the terms and conditions of Bergen County Cooperative Purchasing Contract No. BC-BID-24-38.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Information Technology
PURPOSE OF CONTRACT	Comprehensive Security System for Municipal Building
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 300,326.19
ACCOUNT NUMBER (S)	04-215-22-006-008
NAME AND ADDRESS OF COMPANY	Millennium Communications Group, Inc. 11 Melanie Lane Suite 13 East Hanover, NJ 07936

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

Date: 8/5/26

Rev. 5/2026

AGENDA ITEM NO. 7

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of Information Technology
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing award of Fair and Open Contract to Millennium Communications Group, Inc. for the provisions of Cisco Webex Conference Room Upgrades at Town Hall in accordance with Bergen County Cooperative Purchasing Contract BC-Bid-24-38

ATTACHMENTS:

Resolution authorizing award of Fair and Open Contract to Millennium Communications Group, Inc. for the provisions of Cisco Webex Conference Room Upgrades at Town Hall in accordance with Bergen County Cooperative Purchasing Contract BC-BID-24-38Â
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING AWARD OF FAIR AND OPEN CONTRACT TO MILLENNIUM COMMUNICATIONS GROUP, INC. FOR THE PROVISIONS OF A COMPREHENSIVE SECURITY SYSTEM AT THE MUNICIPAL BUILDING IN ACCORDANCE WITH BERGEN COUNTY COOPERATIVE PURCHASING CONTRACT BC-BID-24-38

August 3, 2026

WHEREAS, the Township has identified a need to install a comprehensive security system, consisting of cameras, door access control, and alarms, at the Municipal Building at 205 Claremont Ave, Montclair, NJ 07042 to protect the safety of employees and visitors; and

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

WHEREAS, on July 22, 2026, Millennium Communications Group, Inc., East Hanover, New Jersey 07936, submitted a proposal for the provisions of said goods and services pursuant to their Bergen County Cooperative Purchasing Contract No. BC-BID-24-38 in an amount not to exceed $291,510.15; and

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

WHEREAS, the Chief Financial Officer has certified that funds are available in account numbers 04-215-16-011-000 and 04-245-22-006-008 in the amount of $291,510.15 to cover the cost of this contract; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, State of New Jersey, that the Township Manager is hereby authorized to execute an agreement and/or issue a purchase order to Millennium Communications Group, Inc. for the provisions of said goods and services pursuant to their Bergen County Cooperative Purchasing Contract No. BC-BID-24-38 in an amount not to exceed $291,510.15; and

BE IT FURTHER RESOLVED that all transactions shall be subject to the terms and conditions of Bergen County Cooperative Purchasing Contract No. BC-BID-24-38.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Information Technology
PURPOSE OF CONTRACT	Cisco Webex Conference Rooms at Town Hall
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 48,833.98
ACCOUNT NUMBER (S)	04-215-22-006-008
NAME AND ADDRESS OF COMPANY	Millennium Communications Group, Inc. 11 Melanie Lane Suite 13 East Hanover, NJ 07936

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

Date: 7-31-2026

AGENDA ITEM NO. 8

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Health Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing change order #1 to the contract with Millennium Communications Group, Inc. to increase the contract by $6,018.34 for the provision of security solutions at Montclair Township Animal Shelter

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ATTACHMENTS:

Resolution authorizing change order #1 to the contract with Millennium Communications Group, Inc. to increase the contract by $6,018.34 for the provision of security solutions at Montclair Township Animal Shelter
COF

R-26-

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING CHANGE ORDER #1 TO THE CONTRACT WITH MILLENNIUM COMMUNICATIONS GROUP, INC. TO INCREASE THE CONTRACT BY $6,018.34 (5.90%) FOR THE PROVISION OF SECURITY SOLUTIONS AT MONTCLAIR TOWNSHIP ANIMAL SHELTER

August 11, 2026

WHEREAS, on July 14, 2026, the Township Council adopted resolution R-26-232 awarding a contract to Millenium Communications Group, Inc in an amount not to exceed $101,529.70; and

WHEREAS, additional unforeseen work associated with addition of card reader to Veterinary Technician room, a change order to increase the contract in an amount not to exceed $6,018.34 (5.90%) is needed; and

WHEREAS, the Township recommends that it is in the best interest of the Township to approve change order #1 in the amount not to exceed $6,018.34 (5.90%) ; and

WHEREAS, the Chief Financial Officer has certified that additional funds in an amount of $6,018.34 are available in account:04-215-16-011-000 to cover the cost of this change order #1; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair, in the County of Essex, hereby authorizes the execution of change #1 with Millenium Communications Group, Inc to increase the contract for the provision of security solutions at Montclair Township Animal Shelter in an amount not to exceed $6,018.34 (5.90%) , amending the total amount of the contract to $107,548.04; and

BE IT FURTHER RESOLVED, that aside from this change order # 1 , the the terms of the contract shall be in accordance with the original agreement and all attachments thereto; and

BE IT FURTHER RESOLVED, that the Township Manager or his designee is hereby authorized to take the necessary steps to enter into an amendment to the contract and any other steps necessary to effectuate this resolution.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Animal Shelter
PURPOSE OF CONTRACT	Change Order - Comprehensive Security System for Animal Shelter
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 6,018.34
ACCOUNT NUMBER (S)	04-215-16-011-002
NAME AND ADDRESS OF COMPANY	Millennium Communications Group, Inc. 11 Melanie Lane Suite 13 East Hanover, NJ 07936

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

Date: 08/03/2026

AGENDA ITEM NO. 9

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Community Services
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution awarding contract for the Town Hall Parking Lot Improvements Project [Bid #26-10]

ATTACHMENTS:

Resolution awarding contract for the town hall parking lot improvements project [bid #26-10] COF

R-26-XXX

TOWNSHIP OF MONTCLAIR

RESOLUTION AWARDING CONTRACT FOR THE TOWN HALL PARKING LOT IMPROVEMENTS PROJECT [BID #26-19]

August 11, 2026

WHEREAS, on July 17, 2026, the Township of Montclair advertised Bid No. 26-19 for the Town Hall Parking Lot Improvements project, as prescribed by law; and

WHEREAS, seven (7) bid proposals were publicly opened and read by the Township of Montclair on July 29, 2026, the date set forth for receipt of bid proposals, as prescribed by law; and

WHEREAS, the Township evaluated the bid proposals and determined that Crossroad Pavement Maintenance, LLC, of 512 Newark Pompton Turnpike, Pompton Plains, NJ 07444, has submitted the lowest responsible bid in the amount of $117,439.50; and

WHEREAS, after reviewing all other bids submitted, the Township Engineer has recommended that the contract for the Town Hall Parking Lot Improvements project be awarded to Crossroad Pavement Maintenance, LLC; and

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

WHEREAS, funds for this purpose have been provided for in the 2025 Capital budget identified by Account Number 04-215-25-036-004 in the accounting records of the Township.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, that the Township of Montclair enter into an agreement with Crossroad Pavement Maintenance, LLC, for the Town Hall Parking Lot Improvements project, in the amount of $117,439.50 to be charged to the accounts above, or as otherwise determined to be correct by the Chief Financial Officer's certification of funds.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Department of Community Services
PURPOSE OF CONTRACT	Town Hall Parking Lot Improvements
	[Bid 26-19]
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	150000 $117,439.50
ACCOUNT NUMBER (S)	04-255-25-036 01-204-55-205-004
NAME AND ADDRESS OF COMPANY	Crossroad Fire & Safety Maintenance, LLC.
	512 Newark Pompton Turnpike
	Pompton Plains, NJ 07444

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

Date: 8/3/26

AGENDA ITEM NO. 10

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Community Services
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution awarding contract for the Harrison Avenue Traffic Calming Improvements Phase I Project [bid #26-18]

ATTACHMENTS:

Resolution awarding contract for the Harrison Avenue traffic calming improvements phase I project [bid #26-18]
COF

R-26-XXX

TOWNSHIP OF MONTCLAIR

RESOLUTION AWARDING CONTRACT FOR THE HARRISON AVENUE TRAFFIC CALMING IMPROVEMENTS PHASE I PROJECT [BID #26-18]

August 11, 2026

WHEREAS, on July 17, 2026, the Township of Montclair advertised Bid No. 26-18 for the Harrison Avenue Traffic Calming Improvements Phase I project, as prescribed by law; and

WHEREAS, three (3) bid proposals were publicly opened and read by the Township of Montclair on July 29, 2026, the date set forth for receipt of bid proposals, as prescribed by law; and

WHEREAS, after reviewing all bids submitted, 4 Clean Up, Inc. has submitted the lowest responsive bid in the amount of $539,140.19 representing the Base Bid proposal and $557,435.15 representing the Alternate Bid proposal; and

WHEREAS, the Township Engineer has recommended the contract for the Harrison Avenue Traffic Calming Improvements Phase I project be awarded to 4-Clean Up, Inc. in the amount of $539,140.19, representing the Base Bid proposal only; and

WHEREAS, funds for this purpose have been provided for in the 2024 and 2025 Capital budgets identified by Account Numbers 04-215-24-018-002 and 04-215-25-036-002 in the accounting records of the Township; and

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

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, that the Township of Montclair enter into an agreement with 4-Clean Up, Inc. for the Harrison Avenue Traffic Calming Improvements Phase I project, in the amount of $539,140.19, representing the Base Bid proposal of the project, to be charged to the accounts above or as otherwise determined to be correct by the Chief Financial Officer's certification of funds.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Department of Community Services
PURPOSE OF CONTRACT	Harrison Avenue Traffic Calming Improvements Phase I [Bid 26-18]
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	150000 $539,140.19
ACCOUNT NUMBER (S)	01-204-25-205-036-002 **04-215-25-036** 04-215-24-018-002
NAME AND ADDRESS OF COMPANY	Fire & Safety Services 4 CleanUp, Inc. 200 Ryan St P O Box 5098 South Plainfield, NJ 07080 North Bergen, NJ 07047

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

Date: 8/4/26

AGENDA ITEM NO. 11

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Community Services
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution awarding contract for the 2026 Municipal Road Maintenance Program Project [Bid #26-17]

ATTACHMENTS:

Resolution awarding contract for the 2026 Municipal Road Maintenance Program Project Bid #26-17
COF

R-26-XXX

TOWNSHIP OF MONTCLAIR

RESOLUTION AWARDING CONTRACT FOR THE 2026 MUNICIPAL ROAD MAINTENANCE PROGRAM PROJECT [BID #26-17]

August 11, 2026

WHEREAS, on July 17, 2026, the Township of Montclair advertised Bid No. 26-17 for the 2026 Municipal Road Maintenance Program project, as prescribed by law; and

WHEREAS, six (6) bid proposals were publicly opened and read by the Township of Montclair on July 29, 2026, the date set forth for receipt of bid proposals, as prescribed by law; and

WHEREAS, pursuant to N.J.S.A. 40A:11-23.3, on July 29, 2026, DLS Contracting Inc., 100 Bloomfield Avenue, Montville, NJ 07058, submitted a letter withdrawing their bid proposal due to mathematical errors contained within their bid; and

WHEREAS, the Township evaluated the remaining bid proposals and determined that 4 Clean-Up Inc., P.O. Box 5098, North Bergen, NJ 07047 has submitted the lowest responsible bid in the amounts of $444,479.14 representing the Base Bid proposal, $236,147.07 representing the Alternate Bid A proposal, and $382,954.08 representing the Alternate Bid B proposal; and

WHEREAS, after reviewing all other bids submitted, the Township Engineer has recommended that the contract for the 2026 Municipal Road Maintenance Program project be awarded to 4 Clean Up Inc. in the amount of $681,126.21 representing the Base Bid and Alternate Bid A proposals only; and

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

WHEREAS, funds for this purpose have been provided for in the 2025 Capital budget identified by Account Number 04-215-25-036-002 in the accounting records of the Township.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, that the Township of Montclair enter into an agreement with 4 Clean Up Inc. for the 2026 Municipal Road Maintenance Program project, in the amount of $681,126.21 to be charged to the accounts above, or as otherwise determined to be correct by the Chief Financial Officer's certification of funds.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Department of Community Services
PURPOSE OF CONTRACT	2026 Municipal Road Maintenance Program [Bid 26-17]
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	150000$681,126.21
ACCOUNT NUMBER (S)	04-215-25-036-002
NAME AND ADDRESS OF COMPANY	Fire & Safety Services 4 Safety Sp, Inc. 200 Ryan St P.O. Box 5098 South Plainfield, NJ 07080 North Bergen, NJ 07047

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

Date: 8/3/26

AGENDA ITEM NO. 12

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Community Services
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution awarding a professional service contract to Artheon, Inc (formerly CME Associates) for licensed site remediation professional services (LSRP) for the Montclair Police Department building located at 647 Bloomfield Avenue

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ATTACHMENTS:

Resolution awarding a professional service contract to Artheon, Inc (formerly CME Associates) for licensed site remediation professional services (LSRP) for the Montclair Police Department building located at 647 Bloomfield AvenueÂ
COF

R-25-XXX

TOWNSHIP OF MONTCLAIR

RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO ARTHEON, INC (FORMERLY CME ASSOCIATES) FOR LICENSED SITE REMEDIATION PROFESSIONAL (LSRP) SERVICES FOR THE MONTCLAIR POLICE DEPARTMENT BUILDING LOCATED AT 647 BLOOMFIELD AVENUE

August 11, 2026

WHEREAS, the Township of Montclair has been notified of a potential hazardous discharge at the Montclair Police Department building located at 647 Bloomfield Avenue (NJDEP Program Interest No. 012098); and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) has assigned Incident #23-06-01-1808-13 to this incident; and

WHEREAS, a historical 550-gallon leaded gasoline underground storage tank (UST) abandoned in place on the Police Department property has been identified as a potential source of contamination contributing to a commingled groundwater plume; and

WHEREAS, the Township previously awarded Resolution R-24-206 for LSRP services to CME Associates, which has since changed its name to **Artheon, Inc.**; and

WHEREAS, a February 2025 Site Investigation conducted by Artheon, Inc. (formerly CME Associates) confirmed soil and groundwater contamination in the vicinity of the UST above applicable standards, while also indicating that off-site up-gradient sources (gasoline station) contribute to the ongoing contamination; and

WHEREAS, continued LSRP administration, regulatory coordination, technical support, and NJDEP reporting services are necessary to determine the extent of contamination, protect the Township's legal and environmental interests, and satisfy regulatory requirements; and

WHEREAS, **Artheon, Inc.**, located in East Brunswick, New Jersey, has submitted a proposal to conduct said LSRP services under the direction of Behram Turan, P.E., LSRP; and

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

WHEREAS, due to the inherent uncertainties regarding off-site plume dynamics, regulatory timelines, and project scope in complex environmental matters, the Township wishes to establish a contract cap of $30,000.00; and

WHEREAS, the Chief Financial Officer has certified the availability of funds in the amount of **$30,000.00** from Account No. _____ to cover the costs of these LSRP services;

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

1. The Council of the Township of Montclair hereby awards a professional services contract to **Artheon, Inc. (formerly CME Associates)** to conduct LSRP services for the Montclair Police Department building located at 647 Bloomfield Avenue, Montclair, NJ.

2. The Council of the Township of Montclair hereby approves and authorizes the Township Manager to execute an Agreement with Artheon, Inc. in an amount **not to exceed $30,000.00**.

3. In the event that additional services are needed related to this project, N.J.S.A. 40A:11-15(9) allows the retention of services of any architect or engineer in connection therewith, for the length of time authorized and necessary for the completion of the project.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Community Service
PURPOSE OF CONTRACT	Professional LSRP Services
	for MPD Building
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	30,000.00
ACCOUNT NUMBER (S)	04-215-25-036-004
NAME AND ADDRESS OF COMPANY	Artheon, Inc
	1 Tower Center Blvd, 20thFl
	East Brunswick, NJ 08816

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

Date: 8/3/26

AGENDA ITEM NO. 13

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Water & Sewer Utilities
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution awarding a Fair and Open Contract to MeterTek Utility Services for installation of water meters with Radio Frequency Meter Interface Units (RFMIU) (Bid 26-16)

ATTACHMENTS:

Resolution awarding a Fair and Open Contract to MeterTek Utility Services for installation of water meters with Radio Frequency Meter Interface Units (RFMIU) (Bid 26-16)
COF
Bid 26 - 16 - Bid Summary

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AWARDING A FAIR AND OPEN CONTRACT TO METERTEK UTILTIY SERVICES FOR INSTALLATION OF WATER METERS WITH RADIO FREQUENCY METER INTERFACE UNITS (RFMIU) (BID 26-16)

August 11th, 2026

WHEREAS, on July 6th, 2026, the Township of Montclair developed and published specifications for the Installation of Water Meters with Radio Frequency Meter Interface Units (RFMIU) (Bid 26-16), as prescribed by law, and

WHEREAS, on July 29th, 2026 the following two (2) vendors submitted the following bid proposals:

Bidder	**Address**	**Total Bid Price**
1.MeterTek Utility Services	Kenilworth, NJ 07033	$262,692.00
2.National Metering Services	Flemington, NJ 08822	$284,665.00

WHEREAS, MeterTek Utility Services submitted the lowest, responsible, and responsive bid according to the specifications, in the amount of $262,692.00; and

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

WHEREAS, the Chief Financial Officer has certified that funds for this contract are available in accoun07-215-21-022-004-$5,428.92 Water Meter Replacements 07-215-24-028-003- $219,170.75 Meter and Distribution Line Improvements account 07-215-25-035-003-$38,092.33 Water Distribution Improvements; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Montclair, in the County of Essex, that the Township authorizes the Township Manager be and he is hereby authorized to execute the applicable Agreement with MeterTek Utility Services for Installation of Water Meters with Radio Frequency Meter Interface Units (RFMIU) in the amount of $262,692.00 based upon the terms and conditions set forth therein, subject to final approval by the Township Attorney; and

BE IT FURTHER RESOLVED that the work contemplated under this contract shall be completed within one hundred and twenty (120) days from the notice to proceed; and

BE IT FURTHER RESOLVED that the total amount of this contract shall not exceed $262,692.00 subject to the appropriation of sufficient funds in the year 2026 temporary/adopted municipal budget.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Utilities- Water
PURPOSE OF CONTRACT	Installation of Water Meters and RFMIUs
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	262,692.00
ACCOUNT NUMBER (S)	07-215-21-022-004 07-215-24-028-003 07-215-25-035-003
NAME AND ADDRESS OF COMPANY	MeterTek Utility Services 20 Lafayette Pl. Kenilworth, NJ 07033

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

Date: 8/3/26

Township of Montclair

Bid Summary – 26 – 16 (2nd Attempt)
Installation of Water Meters with Radio Frequency Meter Interface Units (RFMIU

Bid Deadline: July 29, 2026 @ 3:00 pm prevailing time

The following Bid Proposals were received

	Total Bid Price
1. MeterTek Utility Services, Inc. Kenilworth, NJ 07033	$262,692.00
2. National Metering Services, Inc. Kearney, NJ 07032	$284,665.00

Note: Be advised that this bid summary is un-official, all submitted documents by all vendors will be reviewed by Township officials for compliance. The Governing Body may award a contract within 60 days after the bid opening.

AL B. Dineros, QPA
Purchasing Agent
Township of Montclair
205 Claremont Avenue
Montclair, NJ 07042
Tel: 973-509-4982, Fax: 973-509-0529
Email: ADineros@montclairnjusa.org

AGENDA ITEM NO. 14

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Finance Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (National Opioid Settlement Distribution Payment Grant #6)

ATTACHMENTS:

Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (National Opioid Settlement Distribution Payment Grant #6)

TOWNSHIP OF MONTCLAIR

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-87

August 11, 2026

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount; now therefore

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair in the County of Essex, New Jersey, hereby requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of $77,033.51, which is now available from National Opioid Settlement, Distributor Payment 6 Grant in the amount of $77,033.51; and

BE IT FURTHER RESOLVED, that the like sum of $77,033.51 is hereby appropriated under the caption National Opioid Settlement, Distributor Payment 6 Grant; and

BE IT FURTHER RESOLVED that the above is the result of funds from National Opioid Settlement, Distributor Payment 6 Grant in the total amount of $77,033.51 and that this grant does not require any additional funds towards local match.

AGENDA ITEM NO. 15

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Finance Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (National Opioid settlement, CVS Payment 4 Grant)

ATTACHMENTS:

Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A4-87

TOWNSHIP OF MONTCLAIR

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-87

August 11, 2026

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount; now therefore

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair in the County of Essex, New Jersey, hereby requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of $40,728.10, which is now available from National Opioid Settlement, CVS Payment 4 Grant in the amount of $40,728.10; and

BE IT FURTHER RESOLVED, that the like sum of $40,728.10 is hereby appropriated under the caption National Opioid Settlement, CVS Payment 4 Grant; and

BE IT FURTHER RESOLVED that the above is the result of funds from National Opioid Settlement, CVS Payment 4 Grant in the total amount of $40,728.10 and that this grant does not require any additional funds towards local match.

AGENDA ITEM NO. 16

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Finance Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (National Opioid settlement, Allergan payment 4 Grant)

ATTACHMENTS:

Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87

TOWNSHIP OF MONTCLAIR

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-87

August 11, 2026

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount; now therefore

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair in the County of Essex, New Jersey, hereby requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of $23,039.63, which is now available from National Opioid Settlement, Allergan Payment 4 Grant in the amount of $23,039.63; and

BE IT FURTHER RESOLVED, that the like sum of $23,039.63 is hereby appropriated under the caption National Opioid Settlement, Allergan Payment 4 Grant; and

BE IT FURTHER RESOLVED that the above is the result of funds from National Opioid Settlement, Allergan Payment 4 Grant in the total amount of $23,039.63 and that this grant does not require any additional funds towards local match.

AGENDA ITEM NO. 17

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Finance Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87

ATTACHMENTS:

Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87

TOWNSHIP OF MONTCLAIR

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-87

August 11, 2026

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount; now therefore

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair in the County of Essex, New Jersey, hereby requests the Director of Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of $22,342.98, which is now available from National Opioid Settlement, Teva Payment 4 Grant in the amount of $22,342.98; and

BE IT FURTHER RESOLVED, that the like sum of $22,342.98 is hereby appropriated under the caption National Opioid Settlement, Teva Payment 4 Grant; and

BE IT FURTHER RESOLVED that the above is the result of funds from National Opioid Settlement, Teva Payment 4 Grant in the total amount of $22,342.98 and that this grant does not require any additional funds towards local match.

AGENDA ITEM NO. 18

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Finance Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution rescinding Resolution No. 26-255 Requesting Approval of Items of Revenue and Appropriation Pursuant to N.J.S.A. 40A:4-87

ATTACHMENTS:

Resolution rescinding Resolution No. 26-255 Requesting Approval of Items of Revenue and Appropriation.docx

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION RESCINDING RESOLUTION NO. 26-255 REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-87

August 11, 2026

WHEREAS, on July 14, 2026, the Township Council adopted Resolution No. 26-255 requesting approval from the Director of the Division of Local Government Services for the insertion of a special item of revenue and appropriation in the amount of $7,000.00 for the Drive Sober or Get Pulled Over Grant (August 19, 2026 – September 7, 2026) pursuant to N.J.S.A. 40A:4-87; and

WHEREAS, after the adoption of Resolution No. 26-255, the Township was notified by the New Jersey Division of Highway Traffic Safety that the Township's application for the Drive Sober or Get Pulled Over Grant was denied; and

WHEREAS, since the grant funding will not be received, it is necessary to rescind Resolution No. 26-255 and remove the associated revenue and appropriation from the Township's 2026 budget.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the Council of the Township of Monclair that Resolution No. 26-255, adopted on July 14, 2026, is hereby rescinded in its entirety.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized and directed to take all actions necessary to remove the associated grant revenue and appropriation from the Township's 2026 budget.

AGENDA ITEM NO. 19

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Purchasing Office
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing the award of a contract for three (3) mobile food truck vendor parking spaces for school year 2026-2027 (Bid 26-17)

ATTACHMENTS:

Resolution authorizing the award of a contract for three (3) mobile food truck vendor parking spaces for school year 2026-2027 (Bid 26-17)

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR THREE (3) MOBILE FOOD VENDOR PARKING SPACES FOR SCHOOL YEAR 2026 – 2027 (BID 26-15)

August 11, 2026

WHEREAS, on June 30, 2026, the Township of Montclair advertised Bid 26 – 15 for four (4) Food Vendor Parking Spaces located outside Montclair High School; and

WHEREAS, on July 15, 2026, the following responsive bids were received:

	Name/Vendor	Space	Bid Price
1.	Damian Lauveano – Silantro Lime Tacos	(C)	$5,500.00
2.	Natasha Jackson – Ann's Catering	(C)	$5,500.00
3.	Thomas X. Carrera	(A)	$5,000.00

WHEREAS, Silantro Lime Tacos and Ann's Catering submitted the same Bid Price of $5,500.00 for space (C); and

WHEREAS, on July 20, 2026, Silantro Lime Tacos and Ann's Catering were invited for a random draw to break the tie bid witnessed by representative from both vendors, Qualified Purchasing Agent and the Township's Paralegal; and

WHEREAS, Ann's Catering won the random draw for Space C; and

WHEREAS, the Administration has recommended the award of the contract for the three (3) Mobile Food Vendor Parking Spaces: and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, that the contract for the three (3) Mobile Food Vendor Parking Spaces for School year 2026 – 2027 is hereby awarded to the following vendors:

	Name/Vendor	Space	Bid Price	Sec. Deposits
1.	Natasha Jackson – Ann's Catering 39 Amendola Drive, Netcong, NJ 07857	(C)	$5,500.00	$2,000.00
2.	Damian Lauveano – Silantro Lime Tacos 103 Forest Street, Montclair, NJ 07042	(D)	$5,500.00	$2,000.00
3.	Thomas X. Carrera 26 Park Street, Montclair, NJ 07042	(A)	$5,000.00	$2,000.00

BE IT FURTHER RESOLVED, that the security deposits ($2,000.00) for cleanup and damages received from each vendor shall be returned at the end of the school year if none is use for the purpose stated in the specifications; and

BE IT FURTHER RESOLVED, that one open/remaining vendor space (Space B) will be available on a "first-come, first-served" basis to any interested vendor upon payment of the minimum bid price ($5,000.00), and the required deposit of ($2,000.00) subject to the same terms set forth in the published specifications and to the Township Manager's approval; and

BE IT FURTHER RESOLVED, that the Township Manager or his designee is hereby authorized to take the necessary steps to enter into a contract and any other steps necessary to effectuate this resolution; and

BE IT FURTHER RESOLVED, that this resolution takes effect immediately.

AGENDA ITEM NO. 20

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing amendment No. 2 of a Non-Fair and Open Professional Services Contract with Baseline Architecture PC for revised occupancy study of Mills Building Montclair NJ

ATTACHMENTS:

Resolution - Amendment 2 - Baseline Architecture
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING AMENDMENT NO. 2 OF A NON-FAIR AND OPEN PROFESSIONAL SERVICES CONTRACT WITH BASELINE ARCHITECTURE PC FOR REVISED OCCUPANCY STUDY OF MILLS BUILDING MONTCLAIR, NJ

August 11, 2026

WHEREAS, in August 2025, the Township awarded a contract to Baseline Architecture P.C., for architectural services related to an occupancy feasibility study of Mills Building for the Township's Municipal Offices, Municipal Court, and Police Department; and

WHEREAS, on March 16, 2026, amendment 1 (R-26-097) was approved for additional revisions to the preliminary space planning layouts in order to incorporate updated departmental requirements and operational considerations; and

WHEREAS, amendment 2 is needed due to revisions in the original plan to include additional space allocation to accommodate Senior Center and Community Center; and

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

WHEREAS, on July 13, 2026, Baseline Architecture P.C. provided a proposal and now requires an additional contract amendment in the increased amount of not to exceed $ 11,500.00 for a new total contract amount of not to exceed $42,000.00; 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 through the term of the contract, and

WHEREAS, the Township Manager recommends amending the contract with Baseline Architecture P.C. in an amount not to exceed $11,500.00 for a new total contract amount of not to exceed $42,000.00; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in Account No. _____ in the amount of $11,500.00, for a revised total contract amount not to exceed $42,000.00 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 2 with Baseline Architecture P.C. for additional services consisting of revision to the space planning layouts to include allocations for Senior Center and Community

Center in the amount of $11,500.00, for a revised total contract amount not to exceed $42,000.00 for a term of one year and

BE IT FURTHER RESOLVED, that the term of the contract is in accordance with the original contract, the new proposal and all attachments; 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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Manager's Office
PURPOSE OF CONTRACT	Program Change
	Architectural Services
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	11,500.00
ACCOUNT NUMBER (S)	Brings total to $42,500
	01-203-20-100-028
NAME AND ADDRESS OF COMPANY	Baseline Architecture
	6701 JFK Boulevard
	North Bergen, NJ 07047

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

Date: 7/31/26

AGENDA ITEM NO. 21

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Law Department
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing the amendment and final/close out of the Fair and Open Professional Service Contract to Cleary Giacobbe Alfieri Jacobs, LLC for Interim Township Attorney for CY 2026 and authorizing a New Contract as Special Counsel to the Law Department through August 31, 2026

ATTACHMENTS:

Resolution authorizing the Amendment and Final/Close Out of the Fair and Open Professional Service Contract to Cleary Giacobbe Alfieri Jacobs, LLC
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE AMENDMENT AND FINAL/CLOSE OUT OF THE FAIR AND OPEN PROFESSIONAL SERVICE CONTRACT TO CLEARY GIACOBBE ALFIERI JACOBS, LLC FOR INTERIM TOWNSHIP ATTORNEY FOR CY 2026 AND AUTHORIZING A NEW CONTRACT AS SPECIAL COUNSEL TO THE LAW DEPARTMENT THROUGH AUGUST 31, 2026

August 11, 2026

WHEREAS, on September 30, 2025, the Mayor and Township Council adopted Resolution R-25-303, awarding a fair and open professional services contract to Cleary Giacobbe Alfieri Jacobs, LLC for Ruby Kumar-Thompson, Esq. to provide legal services as Interim Township Attorney in an amount not to exceed $60,000; and

WHEREAS, the aforementioned contract was extended twice by Resolutions R-26-012 and R-26 164 through August 31, 2026 or the date that the Mayor and Council appoints a full-time in-house attorney, whichever is earlier, in the total amounts not to exceed $60,000 and $25,000, respectively; and

WHEREAS, in providing those legal services, the Township has to date incurred additional legal fees beyond the amounts authorized through August 31, 2026, and has incurred additional legal fees with Cleary Giacobbe Alfieri Jacobs, LLC in the amount of $40,000.00; and

WHEREAS, the Mayor and Council desire to amend the contract with Cleary Giacobbe Alfieri Jacobs, LLC in an increased amount of $40,000 to cover the additional invoices for CY 2026 Interim Township Attorney through August 11, 2026 and to enter into a new contract with said firm with Ruby Kumar-Thompson, Esq. to serve as Special Counsel to the Legal Department at the hourly rate of $250 an hour through August 31, 2026; and

WHEREAS, the Chief Financial Officer has certified that funds in the amount of $55,0000 are available in Account No. 01-203-20-155-028 to pay for additional invoices incurred in CY 2026; and

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

1) The contract for professional services as Interim Township Attorney for CY 2026 shall be increased by $40,000 for a new total contract amount not to exceed $125,000.00.
2) A new contract for professional services as Special Counsel to the Legal Department shall be entered into with Cleary Giacobbe Alfieri Jacobs, LLC and Ruby Kumar-Thompson, Esq. to serve in said capacity until August 31, 2026 at an hourly rate of $250 an hour and in an amount not to exceed $15,000.
3) Except as amended herein, all other terms and conditions of the original agreement shall remain in full force and effect.
4) The Township Mayor and or her designee shall take all necessary steps to amend and close the contract after completion of final payment.
5) This Resolution shall take effect immediately.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Law Dept
PURPOSE OF CONTRACT	Close out Interim Twp Atty Contract & New contract as Special Counsel through 8-31-2026
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 53,000.00
ACCOUNT NUMBER (S)	01-201-20-155-028
NAME AND ADDRESS OF COMPANY	Cleary Giacobbe Alfieri Jacobs, LLC 169 Ramapo Valley Road Upper Level 105 Oakland, New Jersey 07436

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

Date: 08/03/2026

AGENDA ITEM NO. 22

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Montclair Parking Utility
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing the award of a Non-Fair and Open Contract to Municipal Parking Services, LLC for the Safety Sticks Automated Parking Enforcement Pilot Program

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ATTACHMENTS:

Resolution authorizing the award of a Non-Fair and Open Contract to Municipal Parking Services, LLC for the safety sticks automated parking enforcement pilot program
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO MUNICIPAL PARKING SERVICES, LLC FOR THE SAFETY STICKS AUTOMATED PARKING ENFORCEMENT PILOT PROGRAM

August 11, 2026

WHEREAS, the Township of Montclair has determined that there is a need to acquire automated parking enforcement services utilizing the proprietary Safety Sticks technology to improve compliance with existing parking regulations in designated public safety areas, including but not limited to fire hydrants, bus stops, loading zones, passenger drop-off areas, crosswalks, and other restricted parking locations; and

WHEREAS, the Township desires to implement an initial ninety (90) day pilot program to evaluate the effectiveness of the Safety Sticks Automated Parking Enforcement System; and

WHEREAS, upon successful completion of the pilot period, and subject to the Township's evaluation of the program and all applicable procurement requirements, the Township may elect to continue the agreement in accordance with the terms of the executed contract and applicable law; and

WHEREAS, the Qualified Purchasing Agent has determined and certified in writing that the value of this acquisition may exceed Seventeen Thousand Five Hundred Dollars ($17,500.00), requiring the award of a Non-Fair and Open Contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 et seq.; and

WHEREAS, Municipal Parking Services, LLC (MPS), 1000 Boone Avenue North, Suite 660, Golden Valley, MN 55427, has submitted a proposal to provide the Safety Sticks Automated Parking Enforcement System and related services in accordance with the terms and conditions of the proposed agreement; and

WHEREAS, Municipal Parking Services, LLC has completed and submitted the required Business Entity Disclosure Certification, certifying compliance with the provisions of N.J.S.A. 19:44A-20.5 et seq.; and

WHEREAS, funds in an amount not to exceed Fifty Thousand Dollars ($50,000.00) have been certified by the Chief Financial Officer and shall be charged to Parking Utility Budget Account No. 09-201-55-501-225.

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

1. The Township Council hereby awards a Non-Fair and Open Contract to Municipal Parking Services, LLC for the implementation of the Safety Sticks Automated Parking Enforcement Pilot Program.

2. The Township Manager is hereby authorized to execute the agreement and any related documents necessary to implement the program, subject to review and approval by the Township Attorney for a period of twelve (12) months.

3. The Chief Financial Officer is hereby authorized to encumber funds in an amount not to exceed $50,000.00 from Parking Utility Budget Account No. 09-201-55-501-225 to satisfy contractual obligations under the agreement.

4. The Business Entity Disclosure Certification and the Qualified Purchasing Agent's Determination of Value shall be placed on file with this Resolution.

5. Notice of the award of this Non-Fair and Open Contract shall be published once in the official newspaper of the Township of Montclair as required by law.

6. This Resolution shall take effect immediately upon adoption.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Parking Utility
PURPOSE OF CONTRACT	Non-Fair and Open Contr. Encumbrance of Funds
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	50,000.00
ACCOUNT NUMBER (S)	09-201-55-501-225
NAME AND ADDRESS OF COMPANY	Municipal Parking Services 1000 Boone Ave, NSuite 60(Golden Valley, MN 55427

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

Date: 8/3/26

AGENDA ITEM NO. 23

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing In-Kind support to Jazz House Kids, Inc for the 2026 Montclair Jazz Festival

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ATTACHMENTS:

Resolution Authorizing In-Kind support to Jazz House Kids, Inc for the 2026 Montclair Jazz Festival

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING IN-KIND SUPPORT TO JAZZ HOUSE KIDS, INC FOR THE 2026 MONTCLAIR JAZZ FESTIVAL

August 11, 2026

WHEREAS, Jazz House Kids, Inc., a not-for-profit corporation organized for the purpose of providing jazz education to the public and students of all levels and abilities;

WHEREAS, Jazz House Kids, Inc. has requested an in-kind municipal contribution for the Montclair Jazz Festival to be held on August 15, 2026 which is free and open to the public; and

WHEREAS, the Mayor and Council of the Township of Montclair recognize that the Montclair Jazz Festival is a significant cultural and community event that enhances the quality of life for residents and provides an economic benefit to local businesses; and

WHEREAS, the Mayor and Township Council has reviewed the request from Jazz House Kid, Inc. and desires to support the Montclair Jazz Festival by providing public safety, security, and clean-up services through the provision of personnel from the Township Police Department, Township Fire Department, and Department of Community Services; and

WHEREAS, pursuant to *N.J.S.A.* 40:23-8.19, the Mayor and Township Council is permitted to annually appropriate and distribute to any public or private non-profit organization funds to defray in whole or in part the expenses incurred by such organization in maintaining community action programs, such as the Jazz Festival which seeks to educate the public about music.

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

1. The Township hereby authorizes the provision of personnel to support for the Montclair Jazz Festival to be held on August 15, 2026 from 12:00 p.m. until 8:00 p.m.; the value of the contribution not to exceed Thirty-Two Thousand Five Hundred Dollars ($32,500.00).

2. The in-kind municipal support shall be provided through the Township's Police Department, Fire Department, and Department of Community Services, subject to the availability of personnel, equipment, and operational needs of the Township.

3. The Township shall not provide any monetary contribution or reimbursement for ambulance services associated with the event.

4. The Township Manager is authorized to coordinate and provide the approved in-kind municipal services and the appropriate number of personnel necessary to support the event.

AGENDA ITEM NO. 24

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing Change Order #2 to the contract with Northeast Construction Services, LLC for interior renovations of Montclair Senior Hub (Bid 26-05) to increase the contract by $14,489.37 (3.80%)

ATTACHMENTS:

Resolution authorizing Change Order #2 to the contract with Northeast Construction Services, LLC for interior renovations of Montclair Senior Hub (Bid 26-05) to increase the contract by $14,489.37 (3.80%)
COF

R-26-

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING CHANGE ORDER #2 TO THE CONTRACT WITH NORTHEAST CONSTRUCTION SERVICES, LLC FOR INTERIOR RENOVATIONS OF MONTCLAIR SENIOR HUB (BID 26-05) TO INCREASE THE CONTRACT BY $14,489.37(3.80%)

August 11, 2026

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

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

WHEREAS, additional unforeseen work associated with damaged window frames, change order #2 to further increase the contract in an amount not to exceed $14,489.37 (3.80%) is needed; and

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

Change order #1	- $32,455.60 (8.30%)
Change order #2	- $14,489.37 (3.80%)
Total Change orders	- $46,944.97 (12.10%)
Total amended contract	- $427,463.97 ($380,519.00 + $46,944.97)

WHEREAS, the Chief Financial Officer has certified that funds in not to exceed amount of $14,489.37 are available in account: _____ to cover the cost of change order #2; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair, in the County of Essex, hereby authorizes the execution of change #2 with Northeast Construction Services, LLC , Inc. to increase the contract for Interior Renovation of Montclair Senior Hub (Bid 26-05) in an amount not to exceed $$14,489.37 (3.80%); and

BE IT FURTHER RESOLVED that the total amount of change orders #1 and #2 is not to exceed $46,944.97 (12.10%) for a new total contract amount of $427,463.97; and

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

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Manager's Office
PURPOSE OF CONTRACT	Senior Hub
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 14,489.37
ACCOUNT NUMBER (S)	01-201-30-440-022
NAME AND ADDRESS OF COMPANY	Northeast Construction Services, LLC 15 Donna Lane Flanders, NJ 07836

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

Date: 08/07/2026

AGENDA ITEM NO. 25

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Office of the Township Manager
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing Change Order #1 to the contract with Goksu Construction, LLC to increase the contract $39,076.00 (11.90%) for electrical service upgrade to Clary Anderson Arena (Bid 26-07)

ATTACHMENTS:

Resolution authorizing Change Order #1 to the contract with Goksu Construction, LLC to increase the contract $39,076.00 (11.90%) for electrical service upgrade to Clary Anderson Arena (Bid 26-07
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R-26-

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING CHANGE ORDER #1 TO THE CONTRACT WITH GOKSU CONSTRUCTION, LLC TO INCREASE THE CONTRACT BY $39,076.00 (11.90%) FOR ELECTRICAL SERVICE UPGRADE TO CLARY ANDERSON ICE ARENA (BID26-07)

August 11, 2026

WHEREAS, on April 7, 2026, the Township Council adopted resolution R-26-128 awarding a contract to Goksu Construction, LLC for Electrical Service Upgrade to Clary Anderson Ice Arena (Bid 26-07) in an amount not to exceed $327,950.00; and

WHEREAS, additional unforeseen work associated with relocation of transformer, a change order to increase the contract in an amount not to exceed $39,076.00 (11.90%) is needed; and

WHEREAS, the Township Manager recommends that it is in the best interest of the Township to approve change order #1 in the amount not to exceed $39,076.00(11.90%); and

WHEREAS, the Chief Financial Officer has certified that funds in not to exceed amount of $39,076.00 are available in account: _____ to cover the cost of this change order #1; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair, in the County of Essex, hereby authorizes the execution of change #1 with Goksu Construction, LLC to increase the contract for Electrical Service Upgrade to Clary Anderson Ice Arena (Bid 26-07) in an amount not to exceed $39,076.00 (11.90%) , amending the total amount of the contract to $367,026.00; and

BE IT FURTHER RESOLVED, that aside from this change order # 1 , the the terms of the contract shall be in accordance with the original agreement and all attachments thereto; and

BE IT FURTHER RESOLVED, that the Township Manager or his designee is hereby authorized to take the necessary steps to enter into an amendment to the contract and any other steps necessary to effectuate this resolution.

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

CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT	Manager's Office
PURPOSE OF CONTRACT	Electrical Transformer for Clary Anderson
TOTAL AMOUNT OF CONTRACT SUBJECT TO APPROPRIATIONS IN BUDGET	$ 39,076.66
ACCOUNT NUMBER (S)	01-201-44-907-019
NAME AND ADDRESS OF COMPANY	Goksu Construction, LLC PO Box 1533 Sparta, NJ 07871

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

Date: 08/07/2026

AGENDA ITEM NO. 26

Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE:	August 11, 2026
SUBMITTED BY:	Department of Planning, Zoning, and Community Development
ITEM TYPE:	Resolution
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Resolution authorizing assignment and amendment of redevelopment agreement between the Township of Montclair and 65 Church Street Urban Renewal, LLC for a redevelopment project to be developed on Block 2208, Lot 17

ATTACHMENTS:

Resolution authorizing assignment and amendment of redevelopment agreement between the Township of Montclair and 65 Church Street Urban Renewal, LLC for a redevelopment project to be developed on Block 2208, Lot 17

ADOPTED RESOLUTION 26-____
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING ASSIGNMENT AND AMENDMENT OF REDEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP OF MONTCLAIR AND 65 CHURCH STREET URBAN RENEWAL LLC FOR A REDEVELOPMENT PROJECT TO BE DEVELOPED ON BLOCK 2208, LOT 17

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

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

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

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

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

known as the Church Street Lot (the "Project Premises"); and

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

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

WHEREAS, on September 2, 2025, Louis Modugno, Esq. (the "Receiver") in his capacity as Receiver for the Property and other assets of May Montclair appointed by the Superior Court of New Jersey, Chancery Division, Essex County, pursuant to that certain Consent Order Appointing Receiver filed on April 17, 2025 in Case No. SWC-F-012040-24 (the "Receivership Order"), transferred and conveyed the Project Premises to S&N in accordance with the aforesaid Purchase and Sale Agreement; and

WHEREAS, on April 15, 2026, S&N transferred and conveyed the Project Premises to an affiliated company, 59 & 65 Church St Urban Renewal LLC ("59 & 65 Church") pursuant to a Deed recorded in the Essex County Register's Office on April 30 , 2026 as Instrument Number 2026029191; and

WHEREAS, on April , 2026, the Receiver entered into an Assignment and

Assumption Agreement with 59 & 65 Church pursuant to which the Receiver transferred and assigned to 59 & 65 Church all of May Montclair's right, title and interest in and to the Redevelopment Agreement, and 59 & 65 Church assumed all of the rights, liabilities and obligations of May Montclair under said Redevelopment Agreement; and

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

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

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

1. The assignment of the Redevelopment Agreement by May Montclair to 59 & 65 Church St Urban Renewal LLC is hereby approved in accordance with the Mayor's recommendation and that of the Township Finance Committee; subject to the execution and delivery by those parties of an appropriate Assignment and Assumption Agreement;

2. An Amendment to the Redevelopment Agreement substantially in the form attached as Exhibit A is hereby approved; and

3. The Mayor is hereby authorized to execute, on the Township's behalf, the Amendment to Redevelopment Agreement substantially 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 Redevelopment Agreement establishing financial or other obligations required by law .

4. The executed copy of the Amendment to Redevelopment Agreement shall be certified by the Township Clerk and filed in the Office of the Township Clerk.

5. The Project shall conform with all Federal, State, County, and Township laws, ordinances, and regulations relating to construction and use.