



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

TOWNSHIP COUNCIL REGULAR MEETING

September 15, 2026

5:30 PM

COUNCIL CHAMBERS

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

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

OPEN SESSION

Pledge of Allegiance

Roll Call

EXECUTIVE SESSION

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)

SWEARING-IN 7:00 PM

Fire Dept - Promotional & Probationary

PROCLAMATION(S)

Caribbean American Heritage Month

Ovarian Cancer Awareness Month

100th Anniversary of the Neighborhood Child & Infant Care Center

Service Dog Month

APPROVAL OF MINUTES

There have been presented to the Council the minutes of August 11, 2026. Are there any corrections or additions? Motion to adopt.

PRESENTATION

Health Department: Rodent Activity Update

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

- A. **Pending Ordinance O-26-37:** An ordinance to amend Chapter 202. Land Use Procedures of the Code of the Township of Montclair, New Jersey
- B. **Pending Ordinance O -26-38:** An Ordinance to amend Chapter 341 (Water) Section 341-24 (Meters and Remote Registers) of the Code of the Township of Montclair, New Jersey
- C. **Pending Ordinance O-26-39:** An Ordinance adopting a Redevelopment Plan for the Municipal Complex Property
- D. **Pending Ordinance O-26-40:** An Ordinance authorizing assignment and execution of 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

NEW BUSINESS ORDINANCE(S)

- E. An ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of New Jersey ***Dept of Planning, Zoning & Comm Dev.***
- F. An Ordinance amending Part II, General Legislation, Chapter 327 Vehicles and Traffic, Article III parking, standing and stopping, section 24 handicapped parking of the revised general ordinances of the Township of Montclair, New Jersey, as amended and supplemented ***Dept of Complete Streets***
- G. An Ordinance amending Salary Ordinance O-26-21 for the Management (Non-Union) Group for the year 2026 ***Law Dept***
- H. An Ordinance amending Chapter 48: Personnel Regulations, Pt 3: Police Department Personnel, Art VII: Sick Leave, Section 48-52 Accumulated Leave Upon Retirement ***Law Dept***
- I. An Ordinance amending Chapter 48: Personnel Regulations, Pt 2: Fire Department Personnel, Art IV Sick Leave, Section 48-33 Accumulated Leave Upon Retirement ***Law Dept***
- J. **Salary Ordinance for the Police Benevolent Association Local 53 for Year 2025 through Year 2029 Township Manager**

CONSENT AGENDA

- 1. Bills List ***Finance Dept***
- 2. Resolution amending Resolution R-26-002 to include new Chief Financial Officer for the Township of Montclair and to add the Current Fund Account to Cash Management Plan for the Calendar Year 2026 ***Finance Dept***
- 3. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (Ch 159 - Opioid Distributor Payment 5) ***Finance Dept***
- 4. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (Ch 159 Shade Tree Management Grant 7/1/26-6/30/27) ***Finance Dept***
- 5. Resolution requesting approval of change in title or text of an appropriation pursuant to N.J.S.A. 40A:4-87 (Shade Tree Management Grant 7-1-26-to 6- 30-26) ***Finance Dept***

6. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (Ch 159 - Opioid Walmart Payment) **Finance Dept**
7. Resolution approving the corrective action plan for the 2025 audit recommendations **Finance Dept**
8. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 **Finance Dept**
9. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (Ch 159 -Safe & Secure (25) Grant 2-10-25 - 2-9-26) **Finance Dept**
10. Resolution authorizing renewal of the Fair and Open Contract to Primepoint, LLC for Montclair Township payroll, HRIS, benefits, pension, time and attendance, ACA compliance and other finance reporting services (RFP 23-P02) **Human Resources**
11. Resolution appointing an Alternate Fund Commissioner representing the Township of Montclair Joint Insurance Fund Board **Township Manager**
12. Resolution appointing members to the Housing Commission **Mayor Baskerville/Councilor Toler**
13. Resolution appointing members to the Parks & Recreation Advisory Committee **Mayor Baskerville/Councilor Harrison**
- ~~14. Resolution appointing members to the Civil Rights Commission **Mayor Baskerville/Councilor Harrison**~~
15. Resolution authorizing change order #1 to the contract with National Water Main Cleaning Company for the 2026 Sanitary Sewer Rehabilitation Project (Bid 26-04) **Dept of Water & Sewer Utilities**
16. Resolution awarding a Fair and Open Contract to Underground Utility Corp. for the Montclair Lead Service Line Replacement Program (LSRP) Phase 1 (Bid26-14) **Dept of Water & Sewer Utilities**
17. Resolution authorizing execution of a Professional Services Agreement with Engenuity Infrastructure for construction administration and observation services in relation to the Montclair Lead Service Line Replacement Project (LSRP) Phase 1 (Bid26-14) **Dept of Water & Sewer Utilities**
18. Resolution authorizing change order #1 to the contract with ConQuest Construction Inc. for the 2025 Grove Street Valve Installation and Distribution System Improvement Project (Bid 25-19) **Dept of Water & Sewer Utilities**
19. Resolution authorizing change order #1 to the contract with CRJ Contracting Corp. for the 2026 Upper Mountain Ave Water Main Project (Bid 26-06) **Dept of Water & Sewer Utilities**
20. Resolution authorizing execution of Fair and Open contract with Barbato Landscaping, Inc. for Township (2026) Fall Tree Planting **Dept of Sustainability**
21. Resolution approving changes to the Internal Organization of the Departments of Administration, Code Enforcement and Environmental Affairs; Community Service; and Fire, of The Township of Montclair, Essex County, New Jersey **Human Resources**
22. Resolution authorizing the award of a Non-Fair and Open Contract to Ridgecrest Animal Hospital for specialized veterinary medical services for Montclair Township Animal Shelter **Health Dept**
23. Resolution authorizing the award of a Non-fair and Open Contract for veterinary medical supplies for Montclair Township Animal Shelter **Health Dept**
24. Resolution to apply for a New Jersey Historic Preservation Fund Certified Local Government (CLG) Grant-in-Aid 2026 **Dept of Planning, Zoning & Comm Dev.**

25. Resolution authorizing the sale of surplus equipment through online public auction (GovDeals, Inc) pursuant to Passaic County Cooperative (PCC) Contract (RFP-26-002) **Purchasing Office**
26. Resolution authorizing an affordable housing down payment assistance grant ~~loan-repayment~~ agreement with the owner of an affordable housing unit located at 31-A Talbot Street. **Dept of Planning, Zoning & Comm Dev.**
27. 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 & Comm Dev.**
28. Resolution advancing housing stability and homelessness prevention for young adults transitioning from foster care through participation in the HUD Foster Youth Initiative. **Section 8 Office**
29. Resolution authorizing a Fair and Open contract to Millennium Communications Group, INC. for the installation of Security Solutions at Montclair pumping stations pursuant to Bergen County Cooperative Purchasing Contract BC-24-38 **Dept of Water & Sewer Utilities**
- ~~30. Resolution Tabled by Council~~
31. Resolution authorizing Memorandum of Agreement with the FMBA **Law Dept**
32. Resolution authorizing cancellation of property taxes for disabled veteran pursuant to Montclair Code Chapter 309 Article VI and N.J.S.A. 54:4-3.30 **Tax, Water & Sewer**
33. Resolution authorizing cancellation of property taxes for disabled veteran pursuant to Montclair Code Chapter 309 Article VI and N.J.S.A. 54:4-3.30 **Tax, Water & Sewer**
34. Resolution authorizing cancellation of property taxes for disabled veteran pursuant to Montclair Code Chapter 309 Article VI and N.J.S.A. 54:4-3.30 **Tax, Water & Sewer**
35. Resolution regarding the Governing Body certification of the annual audit for the year ending December 31, 20 **Finance Dept**

ADJOURNMENT



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Law Department

ITEM TYPE: Resolution

AGENDA SECTION: **EXECUTIVE SESSION**

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

ATTACHMENTS:

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

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).

September 15, 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 September 15, 2026 at 5:30 P.M. for approximately 1 1/2 hours

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

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

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

_____l;

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

_____l;

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

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

_____];

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

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

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

_____ Any pending or anticipated litigation or contract negotiation in which the public body is a party or may become a party; Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his or her ethical duties as a lawyer _____;

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

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

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

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



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Ordinance

AGENDA SECTION: PENDING ORDINANCE(S)/SECOND READING

SUBJECT: **Pending Ordinance O-26-37:** An ordinance to amend Chapter 202. Land Use Procedures of the Code of the Township of Montclair, New Jersey

ATTACHMENTS:

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

**PENDING ORDINANCE O-26-37
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)

September 15, 2026 (date of public hearing)

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: ~~\$1,500~~ 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 preliminary escrow fee.

(f) Lot line adjustments: ~~\$500~~ 1,000.

(2) Site plans.

(a) Concept plans: \$250.

(b) Minor site plan: ~~\$1,000~~ 1,500.

(c) Preliminary site plan: ~~\$2,000~~ 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 preliminary escrow fee.

(3) Conditional use permit: ~~\$500~~ 1,000.

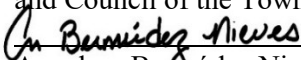
(4) Variances and appeals.

(a) Applications pursuant to N.J.S.A. 40:55D-70(a), (b) and (c) for multifamily and nonresidential development: ~~\$500~~ 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: ~~\$500~~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): ~~\$1,500~~2,000.
- (6) New or expanded residential parking areas with five or fewer parking spaces: ~~\$850~~1,000.
- (7) Applications requiring Board Engineer review: ~~\$1,000~~750.
- (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~~000.
- (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: ~~\$300~~500.
- (12) Zone change: \$1,500.
- (13) Historic preservation advisory review: \$250.
- C. Demolition application review: ~~\$350~~1,000.

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-26-37 introduced as amended by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on August 11, 2026.


Angelese Bermúdez Nieves, Township Clerk



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Ordinance

AGENDA SECTION: PENDING ORDINANCE(S)/SECOND READING

SUBJECT: **Pending Ordinance O-26-38:** Ordinance to amend Chapter 341 (Water) Section 341-24 (Meters and Remote Registers) of the Code of the Township of Montclair, New Jersey

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](#)

**PENDING ORDINANCE O-26-38
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)
September 15, 226 (date of public hearing)

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.

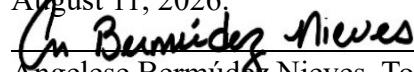
BE IT FURTHER ORDAINED that all ordinances and all parts of ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency; and

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.

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-26-38 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on August 11, 2026.



Angelese Bermúdez Nieves, Township Clerk



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Ordinance

AGENDA SECTION: PENDING ORDINANCE(S)/SECOND READING

SUBJECT: **Pending Ordinance O-26-39:** Ordinance adopting a Redevelopment Plan for the Municipal Complex Property

ATTACHMENTS:

[An Ordinance adopting a Redevelopment Plan for the Municipal Complex Property](#)

**PENDING ORDINANCE O-26-39
TOWNSHIP OF MONTCLAIR**

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE MUNICIPAL
COMPLEX PROPERTY**

August 11, 2026 (date of introduction)
September 15, 2026 (date of public hearing)

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

Block 2311, Lot 12 – 68 North Fullerton Avenue

Block 2311, Lot 14 – 205 Claremont Avenue

Block 2311, Lot 15 – 57 Park Street (collectively, the “Municipal Complex Property”); and

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

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

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

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

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

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

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

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

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

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

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

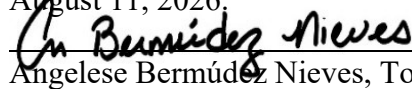
ORDAINED, by the Township Council of the Township of Montclair, in the County of Essex that:

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

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

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

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-26-39 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on August 11, 2026.


Angelese Bermudez Nieves, Township Clerk

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey



Prepared for:

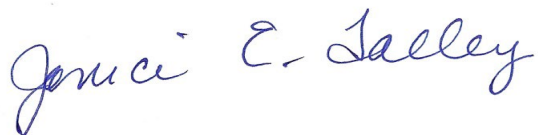
**Township of Montclair
205 Claremont Avenue
Montclair, NJ 07042**

Prepared by:

**Township of Montclair
Department of Planning and Community Development**

Date: August 11, 2026

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



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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

TABLE OF CONTENTS

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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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.

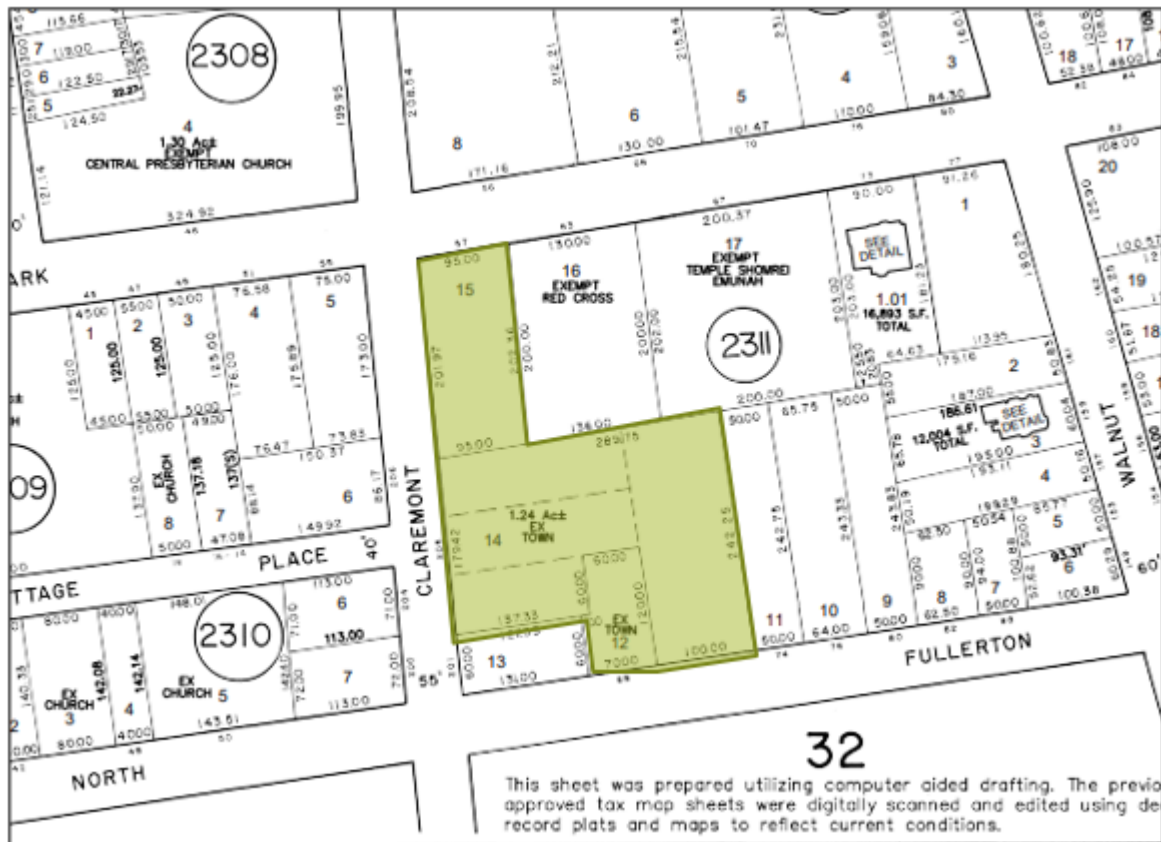


Figure 1: Area Location Map

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 DESCRIPTION

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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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.

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey



Figure 2: Aerial view of subject property.



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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey



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.

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey



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.

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey



Figure 7: Office building located at 204 Claremont Avenue.



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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey



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.

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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.

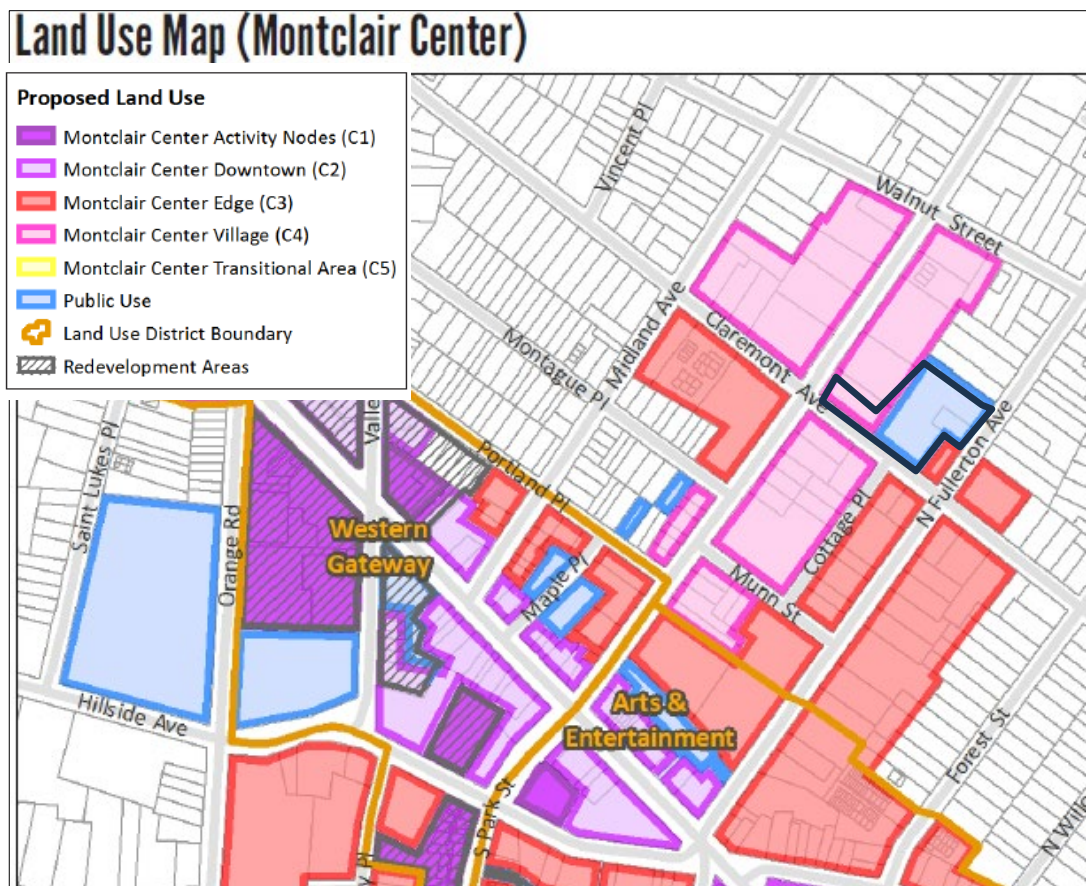


Figure 11: Unified Land Use Plan

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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.

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

- A. Each building shall exhibit a base, middle and top in its design. The design of the base, as well as the quality and durability of its materials, should be designed with the public view in mind.
- B. Use of brick and cast stone is required to match the design of the larger multifamily and office buildings in the neighborhood. Cast stone shall be used as sills, lintels and cornices to create the upper architectural line or frieze at the top of the building.
- C. Horizontal rows of windows must be included in all buildings in a manner consistent with other larger multifamily and office buildings in the area.
- D. The roof of the building must be flat or slightly pitched, or hidden behind a parapet.
- E. The location and screening of rooftop equipment shall be fully integrated into the design of the building.

PLAN CONSISTENCY REVIEW

Relationship to Intent and Purpose of the Master Plan

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

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

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

Relationship to Intent and Purpose of the Zoning Code

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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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.
- **Infrastructure** - 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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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.

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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, marital 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

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

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.

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, New Jersey

- 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.

Municipal Complex Redevelopment Plan

Township of Montclair, Essex County, 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.

**TOWNSHIP OF MONTCLAIR
RESOLUTION R-26-244**

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.

An Bermudez Nieves
Angelese Bermúdez Nieves, Township Clerk



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Ordinance

AGENDA SECTION: PENDING ORDINANCE(S)/SECOND READING

SUBJECT: **Pending Ordinance O-26-40:** Ordinance authorizing assignment and execution of 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

ATTACHMENTS:

Ordinance authorizing assignment and execution of 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

**PENDING ORDINANCE O-26-40
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**

August 11, 2026 (date of public hearing)

September 15, 2026 (date of public hearing)

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;

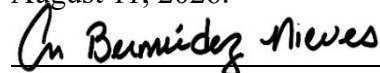
**NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF
THE TOWNSHIP OF MONTCLAIR, COUNTY OF ESSEX, AS FOLLOWS:**

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.

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-26-40 introduced by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on August 11, 2026.



Angelese Bermúdez Nieves, Township Clerk

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. 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)



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

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

ITEM TYPE: Ordinance

AGENDA SECTION: NEW BUSINESS ORDINANCE(S)

SUBJECT: An Ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of New Jersey

ATTACHMENTS:

[An Ordinance to amend Chapter 65 Affordable Housing of the Code of the Township of New Jersey](#)

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, Chapter 65 Affordable Housing of the Montclair Code must be amended to implements and incorporates the relevant provisions of the HEFSP and addresses 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 affirmative marketing and advertising of rental units shall be paid by the developer/owner if required as a condition of approval by the Planning Board or Board of Adjustment.
 - (2) Administrative agent fees related to the affirmative marketing and advertising for the initial sale of units shall be paid by the developer.

(3) Administrative agent fees related to the affirmative marketing and advertising of 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.

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 from 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.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Department of Complete Streets

ITEM TYPE: Ordinance

AGENDA SECTION: NEW BUSINESS ORDINANCE(S)

SUBJECT: An Ordinance amending Part II, General Legislation, Chapter 327 Vehicles and Traffic, Article III parking, standing and stopping, section 24 handicapped parking of the revised general ordinances of the Township of Montclair, New Jersey, as amended and supplemented

ATTACHMENTS:

An Ordinance amending Part II, General Legislation, Chapter 327 Vehicles and Traffic, Article III parking, standing and stopping, section 24 handicapped parking of the revised general ordinances of the Township of Montclair, New Jersey

O-26-XXX
TOWNSHIP OF MONTCLAIR

AN ORDINANCE AMENDING PART II, GENERAL LEGISLATION, CHAPTER 327 VEHICLES AND TRAFFIC, ARTICLE III PARKING, STANDING AND STOPPING, SECTION 24 HANDICAPPED PARKING OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY, AS AMENDED AND SUPPLEMENTED

September 15, 2026 (Date of Introduction)

WHEREAS, the Township seeks to ensure a standard and regular process for the creation of on-street handicapped parking spaces; and

WHEREAS, given the Township's historic built environment and, often limited off street parking availability and commitment to ensuring residents can continue to call Montclair home regardless of their mobility status; and

NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, THAT:

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

Section 1. Part II General Legislation, Chapter 327 Vehicles and Traffic, Article III Parking, Standing and Stopping, Section 24 Handicapped Parking, of the Revised General Ordinances of the Township of Montclair, New Jersey, is hereby amended as follows:

~~**C. Regulations for situating an on-street handicapped parking space adjacent to a residence. The following criteria and procedures shall govern the establishment of a handicapped parking space on a residential street:**~~

~~**[Added 8-23-2016 by Ord. No. O-16-028]**~~

- ~~(1) The handicapped parking space (HPS) must be requested by or on behalf of a person residing on the subject property who has been issued a currently valid handicapped parking permit.~~
- ~~(2) The residential property adjacent to where the HPS is located must be without a driveway or available off-street parking.~~
- ~~(3) No other HPS's can be located within 200 feet of the proposed HPS.~~
- ~~(4) The HPS will be removed if and when the person for whom the permit has been issued no longer resides on the property.~~
- ~~(5) The requestor must submit an application for the HPS, and an annual renewal statement attesting that the requirements for an HPS continue to be met.~~
- ~~(6) The HPS cannot be situated where parking is prohibited.~~
- ~~(7) The HPS must comply and be established in accordance with N.J.S.A. 39:4-197.6.~~

C. Montclair Township may, pursuant to N.J.S.A. 39:4-197.6, establish by ordinance a restricted parking zone in front of a residence occupied by persons with disabilities or

by another occupant of the residence who is a member of the immediate family of the persons with a disability, provided that such parking is not otherwise prohibited and does not interfere with the normal flow of traffic. No restricted accessible parking zones for persons with disabilities will be established for persons who do not transport themselves and who do not possess a valid windshield placard or wheelchair symbol license plates for a vehicle owned by a person with a disability, and a valid New Jersey Disability Identification Card indicating disability status, as issued by the State of New Jersey, Division of Motor Vehicles, pursuant to N.J.S.A. 39:4-204 through 206. No restricted accessible parking zones will be established for applicants who have a driveway, carport, garage or off-street space available for their use. Restricted spaces cannot be situated where parking is prohibited and restricted spaces must comply and be established in accordance with N.J.S.A. 39:4-197.6.

D. The term "person with a disability" pursuant to N.J.S.A. §39:4-204 means:

- (1) Any person who has lost the use of one or more lower limbs as a consequence of analysis, amputation, or other permanent disability or who has a permanent disability as to be unable to ambulate without the aid of an assisting device or whose mobility is otherwise limited as certified by a physician with a plenary license to practice medicine and surgery in this State or a bordering State; a podiatrist licensed to practice in this State or a bordering state; a physician stationed at a military or naval installation located in this State who is licensed to practice in any state; a chiropractic physician licensed to practice in this State or bordering state; a physician assistant licensed to practice in this State or a bordering state; or a nurse practitioner licensed to practice in this State or a bordering state; or
- (2) Any citizen and resident of this State honorably discharged or released under honorable circumstances from active service in any branch of the Armed Forces of the United States who is adjudicated by the United States Department of Veterans Affairs, or its successor, as being permanently 100 percent disabled.

E. Applications for the establishment of and renewal of restricted parking zones and/or permits may be obtained and shall be filed with the Montclair Complete Streets Department, along with photocopies of the applicant's (1) NJ Driver's License (2) Vehicle Registration, (3) Insurance ID Card, (4) NJDMV Disabled Persons ID (5) Physician's certification letter stating that your disability makes walking difficult and your need for a reserved restricted parking space. The Montclair Complete Streets Department shall review and approve each application for completeness and availability of a parking spot. Applicants who do not meet all the requirements of the above sections shall be notified, by mail, of a denial of a restricted accessible parking zone in front of or near their residence.

- (1) Restricted parking permits shall be valid for one year from the date of the application is approved. Any permits for restricted parking spaces for people with disabilities must be renewed every year in accordance with Subsection C above, if a renewal application is not submitted it shall be revoked. Renewal applications will be sent to the residents for each renewal period. Any party denied a restricted accessible parking zone shall have the opportunity to resubmit an application at any time with the Complete Streets Department and request reconsideration of such decision based on a physician's updated certification and explaining the need for the reserved parking space.

F. Violations and penalties.

- (1) Any person violating any of the provisions set forth in this section shall, upon conviction, be subject to a \$500 fine for the first offense; \$1,000 fine for a second offense; and any permit may be suspended or revoked upon conviction of a third or subsequent offense.**
- (2) Any person found guilty of submitting a fraudulent application shall be fined \$500.**

Section 2. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

Section 3. The Provisions of this Ordinance are severable. To the extent any clause, phrase, sentence, paragraph or provision of this Ordinance shall be declared invalid, illegal or unconstitutional, such clause, phrase, sentence, paragraph or provision shall be served and shall be inoperative, and the remainder of this ordinance shall remain operative and in full force and effect.

Section 4. This Ordinance shall take effect upon final passage and publication and in accordance with the laws of the State of New Jersey.

STATEMENT

This ordinance amends Part II General Legislation, Chapter 327 Vehicles and Traffic, Article III Parking, Standing and Stopping, Section 24 Handicapped Parking, of the Revised General Ordinances of the Township of Montclair, New Jersey.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Law Department

ITEM TYPE: Ordinance

AGENDA SECTION: NEW BUSINESS ORDINANCE(S)

SUBJECT: An Ordinance amending Salary Ordinance O-26-21 for the Management (Non-Union) Group for the Year 2026

ATTACHMENTS:

[An Ordinance amending Salary Ordinance O-26-21 for the Management \(Non-Union\) Group for the Year 2026](#)

O-26-XXX
TOWNSHIP OF MONTCLAIR

**ORDINANCE AMENDING SALARY ORDINANCE O-26-21 FOR THE MANAGEMENT
(NON-UNION) GROUP FOR THE YEAR 2026**

September 15, 2026 (Date of Introduction)

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:

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

Section 1. The following enumerated offices, positions and employments in the Township of Montclair, in the County of Essex, hereby created, except as statute otherwise provides, and the respective salary ranges hereby fixed as the amount to be paid to holder of said respective offices, positions and employments and shall receive as a salary, pay or compensation thereof an amount within the salary range as set forth for such office, position and employment. The provisions of this ordinance when adopted shall take effect as of January 1, 2026.

<u>POSITION</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
Township Manager	\$233,000	\$241,462
Chief of Police	\$192,510	\$236,757
Fire Chief	\$184,620	\$224,859
Deputy Police Chief	\$178,020	\$217,878
Deputy Fire Chief	\$169,740	\$207,744
Township Attorney	\$138,010	\$220,913
<u>Municipal Engineer/Director of Capital Programming</u>	<u>\$120,000</u>	<u>\$200,000</u>
Director of Community Services <u>Public Works</u>	\$119,410	\$195,102
Director of Finance/Chief Financial Officer	\$119,410	\$195,102
Municipal Tax Assessor	\$112,523	\$186,348
Director of Health & Human Services	\$107,282	\$173,147
Township Clerk	\$107,282	\$159,961
Director of Planning & Community Development	\$107,282	\$159,961
Director of Administration, Code Enforcement and Environmental Affairs <u>Director of Housing Services</u>	\$96,276	\$155,029
Director of Recreation & Cultural Affairs	\$96,276	\$155,029
Deputy Township Manager	\$96,276	\$155,029
Director of Water and Sewer Utilities	\$96,276	\$195,102
Municipal Tax Collector	\$87,879	\$139,615
Director of Complete Streets	\$87,879	\$139,615
Director of Sustainability	\$87,879	\$139,615
Comptroller	\$85,827	\$144,215
Director of Human Resources	\$85,827	\$144,215
Director of Information Technology	\$85,827	\$144,215
		<u>\$144,217</u>
Municipal Court Judge	\$86,531	\$105,391
Municipal Court Administrator	\$80,214	\$127,193
Qualified Purchasing Agent	\$80,214	\$127,193
Senior Assistant Tax Assessor	\$80,214	\$127,193

**TOWNSHIP OF MONTCLAIR
ORDINANCE O-26-XXX**

<u>POSITION</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
Superintendent of Public Works	\$80,214	\$127,193
Superintendent of Parking	\$80,214	\$127,193
Superintendent of Recreation	\$80,214	\$127,193
Principal Accountant/Payroll Manager	\$75,027	\$126,114
Rent Control Officer	\$75,000	\$100,296
Executive Assistant to the Township Manager	\$67,276	\$108,945
Economic Development Coordinator	\$67,000	\$110,854
Rent Control Administrator	\$67,000	\$91,850
Financial Analyst	\$65,000	\$95,018
Social Worker	\$63,518	\$98,185
Deputy Township Clerk	\$62,017	\$101,583
<u>Deputy Municipal Tax Collector</u>	<u>\$62,017</u>	<u>\$101,583</u>
Assistant Township Attorney	\$71,939	\$123,300
Human Resource Generalist III	\$57,192	\$94,964
		<u>\$101,664</u>
Communications Specialist	\$55,000	\$100,296
Human Resource Generalist II	\$50,000	\$77,069
Animal Shelter Director	\$50,000	\$99,383
Public Health Nurse	\$59,028	\$99,018
Administrative Services Coordinator	\$57,192	\$94,964
HRIS Coordinator	\$57,192	\$94,964
Supervisor of Payroll & Pensions	\$57,192	\$94,964
Administrative Assistant	\$47,695	\$80,099
HR Generalist	\$47,695	\$76,994
Payroll Administrator	\$47,695	\$76,994
Business Coordinator	\$43,750	\$72,583
Project Specialist	\$43,732	\$70,578
Information Technology/ Help Desk Technician	\$43,732	\$65,202
Paralegal	\$42,000	\$98,185
Office Administrator	\$37,070	\$57,799
Secretary	\$37,070	\$59,678
Office of Emergency Management Coordinator	\$10,000	\$49,692
<u>Deputy Office of Emergency Management Coordinator</u>		<u>\$ 3,500</u>
Housing Specialist*		\$51,375

**This position is funded through external grant sources;
continuation is subject to annual grant appropriations*

**TOWNSHIP OF MONTCLAIR
ORDINANCE O-26-XXX**

PART TIME, SEASONAL AND TEMPORARY STAFF

<u>POSITION</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
Assistant Camp Director	Minimum Wage to	\$25.00/hour
Assistant Coach	Minimum Wage to	\$25.00/hour
Camp Counselor	Minimum Wage to	\$25.00/hour
Camp Director	Minimum Wage to	\$30.00/hour
Camp Specialist	Minimum Wage to	\$25.00/hour
Clerical Support Temp	Minimum Wage to	\$25.00/hour
Coach	Minimum Wage to	\$30.00/hour
Front Desk Attendant	Minimum Wage to	\$25.00/hour
Instructor	Minimum Wage to	\$30.00/hour
Leader	Minimum Wage to	\$25.00/hour
Lifeguard	Minimum Wage to	\$20.00/hour
Pool Manager	Minimum Wage to	\$30.00/hour
Principal Clerk Temp.	Minimum Wage to	\$25.00/hour
Recreation Program Site Manager	Minimum Wage to	\$30.00/hour
Sports Camp Counselor	Minimum Wage to	\$25.00/hour
Temporary Laborer	Minimum Wage to	\$22.00/hour
Economic Development Coordinator (Grant)	\$40.00/hour	\$48.00/hour
Fire Inspector	\$25.00 /hour	\$30.00/hour
Nurse	\$42.55 /hour	\$55.00/hour
	<u>\$32.43/hour</u>	<u>\$54.41/hour</u>
Special Law Enforcement Officer Class II	\$35.00/hour	\$45.00/hour
Special Law Enforcement Officer Class III	\$35.00/hour	\$45.00/hour
Supervisor of Payroll and Pensions	\$49.43/hour	\$50.78/hour
	<u>\$31.42/hour</u>	<u>\$52.18/hour</u>
Township Prosecutor	\$500/session	\$500/session
<u>Facility Manager/Fleet Manager</u>	<u>Minimum Wage to</u>	<u>\$35.00/hour</u>

Section 2. An employee hired prior to May 31, 1994 who shall have been an employee of the Township for a continuous period of five years, in addition to his/her regular salary, shall receive a service incremental pay from and after the anniversary date of his/her employment which shall be based upon the total number of years of his/her service as an employee of the Township as follows:

After five (5) years but less than ten (10)	2.0% of salary
After ten (10) years but less than fifteen (15)	3.5% of salary
After fifteen (15) years but less than twenty (20)	5.0% of salary
After twenty (20) years but less than twenty-five (25)	6.5% of salary
After twenty-five (25) or more years	8.0% of salary

NOTE: Employees hired after June 1, 1994, and on or before September 1, 1998, will receive a service incremental pay as follows:

**TOWNSHIP OF MONTCLAIR
ORDINANCE O-26-XXX**

After five (5) years but less than ten (10)	0.5% of salary
After ten (10) years but less than fifteen (15)	1.0% of salary
After fifteen (15) years but less than twenty (20)	1.5% of salary
After twenty (20) years but less than twenty-five (25)	2.0% of salary
After twenty-five (25) or more years	2.5% of salary

NOTE: Employees hired after September 1, 1998, shall NOT be entitled to receive a service incremental pay.

NOTE: Employees appointed by the Mayor and Council may receive incremental pay at the discretion of the Mayor and Council subject to budget availability.

Section 3. For employees covered by this ordinance hired on or after March 1, 2018, all increases for any given year will be determined by the Township Manager according to the anniversary date of hiring or promotion. Salary increases within salary ranges shall NOT be considered automatic. Any and all salary increases, or denial thereof, shall be determined by the Township Manager.

Section 4. Employees covered by this ordinance shall be entitled to four (4) personal days per year. An employee who commences employment under this ordinance after May 1 shall be entitled to two (2) personal days for that calendar year.

Section 5. Employees hired after October 1, 1993, will have terminal leave capped at \$5,000.00.

Section 6. Subject to law and contractual obligations, the Township Manager is hereby authorized to establish and implement temporary and special compensations and stipends in any department.

Section 7. A Police Chief and a Deputy chief who shall have been an employee of the Township for a continuous period of five years, in addition to his/her regular salary, shall receive a service incremental pay from and after the anniversary date of his/her employment which shall be based upon the total number of years of his/her service as an employee of the Township as follows:

Upon completion of five (5) year	2%
Upon completion of ten (10) years	4%
Upon completion of fifteen (15) years	6%
Upon completion of twenty (20) years	8%
Upon completion of twenty-four (24) years or more	10%

A Police Chief and a Deputy Chief who shall have been hired after July 1, 1994:

Upon completion of five (5) years	2%
Upon completion of ten (10) years	3%
Upon completion of fifteen (15) years	5%
Upon completion of twenty (20) years	6%

**TOWNSHIP OF MONTCLAIR
ORDINANCE O-26-XXX**

Upon completion of twenty-four (24) years or more 8%

Section 8. A Fire Chief and a Deputy Chief who shall have been an employee of the Township for a continuous period of five (5) years, in addition to his/her regular salary, shall receive a service incremental pay from and after the anniversary date of his/her employment which shall be based upon the total number of years of his/her service as an employee of the Township as follows:

Upon completion of five (5) years but less than 20 years	2%
Upon completion of ten (10) years but less than 20 years	4%
Upon completion of fifteen (15) years but less than 20 years	6%
Upon completion of twenty (20) years but less than 24 years	8%
Upon completion of twenty-four (24) years or more	10%

New Hires after July 1, 1994

Upon completion of five (5) years but less than 20 years	2%
Upon completion of ten (10) years but less than 20 years	3%
Upon completion of fifteen (15) years but less than 20 years	5%
Upon completion of twenty (20) years but less than 24 years	6%
Upon completion of twenty-four (24) years or more	8%

~~Section 9. A Fire Chief and a Deputy Chief hired on or after July 1, 1994, will have a \$13,000 cap on terminal leave.~~

Section ~~9~~¹⁰. A Fire Chief and a Deputy Chief hired after January 1, 2009, will NOT be entitled to receive service incremental pay.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Law Department

ITEM TYPE: Ordinance

AGENDA SECTION: NEW BUSINESS ORDINANCE(S)

SUBJECT: An Ordinance amending Chapter 48: Personnel Regulations, Pt 3: Police Department Personnel, Art VII: Sick Leave, Section 48-52 Accumulated Leave Upon Retirement

ATTACHMENTS:

[An Ordinance amending Chapter 48: Personnel Regulations, Pt 3: Police Department Personnel, Art VII: Sick Leave, Section 48-52 Accumulated Leave Upon Retirement](#)

O-26-XXX
TOWNSHIP OF MONTCLAIR

**ORDINANCE AMENDING CHAPTER 48: PERSONNEL REGULATIONS, PT 3:
POLICE DEPARTMENT PERSONNEL, ART VII: SICK LEAVE, SECTION 48-52
ACCUMULATED LEAVE UPON RETIREMENT**

September 15, 2026 (Date of Introduction)

WHEREAS The Township seeks to amend the ordinance for accumulated leave upon retirement; and

WHEREAS this amendment will clarify what the cash payout will be at retirement based on union bargaining agreement or date of hire.

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:

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

§48-52. Accumulated leave upon retirement.

- ~~A. Any regular member of the Department who is in good health, is eligible for retirement and applies for retirement may convert his or her accumulated sick leave allowance into a terminal leave at full pay, to be taken immediately preceding the effective date of his or her retirement.~~
- A. Any regular member of the Department, hired on or after May 21, 2010, who shall retire from a state or locally administered retirement system shall have his or her accumulated sick leave allowances converted to a lump sum payment capped at a maximum of \$15,000.**
- B. In accordance with N.J.S.A. 40A:9-10.2, any accumulated sick leave by any regular member of the Department, hired before May 21, 2010, that such accumulation of sick leave not exceeding 130 days shall be converted to a lump sum payment upon retirement from a state or locally administered retirement system.**
- C. All members of the Department should refer to their respective bargaining union agreements to determine the amount of accumulated leave they are entitled to convert into a lump sum payment upon retirement. Nothing in this section will usurp the bargaining union agreements.**
- ~~B.~~ **D.** No vacation and no sick leave allowance shall accrue or be credited for or during any terminal leave period as above defined.
- ~~C.~~ **E.** In the case of all absences on account of sick leave, other than those compensable under the New Jersey Worker's Compensation Act, and in all cases of terminal vacation, each period of seven consecutive days of absence or terminal vacation shall be charged as

**TOWNSHIP OF MONTCLAIR
ORDINANCE O-26-XXX**

five days of sick leave or terminal vacation, as the case may be, exclusive of legal holidays falling upon or being celebrated upon a working day.

- ~~D.~~ **F.** In no event shall any terminal vacation period, together with any other regular or special leave (including time-off days) to which a retiring member may be entitled, extend beyond 45 calendar weeks in the case of members whose employment with the Township commenced prior to January 1, 1963, or beyond 26 calendar weeks in the case of members whose employment with the Township commenced on or after January 1, 1963.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Law Department

ITEM TYPE: Ordinance

AGENDA SECTION: NEW BUSINESS ORDINANCE(S)

SUBJECT: An Ordinance amending Chapter 48: Personnel Regulations, Pt 2: Fire Department Personnel, Art IV: Sick Leave, Section 48-33 Accumulated Leave Upon Retirement

ATTACHMENTS:

An Ordinance amending Chapter 48: Personnel Regulations, Pt 2: Fire Department Personnel, Art IV: Sick Leave, Section 48-33 Accumulated Leave Upon Retirement

O-26-XXX
TOWNSHIP OF MONTCLAIR

ORDINANCE AMENDING CHAPTER 48: PERSONNEL REGULATIONS, PT 2: FIRE DEPARTMENT PERSONNEL, ART IV: SICK LEAVE, SECTION 48-33 ACCUMULATED LEAVE UPON RETIREMENT

September 15, 2026 (Date of Introduction)

WHEREAS The Township seeks to amend the ordinance for accumulated leave upon retirement; and

WHEREAS this amendment will clarify what the cash payout will be at retirement based on union bargaining agreement or date of hire.

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:

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

§48-33. Accumulated leave upon retirement.

~~A. Any regular member of the Department who is in good health, is eligible for retirement and applies for retirement may convert accumulated sick leave allowance into a terminal leave at full pay, to be taken immediately preceding the effective date of his or her retirement.~~

A. Any regular member of the Department, hired on or after May 21, 2010, who shall retire from a state or locally administered retirement system shall have his or her accumulated sick leave allowances converted to a lump sum payment capped at a maximum of \$15,000.

B. In accordance with N.J.S.A. 40A:9-10.2, any accumulated sick leave by any regular member of the Department, hired before May 21, 2010, that such accumulation of sick leave not exceeding 130 days shall be converted to a lump sum payment upon retirement from a state or locally administered retirement system.

C. All members of the Department should refer to their respective bargaining union agreements to determine the amount of accumulated leave they are entitled to convert into a lump sum payment upon retirement. Nothing in this section will usurp the bargaining union agreements.

~~B.~~ **D.** No vacation and no sick leave allowance shall accrue or be credited for or during any terminal leave period as above defined.

~~C.~~ **E.** In the case of all absences on account of sick leave, other than those compensable under the New Jersey Worker's Compensation Act, and in all cases of terminal vacation, each period of seven consecutive days of absence or terminal vacation shall be charged as five days of sick leave or terminal vacation, as the case may be, exclusive of legal holidays falling upon or being celebrated upon a working day.

**TOWNSHIP OF MONTCLAIR
ORDINANCE O-26-XXX**

- ~~D.~~ **F.** In no event shall any terminal vacation period, together with any other regular or special leave (including time-off days) to which a retiring member may be entitled, extend beyond 45 calendar weeks in the case of members whose employment with the Township commenced prior to January 1, 1963, or beyond 26 calendar weeks in the case of members whose employment with the Township commenced on or after January 1, 1963.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Law Department

ITEM TYPE: Ordinance

AGENDA SECTION: NEW BUSINESS ORDINANCE(S)

SUBJECT: Salary Ordinance for the Police Benevolent Association Local 53 for Year 2025 through Year 2029

ATTACHMENTS:

[Salary Ordinance for the Police Benevolent Association Local 53 for Year 2025 through Year 2029](#)

O-26-XX
TOWNSHIP OF MONTCLAIR

**SALARY ORDINANCE FOR THE POLICE BENEVOLENT ASSOCIATION LOCAL
53 FOR YEAR 2025 THROUGH YEAR 2029**

September 15, 2026 (Date of Introduction)

BE IT ORDAINED by the Mayor and Council of the Township of Montclair as follows:

Section 1. The following salary ranges are hereby fixed as the amount to be paid to the holders of the following offices, positions and employments in the Township of Montclair, in the County of Essex hired before July 1, 2013:

Rank	<u>1/1/2025</u>	<u>1/1/2026</u>	<u>1/1/2027</u>	<u>1/1/2028</u>	<u>1/1/29</u>
Sixth Step	122,853	126,846	130,651	134,244	137,936

Section 2. The following salary ranges are hereby fixed as the amount to be paid to the holders of the following offices, positions and employments in the Township of Montclair, in the County of Essex hired after July 1, 2013:

Rank	<u>1/1/25</u>	<u>1/1/26</u>	<u>1/1/27</u>	<u>1/1/28</u>	<u>1/1/29</u>
Academy	34,316	35,432	36,495	37,498	38,529
First Step	55,324	57,122	58,836	60,454	62,116
Second Step	62,010	64,025	65,946	67,760	69,623
Third Step	65,291	67,413	69,435	71,344	73,306
Fourth Step	70,358	72,645	74,824	76,882	78,996
Fifth Step	75,426	77,877	80,213	82,419	84,686
Sixth Step	83,305	86,013	88,593	91,029	93,533
Seventh Step	91,185	94,148	96,973	99,639	102,380
Eighth Step	102,118	105,437	108,600	111,587	114,655
Ninth Step	122,853	126,846	130,651	134,244	137,936

The retroactive payments for salary increases in 2025 for active members shall be calculated and paid as of July 1, 2025. Any member who retired in 2025 shall receive retroactive compensation from January 1, 2025. Lastly, Officers shall receive the academy rate set forth above for twenty-six weeks. Each further step movement on the salary schedule shall be after successive one-year periods.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Bills List

ATTACHMENTS:

[Bills List Resolution](#)
[Bills List 9-15-2026](#)
[9-15-26 PR Bill List - signed.pdf](#)
[ACH Checks for Bill List - 9-15-2026](#)



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: September 15, 2026 TOTAL: \$ \$ 36,044,173.79



TOWNSHIP OF MONTCLAIR
OFFICE OF THE CHIEF FINANCIAL OFFICER
INTEROFFICE MEMORANDUM

DATE: September 9, 2026

TO: Mayor and Township Council

FROM: Peter George, CFO / Director of Finance

SUBJECT: September 15, 2026 Bill List

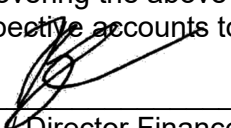
Following is a preliminary version of the Bill List, aggregating \$ 36,044,173.79 to be presented for approval at the September 15, 2026 Council Meeting. Should any changes be required, a listing of adjustments will accompany a revised Bill List that will be submitted on the day of the Council Meeting for your review.

TOWNSHIP OF MONTCLAIR
SUMMARY OF BILL LISTS
MEETING OF September 15, 2026

<u>FUND</u>	<u>AMOUNT</u>
CURRENT FUND	\$ 31,943,418.82
GENERAL TRUST	\$ 318,846.89
GENERAL CAPITAL	\$ 2,055,992.44
WATER OPERATING	\$ 284,611.36
WATER CAPITAL	\$ 945,833.56
PARKING UTILITY OPERATING FUND	\$ 213,515.15
ANIMAL CONTROL TRUST FUND	\$ 84.00
STATE UNEMPLOYMENT TRUST FUND	\$ 0.00
SECTION 8 FUND	\$ 15,078.57
POLICE FORFEITURE TRUST FUND	\$ 3,675.00
PARKING CAPITAL FUND	\$ 0.00
SEWER OPERATING FUND	\$ 133,102.24
SEWER CAPITAL FUND	\$ 18,057.00
ICE ARENA UTILITY OPERATING FUND	\$ 40,351.66
ICE ARENA UTILITY CAPITAL FUND	\$ 71,607.10

TOTAL \$ 36,044,173.79

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

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

Check#	Vendor	PO	Description	Amount	Check Total
2	ABBEY GLEN	2603996	Communal Creamation - May, June 2026	259.28	259.28
3	ACCESS CONTROL SYSTEMS	2603748	FD Desk Keys	165.00	
		2603757	LATCH LOCK & HANDLE PICK UP AND INSTALL	150.00	
		2603885	BLANKET: Roof Door knob broken & ADDTL REPAIRS & SERVICE NEW CYLINDE	155.00	
		2604176	FD 2 Master Keys	195.00	665.00
4	Ackerman, Irene	2604017	MILL SUMMER CLASSES 2026	700.00	700.00
5	Advanced Enterprises Recycling, Inc	2603848	2026 TIPPING FEES FROM 07/16/26-07/28/26	10,051.72	10,051.72
6	Advanced Graphix, Inc.	2604029	REFLECTIVE GRAPHICS FOR M3	312.00	312.00
7	AGL WELDING SUPPLY CO	2604045	July- Monthly Cylinder Rentals for Gases	60.26	
		2604163	WELDING MIXTURES	37.63	97.89
8	Al Greig Landscaping & Masonry LLC	2603530	SIDEWALK REPAIR AT EDMONT PARK	2,400.00	2,400.00
9	Alexatek, LLC	2604038	Animal shelter - dryer repair 08/18/26	376.65	376.65
10	All Hands Fire Equipment	2603525	FD Purchase of Gas Detector	35,635.44	35,635.44
11	ALL LACROSSE	2603822	Mouthpieces and Performance Tees for Football Program	2,356.50	2,356.50
12	AMANJ	2603832	NJLM- ASSESSORS LUNCHEON NOV. 18, 2026	40.00	40.00
13	Amazon.com Services, Inc.	2602630	Equipment & Cable Management Supplies	1,440.15	1,440.15
14	Amazon.com Services, Inc.	2603463	Planning-Board Packet Envelops, ect July 2026 order	151.22	151.22
15	Amazon.com Services, Inc.	2603745	Never was paid. Originally Thought was a duplicate.	39.20	39.20
16	Amazon.com Services, Inc.	2603749	FD 28Pcs Chair Leg FI Protectors Rectangle-Hardwood Floors Silicone Ca	36.27	36.27
17	Amazon.com Services, Inc.	2603786	IT office Equipment & Cable Management Supplies	4,126.98	4,126.98
18	Amazon.com Services, Inc.	2603836	Youth Fall Football / Rugby Helmets	431.76	431.76
19	Amazon.com Services, Inc.	2603846	CORDLESS ROOM DARKENING MINI BLINDS FOR INDOOR WINDOWS	168.66	168.66
20	Amazon.com Services, Inc.	2603902	Traffic Division Saw table set	98.68	98.68
21	Amazon.com Services, Inc.	2603951	SAVIOR EQUIPMENT TACTICAL MAGAZINE POUCH	173.18	173.18
22	Amazon.com Services, Inc.	2603997	SENIOR SERVICES SUPPLIES	119.50	119.50
23	Amazon.com Services, Inc.	2604012	Heat Vinyl for T-Shirts	104.62	104.62
24	Amazon.com Services, Inc.	2604016	OIT - Office supplies and IT equipment	451.73	451.73
25	Amazon.com Services, Inc.	2604082	Decorations for Hispanic Heritage Month and Laptop protective case	165.81	165.81
26	Amazon.com Services, Inc.	2604127	The VoIP Lounge Handset Receiver for Cisco 7800 and 8800 Series IP Pho	16.75	16.75
27	AMERICAN HOSE & HYDRAULICS	2604043	Swing and Adaptors for Backhoe	53.64	53.64
28	AMERICAN ROYAL HARDWARE	2603660	6 Sets of Keys 7-24-26	13.45	13.45
29	AMERICAN ROYAL HARDWARE	2603859	Receipts 7-1;7-24;7-29;8-4-2026	109.64	109.64
30	AMERICAN ROYAL HARDWARE	2603911	BLANKET: MISCELLANEOUS PURCHASES	44.02	44.02
31	AMERICAN ROYAL HARDWARE	2603913	2025 UNPAID INVOICE	62.99	62.99
32	AMERICAN ROYAL HARDWARE	2604068	Ratchet Screwdriver 8-19-2026	22.49	22.49
33	AMERICAN ROYAL HARDWARE	2604073	Hardware Items (Sanitary Sewers)	69.06	69.06
34	AMERICAN ROYAL HARDWARE	2604145	8-24-2026 Hex Key Set, Spectacide Spray; Case of Toilet Paper	71.98	71.98
35	AMERICAN ROYAL HARDWARE	2604164	SPRINKLER FOR DCS	30.00	30.00
36	AMERICAN ROYAL HARDWARE	2604178	FD Bit	78.25	78.25
37	AMERICAN ROYAL HARDWARE	2604184	8-26-2026 Tape Measure	14.39	14.39
38	AMERICAN ROYAL HARDWARE	2604196	2026 Maintenance Supplies for All Other facilities	26.51	26.51
39	AMERICAN ROYAL HARDWARE	2604260	HARDWARE SUPPLIES FOR PARKS	756.89	756.89
40	AMERICAN ROYAL HARDWARE	2604268	CONCREATE MIX,CAUTION TAPE AND KEYS FOR STREETS, SHADE TREE, AND GARAG	344.82	344.82
41	AMERICAN ROYAL HARDWARE	2604285	BLANKET: MISCELLANEOUS PURCHASES BUILDING REPAIR TOOLS	65.94	65.94
42	AMERICAN WATER WORKS ASSOC.	2603892	Membership Dues in the AWWA for Michael Primavera	298.00	298.00
43	AMERICAN WEAR INC.	2603771	UNIFORM WKLY RENTALS, WIPERS & HAND CLEANERS FOR THE GARAGE WIPER RED	42.90	
		2603918	UNIFORM WKLY RENTALS FOR THE GARAGE- RENE	42.90	
		2604086	UNIFORM WKLY RENTALS, WIPERS & HAND CLEANERS FOR THE GARAGE	42.90	
		2604106	UNIFORM WKLY RENTALS, WIPERS & HAND CLEANERS FOR THE GARAGE	42.90	
		2604255	UNIFORM WKLY RENTALS, WIPERS & HAND CLEANERS FOR THE GARAGE	42.90	214.50
44	Amodeo, Robert	2604019	MILL SUMMER CLASSES 2026	390.00	390.00
45	Appletree	2604092	LIVE ANSWERING SERVICE FOR DCS - Month to Month contract	134.30	134.30

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

Check#	Vendor	PO	Description	Amount	Check Total
46	APRUZZESE, MCDERMOTT,	2604216	Employment Legal Svcs June 2026 - R-26-062 adopted 2/10/2026	7,840.00	7,840.00
47	ARC AUTO GLASS	2603768	BACK WINDOW FOR DCS 75	310.00	
		2604201	2026 ARC AUTO GLASS INC	45.00	355.00
48	ARCTIC FALLS SPRING WATER	2603794	Aug 2026 rental and supply fees	46.00	46.00
49	ASSOCIATED FIRE PROTECTION	2602952	REPLACEMENT OF FIRE EXTINGUISHERS AT DCS	2,417.50	
		2604093	205 CLAREMONT AVE INSPECTIONS	340.00	2,757.50
50	AT&T	2603804	FD Bill Close 7 18 26	77.23	77.23
51	AT&T Mobility LLC	2603760	ATT/FIRSTNET July 2026 Acct# 287289900417 - Mobile Phones	848.22	848.22
52	AT&T Mobility LLC	2604165	ATT/FIRSTNET mobile - Bill date August 11, 2026 Acct# 287289900455	1,293.15	1,293.15
53	AT&T Mobility LLC	2604280	ATT/FIRSTNET August 2026 Acct# 287289900417 - Mobile Phones	2,528.33	2,528.33
54	Atlantic Coast Recycling, LLC	2603762	PROCESSING AND DISPOSAL OF RECYCLING MATERIALS FROM 7/1/26 TO 7/31/26	9,135.93	9,135.93
55	ATLANTIC UNIFORM CO., INC.	2603813	UNIFORM UPDATE, ALTERATIONS, EMBROIDERY SGT. S. SEIFRIED	1,219.95	
		2603856	UNIFORM UPDATE PROMOTION T. MANLEY & D. BERARDI	2,235.82	
		2604273	UNIFORM UPDATE REASSIGNMENT J. LALOR	239.98	3,695.75
56	AUTOMOTIVE BRAKE	2603772	BRAKES FOR DCS 139	1,092.72	
		2604091	Parts for Brakes for 118	3,560.10	4,652.82
57	Axon Enterprise, Inc.	2600321	Police Body Worn and In Car Vedio Cameras - 17-Fleet-00738	326,610.00	
		2600321	Police Body Worn and In Car Vedio Cameras - 17-Fleet-00738	1,301,255.00	1,627,865.00
58	BARON, DAVID	2603529	Medicare Part B Reimbursement Jul-Sept 2026 David Baron	486.96	486.96
59	Baseline Architecture	2604030	Occupancy Feasibility Study	900.00	900.00
60	BEATTIE PADOVANO, LLC	2604265	Professional Services Blanket for Planning Board Attorney July 2026	955.00	955.00
61	BEST CHOICE TRANSPORTATION	2603659	Buses for 2026 Camp Trips 7-8 to 7-29	3,200.00	
		2604009	Final Summer Camp Trip August 6th	800.00	4,000.00
62	Better Life Pharmacy	2603858	Epi-Pen Renewal	375.00	375.00
63	Bhadur, Ram	2603522	Medicare Part B Reimbursement Jul-Sept 2026 Ram Bhadur	486.96	486.96
64	BOUND TREE MEDICAL	2602567	Hemostatic Gauze Replenishment - Celox Rapid Ribbon Hemostatic Gauze,	3,675.00	3,675.00
65	Bowco Laboratories Inc.	2603434	FD Blanket PO Outdoor Pest Management	124.80	124.80
66	BPAS, LLC	2603876	July 2026 participant fees	186.00	186.00
67	Bravo Print & Mail, Inc.	2603068	2026 tax bill envelopes	615.00	
		2603069	2026 - 2027 tax bill processing	599.36	1,214.36
68	Brechka, Pat	2603520	Medicare Part B Reimbursement July-Sept 2026 Patricia Brechka	681.84	681.84
69	BSN SPORTS, INC.	2603545	Football Helmets for Upcoming Season	1,260.00	1,260.00
70	CAESAR'S ATLANTIC CITY	2603336	HOTEL RESERVATION W CLERMONT 2026 NJLM ANNUAL CONFERENCE	504.00	504.00
71	Care Plus Solutions, Inc.	2604271	2026 EAP svcs for 9/01/26 - 11/30/26	1,734.45	1,734.45
72	CDW GOVERNMENT, INC.	2601131	W-40 -- Dell Laptop Computer	2,482.41	2,482.41
73	CDW GOVERNMENT, INC.	2601257	FD Computer System	2,946.63	2,946.63
74	CDW GOVERNMENT, INC.	2602314	HR - Monitor replacement due to hardware issues	1,240.33	1,240.33
75	CDW GOVERNMENT, INC.	2602763	IT new-hire equipment, all one department (IT)	4,455.77	4,455.77
76	CDW GOVERNMENT, INC.	2603814	Law Department IT equipment and HP Care Pack support	4,114.39	4,114.39
77	CDW GOVERNMENT, INC.	2603874	2026 computers and monitors for Clary Anderson Arena	6,454.80	6,454.80
78	CDW GOVERNMENT, INC.	2603875	OIT - IT Equipment and Apple care package	4,198.30	4,198.30
79	CDW GOVERNMENT, INC.	2604174	HP computer and monitor for new hire. Includes mouse and keyboard	2,203.85	2,203.85
80	Center for Public Safety Excellence	2603751	FD Registration Fee CFAI Accreditation	700.00	700.00
81	Chantal M. Borroum, Esq.	2604132	2026 NJLM Annual Conference Registration	65.00	65.00
82	CIANCITTO, PATRICK	2604067	REIMBURSEMENT FOR TRAVEL TO NATIONAL ADA SYMPOSIUM 2026 PATRICK CIANCIT	958.36	958.36
83	CITY OF CLIFTON	2603671	Property Taxes due to City of Clifton Bl#74.11 Lot #1	1,183.78	1,183.78
84	CIVIL SOLUTIONS	2603826	Montclair Digital Map - May -June 2026 Bills	54,000.00	54,000.00
85	CLAIRMONT AUTO BODY, INC.	2603819	FLEET REPAIR CAR #207	1,086.70	
		2603980	FLEET: CAR SPOILER REPAIR #207	425.30	1,512.00
86	Clean Mats & Uniform Company LLC	2603990	DCS/DPW Flooring Mats August 2026	79.80	79.80
87	CLEARY GIACOBBE ALFIERI JACOBS, LLC	2603827	Tax Appeal Attorney - CY 2026 - Fair & Open	1,184.00	
		2604166	Interim Township Attorney	38,036.00	
		2604167	Conflict & General Litigation Attorney R-25-383C Legal Svcs July 2026	2,969.00	42,189.00

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

Check#	Vendor	PO	Description	Amount	Check Total
88	COBA SERVICES INC.	2601850	REBUILD TWO BRICK COLUMNS AT SOUTH END TRIANGLE	9,750.00	9,750.00
89	COMCAST	2603912	ACCOUNT #: 8499 05 336 0194807 CABLE-TV JULY - DECEMBER 2026	325.08	325.08
90	CONCENTRA MEDICAL CENTERS	2603840	July 2026 med svcs and fees	8,090.00	
		2604023	medical svcs and fees (7/29/26 - 8/10/26)	3,972.00	
		2604152	2026 med svcs and fees 8/17/26	61.50	12,123.50
91	Copy Center, Inc.	2603776	Copier Maintenance 7/01/2026 to 7/31/2026	145.54	
		2603955	Copier Contract Overage Charges - 8/26	99.95	245.49
92	CORE & MAIN LP	2604195	Waterworks Materials R-25-141	2,075.00	2,075.00
93	COUNTY OF ESSEX	2604084	SENIOR TRANSPORTATION ESSEX COUNTY--January, February and March invoice	175,000.00	175,000.00
94	COYNE CHEMICAL	2603891	Polyphosphate drums	5,458.68	5,458.68
95	CUSTOM BANDAG INC.	2603818	MOUNT/DISMOUNT, WRANK WORK, RIB MIX AND STUB BRUSH FOR DCS 132,91, AND	4,007.97	
		2603963	WRANGLER FOR 115T	283.76	4,291.73
96	Cutter Drill & Machine, Inc.	2602846	W-68 -- Service for tapping machine	1,392.48	1,392.48
97	Dawkins, Alisha	2604015	August 2026 department head meetings items and offie supplies	65.95	65.95
98	Dessources, Vanessa	2603881	REIMBURSEMENT PRO MONTHLY SUBSCRIPTIN CAPCUT PHOTO & VIDEA EDIT	83.95	83.95
99	Devin Close	2603864	Reimbursement to the IT Director for the domain renewal of claryanders	23.19	
		2603869	Reimbursement to the IT Director for Google Workspace Enterprise Essen	173.41	196.60
100	DIAL PEST CONTROL, INC.	2603798	FD August Pest Control	360.00	360.00
101	DiFrancesco Bateman P.C.	2603830	Tax Appeal Attorney - CY 2026 - Fair & Open	6,005.00	6,005.00
102	Dixon, John L.	2603535	Medicare Part B Reimbursement Jul-Sept 2026 John Dixon	486.96	486.96
103	DMAXX UNIVERSE LLC	2603543	Sublimated Uniforms for Football Program	345.75	345.75
104	Dombeck, Seth G.	2603744	Conflict Judge	450.00	450.00
105	DOWNES TREE SERVICE, INC.	2602647	W-67 - Remove One Dead Ash Tree Rear of 48 Watchung Avenue	1,300.00	
		2603895	TREE REMOVAL AT 151 MOUNTAIN AVE, 12 MARION RD, 216 WATCHUNG AVE, 1 EL	11,800.00	
		2604299	REMOVAL OF A 48" TREE AT 3 OAK ST- NISHAUNE PARK	4,200.00	17,300.00
106	DYNAMIC TESTING SERVICES, INC.	2603782	Aug 2026 monthly testing svcs	190.00	190.00
107	Eastern Armored Services, Inc.	2604098	September 2026 Armored Transport Service	1,241.50	
		2604098	September 2026 Armored Transport Service	1,241.50	2,483.00
108	Eastern Pest Services	2604232	Monthly Rodent Baiting Services at 54 Watchung Avenue	157.50	157.50
109	Edmunds Gov Tech, Inc.	2604133	2026 Software Maintenance - Fixed Asset Support	150.50	150.50
110	Elite Vehicle Solutions	2602771	mobile computers for police cars	26,468.10	26,468.10
111	Emerald Sports Management, LLC	2603835	CONSULTING AGREEMENT ICE RINK 6/15th to 7/15th, 2026	7,500.00	
		2604192	OPERATIONS MANAGEMENT CLARY ANDERSON ICE ARENA - July 2026	5,833.33	
		2604193	OPERATIONS MANAGEMENT CLARY ANDERSON ICE ARENA (RFP26-P26)	5,833.33	19,166.66
112	Encore Fire Protection	2604179	FD Quarterly Wet Sprinkler Inspection	339.00	339.00
113	ENGENUITY INFRASTRUCTURE	2604155	Partial #5: Design services, meetings, and admin. and ROE collection.	15,895.08	15,895.08
114	Enterprise Fleet Management, Inc.	2603821	MONTH OF AUGUST INVOICE	2,926.15	2,926.15
115	Envirocon, LLC	2604088	2026 HVAC REPAIRS AND MAINTENANCE AT 219 NO FULLERTON	1,340.24	1,340.24
116	Environmental Renewal LLC	2604189	WOOD CHIP DELIVERY	1,500.00	
		2604221	WOOD CHIP DELIVERY	1,600.00	
		2604243	WOOD CHIP DELIVERY	2,000.00	5,100.00
117	ENVIRONMENTAL SYSTEM RESEARCH	2603854	ArcGIS Online Creator User Type Annual Subscription for GIS Mapping	691.00	691.00
118	ESI EQUIPMENT, INC.	2603799	FD Holmatro Repair Problem: Orange hose E3 and the cutter leaking.	1,135.00	
		2604053	FD Cutter leaking	450.00	1,585.00
119	Espindola, Lillian E.	2603948	SOCIAL WORK EXAM REIMBURSEMENT	160.00	
		2604108	REIMBURSEMENT FOR TRAINING ON LINE	67.00	227.00
120	ESSEX COUNTY DEPT OF PARKS	2604142	Field Rental for Brookdale Park	1,500.00	1,500.00
121	ESSEX HEALTH AND WELLNESS RECOVERY	2604048	OPIOID SETTLEMENT FUND -ESSEX HEALTH & WELLNESS--July 2026 invoice	27,665.31	27,665.31
122	Fabian, Pierre	2604024	MILL SUMMER CLASSES 2026	500.00	500.00
123	Fire House Innovations LI Inc.	2604011	FD Forcible Entry Door	9,095.00	9,095.00
124	Frankie's Finish Line Car Wash	2603849	CAR WASHES FOR DCS VEHICLES FOR JULY	30.00	
		2603909	BLANKET: FLEET CAR WASHES JUNE & JULY	280.00	310.00
125	G.T.B.M.	2603134	NEW LICENSE ANNUAL FEE	453.60	

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

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		2604150	2026 E-TICKETING LICENSING APRIL - JUNE	4,200.00	4,653.60
126	GANNETT FLEMING, INC.	2604241	Utility Engineers - Amendment 3 - \$220,000.00	46,912.84	46,912.84
127	GARDEN STATE MUNICIPAL JIF	2604137	SIR WC/AL/GL July 2026	59,745.59	59,745.59
128	GATES FLAG AND BANNER CO, INC.	2602749	FD Flag Halyard & Brass Flag Clips	147.00	147.00
129	Gemini Group LLC	2601017	W-39 -- Design/Printing/Web-Ready PDF for 2026 CCRs (2025 Data)	5,086.00	5,086.00
130	Gilbertson, Sara J.	2603533	Medicare Part B Reimbursement Jul-Sept 2026 Sara Gilbertson \$202.90 x	486.96	486.96
131	GILL ASSOCIATES	2604000	Recreation Logo Tennis Passes for Tennis Permits	591.00	591.00
132	GLENCO SUPPLY INC.	2604218	360 SIGNS 12X18 AND 12X6 SIGNS FOR NEW RATES	5,760.00	5,760.00
133	Goksu Construction, LLC	2603866	LIFE SAFETY IMPROVEMENTS CAA (BID 26-09)	16,852.08	
		2604323	LIFE SAFETY IMPROVEMENTS CAA (BID 26-09)	66,607.10	
		2604323	LIFE SAFETY IMPROVEMENTS CAA (BID 26-09)	67,049.52	150,508.70
134	GOLDEN NUGGET ATLANTIC CITY	2604136	2026 NJLM Conference - 11.16.26 - 11.19.26 - Golden Nugget - Hotel Sta	297.00	
		2604158	2026 NJLM Conference Hotel Registration	396.00	693.00
135	Gopaul, Ramcharan	2604101	Medicare Part B Reimbursement Jan-Sept 2026 Ramcharan Gopaul	1,460.88	1,460.88
136	GOVERNMENT FINANCE OFFICR ASSC	2603110	2026 ANNUAL FALL CONFERENCE- W CLERMONT	250.00	250.00
137	GRAINGER, INC.	2603731	Large garbage cans (Sewers)	813.21	
		2604180	FD Laundry Detergent & Dust Cloth	411.96	
		2604194	gloves, pliers, wrenches and pry bars	613.10	1,838.27
138	GRAINGER, INC.	2604001	2026 Maintenance & Supplies for Crescent Deck	47.92	47.92
139	GRAINGER, INC.	2604002	07.24/08.03 Parts for New Paystation Installs	1,789.16	1,789.16
140	GRAINGER, INC.	2604003	2026 Maintenance & Supplies for All Surface Lot Locations	256.74	256.74
141	Granite Telecommunications, LLC	2603964	POT Lines Phone Services - A/C: 04789982 - INV date 08/01/2026	8,032.97	
		2603964	POT Lines Phone Services - A/C: 04789982 - INV date 08/01/2026	721.88	8,754.85
142	GRIFFITH-ALLIED TRUCKING LLC	2603896	GASOLINE FUEL DELIVERED From 7/31/2026	15,701.39	
		2604240	GASOLINE FUEL DELIVERED 8/25/2026	23,495.67	39,197.06
143	GRM Information Management Services	2603853	Shredding for Municipal Building	365.92	365.92
144	H2M Associates, Inc.	2603806	Environmental Remediation Project at 399 Orange Road April 2026 Work	11,568.84	11,568.84
145	Hackett, Esq., Michael A.	2601724	Acting Judge, Tuesday, April 7th 4:30 PM Session	300.00	
		2603746	Acting Judge -May 13th 2026 Court Session	450.00	
		2603992	Acting Judge, Tuesday, August 18, 2026 - 4:30 PM Court Session	300.00	1,050.00
146	HARRAH'S MARINA HOTEL	2603335	HOTEL RESERVATION P. GEORGE 2026 NJLM CONFERENCE	348.00	348.00
147	HATFIELD SCHWARTZ, LLC	2603765	R-25-384 adopted 2/10/2026 - Employment Attorney Legal Svs June 2026	1,649.00	
		2604033	2026 Labor & Employment Attorney July Legal Svcs	3,740.00	5,389.00
148	Headsets Direct Inc.	2603811	WIRELESS HEADSETS DISPATCH	515.00	515.00
149	HILL'S PET NUTRITION , INC.	2603961	Pet food order - 08/13/26	562.34	562.34
150	HIRERIGHT, LLC	2603795	July 2026 monthly background checks	1,097.65	1,097.65
151	HSI EMERGENCY CARE SOLUTIONS, INC.	2603803	FD Online Instructor Upgrade Fee	20.00	20.00
152	HUDSON COUNTY MOTORS, INC.	2603769	HVAC BLOWERS FOR DCS 131 AND 118	392.36	
		2603851	SENSOR AND PLUG FOR DCS 117	189.62	
		2603920	FILTER KIT FOR DCS 136 AND RC DEF JUG STOCK	2,353.85	
		2604103	COOLANT, ACCELERATO, THROTTLE PEDAL FOR DCS 129, 101, AND 137	9,481.92	
		2604107	VEHICLE PARTS, SUPPLIES AND REPAIRS FOR DCS VEHICLES	763.89	
		2604117	VEHICLE PARTS, SUPPLIES AND REPAIRS FOR DCS VEHICLES	1,322.24	
		2604160	TERMINAL FOR DCS 117 AND LIGHT SWITCH FOR DCS 138	187.38	
		2604173	LINKAGE FOR DCS 117	446.46	
		2604222	SENSOR FOR DCS 139	82.58	15,220.30
153	HUDSON-ESSEX-PASSAIC SOIL	2603991	PERMIT FOR PLANNED IMPROVEMENTS @ TOWN HALL PARKING LOT	775.00	775.00
154	Imhof, William A.	2603536	Medicare Part B Reimbursement Jul-Sept 2026 William Imhof	486.96	486.96
155	IMPARK	2604181	2026 Impark Operation and Management Services	32,565.39	32,565.39
156	INITECH INDUSTRIAL LLC	2604072	SCADA system Proprietary Software - \$42,500.00 - Year 2-Exp 12/31/2026	13,054.73	13,054.73
157	INSTITUTE FOR FORENSIC	2603337	2026 psych eval fees	2,300.00	2,300.00
158	INSTITUTE FOR PROFESSIONAL	2604138	WEBINAR NJ CBT PROPERTY TAX RATES P GEORGE	50.00	50.00
159	INTERNATIONAL INSTITUE OF	2604224	2026 IIMC membership dues - Angelese Bermudez Nieves	235.00	235.00
160	IPS	2604039	2026 IPS Supplies and hardware	84.50	84.50
161	J. HARRIS ACADEMY OF POLICE	2503824	TRAINING: SEARCH & SEIZURE, CASE LAW & MIRANDA	99.00	99.00

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

Check#	Vendor	PO	Description	Amount	Check Total
162	JACK DOHENY COMPANIES, INC.	2604075	Repair Work for Sewer Jetter	1,017.42	1,017.42
163	Jani-King of New Jersey, Inc.	2604197	Cleaning 54 Watchung Ave- August - offices, conference room, common sp	563.20	563.20
164	Jay's Exterminating Service	2603883	BLANKET: MONTHLY PEST RODENT CONTROL JULY	149.00	
		2604154	BLANKET: MONTHLY PEST RODENT CONTROL AUGUST 2026	149.00	298.00
165	JESS-N-DAN INDUSTRIES, LLC	2604349	invoice for clary anderson arena Management Services 8/23 - 9/5/26	1,414.00	1,414.00
166	Kadus, Karen A.	2603532	Medicare Part B Reimbursement Jul-Sept 2026 Karen Kudas	486.96	486.96
167	Kone Inc.	2604175	2026 Midtown Deck Emergency Elevator Repair	1,695.72	1,695.72
168	KONICA MINOLTA BUSINESS SOLTNS	2604226	Maintenance Agreement 7/15/26-8/3/26	3.79	
		2604334	Maintenance Agreement 6/1/26-8/31/26	6,559.56	6,563.35
169	KOYCE, STEPHEN	2604190	C-2 Sewer License for Steve Koyce	50.00	
		2604191	W-3 and T-3 Water Licenses for Steve Koyce	100.00	150.00
170	LANGUAGE LINE SERVICES	2503333	BLANKET: OVER-THE-PHONE-TRANSLATION	215.47	
		2603618	Interpreter Fees June 2026	260.89	
		2603886	BLANKET: 2026 OVER-THE-PHONE-TRANSLATION JULY 31, 2026	232.74	709.10
171	Law Office of Rashidah N. Hasan	2601725	Acting Judge, Wednesday, April 8th, 2026	450.00	
		2603747	Acting Judge	450.00	900.00
172	LEAGUE OF MUNICIPALITIES	2603357	NJLM 2026 CONFERENCE	65.00	
		2603614	G.LIBRIZZI REGISTRATION - NJLM 11/17-11/19	65.00	130.00
173	Lesco Services Inc.	2603957	Removal Asbestos PSEG/Anderson TSPSE4941	3,800.00	3,800.00
174	LEVEL G ASSOCIATES, LLC	2604204	Parking Consultant for 2026 Master Plan Reexamination Report July 2026	805.00	805.00
175	LEXIS NEXIS	2603766	Legal Research Subscription Serv - July 2026	506.00	506.00
176	LEXIS NEXIS MATTHEW BENDER	2603877	BLANKET: ACCURINT FOR LAW ENFORCEMENT JUNE	147.52	
		2604100	BLANKET: ACCURINT FOR LAW ENFORCEMENT JULY 2026	147.52	295.04
177	Liberty Harley Dividson	2603950	BLANKET: MOTOR FLEET REPAIR M2 REPAIRS	616.74	616.74
178	Lighting Auto Spa LLC	2604052	December 2025 MPU Car Washing Services/air freshener	3.00	
		2604183	2026 MPU Car Washing Services	284.00	287.00
179	Lizza, Michael	2603797	FD C4 Registration Reimbursement	60.00	60.00
180	Lowe's Home Centers, LLC	2603283	Shelter - mounting supplies for safety equipment	153.02	
		2603656	Animal Shelter - Pine Pellet Litter 07.22.26	376.00	529.02
181	Lyons, Jean	2604020	MILL SUMMER CLASSES 2026	175.00	175.00
182	M & D AUTOMOTIVE	2603770	SMP T SERIES FOR DCS 75	23.85	
		2603850	ENGINE OIL FILTER AND OIL GREASE FOR AC 1	108.74	
		2603921	MAWHSE MISC FOR DCS 24,OIL STABILIZER FOR DCS 136, AND LIGHT BULB FOR	123.02	
		2604087	OIL GREASE, OIL STABILIZXR, ENGINE OIL FOR DCS 24, 129, AND 108	498.57	
		2604171	LUCAS OIL FOR DCS 101,MARINE ENGINE FLUID FOR DCS 118	327.61	
		2604202	PA407 Battery & core,Baldwin Filters and lucas oil, brakeleen and scot	227.23	
		2604253	LUCAS OIL FOR HD 7	105.11	1,414.13
183	MAGLOCLEN, INC,	2603905	2026 MAGLOCLEN Annual Membership Fee	400.00	400.00
184	MAJOR HARDWARE SUPPLY LLC	2603898	CLEAR TAPE AND CONTROL COMBAT FOR TRAFFIC	172.65	
		2603943	BIT DRILL FOR RECYCLING	102.50	275.15
185	Manjit Pammi Anandani LLC	2604021	MILL SUMMER CLASSES 2026	300.00	300.00
186	Maraziti Falcon, LLP	2604230	RESOLUTION# R-26-147; adpt 4-21-2026; Legal Svcs July	3,873.98	3,873.98
187	MARON, DIANE L.	2603523	Medicare Part B Reimbursement Jul-Sept 2026 Diane L. Maron	608.70	608.70
188	Middlesex County Fire Academy	2603619	FD Live Burn Training	770.00	770.00
189	Midwest Veterinary Supply, Inc.	2604037	Veterinary Medications and Supplies - 08/14/2026	481.55	481.55
190	MILLENNIUM COMMUNICATIONS	2603225	Verkada Camera Installation Town Hall (Millennium Communications, Pr	4,240.32	4,240.32
191	MILLENNIUM COMMUNICATIONS	2603322	Senior Center Wall-Mount Rack Installation	6,630.40	6,630.40
192	Monaco, Amy S.	2603989	RUTGERS SCHOOL OF PUBLIC HEALTH-LEADERSHIP & MANAGEMENT I-ORG PH	3,378.00	3,378.00
193	Monster Mini Golf	2603577	2026 Summer Camp Trip August 6th	1,288.00	1,288.00
194	MONTCLAIR AMBULANCE UNIT	2603837	R-26-116 - OPIOID Settement Fund Program- Montclair Ambulance Unit--Ju	11,803.30	
		2603882	MEDICAL SUPPLIES	734.95	12,538.25
195	MONTCLAIR MOTORWERKS INC.	2604013	FD Car #5 A/C System Service	1,168.34	
		2604236	BLANKET: FLEET REPAIRS & SERVICE - January - August 2026	1,331.65	2,499.99
196	MONTCLAIR MOTORWERKS INC.	2604236	BLANKET: FLEET REPAIRS & SERVICE - January - August 2026	23,769.43	23,769.43
197	Montclair State University	2603887	USDA TREE GRANT	21,816.07	21,816.07

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

Check#	Vendor	PO	Description	Amount	Check Total
198	MONTCLAIR SUPPLY CORP.	2604110	Plumbing Materials for Sanitary Sewers dept	16.88	16.88
199	Montesano, Maureen A.	2603521	Medicare Part B Reimbursement Jul-Sept 2026 Maureen Montesano	486.96	486.96
200	Moore, Rhea L.	2503471	Acting Judge Tuesday, July 29, 2025	300.00	
		2604124	Acting Judge (Rhea L. Moore), Wednesday, August 26th 9am and 1pm Court	450.00	750.00
201	MR. JOHN	2603752	PORTABLE TOILET FACILITIES AT NISHUANE PARK ON 7/17/26	189.00	189.00
202	MUNICIPAL EMERGENCY SERVICES, INC.	2602957	CUSTOM POINT BLANK ACCESSORIES NAME TAPE FOR S. SEIFRIED	36.58	36.58
203	NAT'L FUEL OIL CO	2604090	DIESEL FUEL DELIVERED For the Time Period 8/13/2026	14,258.13	14,258.13
204	NEGLIA ENGINEERING ASSOCIATES	2603965	MUNICIPAL ENGINEERING SERVICES THROUGH JULY 1 TO JULY 31ST 2026	17,355.00	
		2603966	MS4 WATERSHED INVENTORY REPORT PHASE I THROUGH JULY 1 TO JULY 31ST 202	2,247.50	
		2603967	TOWN HALL PARKING LOT IMPROVEMENTS THROUGH JULY 1 TO JULY 31ST 2026	4,440.90	
		2603968	STORM SEWER INFRASTRUCTURE MAPPING SERVICES THROUGH JULY 1 TO JULY 31S	4,662.00	
		2603969	MAPLE AVE IMPROVEMENTS THROUGH JULY 1 TO JULY 31ST 2026	2,285.40	
		2603970	CEDAR AVE & ORANGE RD BIKE LANE IMPROVEMENTS THROUGH JULY 1 TO JULY 31	1,800.00	
		2603971	HARRISON AVE TRAFFIC CALMING IMPROVEMENTS THROUGH JULY 1 TO JULY 31ST	2,605.00	
		2603972	NISHUANE PARK COMPLETELY INCLUSIVE PLAYGROUND IMPROVEMENTS THROUGH JUL	2,955.00	
		2603973	UPPER MOUNTAIN AVE ROADWAY IMPROVEMENTS THROUGH JULY 1 TO JULY 31ST 20	26,588.90	
		2604116	HIGHLAND AVE ROADWAY IMPROVEMENTS FROM JULY 1ST TO JULY 31ST 2026	1,712.50	66,652.20
205	New Jersey Roofing Company	2603810	Roof Leak Repairs at Police Department	1,450.00	1,450.00
206	NEWARK ASPHALT CORP.	2604077	I-5 FINE - Asphalt	471.96	
		2604119	8/4/2026 delivery of Winter Mix and Asphalt for Dept. of Utilities	1,133.75	1,605.71
207	NISCHWITZ & CO.	2604055	Animal Shelter - Cat Food delivery 08/20/26	1,325.00	1,325.00
208	NJ ADVANCE MEDIA, LLC (purch)	2603793	2026 July Bid/RFP Ads from Purchasing	982.56	982.56
209	NJ DEPT OF ENVIRONMENTAL PRCTCT	2604047	Medical Waste Annual Fee 08/06/26	85.00	
		2604213	2026 Annual Site Remediation	2,540.00	2,625.00
210	NJ DEPT OF HEALTH & SENIOR SRV	2603754	MONTHLY DOG REPORT DUE TO STATE - JULY 2026	48.00	
		2604245	MONTHLY DOG REPORT DUE TO STATE - AUGUST 2026	36.00	84.00
211	NJ DIV OF ALCOHOL BEV CONTROL	2603784	2026 - 2027 Liquor License Renewal Maintenance	81.00	81.00
212	NJ ENVIRONMENTAL HEALTH ASSOC	2604113	LEAD COURSE TRAINING	185.00	185.00
213	NJLM	2603339	2026 ANNUAL CONFERENCE REGISTRATION- P. GEORGE	65.00	
		2603778	2026 Advertising Fees (SLEO Officer ad, July - Aug)	160.00	
		2603847	NJLM Conference Registration for Fire Chief Robert Duncan 2026	65.00	
		2604063	NJLM Conference Registration for Adriana Cordero	65.00	
		2604095	2026 ANNUAL CONFERENCE REGISTRATION- W. CLERMONT	65.00	
		2604144	2026 NJLM Conference Registration Itamar Roman	65.00	
		2604149	August 2026 ad fees	650.00	
		2604186	2026 NJLM - Women in Municipal Government Event on 11.18.26 - Adriana	35.00	
		2604200	Aug 2026 Advertising Fees, PT ACO ad	210.00	1,380.00
214	NORTH JERSEY MEDIA GROUP	2603802	Public Notice Montclair Times July 2026	14.52	14.52
215	NORTH JERSEY MEDIA GROUP	2603828	Newspaper Advertisements - May 2026	962.37	
		2603845	June & July Newspaper Advertisements	623.48	1,585.85
216	NORTHEASTERN ARBORIST SUPPLIES	2603917	HANDLE MOLDING FOR SHADE TREE	234.48	
		2604172	CHAIN AND AIR FILTER FOR SHADE TREE	155.47	389.95
217	P & A AUTO & TRUCK PARTS	2604044	Auto service for WB-10 and WB-3	130.21	
		2604074	Battery Supplies for WB-9B (Water)	171.39	301.60
218	Pace Analytical Services, LLC	2604069	Laboratory Analysis Services for Drinking Water (2025 budget)	786.44	
		2604162	Laboratory Analysis Services for Drinking Water	8,083.70	8,870.14
219	PARKER MCKAY P.A.	2604264	Affordable Housing Litigation - R-26-139 adpt 4/21/2026 July Legal Svc	747.00	747.00
220	Party Time Inflatables	2604278	Glenfield Park Kickball Event	574.60	574.60
221	PEOPLE FOR ANIMALS	2604062	Supplementary Veterinary Services	1,220.00	1,220.00
222	Pfleger, Grace Renee	2604022	MILL SUMMER CLASSES 2026	200.00	200.00
223	Phelan, Mark C.	2604027	MILL SUMMER CLASSES 2026	600.00	600.00
224	PJ Building Cleaning LLC	2603812	CLEANING & TOILET TISSUE PURCHASE	700.00	700.00
225	PKF O'CONNOR DAVIES, LLP *	2604099	Final Billing for Annual Audit - 2025 Financials	10,000.00	
		2604099	Final Billing for Annual Audit - 2025 Financials	5,000.00	
		2604099	Final Billing for Annual Audit - 2025 Financials	10,000.00	
		2604099	Final Billing for Annual Audit - 2025 Financials	10,000.00	35,000.00
226	PM AM CORPORATION	2603915	BLANKET: 2026 ALARM REGIST., FALSE ALARM TRACKING & BILLING SERVICES	2,558.31	2,558.31
227	PMC ASSOCIATES	2603834	Cradlepoint NetCloud Mobile Essentials Annual Renewal (Police Depart	9,776.70	9,776.70

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

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228	Portland State University	2603998	Hotel Room for IBPI Bikeway Design Workshop	571.60	571.60
229	PORTOFINO BUILDERS, LLC	2603791	Upper Mountain Ave. Roadway Improv-payment 2	268,778.03	268,778.03
230	Portuese, Susan B.	2603524	Medicare Part B Reimbursement Jul-Sept 2026 Susan Portuese	486.96	486.96
231	POSITIVE PROMOTIONS, INC.	2603562	750 Prevention Fire Clip-On Plastic Fire Badges	715.64	715.64
232	Pravco, Inc.	2604303	ROOF REPLACEMENT AT DCS ADMINISTRATION. 219 N. FULLERTON AVE	50,470.28	50,470.28
233	PRECISION ELECTRIC MOTOR WORKS	2603540	INSTALL NEW MOTOR ON ESSEX POOL PUMP	4,685.00	4,685.00
234	Primavera, Michael	2603753	License renewals for Michael Primavera 2026	50.00	150.00
		2603753	License renewals for Michael Primavera 2026	100.00	
235	PRIMEPOINT, LLC.	2603872	July 2026 payroll and HRIS svcs	9,903.25	9,903.25
236	Professional Binding Products Inc.	2604060	2026 Office Supplies	223.42	223.42
237	PROPERTY SERVICES LANDSCAPING	2604025	WEED & GRASS REMOVAL AROUND POLICE PROPERTY	2,349.00	2,349.00
238	PROSTOCK AUTO PARTS	2603815	SEALED BEAM, FILTERS, AND BEARING FOR DCS 117 AND 112	21.51	135.07
		2603919	TAIGATE BUSHING FOR PARKS 8	17.82	
		2604004	FD Lucas Red Tacky Grease	7.28	
		2604041	Side View Mirror for WB-414	88.46	
239	PUBLIC SERVICE ELECTRIC & GAS	2603761	2026 Electricity Charges	5,998.72	13,039.50
		2604208	2026 Electricity Charges	5,892.68	
		2604209	2026 Midtown Deck Electricity Charges	1,148.10	
240	PUBLIC SERVICE ELECTRIC & GAS	2603842	7/3/26-8/3/26 ACCT#1301402508	67,987.93	135,496.13
		2604147	7/24/26-8/24/26 ACCT#1301402508	67,508.20	
241	PUBLIC SERVICE ELECTRIC & GAS	2604096	7/9/26-8/7/26 ANIMAL SHELTER GAS AND ELETRIC CHARGES ACCT#6863417502	3,124.58	3,124.58
242	PUBLIC SERVICE ELECTRIC & GAS	2604097	7/5/26- 8/5//26 GAS & ELECTRIC FIRE DEPT. ACCT#1302200100	11,484.40	11,484.40
243	PUBLIC SERVICE ELECTRIC & GAS	2604121	Electric Services July (Sanitary Sewers)	146.04	51,891.55
		2604122	Electric Service July 2026 (Water Bureau Locations)	51,745.51	
244	PUBLIC SERVICE ELECTRIC & GAS	2604148	7/24/26-8/24/26 GAS & ELECTRIC POLICE DEPT. ACCT#1301403202	9,009.95	9,009.95
245	PureSan Holdings LLC	2603622	WHITE COTTON RAGS FOR DCS	400.28	794.29
		2604105	C FOLD, TOLIET PAPER, AND PAPER TOWEL FOR DCS	394.01	
246	RECREATION SUPPLY COMPANY	2603899	Head Immobilizer;Leaf Skimmer; Red Hip Pack	501.31	1,201.63
		2603999	Replacement Battery for ADA Lift & Rescue Mask for CPR	700.32	
247	RESTAINO, THOMAS A.	2603534	Medicare Part B Reimbursement Jul-Sept 2026 Thomas Restaino	486.96	486.96
248	RFS COMMERCIAL INC.	2601388	Front stairwell complete repair at Police HQ	14,010.00	14,010.00
249	RIKER,DANZIG,SCHERE,HYLAND &	2604217	Conflict & General Litigation Attorney R-25-383 adopted 12-16-2025	4,987.50	4,987.50
250	RIO SUPPLY, INC.	2604079	Water Meters and Related Supplies as per R-26-137	574,294.00	574,294.00
251	ROBERT'S AND SON, INC.	2604170	AEROKROIL FOR DCS 117	90.32	90.32
252	ROMAN, ITAMAR	2604131	Employee Reimbursement	140.67	140.67
253	Roney, Andrew	2604028	MILL SUMMER CLASSES 2026	300.00	300.00
254	Rothman, Margret	2603792	MILL SUMMER CLASSES 2026	200.00	200.00
255	ROUTE 23 AUTO MALL	2603868	SPARK PLUG, MOTOR AND FAN, AND CREDIT	247.92	247.92
256	RSC ARCHITECTS	2603780	Montclair Senior Center Renovations - Architectural & Engineering Serv	250.00	8,725.00
		2603783	Architect for the Renovations and Repairs as they relate to Clary Ande	2,500.00	
		2603865	ON-CALL SERVICES RELATED TO REPAIRS OF CLARY ANDERSON...(RFP 26-P04) 2	1,375.00	
		2604250	ON-CALL SERVICES RELATED TO REPAIRS OF CLARY ANDERSON...(RFP 26-P04) 2	1,600.00	
		2604251	Montclair Senior Center Renovations - Architectural & Engineering Serv	500.00	
		2604252	Architect for the Renovations and Repairs as they relate to Clary Ande	2,500.00	
257	SANITATION EQUIPMENT CORP.	2603893	END BEARING FOR DCS 136	525.87	1,104.22
		2604115	TUBE SUPPORT KIT AND WINCH CABLE FOR DCS 136	578.35	
258	SANTARCANGELO LAW, LLC	2604199	Div. of Code Enf. Special Counsel R-25-386 adpt 12/16/2025 Legal Svc J	4,666.55	4,666.55
259	SchedulesPlus LLC	2604118	QUARTERLY USAGE FEES-SENIOR SERVICES	50.10	50.10
260	SHERATON ATLANTIC CITY	2604134	2026 NJLM Hotel Reservation	438.00	438.00
261	SHI INTERNATIONAL CORP.	2603170	2026 ArchiveSocial Standard Renewal	8,940.66	8,940.66
262	SHI INTERNATIONAL CORP.	2603198	2026 - Nextrequest Standard Subscription	13,418.45	13,418.45
263	SHI INTERNATIONAL CORP.	2603415	2026 Genetec Advantage Annual Renewal	10,161.89	10,161.89
264	Silantro Lime Tacos	2603323	2025-2026 High School Food Truck Deposit Refund	2,000.00	2,000.00
265	SONNY ELECTRIC INC.	2604089	ELECTRICAL WORK AT VARIOUS LOCATIONS AT ESSEX POOL	665.37	

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

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		2604215	2026 Crescent Deck Repairs to Electric and Heating Systems	1,115.19	1,780.56
266	SPACE FARMS ZOO & MUSEUM	2603956	Carcass removal - 07/11, 07/16	85.00	85.00
267	SPEACH, ANNETTE	2603528	Medicare Part B Reimbursement Jul-Sept 2026 Annette Speach	681.84	681.84
268	Stafford FEC Partners	2603707	Splashplex Summer GPB - Wed, July 22, 2026 42 children/10 Adults	1,150.00	1,150.00
269	STAPLES	2602023	2026 Year Blanket Office Equipment	23.18	
		2602027	2026 Year Blanket Office Equipment	14.58	
		2602030	2026 Year Blanket Office Equipment	19.79	
		2602043	2026 Year Blanket Office Equipment	92.77	
		2603012	office Supplies for the Assessors Office	260.74	
		2603361	OFFICE SUPPLIES CORK BOARD	51.89	
		2603362	BLANKET: JANITORIAL & OFFICE SUPPLIES	548.17	
		2603461	JANITORIAL AND OFFICE SUPPLIES	697.11	
		2603595	Napkins, Toliet Paper, Paper Towels, and Scanners for Pools and Office	367.02	
		2603616	HIBACK MGR CHAIR COLOR BLACK	1,661.95	
		2603650	Hand Soap Dispenser for Pools	45.99	3,783.19
270	STAPLES	2603669	JULY 2026 Finance Dept Office Supplies	2,634.64	
		2603839	Hand Soap Dispenser for Pools	45.99	
		2603852	STAPLER, BINDER CLIPS, WHITE OUT, AND CLEANING SUPPLIES FOR DCS	223.48	
		2603880	OFFICE SUPPLIES HEALTH AND SENIOR SERVICES	1,137.96	
		2603944	2026 Office Supplies Clerk August Order	52.88	
		2603984	2026 Council Supplies	93.12	
		2604006	FD Office Supplies - Post Its	117.68	
		2604010	Label Maker Tapes; Black/Blue Tape	72.48	
		2604035	HEALTH DEPARTMENT SUPPLIES	58.96	
		2604054	Office Supplies for Parks Division - Pens, highlighters, paper clips an	38.97	4,476.16
271	STAPLES	2604203	2026 Supplies and hardware	382.12	382.12
272	State of New Jersey	2603829	FIRE CODE ENFORCEMENT MONTCLAIR TOWNSHIP PROPERTIES	1,498.00	
		2603831	FIRE CODE ENFORCEMENT MONTCLAIR TOWNSHIP PROPERTIES	1,498.00	2,996.00
273	STORR TRACTOR CO	2604229	BREAKER-COVER	18.38	18.38
274	SUBURBAN CONSULTING ENGINEERS	2604111	2026 Sewer Rehab July --Utility Engineer Services - amendment 4 - \$200	18,057.00	
		2604112	Water Utility Engineer Services - amendment 4 - \$306,768	39,674.20	57,731.20
275	Sun Graphics, Inc.	2603779	White Board Map of Montclair	150.00	150.00
276	SUPERIOR DISTRIBUTORS	2603773	VARIOUS PARTS AND REPAIRS FOR LIGHT DUTY TRUCKS	743.33	
		2604078	BLACK NYLON TUBING FOR DCS 129	314.79	
		2604080	100 RM TIRES	175.00	1,233.12
277	Sussman, Anne	2604018	MILL SUMMER CLASSES 2026	375.00	375.00
278	Szaferman, Lakind, Blumstein &	2603807	Professional Services Blanket for HPC Attorney-June 2026 Services	986.25	986.25
279	T-Mobile USA Inc.	2604007	BLANKET: SUBPOENA RECORDS TOWER DUMP	100.00	100.00
280	Tennant, Winsome	2603526	Medicare Part B Reimbursement Jul-Sept 2026 Winsome Tennant	486.96	486.96
281	The Big Ad-Vantage LLC	2603823	ASSESSOR'S OFFICE APPARREL	627.00	
		2603978	August Office Supplies 2026	138.00	
		2603983	Planning and Community Development Branded Apparel for Dept. 8/2026	286.00	
		2603985	Township/Department branded apparel	138.00	
		2603986	2026 Office Supplies	950.00	
		2604031	Branded Logo T-Shirt for Local Official ShinAnderson	195.00	
		2604032	Branded Logo T-Shirt for Local Official Mayor Baskerville	96.00	
		2604227	Accounting & Treasury Apparel	203.00	2,633.00
282	THE HOME DEPOT PRO	2603801	FD Tarp	275.31	275.31
283	The Montclair Foundation	2604026	MILL SUMMER CLASSES 2026	600.00	600.00
284	THE PRINTER'S PLACE	2604156	Business Cards for the Township Attorney	175.00	175.00
285	TIP GROUP, LLC	2603759	Annual Screen 'N Go One Call Software License & Maintenance Fee	599.00	599.00
286	TOWNSHIP OF MONTCLAIR	2603855	MPD PETTY CASH REIMBURSEMENT REQUEST 2ND QUARTER	70.14	
		2604185	ACME, Valley Mart Petty Cash Transaction	23.97	94.11
287	TREASURER STATE OF NJ	2604223	2026 STORMWATER DISCHARGE FEE (NJDES)	9,000.00	9,000.00
288	Rutgers Center for Gov't Services	2602972	2026 Continuing Education - Alisha Dawkins	2,000.00	
		2603774	Training Classes for Steve Koyce for CPWM	2,022.00	
		2603788	Affordable Housing Professionals Classes-Zainab Kazmi- June 2026 class	226.00	4,248.00
289	Treasurer, State of New Jersey	2603987	RADIOACTIVE MATERIALS LICENSING REGISTRATION & INSPECTION	270.00	270.00
290	Treasurer, State of New Jersey	2604036	MEDICAL WASTE ANNUAL REGISTRATION - STATE - 2026	255.00	255.00

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

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291	TREASURER, STATE OF NEW JERSEY	2604244	2026 Debt Service - BID Loan	32,666.67	32,666.67
292	TREASURER-STATE OF NJ	2604123	N.J. Safe Drinking Water Annual Operation Fee -- PSW #0713001	1,580.00	1,580.00
293	TURN OUT UNIFORMS, INC.	2602963	UNIFORM JACKET FOR PD PROMOTION TO LT	165.99	165.99
294	Tyrex Resources, LLC	2603767	RECYCLING OF TIRES	341.00	
		2603863	RECYCLING OF TIRES	366.50	707.50
295	Union Alarmtronic LLC	2604161	Preventative Maintenance and Service Call for alarm devices.	1,255.00	1,255.00
296	United Ford LLC	2604242	Purchase of Ford F-750 with custom body - TIPS Cooperative	269,057.44	269,057.44
297	USA BLUE BOOK	2603982	Calcium Hypochlorite Tablets	4,393.50	
		2604076	Tools for Dept. of Utilities	428.36	4,821.86
298	V.E. RALPH & SON INC	2604187	FD Cruisermate Clipboard and Respirator Reg	633.80	633.80
299	Verita, LLC	2604046	Confidential Investigaiton - Legal Services for July 2026	5,856.00	5,856.00
300	VERIZON	2603910	BLANKET --- ACCT #: 955-272-967-0001-42 - DETECTIVE BUREAU HIDTA JUN	249.98	249.98
301	VERIZON	2604207	2026 Upper Montclair Paystation Broadband Services	119.18	119.18
302	VERIZON BUSINESS	2603908	BLANKET: ACCT #: 6000031589 X26 --- 2026 MONTHLY PHONE SERVICE	15,885.89	15,885.89
303	VERIZON BUSINESS	2604125	2026 Verizon Landline 973-746-0261 Acc: 156-829-229-001-24	1,323.45	1,323.45
304	VERIZON BUSINESS	2604128	2022 Outstanding Verizon Landline 973-746-0261 Acc: 156-829-229-001-24	1,017.17	1,017.17
305	VERIZON BUSINESS	2604129	2023 Outstanding Verizon Landline 973-746-0261 Acc: 156-829-229-001-24	1,094.08	1,094.08
306	VERIZON BUSINESS	2604130	2024 Outstanding Verizon Landline 973-746-0261 Acc: 156-829-229-001-24	1,401.79	1,401.79
307	VERIZON BUSINESS	2604140	2025 Outstanding Verizon Landline 973-746-0261 Acc: 156-829-229-001-24	1,464.35	1,464.35
308	VERIZON BUSINESS	2604143	2021 Outstanding Verizon Landline 973-746-0261 Acc: 156-829-229-001-24	78.48	78.48
309	VERIZON BUSINESS	2604205	2026 Landline/Wireless Monthly Service Fees	862.65	862.65
310	VERIZON RBCC	2603871	EDGEMONT VERIZON CHARGES JULY 2026	195.13	195.13
311	VERIZON WIRELESS	2603755	2026 VZW Acc:582315222-00001 (June 23-July 22) - Township Mobile Phone	6,282.64	6,282.64
312	VERIZON WIRELESS	2603756	2026 VZW Acc:642106978-00001 (June 25-July 24) - Ipads	498.69	498.69
313	VERIZON WIRELESS	2604056	Acc:287349716-00001 (July11 11-August 10)	703.59	703.59
314	VERIZON WIRELESS	2604228	2026 VZW Acc:582315222-00001 (July 23-August 22) - Township Mobile Pho	5,522.98	5,522.98
315	VERIZON WIRELESS	2604308	2026 VZW Acc:642106978-00001 (Jul 25 - Aug 24, 2026) - Ipads	498.69	498.69
316	vialytics Americas, Inc.	2603922	ROAD MAINTENANCE MAPPING SOFTWARE FOR DCS	13,674.43	13,674.43
317	Vital Control Records	2603861	FD Office Shredding 7/21/26	16.14	
		2603870	BLANKET: 2025 VITAL SHRED D/B/A/ VITAL CONTROL FINAL INVOICES	1,056.00	1,072.14
318	VSP	2603777	Aug 2026 Vision Plan monthly premium	1,881.00	
		2604139	Sept 2026 Vision Plan monthly premiums	1,848.00	3,729.00
319	W.B. MASON CO., INC.	2601681	2026 Year Blanket for Water	28.98	
		2603226	Animal Shelter Cooler Rental & Water 6/2026	25.10	
		2603365	2026 Year Blanket for Water	28.98	
		2603624	Watercooler Rental Fees-07/2026-Section 8	0.95	
		2603658	Shelter supplies - Detergent, Bleach, Can Liners	1,093.50	
		2603750	FD - 40 Cases 16.9 oz Water for Troops	320.00	
		2603800	Water Delivery Planning and Community Development Blanket July Rental	0.95	
		2603824	Various Office Supplies - 2026	24.15	
		2603857	Water Jug Drop-Off & Bottle Pick-Up 7-29-26	28.98	
		2603979	FD Water Order 7/21/26 - 6, 5 Gallon	28.98	
		2604005	FD Blanket PO - Water for Troops	258.93	
		2604151	8-11-2026 Monthly Rental Fee/ Water Cooler	1.90	1,841.40
320	W.B. MASON CO., INC.	2604153	AUGUST'26 WATER DELIVERY AND COOLER RENTAL	50.20	
		2604212	Water Delivery Planning and Community Development Blanket Fall 2026	38.64	88.84
321	W.B. MASON COMPANY INC.	2603383	Animal Shelter - supplies	559.07	559.07
322	Wanat, Linda S.	2603527	Medicare Part B Reimbursement Jul-Sept 2026 Linda Wanat	1,266.00	1,266.00
323	Warrick, Yeneisha R.	2603977	Acting Judge - August 04, 2026	300.00	
		2603993	Acting Judge, Wednesday, August 19, 2026 - 9am and 1pm Court Sessions	450.00	750.00
324	WASHINGTON, BRUCE	2603531	Medicare Part B Reimbursement Jul-Sept 2026 Bruce Washington	486.96	486.96
325	WATERS, MCPHERSON, MCNEILL, P.C,	2603860	Redevelopment Attys Lega Svcs for June 2026 - R-25-385 adopted 12/16/2	4,655.00	
		2604266	Redevelopment Attys R-25-385 adopted 12/16/2025 July Legal Svcs	1,807.50	6,462.50
326	WELDON ASPHALT CO.	2603897	TOP FINE MIX FOR STREETS	1,934.13	1,934.13
327	White, Joseph	2604085	T-1 Water License for Joe White Reimbursement	50.00	50.00

List of Bills

Claims Fund

Meeting Date: 09/15/2026 For bills from 08/11/2026 to 09/09/2026

Check#	Vendor	PO	Description	Amount	Check Total
328	William H. Yeomans Inc.	2604247	Blanket: Door repairs around building 3RD FLOOR OFFICE DOOR HINGES	390.00	390.00
329	William J. Guarini, Inc.	2603299	Animal Shelter - Plumbing service 6/19/26	250.00	
		2603879	BLANKET: EMERGENCY SERVICE CALL 3RD FLOOR LADIES ROOM	500.00	
		2603916	BLANKET: EMERGENCY SERVICE CALL NEW TOILET INSTALLATION	1,714.99	
		2603952	BLANKET: EMERGENCY SERVICE CALL FLUSHOMETER REPLACEMENT	300.28	
		2604094	REMOVED AND REPLACED 4 LEAKING FAUCETS IN BATHROOMS AT 219 NO FULLERTO	5,978.91	
		2604263	BLANKET: GENERAL MAINTENANCE SERVICE CALLS 2ND FLOOR LADIES ROOM D	435.84	
		2604304	SINK DRAIN IN GARAGE WAS CLOGGED AT 219 NO FULLERTON	304.67	9,484.69
330	WITMER PUBLIC SAFETY GROUP INC.	2604014	FD Thermal Imaging Cameras/Seek Fire Pro 300 Truck Kits	3,228.10	3,228.10
331	Wood, Stephen C.	2603591	Medicare Part B Jul-Sept 2026 Stephen C. Wood \$405.80 X 3 X 80% = \$973	973.92	973.92
332	Wychules, Rachel RN	2603787	2026 NJAPHNA MEMBERSHIP APPLICATION FEE - NURSING REIM	75.00	75.00
Totals				4,598,675.60	4,598,675.60

Total By Account

Account	Description	Current Yr	Approp. Yr	Other	Credit
01-194-16-000-000	Miscellaneous Rev Not Anticipated (MRNA)			2,000.00	
01-201-20-100-020	TOWNSHIP MANAGER O.E.	7,466.49			
01-201-20-105-020	HUMAN RESOURCES O.E.	22,020.88			
01-201-20-110-020	TOWNSHIP COUNCIL O.E.	958.72			
01-201-20-120-020	TOWNSHIP CLERK O.E.	3,128.15			
01-201-20-130-020	ADMINISTRATION-FINANCE O.E.	2,641.10			
01-201-20-131-020	ACCOUNTING & TREASURY O.E.	2,510.35			
01-201-20-133-020	Centralized Financial Applications	11,144.75			
01-201-20-140-020	INFORMATION TECHNOLOGY O.E.	68,981.89			
01-201-20-145-020	TAX COLLECTOR O.E.	1,214.36			
01-201-20-150-020	ASSESSOR'S OFFICE O.E.	8,205.89			
01-201-20-155-020	TOWNSHIP ATTORNEY O.E.	72,742.55			
01-201-20-165-020	ENGINEERING O.E.	19,067.50			
01-201-21-180-020	ADMINISTRATION-PLANNING O.E.	1,477.58			
01-201-21-181-020	PLANNING BOARD O.E.	1,760.00			
01-201-23-210-020	LIABILITY INSURANCE	59,745.59			
01-201-23-220-020	HEALTH INSURANCE O.E.	14,944.74			
01-201-23-310-020	ADMIN/CODE ENFORCE & ENVIRON OE	208.28			
01-201-25-240-020	POLICE O.E.	73,431.22			
01-201-25-265-020	FIRE O.E.	21,004.74			
01-201-26-290-020	COMMUNITY SERVICES O.E.	262.45			
01-201-26-291-020	STREETS REPAIR & MAINT O.E.	2,406.09			
01-201-26-292-020	STORM SEWER O.E.	9,000.00			
01-201-26-301-020	CENT GARAGE OPERATIONS O.E.	28,757.47			
01-201-26-305-020	REFUSE COLLECTION O.E.	280.04			
01-201-26-306-020	RECYCLING O.E.	9,843.43			
01-201-26-310-020	BUILDING MAINT-PUB WKS O.E.	23,968.46			
01-201-26-312-020	SHADE TREES O.E.	389.95			
01-201-26-315-020	COMPLETE STREETS O.E.	1,550.60			
01-201-27-331-020	HEALTH SERVICES O.E.	5,048.34			
01-201-27-334-020	DIVISION OF SENIOR SERVICES O.E.	1,088.07			
01-201-27-340-020	ANIMAL CONTROL/SHELTER O.E.	6,324.81			
01-201-28-371-020	PARKS/REC/CULTURAL AFFAIRS O/E	5,854.54			
01-201-28-372-020	RECREATION PROGRAMS O.E.	1,255.00			
01-201-28-376-020	PARKS SERVICES O.E.	775.27			
01-201-30-410-020	PRIOR YEAR BILLS O.E.	5,055.87			
01-201-31-430-020	ELECTRICITY O.E.	60,939.24			
01-201-31-435-020	STREET LIGHTING O.E.	95,622.71			
01-201-31-440-020	TELEPHONE O.E.	53,755.25			
01-201-31-446-020	NATURAL GAS O.E.	2,553.11			
01-201-31-459-020	FUEL DIESEL O.E.	14,258.13			
01-201-31-460-020	GASOLINE O.E.	39,197.06			
01-201-31-470-020	COPIER Payments	6,563.35			
01-201-32-465-020	DUMP FEES O.E.	10,051.72			
01-201-42-100-000	Interlocal Service Agreements	175,000.00			
01-201-43-490-020	MUNICIPAL COURT O.E.	3,860.89			
01-201-44-902-020	OTHER CAPITAL IMPROVEMENTS	87,775.58			
01-201-45-920-020	DEBT SERVICES	32,666.67			
01-203-20-100-020	(2025) TOWNSHIP MANAGER O.E.		900.00		
01-203-25-240-020	(2025) POLICE O.E.		749.06		

Total By Account

Account	Description	Current Yr	Approp. Yr	Other	Credit
01-203-26-310-020	(2025) BUILDING MAINT-PUB WKS O.E.		1,118.99		
01-203-30-440-020	(2025) Operating Lease - Senior Center		750.00		
01-203-31-440-020	(2025) TELEPHONE O.E.		215.47		
01-203-43-490-020	(2025) MUNICIPAL COURT O.E.		300.00		
01-213-24-180-001	NJEDA Hazardous Discharge			11,568.84	
01-213-24-331-071	USDA Tree Canopy Grant			21,816.07	
01-213-24-331-076	Opioid Settlement Funds 2024 Grant			11,803.30	
01-213-25-265-012	AFG Grant			35,635.44	
01-213-25-331-080	Opioid Settlement Funds 2025 Grant			27,665.31	
01-213-25-331-089	2025 Partners for Health Lifelong Montclair Grant			4,340.00	
01-213-26-331-089	Childhood Lead Exp 07/01/26 to 06/30/27			440.00	
01-260-05-100	Due To Claims			-	1,250,061.36
01-280-55-001-001	RESERVE FOR REVALUATION			54,000.00	
Totals for fund 01		1,076,758.88	4,033.52	169,268.96	1,250,061.36
03-260-05-100	Due to Claims			-	14,392.78
03-270-56-012-000	Res. for Sp Deposit- Uniform Fire Safety			16.14	
03-270-56-024-000	Res. for Sp Deposit - LEA Penalty Acct			1,112.64	
03-270-56-036-000	Res. for Sp Deposit - Recreation			7,938.00	
03-275-56-040-000	Res. for Sp Deposit - Recycling Program			5,100.00	
03-286-56-046-000	Res. for Sp Deposit - COAH			226.00	
Totals for fund 03		-	-	14,392.78	14,392.78
04-215-17-023-000	Various Capital Improvements			79,955.00	
04-215-19-011-000	Ord 19-011 Various Capital Improvements			3,650.00	
04-215-20-001-000	Ord 20-01 Various Capital Improvements			37,488.90	
04-215-20-014-000	Ord 20-14 Various Capital Improvements			13,674.43	
04-215-22-006-000	Ord 22-06 Various Capital Improvements-			2,400.00	
04-215-23-001-000	Ord 23-01 Relining of Culvert Walls			2,247.50	
04-215-23-002-000	Ord 23-02 Pool Improvements			4,685.00	
04-215-23-017-000	Ord 23-17 Various Capital Improvements			1,456,152.00	
04-215-24-018-000	Ord 24-18 Various Capital Improvements			172,100.28	
04-215-25-036-000	Ord 25-36 Various Capital Improvements			283,639.33	
04-260-05-100	Due to Claims			-	2,055,992.44
Totals for fund 04		-	-	2,055,992.44	2,055,992.44
06-201-55-501-020	Water Operating - Other Expenses	106,381.54			
06-201-55-503-020	Water Commercial - Other Expenses	5,000.00			
06-203-55-501-020	(2025) Water Operating - Other Expenses		786.44		
06-260-05-100	Due to Claims			-	112,167.98
Totals for fund 06		111,381.54	786.44	-	112,167.98
07-215-23-026-000	Ord 23-26 Various Capital Improvements			355,644.48	
07-215-24-028-000	Ord 24-28 Various Water Improvements			15,895.08	
07-215-25-035-000	Ord 25-35 Various Water Improvements			574,294.00	
07-260-05-100	Due to Claims			-	945,833.56
Totals for fund 07		-	-	945,833.56	945,833.56
09-201-55-501-020	Parking - Other Expenses	74,286.16			
09-203-55-501-020	(2025) Parking - Other Expenses		3.00		
09-260-05-100	Due to Claims			-	74,289.16
Totals for fund 09		74,286.16	3.00	-	74,289.16
12-260-05-019-001	Due to State of NJ (Dept. of Health)			84.00	
12-260-05-100	Due to Claims			-	84.00
Totals for fund 12		-	-	84.00	84.00
16-260-05-100	Due to Claims			-	0.95
16-286-56-030-000	Reserve - Section 8 Housing Program			0.95	
Totals for fund 16		-	-	0.95	0.95
17-260-05-100	Due to Claims			-	3,675.00
17-286-56-004-000	Rererve - Police Forfeiture Expenditures			3,675.00	
Totals for fund 17		-	-	3,675.00	3,675.00
22-201-55-501-020	Sewer - Other Expenses	12,162.61			
22-260-05-100	Due to Claims			-	12,162.61
Totals for fund 22		12,162.61	-	-	12,162.61
23-215-21-021-000	Ord 21-21 Various Capital Improvements			18,057.00	
23-260-05-100	Due to Claims			-	18,057.00
Totals for fund 23		-	-	18,057.00	18,057.00
24-201-55-501-020	Ice Arena - Other Expenses	38,853.66			
24-203-55-501-020	(2025) Ice Arena - Other Expenses		1,498.00		
24-260-05-100	Due to Claims			-	40,351.66
Totals for fund 24		38,853.66	1,498.00	-	40,351.66
25-215-25-038-000	Various Improvements to the Cleary Anderson Arena			71,607.10	
25-260-05-100	Due to Claims			-	71,607.10
Totals for fund 25		-	-	71,607.10	71,607.10

Total By Account

Account	Description	Current Yr	Approp. Yr	Other	Credit
Totals		<u>1,313,442.85</u>	<u>6,320.96</u>	<u>3,278,911.79</u>	<u>4,598,675.60</u>

Checks/Wires Previously Disbursed

Date	Check#	Vendor	Description	Amount
07/30/2026	2026116	New Jersey Infrastructure Bank	PO# 2601292 2026 Debt Service - NJIB SEWER	41,773.71
07/30/2026	2026117	New Jersey Infrastructure Bank	PO# 2601293 2026 Debt Service - NJIB Water	28,867.72
08/10/2026	2026118	Aetna Life Insurance Company	AETNA August 2026	966,086.39
08/17/2026	2026119	Bravo Print & Mail, Inc.	PO# 2603066 ESTIMATED Postage 2026-2027 tax	8,200.14
08/17/2026	2026120	County of Essex (Taxes)	3rd QTR 2026 County Tax & Open Sp	10,344,189.28
08/20/2026	2026121	ESSEX COUNTY TREASURERS OFFICE	Q3 Record County Share of PILOTS	43,599.68
08/24/2026	2026122	MONTCLAIR BOARD OF EDUCATION	Board of Education Levy 8/24/26	6,966,966.00
09/08/2026	2026123	MONTCLAIR BOARD OF EDUCATION	Board of Education Levy 9/8/26	6,966,966.00
08/31/2026	2026124	DTCC	PO# 2600257 2026 Debt Service - Type I Schoo	133,100.00
08/31/2026	2026125	DTCC	PO# 2600257 2026 Debt Service - Type I Schoo	51,690.63
09/04/2026	2026126	Metropolitan Health Insurance Fund	Metropolitan Health - Retirees 2/1	472,012.00
Totals				<u>26,023,451.55</u>

Total By Fund

Fund	Previous Checks/Voids	Current Payments	Total
01 - CURRENT ACCOUNT	25,952,810.12	1,250,061.36	27,202,871.48
03 - DEDICATED TRUST	-	14,392.78	14,392.78
04 - CAPITAL	-	2,055,992.44	2,055,992.44
06 - Water Operating	28,867.72	112,167.98	141,035.70
07 - Water Capital	-	945,833.56	945,833.56
09 - PARKING UTILITY	-	74,289.16	74,289.16
12 - Animal Control	-	84.00	84.00
16 - Section 8	-	0.95	0.95
17 - Police Forfeiture	-	3,675.00	3,675.00
22 - SEWER OPERATING	41,773.71	12,162.61	53,936.32
23 - SEWER CAPITAL	-	18,057.00	18,057.00
24 - Ice Arena Utility Operating	-	40,351.66	40,351.66
25 - Ice Arena Utility Capital	-	71,607.10	71,607.10
Totals	<u>26,023,451.55</u>	<u>4,598,675.60</u>	<u>30,622,127.15</u>

TOWNSHIP OF MONTCLAIR
PAYROLL SHEET SUMMARY
Meeting of 9/15/26

Fund	Bi-Weekly 7/31/26 Amount	Bi-Weekly 8/14/26 Amount	Bi-Weekly 8/28/26 Amount	Weekly 7/30/26 Amount	Weekly 8/6/26 Amount	Weekly 8/13/26 Amount	Weekly 8/20/26 Amount	Weekly 8/27/26 Amount	Weekly 9/3/26 Amount	Total Amount
Current Fund	\$ 1,320,677.48	\$ 1,279,201.41	\$ 1,274,145.72	\$ 151,185.18	\$ 150,032.32	\$ 149,978.83	\$ 145,520.25	\$ 140,820.51	\$ 128,985.64	\$ 4,740,547.34
Parking Utility Operating Fund	35,783.93	33,764.04	32,742.57	5,965.07	4,004.02	6,386.10	4,718.70	7,204.10	8,657.46	139,225.99
General Trust Fund	98,745.59	85,126.70	110,034.08	975.96	5,493.66	1,203.95	1,111.56	1,240.12	522.49	304,454.11
Sewer Operating Fund	19,624.90	18,393.71	19,225.92	3,042.43	3,277.66	4,959.56	3,214.75	3,799.98	3,627.01	79,165.92
Water Operating Fund	30,195.01	28,963.82	29,813.60	9,407.12	9,590.65	6,398.53	8,863.72	10,063.55	10,279.66	143,575.66
Section 8 Fund	5,569.90	4,753.86	4,753.86	-	-	-	-	-	-	15,077.62
Total Bi-Weekly and Weekly Payroll	\$ 1,510,596.81	\$ 1,450,203.54	\$ 1,470,715.75	\$ 170,575.76	\$ 172,398.31	\$ 168,926.97	\$ 163,428.98	\$ 163,128.26	\$ 152,072.26	\$ 5,422,046.64 *

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

Taxes & Deductions	402,955.76	657,919.76	665,468.55	44,447.46	63,784.34	61,812.43	62,944.77	61,870.37	60,199.09	2,081,402.53
NJ SUI (nr)	535.77	381.74	290.77	297.17	300.35	279.92	244.35	237.76	202.58	2,770.41
DCRP Employer Share	-	363.75	60.00	-	668.71	632.00	725.35	805.37	812.75	4,067.93
FSA Contributions	-	1,945.01	1,803.34	-	-	-	-	-	-	3,748.35
Total Deductions and Contributions	403,491.53	660,610.26	667,622.66	44,744.63	64,753.40	62,724.35	63,914.47	62,913.50	61,214.42	2,091,989.22

IT IS HERBY CERTIFIED

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

Peter George, CFO



WIRE PAYMENTS
MEETING 9/15/26

MANUAL CHECK NUMBER	PURCHASE ORDER NUMBER	DISBURSEMENT NUMBER	VENDOR	DESCRIPTION	AMOUNT	MEETING DATE	Column1
2026116	2601292		46031	NJEIT Debt Service Series 2012 A	\$41,773.71	9/15/2026	
2026117	2601293		46031	NJEIT Debt Service Series 2010 A	\$28,767.72	9/15/2026	
2026118		4657	101299	Aetna Insurance Company	\$966,086.39	9/15/2026	
2026119	2603066		100017	Bravo Print & Mail, Inc.	\$8,200.14	9/15/2026	
2026120		4659	46060	County of Essex Taxes	\$10,344,189.28	9/15/2026	
2026121		4664	2034	County of Essex PILOT	\$43,599.68	9/15/2026	
2026122		4682	888	Montclair Board of Education	\$6,966,966.00	9/15/2026	
2026123			888	Montclair Board of Education	\$6,966,966.00	9/15/2026	
2026124	2600257		99031	DTCC	\$133,100.00	9/15/2026	
2026125	2600257		99031	DTCC	\$51,690.63	9/15/2026	
2026126		4686	101482	Metropolitan Health Insurance Fund	\$472,012.00	9/15/2026	



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution amending Resolution R-26-002 to include new Chief Financial Officer for the Township of Montclair and to add the Current Fund Account to Cash Management Plan for the Calendar Year 2026

ATTACHMENTS:

Resolution amending Resolution R-26-002 to include new Chief Financial Officer for the Township of Montclair and to add the Current Fund Account to Cash Management Plan for the Calendar Year 2026

TOWNSHIP OF MONTCLAIR

RESOLUTION AMENDING RESOLUTION R-26-002 TO INCLUDE NEW CHIEF FINANCIAL OFFICER FOR THE TOWNSHIP OF MONTCLAIR FOR THE CALENDAR YEAR 2026

September 15, 2026

WHEREAS, The State of New Jersey Local Fiscal Affairs Law, N.J.S.A. 40A:5 et seq. requires that the Governing Body of a Municipal corporation shall, by resolution passed by a majority vote of the full membership thereof, designate a public depository or depositories for the investment of local funds in interest bearing accounts and other permitted investments; and

WHEREAS, N.J.S.A. 40A:5 – 15.1 amended by Chapter 148, P.L. 1997 established requirements for the investment of public funds and adoption of a cash management plan for counties, municipalities and authorities; and

WHEREAS, on January 6, 2026, the governing body adopted Resolution R-26-002 establishing a Cash Management Plan and naming the Chief Financial Officer as the Designated Official for the year 2026; and

WHEREAS, the Current Fund Account was misadvertenly left off the list of “IDENTIFICATION OF FUNDS AND ACCOUNTS TO BE COVERED BY THE PLAN” and it must be added to the Cash Management Plan; and

WHEREAS, the Township’s previously appointed Chief Financial Officer has resigned, and the Township now seeks to amend the Cash Management Plan to include the newly appointed Chief Financial Officer as the Designated Official.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY, THAT:

1. The Mayor and the Township Council hereby authorize and amend the Cash Management Plan to include the new Chief Financial Officer Peter George, and add the Current Fund to Section II “IDENTIFICATION OF FUNDS AND ACCOUNTS TO BE COVERED BY THE PLAN” all other provision shall remain in effect for the calendar year 2026.

STATEMENT

This Resolution amends and authorizes the Mayor and Township Council to include the new Chief Financial Officer Peter George and to add the Current Fund to the Cash Management Plan for the calendar year 2026.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 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 (Ch 159 - Opioid Distributor Payment 5)

ATTACHMENTS:

Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A4-8 (7ch 159 - Opioid Distributor Payment 5)

TOWNSHIP OF MONTCLAIR

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND
APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-87**

September 15, 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, State of 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 5 Grant (Deposited 08/08/2025) in the amount of \$77,033.51; and

BE IT FURTHER RESOLVED, that the like sum of \$77,033.51 (Deposited 08/08/2025) is hereby appropriated under the caption National Opioid Settlement, Distributor Payment 5 Grant; and

BE IT FURTHER RESOLVED that the above is the result of funds from National Opioid Settlement, Distributor Payment 5 Grant in the total amount of \$77,033.51 and that this grant does not require any additional funds towards local match.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 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 (Ch 159 Shade Tree Management Grant 7/1/26-6/30/27)

ATTACHMENTS:

Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (Ch 159 Shade Tree Management Grant 7-1-26 to 6-30-27)

TOWNSHIP OF MONTCLAIR

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND
APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-87**

September 15, 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, State of 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 \$60,000.00, which is now available from the New Jersey Department of Community Affairs, Management Enhancement Review Program (MERP) 2026, Operational Efficiency Review of Shade Tree Management Grant (07/01/2026 – 06/30/2027) in the amount of \$60,000.00; and

BE IT FURTHER RESOLVED, that the like sum of \$60,000.00 is hereby appropriated under the caption Operational Efficiency Review of Shade Tree Management Grant (07/01/2026 – 06/30/2027); and

BE IT FURTHER RESOLVED that the above is the result of funds from Operational Efficiency Review of Shade Tree Management Grant (07/01/2026 – 06/30/2027) in the total amount of \$60,000.00, and that this grant requires a \$15,000 towards a local match, creating a \$75,000 grant appropriation.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution requesting approval of change in title or text of an appropriation pursuant to N.J.S.A. 40A:4-87(Shade Tree Management Grant 7-1-26-to 6-30-26)

ATTACHMENTS:

Resolution requesting approval of change in title or text of an appropriation pursuant to N.J.S.A. 40A4-87(Shade Tree Management Grant)

TOWNSHIP OF MONTCLAIR

RESOLUTION REQUESTING APPROVAL OF CHANGE IN TITLE OR TEXT OF AN APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-85

September 15, 2026

WHEREAS, N.J.S.A. 40A:4-85 provides that the Director of the Division of Local Government Services may, at the request of, or with the consent of, the governing body of any municipality, make such correction to or amount of any appropriation appearing in the budget as may be necessary to make said item of appropriation available for the purpose or purposes required for the needs of any such municipality;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Committee of the Township of Montclair, in the County of Essex, State of New Jersey, hereby requests the Director of Division of Local Government Services to make the following corrections to the 2026 Municipal Budget:

That the appropriation provided for in the approved budget entitled:

Operations Included in CAPS:

Sustainability – O.E. be reduced by the sum of \$15,000.00

And an appropriation in the like amount of \$15,000.00 be added to the budget entitled:

Operations Excluded from CAPS:

Shade Tree Management Grant - Match

BE IT FURTHER RESOLVED, that the foregoing correction is, in the opinion of the Township Committee, warranted and authorized by the statute above referenced to, and is necessary for the orderly operation of the Township for the reasons hereinafter set forth:

The Township did not provide for the possibility of receiving an added grant after adoption of the 2026 budget. The newly created office of Sustainability has budget appropriation within their operating expenses for this purpose. The amount of grant and the related match requirement now becoming known after passage of the budget. In order to accept the Shade Tree Management Grant, legal provision for the required match must be made. The above correction will provide for the said legal provision.

BE IT FURTHER RESOLVED, that the above is the result of grant funds from Operational Efficiency Review of Shade Tree Management Grant (07/01/2026 – 06/30/2027) in the amount of \$60,000.00 and that this grant match of \$15,000.00 is required for the local match, thereby creating a \$75,000.00 grant appropriation, and will be forwarded to the Division of Local Government Services for approval.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 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. 40A4-87(Ch 159 - Opioid Walmart Payment)

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**

September 15, 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, State of 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 \$1,619.25, which is now available from National Opioid Settlement, Walmart Payment Grant (Deposited 10/30/2025) in the amount of \$1,619.25; and

BE IT FURTHER RESOLVED, that the like sum of \$1,619.25 (Deposited 10/30/2025) is hereby appropriated under the caption National Opioid Settlement, Walmart Payment Grant; and

BE IT FURTHER RESOLVED that the above is the result of funds from National Opioid Settlement, Walmart Payment Grant in the total amount of \$1,619.25 and that this grant does not require any additional funds towards local match.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution approving the corrective action plan for the 2025 audit recommendations

ATTACHMENTS:

[Resolution approving the Corrective Action Plan for the 2025 audit recommendations](#)

R-26-XXX
TOWNSHIP OF MONTCLAIR

**RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE 2025
AUDIT RECOMMENDATIONS**

September 15, 2026

WHEREAS, the Township of Montclair has received a report of audit for the year ending December 31, 2025; and

WHEREAS, the New Jersey Division of Local Government Services requires that the Chief Financial Officer submits a Corrective Action Plan for all recommendations in the audit within 60 days of receipt of the report of audit; and

WHEREAS, the Township Administration, in accordance with the requirements promulgated by the Division of Local Government Services, has developed a plan to address the recommendations listed by the auditor,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Montclair, County of Essex, State of New Jersey, that the Corrective Action plan for the 2025 Annual Audit is hereby approved; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby directed to transmit a certified copy of this resolution and its attachments to the New Jersey Division of Local Government Services or to the Township's CFO for submission to DLGS via the Division's FAST (Financial Automation Submission Tracking System).

**New Jersey Department of Community Services
Division of Local Government Services
Corrective Action Plan**

**Municipality
Township of Montclair**

**County
Essex**

**Report of Audit
2025**

2025-01: Recommendation: The Township should review all bank accounts annually and ensure that its Cash Management Plan and the governing body's annual cash management resolution include every bank account maintained by the Township. Procedures should also be implemented to require periodic reviews of all depository accounts and prompt updates to the resolution whenever accounts are opened, closed, or otherwise changed.

Corrective Action: The Township's Chief Financial Officer created a resolution for September 15th meeting to amend the Township's Cash Management Plan to include all accounts in our Bank.

Implementation: The implementation process is already put in place and will be implemented after the September 15, 2026 meeting.

2025-02: Recommendation: The Township should ensure that all requisitions are submitted, and the CFO certifies the availability of funds prior to any commitment of services or receipt of goods.

Corrective Action: The Township will release a memo stating all purchases must have a purchase order before any goods or services can be collected.

Implementation: The implementation will start in 2027

2025-03: Recommendation: The municipality should strengthen its purchasing and budgetary control procedures to ensure that purchase orders are issued, and funds are certified and encumbered prior to ordering goods or authorizing services. Department heads should promptly notify the Finance Office of all outstanding obligations at year-end so that all applicable expenditures are properly encumbered and charged to the appropriate budget year. Management should periodically monitor compliance with these procedures to minimize the occurrence of unencumbered obligations.

Corrective Action: The Finance Office will release a memo requiring departments to communicate with the Finance Office regarding any outstanding obligations and to be appropriately encumbered/charged accordingly.

Implementation: The implementation process will start in 2027

2025-04: Recommendation: The Housing Authority should establish procedures to ensure that the annual SEMAP certification is completed, reviewed, approved, and submitted to HUD by the required deadline. Management should implement a compliance calendar identifying all HUD reporting requirements and assign responsibility for monitoring and timely completion of required submissions

Corrective Action: A Compliance Calendar shall be created with all deadlines associated with HUD so is to not miss such deadlines in the future

Implementation: The implementation process will start in 2027



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 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**

September 15, 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, State of 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 \$11,298.37, which is now available from National Opioid Settlement Grant -Janssen #6 Payment in the amount of 11,298.37; and

BE IT FURTHER RESOLVED, that the like sum of \$11,298.37 is hereby appropriated under the caption National Opioid Settlement Grant -Janssen #6; and

BE IT FURTHER RESOLVED, that the above is the result of funds from National Opioid Settlement Grant -Janssen #6 in the total amount of \$11,298.37 and that this grant does not require any additional funds towards local match.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 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 (Ch 159 -Safe & Secure (25) Grant 2-10-25 - 2-9-26)

ATTACHMENTS:

Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (Ch 159 -Safe & Secure (25) Grant 2-10-25 - 2-9-26)

TOWNSHIP OF MONTCLAIR

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND
APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-87**

September 15, 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, State of 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 \$45,150.00, which is now available from 2025 State Fiscal Year Safe and Secure Communities Grant Program 02/10/2025 to 02/09/2026 in the amount of \$45,150.00; and

BE IT FURTHER RESOLVED, that the like sum of \$45,150.00 is hereby appropriated under the caption Safe and Secure Communities Grant; and

BE IT FURTHER RESOLVED, that the above is the result of funds from Safe and Secure Communities Grant in the total amount of \$45,150.00 and that this grant does not require any additional funds towards local match.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Human Resources Office

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing renewal of the Fair and Open Contract to Primepoint, LLC for Montclair Township payroll, HRIS, benefits, pension, time and attendance, ACA compliance and other finance reporting services (RFP 23-P02)

ATTACHMENTS:

Resolution authorizing renewal of the Fair and Open Contract to Primepoint, LLC for Montclair Township payroll, HRIS, benefits, pension, time and attendance, ACA compliance and other finance reporting services (RFP 23-P02)
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING RENEWAL OF THE FAIR AND OPEN CONTRACT TO PRIMEPOINT, LLC FOR MONTCLAIR TOWNSHIP PAYROLL, HRIS, BENEFITS, PENSION, TIME AND ATTENDANCE, ACA COMPLIANCE AND OTHER FINANCE REPORTING SERVICES (RFP 23-P02)

September 15, 2026

WHEREAS, on May 16, 2023, the Mayor and Township Council awarded a fair and open contract (R-23-118) to Primepoint, LLC for Payroll, Human Resources Information System (HRIS), Benefits, Pension, Time and Attendance, ACA compliance and other Financial Reporting Services for an initial period of two (2) years, with three (3) one-year options to extend the contract , and on March 25, 2025, the Township Council adopted Resolution R-25-071 authorizing the first one-year extension of the contract (option 1 of 3); and

WHEREAS, the Township continues to require these services, and Primepoint, LLC, 2 Springfield Road, Mt. Holly, NJ 08060, has provided the services in an outstanding manner and has complied with all requirements of the contract; and

WHEREAS, the Township desires to exercise its second of the three one-year extension option to renew the contract with Primepoint, LLC for a period of one (1) year,

WHEREAS, the Township has installed two (2) additional proprietary timeclocks at Clary Anderson Ice Arena at one-time cost of Eight Thousand Four Hundred Thirty Dollars and Zero Cents (\$8,430.00) and an annual service fee of Seven Hundred Twenty Dollars and Zero Cents (\$720.00) for a total cost of Nine Thousand One Hundred Fifty Dollars and Zero Cents (\$9,150.00); and

WHEREAS, the Administration recommends renewal of this contract for a period of one (1) year in the amount not to exceed One Hundred Seven Thousand One Hundred Fifty Dollars and Zero Cents (\$107,150.00), the following information is provided:

Annual Renewal	- \$98,000.00
Clary Anderson Arena (1st year)	- \$9,150.00
Total Cost	- \$107,150.00

WHEREAS, the Chief Financial Officer has certified that funds for this contract are available in accounts 01-201-20-105-028 and 24-201-55-501-026 in the amount of \$107,150.00 to cover the cost of this contract for one year (May 17, 2026 – May 16, 2027); and

WHEREAS, the Township Council desires to ratify and approve the renewal of the contract with Primepoint, LLC effective May 17, 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 Mayor and Council of the Township of Montclair hereby authorize the Township Manager to execute the necessary documents to effectuate the renewal of the contract

with Primepoint, LLC for a period of one (1) year, commencing May 17, 2026, through May 16, 2027.

2. Included in this contract are two (2) additional timeclocks for Clary Anderson Ice Arena at a one-time cost of Eight Thousand Four Hundred Thirty Dollars and Zero Cents (\$8,430.00) and an annual service fee of Seven Hundred Twenty Dollars and Zero Cents (\$720.00) for a total cost of Nine Thousand One Hundred Fifty Dollars and Zero Cents (\$9,150.00).
3. The total amount of this renewal contract shall not exceed One Hundred Seven Thousand One Hundred Fifty Dollars and Zero Cents (\$107,150.00).
4. The terms of the contract shall be in accordance with R-23-118 and the original agreement (RFP 23-P02) 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

Human Resources Department

PURPOSE OF CONTRACT

HRIS & Payroll Services

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

\$ 107,150.00

ACCOUNT NUMBER (S)

01-201-20-105-028

**NAME AND ADDRESS OF
COMPANY**

Primepoint LLC,

2 Springfield Road

MT. Holly, NJ 08060


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

Date: 08/17/2026



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution appointing an Alternate Fund Commissioner representing the Township of Montclair Joint Insurance Fund Board

ATTACHMENTS:

[Resolution appointing an Alternate Fund Commissioner representing the Township of Montclair Joint Insurance Fund Board](#)

**R-26-XXX
TOWNSHIP OF MONTCLAIR**

**RESOLUTION APPOINTING AN ALTERNATE FUND COMMISSIONER
REPRESENTING THE TOWNSHIP OF MONTCLAIR OF THE GARDEN STATE
MUNICIPAL JOINT INSURANCE FUND BOARD**

September 15, 2026

WHEREAS, the Township of Montclair is a member of the Garden State Municipal Joint Insurance Fund; and

WHEREAS, Brian Scantlebury was appointed as Alternate Fund Commissioner representing the Township of Montclair pursuant to Resolution R-25-342 adopted on November 12, 2025, and is no longer serving in that capacity; and

WHEREAS, it is necessary for the Township to have representation on the Board of Commissioners of the Garden State Municipal Joint Insurance Fund; and.

WHEREAS, Alisha Dawkins has been designated to serve as the Township's Alternate Fund Commissioner on the Garden State Municipal Joint Insurance Fund Board of Commissioners.

NOW THEREFORE BE IT RESOLVED, BY THE MAYOR AND COUNCIL OF THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, IN THE STATE OF NEW JERSEY THAT:

1. Alisha Dawkins is hereby appointed by the Mayor and the Township Council as Alternate Fund Commissioner representing the Township of Montclair on the Garden State Municipal Joint Insurance Fund Board of Commissioners.

STATEMENT

This resolution authorizes Alisha Dawkins to serve as the Alternate Fund Commissioner representing the Township of Montclair on the Garden State Municipal Joint Insurance Fund Board of Commissioners.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution appointing members to the Housing Commission

ATTACHMENTS:

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

**Sponsors: Mayor Baskerville
Councilor Toler**

**R-26-
TOWNSHIP OF MONTCLAIR**

RESOLUTION APPOINTING A MEMBER TO THE HOUSING COMMISSION

September 15, 2026

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

Term Type	Name	Member Class	Effective Date	Term End Date
Regular	Shawn Hunter	Regular	September 15, 2026	September 14, 2029



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

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

ATTACHMENTS:

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

Sponsors: Mayor Baskerville
Councilor Harrison

**R-26-
TOWNSHIP OF MONTCLAIR**

**RESOLUTION APPOINTING MEMBERS TO PARKS & RECREATION ADVISORY
COMMITTEE**

September 15, 2026

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

Term Type	Name	Member Class	Effective Date	Term End Date
Regular	Allison Fishman	Regular	September 15, 2026	September 14, 2029
Regular	Tiffany Malloy	Regular	September 15, 2026	September 14, 2029
Regular	Nicole Falcon	Regular	September 15, 2026	September 14, 2029



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Clerk

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: ~~Resolution appointing members to the Civil Rights Commission~~

ATTACHMENTS:

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

**Sponsors: Mayor Baskerville
Councilor Harrison**

**R-26-
TOWNSHIP OF MONTCLAIR**

RESOLUTION APPOINTING A MEMBER TO THE CIVIL RIGHTS COMMISSION

September 15, 2026

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

Term Type	Name	Member Class	Effective Date	Term End Date
Regular	Amirah Stoute	Regular	September 15, 2026	September 14, 2029



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Department of Water & Sewer Utilities

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing change order #1 to the contract with National Water Main Cleaning Company for the 2026 Sanitary Sewer Rehabilitation Project (Bid 26-04)

ATTACHMENTS:

[Resolution authorizing change order #1 to the contract with National Water Main Cleaning Company for the 2026 Sanitary Sewer Rehabilitation Project \(Bid 26-04\)](#)

R-26-

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING CHANGE ORDER # 1 TO THE CONTRACT WITH NATIONAL WATER MAIN CLEANING COMPANY FOR THE 2026 SANITARY SEWER REHABILITATION PROJECT (BID 26-04)

September 15th, 2025

WHEREAS the Township Council adopted resolution R-26-056 on February 10th, 2026, awarding a contract to National Water Main Cleaning Company for the 2026 Sanitary Sewer Rehabilitation Project for a total of 120 days; and

WHEREAS, due to weather and other conditions the contractor missed days of work and needs the contract to be extended; and

WHEREAS, the contractor has requested an extra 60 days to complete the project and bring the contract length to 180 days with no change in cost;

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 the change with National Water Main Cleaning Company extending the contract from 120 days to 180 days ; and

BE IT FURTHER RESOLVED that the amount of this change order shall not change the cost of the project which will remain \$1,928,008.00;



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Department of Water & Sewer Utilities

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution awarding a Fair and Open Contract to Underground Utility Corp. for the Montclair Lead Service Line Replacement Program (LSRP) Phase 1 (Bid26-14)

ATTACHMENTS:

Resolution awarding a Fair and Open Contract to Underground Utility Corp. for the Montclair Lead Service Line Replacement Program (LSRP) Phase 1 (Bid26-14)
COF
Recommendation of Award

**TOWNSHIP OF MONTCLAIR
RESOLUTION AWARDING A FAIR AND OPEN CONTRACT TO UNDERGROUND
UTILIY CORP FOR THE MONTCLAIR LEAD SERVICE LINE REPLACEMENT
PROJECT (LSRP) PHASE 1 (BID 26 - 14)**

September 15, 2026

WHEREAS, in July of 2021 a bill was signed requiring all lead service lines removed by July of 2031; and

WHEREAS, The Township of Montclair has identified the need to replace Lead Service Lines as defined by the NJDEP; and

WHEREAS, on July 14th, 2026 the Township of Montclair developed and published specifications for the Montclair Lead Service Line Replacement Program (LSRP) Phase 1 (Bid 26-14), as prescribed by law, and

WHEREAS, on July 29th, 2026, the following five (5) vendors submitted the following bid proposals:

Bidder	Address	Bid Price
1.Underground Utilities Corp.	Linden, NJ 07036	\$ 753,400.00
2.Water & Bugbee	Hamilton Township, NJ 08691	\$ 820,095.00
3.John Garcia Construction Co. INC.	Clifton, NJ 07013	\$ 869,880.00
4. Montana Construction Corp, INC	Lodi, NJ 07644	\$ 949,200.00
5. Dewcon, INC.	Califon, NJ 07830	\$ 1,051,600.00

WHEREAS, Underground Utilities Corp. submitted the lowest, responsible, and responsive bid according to the specifications, in the amount of \$ 753,400.00; 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 account 07-215-26-028-001 Lead Service Line Replacements \$750,000.00 07-215-25-035-003 Water Distribution Improvements-\$1674.38 07-215-23-026-002 Improvements to Various Distribution Lines - \$1,725.62 subject to the adoption of the 2026 adopted municipal budget/2026 temporary municipal budget; 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 Underground Utilities Corp. for a period of one (1) year based upon the

terms and conditions set forth therein, subject to final approval by the Township Attorney; and as described herein; and

BE IT FURTHER RESOLVED that the work contemplated under this contract shall be completed within one hundred eighty (180) days from the notice to proceed; and

BE IT FURTHER RESOLVED that the total amount of this Agreement shall not exceed \$ 753,400.00, subject to the appropriation of sufficient funds in the year 2026 adopted municipal budget, otherwise the contract cannot exceed the amount available for the year 2026 temporary budget period.



Township of Montclair

205 Claremont Avenue

Montclair, NJ 07042

tel: 973-509-4964

fax: 973-509-0370



CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT

Dept. of Utilities- Water

PURPOSE OF CONTRACT

Lead Service Line

Replacement Program

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

753,400.00

ACCOUNT NUMBER (S)

07-215-226-028-001

07-215-25-035-003

07-215-23-026-002

**NAME AND ADDRESS OF
COMPANY**

Underground Utilities Corp

711 Commerce Rd

Linden, NJ 07036


Peter C. George, CMFO

Chief Financial Officer / Director of Finance

Date: 9/3/26



ENGENUITY
INFRASTRUCTURE

ENGenuity Infrastructure™
2 Bridge Avenue, Suite 323, Red Bank, NJ 07701
732.741.3176 | engenuitynj.com

Michael Primavera
Director of Water and Sewer Utilities
54 Watchung Ave,
Montclair, NJ 07042

MONT-00010
July 30, 2026

Re: Montclair Lead Service Line Replacement Program (LSLRP) - Phase 1

Dear Mr. Primavera:

Enclosed herewith please find a summary of the bids received on Wednesday, July 29, 2026, for the above referenced project. A total of five (5) bids were received and are summarized as follows:

Name	Base Bid
<i>Engineers Estimate</i>	\$749,775.00
Underground Utilities Corp.	\$753,400.00
Water & Bugbee	\$820,095.00
John Garcia Construction Co., Inc.	\$869,880.00
Montana Construction Corp, Inc.	\$949,200.00
Dewcon, Inc.	\$1,051,600.00

Based upon this information, we recommend the following actions:

1. Award of the contract to the lowest responsible bidder, Underground Utilities Corp. out of Linden, NJ in the amount of \$753,400.00 for Base Bid, all inclusive, as available funding permits. The award should be subject to review and approval by the Township of Montclair CFO for certification of funds, and review of the bid packet by the Township of Montclair Attorney.

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,

Jaclyn J. Flor, PE, PP, CME
President & CEO
ENGenuity Infrastructure
Enclosures (Bid Summary)

TOWNSHIP OF MONTCLAIR Lead Service Line Replacement Program (LSLRP) - Phase 1 ENGINEERS ESTIMATE 10-Jul-26				ENGINEERS ESTIMATE		Underground Utilities Corp. 711 Commerce Road Linden, NJ 07036		Waters & Bugbee, Inc. 75 South Gold Drive Hamilton, NJ 08691		John Garcia Construction Co., Inc. 183 Friar Lane Clifton, NJ 07013		Montana Construction Corp, Inc. 80 Contant Ave Lodi, NJ 07644		Dewcon, Inc. P.O. Box 439 Basking Ridge, NJ 07920	
NO.	PROPOSAL - BASE BID - ITEM DESCRIPTION	UNIT	TOTAL QUAN.	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
1	MOBILIZATION	LS	1	\$30,000.00	\$30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 10,000.00	\$ 10,000.00
2	POLICE TRAFFIC DIRECTORS	ALL	1	\$25,000.00	\$25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
3	MAINTENANCE AND PROTECTION OF TRAFFIC	LS	1	\$15,000.00	\$15,000.00	\$ 30,000.00	\$ 30,000.00	\$ 35,000.00	\$ 35,000.00	\$ 5,000.00	\$ 5,000.00	\$ 10,200.00	\$ 10,200.00	\$ 1,000.00	\$ 1,000.00
4	CLEARING SITE	LS	1	\$15,000.00	\$15,000.00	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00	\$ 20,000.00	\$ 1,000.00	\$ 1,000.00
5	EXCAVATION, REGULATED MATERIAL (IF AND WHERE DIRECTED)	CY	100	\$120.00	\$12,000.00	\$ 10.00	\$ 1,000.00	\$ 350.00	\$ 35,000.00	\$ 0.01	\$ 1.00	\$ 92.00	\$ 9,200.00	\$ 50.00	\$ 5,000.00
6	TEST PIT (IF AND WHERE DIRECTED)	UNIT	25	\$600.00	\$15,000.00	\$ 600.00	\$ 15,000.00	\$ 250.00	\$ 6,250.00	\$ 525.00	\$ 13,125.00	\$ 800.00	\$ 20,000.00	\$ 1,000.00	\$ 25,000.00
7	WATER SERVICE REPLACEMENT COUNTY ROADWAY - PRIVATE SIDE (0 FT TO 40 FT IN LENGTH)	UNIT	6	\$5,000.00	\$30,000.00	\$ 4,500.00	\$ 27,000.00	\$ 5,585.00	\$ 33,510.00	\$ 6,600.00	\$ 39,600.00	\$ 6,000.00	\$ 36,000.00	\$ 8,700.00	\$ 52,200.00
8	WATER SERVICE REPLACEMENT COUNTY ROADWAY - PRIVATE SIDE (41 FT TO 60 FT IN LENGTH)	UNIT	6	\$6,500.00	\$39,000.00	\$ 6,000.00	\$ 36,000.00	\$ 6,800.00	\$ 40,800.00	\$ 6,800.00	\$ 40,800.00	\$ 8,500.00	\$ 51,000.00	\$ 8,700.00	\$ 52,200.00
9	WATER SERVICE REPLACEMENT COUNTY ROADWAY - PRIVATE SIDE (61 FT+ IN LENGTH)	UNIT	1	\$9,000.00	\$9,000.00	\$ 6,000.00	\$ 6,000.00	\$ 8,085.00	\$ 8,085.00	\$ 7,900.00	\$ 7,900.00	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00
10	WATER SERVICE REPLACEMENT TOWNSHIP ROADWAY - PRIVATE SIDE (0 FT TO 40 FT IN LENGTH)	UNIT	27	\$4,000.00	\$108,000.00	\$ 4,500.00	\$ 121,500.00	\$ 4,535.00	\$ 122,445.00	\$ 7,100.00	\$ 191,700.00	\$ 5,200.00	\$ 140,400.00	\$ 8,700.00	\$ 234,900.00
11	WATER SERVICE REPLACEMENT TOWNSHIP ROADWAY - PRIVATE SIDE (41 FT TO 60 FT IN LENGTH)	UNIT	36	\$5,500.00	\$198,000.00	\$ 6,000.00	\$ 216,000.00	\$ 5,615.00	\$ 202,140.00	\$ 7,100.00	\$ 255,600.00	\$ 7,300.00	\$ 262,800.00	\$ 8,700.00	\$ 313,200.00
12	WATER SERVICE REPLACEMENT TOWNSHIP ROADWAY - PRIVATE SIDE (61 FT TO 80 FT IN LENGTH)	UNIT	11	\$6,000.00	\$66,000.00	\$ 6,000.00	\$ 66,000.00	\$ 6,175.00	\$ 67,925.00	\$ 7,800.00	\$ 85,800.00	\$ 11,500.00	\$ 126,500.00	\$ 11,000.00	\$ 121,000.00
13	WATER SERVICE REPLACEMENT TOWNSHIP ROADWAY - PRIVATE SIDE (81 FT TO 100 FT IN LENGTH)	UNIT	1	\$8,500.00	\$8,500.00	\$ 7,000.00	\$ 7,000.00	\$ 7,330.00	\$ 7,330.00	\$ 9,200.00	\$ 9,200.00	\$ 14,000.00	\$ 14,000.00	\$ 11,000.00	\$ 11,000.00
14	WATER SERVICE REPLACEMENT TOWNSHIP ROADWAY - PRIVATE SIDE (101 FT TO 150 FT IN LENGTH)	UNIT	1	\$20,000.00	\$20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 7,875.00	\$ 7,875.00	\$ 9,200.00	\$ 9,200.00	\$ 17,000.00	\$ 17,000.00	\$ 11,000.00	\$ 11,000.00
15	WATER SERVICE REPLACEMENT TOWNSHIP ROADWAY - PRIVATE SIDE (151 FT+ IN LENGTH)	UNIT	1	\$25,000.00	\$25,000.00	\$ 15,000.00	\$ 15,000.00	\$ 14,285.00	\$ 14,285.00	\$ 9,200.00	\$ 9,200.00	\$ 22,000.00	\$ 22,000.00	\$ 11,000.00	\$ 11,000.00
16	WATER SERVICE REPLACEMENT TOWNSHIP ROADWAY - PRIVATE SIDE (41 FT TO 60 FT IN LENGTH) - IF AND WHERE DIRECTED	UNIT	10	\$5,500.00	\$55,000.00	\$ 6,000.00	\$ 60,000.00	\$ 7,120.00	\$ 71,200.00	\$ 8,400.00	\$ 84,000.00	\$ 8,500.00	\$ 85,000.00	\$ 8,700.00	\$ 87,000.00
17	CONCRETE SIDEWALK, 4" THICK	SY	40	\$140.00	\$5,600.00	\$ 115.00	\$ 4,600.00	\$ 205.00	\$ 8,200.00	\$ 100.00	\$ 4,000.00	\$ 130.00	\$ 5,200.00	\$ 300.00	\$ 12,000.00
18	CONCRETE VERTICAL CURB, 6"x9"x18"	LF	100	\$75.00	\$7,500.00	\$ 50.00	\$ 5,000.00	\$ 80.00	\$ 8,000.00	\$ 0.01	\$ 1.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00
19	HOT MIX ASPHALT DRIVEWAY, 5" THICK	SY	25	\$135.00	\$3,375.00	\$ 50.00	\$ 1,250.00	\$ 250.00	\$ 6,250.00	\$ 50.00	\$ 1,250.00	\$ 22.00	\$ 550.00	\$ 200.00	\$ 5,000.00
20	CONCRETE DRIVEWAY, REINFORCED, 6" THICK	SY	25	\$160.00	\$4,000.00	\$ 140.00	\$ 3,500.00	\$ 310.00	\$ 7,750.00	\$ 100.00	\$ 2,500.00	\$ 50.00	\$ 1,250.00	\$ 400.00	\$ 10,000.00
21	RESET BRICK PAVERS	SY	10	\$130.00	\$1,300.00	\$ 55.00	\$ 550.00	\$ 145.00	\$ 1,450.00	\$ 100.00	\$ 1,000.00	\$ 50.00	\$ 500.00	\$ 100.00	\$ 1,000.00
22	TOPSOIL, SEED (TYPE G) AND FERTILIZE	SY	300	\$25.00	\$7,500.00	\$ 10.00	\$ 3,000.00	\$ 22.00	\$ 6,600.00	\$ 0.01	\$ 3.00	\$ 25.00	\$ 7,500.00	\$ 10.00	\$ 3,000.00
23	ALLOWANCE	ALL	1	\$50,000.00	\$50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
				Total-Base Bid	\$749,775.00		\$753,400.00		\$820,095.00		\$869,880.00		\$949,200.00		\$1,051,600.00



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Department of Water & Sewer Utilities

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing execution of a Professional Services Agreement with Engenuity Infrastructure for construction administration and observation services in relation to the Montclair Lead Service Line Replacement Project (LSRP) Phase 1 (Bid 26-14)

ATTACHMENTS:

[Resolution authorizing execution of a Professional Services Agreement with Engenuity Infrastructure for construction administration and observation services in relation to the Montclair Lead Service Line Replacement Project \(LSRP\) Phase 1 \(Bid26-14\)](#)

**TOWNSHIP OF MONTCLAIR
RESOLUTION AUTHORIZING EXECUTION OF A PROFESSIONAL ENGINEERING
SERVICES AGREEMENT WITH ENGENUITY INFRASTRUTURE FOR
CONSTRUCTION ADMINISTRATION AND CONSTRUCTION OBSERVATION
SERVICES IN RELATION TO THE MONTCLAIR LEAD SERVICE LINE
REPLACEMENT PROJECT (LSRP) PHASE 1 (BID 26 - 14)**

September 15th, 2026

WHEREAS, the Township has a need to engage a professional engineering firm to provide engineering services in relation to Construction Administration and Construction Observation Services for the 2026 Montclair Lead Service Line Replacement Program (LSRP) Phase 1, and

WHEREAS engineering services to be provided for the Montclair Lead Service Line Replacement Program (LSRP) Phase 1 would be in an amount and not to exceed \$150,000.00, and include construction administration and construction observation services; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5 authorizes the Township to enter contracts for professional services without bidding; and

WHEREAS, this contract is being awarded as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 et seq; and

WHEREAS, Engenuity Infrastructure. has completed and submitted a Business Entity Disclosure Certification certifying that they have not made any reportable contributions to any political candidate committee in the Township of Montclair in the previous two-year period, and the subject contract will prohibit said corporations from making reportable contributions during the term of this contact; and

WHEREAS, the Chief Financial Officer has certified that the funds for this contract have been appropriated in the following Capitol Budget Account:

Ordinance Number	Account Description	Account Number	Amount
24-28	Meter & Distribution Line Improvements	07-215-24-028- 003	\$93,050.00

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Montclair, in the County of Essex, that the Township enter into an agreement with Engenuity Infrastructure. of 2 Bridge Avenue, Suite 323 Red Bank NJ 07701 for the provision of professional engineering services, as stated in December 17, 2025, proposal from Engenuity

Infrastructure. for the above-named project in an amount not to exceed \$93,050.00. Funds for these professional services are to be charged to the account shown above or as otherwise determined to be correct by the Chief Financial Officer; and

BE IT FURTHER RESOLVED that the Township Manager and Township Clerk be and they are hereby authorized to execute and attest and agreement Engenuity Infrastructure. in accordance with this resolution, subject to final approval by the Township Attorney; and

BE IT FURTHER RESOLVED that notice shall be published in the official newspaper stating the nature, service and amount of the attached agreement and that copies of this Resolution and the Agreement are on file and available for inspection in the Office of the Township Clerk.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Department of Water & Sewer Utilities

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing change order #1 to the contract with ConQuest Construction Inc. for the 2025 Grove Street Valve Installation and Distribution System Improvement Project (Bid 25-19)

ATTACHMENTS:

[Resolution authorizing change order #1 to the contract with ConQuest Construction Inc. for the 2025 Grove Street Valve Installation and Distribution System Improvement Project \(Bid 25-19\)](#)

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING CHANGE ORDER # 1 TO THE CONTRACT WITH CONQUEST CONSTRUCTION INC. FOR THE 2025 GROVE STREET VALVE INSTALLATION AND DISTRIBUTION IMPROVEMENT PROJECT (BID 25-19)

September 15th, 2025

WHEREAS the Township Council adopted resolution R-25-260 on September 9th, 2025, awarding a contract to ConQuest Construction Inc. for the 2025 Grove Street Valve Installation and Distribution System Improvement Project total of 180 days; and

WHEREAS, due to permitting with New Jersey Transit to go under the bridge on Valley Road needs the contract to be extended; and

WHEREAS, the contractor has requested an extra 90 days to complete the project and bring the contract length to 270 days with no change in cost;

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 the change with ConQuest Construction Inc. extending the contract from 180 days to 270 days ; and

BE IT FURTHER RESOLVED that the total amount of the contract shall remain the same in the amount not to exceed \$1,163,025.00; and

BE IT FURTHER RESOLVED that aside from extending the completion date of the contract from 180 days to 270 days, the remainder of the terms shall be in accordance with the original agreement and all attachments thereto.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Department of Water & Sewer Utilities

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing change order #1 to the contract with CRJ Contracting Corp. for the 2026 Upper Mountain Ave Water Main Project (Bid 26-06)

ATTACHMENTS:

Resolution authorizing change order #1 to the contract with CRJ Contracting Corp. for the 2026 Upper Mountain Ave Water Main Project (Bid 26-06)
COF

R-26-

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING CHANGE ORDER # 1 TO THE CONTRACT WITH CRJ CONTRACTING CORP FOR THE 2026 UPPER MOUNTAIN AVE WATE MAIN REPLACEMENT PROJECT (BID 26-06)

September 15th, 2026

WHEREAS the Township Council adopted resolution R-26-09 on February 24th, 2026, awarding a contract to CRJ Contracting CORP for the 2026 Upper Mountain Ave Water Main Replacement Project in the amount of \$999,300.00; and

WHEREAS, due to the fact we have discovered there was a bridge on Upper Mountain Ave that was paved over and filled in below and not shown on any map which cause extra test pitting and work that was not described on the original bid which created an increase in cost of \$ 46,694.97; and

WHEREAS, the Chief Financial Officer has certified the additional funds are available in account 07-215-25-035-003 subject to the adoption of the year 2026 adopted municipal budget;

NOW, THEREFORE, BE IT RESOLVED that the Council of the Township of Montclair, in the County of Essex, hereby authorizes the execution of the change with Spiniello Companies to increase the contract to an amount not to exceed \$46,494.97, amending the total amount of the contract to \$1,045,994.97; and

BE IT FURTHER RESOLVED that the amount of this change order shall not exceed \$46,694.97 subject to the appropriation of sufficient funds in the year 2025 adopted municipal budget, otherwise the contract cannot exceed the amount available for the year 2026 temporary and 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

Amend the 2026 Upper Mtn

Replacement project

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

46,694.97

ACCOUNT NUMBER (S)

07-215-25-035-003

07-215-25-035-003

07-215-23-026-002

**NAME AND ADDRESS OF
COMPANY**

CRJ Contracting Corp

1065 US-22 WEST, SUITE 3

BRIDGEWATER NJ 08807


Peter C. George, CMFO

Chief Financial Officer / Director of Finance

Date: 9/8/26



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Department of Sustainability

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing execution of Fair and Open contract with Barbato Landscaping, Inc. for Township (2026) Fall Tree Planting

ATTACHMENTS:

Resolution authorizing execution of Fair and Open contract with Barbato Landscaping, Inc. for Township (2026) Fall Tree Planting
COF

R-26-XXX
TOWNSHIP OF MONTCLAIR

**RESOLUTION AUTHORIZING EXECUTION OF FAIR AND OPEN CONTRACT
WITH BARBATO LANDSCAPING, INC. FOR TOWNSHIP (2026) FALL TREE
PLANTING (BID 26-20)**

Sept. 15, 2026

WHEREAS, the Township has identified a need for the provisions of tree planting during 2026 fall season; and

WHEREAS, on August 13, 2026, the Township of Montclair developed and published specifications for 2026 - Fall Tree Planting (Bid 26-20); and

WHEREAS, the specifications provided for an open-ended contract with a minimum purchase quantity of zero (0), with quantities identified in the bid specifications serving as estimates for bidding and evaluation purposes only, and with actual quantities and species ordered permitted to vary based upon available funding, site conditions, species diversity objectives, and nursery availability; and

WHEREAS, on September 2, 2026, the following bid proposals were received:

Item	Common Name	QTY	Louis Barbado	SJC Lawncare	Turco Golf, Inc.	Riverview Landscapers
1	Columnar English Oak	15	\$415.00	\$495.00		
2	Swamp White Oak	20	\$415.00	\$470.00		
3	American Hornbeam	20	\$415.00	\$495.00		
4	River Birch	15	\$415.00	\$470.00		
5	Fruitless Sweetgum	15	\$395.00	\$470.00		
6	Cucumber Magnolia	15	\$460.00	\$495.00		
7	Black Gum	20	\$460.00	\$510.00		
8	Serviceberry	20	\$460.00	\$470.00		
9	Redbud (single-stem)	20				
10	Hackberry	10	\$460.00	\$495.00		
11	American Hophornbeam	10	\$460.00	\$535.00		
Total		180	\$77,575.00	\$88,350.00		

WHEREAS, the total evaluated bid price is based upon the estimated quantities set forth in the bid specifications and is used for purposes of bid evaluation, while payment under the contract shall be based upon the actual quantities ordered, planted, and accepted by the Township at the unit prices submitted by the successful bidder; and

WHEREAS, the Township evaluated the bid proposal and determined that Louis Barbato Landscaping, Inc., 1600 Railroad Avenue, Holbrook, New York 11741, submitted the lowest responsive and responsible bid, with a total evaluated bid price of \$77,575.00 based upon the estimated quantities set forth in the bid specifications; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.4 et seq., this contract is being awarded under the fair and open process; and

WHEREAS, the Township Administration finds that the unit prices submitted by Louis Barbato Landscaping, Inc. are reasonable and that it is in the best interest of the Township to award the contract to Louis Barbato Landscaping, Inc. at the unit prices set forth in its bid proposal; and

WHEREAS, the Chief Financial Officer has certified that funds are available in account number 01-213-24-331-071 in the amount of \$77,575.00 for the initial authorized expenditure under this contract;

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

1. The Mayor and Council of the Township of Montclair hereby awards the open-ended contract to Louis Barbato Landscaping, Inc. for 2026 – Fall Tree Planting (Bid 26-20) at the unit prices set forth in its bid proposal, with an initial authorized expenditure not to exceed \$77,575.00.
2. The Council of the Township of Montclair hereby approves and authorizes the Township Manager to execute an agreement and/or purchase order with Louis Barbato Landscaping, Inc. for 2026 – Fall Tree Planting (Bid 26-20), pursuant to the specifications of Bid 26-20, the successful bidder's proposal, and all attachments thereto.
3. Consistent with the open-ended nature of Bid 26-20, the quantities identified in the bid specifications are estimates only and are not guaranteed purchase quantities. Actual quantities and species ordered may vary based upon available funding, site conditions, species diversity objectives, and nursery availability, and payment shall be based upon the actual quantities ordered, planted, and accepted by the Township at the unit prices set forth in the successful bidder's proposal.
4. Any additional expenditures under the contract beyond the amount initially authorized herein shall be subject to the availability and certification of funds and any additional authorization required by law or Township procedure.

5. This contract shall take effect immediately upon passage.



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

Sustainability

PURPOSE OF CONTRACT

Tree Planting

Replacement Program

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

77,575.00

ACCOUNT NUMBER (S)

01-213-24-331-071

07-215-25-035-003

07-215-23-026-002

**NAME AND ADDRESS OF
COMPANY**

Louis Barbato Landscaping II

1600 Railroad Ave.

Holbrook, NY 11741


Peter C. George, CMFO

Chief Financial Officer / Director of Finance

Date: 9/4/26



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Human Resources Office

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: A Resolution approving changes to the Internal Organization of the Departments of Administration, Code Enforcement and Environmental Affairs; Community Service; and Fire, of The Township of Montclair, Essex County, New Jersey

ATTACHMENTS:

A Resolution approving changes to the Internal Organization of the Departments of Administration, Code Enforcement and Environmental Affairs; Community Service; And Fire, of The Township of Montclair, Essex County, New Jersey

**RESOLUTION NO. R-26-XXX
TOWNSHIP OF MONTCLAIR**

**A RESOLUTION APPROVING CHANGES TO THE INTERNAL ORGANIZATION OF
THE DEPARTMENTS OF ADMINISTRATION, CODE ENFORCEMENT AND
ENVIRONMENTAL AFFAIRS; COMMUNITY SERVICE; AND FIRE, OF THE
TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY**

August 11, 2026 (Date of Introduction)

WHEREAS, pursuant to the Code of the Township of Montclair, Chapter 3 Article VI, Section 3-23 the allocation of all functions of government among the departments are within the sole authority of the Council and

WHEREAS, pursuant to the Code of the Township of Montclair, Chapter 3 Article VI, Section 3-22 any changes to the internal organization of Township Departments are required to be approved by Resolution of the Mayor and Council of the Township, and

WHEREAS, the Township Manager has effectuated and approved changes to the internal organization of certain departments by eliminating certain full-time and part-time positions for reasons of economy and efficiency; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Montclair, in the County of Essex, that the following titles and/or positions are hereby eliminated from their respective departments:

<u>DEPARTMENT</u>	<u>TITLE/POSITION</u>
Community Services	Principal Clerk
Department of Community Services	Supervisor of Administrative Services
Fire Department	Administrative Assistant
Fire Department	Secretary
Department of Administration, Enforcement and Environmental Affairs	Housing, Zoning & Code Enforcement Inspector



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Health Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing the award of a Non-Fair and Open Contract to Ridgecrest Animal Hospital for specialized veterinary medical services for Montclair Township Animal Shelter.

ATTACHMENTS:

[Resolution authorizing the award of a Non-Fair and Open Contract to Ridgecrest Animal Hospital for specialized veterinary medical services for Montclair Township Animal Shelter](#)

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN
CONTRACT TO RIDGECREST ANIMAL HOSPITAL FOR SPECIALIZED
VETERINARY MEDICAL SERVICES FOR MONTCLAIR TOWNSHIP
ANIMAL SHELTER**

September 11, 2026

WHEREAS, Montclair Township Animal Shelter has a need to acquire specialized veterinary medical services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 ; and

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

WHEREAS, the initial term of this contract is two (2) years with one option to extend the contract for one (1) year at the sole discretion of the Township; and

WHEREAS, Ridgecrest Animal Hospital, 12 Allyson Way, Allentown, NJ 08501 has provided a price list of specialized veterinary medical services in the last twelve (12) months indicating they will provide future services at market prices; and

WHEREAS, Ridgecrest Animal Hospital has completed and submitted a Business Entity Disclosure Certification which certifies that Ridgecrest Animal Hospital 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 Ridgecrest Animal Hospital from making any reportable contributions through the term of the contract, and

WHEREAS, this is an open-ended contract with minimum purchase of zero and maximum not to exceed amount of \$30,000.00 per year subject to appropriation of sufficient funds; and

WHEREAS, Pursuant to N.J.A.C. 5:30-5.5 and LFN 2017-10, open-ended contracts do not require a COF at the time the contract is awarded by the governing body, if no amount shall be encumbered until such time as goods or services are ordered; and

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair authorizes the Township Manager to enter into a contract with Midwest Veterinary Supply as described herein; 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 a notice of this action shall be printed once in the official newspaper of the Township of Montclair.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Health Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing the award of a Non-fair and Open Contract for veterinary medical supplies for Montclair Township Animal Shelter

ATTACHMENTS:

[Resolution authorizing the award of a Non-fair and Open Contract for veterinary medical supplies for Montclair Township Animal Shelter](#)

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN
CONTRACT FOR VETERINARY MEDICAL SUPPLIES FOR MONTCLAIR
TOWNSHIP ANIMAL SHELTER**

September 11, 2026

WHEREAS, Montclair Township Animal Shelter has a need to acquire veterinary medical supplies as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 ; and

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

WHEREAS, the initial term of this contract is two (2) years with one option to extend the contract for one (1) year at the sole discretion of the Township; and

WHEREAS, Midwest Veterinary Supply, Lakeville, MN 55044 has provided a price list of items ordered in the last twelve (12) months indicating they will provide the veterinary medical supplies at market prices; and

WHEREAS, Midwest Veterinary Supply has completed and submitted a Business Entity Disclosure Certification which certifies that Midwest Veterinary Supply 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 Midwest Veterinary Supply from making any reportable contributions through the term of the contract, and

WHEREAS, this is an open-ended contract with minimum purchase of zero and maximum not to exceed amount of \$30,000.00 per year subject to appropriation of sufficient funds; and

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Montclair authorizes the Township Manager to enter into a contract with Midwest Veterinary Supply as described herein; 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 a notice of this action shall be printed once in the official newspaper of the Township of Montclair.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

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

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution to apply for a New Jersey Historic Preservation Fund
Certified Local Government (CLG) Grant-in-Aid 2026

ATTACHMENTS:

[Resolution to apply for a New Jersey Historic Preservation Fund Certified Local Government \(CLG\) Grant-in-Aid 2026](#)

**RESOLUTION TO APPLY FOR A NEW JERSEY HISTORIC
PRESERVATION FUND CERTIFIED LOCAL GOVERNMENT (CLG)
GRANT-IN-AID 2026**

September 15, 2026

WHEREAS the Council of the Township of Montclair in the County of Essex desires to further the public interest by obtaining a grant from the State of New Jersey Historic Preservation Office in the amount of \$30,000 to fund the following project: **Cultural Resource Survey of the South End-Miller Street Historic Area**; and

WHEREAS the 2016 Historic Preservation Plan Element of the Township Master Plan has identified the South End Potential Historic District and the Miller Street State and Nationally designated historic district as areas which warrant further study; and

WHEREAS the Historic Preservation Commission has identified the South End Business District and the Elmwood Avenue and Elm Street parcels as additional Potential Historic Resources that could be surveyed through this grant; and

WHEREAS the 2016 Historic Preservation Plan Element of the Township Master Plan recommends that the Township conduct a survey to assess the eligibility of historic resources for local landmark designation; and

WHEREAS the governing body resolves that Stephen D. Marks, Township Manager is authorized:

- (a) to make application for such a grant;
- (b) if awarded, to execute a grant agreement with the State for a grant; and
- (c) to execute any amendments thereto which do not increase the Grantee's obligations.

BE IT RESOLVED, the Council of the Township of Montclair authorizes the Township Manager to submit a 2026 CLG Grant Application for the preparation of a **Cultural Resource Survey of the South End-Miller Street Historic Area** and hereby agrees to comply with all applicable Federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Purchasing Office

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing the sale of surplus equipment through online public auction (GovDeals, Inc) pursuant to Passaic County Cooperative (PCC) Contract (RFP-26-002)

ATTACHMENTS:

[Resolution authorizing the sale of surplus equipment through online public auction pursuant to Passaic County Cooperative Contract](#)

R-26-XXX
TOWNSHIP OF MONTCLAIR

**RESOLUTION AUTHORIZING THE SALE OF SURPLUS EQUIPMENT THROUGH
ONLINE PUBLIC AUCTION (GOVDEALS, INC) PURSUANT TO PASSAIC COUNTY
COOPERATIVE (PCC) CONTRACT (RFP-26-002)**

September 15, 2026

WHEREAS, the Township of Montclair determined that it has a need to dispose various equipment owned by the Township which are no longer in service and beyond economical repair; and

WHEREAS, the Township intends to utilize GovDeals, Inc to conduct the online auction pursuant to their PCC Contract RFP-26-002; and

WHEREAS, the sale through online auction is being conducted pursuant to N.J.S.A. 40A:11-36 and under the guidance set forth in LFN 2019-15: and

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

1. The Township owned equipment listed on Schedule A are hereby deemed to be surplus and beyond economical repair and are subject to sale or other disposition by the Township.
2. The Council of the Township of Montclair hereby approves and authorizes the sale by online auction of all the equipment listed on Schedule A through Govdeals, Inc.
3. Pursuant to N.J.S.A. 40A:11-36, notice of the date, time, and place of the sale through online auction together with the description of the items to be sold and the condition of the sale shall be published in the Township's official newspaper. Such sale shall be held not less than seven (7) nor more than fourteen (14) days after the latest publication of the notice thereof.

Subject: Schedule A – Township of Montclair List of Surplus Vehicles (Sept. 3, 2026)

Items	Description	VIN	Department
1	2002 GMC Sierra 2500HD SL 2WD Utility Body with Lift Gate	1GDHC24U42E175162	DCS
2	2007 Ford F-150	1FTRF12287NA47655	DCS
3	2009 Ford F-150	1FTRX12W69KC42450	DCS
4	2003 Ford Explorer XLS 4.0L 4WD	1FMZU72K33UC51817	DCS
5	2008 Ford F-250 SD XL 4WD	1FTNF21598EA14908	DCS
6	2010 Ford F-150	1FTEX1EWXAFB33335	DCS
7	2010 Ford F-150	1FTMF1EW1AKB68139	DCS
8	2008 Ford F-350 SD	1FTWX31578EC21188	DCS
9	2002 Pierce Model Tilt Cab Quint Ladder Truck	4P1CT02S82A002618	DCS
10	2009 Ford F-150 XL Super Cab 6.5-ft. Bed 4WD	1FTRX14859FA42392	DCS
11	1999 Ford Econoline E250	1FTNE24L1XHB46992	DCS
12	Western Plow		DCS
13	Truck Rear Chipper Box Cover		DCS
14	Tractor Cab		DCS
15	1997 Volvo w/Leach Packer	4VMHCKME9VR739726	DCS
16	2002 Stephan L. Green 8X21 Trailer	SG120302TCMPRS821	DCS
17	Western 76 Ultra mount w 2 plug connection.		DCS
18	Western 76 Ultra mount w 2 plug connection.		DCS
19	Western 86 PRO Series with 3 plug electrical connector.		DCS
20	2004 Chevrolet Express	1GCGG25U841162542	DCS
21	1997 International 4900 Vactor Truck	1HTSHAAR1VH480629	DCS



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

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

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing an affordable housing down payment assistance loan repayment agreement with the owner of an affordable housing unit located at 31-A Talbot Street.

ATTACHMENTS:

[Resolution authorizing an affordable housing down payment assistance loan repayment agreement with the owner of an affordable housing unit located at 31-A Talbot Street](#)

**RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING DOWN PAYMENT
ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN
AFFORDABLE HOUSING UNIT LOCATED AT 31-A TALBOT STREET**

September 15, 2026

WHEREAS, a buyer has been approved for the purchase of an affordable housing unit located at **31-A Talbot Street**, Montclair, New Jersey, Block No. **1509**, Lot No. **40.02**, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit which, among other restrictions, restricts the property owner in financing the property or otherwise encumbering the property by way of mortgage, home equity loan, or other form of financing; and

WHEREAS, the buyer is a Montclair resident and has requested a Down Payment Assistance Program loan from the Affordable Housing Trust Fund; and

WHEREAS, the Township of Montclair has included a Down Payment Assistance Program as part of its Spending Plan which was approved by the Superior Court of New Jersey on September 3, 2026 and the Township adopted an ordinance establishing the program requirements which are provided in Montclair Code §65-3D; and

WHEREAS, the Township of Montclair is willing to extend a loan to the owner toward the down payment on the price of the home in the amount of **\$2,500.00** in order to allow the buyer to procure a First Purchase Money Mortgage; and

WHEREAS, it is appropriate for the Township of Montclair to enter into an Agreement with the property owner setting forth the terms of the agreement at this time;

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

1. The Mayor, Manager, Clerk and attorney are hereby authorized to execute a Down Payment Assistance Program Agreement with the owner of an Affordable Housing unit located at 31-A, Block No. 1509, Lot No. 40.02.
2. A copy of the fully executed Agreement shall be kept on file with the Clerk. The original shall be kept in the unit file by the Administrative Agent.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 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.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: A Resolution advancing housing stability and homelessness prevention for young adults transitioning from foster care through participation in the HUD Foster Youth Initiative.

ATTACHMENTS:

[REVISED_A Resolution advancing housing stability and homelessness prevention for young adults transitioning from foster care through participation in the HUD Foster Youth Initiative.Â](#)
[Â](#)

R-26-XXX
TOWNSHIP OF MONTCLAIR

**AN RESOLUTION ADVANCING HOUSING STABILITY AND HOMELESSNESS
PREVENTION FOR YOUNG ADULTS TRANSITIONING FROM FOSTER CARE
THROUGH PARTICIPATION IN THE HUD FOSTER YOUTH TO INDEPENDENCE
(FYI) INITIATIVE**

September 15, 2026

WHEREAS, the Mayor and Council recognizes that safe, stable, and affordable housing is fundamental to the health, safety, and welfare of the community and is an essential component of individual and family stability; and

WHEREAS, young adults transitioning from foster care experience disproportionately high rates of housing instability and homelessness and frequently encounter barriers to employment, higher education, health care, and long-term economic self-sufficiency; and

WHEREAS, national studies have demonstrated that former foster youth are significantly more likely to experience homelessness than their peers, making early intervention through stable housing and supportive services critical to successful independent living; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) established the Foster Youth to Independence (FYI) Initiative to provide Housing Choice Voucher assistance for eligible young adults leaving foster care who are homeless or at imminent risk of homelessness; and

WHEREAS, the FYI Initiative encourages collaboration among public housing agencies, child welfare agencies, Continuums of Care, and qualified supportive service providers to ensure that housing assistance is paired with comprehensive case management and supportive services; and

WHEREAS, under the proposed Memorandum of Understanding, the New Jersey Department of Children and Families will identify and refer eligible participants, Care Plus NJ will provide supportive services for participating youth, the Essex County Continuum of Care will coordinate regional resources and referrals, and the Montclair Housing Authority will administer Housing Choice Voucher assistance in accordance with HUD regulations; and

WHEREAS, the proposed partnership leverages existing federal housing resources and specialized supportive services without creating a significant financial obligation for the Township while maximizing available federal assistance for vulnerable residents; and

WHEREAS, preventing homelessness through coordinated intervention is substantially more effective and less costly than responding to chronic homelessness through emergency shelter, crisis intervention, hospitalization, or involvement with the criminal justice system; and

WHEREAS, the Township of Montclair has consistently demonstrated its commitment to addressing homelessness through collaborative partnerships, outreach initiatives, affordable

housing programs, and coordinated social services designed to promote long-term housing stability; and

WHEREAS, participation in the FYI Initiative advances the Township's strategic goals by strengthening regional partnerships, improving outcomes for vulnerable young adults, and increasing access to federally funded housing opportunities that might otherwise be unavailable to residents of Essex County; and

WHEREAS, the Governing Body finds that participation in the Foster Youth to Independence Initiative serves a valid public purpose by promoting public welfare, preventing homelessness, encouraging self-sufficiency, and improving the quality of life for vulnerable young adults transitioning into independent adulthood.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Montclair, County of Essex, State of New Jersey, that the Township hereby declares its support for participation in the United States Department of Housing and Urban Development Foster Youth to Independence (FYI) Initiative as a means of preventing homelessness, promoting housing stability, and improving outcomes for young adults transitioning from foster care. The Governing Body further finds that participation in this initiative serves a valid public purpose by leveraging available federal housing resources, strengthening intergovernmental cooperation, and expanding access to coordinated supportive services for vulnerable residents. **The Mayor and/or** the Township Manager, is hereby authorized to execute, upon review and approval by the Township Attorney as to form and legality, any Memoranda of Understanding, interagency agreements, or other documents necessary to facilitate the Township's participation in the FYI Initiative and related homelessness prevention efforts. Nothing contained herein shall be construed to obligate the Township to expend municipal funds beyond those appropriated by the Governing Body, and participation shall remain subject to the availability of federal funding, applicable law, and the respective responsibilities of the participating agencies. It is the intent of this Governing Body that the Township continue to pursue collaborative partnerships that maximize external funding opportunities, advance regional cooperation, and further the Township's ongoing commitment to preventing homelessness and promoting long-term housing stability for its residents.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Department of Water & Sewer Utilities

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing a Fair and Open contract to Millennium Communications Group, INC. for the installation of Security Solutions at Montclair pumping stations pursuant to Bergen County Cooperative Purchasing Contract BC-24-38

ATTACHMENTS:

Resolution authorizing a Fair and Open contract to Millennium Communications Group, INC. for the installation of Security Solutions at Montclair pumping stations pursuant to Bergen County Cooperative Purchasing Contract BC-24-38
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TOWNSHIP OF MONTCLAIR

**RESOLUTION AUTHORIZING AWARD OF FAIR AND OPEN CONTRACT TO
MILLENNIUM COMMUNICATIONS GROUP, INC. FOR THE INSTALLATION OF
SECURITY SOLUTIONS AT MONTCLAIR PUMPING STATIONS PURSUANT TO
BERGEN COUNTY COOPERATIVE PURCHASING CONTRACT BC-24-38**

September 15, 2026

WHEREAS, the Township has identified a need to install security solutions to Montclair pumping stations to enhance safety to protect the public; and

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

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

	Parts	Labor	AMOUNT
1.Rand Well	\$28,234.87	\$21,660.00	\$48,894.87
2.GSPS	\$6,861.88	\$11,000.00	\$17,861.88
3.Lorraine Well	\$24,800.07	\$20,385.00	\$45,185.07
4. Glenfield Well	\$17,077.57	\$14,120.00	\$31,197.57
Total	\$76,974.39	\$67,165.00	\$143,197.39

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, 07-215-22-019-005 Security Upgrades in the amount of \$53,768.15 and account 07-215-23-026-001 \$89,429.24 to cover the cost of this contract; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex, State of New Jersey, that the Township Manager is hereby authorized to execute an agreement and/or issue a purchase order to Millennium Communications Group, Inc. for the provisions of said goods and services pursuant to their Bergen County Cooperative Purchasing Contract No. BC-24-38 and NJ State Wiring Contract #T2989 23-TELE-45463 in an amount not to exceed \$143,197.15 ; and

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



Township of Montclair

205 Claremont Avenue

Montclair, NJ 07042

tel: 973-509-4964

fax: 973-509-0370



CERTIFICATION OF FUNDS

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

SUBMITTING DEPARTMENT

Dept. of Utilities- Water

PURPOSE OF CONTRACT

Security Cameras at

Water Pump Stations

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

143,197.39

ACCOUNT NUMBER (S)

07-215-22-019-005

07-215-23-026-001

07-215-23-026-002

**NAME AND ADDRESS OF
COMPANY**

Millenium Communications

11 Melanie Ln #13

East Hanover, NJ 07936


Peter C. George, CMFO

Chief Financial Officer / Director of Finance

Date: 9/4/26



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Law Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: ~~Resolution Tabled by Council~~

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Township Manager

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing Memorandum of Agreement with the FMBA

ATTACHMENTS:

[Resolution authorizing Memorandum of Agreement with the FMBA](#)

R-26-XXX

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING MEMORANDUM OF AGREEMENT WITH THE FMBA

September 15, 2026

WHEREAS, the Township of Montclair (the "Township") and the Montclair Firemen's Benevolent Association, Locals No. 20 and 20A (collectively, the "FMBA") are parties to a collective negotiations agreement that commenced on January 1, 2021 and expires on December 31, 2027 ("Agreement"); and

WHEREAS, the FMBA is the exclusive representative for collective negotiations concerning the terms and conditions of employment for all firefighters and fire officers below the rank of Deputy Chief employed in the Fire Department ("Fire Department"); and

WHEREAS, pursuant to the Uniform Fire Safety Act, P.L. 2025, c.19, the State of New Jersey has adopted new fire inspection requirements governing the qualifications for Fire Inspectors including a licensing requirement; and

WHEREAS, the Township and Fire Department have determined that having the Fire Inspector license shall be a requirement for all future promotions after the current 2026 promotional cycle; and

WHEREAS, the Parties have come to an agreement regarding the impact of this promotional requirement which they desire to memorialize in this Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Township Council of the Township of Montclair, County of Essex, State of New Jersey that the attached Memorandum of Agreement be and hereby is ratified.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Tax Collector

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing cancellation of property taxes for disabled veteran pursuant to Montclair Code Chapter 309 Article VI and N.J.S.A. 54:4-3.30

ATTACHMENTS:

[Resolution authorizing cancellation of property taxes for disabled veteran pursuant to Montclair Code Chapter 309 Article VI and N.J.S.A. 54:4-3.30](#)

**R-26-XXX
TOWNSHIP OF MONTCLAIR**

**RESOLUTION AUTHORIZING CANCELLATION OF PROPERTY TAXES FOR
DISABLED VETERAN PURSUANT TO MONTCLAIR CODE CHAPTER 309,
ARTICLE VI AND N.J.S.A. 54:4-3.30**

September 15, 2026

WHEREAS, N.J.S.A. 54:4-3.30 and Montclair Code Chapter 309 Article VI provide for the cancellation of real property taxes for veterans determined by the United States Veterans Administration to be totally disabled; and

WHEREAS, the owner of 3 Rutgers Place, also known as Block 4801, Lot 13 of the Tax Map, applied to the Township on May 13, 2026 for a property tax exemption on the dwelling of a disabled veteran; and

WHEREAS, Bryan Granham, a veteran and owner of said property, was determined by the United States Veterans Administration on December 2, 2025 to be 100% permanently disabled; and

WHEREAS, the Tax Assessor has approved the application, and has modified the Tax Book accordingly beginning January 1, 2027, having been submitted with all required documentation from the United States Veterans Administration.

**NOW THEREFORE BE IT RESOLVED, BY THE MAYOR AND COUNCIL OF
THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, IN THE STATE OF
NEW JERSEY THAT:**

1. The Tax Collector is hereby authorized to approve the tax-exempt status of Bryan Granham, record owners of 3 Rutgers Place, and to discharge \$9,020.01 in unpaid property tax.

STATEMENT

This resolution authorizes the Tax Collector to provide a discharge in the amount of \$9,020.01 for property tax to Bryan Granham, record owner of 3 Rutgers Place.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Tax Collector

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing cancellation of property taxes for disabled veteran pursuant to Montclair Code Chapter 309 Article VI and N.J.S.A. 54:4-3.30

ATTACHMENTS:

[Resolution authorizing cancellation of property taxes for disabled veteran pursuant to Montclair Code Chapter 309 Article VI and N.J.S.A. 54:4-3.30](#)

R-26-XXX
TOWNSHIP OF MONTCLAIR

**RESOLUTION AUTHORIZING CANCELLATION OF PROPERTY TAXES FOR
DISABLED VETERAN PURSUANT TO MONTCLAIR CODE CHAPTER 309,
ARTICLE VI AND N.J.S.A. 54:4-3.30**

September 15, 2026

WHEREAS, N.J.S.A. 54:4-3.30 and Montclair Code Chapter 309 Article VI provide for the cancellation of real property taxes for veterans determined by the United States Veterans Administration to be totally disabled; and

WHEREAS, the owner of 181 Highland Avenue, also known as Block 504, Lot 17 of the Tax Map, applied to the Township on February 19, 2026 for a property tax exemption on the dwelling of a disabled veteran; and

WHEREAS, Lenin M. Ponce, a veteran and owner of said property, was determined by the United States Veterans Administration on December 12, 2024 to be 100% permanently disabled; and

WHEREAS, the Tax Assessor has approved the application, and has modified the Tax Book accordingly beginning January 1, 2027, having been submitted with all required documentation from the United States Veterans Administration.

**NOW THEREFORE BE IT RESOLVED, BY THE MAYOR AND COUNCIL OF
THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, IN THE STATE OF
NEW JERSEY THAT:**

1. The Tax Collector is hereby authorized to issue a refund of \$ 9,349.61 for property tax payments made since February 19, 2026, to be paid to Lenin M. Ponce, record owner of 181 Highland Avenue.

STATEMENT

This resolution authorizes the Tax Collector to provide a refund in the amount of \$9,349.61 for property tax payments to Lenin M. Ponce the record owner of 181 Highland Avenue.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Office of the Tax Collector

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution authorizing cancellation of property taxes for disabled veteran pursuant to Montclair Code Chapter 309 Article VI and N.J.S.A. 54:4-3.30

ATTACHMENTS:

[Resolution authorizing cancellation of property taxes for disabled veteran pursuant to Montclair Code Chapter 309 Article VI and N.J.S.A. 54:4-3.30](#)

R-26-XXX

TOWNSHIP OF MONTCLAIR

**RESOLUTION AUTHORIZING CANCELLATION OF PROPERTY TAXES FOR
DISABLED VETERAN PURSUANT TO MONTCLAIR CODE CHAPTER 309,
ARTICLE VI AND N.J.S.A. 54:4-3.30**

WHEREAS, N.J.S.A. 54:4-3.30 and Montclair Code Chapter 309 Article VI provide for the cancellation of real property taxes for veterans determined by the United States Veterans Administration to be totally disabled; and

WHEREAS, the owner of 27 Harvard Street, also known as Block 4510, Lot 9 of the Tax Map, applied to the Township on February 9, 2026 for a property tax exemption on the dwelling of a disabled veteran; and

WHEREAS, Shamik Songui, a veteran and owner of said property, was determined by the United States Veterans Administration on January 1, 2026 to be 100% permanently disabled; and

WHEREAS, the Tax Assessor has approved the application, and has modified the Tax Book accordingly beginning January 1, 2027, having been submitted with all required documentation from the United States Veterans Administration.

**NOW THEREFORE BE IT RESOLVED, BY THE MAYOR AND COUNCIL OF
THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, IN THE STATE OF
NEW JERSEY THAT:**

1. The Tax Collector is hereby authorized to issue a refund of \$ 7,127.49 for property tax payments made since February 9, 2026, to be paid to Shamik & Zabrina Songui, record owners of 27 Harvard Street.

STATEMENT

This resolution authorizes the Tax Collector to provide a refund in the amount of \$7,127.49 for property tax payments to Shamik & Zabrina Songui the record owners of 27 Harvard Street.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: September 15, 2026

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution regarding the Governing Body certification of the annual audit for the year ending December 31, 2025

ATTACHMENTS:

[Resolution regarding the Governing Body certification of the annual audit for the year ending December 31, 2025](#)

R-26-XXX
TOWNSHIP OF MONTCLAIR

**RESOLUTION REGARDING THE GOVERNING BODY CERTIFICATION OF THE ANNUAL
AUDIT FOR THE YEAR ENDED DECEMBER 31, 2025**

September 15, 2026

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year ended December 31, 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, N.J.S.A. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit containing the auditor's findings, comments, and recommendations; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit containing the auditor's findings, comments, and recommendations, as evidenced by the group affidavit of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of N.J.S.A. 52:27BB-52, to wit:

A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Township Mayor and Council of the Township of Montclair, County of Essex, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL AUDIT
GROUP AFFIDAVIT FORM
NO PHOTOCOPIES OF SIGNATURES**

STATE OF NEW JERSEY
COUNTY OF ESSEX

We, members of the governing body of the Township of Montclair, in the County of Essex, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the Township Council of the Township of Montclair in the County of Essex; and
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year ended December 31, 2025; and
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit containing the auditor's findings, comments and recommendations.

Dr. Renee Baskerville, Mayor

Susan Shin Andersen, Deputy Mayor/Councilor-At-Large

William Harrison, Councilor-At-Large

Erik D'Amato, First Ward Councilor

Eileen Birmingham, Second Ward Councilor

Rahum Williams, Third Ward Councilor

Aminah Toler, Fourth Ward Councilor