This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

AGENDA
TOWNSHIP OF OLD BRIDGE TOWNSHIP COUNCIL
DATE: Tuesday, May 19, 2026 - 7:30 PM

1. SALUTE TO FLAG, INVOCATION BY COUNCIL MEMBER AND QUORUM ROLL CALL

2. PROCLAMATIONS/PRESENTATIONS

	Open Space Tax Referendum	CLK

3. BILL LIST

	Resolution Authorizing The Payment Of Bills, Claims And Statements Against The Township Of Old Bridge In The Amount Of $29,468,313.26 Accounts Payable - 05/19/2026 - $28,073,578.29 Payroll - 05/08/2026 - $1,361,183.44 Payroll Overtime - 05/08/2026 - $33,551.53	FIN

4. ORDINANCE(S) FOR FIRST READING

FR - 1	Ordinance Of The Township OF Old Bridge, New Jersey, Amending Chapter 273 Of The Township Code Entitled "Lunch Wagons, Mobile"	CLK
FR - 2	Ordinance Amending The Code Of The Township Of Old Bridge, Specifically Article VIII "Day-Care Program" §160-30 "Fees For Before And After School Day Care Program"	CLK
FR - 3	Ordinance Of The Township Of Old Bridge Approving The Financial Agreement For BH Manzo Boulevard Urban Renewal LLC.	CLK
FR - 4	Ordinance Of The Township Of Old Bridge, In The County Of Middlesex, New Jersey, Providing For A Special Emergency Appropriation Pursuant To N.J.S.A. 40A:4-53(b) In The Amount Of $4,000,000 For Preparation Of A Complete Program Of Revaluation Of Real Property	CLK

5. CONSENT AGENDA

C - 1	Resolution Memorializing Performance Guarantee Release Segme Old Bridge GC LLC.-Glenwood, Block 9000, Lots 29, 30, 41.12, 41.11, And 42.13, OBPB Application #42-2021P	ENG
C - 2	Resolution Memorializing Performance Guarantee Release 2020 Real Estate LLC.-JBS Property, Block 10259 Lots 1.11 And 3, OBPB Application #45-2021P	ENG

C - 3	Resolution Awarding Contract 2026-13PS For Professional Geographic Information System Services For The Old Bridge NJDEP MS4 Permit To French & Parrello Associates, In The Amount Of $22,740.00 (Capital).	ENG
C - 4	Resolution Authorizing The Submission Of An Application Requesting Funding For The FY 2027 NJDOT Municipal Aid Program In The Amount Of $858,025.87 For Reconstruction Of Ocean Boulevard Phase II From Middlesex Avenue To Lake Avenue.	ENG
C - 5	Resolution Amending Contract 2026-34PS With Phoenix Advisors, LLC Increasing Their Contract For Financial Advisor Consultant From $20,000.00 To $35,000.00 Representing An Increase Of $15,000.00	FIN
C - 6	Resolution Authorizing The Purchase And Installation For Fencing At Veterans Park Tennis Courts Hand Ball Courts And Basketball Courts To Fox Fence In The Amount Of $111,171.50 New Jersey State Approved Co-Op #65MCESCCPS (Capital)	CLK
C - 7	Resolution Awarding Contract 2026-47 The Purchase Of Five (5) 2025 Or Newer Police Ford Utility Interceptor Vehicles To All American Ford In The Amount Of $215,970.00 (Capital)	FIN
C - 8	Resolution Of The Township Of Old Bridge Approving Long Term Tax Exemption Application For BH Manzo Boulevard Urban Renewal, LLC	CLK

6. REPORT OF THE TOWNSHIP CLERK, TOWNSHIP ATTORNEY AND ADMINISTRATIVE REPORT

7. PUBLIC COMMENT ON ANY SUBJECT MATTER FOR A MAXIMUM PERIOD OF THREE (3) MINUTES

8. COUNCIL MEMBER COMMENTS

9. EXECUTIVE SESSION - ACTION ITEM

	Resolution To Exclude The Public	ADM

10. ADJOURNMENT

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Open Space Tax Referendum

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By:
Clerk

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO
Certification #:

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Resolution Authorizing The Payment Of Bills, Claims And Statements Against The Township Of Old Bridge In The Amount Of $29,468,313.26

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By:
Financial

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO
Certification #:

Attachments:
R26-XXX Resolution Authorizing The Payment Of Bills Claims And Statements.docx
Bill List Report.pdf
Bill List.pdf
Payroll Reports.pdf
Budget Reports.pdf

TOWNSHIP OF OLD BRIDGE
RESOLUTION NO. 26-XXX

RESOLUTION AUTHORIZING THE PAYMENT OF BILLS, CLAIMS AND STATEMENTS AGAINST THE TOWNSHIP OF OLD BRIDGE IN THE TOTAL AMOUNT OF $29,468,313.26

WHEREAS, the Business Administrator is responsible for approving all vouchers subject to preaudit and control; and

WHEREAS, the Director of Finance is responsible for the preaudit, disbursement and control over all expenditures to ensure that budget appropriations are not exceeded; and

WHEREAS, the finance committee of the Township Council are satisfied that with respect to the bill listing detailed below, there is a corresponding detailed bill or voucher supporting each payment and confirmation that goods or services have been received or rendered; and

WHEREAS, the Township Council therefore desires to approve payment of the bills, claims and statements of the Township of Old Bridge as stated herein.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey, that all bills, claims and statements summarized herein and against the Township evidenced by the bill listing as approved by the Business Administrator after preaudit and control by the Director of Finance and after review by the finance committee, be and are hereby approved and filed as necessary.

Date	**Type**	**Amount**
05/19/2026	Accounts Payable	$28,073,578.29
05/19/2026	Payroll	$ 1,361,183,.44
05/19/2026	Payroll Overtime	$ 33,551.53
	Total	**$29,468,313.26**

Motion/ Second	**Roll Call**				
		YAY	**NAY**	**ABSTAIN**	**ABSENT**
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May 19, 2026

Township Clerk Kathryn Hutchinson

OLD BRIDGE TOWNSHIP

BILL LIST

SUBMITTED TO TOWNSHIP COUNCIL
FOR APPROVAL AT THE MEETING OF:

MAY 19, 2026

BILL LIST SUMMARY

FUND	ACCOUNTS PAYABLE	PAYROLL	PAYROLL OVERTIME	TOTAL PAID
CURRENT FUND	27,389,565.55			**27,389,565.55**
COAH	12,566.23			**12,566.23**
GRANT FUND	17,738.12			**17,738.12**
ANIMAL CONTROL FUND	5,639.10			**5,639.10**
TRUST FUND	71,927.80			**71,927.80**
UNEMPLOYMENT FUND	3,459.88			**3,459.88**
C.D.B.G.	16,426.24			**16,426.24**
CONFISCATED FUNDS				**-**
DAYCARE	31,047.84			**31,047.84**
CAPITAL	42,288.22			**42,288.22**
ARENA UTILITY	11,844.91			**11,844.91**
ARENA CAPITAL FUND				**-**
PARKING UTILITY	2,932.00			**2,932.00**
PARKING CAPITAL FUND				**-**
PAYROLL DEDUCTION	468,142.40			**468,142.40**
OPEN SPACE FUND				**-**
TOTAL BILL LIST	$28,073,578.29	$0.00	$0.00	**28,073,578.29**

BILL LIST DETAILED SUPPORT

CURRENT:	AMOUNT
GROUP INSURANCE	$1,008,111.17
LIBRARY ALLOCATION	$367,822.92
BD OF FIRE COMMISIONERS	$1,656,777.00
BOARD OF EDUCATION	$13,071,800.67
MIDDLESEX COUNTY TREASURER	$10,838,109.93
TOTAL OTHER ITEMS	1,130,956.60
TOTAL CURRENT FUND	**$28,073,578.29**
OTHER FUNDS - INTERFUND/INVEST:	

MOVED BY: _____

THAT THE BILL LIST AS PRESENTED, LESS THE DELETIONS AS INDICATED, IS HEREBY APPROVED FOR PAYMENT IN THE AMOUNT OF: $_____ .

SECONDED BY: _____

ROLL CALL

AYES:

NAYS:

ABSENT/ABSTAIN:

FUNDS AVAILABLE

_____
CHIEF FINANCIAL OFFICER

I CERTIFY THE FOLLOWING TO BE A TRUE AND CORRECT ABSTRACT OF A MOTION REGULARLY PASSED AT A MEETING OF THE TOWNSHIP OF OLD BRIDGE ON **May 19, 2026** AND IN THAT RESPECT, A TRUE AND CORRECT COPY OF ITS MINUTES.

_____
CLERK OF THE TOWNSHIP OF OLD BRIDGE

OLD BRIDGE TOWNSHIP

BILL LIST

SUBMITTED TO TOWNSHIP COUNCIL
FOR APPROVAL AT THE MEETING OF:

MAY 19, 2026

PAYROLL OF 5-8

BILL LIST SUMMARY

FUND	ACCOUNTS PAYABLE	PAYROLL	PAYROLL OVERTIME	TOTAL PAID
CURRENT FUND		1,166,188.89	23,679.72	**1,189,868.61**
COAH		244.16		**244.16**
GRANT FUND		13,484.07	9,037.70	**22,521.77**
ANIMAL CONTROL FUND		12,745.33	834.11	**13,579.44**
TRUST FUND		83,405.51		**83,405.51**
UNEMPLOYMENT FUND				**-**
C.D.B.G.		1,740.22		**1,740.22**
CONFISCATED FUNDS				**-**
DAYCARE		73,955.22		**73,955.22**
CAPITAL				**-**
ARENA UTILITY		7,633.32		**7,633.32**
ARENA CAPITAL FUND				**-**
PARKING UTILITY		1,786.72		**1,786.72**
PARKING CAPITAL FUND				**-**
PAYROLL DEDUCTION				**-**
OPEN SPACE FUND				**-**
TOTAL BILL LIST	$0.00	$1,361,183.44	$33,551.53	**$1,394,734.97**

BILL LIST DETAILED SUPPORT

CURRENT:	AMOUNT
PAYROLL OF 5-8	$1,394,734.97
TOTAL OTHER ITEMS	
TOTAL CURRENT FUND	**$1,394,734.97**
OTHER FUNDS - INTERFUND/INVEST:	

MOVED BY: _____

THAT THE BILL LIST AS PRESENTED, LESS THE DELETIONS AS INDICATED, IS HEREBY APPROVED FOR PAYMENT IN THE AMOUNT OF: $ _____ .

SECONDED BY: _____

ROLL CALL

AYES:

NAYS:

ABSENT/ABSTAIN:

I CERTIFY THE FOLLOWING TO BE A TRUE AND CORRECT ABSTRACT OF A MOTION REGULARLY PASSED AT A MEETING OF THE TOWNSHIP OF OLD BRIDGE ON **May 19, 2026** AND IN THAT RESPECT, A TRUE AND CORRECT COPY OF ITS MINUTES.

FUNDS AVAILABLE

_____
CHIEF FINANCIAL OFFICER

_____
CLERK OF THE TOWNSHIP OF OLD BRIDGE

Vendor Name / Invoice No.	Meeting Date	Account Number / Description		P.V. No. / Item Desc	P.O. No.	Payment Date	Check No.	Net Amount / Check Status
1105 FINANCE								**1515 DATA PROCESSING**
PMC ASSOCIATES		01- 2025- 1105- 1515- 2- 00400		262795	20251996	05/11/26		614.00
	05/19/26	EQUIPMENT	1.	INVOICE # INV-001636				Outstanding
		1515 DATA PROCESSING				**Department Total :**		**614.00**
1125 COMMUNITY DEVELOPMENT								**3505 ENGINEERING**
ENVIRONMENTAL RESOLUTION INC		01- 2025- 1125- 3505- 2- 00294		262863	20252035	05/12/26		1,740.10
112640	05/19/26	CONSULTANTS	1.	INVOICE 112640 CONTRACT 2025-30PS TRAFFIC ENGINEERING SERVICES TO INVESTIGATE AND PREPARE THE OLD BRIDGE TWP TRUCK ROUTE MAP				Outstanding
		3505 ENGINEERING				**Department Total :**		**1,740.10**
1100 ADMINISTRATION								**1005 OFFICE OF MAYOR**
PAYROLL ACCOUNT		01- 2026- 1100- 1005- 1- 00101		262726		05/07/26	26000079	3,060.85
	05/07/26	FULL TIME	1.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1100- 1005- 1- 00126		262726		05/07/26	26000079	576.92
	05/07/26	ELECTED OFFICIALS	2.	5/8/26				Outstanding
BRANDITO, LLC		01- 2026- 1100- 1005- 2- 00267		262767	20260281	05/11/26		264.00
	05/19/26	SPECIALTY ITEMS	1.	INVOICE # 239270-1 & 240935-1 - RETIREMENT PLAQUES FOR GUTTMAN, MAJESKI AND MCGOWAN				Outstanding
GIUSEPPES PIZZERIA		01- 2026- 1100- 1005- 2- 00267		262868		05/12/26		193.10
	05/19/26	SPECIALTY ITEMS	1.	10 PIES FOR YOUNG PROFESSIONALS DAY - 4/23/26				Outstanding
SHOP-RITE OF OLD BRIDGE		01- 2026- 1100- 1005- 2- 00267		262910		05/12/26		155.06
	05/19/26	SPECIALTY ITEMS	1.	SNACKS FOR YOUNG PROFESSIONALS DAY				Outstanding
		1005 OFFICE OF MAYOR				**Department Total :**		**4,249.93**
1100 ADMINISTRATION								**1015 AUDIT FEES**
HOLMAN, FRENIA & ALLISON		01- 2026- 1100- 1015- 2- 00291		262778	20260058	05/11/26		18,500.00
	05/19/26	AUDIT FEES	1.	INVOICE #KIN-1090 DATED 3/31/2026				Outstanding
HOLMAN, FRENIA & ALLISON		01- 2026- 1100- 1015- 2- 00291		262869	20260058	05/12/26		50,000.00
KIN-1249	05/19/26	AUDIT FEES	1.	INVOICE #KIN-1249 DATED 4/30/2026				Outstanding
		1015 AUDIT FEES				**Department Total :**		**68,500.00**
1100 ADMINISTRATION								**1030 BUSINESS ADMINISTRATION**
PAYROLL ACCOUNT		01- 2026- 1100- 1030- 1- 00101		262726		05/07/26	26000079	10,675.37
	05/07/26	FULL TIME	3.	5/8/26				Outstanding
NJLM		01- 2026- 1100- 1030- 2- 00202		262789	20260706	05/11/26		75.00
	05/19/26	TRAINING, TRAVEL & DUES	1.	4/10/26 SEMINAR INS AND OUTS OF FAMILY MEDICAL LEAVE				Outstanding
NJLM		01- 2026- 1100- 1030- 2- 00202		262790	20260432	05/11/26		45.00
	05/19/26	TRAINING, TRAVEL & DUES	1.	A QUICK REVIEW OF BUDGET & FAST UPDATES WEBINAR - 2/20/2026 - DAWN SWOBODA				Outstanding
NJLM		01- 2026- 1100- 1030- 2- 00202		262790	20260432	05/11/26		75.00
	05/19/26	TRAINING, TRAVEL & DUES	2.	BUDGET, ETHICS & PROCUREMENT UPDATES - 3/10/2026 - DAWN SWOBODA				Outstanding
FREDERICK KISH		01- 2026- 1100- 1030- 2- 00202		262865	20260857	05/12/26		80.00
	05/19/26	TRAINING, TRAVEL & DUES	1.	ORDER ID 117885001 REIMBURSEMENT FOR NJ PROFESSIONAL LICENSE ENGINEERING FEE				Outstanding
NJLM		01- 2026- 1100- 1030- 2- 00202		262898	20260865	05/12/26		135.00
	05/19/26	TRAINING, TRAVEL & DUES	1.	2026 NJLM MINI CONFERENCE 6/10/2026 - DAWN SWOBODA				Outstanding
NJ STATE ASSOC. OF CHIEFS OF POLICE		01- 2026- 1100- 1030- 2- 00202		262899	20260571	05/12/26		299.00

Vendor Name / Invoice No.	Meeting Date	Account Number / Description		P.V. No. / Item Desc	P.O. No.	Payment Date	Check No.	Net Amount / Check Status
1100 ADMINISTRATION					**1030 BUSINESS ADMINISTRATION**			
	05/19/26	TRAINING, TRAVEL & DUES	1.	INV # IN-24514 - KATE HUTCHINSON				Outstanding
NJ STATE ASSOC. OF CHIEFS OF POLICE		01- 2026- 1100- 1030- 2- 00202		262899	20260571	05/12/26		299.00
	05/19/26	TRAINING, TRAVEL & DUES	2.	INV # IN-24514 - ALEKSANDRA ROSOL				Outstanding
PHOENIX ASSET MANAGEMENTS		01- 2026- 1100- 1030- 2- 00294		262794	20260860	05/11/26		750.00
18508	05/19/26	CONSULTANTS	1.	1ST QTR - KENNEDY INT'L				Outstanding
PHOENIX ASSET MANAGEMENTS		01- 2026- 1100- 1030- 2- 00294		262794	20260860	05/11/26		750.00
18508	05/19/26	CONSULTANTS	2.	1ST QTR - VISION OB III				Outstanding
PHOENIX ASSET MANAGEMENTS		01- 2026- 1100- 1030- 2- 00294		262794	20260860	05/11/26		750.00
18508	05/19/26	CONSULTANTS	3.	1ST QTR - VISTA @ OB				Outstanding
PHOENIX ASSET MANAGEMENTS		01- 2026- 1100- 1030- 2- 00294		262794	20260860	05/11/26		750.00
18508	05/19/26	CONSULTANTS	4.	1ST QTR - SEGME 55 JAKE BROWN				Outstanding
PHOENIX ASSET MANAGEMENTS		01- 2026- 1100- 1030- 2- 00294		262794	20260860	05/11/26		750.00
18508	05/19/26	CONSULTANTS	5.	1ST QTR - SEGME 200 FAIRWAY				Outstanding
PHOENIX ASSET MANAGEMENTS		01- 2026- 1100- 1030- 2- 00294		262794	20260860	05/11/26		750.00
18508	05/19/26	CONSULTANTS	6.	1ST QTR - SEGME 400 FAIRWAY				Outstanding
PHOENIX ASSET MANAGEMENTS		01- 2026- 1100- 1030- 2- 00294		262794	20260860	05/11/26		750.00
18508	05/19/26	CONSULTANTS	7.	1ST QTR - SEGME 600 FAIRWAY				Outstanding
PHOENIX ASSET MANAGEMENTS		01- 2026- 1100- 1030- 2- 00294		262794	20260860	05/11/26		750.00
18508	05/19/26	CONSULTANTS	8.	1ST QTR - SEGME 800 FAIRWAY				Outstanding
		1030 BUSINESS ADMINISTRATION				**Department Total :**		**17,683.37**
1100 ADMINISTRATION					**1032 ECONOMIC DEVELOPMENT**			
PAYROLL ACCOUNT		01- 2026- 1100- 1032- 1- 00101		262726		05/07/26	26000079	3,707.21
	05/07/26	FULL TIME	4.	5/8/26				Outstanding
		1032 ECONOMIC DEVELOPMENT				**Department Total :**		**3,707.21**
1100 ADMINISTRATION					**1045 HUMAN RESOURCES**			
PAYROLL ACCOUNT		01- 2026- 1100- 1045- 1- 00101		262726		05/07/26	26000079	7,810.75
	05/07/26	FULL TIME	5.	5/8/26				Outstanding
		1045 HUMAN RESOURCES				**Department Total :**		**7,810.75**
1100 ADMINISTRATION					**1060 RENT STABILIZATION**			
PAYROLL ACCOUNT		01- 2026- 1100- 1060- 1- 00105		262726		05/07/26	26000079	84.61
	05/07/26	STIPEND	6.	5/8/26				Outstanding
		1060 RENT STABILIZATION				**Department Total :**		**84.61**
1100 ADMINISTRATION					**1077 CELEBRATION OF PUBLIC EV**			
HOLIDAY MANUFACTURING INC.		01- 2026- 1100- 1077- 2- 00273		262777	20260829	05/11/26		541.37
	05/19/26	SPECIAL EVENTS	1.	INVOICE # 166217 - BOWS FOR MEMORIAL DAY				Outstanding
		1077 CELEBRATION OF PUBLIC EV				**Department Total :**		**541.37**
1100 ADMINISTRATION					**1078 TV STUDIO**			
PAYROLL ACCOUNT		01- 2026- 1100- 1078- 1- 00101		262726		05/07/26	26000079	2,764.92
	05/07/26	FULL TIME	7.	5/8/26				Outstanding

Vendor Name / Invoice No.	Meeting Date	Account Number / Description		P.V. No. / Item Desc	P.O. No.	Payment Date	Check No.	Net Amount / Check Status
		1078 TV STUDIO				**Department Total :**		**2,764.92**
		1100 ADMINISTRATION		**1079 GROUP INSURANCE**				
METROPOLITAN HEALTH INSURANCE FUND		01- 2026- 1100- 1079- 2- 00250		263025	20260516	05/13/26		844,518.00
	05/19/26	MEDICAL INSURANCE	1.	HIF AETNA MEDICAL COVERAGE 4/1/2026 THROUGH 4/31/2026				Outstanding
METROPOLITAN HEALTH INSURANCE FUND		01- 2026- 1100- 1079- 2- 00254		263025	20260516	05/13/26		153,452.00
	05/19/26	PRESCRIPTION INSURANCE	2.	HIF RX PLAN 4/1/2026 THROUGH 4/30/2026				Outstanding
PAYROLL ACCOUNT		01- 2026- 1100- 1079- 2- 00259		262726		05/07/26	26000079	10,141.17
	05/07/26	HEALTH INSURANCE WAIVER	68.	5/8/26				Outstanding
		1079 GROUP INSURANCE				**Department Total :**		**1,008,111.17**
		1100 ADMINISTRATION		**1080 ETHICS BOARD**				
DASTI & STAIGER, P.C.		01- 2026- 1100- 1080- 2- 00286		262936	20260043	05/12/26		200.00
	05/19/26	LEGAL FEES	1.	INVOICE # 47565 APRIL 2026 - ETHICS BOARD ATTORNEY				Outstanding
		1080 ETHICS BOARD				**Department Total :**		**200.00**
		1103 OTHER ADMINISTRATIVE		**1010 GOVERNING BODY**				
PAYROLL ACCOUNT		01- 2026- 1103- 1010- 1- 00126		262726		05/07/26	26000079	2,115.37
	05/07/26	ELECTED OFFICIALS	9.	5/8/26				Outstanding
		1010 GOVERNING BODY				**Department Total :**		**2,115.37**
		1103 OTHER ADMINISTRATIVE		**1020 TOWNSHIP CLERK**				
PAYROLL ACCOUNT		01- 2026- 1103- 1020- 1- 00101		262726		05/07/26	26000079	11,256.87
	05/07/26	FULL TIME	10.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1103- 1020- 1- 00103		262726		05/07/26	26000079	149.62
	05/07/26	OVERTIME	11.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1103- 1020- 1- 00105		262726		05/07/26	26000079	192.30
	05/07/26	STIPEND	12.	5/8/26				Outstanding
MGL PRINTING SOLUTIONS		01- 2026- 1103- 1020- 2- 00226		262784	20260760	05/11/26		200.00
	05/19/26	REGISTRAR SUPPLIES	1.	INVOICE # 223366 - MARRIAGE ENVELOPES				Outstanding
GREATAMERICA FINANCIAL SERVICES CORP.		01- 2026- 1103- 1020- 2- 00621		262775	20260263	05/11/26		245.00
	05/19/26	LEASE - MAIL MACHINE	1.	INVOICE # 41852123 MAY 2026				Outstanding
GANNETT NEW YORK / NEW JERSEY LOCALIQ		01- 2026- 1103- 1020- 2- 02011		262774	20260248	05/11/26		115.24
0007620946	05/19/26	ADVERTISING - ORDINANCES	1.	INV#0007620946 ORDER# 12125743, 12125752, 12125767, 12125775				Outstanding
GANNETT NEW YORK / NEW JERSEY LOCALIQ		01- 2026- 1103- 1020- 2- 02014		262774	20260248	05/11/26		156.17
0007620946	05/19/26	ADVERTISING - PLANNING	3.	INV#0007620946 ORDER# 12120432, 12125877, 12125790				Outstanding
NJ ADVANCE MEDIA		01- 2026- 1103- 1020- 2- 02015		262897	20260249	05/12/26		69.42
4022327	05/19/26	ADVERTISING - ANNUAL CAL	1.	INV# 4022327 ORDER# 0011081787 (4/01/2026), 0011081787 (4/15/2026)				Outstanding
GANNETT NEW YORK / NEW JERSEY LOCALIQ		01- 2026- 1103- 1020- 2- 20111		262774	20260248	05/11/26		121.48
0007620946	05/19/26	ADVERTISING - MISC	6.	INV#0007620946 ORDER#12127019, 12137141 (3/05/26), 12137141 (3/19/26)				Outstanding
GANNETT NEW YORK / NEW JERSEY LOCALIQ		01- 2026- 1103- 1020- 2- 20111		262866	20260248	05/12/26		279.07
0007666883	05/19/26	ADVERTISING - MISC	6.	INV# 0007666883 ORDER# 12190740 (4/01/2026) AND 12190740 (4/15/2026), 12285149 CDBG 5-21				Outstanding
		1020 TOWNSHIP CLERK				**Department Total :**		**12,785.17**
		1103 OTHER ADMINISTRATIVE		**1520 ASSESSORS OFFICE**				

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1103 OTHER ADMINISTRATIVE						**1520 ASSESSORS OFFICE**		
PAYROLL ACCOUNT		01- 2026- 1103- 1520- 1- 00101		262726		05/07/26	26000079	17,031.22
	05/07/26	FULL TIME	13. 5/8/26					Outstanding
		1520 ASSESSORS OFFICE					**Department Total :**	**17,031.22**
1105 FINANCE						**1505 TREASURY**		
PAYROLL ACCOUNT		01- 2026- 1105- 1505- 1- 00101		262726		05/07/26	26000079	14,597.47
	05/07/26	FULL TIME	14. 5/8/26					Outstanding
PAYROLL ACCOUNT		01- 2026- 1105- 1505- 1- 00103		262726		05/07/26	26000079	108.29
	05/07/26	OVERTIME	15. 5/8/26					Outstanding
PAYROLL ACCOUNT		01- 2026- 1105- 1505- 1- 00108		262726		05/07/26	26000079	328.00
	05/07/26	INTERNS	16. 5/8/26					Outstanding
		1505 TREASURY					**Department Total :**	**15,033.76**
1105 FINANCE						**1510 TAX COLLECTION**		
PAYROLL ACCOUNT		01- 2026- 1105- 1510- 1- 00101		262726		05/07/26	26000079	6,851.15
	05/07/26	FULL TIME	18. 5/8/26					Outstanding
MIDDLESEX COUNTY CLERK		01- 2026- 1105- 1510- 2- 00203		262785	20260864	05/11/26		1,425.00
	05/19/26	COUNTY LIEN REDEMP FEES	1.	MARCH 2026 - ACCOUNT #50320				Outstanding
		1510 TAX COLLECTION					**Department Total :**	**8,276.15**
1105 FINANCE						**1512 PAYROLL**		
PAYROLL ACCOUNT		01- 2026- 1105- 1512- 1- 00101		262726		05/07/26	26000079	4,487.90
	05/07/26	FULL TIME	17. 5/8/26					Outstanding
		1512 PAYROLL					**Department Total :**	**4,487.90**
1105 FINANCE						**1515 DATA PROCESSING**		
PAYROLL ACCOUNT		01- 2026- 1105- 1515- 1- 00101		262726		05/07/26	26000079	13,864.23
	05/07/26	FULL TIME	19. 5/8/26					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1515- 2- 00244		262920	20260826	05/12/26		60.43
	05/19/26	TONERS & CARTRIDGES	1.	INVOICE # 261760245				Outstanding
CDW GOVERNMENT INC.		01- 2026- 1105- 1515- 2- 00270		263010	20260006	05/13/26		3,478.64
	05/19/26	EQUIPMENT MAINTENANCE	1.	INVOICE # AI4G631				Outstanding
ELAN FINANCIAL SERVICES		01- 2026- 1105- 1515- 2- 00293		262975		05/12/26	26000082	779.88
	05/12/26	SOFTWARE SUPPORT	1.	ADOBE CREATIVE CLOUD ALL APPS 100GB TV STUDIO 5/8/26-5/8/27				Outstanding
KEYNET GPS INC.		01- 2026- 1105- 1515- 2- 00293		262782	20260796	05/11/26		2,205.90
	05/19/26	SOFTWARE SUPPORT	1.	INVOICE # 6044760-IN				Outstanding
PRECISION DYNAMICS CORP.		01- 2026- 1105- 1515- 2- 00293		262837	20260653	05/12/26		638.00
	05/19/26	SOFTWARE SUPPORT	1.	INVOICE # 9361481782				Outstanding
CDW GOVERNMENT INC.		01- 2026- 1105- 1515- 2- 00293		263011	20260242	05/13/26		5,918.50
	05/19/26	SOFTWARE SUPPORT	1.	INVOICE # AH76G6Y				Outstanding
VIALYTICS AMERICAS, INC.		01- 2026- 1105- 1515- 2- 00293		263012	20260861	05/13/26		33,079.20
	05/19/26	SOFTWARE SUPPORT	1.	VIALYTICS ENTERPRISES-MAIN ROAD INCL DOCUMENTIATION PAVEMENT COPILOT ROADWAY ASSET COPILOT WORK ORDER MANAGEMENT+ INTEGRATION+ PLANNING COPILOT				Outstanding
VIALYTICS AMERICAS, INC.		01- 2026- 1105- 1515- 2- 00293		263012	20260861	05/13/26		1,425.00

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1105 FINANCE					**1515 DATA PROCESSING**			
	05/19/26	SOFTWARE SUPPORT	2.	ONBOARDING & TRAINING HARDWARE PACKAGE				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1105- 1515- 2- 00400		262762	20260793	05/11/26		73.49
	05/19/26	EQUIPMENT	1.	INVOICE # 139R-1PJ6-9969				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1105- 1515- 2- 00400		262762	20260793	05/11/26		84.90
	05/19/26	EQUIPMENT	2.					Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1105- 1515- 2- 00400		262762	20260793	05/11/26		6.99
	05/19/26	EQUIPMENT	3.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1515- 2- 00400		262921	20260823	05/12/26		129.90
	05/19/26	EQUIPMENT	1.	INVOICE # 261748535				Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1515- 2- 00400		262921	20260823	05/12/26		69.90
	05/19/26	EQUIPMENT	2.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1515- 2- 00400		262921	20260823	05/12/26		99.90
	05/19/26	EQUIPMENT	3.					Outstanding
		1515 DATA PROCESSING				**Department Total :**		**61,914.86**
1105 FINANCE					**1518 PURCHASING**			
PAYROLL ACCOUNT		01- 2026- 1105- 1518- 1- 00101		262726		05/07/26	26000079	1,088.28
	05/07/26	FULL TIME	20.	5/8/26				Outstanding
SHOP-RITE OF OLD BRIDGE		01- 2026- 1105- 1518- 2- 00257		262796	20260241	05/11/26		560.00
	05/19/26	WATER COOLER	1.	INVOICE # 01610222734 - BOTTLED WATER FOR THE TOWNSHIP				Outstanding
DOCUMENT SOLUTIONS LLC		01- 2026- 1105- 1518- 2- 00357		262770	20260385	05/11/26		1,389.62
	05/19/26	COPIER LEASE	1.	INVOICE # DS22520 MONTHLY LEASE FOR MAILROOM COPIER				Outstanding
DOCUMENT SOLUTIONS LLC		01- 2026- 1105- 1518- 2- 00357		262771	20260386	05/11/26		370.40
	05/19/26	COPIER LEASE	1.	INVOICE # 849975 - OVERAGE CHARGES				Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 03166		262812	20260775	05/11/26		11.67
	05/19/26	OFFICE SUPPLIES - PURCHA	1.	INVOICE # 261484211				Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 03166		262812	20260775	05/11/26		13.76
	05/19/26	OFFICE SUPPLIES - PURCHA	2.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 03166		262812	20260775	05/11/26		35.63
	05/19/26	OFFICE SUPPLIES - PURCHA	3.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 03166		262812	20260775	05/11/26		3.36
	05/19/26	OFFICE SUPPLIES - PURCHA	4.					Outstanding
STAPLES BUSINESS ADVANTAGE		01- 2026- 1105- 1518- 2- 31611		262799	20260816	05/11/26		46.40
	05/19/26	OFFICE SUPPLIES - TAX CO	1.	INVOICE # 6062948790				Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31620		262919	20260747	05/12/26		116.80
	05/19/26	OFFICE SUPPLIES - PW	1.	INVOICE # 261474336				Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31620		262919	20260747	05/12/26		77.10
	05/19/26	OFFICE SUPPLIES - PW	2.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31620		262919	20260747	05/12/26		62.88
	05/19/26	OFFICE SUPPLIES - PW	3.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31620		262919	20260747	05/12/26		31.66
	05/19/26	OFFICE SUPPLIES - PW	4.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31620		262919	20260747	05/12/26		19

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1105 FINANCE				**1518 PURCHASING**				
	05/19/26	OFFICE SUPPLIES - PW	5.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31620		262919	20260747	05/12/26		74.42
	05/19/26	OFFICE SUPPLIES - PW	6.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31620		262919	20260747	05/12/26		24.49
	05/19/26	OFFICE SUPPLIES - PW	7.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31620		262919	20260747	05/12/26		29.89
	05/19/26	OFFICE SUPPLIES - PW	8.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31620		262923	20260753	05/12/26		197.44
	05/19/26	OFFICE SUPPLIES - PW	1.	INVOICE # 261446159				Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262809	20260761	05/11/26		54.60
	05/19/26	OFFICE SUPPLIES - POLICE	3.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262809	20260761	05/11/26		59.36
	05/19/26	OFFICE SUPPLIES - POLICE	4.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262809	20260761	05/11/26		78.18
	05/19/26	OFFICE SUPPLIES - POLICE	5.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262810	20260788	05/11/26		20.07
	05/19/26	OFFICE SUPPLIES - POLICE	1.	INVOICE # 261566706				Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262810	20260788	05/11/26		89.07
	05/19/26	OFFICE SUPPLIES - POLICE	2.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262810	20260788	05/11/26		59.39
	05/19/26	OFFICE SUPPLIES - POLICE	3.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262810	20260788	05/11/26		2.92
	05/19/26	OFFICE SUPPLIES - POLICE	4.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262810	20260788	05/11/26		15.29
	05/19/26	OFFICE SUPPLIES - POLICE	5.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262813	20260675	05/11/26		34.47
	05/19/26	OFFICE SUPPLIES - POLICE	1.	INVOICE # 261001927				Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262922	20260834	05/12/26		15.83
	05/19/26	OFFICE SUPPLIES - POLICE	1.	INVOICE # 261779262				Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262922	20260834	05/12/26		21.05
	05/19/26	OFFICE SUPPLIES - POLICE	2.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262922	20260834	05/12/26		8.30
	05/19/26	OFFICE SUPPLIES - POLICE	3.					Outstanding
W.B. MASON CO., INC		01- 2026- 1105- 1518- 2- 31622		262922	20260834	05/12/26		26.12
	05/19/26	OFFICE SUPPLIES - POLICE	4.					Outstanding
		1518 PURCHASING				**Department Total :**		**4,638.23**
1110 LEGAL				**2005 LEGAL DEPARTMENT**				
PAYROLL ACCOUNT		01- 2026- 1110- 2005- 1- 00101		262726		05/07/26	26000079	2,143.43
	05/07/26	FULL TIME	8.	5/8/26				Outstanding
DASTI, MCGUCKIN, MCNICHOLS, CONNORS, ANT		01- 2026- 1110- 2005- 2- 00419		262769	20260046	05/11/26		3,500.00
	05/19/26	PROSECUTOR	1.	MUNICIPAL PROSECUTOR MAY 2026				Outstanding
ROSELLI GRIEGEL LOZIER PC		01- 2026- 1110- 2005- 2- 02861		262719	20260052	05/06/26	26000077	27,895.84
	05/06/26	LEGAL FEES- GENERAL	1.	MAY 2026				Outstanding
		2005 LEGAL DEPARTMENT				**Department Total :**		**33,53**

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1112 MUNICIPAL COURT				**2205 MUNICIPAL COURT**				
PAYROLL ACCOUNT		01- 2026- 1112- 2205- 1- 00101		262726		05/07/26	26000079	13,653.14
	05/07/26	FULL TIME	21.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1112- 2205- 1- 00102		262726		05/07/26	26000079	444.96
	05/07/26	PART TIME	22.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1112- 2205- 1- 00103		262726		05/07/26	26000079	329.32
	05/07/26	OVERTIME	23.	5/8/26				Outstanding
CRANEY INTERPRETING SERVICES		01- 2026- 1112- 2205- 2- 00290		262768	20260024	05/11/26		285.00
50052	05/19/26	PROFESSIONAL FEES	1.	CREOLE INTERPRETING SERVICES COURT 4/29/2026 ON ZOOM				Outstanding
CRANEY INTERPRETING SERVICES		01- 2026- 1112- 2205- 2- 00290		262995	20260024	05/12/26		445.00
50223	05/19/26	PROFESSIONAL FEES	1.	IN-PERSON RUSSIAN INTERPRETING SERVICES 5/6/26 COURT SESSION INVOICE #50223				Outstanding
GANN LAW BOOKS		01- 2026- 1112- 2205- 2- 00304		262773	20260008	05/11/26		216.00
D716949	05/19/26	BOOKS	1.	INVOICE #D716949 - 2026 NJ CRIMINAL CODE TITLE 2C BOOK				Outstanding
THOMSON REUTERS		01- 2026- 1112- 2205- 2- 00304		262803	20260007	05/11/26		518.00
853510400	05/19/26	BOOKS	1.	2026 NJ MOTOR VEHICLE CODE TITLE 39 BOOK				Outstanding
PJ BUILDING CLEANING LLC		01- 2026- 1112- 2205- 2- 00324		262906	20260257	05/12/26		435.00
20260257-E	05/19/26	JANITORIAL CONTRACT	3.	INV#089450, MAY, COURT COMPLEX CLEANING				Outstanding
DOCUMENT SOLUTIONS LLC		01- 2026- 1112- 2205- 2- 00357		262770	20260385	05/11/26		64.19
	05/19/26	COPIER LEASE	2.	INVOICE # DS22520 MONTHLY LEASE FOR COURT COPIER				Outstanding
PAYROLL DEDUCTION ACCOUN		01- 2026- 1112- 2205- 2- 00427		262727		05/07/26	26000080	1,040.85
	05/07/26	SOCIAL SECURITY	5.	5/8/26				Outstanding
2205 MUNICIPAL COURT						**Department Total :**		**17,431.46**
1115 PARKS, REC & SOCIAL SERV				**2505 RECREATION**				
PAYROLL ACCOUNT		01- 2026- 1115- 2505- 1- 00101		262726		05/07/26	26000079	41,920.39
	05/07/26	FULL TIME	24.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1115- 2505- 1- 00102		262726		05/07/26	26000079	1,800.71
	05/07/26	PART TIME	25.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1115- 2505- 1- 00103		262726		05/07/26	26000079	504.94
	05/07/26	OVERTIME	26.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1115- 2505- 1- 01061		262726		05/07/26	26000079	6,298.89
	05/07/26	CAMP ROBIN - SEASONAL	27.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1115- 2505- 1- 01063		262726		05/07/26	26000079	1,371.13
	05/07/26	REC PROGRAMS - SEASONAL	28.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1115- 2505- 1- 01066		262726		05/07/26	26000079	2,214.00
	05/07/26	PARK SUPRVSRS - SEASONAL	29.	5/8/26				Outstanding
HOME DEPOT CREDIT SERVIC		01- 2026- 1115- 2505- 2- 00280		262779	20260367	05/11/26		92.41
20260367-J	05/19/26	BUILDING MAINTENANCE	1.	FOR BUILDING SUPPLIES FOR PARKS INV.6901487 4/30/26				Outstanding
HOME DEPOT CREDIT SERVIC		01- 2026- 1115- 2505- 2- 00280		262870	20260367	05/12/26		19.41
20260367-K	05/19/26	BUILDING MAINTENANCE	1.	FOR BUILDING SUPPLIES FOR PARKS AND REC BUILDING INV.9902346 5/7/26				Outstanding
HOME DEPOT CREDIT SERVIC		01- 2026- 1115- 2505- 2- 00280		262871	20260367	05/12/26		8.76
20260367-M	05/19/26	BUILDING MAINTENANCE	1.	FOR BUILDING SUPPLIES INV.9901052 4/27/26				Outstanding

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1115 PARKS, REC & SOCIAL SERV				**2505 RECREATION**				
HOME DEPOT CREDIT SERVIC		01- 2026- 1115- 2505- 2- 00280		262872	20260367	05/12/26		42.51
20260367-L	05/19/26	BUILDING MAINTENANCE	1.	FOR BUILDING SUPPLIES UPPER GEICK INV.9902424 5/7/26				Outstanding
UNITED SITE SERVICES		01- 2026- 1115- 2505- 2- 00282		262806	20260625	05/11/26		61.25
20260625-A	05/19/26	EQUIPMENT RENTAL	1.	FOR RENTAL OF PORT-A-POTTIE AT PENSION ROAD SOCCER FIELD 4/1-4/30 INV-6058668 4/30/26				Outstanding
UNITED SITE SERVICES		01- 2026- 1115- 2505- 2- 00282		262807	20260625	05/11/26		19.69
20260625-B	05/19/26	EQUIPMENT RENTAL	1.	FOR RENTAL OF PORT-A-POTTIE AT LOWER GEICK PARK 4/22-4/30 INV-6060732 4/30/26				Outstanding
SHOP-RITE OF OLD BRIDGE		01- 2026- 1115- 2505- 2- 00312		262911	20260486	05/12/26		60.83
20260486-E	05/19/26	CAMP ROBIN PROGRAM SUPPL	1.	FOR PERISHABLES FOR CAMP ROBIN FNF BLOCK PARTY EVENT 5/8 INV.01610433736 5/7/26				Outstanding
W.W. GRAINGER, INC.		01- 2026- 1115- 2505- 2- 00312		262924	20260867	05/12/26		166.65
20260867-A	05/19/26	CAMP ROBIN PROGRAM SUPPL	1.	FOR CAMP ROBIN BUILDING SUPPLIES INV.9890550313 4/23/26				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2505- 2- 00318		262761	20260821	05/11/26		10.48
	05/19/26	PROGRAM SUPPLIES	1.	INVOICE # 1FK9-CGF6-DTN4				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2505- 2- 00318		262761	20260821	05/11/26		6.99
	05/19/26	PROGRAM SUPPLIES	2.					Outstanding
SHOP-RITE OF OLD BRIDGE		01- 2026- 1115- 2505- 2- 00318		262797	20260216	05/11/26		50.09
20260216-I	05/19/26	PROGRAM SUPPLIES	1.	FOR PERISHABLES FOR PARKS AND REC LITTLE CHEFS CLASS 5/6 INV.01610218263 5/5/26				Outstanding
SHOP-RITE OF OLD BRIDGE		01- 2026- 1115- 2505- 2- 00318		262798	20260216	05/11/26		46.45
20260216-H	05/19/26	PROGRAM SUPPLIES	1.	FOR PERISHABLES FOR PARKS AND REC LITTLE CHEFS 4/29 INV.01610342265 4/29/26				Outstanding
STATE OF NJ		01- 2026- 1115- 2505- 2- 00318		262800	20260598	05/11/26		432.06
	05/19/26	PROGRAM SUPPLIES	1.	FOR PAPER GOODS AND SUPPLIES INV.737778-1 3/27/26				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2505- 2- 00318		262840	20260846	05/12/26		31.90
	05/19/26	PROGRAM SUPPLIES	1.	INVOICE # 1YF3-1YTD-FMHG				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2505- 2- 00318		262840	20260846	05/12/26		6.99
	05/19/26	PROGRAM SUPPLIES	2.					Outstanding
FASTSIGNS OF EAST BRUNSWICK		01- 2026- 1115- 2505- 2- 00349		262864	20260711	05/12/26		60.81
20260711-A	05/19/26	PLAYGROUND/FIELD MAINT	1.	FOR SIGNAGE FOR PARKS CRISTINA LOBRUTTO WAY INV.2166-20381 4/13/26				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2505- 2- 00399		262913	20260835	05/12/26		26.97
	05/19/26	MATERIALS & SUPPLIES	1.	INVOICE # 1MYN-KMLK-9PQ3				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2505- 2- 00399		262913	20260835	05/12/26		29.65
	05/19/26	MATERIALS & SUPPLIES	2.					Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2505- 2- 00399		262913	20260835	05/12/26		15.98
	05/19/26	MATERIALS & SUPPLIES	3.					Outstanding
		2505 RECREATION				**Department Total :**		**55,299.94**
1115 PARKS, REC & SOCIAL SERV				**2540 OFFICE ON AGING**				
PAYROLL ACCOUNT		01- 2026- 1115- 2540- 1- 00101		262726		05/07/26	26000079	16,425.50
	05/07/26	FULL TIME	30.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1115- 2540- 1- 00103		262726		05/07/26	26000079	631.55
	05/07/26	OVERTIME	31.	5/8/26				Outstanding

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1115 PARKS, REC & SOCIAL SERV					**2540 OFFICE ON AGING**			
PAYROLL ACCOUNT		01- 2026- 1115- 2540- 1- 00127		262726		05/07/26	26000079	1,291.25
	05/07/26	SUBSTITUTE BUS DRIVERS	32.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1115- 2540- 1- 00128		262726		05/07/26	26000079	297.50
	05/07/26	BLDG SUPERVISOR - ON CALL	33.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1115- 2540- 1- 00147		262726		05/07/26	26000079	750.00
	05/07/26	CLASS INSTRUCTORS	34.	5/8/26				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2540- 2- 00318		262989	20260837	05/12/26		39.90
	05/19/26	PROGRAM SUPPLIES	1.	INVOICE # 1NW7-W7PH-94TL				Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2540- 2- 00318		262989	20260837	05/12/26		42.56
	05/19/26	PROGRAM SUPPLIES	2.					Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2540- 2- 00318		262989	20260837	05/12/26		45.75
	05/19/26	PROGRAM SUPPLIES	3.					Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2540- 2- 00318		262989	20260837	05/12/26		89.99
	05/19/26	PROGRAM SUPPLIES	4.					Outstanding
AMAZON CAPITAL SERVICES, INC.		01- 2026- 1115- 2540- 2- 00318		262989	20260837	05/12/26		57.90
	05/19/26	PROGRAM SUPPLIES	5.					Outstanding
SHOP-RITE OF OLD BRIDGE		01- 2026- 1115- 2540- 2- 00318		263021	20260335	05/13/26		278.66
01610331155-G	05/19/26	PROGRAM SUPPLIES	1.	FOOD SUPPLIES FOR SENIOR CENTER PROGRAMS (SNACKS, DRINKS, MILK, ICE CREAM) INV. #01610331155 $46.47 4/29, INV. #01610558327 $79.37 5/8, INV. #01610214682 $45.38 5/12, INV. #01610214877 $107.44 5/12.				Outstanding
FASTSIGNS OF EAST BRUNSWICK		01- 2026- 1115- 2540- 2- 00399		262772	20260784	05/11/26		68.85
20260784-A	05/19/26	MATERIALS & SUPPLIES	1.	FOR SIGNAGE FOR FOOD BANK COMMUNITY GARDEN INV.2166-20435 4/22/26				Outstanding
HOME DEPOT CREDIT SERVIC		01- 2026- 1115- 2540- 2- 00399		263026	20260869	05/13/26		58.42
3904139	05/19/26	MATERIALS & SUPPLIES	1.	INVOICE # 3904139 GE RO REMINERAZATION FILTER				Outstanding
		2540 OFFICE ON AGING				**Department Total :**		**20,077.83**
1120 PUBLIC SAFETY					**3005 POLICE DEPARTMENT**			
PAYROLL ACCOUNT		01- 2026- 1120- 3005- 1- 00101		262726		05/07/26	26000079	661,905.97
	05/07/26	FULL TIME	35.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1120- 3005- 1- 00102		262726		05/07/26	26000079	4,160.00
	05/07/26	PART TIME	36.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1120- 3005- 1- 00109		262726		05/07/26	26000079	22,121.25
	05/07/26	CROSSING GUARDS	37.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1120- 3005- 1- 00121		262726		05/07/26	26000079	1,320.00
	05/07/26	CLASS I SPECIALS	38.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1120- 3005- 1- 00131		262726		05/07/26	26000079	3,375.00
	05/07/26	CLASS III SPECIALS	39.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1120- 3005- 1- 01032		262726		05/07/26	26000079	3,300.28
	05/07/26	OVERTIME - LIEUT	40.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1120- 3005- 1- 01033		262726		05/07/26	26000079	6,402.15
	05/07/26	OVERTIME - SARG	41.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1120- 3005- 1- 01034		262726		05/07/26	26000079	8,45[illegible]

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1120 PUBLIC SAFETY				**3005 POLICE DEPARTMENT**				
	05/07/26	OVERTIME - PATROL	42.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1120- 3005- 1- 01035		262726		05/07/26	26000079	1,934.98
	05/07/26	OVERTIME - DISPATCH	43.	5/8/26				Outstanding
TYLER MACHNIK		01- 2026- 1120- 3005- 2- 00202		262805		05/11/26		40.00
	05/19/26	TRAINING, TRAVEL & DUES	1.	MEAL ALLOWANCE - ADVANCED MOTOR VEHICLE STOPS & ROADSIDE INTERVIEWS - APRIL 28 & 29, 2026				Outstanding
PA TURNPIKE TOLL BY PLATE		01- 2026- 1120- 3005- 2- 00202		262905		05/12/26		10.60
	05/19/26	TRAINING, TRAVEL & DUES	1.	INV 150415471-1 - TOLLS PA TURNPIKE				Outstanding
ACTION UNIFORM COMPANY, LLC		01- 2026- 1120- 3005- 2- 00303		262760	20260098	05/11/26		583.00
20260098-C	05/19/26	CLASS I EQUIPMENT	1.	INVOICE 88208 - UNIFORM FOR NEW OFFICER V. MARZULLO				Outstanding
I.D.M. MEDICAL SUPPLY CO		01- 2026- 1120- 3005- 2- 00311		262780	20260079	05/11/26		174.51
20260079-D	05/19/26	MEDICAL SUPPLIES	1.	INVOICE J2734 - REFILL OXYGEN CYLINDERS				Outstanding
JEN ELECTRIC, INC.		01- 2026- 1120- 3005- 2- 00326		262781	20260754	05/11/26		41,180.31
	05/19/26	TRAFFIC LIGHT REPAIR	1.	INV # 18550 - RT. 516/JAKE BROWN RDTRAFFIC LIGHT ACCIDENT				Outstanding
GREEN LEAF PET RESORT AND HOTEL LLC		01- 2026- 1120- 3005- 2- 00382		262776	20260084	05/11/26		465.00
20260084-C	05/19/26	K9 PROGRAM	1.	INVOICE 538852 - BOARDING OF K-9 APOLLO				Outstanding
TOUCHSTONE VETERINARY CENTER		01- 2026- 1120- 3005- 2- 00382		262804	20260064	05/11/26		126.11
20260064-E	05/19/26	K9 PROGRAM	1.	INVOICE 63816 - K-9 VETERINARIAN FEES				Outstanding
W.B. MASON CO., INC		01- 2026- 1120- 3005- 2- 00399		262809	20260761	05/11/26		141.42
	05/19/26	MATERIALS & SUPPLIES	1.	INVOICE # 261504451				Outstanding
W.B. MASON CO., INC		01- 2026- 1120- 3005- 2- 00399		262809	20260761	05/11/26		74.99
	05/19/26	MATERIALS & SUPPLIES	2.					Outstanding
W.B. MASON CO., INC		01- 2026- 1120- 3005- 2- 00399		262813	20260675	05/11/26		77.91
	05/19/26	MATERIALS & SUPPLIES	2.					Outstanding
W.B. MASON CO., INC		01- 2026- 1120- 3005- 2- 00399		262813	20260675	05/11/26		77.91
	05/19/26	MATERIALS & SUPPLIES	3.					Outstanding
W.B. MASON CO., INC		01- 2026- 1120- 3005- 2- 00399		262813	20260675	05/11/26		92.99
	05/19/26	MATERIALS & SUPPLIES	4.					Outstanding
W.B. MASON CO., INC		01- 2026- 1120- 3005- 2- 00399		262813	20260675	05/11/26		43.29
	05/19/26	MATERIALS & SUPPLIES	5.					Outstanding
W.B. MASON CO., INC		01- 2026- 1120- 3005- 2- 00399		262813	20260675	05/11/26		51.05
	05/19/26	MATERIALS & SUPPLIES	6.					Outstanding
NATIONAL MEDICAL SERVICES, INC.		01- 2026- 1120- 3005- 2- 00401		262788	20260070	05/11/26		383.00
20260070-A	05/19/26	INVESTIGATION UNIT	1.	INVOICE # 1310817 - BLOOD TESTING				Outstanding
AT&T MOBILITY		01- 2026- 1120- 3005- 2- 00401		262843		05/12/26		95.00
	05/19/26	INVESTIGATION UNIT	1.	INVOICE 620382 - CELL PHONE RECORDS SUBPOENA				Outstanding
		3005 POLICE DEPARTMENT				**Department Total :**		**756,591.50**
1120 PUBLIC SAFETY				**3006 POLICE DEPT - MIS**				
WEST PUBLISHING CORP		01- 2026- 1120- 3006- 2- 00351		262926	20260061	05/12/26		1,322.99
20260061-E	05/19/26	HOSTED SERVICES	1.	INVOICE 853526461 - CLEAR PROFLEX SOFTWARE FOR DET BUREAU - THROUGH 2026				Outstanding
WIRELESS ELECTRONICS		01- 2026- 1120- 3006- 2- 00358		262814	20260060	05/11/26		623.45
20260060-A	05/19/26	MAINTENANCE CONTRACTS	3.	INVOICE M65329 - MONTLY COVERAGE - MAY 1 - MAY 31, 2026				Outstanding

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1120 PUBLIC SAFETY					**3006 POLICE DEPT - MIS**			
MONMOUTH TELECOM		01- 2026- 1120- 3006- 2- 00379		262786	20260240	05/11/26		350.00
	05/19/26	NOLA CAMERAS	1.	INVOICE # 370974				Outstanding
W.B. MASON CO., INC		01- 2026- 1120- 3006- 2- 00400		262811	20260785	05/11/26		659.00
	05/19/26	EQUIPMENT	1.	INVOICE # 261569236				Outstanding
		3006 POLICE DEPT - MIS				**Department Total :**		**2,955.44**
1120 PUBLIC SAFETY					**3010 EMERGENCY MANAGEMENT**			
PAYROLL ACCOUNT		01- 2026- 1120- 3010- 1- 00101		262726		05/07/26	26000079	4,873.03
	05/07/26	FULL TIME	44.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1120- 3010- 1- 00105		262726		05/07/26	26000079	192.31
	05/07/26	STIPEND	45.	5/8/26				Outstanding
		3010 EMERGENCY MANAGEMENT				**Department Total :**		**5,065.34**
1120 PUBLIC SAFETY					**3020 FIRST AID ORGANIZATIONS**			
OLD BRIDGE TWP.EMERGENCY		01- 2026- 1120- 3020- 2- 00296		262722		05/07/26	26000078	12,000.00
	05/07/26	NON VOL 1ST AID SERVICE	1.	VOLUNTARY CONTRIBUTION - MAY 2026				Outstanding
		3020 FIRST AID ORGANIZATIONS				**Department Total :**		**12,000.00**
1125 COMMUNITY DEVELOPMENT					**3505 ENGINEERING**			
PAYROLL ACCOUNT		01- 2026- 1125- 3505- 1- 00101		262726		05/07/26	26000079	21,862.31
	05/07/26	FULL TIME	50.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1125- 3505- 1- 00103		262726		05/07/26	26000079	135.64
	05/07/26	OVERTIME	51.	5/8/26				Outstanding
		3505 ENGINEERING				**Department Total :**		**21,997.95**
1125 COMMUNITY DEVELOPMENT					**3510 PLANNING & DEVELOPMENT**			
PAYROLL ACCOUNT		01- 2026- 1125- 3510- 1- 00101		262726		05/07/26	26000079	10,850.28
	05/07/26	FULL TIME	52.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1125- 3510- 1- 00105		262726		05/07/26	26000079	461.54
	05/07/26	STIPEND	53.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1125- 3510- 1- 00108		262726		05/07/26	26000079	896.00
	05/07/26	INTERNS	54.	5/8/26				Outstanding
		3510 PLANNING & DEVELOPMENT				**Department Total :**		**12,207.82**
1125 COMMUNITY DEVELOPMENT					**3525 SUBCODE OFFICIAL**			
PAYROLL ACCOUNT		01- 2026- 1125- 3525- 1- 00101		262726		05/07/26	26000079	61,015.90
	05/07/26	FULL TIME	55.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1125- 3525- 1- 00103		262726		05/07/26	26000079	121.46
	05/07/26	OVERTIME	56.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1125- 3525- 1- 00105		262726		05/07/26	26000079	846.16
	05/07/26	STIPEND	57.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1125- 3525- 1- 00106		262726		05/07/26	26000079	1,987.50
	05/07/26	TEMPORARY	58.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1125- 3525- 2- 00259		262726		05/07/26	26000079	961.55
	05/07/26	HEALTH INSURANCE WAIVER	69.	5/8/26				Outstanding
PJ BUILDING CLEANING LLC		01- 2026- 1125- 3525- 2- 00324		262906	20260257	05/12/26		565.00
20260257-E	05/19/26	JANITORIAL CONTRACT	2.	INV#089450, MAY, CODE COMPLEX CLEANING				Outstanding
DOCUMENT SOLUTIONS LLC		01- 2026- 1125- 3525- 2- 00357		262770	20260385	05/11/26		64.19

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1125 COMMUNITY DEVELOPMENT					**3525 SUBCODE OFFICIAL**			
	05/19/26	COPIER LEASE	3.	INVOICE # DS22520 MONTHLY LEASE FOR CODE COPIER				Outstanding
PAYROLL DEDUCTION ACCOUN		01- 2026- 1125- 3525- 2- 00427		262727		05/07/26	26000080	4,741.46
	05/07/26	SOCIAL SECURITY	4.	5/8/26				Outstanding
		3525 SUBCODE OFFICIAL				**Department Total :**		**70,303.22**
1125 COMMUNITY DEVELOPMENT					**3530 CODE ENFORCEMENT**			
PAYROLL ACCOUNT		01- 2026- 1125- 3530- 1- 00101		262726		05/07/26	26000079	10,919.26
	05/07/26	FULL TIME	59.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1125- 3530- 1- 00103		262726		05/07/26	26000079	218.76
	05/07/26	OVERTIME	60.	5/8/26				Outstanding
		3530 CODE ENFORCEMENT				**Department Total :**		**11,138.02**
1130 PUBLIC WORKS					**4005 ROAD DEPARTMENT**			
PAYROLL ACCOUNT		01- 2026- 1130- 4005- 1- 00101		262726		05/07/26	26000079	73,426.44
	05/07/26	FULL TIME	61.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1130- 4005- 1- 00103		262726		05/07/26	26000079	240.05
	05/07/26	OVERTIME	62.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1130- 4005- 1- 00105		262726		05/07/26	26000079	38.47
	05/07/26	STIPEND	63.	5/8/26				Outstanding
STAVOLA ASPHALT COMPANIES		01- 2026- 1130- 4005- 2- 00306		262914	20260182	05/12/26		1,553.67
20260182-H	05/19/26	REPAIRS & MAINTENANCE	1.	INV#383804, 4/22/26; INV#383675, 4/28/26; INV#383555, 4/20/26; INV#383106, 4/15/26; INV#383341, 4/17/26; INV#382973, 4/14/26; INV#382865, 4/13/26 = ASPHALT				Outstanding
HOME DEPOT CREDIT SERVIC		01- 2026- 1130- 4005- 2- 00306		262998	20260189	05/12/26		1,582.61
20260189-D	05/19/26	REPAIRS & MAINTENANCE	1.	INV#6031827, 4/30/26; INV#8031596, 4/28/26; INV#5031018, 4/21/26, INV#1610388, 4/15/26 = ROAD SUPPLIES				Outstanding
J.MANZO INC.		01- 2026- 1130- 4005- 2- 00306		263004	20260187	05/12/26		1,329.92
20260187-D	05/19/26	REPAIRS & MAINTENANCE	1.	INV #A41; INV #A87; INV #A69; INV #75656; INV #75631 = ASPHALT				Outstanding
STAVOLA ASPHALT COMPANIES		01- 2026- 1130- 4005- 2- 00306		263022	20260182	05/13/26		1,766.90
20260182-I	05/19/26	REPAIRS & MAINTENANCE	1.	INV#384529, 4/29/26; INV#384349, 4/28/26; INV#384639, 4/30/26; 384199, 4/27/26; INV#384080, 4/24/26; INV#383926, 4/23/26 = ASPHALT				Outstanding
RIVERSIDE SUPPLY INC.		01- 2026- 1130- 4005- 2- 00352		263018	20260183	05/13/26		998.00
20260183-A	05/19/26	RIGHT OF WAY MAINTENANCE	1.	INV#0024463-00, 5/8/26, CATCH BASIN BLOCK				Outstanding
		4005 ROAD DEPARTMENT				**Department Total :**		**80,936.06**
1130 PUBLIC WORKS					**4008 DIV. OF VEHICLE MAINT.**			
PAYROLL ACCOUNT		01- 2026- 1130- 4008- 1- 00101		262726		05/07/26	26000079	9,395.40
	05/07/26	FULL TIME	64.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1130- 4008- 1- 00105		262726		05/07/26	26000079	76.92
	05/07/26	STIPEND	65.	5/8/26				Outstanding
RAYCO AUTO SERVICE CENTER		01- 2026- 1130- 4008- 2- 00269		263017	20260565	05/13/26		526.00
20260565-A	05/19/26	SENIOR BUS MAINTENANCE	1.	INV#106373, 4/1/26, M-035 EXHAUST REPAIRS				Outstanding
GEORGE LOGAN TOWING, INC.		01- 2026- 1130- 4008- 2- 00281		262997	20260748	05/12/26		675.00
20260748-A	05/19/26	TOWING	1.	INV#B40132027P, 4/15/26, M-135 TOW				Outstanding
JULIANS GARAGE		01- 2026- 1130- 4008- 2- 00281		263005	20260156	05/12/26		9[illegible]

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1130 PUBLIC WORKS				**4008 DIV. OF VEHICLE MAINT.**				
20260156-F	05/19/26	TOWING	1.	INV#28052, 4/24/26, P-401 TOW FROM FURMAN BLVD TO DPW				Outstanding
ALL AMERICAN FORD OF OLD BRIDGE, INC.		01- 2026- 1130- 4008- 2- 00310		262985	20260179	05/12/26		1,025.00
20260179-E	05/19/26	MOTOR VEHICLE PARTS	1.	INV#850995, 3/14/26, M-036 BRAKE LIGHT REPAIRS				Outstanding
ALL AMERICAN FORD OF OLD BRIDGE, INC.		01- 2026- 1130- 4008- 2- 00310		262986	20260179	05/12/26		270.85
20260179-F	05/19/26	MOTOR VEHICLE PARTS	1.	INV#201839, 4/18/26, P-203 SENSOR; INV#202512, P-206 FRONT AXLE SHAFT				Outstanding
ALLEGIANCE / MID-ATLANTIC TRUCKS		01- 2026- 1130- 4008- 2- 00310		262987	20260178	05/12/26		89.14
20260178-B	05/19/26	MOTOR VEHICLE PARTS	1.	INV#X403279322:01, 4/7/26, M-135 COOLANT HOSE & U JOINT KIT; INV#X403279913:01, 4/22/26, M-135 COOLANT HOSE				Outstanding
BRIDGE AUTO SUPPLY INC.		01- 2026- 1130- 4008- 2- 00310		262990	20260174	05/12/26		1,137.64
20260174-L	05/19/26	MOTOR VEHICLE PARTS	1.	INV#312799, BAKE PADS/ROTORS; INV#312808, BRAKE CALIPERS; INV#312836, AIR FILTER; INV#312937, SHOP SUPPLIES; INV#313321, BATTERY; INV#313031, DIESEL TANK BATTERY BOX				Outstanding
BRIDGE AUTO SUPPLY INC.		01- 2026- 1130- 4008- 2- 00310		262991	20260174	05/12/26		1,096.76
20260174-M	05/19/26	MOTOR VEHICLE PARTS	1.	INV#313073, SHOP SUPPLIES; INV#313157, CAR WASH & BRUSHES; INV#311524, AUDI BATTERY; INV#313349, EXHAUST GASKETS; INV#313549, TRANS KIT & FLUID; INV#313564,SHOP SUPPLIES; INV#313500, BRAKE CALIPER TOOL				Outstanding
BRIDGE AUTO SUPPLY INC.		01- 2026- 1130- 4008- 2- 00310		262992	20260174	05/12/26		1,884.00
20260174-N	05/19/26	MOTOR VEHICLE PARTS	1.	INV#313777, 5/5/26, WATER PUMP; INV#313864, 5/6/26, GENERATOR BATTERIES				Outstanding
MALOUF FORD INC.		01- 2026- 1130- 4008- 2- 00310		263007	20260151	05/12/26		1,338.54
20260151-E	05/19/26	MOTOR VEHICLE PARTS	2.	INV#1535591, 4/20/26, EXPLORER 02 STOCK; INV#1536203, 4/29/26, DOOR HANDLE				Outstanding
MIDWEST MOTOR SUPPLY CO. INC.		01- 2026- 1130- 4008- 2- 00310		263009	20260155	05/12/26		838.29
20260155-E	05/19/26	MOTOR VEHICLE PARTS	1.	INV#104355939, 4/9/26; INV#104368699, 4/14/26; INV#104385699, 4/20/26 = SHOP SUPPLIES				Outstanding
PARTS AUTHORITY		01- 2026- 1130- 4008- 2- 00310		263013	20260145	05/13/26		4,293.32
20260145-I	05/19/26	MOTOR VEHICLE PARTS	1.	INV#213601, 4/20/26, 02 SENSOR; INV#340321, 4/18/26, SENSOR STOCK; INV#329199, 4/23/26, BATTERY STOCK; INV#330322, 5/4/26, BRAKE ROTORS/PADS; INV#774893, 5/4/26, TAHOE FRONT ROTORS; INV#330328, 5/4/26, COOLANT				Outstanding
PARTS AUTHORITY		01- 2026- 1130- 4008- 2- 00310		263014	20260145	05/13/26		1,789.79
20260145-J	05/19/26	MOTOR VEHICLE PARTS	1.	INV#328230, 4/15/26, RADIATOR CAPS; INV#328771, 4/20/26, 02 SENSORS; INV#343065, 4/20/26, VENT SOLINOID; INV#771491, 4/21/26, TRANS FILTER KIT; INV#344113, 4/20/26, PURGE VALVE; INV#344054, 4/20/26, 02 SENSOR; INV#330546, 5/4/26, FRONT & REAR BRAKE/ROTORS; INV#716744, 5/4/26, FRONT PADS				Outstanding
W.E. TIMMERMAN COMPANY INC.		01- 2026- 1130- 4008- 2- 00353		263024	20260137	05/13/26		2,543.41
20260137-A	05/19/26	HEAVY EQUIPMENT REPAIR	1.	INV#0237203, 4/30/26, SWEEPER PARTS				Outstanding
CAMPBELL SUPPLY CO		01- 2026- 1130- 4008- 2- 00361		262993	20260172	05/12/26		117.66
20230172-A	05/19/26	VEHICLE REPAIRS	1.	INV#C006171027:01, M-136 MIRROR				Outstanding
CAMPBELL SUPPLY CO		01- 2026- 1130- 4008- 2- 00361		262994	20260172	05/12/26		1,076.79
20260172-B	05/19/26	VEHICLE REPAIRS	1.	INV#C006190478:01, 5/6/26, BUCKET ROLL OFF TRACK FILTERS				Outstanding
MALOUF FORD INC.		01- 2026- 1130- 4008- 2- 00361		263008	20260151	05/12/26		1,887.36
20260151-G	05/19/26	VEHICLE REPAIRS	1.	INV#788160, 3/16/26, M-062 REPAIRS				Outstanding

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1130 PUBLIC WORKS				**4008 DIV. OF VEHICLE MAINT.**				
QUALITY AUTO GLASS, INC		01- 2026- 1130- 4008- 2- 00361		263015	20260142	05/13/26		371.04
20260142-B	05/19/26	VEHICLE REPAIRS	1.	INV#186544, 4/17/26, M-104 WINDSHIELD				Outstanding
SEACOAST CHEVROLET		01- 2026- 1130- 4008- 2- 00361		263019	20260140	05/13/26		221.78
20260140-E	05/19/26	VEHICLE REPAIRS	1.	INV#181805, 4/15/26, FUEL SENSOR; INV#182094, 5/1/26, P-404 FUEL SENSOR				Outstanding
SEACOAST CHEVROLET		01- 2026- 1130- 4008- 2- 00361		263020	20260140	05/13/26		538.76
20260140-F	05/19/26	VEHICLE REPAIRS	1.	INV#182119, 5/4/26, VALVES; INV#182176, 5/6/26, SENSORS				Outstanding
CUSTOM BANDAG		01- 2026- 1130- 4008- 2- 00362		262996	20260171	05/12/26		560.00
20260171-E	05/19/26	TIRES	1.	INV#40275385, 4/28/26, M-170 HOT BOX TIRES				Outstanding
INDUSTRIAL WELDING SUPPL		01- 2026- 1130- 4008- 2- 00399		263003	20260160	05/12/26		10.70
20260160-D	05/19/26	MATERIALS & SUPPLIES	1.	INV#R103260661, 3/31/26, MONTHLY RENTAL				Outstanding
THE HOSE SHOP		01- 2026- 1130- 4008- 2- 00399		263023	20260161	05/13/26		183.07
20260161-C	05/19/26	MATERIALS & SUPPLIES	1.	INV#460309, 4/20/26, MOBILE DIESEL TANK/PUMP NOZZLE HOSE; INV#461803, 5/1/26, AIR BRAKE FITTINGS				Outstanding
4008 DIV. OF VEHICLE MAINT.						**Department Total :**		**32,046.22**
1130 PUBLIC WORKS				**4010 BUILDING & GROUNDS**				
PAYROLL ACCOUNT		01- 2026- 1130- 4010- 1- 00101		262726		05/07/26	26000079	13,550.61
	05/07/26	FULL TIME	66.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 1130- 4010- 1- 00103		262726		05/07/26	26000079	864.91
	05/07/26	OVERTIME	67.	5/8/26				Outstanding
EAST BRUNSWICK SUPPLY, I		01- 2026- 1130- 4010- 2- 00280		262862	20260308	05/12/26		33.64
20260308-D	05/19/26	BUILDING MAINTENANCE	1.	INV296734, 4/17/26, CAMP ROBIN BUILDING SUPPLIES				Outstanding
HOME DEPOT CREDIT SERVIC		01- 2026- 1130- 4010- 2- 00280		262873	20260112	05/12/26		394.72
20260112-H	05/19/26	BUILDING MAINTENANCE	1.	INV#32481, 5/6/26; INV#32480, 5/6/26; INV#902271, 5/6/26; INV#31264, 2/18/26; INV#5034486, 1/21/26; INV#7031855, 2/28/26 = BUILDING MATERIALS & SUPPLIES				Outstanding
LOWES COMPANY INC		01- 2026- 1130- 4010- 2- 00280		262896	20260109	05/12/26		236.55
20260109-C	05/19/26	BUILDING MAINTENANCE	1.	INV#74207, 4/30/26, BUILDING SUPPLIES				Outstanding
QUALITY ELECTRIC MOTORS SERVICE		01- 2026- 1130- 4010- 2- 00280		262907	20260280	05/12/26		800.00
20260280-A	05/19/26	BUILDING MAINTENANCE	1.	INV#43157, 4/24/26, CAMP ROBIN				Outstanding
W.W. GRAINGER, INC.		01- 2026- 1130- 4010- 2- 00280		262925	20260113	05/12/26		1,413.70
20260113-D	05/19/26	BUILDING MAINTENANCE	1.	INV#9882693139, 4/16/26, HIGGINS SOCCER; INV#9880063327, 4/15/26, CAMP ROBIN; INV#9884808156, 4/20/26, CAMP ROBIN; INV#9877272709, 4/13/26, GLYCOL FOR A/C; INV#9895077957, 4/27/26, CAMP ROBIN; INV#9892340267, 4/24/26, CAMP ROBIN				Outstanding
HOME DEPOT CREDIT SERVIC		01- 2026- 1130- 4010- 2- 00280		262999	20260112	05/12/26		2,930.16
20260112-I	05/19/26	BUILDING MAINTENANCE	1.	INV #3030366 REC; INV3030367 KENNEL; INV #7900401 REC; INV #30685 DPW; INV #3031181 ADMIN; INV #1020358 ADMIN; INV #5903197 DPW				Outstanding
HOME DEPOT CREDIT SERVIC		01- 2026- 1130- 4010- 2- 00280		263000	20260112	05/12/26		1,576.37
20260112-K	05/19/26	BUILDING MAINTENANCE	1.	INV #1340700 GEICK; INV #1020357 GEICK; INV #3031182 GEICK; INV #6901490 HIGGINS; INV #5031037 CAMP ROBIN; INV #9031560 VETS; INV #5031036 VETS; INV #301670 CAMP ROBIN				Outstanding
QUALITY ELECTRIC MOTORS SERVICE		01- 2026- 1130- 4010- 2- 00280		263016	20260280	05/13/26		475.00

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1130 PUBLIC WORKS				**4010 BUILDING & GROUNDS**				
20260280-B	05/19/26	BUILDING MAINTENANCE	1.	INV#42961, 1/16/26, ELECTRICAL SUPPLIES				Outstanding
ATRA JANITORIAL SUPPLY CO., LLC A BRADYP		01- 2026- 1130- 4010- 2- 00314		262844	20260122	05/12/26		2,845.70
20260122-D	05/19/26	JANITORIAL SUPPLIES	1.	INV#11557005, 4/10/26; INV#11565407, 4/13/26 = JANITORIAL SUPPLIES				Outstanding
ATRA JANITORIAL SUPPLY CO., LLC A BRADYP		01- 2026- 1130- 4010- 2- 00314		262845	20260122	05/12/26		297.53
20260122-E	05/19/26	JANITORIAL SUPPLIES	1.	INV#11651695, 4/30/26, JANITORIAL SUPPLIES				Outstanding
RICH TREE SERVICE		01- 2026- 1130- 4010- 2- 00321		262909	20260766	05/12/26		950.00
	05/19/26	TREE REMOVAL	1.	INVOICE # 2600905				Outstanding
RICH TREE SERVICE		01- 2026- 1130- 4010- 2- 00321		262947	20260765	05/12/26		650.00
	05/19/26	TREE REMOVAL	1.	INVOICE # 2600906				Outstanding
PJ BUILDING CLEANING LLC		01- 2026- 1130- 4010- 2- 00324		262906	20260257	05/12/26		3,347.00
20260257-E	05/19/26	JANITORIAL CONTRACT	1.	INV#089450, MAY B&G, COMPLEX CLEANING				Outstanding
ABC FIRE AND SAFETY		01- 2026- 1130- 4010- 2- 00338		262838	20260421	05/12/26		1,526.20
20260421-A	05/19/26	FIRE, SECURITY & ALARMS	1.	INV#178507, 3/31/26; INV#167800, 3/31/26; INV#167799, 3/31/26; INV#178501, 3/31/26; INV#178502, 3/31/26; INV#178503, 3/31/26; INV#178504, 3/31/26; INV#178505, 3/31/26; INV#178506, 3/31/26 = ANNUAL FIRE INSPECTIONS				Outstanding
APPLE LOCKSMITH,INC.		01- 2026- 1130- 4010- 2- 00344		262842	20260123	05/12/26		132.25
20260123-B	05/19/26	LOCKSMITH SERVICES	1.	INV#227906, 4/29/26; INV#227659, 4/15/26 = LOCKSMITH SERVICES				Outstanding
STARK TECH SERVICES, LLC		01- 2026- 1130- 4010- 2- 00366		262912	20260663	05/12/26		3,795.00
20260663-A	05/19/26	HVAC MAINTENANCE & CONTRACT	1.	INV#10052467, 4/1/26, BOILER REPAIRS				Outstanding
GENSERVE, LLC		01- 2026- 1130- 4010- 2- 00372		262867	20260114	05/12/26		6,155.00
20260114-A	05/19/26	GENERATOR MAINTENANCE	1.	INV #0611218 WATER TOWER; INV #0609468 WATER TOWER; INV #0609455 TRAILERS; INV #0609446 EXIT 120; INV #0611210 EXIT 120; INV #0609449 ADMIN; INV #0611199 ADMIN; INV #0611213 DPW; INV #0611641 TRAILERS; INV #0611285 LIBRARY				Outstanding
C 3 TECHNOLOGIES, LLC		01- 2026- 1130- 4010- 2- 00432		262846	20260119	05/12/26		150.00
20260119-B	05/19/26	FUEL STATION	1.	INV#182342, 4/30/26, FUEL PUMP MAINTENANCE				Outstanding
THE HOSE SHOP		01- 2026- 1130- 4010- 2- 00432		262917	20260111	05/12/26		141.03
20260111-A	05/19/26	FUEL STATION	1.	INV#00366567, 4/20/26 = FUEL PUMP HOSES				Outstanding
TREASURER STATE OF NJ		01- 2026- 1130- 4010- 2- 00434		262916		05/12/26		3,370.00
3580-3570	05/19/26	STATE OR FEDERAL FEES	1.	INVOICE #260333580, 4/19/26 & INVOICE #260333570, 4/19/26: 5 YEAR RENEWAL (FUEL FACILITY)				Outstanding
		4010 BUILDING & GROUNDS				**Department Total :**		**45,635.37**
1130 PUBLIC WORKS				**4015 RECYCLING**				
REPUBLIC SERVICES #873		01- 2026- 1130- 4015- 2- 00603		262908	20260193	05/12/26		3,489.77
20260193-C	05/19/26	SOLID WASTE DISPOSAL	1.	INV#0873-001745033, 4/12/26, MUNICIPAL COMPLEX DUMPSTERS				Outstanding
M C U A		01- 2026- 1130- 4015- 2- 00603		263006	20260196	05/12/26		659.65
20260196-D	05/19/26	SOLID WASTE DISPOSAL	1.	INV#1028255, 5/1/26, SOLID WASTE DISPOSAL				Outstanding
		4015 RECYCLING				**Department Total :**		**4,149.42**
1140 UTILITIES				**4515 GASOLINE**				
ALLIED OIL CO.		01- 2026- 1140- 4515- 2- 00227		262839	20260125	05/12/26		18,677.22
20260125-J	05/19/26	GASOLINE	1.	INV#5907195, 4/29/26,GASOLINE				Outstanding
ALLIED OIL CO.		01- 2026- 1140- 4515- 2- 00227		262988	20260125	05/12/26		17,120.97
20260125-K	05/19/26	GASOLINE	1.	INV#245909, 5/7/26, GASOLINE				Outstanding

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		4515 GASOLINE					**Department Total :**	**35,798.19**
		1140 UTILITIES		**4520 ELECTRICITY**				
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00220 ELECTRICITY	1.	262880 ACCT # 100083399665 5/26 $4.65	20260040	05/12/26		4.65 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00220 ELECTRICITY	1.	262883 ACCT # 200000056024 4/26 $21493.05	20260040	05/12/26		21,493.05 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00220 ELECTRICITY	1.	262884 ACCT # 100167191749 4/26 $303.79	20260040	05/12/26		303.79 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00220 ELECTRICITY	1.	262885 ACCT # 100010341087 4/26 $4283.68	20260040	05/12/26		4,283.68 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00220 ELECTRICITY	1.	262888 ACCT # 100074781392 5/26 $59.28	20260040	05/12/26		59.28 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00220 ELECTRICITY	1.	262891 ACCT # 100061949507 4/26 $1184.50	20260040	05/12/26		1,184.50 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00220 ELECTRICITY	1.	262892 ACCT # 100040379297 4/26 $618.97	20260040	05/12/26		618.97 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00222 TRAFFIC LIGHTS	1.	262874 ACCT # 100129034763 4/26 $ 57.97	20260041	05/12/26		57.97 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00222 TRAFFIC LIGHTS	1.	262875 ACCT # 100078391149 4/26 $ 70.48	20260041	05/12/26		70.48 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00222 TRAFFIC LIGHTS	1.	262877 ACCT # 100129034789 4/26 $50.59	20260041	05/12/26		50.59 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00222 TRAFFIC LIGHTS	1.	262878 ACCT # 100129034771 4/26 $58.32	20260041	05/12/26		58.32 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00222 TRAFFIC LIGHTS	1.	262882 ACCT # 200000021705 4/26 $2077.78	20260041	05/12/26		2,077.78 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00222 TRAFFIC LIGHTS	1.	262889 ACCT # 100113869703 4/26 $108.42	20260041	05/12/26		108.42 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00222 TRAFFIC LIGHTS	1.	262894 ACCT # 100042934289 4/26 $55.20	20260041	05/12/26		55.20 Outstanding
JCP&L	05/19/26	01- 2026- 1140- 4520- 2- 00222 TRAFFIC LIGHTS	1.	262895 ACCT # 100063690554 4/26 $74.02	20260041	05/12/26		74.02 Outstanding
		4520 ELECTRICITY					**Department Total :**	**30,500.70**
		1140 UTILITIES		**4525 TELEPHONE**				
LANGUAGE LINE SERVICES, INC. 20260077-D	05/19/26	01- 2026- 1140- 4525- 2- 00210 TELEPHONE	1.	262783 INVOICE 11915263 - OVER THE PHONE INTERPRETATION FOR COURT	20260077	05/11/26		351.41 Outstanding
MONMOUTH TELECOM	05/19/26	01- 2026- 1140- 4525- 2- 00210 TELEPHONE	1.	262787 INVOICE # 370953 - MONTHLY VOICE SERVICE	20260239	05/11/26		3,183.23 Outstanding
T MOBILE	05/19/26	01- 2026- 1140- 4525- 2- 00221 CELLULAR - VOICE	7.	262801 TWP GPS 961528230	20260005	05/11/26		5,241.51 Outstanding
T MOBILE	05/19/26	01- 2026- 1140- 4525- 2- 00221 CELLULAR - VOICE	4.	262802 POLICE ACCT 969660696	20260005	05/11/26		57.40 Outstanding
VERIZON	05/19/26	01- 2026- 1140- 4525- 2- 00221 CELLULAR - VOICE	1.	262808 VERIZON MAIN ACCT 450-790-941-1-44	20260306	05/11/26		550.81 Outstanding
T MOBILE	05/19/26	01- 2026- 1140- 4525- 2- 00221 CELLULAR - VOICE	1.	262915 TWP CELL PHONES 964389966	20260005	05/12/26		4,802.24 Outstanding

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1140 UTILITIES				**4525 TELEPHONE**				
VERIZON WIRELESS		01- 2026- 1140- 4525- 2- 00221		262918	20260307	05/12/26		40.01
	05/19/26	CELLULAR - VOICE	1.	VERIZON DPW I PAD 642079054				Outstanding
OPTIMUM		01- 2026- 1140- 4525- 2- 00224		262793	20260233	05/11/26		26.40
	05/19/26	CABLE BOX & SERVICES	7.	SENIOR CENTER/DPW 07875-252003-01-8 (TAX EXEMPT)				Outstanding
OPTIMUM		01- 2026- 1140- 4525- 2- 00224		262902	20260233	05/12/26		114.95
	05/19/26	CABLE BOX & SERVICES	1.	CAMP ROBIN 07875-389541-01-4 (TAX EXEMPT)				Outstanding
OPTIMUM		01- 2026- 1140- 4525- 2- 00224		262903	20260233	05/12/26		189.95
	05/19/26	CABLE BOX & SERVICES	6.	BEACH SUB STATION 07875-410133-04-5 (TAX EXEMPT)				Outstanding
		4525 TELEPHONE				**Department Total :**		**14,557.91**
1140 UTILITIES				**4530 NATURAL GAS**				
P.S.E.& G. CO.		01- 2026- 1140- 4530- 2- 00223		262904	20260397	05/12/26		6,851.55
	05/19/26	NATURAL GAS	1.	ACCOUNT # 1301301302				Outstanding
		4530 NATURAL GAS				**Department Total :**		**6,851.55**
1140 UTILITIES				**4540 STREET LIGHTING**				
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262847	20260036	05/12/26		45.45
	05/19/26	STREET LIGHTING	1.	STATEMNT # 72796842001 $45.45				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262848	20260036	05/12/26		15.70
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721252901 $15.70				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262849	20260036	05/12/26		65.04
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721249401 $65.04				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262850	20260036	05/12/26		78.50
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721251601 $78.50				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262851	20260036	05/12/26		1,541.67
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721252301 $1541.67				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262852	20260036	05/12/26		168.20
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721250801 $168.20				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262853	20260036	05/12/26		18.84
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721249001 $18.84				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262854	20260036	05/12/26		138.14
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72696654801 $ 138.14				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262855	20260036	05/12/26		4,729.66
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721251201 $4729.66				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262856	20260036	05/12/26		6.28
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721253101 $ 6.28				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262857	20260036	05/12/26		28.26
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721252001 $ 28.26				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262858	20260036	05/12/26		34.54
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721252501 $34.54				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262859	20260036	05/12/26		51

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1140 UTILITIES					**4540 STREET LIGHTING**			
	05/19/26	STREET LIGHTING	1.	STATEMENT #72781650401 $ 51.81				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262860	20260036	05/12/26		21.98
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72781650301 $21.98				Outstanding
CONSTELLATION NEW ENERGY		01- 2026- 1140- 4540- 2- 00229		262861	20260036	05/12/26		6,204.05
	05/19/26	STREET LIGHTING	1.	STATEMENT # 72721249801				Outstanding
JCP&L		01- 2026- 1140- 4540- 2- 00229		262876	20260035	05/12/26		1,755.56
	05/19/26	STREET LIGHTING	1.	ACCT # 100123628834 4/26 $1755.56				Outstanding
JCP&L		01- 2026- 1140- 4540- 2- 00229		262879	20260035	05/12/26		87.31
	05/19/26	STREET LIGHTING	1.	ACCT # 100074677699 4/26 $87.31				Outstanding
JCP&L		01- 2026- 1140- 4540- 2- 00229		262881	20260035	05/12/26		355.06
	05/19/26	STREET LIGHTING	1.	ACCT # 100087602965 5/26 $355.06				Outstanding
JCP&L		01- 2026- 1140- 4540- 2- 00229		262886	20260035	05/12/26		23.55
	05/19/26	STREET LIGHTING	1.	ACCT # 100041552512 4/26 $23.55				Outstanding
JCP&L		01- 2026- 1140- 4540- 2- 00229		262887	20260035	05/12/26		112.89
	05/19/26	STREET LIGHTING	1.	ACCT # 100057929265 4/26 $112.89				Outstanding
JCP&L		01- 2026- 1140- 4540- 2- 00229		262890	20260035	05/12/26		23.70
	05/19/26	STREET LIGHTING	1.	ACCT # 100124529957 4/26 $23.70				Outstanding
JCP&L		01- 2026- 1140- 4540- 2- 00229		262893	20260035	05/12/26		4.65
	05/19/26	STREET LIGHTING	1.	ACCT # 100038150577 4/26 $4.65				Outstanding
		4540 STREET LIGHTING				**Department Total :**		**15,510.84**
1140 UTILITIES					**4545 WATER & SEWER**			
O.B.M.U.A.		01- 2026- 1140- 4545- 2- 02241		262901	20260243	05/12/26		230.00
	05/19/26	WATER & SEWER - BUILDING	1.	ACCT # 11248024 - 130 LAURENCE PKWY				Outstanding
O.B.M.U.A.		01- 2026- 1140- 4545- 2- 02242		262900	20260243	05/12/26		230.00
	05/19/26	WATER & SEWER - PARKS	2.	ACCT # 11211255 - 11 ELY AVE				Outstanding
		4545 WATER & SEWER				**Department Total :**		**460.00**
1155 STATUTORY EXPENDITURES					**5510 PERS**			
PAYROLL DEDUCTION ACCOUN		01- 2026- 1155- 5510- 2- 00436		262728		05/07/26	26000081	829.56
	05/07/26	DCRP	1.	5/8/26				Outstanding
		5510 PERS				**Department Total :**		**829.56**
1155 STATUTORY EXPENDITURES					**5515 SOCIAL SECURITY**			
PAYROLL DEDUCTION ACCOUN		01- 2026- 1155- 5515- 2- 00427		262727		05/07/26	26000080	46,934.59
	05/07/26	SOCIAL SECURITY	1.	5/8/26				Outstanding
		5515 SOCIAL SECURITY				**Department Total :**		**46,934.59**
2100 OPERATIONS OUTSIDE CAP					**6443 INTERLOCAL-SCHOOL SECURITY**			
PAYROLL ACCOUNT		01- 2026- 2100- 6443- 1- 00134		262726		05/07/26	26000079	11,565.00
	05/07/26	SLEO CLASS II	46.	5/8/26				Outstanding
PAYROLL ACCOUNT		01- 2026- 2100- 6443- 1- 00135		262726		05/07/26	26000079	44,347.50
	05/07/26	SLEO CLASS III	47.	5/8/26				Outstanding
		6443 INTERLOCAL-SCHOOL SECURITY				**Department Total :**		**55,912.50**
2100 OPERATIONS OUTSIDE CAP					**6448 INTERLOCAL-ST. AMBROSE SCHOOL SEC**			
PAYROLL ACCOUNT		01- 2026- 2100- 6448- 2- 00631		262726		05/07/26	26000079	3,375.00
	05/07/26	INTERLOCAL-ST. AMBROSE SCHOO	48.	5/8/26				Outstanding

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2100 OPERATIONS OUTSIDE CAP							**6448 INTERLOCAL-ST. AMBROSE SCHOOL SEC**		
PAYROLL DEDUCTION ACCOUN		01- 2026- 2100- 6448- 2- 00631			262727		05/07/26	26000080	258.19
	05/07/26	INTERLOCAL-ST. AMBROSE SCHOO	2.	5/8/26					Outstanding
		6448 INTERLOCAL-ST. AMBROSE SCHOOL SEC					**Department Total :**		**3,633.19**
2100 OPERATIONS OUTSIDE CAP							**6449 INTERLOCAL-ST. THOMAS SCHOOL SECU**		
PAYROLL ACCOUNT		01- 2026- 2100- 6449- 2- 00632			262726		05/07/26	26000079	3,420.00
	05/07/26	INTERLOCAL-ST. THOMAS SCHOOL	49.	5/8/26					Outstanding
PAYROLL DEDUCTION ACCOUN		01- 2026- 2100- 6449- 2- 00632			262727		05/07/26	26000080	261.63
	05/07/26	INTERLOCAL-ST. THOMAS SCHOOL	3.	5/8/26					Outstanding
		6449 INTERLOCAL-ST. THOMAS SCHOOL SEC					**Department Total :**		**3,681.63**
2100 OPERATIONS OUTSIDE CAP							**6510 LIBRARY ALLOCATION**		
OLD BRIDGE PUBLIC LIBRARY		01- 2026- 2100- 6510- 2- 00480			262791	20260056	05/11/26		183,911.46
	05/19/26	LIBRARY ALLOCATION	1.	LIBRARY ALLOCATION - MAY 2026					Outstanding
OLD BRIDGE PUBLIC LIBRARY		01- 2026- 2100- 6510- 2- 00480			262792	20260056	05/11/26		183,911.46
	05/19/26	LIBRARY ALLOCATION	1.	LIBRARY ALLOCATION - MAY 2026					Outstanding
		6510 LIBRARY ALLOCATION					**Department Total :**		**367,822.92**
0000 MISCELLANEOUS							**0000 MISCELLANEOUS**		
CORELOGIC TAX REAL ESTATE		01- 9999- 0000- 0000- 2- 99222			262834		05/11/26		4,274.87
	05/19/26	TAX OVER-PAYMENTS	1.	BLOCK 7119 LOT 25 - 51 DAHLIA LN - REFUND CORELOGIC TITLE COMPANY PAID 2ND QUARTER 2026					Outstanding
DARYL GRIFFIN		01- 9999- 0000- 0000- 2- 99222			262835		05/11/26		2,313.16
	05/19/26	TAX OVER-PAYMENTS	1.	BLOCK 4000.17 LOT 15 - 13 SPYROS DR - 100% TAX EXEMPT VETERAN REFUND 2026 PROPERTY TAX					Outstanding
BOARD OF EDUCATION		01- 9999- 0000- 0000- 2- 99293			263029		05/14/26	26000083	13,071,800.67
	05/14/26	SCHOOL TAXES PAYABLE	1.	MAY 2026					Outstanding
MIDDLESEX COUNTY TREASURER		01- 9999- 0000- 0000- 2- 99294			263030		05/14/26	26000084	9,900,899.37
	05/14/26	COUNTY TAXES PAYABLE	1.	2ND QUARTER 2026 COUNTY TAXES					Outstanding
BD OF FIRE COMMISSIONERS		01- 9999- 0000- 0000- 2- 99295			262763		05/11/26		166,297.75
	05/19/26	FIRE DISTRICT #1	1.	ALLOCATION - 2ND QUARTER 2026					Outstanding
BD OF FIRE COMMISSIONERS		01- 9999- 0000- 0000- 2- 99296			262764		05/11/26		751,043.50
	05/19/26	FIRE DISTRICT #2	1.	ALLOCATION - 2ND QUARTER 2026					Outstanding
BD OF FIRE COMMISSIONERS		01- 9999- 0000- 0000- 2- 99297			262765		05/11/26		573,040.00
	05/19/26	FIRE DISTRICT #3	1.	ALLOCATION - 2ND QUARTER 2026					Outstanding
BD OF FIRE COMMISSIONERS		01- 9999- 0000- 0000- 2- 99298			262766		05/11/26		166,395.75
	05/19/26	FIRE DISTRICT #4	1.	ALLOCATION - 2ND QUARTER 2026					Outstanding
MIDDLESEX COUNTY TREASURER		01- 9999- 0000- 0000- 2- 99299			263031		05/14/26	26000085	937,210.56
	05/14/26	COUNTY OPEN SPACE	1.	2ND QUARTER 2026 COUNTY OPEN SPACE TAXES					Outstanding
		0000 MISCELLANEOUS					**Department Total :**		**25,573,275.63**
0000 MISCELLANEOUS							**22286 COAH**		
PAYROLL ACCOUNT		13- 0286- 0000- 22286- 1- 00102			262729		05/07/26	26130027	244.16
	05/07/26	PART TIME	1.	5/8/26					Outstanding

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0000 MISCELLANEOUS				**22286 COAH**				
PAYROLL DEDUCTION ACCOUN		13- 0286- 0000- 22286- 2- 00427		262730		05/07/26	26130028	16.23
	05/07/26	SOCIAL SECURITY	1.	5/8/26				Outstanding
AMERICAN PLUMBER LLC/ROZYCKIE		13- 0286- 0000- 22286- 2- 09900		262927	20251913	05/12/26		7,650.00
OBCOAH2025-196-FINAL	05/19/26	COAH-FUTURE REHAB FUND	1.	FINAL PAYMENT COAH CASE # OBCOAH2025-196 - 10 SOUTHWOOD DRIVE, OLD BRIDGE, NJ 08857				Outstanding
AMERICAN PLUMBER LLC/VARGAS		13- 0286- 0000- 22286- 2- 09900		262928	20260312	05/12/26		4,900.00
OBCOAH2025-205-FINAL	05/19/26	COAH-FUTURE REHAB FUND	1.	FINAL PAYMENT COAH CASE #OBCOAH2025-205 - 11 VAN ETHEL DRIVE, MATAWAN, 07747				Outstanding
		22286 COAH				**Department Total :**		**12,810.39**
0000 MISCELLANEOUS				**7427 NJDOT TRANS ALT SET-ASIDE**				
GREENMAN-PEDERSEN, INC.		15- 2023- 0000- 7427- 2- 00299		262929	20250964	05/12/26		5,771.76
431829-429805	05/19/26	MISCELLANEOUS	1.	DESIGN SERVICES FOR FY TAP OLD BRIDGE - COTTRELL FARM PARK PEDESTIAN IMPTS NOT TO EXCEED $421,751.85.				Outstanding
		7427 NJDOT TRANS ALT SET-ASIDE				**Department Total :**		**5,771.76**
0000 MISCELLANEOUS				**7011 CLEAN COMMUNITIES GRANT**				
PAYROLL ACCOUNT		15- 2025- 0000- 7011- 2- 00299		262731		05/07/26	26150082	4,369.79
	05/07/26	MISCELLANEOUS	1.	5/8/26				Outstanding
AMAZON CAPITAL SERVICES, INC.		15- 2025- 0000- 7011- 2- 00299		262841	20260762	05/12/26		18.99
	05/19/26	MISCELLANEOUS	1.	INVOICE # 11T9-NM1K-C96V				Outstanding
AMAZON CAPITAL SERVICES, INC.		15- 2025- 0000- 7011- 2- 00299		262841	20260762	05/12/26		9.99
	05/19/26	MISCELLANEOUS	2.					Outstanding
OBHS METROPOLITAN CLUB		15- 2025- 0000- 7011- 2- 00299		262932	20260811	05/12/26		500.00
	05/19/26	MISCELLANEOUS	1.	5/2/26: LITTER CLEANUP ON OLD ROAD OBHS METROPOLITAN CLUB C/O JENNA KAESER				Outstanding
SIMPSON UTD METHODIST CHURCH YOUTH GROUP		15- 2025- 0000- 7011- 2- 00299		262934	20260721	05/12/26		500.00
	05/19/26	MISCELLANEOUS	1.	4/11/26: LITTER CLEANUP ON MARLBORO RD. SIMPSON UNITED CHURCH YOUTH GROUP C/O S. HUNTER				Outstanding
W.W. GRAINGER, INC.		15- 2025- 0000- 7011- 2- 00299		262935	20260198	05/12/26		1,524.50
20260198-A	05/19/26	MISCELLANEOUS	1.	INV#9878136663, 4/14/26, LITTER CLEANUP SUPPLIES				Outstanding
FRENCH HONOR SOCIETY OBHS		15- 2025- 0000- 7011- 2- 00299		262977	20260813	05/12/26		500.00
	05/19/26	MISCELLANEOUS	1.	5/2/26: LITTER CLEANUP ON MARLBORO RD. OBHS FRENCH HONOR SOCIETY C/O HARPEET MALHI				Outstanding
OBHS FRENCH EXCHANGE PROGRAM		15- 2025- 0000- 7011- 2- 00299		262978	20260814	05/12/26		500.00
	05/19/26	MISCELLANEOUS	1.	5/2/26: LITTER CLEANUP ON MARLBORO RD. OBHS FRENCH SCHOOL EXCHANGE C/O H. MALHI				Outstanding
OBSC 2016 FURY (GIRLS)		15- 2025- 0000- 7011- 2- 00299		262979	20260815	05/12/26		500.00
	05/19/26	MISCELLANEOUS	1.	5/2/26: LITTER CLEANUPS ON WATERWORKS RD. OBSC 2016 FURY C/O ASHLEIGH POTENSKI				Outstanding
W.E. TIMMERMAN COMPANY INC.		15- 2025- 0000- 7011- 2- 00299		262980	20260724	05/12/26		4,956.19
	05/19/26	MISCELLANEOUS	1.	INVOICE # 0237161-IN				Outstanding
		7011 CLEAN COMMUNITIES GRANT				**Department Total :**		**13,379.46**
0000 MISCELLANEOUS				**7115 SAFE & SECURE COMMUNITY**				
PAYROLL ACCOUNT		15- 2025- 0000- 7115- 1- 00101		262731		05/07/26	26150082	12,176

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0000 MISCELLANEOUS					**7115 SAFE & SECURE COMMUNITY**			
	05/07/26	FULL TIME	6.	5/8/26				Outstanding
		7115 SAFE & SECURE COMMUNITY				**Department Total :**		**12,176.85**
0000 MISCELLANEOUS					**7245 RECYCLING TONNAGE GRANT**			
PAYROLL ACCOUNT		15- 2025- 0000- 7245- 2- 00299		262731		05/07/26	26150082	627.38
	05/07/26	MISCELLANEOUS	2.	5/8/26				Outstanding
PAYROLL ACCOUNT		15- 2025- 0000- 7245- 2- 00299		262731		05/07/26	26150082	1,310.90
	05/07/26	MISCELLANEOUS	3.	5/8/26				Outstanding
LOEFFELS WASTE OIL		15- 2025- 0000- 7245- 2- 00299		262931	20260154	05/12/26		850.00
20260154-C	05/19/26	MISCELLANEOUS	1.	INV#55017, 4/13/26; INV#55020, 4/27/26 = MOTOR OIL DISPOSAL				Outstanding
RENEWABLE RECYCLING, INC.		15- 2025- 0000- 7245- 2- 00299		262933	20260746	05/12/26		1,326.00
20260746-E	05/19/26	MISCELLANEOUS	1.	INV#0040-0428-2026, 4/28/26, MATTRESS RECYCLING				Outstanding
		7245 RECYCLING TONNAGE GRANT				**Department Total :**		**4,114.28**
0000 MISCELLANEOUS					**7255 MUNICIPAL ALLIANCE GRANT**			
PAYROLL ACCOUNT		15- 2025- 0000- 7255- 1- 00101		262731		05/07/26	26150082	379.84
	05/07/26	FULL TIME	5.	5/8/26				Outstanding
		7255 MUNICIPAL ALLIANCE GRANT				**Department Total :**		**379.84**
0000 MISCELLANEOUS					**7391 DISTRACTED DRIVING GRANT**			
PAYROLL ACCOUNT		15- 2026- 0000- 7391- 1- 00103		262731		05/07/26	26150082	3,640.00
	05/07/26	OVERTIME	4.	5/8/26				Outstanding
		7391 DISTRACTED DRIVING GRANT				**Department Total :**		**3,640.00**
0000 MISCELLANEOUS					**7418 SOCIALIZATION/RECREATION**			
516 ICE CREAM LLC		15- 2026- 0000- 7418- 2- 00299		262724	20260336	05/07/26	26150081	262.00
1046-C	05/07/26	MISCELLANEOUS	1.	ICE CREAM FOR 5/8/26 SENIOR ICE CREAM SOCIAL				Outstanding
PAYROLL ACCOUNT		15- 2026- 0000- 7418- 2- 00299		262731		05/07/26	26150082	300.00
	05/07/26	MISCELLANEOUS	7.	5/8/26				Outstanding
HAPPY FEET ENTERTAINMENT		15- 2026- 0000- 7418- 2- 00299		262930	20260329	05/12/26		225.00
05082026	05/19/26	MISCELLANEOUS	1.	FOR 5/8/26 SENIOR ICE CREAM SOCIAL DJ ENTERTAINMENT SERVICES.				Outstanding
AMAZON CAPITAL SERVICES, INC.		15- 2026- 0000- 7418- 2- 00299		262976	20260838	05/12/26		10.70
	05/19/26	MISCELLANEOUS	1.	INVOICE# 1XNC-YDQ9-67GJ				Outstanding
		7418 SOCIALIZATION/RECREATION				**Department Total :**		**797.70**
0000 MISCELLANEOUS					**0016 ANIMAL CONTROL FUND**			
PAYROLL ACCOUNT		16- 2026- 0000- 0016- 1- 00101		262732		05/07/26	26160074	9,299.33
	05/07/26	FULL TIME	1.	5/8/26				Outstanding
PAYROLL ACCOUNT		16- 2026- 0000- 0016- 1- 00103		262732		05/07/26	26160074	834.11
	05/07/26	OVERTIME	2.	5/8/26				Outstanding
PAYROLL ACCOUNT		16- 2026- 0000- 0016- 1- 00122		262732		05/07/26	26160074	3,446.00
	05/07/26	ANIMAL SHELTER ATTENDANT	3.	5/8/26				Outstanding
ACTION UNIFORM COMPANY, LLC		16- 2026- 0000- 0016- 2- 00400		262815	20260709	05/11/26		126.00
20260709-A	05/19/26	EQUIPMENT	1.	INVOICE 88209 - POLO SHIRTS FOR ANIMAL CONTROL				Outstanding
PAYROLL DEDUCTION ACCOUN		16- 2026- 0000- 0016- 2- 00427		262733		05/07/26	26160075	984.59
	05/07/26	SOCIAL SECURITY	1.	5/8/26				Outstanding

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0000 MISCELLANEOUS					**0016 ANIMAL CONTROL FUND**			
GARDEN STATE VETERINARY SERVICES		16- 2026- 0000- 0016- 2- 00500		262817	20260222	05/11/26		538.87
20260222-D	05/19/26	VETERINARY	1.	INVOICE 107464 - EMERGENCY VETERINARY SERVICES				Outstanding
SAYREBROOK VETERINARY HOSPITAL		16- 2026- 0000- 0016- 2- 00500		262818	20260055	05/11/26		2,052.64
20260055-D	05/19/26	VETERINARY	1.	APRIL INVOICES FOR VETERINARIAN SERVICES				Outstanding
BURLINGTON AGWAY		16- 2026- 0000- 0016- 2- 00505		262816	20260225	05/11/26		1,937.00
20260225-A	05/19/26	PET EQUIPMENT & SUPPLIES	1.	INVOICE 32882/1 - HARDWOOD PELLETS FOR THE KENNEL				Outstanding
		0016 ANIMAL CONTROL FUND				**Department Total :**		**19,218.54**
0000 MISCELLANEOUS					**22863 PUBLIC DEFENDER FEES**			
PAVLIV & RIHACEK, LLC		17- 0213- 0000- 22863- 2- 00000		262821	20260048	05/11/26		1,250.00
	05/19/26	MISCELLANEOUS	1.	MUNICIPAL PUBLIC DEFENDER MAY 2026				Outstanding
		22863 PUBLIC DEFENDER FEES				**Department Total :**		**1,250.00**
0000 MISCELLANEOUS					**22282 SENIOR TRIPS**			
IRVIN RAPHAEL INC		17- 0245- 0000- 22282- 2- 00000		262941	20260664	05/12/26		1,450.00
20260505-B	05/19/26	MISCELLANEOUS	1.	INVOICE # 20260505 - FINAL PAYMENT FOR 6-5-2026 SENIOR CHARTER BUS TRIP TO GOLDEN NUGGET CASINO FOR NJ HEALTHY AGING SUMMIT				Outstanding
R. HELFRICH & SON, INC		17- 0245- 0000- 22282- 2- 00000		262982	20260870	05/12/26		1,200.00
63835	05/19/26	MISCELLANEOUS	1.	FOR THURS. 6/18/26 SENIOR CHARTER BUS TRIP TO RESORTS CASINO IN ATLANTIC CITY. INV. #63835				Outstanding
		22282 SENIOR TRIPS				**Department Total :**		**2,650.00**
0000 MISCELLANEOUS					**22283 SENIOR ACTIVITIES**			
GIUSEPPES PIZZERIA		17- 0246- 0000- 22283- 2- 00000		263027	20260337	05/14/26	26170246	316.00
050826-B	05/14/26	MISCELLANEOUS	1.	19 PIZZAS FOR SENIOR PIZZA & BINGO PROGRAM				Outstanding
		22283 SENIOR ACTIVITIES				**Department Total :**		**316.00**
0000 MISCELLANEOUS					**360749 23-2025Z BJS WHOLESALE CLUB**			
ENVIRONMENTAL RESOLUTION INC		17- 0249- 0000-360749- 2- 00000		262969		05/12/26		2,645.25
112662	05/19/26	MISCELLANEOUS	1.	INVOICE 112662 PLANNING REVIEW SERVICES APP 23-2025Z BJS WHOLESALE				Outstanding
		360749 23-2025Z BJS WHOLESALE CLUB				**Department Total :**		**2,645.25**
0000 MISCELLANEOUS					**508548 12-2024Z REFORMED CHURCH HOME**			
ENVIRONMENTAL RESOLUTION INC		17- 0249- 0000-508548- 2- 00000		262968		05/12/26		166.50
112659	05/19/26	MISCELLANEOUS	1.	INVOICE 112659 PLANNING REVIEW SERVICES APP 12-2024Z REFORMED CHURCH				Outstanding
		508548 12-2024Z REFORMED CHURCH HOME				**Department Total :**		**166.50**
0000 MISCELLANEOUS					**740223 49-2025P 335 GREENSTREET AKA VAZGEN**			
ENVIRONMENTAL RESOLUTION INC		17- 0249- 0000-740223- 2- 00000		262970		05/12/26		7,698.75
112657	05/19/26	MISCELLANEOUS	1.	INVOICE 112657 PLANNING REVIEW SERVICES APP 49-2025P 335 GREEN ST				Outstanding
		740223 49-2025P 335 GREENSTREET AKA VAZGE				**Department Total :**		**7,698.75**
0000 MISCELLANEOUS					**071163 69-2020P N GUZZONE DBA-OAK 18 LLC**			
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-071163- 2- 00000		262959		05/12/26		2,704.50
112641	05/19/26	MISCELLANEOUS	1.	INVOICE 112641 ENGINEERING INSPECTION SERVICES APP 50-2024P OAK 18 LLC				Outstanding
		071163 69-2020P N GUZZONE DBA-OAK 18 LLC				**Department Total :**		**2,704.50**

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0000 MISCELLANEOUS					**073469**	**29-2025PSEGME JBN RETAIL 2020 ACQUISIT**		
TOWNSHIP OF OLD BRIDGE		17- 0251- 0000-073469- 2- 00000		262971		05/12/26		87.35
20265035	05/19/26	MISCELLANEOUS	1.	1/29/2026 - SHAPIRO, NICOLE - TWA CONSENT TO BOHLER - 0.50 - $174.70				Outstanding
TOWNSHIP OF OLD BRIDGE		17- 0251- 0000-073469- 2- 00000		262971		05/12/26		174.70
20265035	05/19/26	MISCELLANEOUS	2.	2/5/2026 - SHAPIRO, NICOLE - REVIEW OF ISSUES ON SITE DEMO OF RED BARN - 1.00 - $174.70				Outstanding
TOWNSHIP OF OLD BRIDGE		17- 0251- 0000-073469- 2- 00000		262971		05/12/26		87.35
20265035	05/19/26	MISCELLANEOUS	3.	2/9/2026 - SHAPIRO, NICOLE - SIGNED FINAL PLANS - 0.50 - $174.70				Outstanding
TOWNSHIP OF OLD BRIDGE		17- 0251- 0000-073469- 2- 00000		262971		05/12/26		87.35
20265035	05/19/26	MISCELLANEOUS	4.	2/27/2026 - SHAPIRO, NICOLE - PG AND W9 - 0.50 - $174.70				Outstanding
		073469		**29-2025PSEGME JBN RETAIL 2020 ACQUISIT**		**Department Total :**		**436.75**
0000 MISCELLANEOUS					**137428**	**15-19ZA OLDBRIDGE SELF STORAGE**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-137428- 2- 00000		262961		05/12/26		958.00
112639	05/19/26	MISCELLANEOUS	1.	INVOICE 112639 ENGINEERING INSPECTION SERVICES APP 15-19Z SHADOWBROOK STORAGE				Outstanding
		137428		**15-19ZA OLDBRIDGE SELF STORAGE**		**Department Total :**		**958.00**
0000 MISCELLANEOUS					**394362**	**09-2024Z NVR/RYAN HOMES POOR FARM R**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-394362- 2- 00000		262964		05/12/26		157.25
112642	05/19/26	MISCELLANEOUS	1.	INVOICE 112642 ENGINEERING INSPECTION SERVICES APP 09-2024Z RYAN HOMES				Outstanding
		394362		**09-2024Z NVR/RYAN HOMES POOR FARM R**		**Department Total :**		**157.25**
0000 MISCELLANEOUS					**407844**	**45-2021P SEGME JBS PROPERTY - PG**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-407844- 2- 00000		262963		05/12/26		270.00
112647	05/19/26	MISCELLANEOUS	1.	INVOICE 112647 ENGINEERING INSPECTION SERVICES APP 45-2021P SEGME JBS				Outstanding
		407844		**45-2021P SEGME JBS PROPERTY - PG**		**Department Total :**		**270.00**
0000 MISCELLANEOUS					**411149**	**29-2025P SPARK CAR WASH-JBN**		
TOWNSHIP OF OLD BRIDGE		17- 0251- 0000-411149- 2- 00000		262973		05/12/26		174.70
20265037	05/19/26	MISCELLANEOUS	1.	2/25/2026 - SHAPIRO, NICOLE - SPARKS PRECON MEETING SETUP - 1.00 - $174.70				Outstanding
		411149		**29-2025P SPARK CAR WASH-JBN**		**Department Total :**		**174.70**
0000 MISCELLANEOUS					**429603**	**03-2020P REGENCY CENTERS**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-429603- 2- 00000		262966		05/12/26		63.50
112629	05/19/26	MISCELLANEOUS	1.	INVOICE 11269 ENGINEERING INSPECTION SERVICES APP# 03-2020P REGENCY				Outstanding
		429603		**03-2020P REGENCY CENTERS**		**Department Total :**		**63.50**
0000 MISCELLANEOUS					**664562**	**54-17P K HOVNANIAN-OAKS AT GLENWOO**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-664562- 2- 00000		262962		05/12/26		297.00
112632	05/19/26	MISCELLANEOUS	1.	INVOICE 112632 ENGINEERING INSPECTION SERVICES APP 54-17P PH 1D KHOVANIAN				Outstanding
		664562		**54-17P K HOVNANIAN-OAKS AT GLENWOO**		**Department Total :**		**297.00**
0000 MISCELLANEOUS					**664564**	**54-17P K HOVNANIAN/OAKS AT GLENWOO**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-664564- 2- 00000		262965		05/12/26		127.00
112631	05/19/26	MISCELLANEOUS	1.	INVOICE 112631 ENGINEERING INSPECTION SERVICES APP 54-17P PH 1A KHOVANIAN				Outstanding
		664564		**54-17P K HOVNANIAN/OAKS AT GLENWOO**		**Department Total :**		**127.00**

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0000 MISCELLANEOUS					**727492**	**29-2025P MURPHY OIL - QUICK CHECK JB**		
TOWNSHIP OF OLD BRIDGE		17- 0251- 0000-727492-	2- 00000	262974		05/12/26		131.02
20265038	05/19/26	MISCELLANEOUS	1.	1/13/2026 - SHAPIRO, NICOLE - TEAMS MEETING WITH BOHLER ON QUICK CHECK AND PG - 0.75 - $174.70				Outstanding
		727492		**29-2025P MURPHY OIL - QUICK CHECK JB**		**Department Total :**		**131.02**
0000 MISCELLANEOUS					**793738**	**29-2025P MAC AUTOMOTIVE - TOYOTA JB**		
TOWNSHIP OF OLD BRIDGE		17- 0251- 0000-793738-	2- 00000	262972		05/12/26		262.05
20265036	05/19/26	MISCELLANEOUS	1.	2/26/2026 - SHAPIRO, NICOLE - TOYOTA REVIEWED LOC AND W9 AND SENT EMAIL - 1.50 - $174.70				Outstanding
TOWNSHIP OF OLD BRIDGE		17- 0251- 0000-793738-	2- 00000	262972		05/12/26		87.35
20265036	05/19/26	MISCELLANEOUS	2.	2/26/2026 - SHAPIRO, NICOLE - TOYOTA REVIEWED LOC AND W9 AND SENT EMAIL - 0.50 - $174.70				Outstanding
		793738		**29-2025P MAC AUTOMOTIVE - TOYOTA JB**		**Department Total :**		**349.40**
0000 MISCELLANEOUS					**854102**	**42-2021P SEGME OLD BRIDGE GC**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-854102-	2- 00000	262954		05/12/26		270.00
112643	05/19/26	MISCELLANEOUS	1.	INVOICE 112643 ENGINEERING SERVICES APP 42-2021P SEGME GC				Outstanding
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-854102-	2- 00000	262956		05/12/26		4,291.00
112644	05/19/26	MISCELLANEOUS	1.	INVOICE 112644 ENGINEERING INSPECTION SERVICES APP 42-2021P SEGME GC				Outstanding
		854102		**42-2021P SEGME OLD BRIDGE GC**		**Department Total :**		**4,561.00**
0000 MISCELLANEOUS					**854103**	**44-2021P SEGME OB GC-BOE**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-854103-	2- 00000	262953		05/12/26		125.00
112645	05/19/26	MISCELLANEOUS	1.	INVOICE 112645 ENGINEERING INSPECTION SERVICES APP 44-2021P SEGME BOE				Outstanding
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-854103-	2- 00000	262958		05/12/26		2,760.75
112646	05/19/26	MISCELLANEOUS	1.	INVOICE 112646 ENGINEERING INSPECTION SERVICES APP 44-2021P SEGME BOE				Outstanding
		854103		**44-2021P SEGME OB GC-BOE**		**Department Total :**		**2,885.75**
0000 MISCELLANEOUS					**928294**	**09-2021Z LENOX GROUP NJ LLC/HANLEY O**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-928294-	2- 00000	262957		05/12/26		3,643.00
112635	05/19/26	MISCELLANEOUS	1.	INVOICE 112635 ENGINEERING INSPECTION SERVICES APP 09-2021Z HANLEY ORCHARDS				Outstanding
		928294		**09-2021Z LENOX GROUP NJ LLC/HANLEY O**		**Department Total :**		**3,643.00**
0000 MISCELLANEOUS					**981308**	**58-14P WOODHAVEN SEC 3**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-981308-	2- 00000	262955		05/12/26		5,108.25
112637	05/19/26	MISCELLANEOUS	1.	INVOICE 112637 ENGINEERING INSPECTION SERVICES APP 58-14P WOODHAVEN SEC 3				Outstanding
		981308		**58-14P WOODHAVEN SEC 3**		**Department Total :**		**5,108.25**
0000 MISCELLANEOUS					**981318**	**43-2021P WOODHAVEN VILLAGE -OC2 SAF**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-981318-	2- 00000	262967		05/12/26		31.25
112634	05/19/26	MISCELLANEOUS	1.	INVOICE 112634 ENGINEERING INSPECTION SERVICES APP 43-2021P WOODHAVEN OC2				Outstanding
		981318		**43-2021P WOODHAVEN VILLAGE -OC2 SAF**		**Department Total :**		**31.25**
0000 MISCELLANEOUS					**981321**	**77-2023P WOODHAVEN VILLAGE ESTATE**		
ENVIRONMENTAL RESOLUTION INC		17- 0251- 0000-981321-	2- 00000	262960		05/12/26		1,840.50
112633	05/19/26	MISCELLANEOUS	1.	INVOICE 112633 ENGINEERING INSPECTION SERVICES APP 77-2023P WOODHAVEN ESTATES 2				Outstanding

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		981321	**77-2023P WOODHAVEN VILLAGE ESTATE**			**Department Total :**		**1,840.50**
		0000	**MISCELLANEOUS**			**20200 DED BY RIDER -OFFICE ON**		
POOL TABLE 911		17- 0261- 0000- 20200-	2- 00000	263028	20260871	05/14/26	26170247	2,900.00
0205	05/14/26	MISCELLANEOUS	1. SILVER LININGS AT OLD BRIDGE SENIOR CENTER BILLIARDS POOL TABLES REPAIRS & RECOVERY. ESTIMATE #0205					Outstanding
		20200	**DED BY RIDER -OFFICE ON**			**Department Total :**		**2,900.00**
		0000	**MISCELLANEOUS**			**22262 FOOD BANK**		
CREAM-O-LAND DAIRIES, LLC		17- 0262- 0000- 22262-	2- 00000	262981	20260331	05/12/26		126.71
6488377-G	05/19/26	MISCELLANEOUS	1. FOR DAIRY PRODUCTS FOR THE FOOD BANK (MILK, EGGS) INV. #6488377 $126.71					Outstanding
		22262	**FOOD BANK**			**Department Total :**		**126.71**
		0000	**MISCELLANEOUS**			**27013 NATIONAL GRANGE**		
ENVIRONMENTAL RESOURCES MANAGEMENT		17- 0270- 0000- 27013-	2- 00000	262725	20251799	05/07/26	26170243	262.94
	05/07/26	MISCELLANEOUS	13. ADDENDUM #11 BETWEEN ERM & TWP OF OLD BRIDGE - SOMMER PROPERTY					Outstanding
		27013	**NATIONAL GRANGE**			**Department Total :**		**262.94**
		0000	**MISCELLANEOUS**			**20101 POLICE - OUTSIDE WORK**		
PAYROLL ACCOUNT		17- 0282- 0000- 20101-	2- 00000	262734		05/07/26	26170244	56,625.53
	05/07/26	MISCELLANEOUS	1. 5/8/26					Outstanding
		20101	**POLICE - OUTSIDE WORK**			**Department Total :**		**56,625.53**
		0000	**MISCELLANEOUS**			**20703 SOC SEC/MEDICARE**		
PAYROLL DEDUCTION ACCOUN		17- 0282- 0000- 20703-	2- 00000	262735		05/07/26	26170245	74.47
	05/07/26	MISCELLANEOUS	1. 5/8/26					Outstanding
		20703	**SOC SEC/MEDICARE**			**Department Total :**		**74.47**
		0000	**MISCELLANEOUS**			**22862 HEALTH & WELLNESS PROGRAM**		
GATES FLAG AND BANNER COMPANY, INC.		17- 0288- 0000- 22862-	2- 00000	262938	20260720	05/12/26		1,830.00
	05/19/26	MISCELLANEOUS	1. INVOICE # 225905					Outstanding
GATES FLAG AND BANNER COMPANY, INC.		17- 0288- 0000- 22862-	2- 00000	262939	20260600	05/12/26		2,535.00
20260600-A	05/19/26	MISCELLANEOUS	1. INV#225904, 4/22/26, HOMETOWN HERO BANNERS					Outstanding
		22862	**HEALTH & WELLNESS PROGRAM**			**Department Total :**		**4,365.00**
		0000	**MISCELLANEOUS**			**22884 CREDIT CARD ADMIN FEES**		
WORLDPAY/AUTH.NET		17- 0288- 0000- 22884-	2- 00000	262721		05/07/26	26172005	10,075.02
	05/07/26	MISCELLANEOUS	1. CREDIT CARD PROCESSING FEES 520000270479					Outstanding
WORLDPAY/AUTH.NET		17- 0288- 0000- 22884-	2- 00000	262721		05/07/26	26172005	18.74
	05/07/26	MISCELLANEOUS	2. CREDIT CARD PROCESSING FEES 520005089763					Outstanding
WORLDPAY/AUTH.NET		17- 0288- 0000- 22884-	2- 00000	262721		05/07/26	26172005	71.60
	05/07/26	MISCELLANEOUS	3. CREDIT CARD PROCESSING FEES AUTH.NET					Outstanding
		22884	**CREDIT CARD ADMIN FEES**			**Department Total :**		**10,165.36**
		0000	**MISCELLANEOUS**			**22289 CAMP ROBIN**		
RED RUBBER BALL, INC		17- 0289- 0000- 22289-	2- 00000	262723	20260827	05/07/26	26170242	1,350.00
	05/07/26	MISCELLANEOUS	1. 2026 CAMP ROBIN FNF SPRING EVENT 5/8/26 45 CAMPERS INV.102 5/4/26					Outstanding
FIRST STUDENT, INC.		17- 0289- 0000- 22289-	2- 00000	262819	20260420	05/11/26		396.00

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0000 MISCELLANEOUS				**22289 CAMP ROBIN**				
20260420-F	05/19/26	MISCELLANEOUS	1.	FOR CAMP ROBIN BUSES FOR SPRING TRIP 4/24/ CARLOS GOURMET PIZZA INV.SF-533227 4/27/26				Outstanding
MERCEDES ROSA		17- 0289- 0000- 22289- 2- 00000		262820		05/11/26		185.00
	05/19/26	MISCELLANEOUS	1.	REFUND FOR FNF SPRING 2026 TRIPS - NO FNF PROGRAM REGISTRATION AND PROGRAM IS FULL				Outstanding
FIRST STUDENT, INC.		17- 0289- 0000- 22289- 2- 00000		262937	20260420	05/12/26		544.50
20260420-G	05/19/26	MISCELLANEOUS	1.	FOR CAMP ROBIN BUSES FOR SPRING TRIP TO PATRIOTS GAME 5/1 INV.SF-544792 5/8/26				Outstanding
GIUSEPPES PIZZERIA		17- 0289- 0000- 22289- 2- 00000		262940	20260848	05/12/26		78.50
	05/19/26	MISCELLANEOUS	1.	FOOD FOR CAMP ROBIN SPRING FNF BLOCK PARTY EVENT 5/8 INV.D63 5/7/26				Outstanding
		22289 CAMP ROBIN				**Department Total :**		**2,554.00**
0000 MISCELLANEOUS				**22291 WORKER COMP SELF INS-OLD**				
WORKERS COMPENSATION SEL		17- 0291- 0000- 22291- 2- 00000		262720		05/06/26	26052454	172.44
	05/06/26	MISCELLANEOUS	1.	52454-DECKER (MITCHELL SCRIPTADVISOR)				Outstanding
WORKERS COMPENSATION SEL		17- 0291- 0000- 22291- 2- 00000		262759		05/09/26	26052455	1,209.14
	05/09/26	MISCELLANEOUS	1.	52455-DECKER (MITCHELL SCRIPTADVISOR)				Outstanding
		22291 WORKER COMP SELF INS-OLD				**Department Total :**		**1,381.58**
0000 MISCELLANEOUS				**22292 WORKER COMP SELF INS-NEW**				
PMA COMPANIES		17- 0291- 0000- 22292- 2- 00000		262822	20260408	05/11/26		11,627.22
S243218NEN	05/19/26	MISCELLANEOUS	1.	APRIL 2026 - STMT #S243218NEN ACCT #0709485				Outstanding
		22292 WORKER COMP SELF INS-NEW				**Department Total :**		**11,627.22**
0000 MISCELLANEOUS				**22294 ACCUMULATED ABSENCE**				
PAYROLL ACCOUNT		17- 0294- 0000- 22294- 2- 00000		262734		05/07/26	26170244	26,712.68
	05/07/26	MISCELLANEOUS	2.	5/8/26				Outstanding
		22294 ACCUMULATED ABSENCE				**Department Total :**		**26,712.68**
0000 MISCELLANEOUS				**22299 TREE REMOVAL**				
PAYROLL ACCOUNT		17- 0299- 0000- 22299- 2- 00000		262734		05/07/26	26170244	67.30
	05/07/26	MISCELLANEOUS	3.	5/8/26				Outstanding
PAYROLL DEDUCTION ACCOUN		17- 0299- 0000- 22299- 2- 00000		262735		05/07/26	26170245	5.15
	05/07/26	MISCELLANEOUS	2.	5/8/26				Outstanding
		22299 TREE REMOVAL				**Department Total :**		**72.45**
0000 MISCELLANEOUS				**0018 UNEMPLOYMENT INSURANCE**				
PAYROLL DEDUCTION ACCOUN		18- 9999- 0000- 0018- 2- 00666		262736		05/07/26	26180010	3,459.88
	05/07/26	UNEMPLOYMENT INSURANCE	1.	5/8/26				Outstanding
		0018 UNEMPLOYMENT INSURANCE				**Department Total :**		**3,459.88**
0000 MISCELLANEOUS				**0730 CDBG - PROGRAM ADMIN**				
TRIAD ASSOCIATES		19- 2024- 0000- 0730- 2- 00299		262944	20250005	05/12/26		1,676.25
	05/19/26	MISCELLANEOUS	2.	INVOICES: 69309, 67628,62337, 69420, 67440, 67762, 68047, CONTRACT #2025-04PS - CDBG CONSULTING SERVICES				Outstanding
		0730 CDBG - PROGRAM ADMIN				**Department Total :**		**1,676.25**
0000 MISCELLANEOUS				**0730 CDBG - PROGRAM ADMIN**				
PAYROLL ACCOUNT		19- 2025- 0000- 0730- 2- 00299		262737		05/07/26	26190034	660.22
	05/07/26	MISCELLANEOUS	1.	5/8/26				Outstanding

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0000 MISCELLANEOUS						**0730 CDBG - PROGRAM ADMIN**			
PAYROLL DEDUCTION ACCOUN		19- 2025- 0000- 0730- 2- 00299			262738		05/07/26	26190035	132.79
	05/07/26	MISCELLANEOUS	1.	5/8/26					Outstanding
TRIAD ASSOCIATES		19- 2025- 0000- 0730- 2- 00299			262943	20260038	05/12/26		1,598.75
2026-04PS-1	05/19/26	MISCELLANEOUS	1.	INVOICES 69721, 70774 CONTRACT #2026-04PS CDBG CONSULTANT					Outstanding
TRIAD ASSOCIATES		19- 2025- 0000- 0730- 2- 00299			262944	20250005	05/12/26		8,423.75
	05/19/26	MISCELLANEOUS	3.	CONTRACT #2025-04PS - CDBG CONSULTING SERVICES					Outstanding
		0730 CDBG - PROGRAM ADMIN					**Department Total :**		**10,815.51**
0000 MISCELLANEOUS						**7312 FRAIL & ELDERLY**			
PAYROLL ACCOUNT		19- 2025- 0000- 7312- 2- 00299			262737		05/07/26	26190034	1,080.00
	05/07/26	MISCELLANEOUS	2.	5/8/26					Outstanding
		7312 FRAIL & ELDERLY					**Department Total :**		**1,080.00**
0000 MISCELLANEOUS						**7314 FOOD BANK**			
SHOP-RITE OF OLD BRIDGE		19- 2025- 0000- 7314- 2- 00299			262983	20260695	05/12/26		44.70
01610220674-C	05/19/26	MISCELLANEOUS	1.	BREAD FOR FOOD BANK. INV. #01610220674 $44.70 5/5.					Outstanding
		7314 FOOD BANK					**Department Total :**		**44.70**
0000 MISCELLANEOUS						**7337 CAMP ROBIN BLDG REHABILITATION**			
EI ASSOCIATES		19- 2025- 0000- 7337- 2- 00299			262942	20251442	05/12/26		4,550.00
29773	05/19/26	MISCELLANEOUS	1.	INVOICE 29773 CONTRACT 2025-02PS ARCHITECTURAL SERVICES FOR THE GEICK PARK CAMP ROBIN BUILDING RESTROOM REHABILITATION					Outstanding
		7337 CAMP ROBIN BLDG REHABILITATION					**Department Total :**		**4,550.00**
0000 MISCELLANEOUS						**22800 BEFORE & AFTER DAYCARE**			
PAYROLL ACCOUNT		21- 2026- 0000- 22800- 1- 00101			262739		05/07/26	26210065	6,457.55
	05/07/26	FULL TIME	1.	5/8/26					Outstanding
PAYROLL ACCOUNT		21- 2026- 0000- 22800- 1- 00102			262739		05/07/26	26210065	46,882.36
	05/07/26	PART TIME	2.	5/8/26					Outstanding
PAYROLL ACCOUNT		21- 2026- 0000- 22800- 1- 21902			262739		05/07/26	26210065	20,362.50
	05/07/26	SECURITY	3.	5/8/26					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800- 2- 00318			262823	20260772	05/11/26		113.99
	05/19/26	PROGRAM SUPPLIES	1.	INVOICE # 11YY-QG37-J4KY					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800- 2- 00318			262945	20260817	05/12/26		29.04
	05/19/26	PROGRAM SUPPLIES	1.	INVOICE # 1PTL-YX94-VY7T & 1GGC-KJR3-YGR1					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800- 2- 00318			262945	20260817	05/12/26		37.95
	05/19/26	PROGRAM SUPPLIES	2.						Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800- 2- 00318			262945	20260817	05/12/26		31.99
	05/19/26	PROGRAM SUPPLIES	3.						Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800- 2- 00318			262945	20260817	05/12/26		20.08
	05/19/26	PROGRAM SUPPLIES	4.						Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800- 2- 00318			262945	20260817	05/12/26		59.55
	05/19/26	PROGRAM SUPPLIES	5.						Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800- 2- 00318			262945	20260817	05/12/26		14.99

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0000 MISCELLANEOUS					**22800 BEFORE & AFTER DAYCARE**			
	05/19/26	PROGRAM SUPPLIES	6.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800-	2- 00318	262945	20260817	05/12/26		27.54
	05/19/26	PROGRAM SUPPLIES	7.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800-	2- 00318	262945	20260817	05/12/26		29.99
	05/19/26	PROGRAM SUPPLIES	8.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800-	2- 00318	262945	20260817	05/12/26		14.99
	05/19/26	PROGRAM SUPPLIES	9.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800-	2- 00318	262945	20260817	05/12/26		11.99
	05/19/26	PROGRAM SUPPLIES	10.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22800-	2- 00318	262945	20260817	05/12/26		6.99
	05/19/26	PROGRAM SUPPLIES	11.					Outstanding
RECDESK LLC		21- 2026- 0000- 22800-	2- 00351	262827		05/11/26		13,343.00
	05/19/26	HOSTED SERVICES	1.	RD-VARIABLE SURCHARGE				Outstanding
BOARD OF EDUCATION		21- 2026- 0000- 22800-	2- 00364	262825	20260391	05/11/26		5,126.02
20260391-B	05/19/26	FOOD SUPPLY	1.	PROGRAM SNACKS - 3.27.26 ORDER				Outstanding
PAYROLL DEDUCTION ACCOUN		21- 2026- 0000- 22800-	2- 00427	262740		05/07/26	26210066	5,619.11
	05/07/26	SOCIAL SECURITY	1.	5/8/26				Outstanding
		22800 BEFORE & AFTER DAYCARE				**Department Total :**		**98,189.63**
0000 MISCELLANEOUS					**22801 SUMMER DAYCARE**			
PAYROLL ACCOUNT		21- 2026- 0000- 22801-	1- 00107	262739		05/07/26	26210065	252.81
	05/07/26	SEASONAL	4.	5/8/26				Outstanding
W.B. MASON CO., INC		21- 2026- 0000- 22801-	2- 00316	262946	20260800	05/12/26		27.96
	05/19/26	OFFICE SUPPLIES	1.	INVOICE # 261746347				Outstanding
W.B. MASON CO., INC		21- 2026- 0000- 22801-	2- 00316	262946	20260800	05/12/26		4.08
	05/19/26	OFFICE SUPPLIES	2.					Outstanding
W.B. MASON CO., INC		21- 2026- 0000- 22801-	2- 00316	262946	20260800	05/12/26		7.83
	05/19/26	OFFICE SUPPLIES	3.					Outstanding
W.B. MASON CO., INC		21- 2026- 0000- 22801-	2- 00316	262946	20260800	05/12/26		28.30
	05/19/26	OFFICE SUPPLIES	4.					Outstanding
W.B. MASON CO., INC		21- 2026- 0000- 22801-	2- 00316	262946	20260800	05/12/26		43.99
	05/19/26	OFFICE SUPPLIES	5.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801-	2- 00318	262824	20260771	05/11/26		8.99
	05/19/26	PROGRAM SUPPLIES	1.	INVOICE # 1MGH-DDFP-M9VX				Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801-	2- 00318	262824	20260771	05/11/26		31.98
	05/19/26	PROGRAM SUPPLIES	2.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801-	2- 00318	262824	20260771	05/11/26		31.52
	05/19/26	PROGRAM SUPPLIES	3.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801-	2- 00318	262824	20260771	05/11/26		94.95
	05/19/26	PROGRAM SUPPLIES	4.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801-	2- 00318	262824	20260771	05/11/26		37.00

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0000 MISCELLANEOUS					**22801 SUMMER DAYCARE**			
	05/19/26	PROGRAM SUPPLIES	5.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801- 2- 00318		262824	20260771	05/11/26		29.02
	05/19/26	PROGRAM SUPPLIES	6.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801- 2- 00318		262824	20260771	05/11/26		46.24
	05/19/26	PROGRAM SUPPLIES	13.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801- 2- 00318		262824	20260771	05/11/26		29.97
	05/19/26	PROGRAM SUPPLIES	7.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801- 2- 00318		262824	20260771	05/11/26		94.95
	05/19/26	PROGRAM SUPPLIES	8.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801- 2- 00318		262824	20260771	05/11/26		33.42
	05/19/26	PROGRAM SUPPLIES	9.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801- 2- 00318		262824	20260771	05/11/26		9.49
	05/19/26	PROGRAM SUPPLIES	10.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801- 2- 00318		262824	20260771	05/11/26		37.98
	05/19/26	PROGRAM SUPPLIES	11.					Outstanding
AMAZON CAPITAL SERVICES, INC.		21- 2026- 0000- 22801- 2- 00318		262824	20260771	05/11/26		75.96
	05/19/26	PROGRAM SUPPLIES	12.					Outstanding
FIVE STAR CLIMBZONE LLC		21- 2026- 0000- 22801- 2- 00791		263001	20260464	05/12/26		5,886.00
20260464-A	05/19/26	TRIPS	1.	PAYMENT FOR 7/9 AND 8/10 TRIPS - 2026 OLD BRIDGE SUMMER RECESS				Outstanding
		22801 SUMMER DAYCARE				**Department Total :**		**6,813.43**
2206 ORD #2022-06					**1030 BUSINESS ADMINISTRATION**			
ELECTRIC POWER NJ LLC		30- 2022- 2206- 1030- 301- 03331		262829	20260436	05/11/26		8,000.00
	05/19/26	OBTV STUDIO & CONTROL RM UPG	1.	INVOICE # 3744 & 3726				Outstanding
ELECTRIC POWER NJ LLC		30- 2022- 2206- 1030- 301- 03332		262829	20260436	05/11/26		8,000.00
	05/19/26	COURTROOM-A/V UPGRADE	2.					Outstanding
		1030 BUSINESS ADMINISTRATION				**Department Total :**		**16,000.00**
2509 ORD #2025-09					**4005 ROAD DEPARTMENT**			
REED SYSTEMS, LTD		30- 2025- 2509- 4005- 302- 03251		262948	20251645	05/12/26		3,719.58
	05/19/26	SINGLE AXLE DUMP TRUCK	1.	INVOICE # 19569				Outstanding
		4005 ROAD DEPARTMENT				**Department Total :**		**3,719.58**
2509 ORD #2025-09					**4010 BUILDING & GROUNDS**			
HOME DEPOT CREDIT SERVIC		30- 2025- 2509- 4010- 330- 03428		262836		05/12/26		902.96
1900987	05/19/26	CARPET REPLACEMENT	1.	INVOICE # 1900987 - CARPET PROJECT				Outstanding
		4010 BUILDING & GROUNDS				**Department Total :**		**902.96**
2509 ORD #2025-09					**4020 SNOW REMOVAL**			
REED SYSTEMS, LTD		30- 2025- 2509- 4020- 303- 03431		262948	20251645	05/12/26		21,665.68
	05/19/26	SINGLE AXLE SNOW PLOW & SALT	2.					Outstanding
		4020 SNOW REMOVAL				**Department Total :**		**21,665.68**
0050 ARENA UTILITY					**0050 ARENA UTILITY**			

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0050 ARENA UTILITY						**0050 ARENA UTILITY**		
PAYROLL ACCOUNT		50- 2026- 0050- 0050- 1- 00101		262741		05/07/26	26500149	7,190.18
	05/07/26	FULL TIME	1.	5/8/26				Outstanding
PAYROLL ACCOUNT		50- 2026- 0050- 0050- 1- 10610		262741		05/07/26	26500149	105.64
	05/07/26	GUARDS	3.	5/8/26				Outstanding
PAYROLL ACCOUNT		50- 2026- 0050- 0050- 1- 10613		262741		05/07/26	26500149	337.50
	05/07/26	TENNIS INSTRUCTORS/ATTEN	2.	5/8/26				Outstanding
JCP&L		50- 2026- 0050- 0050- 2- 00220		262949	20260040	05/12/26		7,389.38
	05/19/26	ELECTRICITY	2.	ACCT # 200000056024 4/26 $7389.38				Outstanding
TRI STATE DUNBAR		50- 2026- 0050- 0050- 2- 00265		262950	20260267	05/12/26		186.00
20260267-I	05/19/26	MOTOR VEHICLE MAINT.	1.	FOR BLADES/SHARPENING ARENA ZAMBONI INV# 112413 DTD 5/1/26				Outstanding
HEEREMA COMPANY		50- 2026- 0050- 0050- 2- 00280		262830	20260801	05/11/26		2,580.00
20260801-A	05/19/26	BUILDING MAINTENANCE	1.	SHUT-DOWN AT ARENA FOR CY 2026 INV#5003319 DTD 4/21/26				Outstanding
HOLMAN, FRENIA & ALLISON		50- 2026- 0050- 0050- 2- 00291		262831	20260058	05/11/26		1,000.00
KIN-1090	05/19/26	AUDIT FEES	2.	INVOICE #KIN-1090 DATED 3/31/2026				Outstanding
		0050 ARENA UTILITY				**Department Total :**		**18,788.70**
1155 STATUTORY EXPENDITURES						**5515 SOCIAL SECURITY**		
PAYROLL DEDUCTION ACCOUN		50- 2026- 1155- 5515- 2- 00427		262742		05/07/26	26500150	564.53
	05/07/26	SOCIAL SECURITY	1.	5/8/26				Outstanding
		5515 SOCIAL SECURITY				**Department Total :**		**564.53**
0000 MISCELLANEOUS						**0000 MISCELLANEOUS**		
MICHELE VALVO		50- 9999- 0000- 0000- 2- 99999		262832		05/11/26		125.00
	05/19/26	REVENUE REIMBURSEMENTS	1.	REFUND FOR HOCKEY TRYOUT FEE FOR MATTHEW				Outstanding
		0000 MISCELLANEOUS				**Department Total :**		**125.00**
0075 PARKING UTILITY FUND						**0075 PARKING UTILITY FUND**		
PAYROLL ACCOUNT		75- 2026- 0075- 0075- 1- 00101		262743		05/07/26	26750035	1,786.72
	05/07/26	FULL TIME	1.	5/8/26				Outstanding
JCP&L		75- 2026- 0075- 0075- 2- 00220		262952	20260040	05/12/26		211.53
	05/19/26	ELECTRICITY	3.	ACCT # 100059011658 5/26 $211.53				Outstanding
VERIZON WIRELESS		75- 2026- 0075- 0075- 2- 00241		262984	20260305	05/12/26		38.01
	05/19/26	CELLULAR - DATA	1.	VERIZON 782560583-0001 OPEN PO				Outstanding
HOLMAN, FRENIA & ALLISON		75- 2026- 0075- 0075- 2- 00291		262833	20260058	05/11/26		500.00
KIN-1090	05/19/26	AUDIT FEES	3.	INVOICE #KIN-1090 DATED 3/31/2026				Outstanding
CALE AMERICA INC.		75- 2026- 0075- 0075- 2- 00351		262951	20260192	05/12/26		2,054.01
20260192-A	05/19/26	HOSTED SERVICES	1.	INV#189337, 1/27/26; INV#189780, 2/26/26; INV#190137, 3/27/26; INV#188968 = PARKING PERMITS				Outstanding
		0075 PARKING UTILITY FUND				**Department Total :**		**4,590.27**
1155 STATUTORY EXPENDITURES						**5515 SOCIAL SECURITY**		
PAYROLL DEDUCTION ACCOUN		75- 2026- 1155- 5515- 2- 00427		262744		05/07/26	26750036	128.45
	05/07/26	SOCIAL SECURITY	1.	5/8/26				Outstanding
		5515 SOCIAL SECURITY				**Department Total :**		**128.45**
0000 MISCELLANEOUS						**1101 FEDERAL TAX**		
PRIMEPOINT-PAYROLL TAXES		85- 0304- 0000- 1101- 2- 00000		262746		05/08/26	26850138	142,531

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0000 MISCELLANEOUS			**1101 FEDERAL TAX**				
	05/08/26	MISCELLANEOUS	1. 5/8/2026 FEDERAL TAXES				Outstanding
		1101 FEDERAL TAX			**Department Total :**		**142,531.17**
0000 MISCELLANEOUS			**1102 FICA**				
PRIMEPOINT-PAYROLL TAXES		85- 0304- 0000- 1102- 2- 00000	262746		05/08/26	26850138	60,920.30
	05/08/26	MISCELLANEOUS	2. 5/8/2026 FICA TAXES				Outstanding
PRIMEPOINT-PAYROLL TAXES		85- 0304- 0000- 1102- 2- 00000	262746		05/08/26	26850138	60,920.30
	05/08/26	MISCELLANEOUS	5. 5/8/2026 EMPLOYER SHARE FICA TAXES				Outstanding
		1102 FICA			**Department Total :**		**121,840.60**
0000 MISCELLANEOUS			**1103 SUI**				
PRIMEPOINT-PAYROLL TAXES		85- 0304- 0000- 1103- 2- 00000	262746		05/08/26	26850138	6,151.32
	05/08/26	MISCELLANEOUS	3. 5/8/2026 SUI TAXES				Outstanding
PRIMEPOINT-PAYROLL TAXES		85- 0304- 0000- 1103- 2- 00000	262746		05/08/26	26850138	3,459.88
	05/08/26	MISCELLANEOUS	6. 5/8/2026 EMPLOYER SHARE SUI				Outstanding
		1103 SUI			**Department Total :**		**9,611.20**
0000 MISCELLANEOUS			**1104 STATE TAX**				
PRIMEPOINT-PAYROLL TAXES		85- 0304- 0000- 1104- 2- 00000	262746		05/08/26	26850138	61,319.69
	05/08/26	MISCELLANEOUS	4. 5/8/2026 STATE TAXES				Outstanding
		1104 STATE TAX			**Department Total :**		**61,319.69**
0000 MISCELLANEOUS			**1116 VALIC**				
AIG/VALIC		85- 0304- 0000- 1116- 2- 00000	262747		05/08/26	26850139	11,314.16
	05/08/26	MISCELLANEOUS	1. 05/08/2026 VALIC				Outstanding
		1116 VALIC			**Department Total :**		**11,314.16**
0000 MISCELLANEOUS			**1117 NPC**				
PNC BANK		85- 0304- 0000- 1117- 2- 00000	262748		05/08/26	26850140	100.00
	05/08/26	MISCELLANEOUS	1. 05/08/2026 PNC BANK				Outstanding
		1117 NPC			**Department Total :**		**100.00**
0000 MISCELLANEOUS			**1118 AXA/EQUITABLE**				
AXA EQUITABLE EQUIVEST		85- 0304- 0000- 1118- 2- 00000	262749		05/08/26	26850141	29,100.75
	05/08/26	MISCELLANEOUS	1. 05/08/2026 EQUITABLE				Outstanding
		1118 AXA/EQUITABLE			**Department Total :**		**29,100.75**
0000 MISCELLANEOUS			**1120 BLACKROCK/PUTNAM**				
BLACKROCK COLLEGE ADVANTAGE 529		85- 0304- 0000- 1120- 2- 00000	262750		05/08/26	26850142	600.00
	05/08/26	MISCELLANEOUS	1. 05/08/2026 BLACKROCK COLLEGE FUND				Outstanding
		1120 BLACKROCK/PUTNAM			**Department Total :**		**600.00**
0000 MISCELLANEOUS			**1121 UNION DUES**				
IFPTE LOCAL 196		85- 0304- 0000- 1121- 2- 00000	262752		05/08/26	26850144	266.98
	05/08/26	MISCELLANEOUS	1. 5/8/2026 IFPTE LOCAL 196, DISPATCHERS DUES				Outstanding
PBA LOCAL 127		85- 0304- 0000- 1121- 2- 00000	262753		05/08/26	26850145	2,960.00
	05/08/26	MISCELLANEOUS	1. 05/08/2026 PBA LOCAL 127 DUES				Outstanding
OLD BRIDGE SOA		85- 0304- 0000- 1121- 2- 00000	262756		05/08/26	26850148	1,050.00
	05/08/26	MISCELLANEOUS	1. 5/8/2026 SOA UNION DUES				Outstanding

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0000 MISCELLANEOUS					**1121 UNION DUES**			
AFSCME NJ COUNCIL 63		85- 0304- 0000- 1121- 2- 00000		262757		05/08/26	26850149	108.65
	05/08/26	MISCELLANEOUS	1.	5/8/2026 AFSCME UNION DUES				Outstanding
UNITED SERVICE WORKERS UNION		85- 0304- 0000- 1121- 2- 00000		262758		05/08/26	26850150	360.00
	05/08/26	MISCELLANEOUS	1.	5/8/2026 PUBLIC WORKS UNION DUES				Outstanding
		1121 UNION DUES				**Department Total :**		**4,745.63**
0000 MISCELLANEOUS					**1122 GARNISHMENT**			
JOHN WALLING COURT OFFICE		85- 0304- 0000- 1122- 2- 00000		262754		05/08/26	26850146	75.16
	05/08/26	MISCELLANEOUS	1.	5/8/2026 GARNISHMENT				Outstanding
JOHN WALLING COURT OFFICE		85- 0304- 0000- 1122- 2- 00000		262754		05/08/26	26850146	118.39
	05/08/26	MISCELLANEOUS	2.	5/8/2026 GARNISHMENT				Outstanding
JOHN WALLING COURT OFFICE		85- 0304- 0000- 1122- 2- 00000		262754		05/08/26	26850146	220.97
	05/08/26	MISCELLANEOUS	3.	5/8/2026 GARNISHMENT				Outstanding
NEW JERSEY FSPC		85- 0304- 0000- 1122- 2- 00000		262755		05/08/26	26850147	1,570.00
	05/08/26	MISCELLANEOUS	1.	5/8/2026 NJFSPC				Outstanding
		1122 GARNISHMENT				**Department Total :**		**1,984.52**
0000 MISCELLANEOUS					**1123 DCRP**			
EMPOWER TRUST COMPANY, LLC		85- 0304- 0000- 1123- 2- 00000		262751		05/08/26	26850143	2,437.87
	05/08/26	MISCELLANEOUS	1.	05/08/2026 DCRP				Outstanding
		1123 DCRP				**Department Total :**		**2,437.87**
0000 MISCELLANEOUS					**1124 HEALTH BENEFITS**			
TOWNSHIP OF OLD BRIDGE		85- 0304- 0000- 1124- 2- 00000		262745		05/08/26	26850137	82,556.81
	05/08/26	MISCELLANEOUS	1.	05/08/2026 HEALTH BENEFITS EMPLOYEE SHARE				Outstanding
		1124 HEALTH BENEFITS				**Department Total :**		**82,556.81**
						Grand Total :		**29,468,313.26**

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Invoice No. | Meeting Date | Description | Item Desc | Check Status

Recap By Fund

Fund	Voucher Amount		Total Outstanding	Fund	Manual Check		Total
	Appr. Reserve	Other			Appr. Reserve	Other	
1	2,354.10	3,382,841.84	3,385,195.94	1		25,194,238.22	$28,579,434.16
13		12,550.00	12,550.00	13		260.39	$12,810.39
15		17,193.13	17,193.13	15		23,066.76	$40,259.89
16		4,654.51	4,654.51	16		14,564.03	$19,218.54
17		55,472.30	55,472.30	17		99,861.01	$155,333.31
19		16,293.45	16,293.45	19		1,873.01	$18,166.46
21		25,428.73	25,428.73	21		79,574.33	$105,003.06
30		42,288.22	42,288.22				$42,288.22
50		11,280.38	11,280.38	50		8,197.85	$19,478.23
75		2,803.55	2,803.55	75		1,915.17	$4,718.72
				18		3,459.88	$3,459.88
				85		468,142.40	$468,142.40
Total:	**$2,354.10**	**$3,570,806.11**	**$3,573,160.21**		**$0.00**	**$25,895,153.05**	**$29,468,313.26**

TOWNSHIP OF OLD BRIDGE
SALARY AND WAGES
May 8, 2026

DEPARTMENT	FULL TIME	PART-TIME	OVERTIME	COMP TIME	SPECIAL TEMP/SEAS	STIPEND	LUNCH/ UNIFORM ALLOW	DEPARTMENT TOTAL
MAYOR'S OFFICE	3,060.85	576.92	-	-	-	-	-	3,637.77
BUSINESS ADMINISTRATOR	10,675.37	-	-	-	-	-	-	10,675.37
ECONOMIC DEVELOP	3,707.21	-	-	-	-	-	-	3,707.21
HUMAN RESOURCES	7,810.75	-	-	-	-	-	-	7,810.75
RENT STABILIZATION	-	84.61	-	-	-	-	-	84.61
TV 29	2,764.92	-	-	-	-	-	-	2,764.92
LEGAL	2,143.43	-	-	-	-	-	-	2,143.43
GOVERNING BODY	-	2,115.37	-	-	-	-	-	2,115.37
TOWNSHIP CLERK	11,256.87	-	149.62	-	-	192.30	-	11,598.79
ELECTIONS	-	-	-	-	-	-	-	-
TAX ASSESSOR	17,031.22	-	-	-	-	-	-	17,031.22
TREASURY	14,597.47	-	108.29	-	328.00	-	-	15,033.76
PAYROLL	4,487.90	-	-	-	-	-	-	4,487.90
TAX COLLECTION	6,851.15	-	-	-	-	-	-	6,851.15
DATA PROCESSING	13,864.23	-	-	-	-	-	-	13,864.23
PURCHASING	1,088.28	-	-	-	-	-	-	1,088.28
MUNICIPAL COURT	13,653.14	444.96	329.32	-	-	-	-	14,427.42
RECREATION	41,920.39	1,800.71	504.94	-	9,884.02	-	-	54,110.06
RECREATION SPECIAL EVENTS	-	-	282.99	-	-	-	-	282.99
OFFICE ON AGING	16,425.50	-	631.55	-	2,338.75	-	-	19,395.80
POLICE - ADMIN	14,310.85	-	-	-	-	-	-	14,310.85
POLICE - CAPT	37,743.22	-	-	-	-	-	-	37,743.22
POLICE - LIEUT	73,792.51	-	3,300.28	-	-	-	-	77,092.79
POLICE - SARGE	119,393.60	-	6,402.15	-	-	-	-	125,795.75
POLICE - PATROL	348,765.38	-	8,454.78	-	-	-	-	357,220.16
POLICE-DISPATCH	48,307.34	-	1,934.98	-	-	-	-	50,242.32
POLICE - CIVILIAN	19,593.07	4,160.00	-	-	22,121.25	-	-	45,874.32
POLICE - OT ACCREDITATION	-	-	-	-	-	-	-	-
POLICE - OT BEACH DETAIL	-	-	-	-	-	-	-	-
POLICE - OT TARGETED ENFORCEMENT			-					-
POLICE - OEM	-	-	-	-	-	192.31	-	192.31
POLICE / DISPATCH OT	-	4,873.03	-	-	-	-	-	4,873.03
POLICE - SPECIAL CLASS I, 11, 111					4,695.00		-	4,695.00
POLICE - SPEC OFF- LOMBARDI					-			-
POLICE - SCHOOL SECURITY					62,707.50			62,707.50
ENGINEERING	21,862.31	-	135.64	-	-	-	-	21,997.95
PLANNING	10,850.28	-	-	-	896.00	461.54	-	12,207.82
SUBCODE OFFICIAL	61,015.90	-	121.46	-	1,987.50	846.16	-	63,971.02
SUBCODE OFFICIAL-PANDEMIC	-	-	-	-	-	-	-	-
CODE ENFORCEMENT	10,919.26	-	218.76	-	-	-	-	11,138.02
CODE ENF - PANDEMIC RESP.	-	-	-	-	-	-	-	-
ROAD DEPARTMENT	73,426.44	-	240.05	-	-	38.47	-	73,704.96
ROAD- VEHICLE MAINT	9,395.40	-	-	-	-	76.92	-	9,472.32
VEHICLE MAINT-PANDEMIC	-	-	-	-	-	-	-	-
BUILDING & GROUNDS	13,550.61	-	864.91	-	-	-	-	14,415.52
BUILDING & GROUNDS-PANDEMIC	-	-	-	-	-	-	-	-
SNOW REMOVAL -PW	-	-	-	-	-	-	-	-
SNOW REMOVAL -REC	-	-	-	-	-	-	-	-
GROUP INSURANCE	10,141.17	-	-	-	-	-	-	10,141.17
GROUP INSURANCE - CODE	961.55	-	-	-	-	-	-	961.55
TOTAL CURRENT	**1,045,367.57**	**14,055.60**	**23,679.72**	**-**	**104,958.02**	**1,807.70**	**-**	**1,189,868.61**
INFO & ASSISTANCE	-	-	-	-	-	-	-	-
HIGHWAY SAFETY	-	-	-	-	-	-	-	-
DWI	-	-	-	-	-	-	-	-
RECYCLING TONNAGE	627.38	-	1,310.90	-	-	-	-	1,938.28
RECYCLING ENHANCEMENT	-	-	-	-	-	-	-	-
QUALITY OF LIFE	-	-	-	-	-	-	-	-
DISTRACTED DRIVING	-	-	3,640.00	-	-	-	-	3,640.00
CLEAN COMMUNITIES	-	-	4,086.80	-	-	-	-	4,086.80
STEP GRANT	-	-	-	-	-	-	-	-

DEPARTMENT	FULL TIME	PART-TIME	OVERTIME	COMP TIME	SPECIAL TEMP/SEAS	STIPEND	LUNCH/ UNIFORM ALLOW	DEPARTMENT TOTAL
DRINK, DRIVE & LOSE	-	-	-	-	-	-	-	-
MUNICIPAL ALLIANCE	-	379.84	-	-	-	-	-	379.84
SR EDUCATION	-	-	-	-	300.00	-	-	300.00
SR SOCIALIZATION/RECREATION	-	-	-	-	-	-	-	-
SR PHYSICAL FITNESS GRANT	-	-	-	-	-	-	-	-
DRIVE SOBER	-	-	-	-	-	-	-	-
PEDESTRIAN SAFETY GRANT	-	-	-	-	-	-	-	-
SAFE & SECURE	12,176.85	-	-	-	-	-	-	12,176.85
OVER THE LIMIT/ARREST	-	-	-	-	-	-	-	-
CLICK OR TICKET GRANT	-	-	-	-	-	-	-	-
COURT SPECIAL SESSION	-	-	-	-	-	-	-	-
TOTAL GRANT	**12,804.23**	**379.84**	**9,037.70**	**-**	**300.00**	**-**	**-**	**22,521.77**
OUTSIDE WORK	56,625.53	-	-	-	-	-	-	56,625.53
SHADE TREE COMMISSION	-	67.30	-	-	-	-	-	67.30
ABANDONED PROP MAINT	-	-	-	-	-	-	-	-
CAMP SECURITY	-	-	-	-	-	-	-	-
TERMINATION	26,712.68	-	-	-	-	-	-	26,712.68
OLD BRIDGE DAY	-	-	-	-	-	-	-	-
CITIZEN POLICE ACADEMY	-	-	-	-	-	-	-	-
TOTAL TRUST	**83,338.21**	**67.30**	**-**	**-**	**-**	**-**	**-**	**83,405.51**
DAY CARE	6,457.55	46,882.36		-	20,615.31	-	-	73,955.22
ARENA	7,190.18	-	-	-	443.14	-	-	7,633.32
CDBG	-	1,740.22	-	-	-	-	-	1,740.22
KENNEL	9,299.33	3,446.00	834.11	-	-	-	-	13,579.44
COAH	-	244.16	-	-	-	-	-	244.16
PARKING	1,786.72	-	-	-	-	-	-	1,786.72
TOTAL OTHER	24,733.78	52,312.74	834.11	-	21,058.45	-	-	98,939.08
GRAND TOTAL	**1,166,243.79**	**66,815.48**	**33,551.53**	**-**	**126,316.47**	**1,807.70**	**-**	**1,394,734.97**

PAYROLL DA1	TRANSACTIO	FILE #	NAME	ALLOCATOIN LEVELS	EARNINGS	HOUR UNITS
05-08-2026	04-30-2026	003376	Annette Haughney	P6D113 - DISPATCHERS-OVERTIME	Overtime	3
05-08-2026	04-30-2026	004096	John Sellitto	P61135 - SPECIALS CLASS III - SCHOOL SECU	Overtime	0.5
05-08-2026	04-23-2026	004096	John Sellitto	P61135 - SPECIALS CLASS III - SCHOOL SECU	Overtime	0.5
05-08-2026	05-01-2026	005715	Kristelle Pinho	R91103 - RECREATION 0VERTIME	Overtime	6.25
05-08-2026	04-24-2026	005715	Kristelle Pinho	R91103 - RECREATION 0VERTIME	Overtime	6.25
05-08-2026	04-23-2026	005715	Kristelle Pinho	X04103 - OFFICE ON AGING OVERTIME	Overtime	4.5
05-08-2026	04-19-2026	001949	Steven J Connolly	P6P103 - POLICE PATROL-OVERTIME	Overtime	2
05-08-2026	04-18-2026	001949	Steven J Connolly	P6P103 - POLICE PATROL-OVERTIME	Overtime	8
05-08-2026	04-27-2026	002798	Richard C Giuliano	P6D113 - DISPATCHERS-OVERTIME	Overtime	3
05-08-2026	04-30-2026	002791	Timothy D Snee	P6S103 - POLICE SERGEANT-OVERTIME	Overtime	6
05-08-2026	04-27-2026	002791	Timothy D Snee	P6S103 - POLICE SERGEANT-OVERTIME	Overtime	5.5
05-08-2026	05-01-2026	005366	Karina Michelle Branco	P6D113 - DISPATCHERS-OVERTIME	Overtime	3.5
05-08-2026	04-24-2026	005366	Karina Michelle Branco	P6D113 - DISPATCHERS-OVERTIME	Overtime	3
05-08-2026	04-22-2026	005366	Karina Michelle Branco	P6D113 - DISPATCHERS-OVERTIME	Overtime	3
05-08-2026	04-25-2026	005713	Christopher Vitale	G11103 - CLEAN COMMUNITIES	Overtime	4
05-08-2026	04-23-2026	005427	Megan Alyssa Crawford	P6D113 - DISPATCHERS-OVERTIME	Overtime	3
05-08-2026	04-29-2026	005499	Jodi Cantillo	F09103 - TREASURY O.T.	Overtime	0.5
05-08-2026	04-28-2026	005499	Jodi Cantillo	F09103 - TREASURY O.T.	Overtime	0.5
05-08-2026	04-21-2026	005499	Jodi Cantillo	F09103 - TREASURY O.T.	Overtime	0.5
05-08-2026	04-23-2026	002214	Brian P Brady	P6S103 - POLICE SERGEANT-OVERTIME	Overtime	5
05-08-2026	05-01-2026	002603	Patricia Foglia	I42103 - UCC INSPECTION - O.T.	Overtime	2
05-08-2026	04-23-2026	005377	Ajrije Marke	X04103 - OFFICE ON AGING OVERTIME	Overtime	3.5
05-08-2026	05-01-2026	002563	Phillip J Belgio	P6S103 - POLICE SERGEANT-OVERTIME	Overtime	2
05-08-2026	04-24-2026	003099	Anthony Mottola	P6P103 - POLICE PATROL-OVERTIME	Overtime	4
05-08-2026	04-29-2026	002057	Michael P Cronin	P6P103 - POLICE PATROL-OVERTIME	Overtime	4.5
05-08-2026	04-22-2026	002057	Michael P Cronin	P6P103 - POLICE PATROL-OVERTIME	Overtime	4.5
05-08-2026	04-30-2026	005415	Linda Anne Jacus	X03103 - CLERKS OFFICE OVERTIME	Overtime	2
05-08-2026	04-28-2026	005415	Linda Anne Jacus	X03103 - CLERKS OFFICE OVERTIME	Straight Ov	2.5
05-08-2026	04-20-2026	004686	Thomas Pietrulewicz	P6P103 - POLICE PATROL-OVERTIME	Overtime	4
05-08-2026	04-28-2026	002218	Gloria Abahazy	J37103 - MUNICIPAL COURT O.T.	Straight Ov	0.5
05-08-2026	04-22-2026	002218	Gloria Abahazy	J37103 - MUNICIPAL COURT O.T.	Straight Ov	0.5
05-08-2026	04-21-2026	002218	Gloria Abahazy	J37103 - MUNICIPAL COURT O.T.	Straight Ov	0.5

05-08-2026	04-30-2026	005557	Albert Bryan Okeefe	X04103 - OFFICE ON AGING OVERTIME	Overtime	0.25
05-08-2026	04-23-2026	005557	Albert Bryan Okeefe	X04103 - OFFICE ON AGING OVERTIME	Overtime	4.5
05-08-2026	04-29-2026	005215	Keith Clayton Hoffman	J37103 - MUNICIPAL COURT O.T.	Straight Ov	1
05-08-2026	04-28-2026	005215	Keith Clayton Hoffman	J37103 - MUNICIPAL COURT O.T.	Straight Ov	0.5
05-08-2026	04-22-2026	005215	Keith Clayton Hoffman	J37103 - MUNICIPAL COURT O.T.	Straight Ov	0.5
05-08-2026	04-21-2026	005215	Keith Clayton Hoffman	J37103 - MUNICIPAL COURT O.T.	Straight Ov	0.5
05-08-2026	04-28-2026	005042	Matthew Raymond Jaikissoon	P6P103 - POLICE PATROL-OVERTIME	Overtime	1
05-08-2026	04-24-2026	005042	Matthew Raymond Jaikissoon	P6P103 - POLICE PATROL-OVERTIME	Overtime	4.5
05-08-2026	04-21-2026	005042	Matthew Raymond Jaikissoon	P6P103 - POLICE PATROL-OVERTIME	Overtime	2
05-08-2026	04-25-2026	005165	Nicholas Trapani	G11103 - CLEAN COMMUNITIES	Overtime	4
05-08-2026	04-18-2026	005165	Nicholas Trapani	M23103 - BLDG MAINTENANCE O.T.	Overtime	5
05-08-2026	04-23-2026	005644	Matthew F Olivo	P6P103 - POLICE PATROL-OVERTIME	Overtime	4
05-08-2026	04-29-2026	005241	Caroline Kalinowski	J37103 - MUNICIPAL COURT O.T.	Straight Ov	0.5
05-08-2026	04-28-2026	005241	Caroline Kalinowski	J37103 - MUNICIPAL COURT O.T.	Straight Ov	0.5
05-08-2026	04-24-2026	004817	Michael Kevin Walsh	P6P103 - POLICE PATROL-OVERTIME	Overtime	4
05-08-2026	04-25-2026	004306	Kevin Wall	G26103 - PW RECYCLING/TONNAGE OT	Overtime	4
05-08-2026	04-23-2026	003353	Tammy Booth	F09103 - TREASURY O.T.	Overtime	0.5
05-08-2026	04-23-2026	005656	Patricia Batres	X04103 - OFFICE ON AGING OVERTIME	Overtime	3.5
05-08-2026	04-28-2026	000879	Margret A Atlak	P6D113 - DISPATCHERS-OVERTIME	Overtime	3
05-08-2026	04-20-2026	000879	Margret A Atlak	P6D113 - DISPATCHERS-OVERTIME	Overtime	3
05-08-2026	04-25-2026	000860	Raymond C Dill	G11103 - CLEAN COMMUNITIES	Overtime	5
05-08-2026	04-30-2026	002565	Brandon C Ward	P6S103 - POLICE SERGEANT-OVERTIME	Overtime	6
05-08-2026	04-21-2026	002565	Brandon C Ward	P6S103 - POLICE SERGEANT-OVERTIME	Overtime	4
05-08-2026	04-19-2026	001952	Aaron R Matikonis	P6S103 - POLICE SERGEANT-OVERTIME	Overtime	5.5
05-08-2026	04-25-2026	000254	John W Tooley	G11103 - CLEAN COMMUNITIES	Overtime	5
05-08-2026	04-18-2026	000254	John W Tooley	G26103 - PW RECYCLING/TONNAGE OT	Overtime	5
05-08-2026	05-01-2026	005507	Vincent Costanza	C29800 - LATCH KEY- BEFORE & AFTER SECU	Overtime	4
05-08-2026	05-01-2026	005507	Vincent Costanza	P61135 - SPECIALS CLASS III - SCHOOL SECU	Overtime	7
05-08-2026	04-30-2026	005507	Vincent Costanza	P61135 - SPECIALS CLASS III - SCHOOL SECU	Overtime	4
05-08-2026	04-29-2026	005507	Vincent Costanza	P61135 - SPECIALS CLASS III - SCHOOL SECU	Straight Ov	2.5
05-08-2026	04-24-2026	005507	Vincent Costanza	P61135 - SPECIALS CLASS III - SCHOOL SECU	Overtime	7
05-08-2026	04-24-2026	005507	Vincent Costanza	C29800 - LATCH KEY- BEFORE & AFTER SECU	Overtime	4
05-08-2026	04-23-2026	005507	Vincent Costanza	P61135 - SPECIALS CLASS III - SCHOOL SECU	Overtime	6

05-08-2026	04-22-2026	005507	Vincent Costanza	P61135 - SPECIALS CLASS III - SCHOOL SECU	Straight Ov 2.5
05-08-2026	04-22-2026	000908	Ronald J Nitto	P6L103 - POLICE LIEUTENANT-OVERTIME	Overtime 3
05-08-2026	04-29-2026	005480	Taylor Husarenko	P6D113 - DISPATCHERS-OVERTIME	Overtime 3
05-08-2026	04-29-2026	004528	Timy Joy	E21103 - ENGINEERGIN DIV O.T.	Overtime 0.5
05-08-2026	04-27-2026	004528	Timy Joy	E21103 - ENGINEERGIN DIV O.T.	Overtime 0.5
05-08-2026	04-23-2026	004528	Timy Joy	E21103 - ENGINEERGIN DIV O.T.	Overtime 0.5
05-08-2026	04-22-2026	004528	Timy Joy	E21103 - ENGINEERGIN DIV O.T.	Overtime 0.5
05-08-2026	05-01-2026	004300	Ryan J Hall	P6P103 - POLICE PATROL-OVERTIME	Overtime 4
05-08-2026	04-18-2026	005686	Katherina Perez-Abreu	93 - DOG ACCT - O.T.	Overtime 2
05-08-2026	04-25-2026	005058	Paul Fernandez	G11103 - CLEAN COMMUNITIES	Overtime 4
05-08-2026	04-25-2026	004415	Joseph E Murphy	G11103 - CLEAN COMMUNITIES	Overtime 4
05-08-2026	04-29-2026	004352	Hemal Parekh	I39103 - CODE ENFORCEMENT O.T.	Overtime 3
05-08-2026	04-24-2026	001398	James J Ford	P6S103 - POLICE SERGEANT-OVERTIME	Overtime 5
05-08-2026	04-18-2026	001398	James J Ford	P6S103 - POLICE SERGEANT-OVERTIME	Overtime 4
05-08-2026	04-29-2026	002842	Deborah Weber	J37103 - MUNICIPAL COURT O.T.	Overtime 0.75
05-08-2026	04-29-2026	002842	Deborah Weber	J37103 - MUNICIPAL COURT O.T.	Straight Ov 2
05-08-2026	04-28-2026	002842	Deborah Weber	J37103 - MUNICIPAL COURT O.T.	Straight Ov 0.5
05-08-2026	04-22-2026	002842	Deborah Weber	J37103 - MUNICIPAL COURT O.T.	Overtime 1.5
05-08-2026	04-22-2026	002842	Deborah Weber	J37103 - MUNICIPAL COURT O.T.	Straight Ov 2
05-08-2026	04-21-2026	002842	Deborah Weber	J37103 - MUNICIPAL COURT O.T.	Straight Ov 0.5
05-08-2026	04-21-2026	003098	Brian R Keller	P6S103 - POLICE SERGEANT-OVERTIME	Overtime 3
05-08-2026	04-29-2026	005717	Christopher John Oros	93 - DOG ACCT - O.T.	Overtime 3
05-08-2026	04-26-2026	005717	Christopher John Oros	93 - DOG ACCT - O.T.	Overtime 3
05-08-2026	04-20-2026	005717	Christopher John Oros	93 - DOG ACCT - O.T.	Overtime 3
05-08-2026	04-25-2026	005544	Wayne Anthony Curtis	P6D113 - DISPATCHERS-OVERTIME	Overtime 3.5
05-08-2026	04-19-2026	001774	Ronald Atlak	P6S103 - POLICE SERGEANT-OVERTIME	Overtime 6
05-08-2026	04-18-2026	005569	Eric Mensah	P6P103 - POLICE PATROL-OVERTIME	Overtime 5
05-08-2026	04-25-2026	004169	Barbara A Grippe	R91036 - RECREATION SPECIAL EVENTS - OT	Overtime 5
05-08-2026	04-25-2026	004169	Barbara A Grippe	G11103 - CLEAN COMMUNITIES	Overtime 4
05-08-2026	04-18-2026	004169	Barbara A Grippe	G26103 - PW RECYCLING/TONNAGE OT	Overtime 4
05-08-2026	04-25-2026	004574	Robert Christopher Quast	G11103 - CLEAN COMMUNITIES	Overtime 4
05-08-2026	04-26-2026	004183	Janell A Calhoun	P6D113 - DISPATCHERS-OVERTIME	Overtime 3.5
05-08-2026	04-25-2026	001768	James J Strincoski	G11103 - CLEAN COMMUNITIES	Overtime 4

05-08-2026	04-18-2026	001768	James J Strincoski	G26103 - PW RECYCLING/TONNAGE OT	Overtime	5
05-08-2026	04-25-2026	004447	Michael J Martz	G11103 - CLEAN COMMUNITIES	Overtime	4
05-08-2026	04-25-2026	004753	Robert John Chryssikos	G11103 - CLEAN COMMUNITIES	Overtime	5
05-08-2026	04-18-2026	004753	Robert John Chryssikos	G11103 - CLEAN COMMUNITIES	Overtime	5
05-08-2026	05-01-2026	004622	Kevin D Cole	M42103 - ROAD DEPARTMENT O.T.	Overtime	3
05-08-2026	04-25-2026	004622	Kevin D Cole	G11103 - CLEAN COMMUNITIES	Overtime	5
05-08-2026	04-21-2026	004622	Kevin D Cole	M23103 - BLDG MAINTENANCE O.T.	Overtime	3
05-08-2026	04-18-2026	004622	Kevin D Cole	M23103 - BLDG MAINTENANCE O.T.	Overtime	5
05-08-2026	04-24-2026	005061	Alfredo S Nieves	93 - DOG ACCT - O.T.	Straight Ov	2
05-08-2026	04-24-2026	005061	Alfredo S Nieves	93 - DOG ACCT - O.T.	Overtime	3
05-08-2026	04-22-2026	005061	Alfredo S Nieves	93 - DOG ACCT - O.T.	Overtime	3
05-08-2026	04-25-2026	004684	Ajaratu Rahim	G11103 - CLEAN COMMUNITIES	Overtime	4

TOWNSHIP OF OLD BRIDGE
2026 BUDGET
SUMMARY OF APPROPRIATIONS

GENERAL APPROPRIATIONS	2026 BUDGET	BUDGET AS AMENDED	2026 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
OPERATIONS-WITHIN "CAPS"					
ADMINISTRATION & EXECUTIVE					
OFFICE OF THE MAYOR					
SALARIES & WAGES	95,082	95,082	36,408	58,674	38.29%
OTHER EXPENSES	7,300	7,300	1,182	6,118	16.19%
ANNUAL AUDIT					
OTHER EXPENSES	85,000	85,000	83,100	1,900	97.76%
BUSINESS ADMINISTRATOR					
SALARIES & WAGES	282,896	282,896	107,548	175,348	38.02%
OTHER EXPENSES	108,500	108,500	72,447	36,053	66.77%
HUMAN RESOURCES					
SALARIES & WAGES	209,079	209,079	78,108	130,972	37.36%
OTHER EXPENSES	21,330	21,330	4,480	16,850	21.00%
ECONOMIC DEVELOPMENT					
SALARIES & WAGES	96,391	96,391	37,072	59,319	38.46%
OTHER EXPENSES	2,000	2,000	0	2,000	0.00%
HISTORICAL COMMITTEE					
OTHER EXPENSES	500	500	0	500	0.00%
RENT STABILIZATION BOARD					
SALARIES & WAGES	2,200	2,200	846	1,354	38.46%
OTHER EXPENSES	3,000	3,000	3,000	0	100.00%
ENVIRONMENTAL COMMISSION					
OTHER EXPENSES	2,250	2,250	0	2,250	0.00%
OPEN SPACE COMMITTEE					
OTHER EXPENSES	250	250	0	250	0.00%
CULTURAL ARTS					
OTHER EXPENSES	10,000	10,000	882	9,118	8.82%
HUMAN RELATIONS COMMISSION					
SALARY & WAGES	1,200	1,200	0	1,200	0.00%
OTHER EXPENSES	1,000	1,000	0	1,000	0.00%
CELEBRATION OF PUBLIC EVENTS					
OTHER EXPENSES	4,000	4,000	2,375	1,625	59.38%
TV STUDIO					
SALARY & WAGES	77,551	77,551	26,876	50,675	34.66%
OTHER EXPENSES	16,700	16,700	0	16,700	0.00%
GROUP INSURANCE					
OTHER EXPENSES	9,423,577	9,423,577	9,325,919	97,658	98.96%
LIABILITY INSURANCE					
OTHER EXPENSES	2,347,846	2,347,846	2,327,803	20,043	99.15%
WORKERS COMP					
OTHER EXPENSES	175,000	175,000	175,000	0	100.00%
CONTRIB TO REDEVELOP AGENCY					
OTHER EXPENSES	78,500	78,500	0	78,500	0.00%
ETHICS BOARD					
OTHER EXPENSES	3,000	3,000	3,000	0	100.00%
TOTAL	**13,054,152**	**13,054,152**	**12,286,048**	**768,104**	**94.12%**
OTHER ADMINISTRATIVE					
GOVERNING BODY					
SALARIES & WAGES	55,000	55,000	21,154	33,846	38.46%
OTHER EXPENSES	900	900	172	728	19.11%
TOWNSHIP CLERK					
SALARIES & WAGES	307,179	307,179	116,359	190,820	37.88%
OTHER EXPENSES	102,500	102,500	50,423	52,077	49.19%
ELECTIONS					
SALARIES & WAGES	8,000	8,000	0	8,000	0.00%
OTHER EXPENSES	48,500	48,500	0	48,500	0.00%
OFFICE OF TAX ASSESSMENT					
SALARIES & WAGES	442,811	442,811	170,341	272,470	38.47%
OTHER EXPENSES	94,800	94,800	67,750	27,050	71.47%
TOTAL	**1,059,690**	**1,059,690**	**426,198**	**633,492**	**40.22%**

TOWNSHIP OF OLD BRIDGE
2026 BUDGET
SUMMARY OF APPROPRIATIONS

GENERAL APPROPRIATIONS	2026 BUDGET	BUDGET AS AMENDED	2026 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
DEPARTMENT OF FINANCE					
DIVISION OF TREASURY					
SALARIES & WAGES	426,795	426,795	155,069	271,726	36.33%
OTHER EXPENSES	1,300	1,300	0	1,300	0.00%
GRANT WRITER CONSULTANT					
OTHER EXPENSES	50,000	50,000	50,000	0	100.00%
TAX COLLECTION					
SALARIES & WAGES	172,171	172,171	72,530	99,641	42.13%
OTHER EXPENSES	23,950	23,950	6,090	17,860	25.43%
PAYROLL					
SALARIES & WAGES	118,745	118,745	44,484	74,261	37.46%
OTHER EXPENSES	99,625	99,625	31,550	68,075	31.67%
DATA PROCESSING					
SALARIES & WAGES	347,345	347,345	128,642	218,703	37.04%
OTHER EXPENSES	323,002	323,002	109,407	213,595	33.87%
PURCHASING					
SALARIES & WAGES	57,992	57,992	14,332	43,660	24.71%
OTHER EXPENSES	77,915	77,915	23,060	54,855	29.60%
LIQUIDATION OF TAX TITLE LIENS	1,000	1,000	0	1,000	0.00%
INTEREST - TAX APPEAL/TAX TITLE LIEN REDEMPTION	1,000	1,000	0	1,000	0.00%
TOTAL	**1,700,840**	**1,700,840**	**635,165**	**1,065,675**	**37.34%**
DEPARTMENT OF MUNICIPAL COURT					
SALARIES & WAGES	414,253	414,253	154,078	260,175	37.19%
OTHER EXPENSES	239,844	239,844	120,389	119,455	50.19%
TOTAL	**654,097**	**654,097**	**274,467**	**379,630**	**41.96%**
DEPARTMENT OF LAW					
SALARIES & WAGES	56,229	56,229	21,434	34,795	38.12%
OTHER EXPENSES	424,695	424,695	392,275	32,420	92.37%
LEGAL SETTLEMENTS	5,000	5,000	0	5,000	0.00%
TOTAL	**485,924**	**485,924**	**413,709**	**72,215**	**85.14%**
DEPT. OF PARKS/RECREATION/SOCIAL SERVICES					
DIVISION OF PARKS & RECREATION					
SALARIES & WAGES	1,725,867	1,725,867	532,335	1,193,532	30.84%
OTHER EXPENSES	172,400	172,400	25,694	146,706	14.90%
FOOD BANK					
OTHER EXPENSES	1,000	1,000	95	905	9.50%
OFFICE ON AGING					
SALARIES & WAGES	431,220	431,220	163,933	267,287	38.02%
OTHER EXPENSES	29,840	29,840	7,983	21,857	26.75%
DIVISION OF HEALTH & HUMAN SERVICES					
OTHER EXPENSES	198,776	198,776	99,387	99,389	50.00%
TOTAL	**2,559,103**	**2,559,103**	**829,427**	**1,729,676**	**32.41%**
DEPARTMENT OF PUBLIC SAFETY					
DEPARTMENT OF PUBLIC SAFETY					
SALARIES & WAGES	18,088,517	18,088,517	6,959,816	11,128,701	38.48%
OTHER EXPENSES	321,651	321,651	135,179	186,472	42.03%
DEPARTMENT OF PUBLIC SAFETY - MIS					
OTHER EXPENSES	535,401	535,401	111,707	423,694	20.86%
TARGETED ENFORCEMENT					
SALARY & WAGES	100,000	100,000	30,800	69,200	30.80%
OFFICE OF EMERGENCY MANAGEMENT					
SALARIES & WAGES	131,699	131,699	50,653	81,046	38.46%
OTHER EXPENSES	13,001	13,001	6,867	6,135	52.82%
PURCHASE OF POLICE VEHICLES CH. PL1985					
OTHER EXPENSES	100	100	0	100	0.00%
WOMEN'S ADVOCACY GROUP					
OTHER EXPENSES	750	750	0	750	0.00%
DOG TRUST FUND					
OTHER EXPENSES	400,000	400,000	400,000	0	100.00%
TOTAL	**19,735,119**	**19,735,119**	**7,755,021**	**11,980,098**	**39.30%**

TOWNSHIP OF OLD BRIDGE
2026 BUDGET
SUMMARY OF APPROPRIATIONS

GENERAL APPROPRIATIONS	2026 BUDGET	BUDGET AS AMENDED	2026 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT					
DIVISION OF ENGINEERING					
SALARIES AND WAGES	549,911	549,911	219,543	330,368	39.92%
OTHER EXPENSES	62,600	62,600	341	62,259	0.54%
DIVISION OF PLANNING & DEVELOPMENT					
SALARIES & WAGES	276,781	276,781	122,028	154,753	44.09%
OTHER EXPENSES	650	650	0	650	0.00%
PLANNING BOARD					
OTHER EXPENSES	13,600	13,600	2,000	11,600	14.71%
ZONING BOARD					
OTHER EXPENSES	13,500	13,500	2,800	10,700	20.74%
TOTAL	**917,042**	**917,042**	**346,712**	**570,330**	**37.81%**
DEPARTMENT OF PUBLIC WORKS					
DIVISION OF ROAD REPAIR & MAINTENANCE					
SALARIES & WAGES	1,930,831	1,930,831	689,382	1,241,449	35.70%
OTHER EXPENSES	231,500	231,500	56,755	174,745	24.52%
DIVISION OF VEHICLE MAINT					
SALARY & WAGES	409,461	409,461	91,362	318,099	22.31%
OTHER EXPENSES	421,200	421,200	180,973	240,227	42.97%
DIVISION OF BUILDING MAINTENANCE					
SALARIES & WAGES	439,553	439,553	119,666	319,887	27.22%
OTHER EXPENSES	323,900	323,900	132,826	191,074	41.01%
SANITATION & RECYCLING					
OTHER EXPENSES	1,748,800	1,748,800	830,100	918,700	47.47%
SNOW REMOVAL					
SALARIES & WAGES	200,000	200,000	250,540	(50,540)	125.27%
OTHER EXPENSES	510,500	510,500	497,093	13,407	97.37%
TOTAL	**6,215,745**	**6,215,745**	**2,848,697**	**3,367,048**	**45.83%**
UNCLASSIFIED					
SALARY ADJUSTMENT	0	0	0	0	0.00%
SICK LEAVE, COMP. TIME & TERMINATION	150,000	150,000	150,000	0	100.00%
PRIVATE COMMUNITY REIMBURSEMENT	265,000	265,000	0	265,000	0.00%
TOTAL	**415,000**	**415,000**	**150,000**	**265,000**	**36.14%**
UCC - APPROPRIATIONS OFFSET BY DEDICATED REVENUE					
DIVISION OF SUBCODE OFFICIAL					
SALARIES & WAGES	1,652,956	1,652,956	665,114	987,842	40.24%
OTHER EXPENSES	778,157	778,157	414,036	364,121	53.21%
DIVISION OF CODE ENFORCEMENT					
SALARIES & WAGES	291,400	291,400	110,395	181,005	37.88%
OTHER EXPENSES	10,000	10,000	0	10,000	0.00%
TOTAL	**2,732,513**	**2,732,513**	**1,189,545**	**1,542,968**	**43.53%**
UTILITIES					
GASOLINE	450,000	450,000	318,929	131,071	70.87%
ELECTRICITY	450,000	450,000	153,500	296,500	34.11%
TELEPHONE	208,000	208,000	172,730	35,270	83.04%
HEATING OIL	5,000	5,000	0	5,000	0.00%
NATURAL GAS	100,000	100,000	86,500	13,500	86.50%
STREET LIGHTING	550,000	550,000	210,500	339,500	38.27%
WATER & SEWAGE	120,000	120,000	24,000	96,000	20.00%
TOTAL	**1,883,000**	**1,883,000**	**966,159**	**916,841**	**51.31%**
TOTAL OPERATIONS WITHIN "CAPS"	**51,412,225**	**51,412,225**	**28,121,147**	**23,291,078**	**54.70%**
CONTINGENT	20,000	20,000	0	20,000	0.00%
TOTAL OPERATIONS INCLUDING CONTINGENT - WITHIN "CAPS"	**51,432,225**	**51,432,225**	**28,121,147**	**23,311,078**	**54.68%**
DETAIL:					
SALARIES & WAGES	28,605,298	28,605,298	11,036,737	17,568,561	38.58%
OTHER EXPENSES	22,826,927	22,826,927	17,084,410	5,742,517	74.84%

TOWNSHIP OF OLD BRIDGE
2026 BUDGET
SUMMARY OF APPROPRIATIONS

GENERAL APPROPRIATIONS	2026 BUDGET	BUDGET AS AMENDED	2026 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
DEFERRED CHARGES - EMERGENCY AUTHORIZATIONS					
ARENA DEFICIT/PUBLIC DEFENDER	261,074	261,074	261,074	0	100.00%
TOTAL	**261,074**	**261,074**	**261,074**	**0**	**100.00%**
STATUTORY EXPENDITURES					
PUBLIC EMPLOYEES' RETIREMENT SYSTEM	1,562,000	1,562,000	1,531,707	30,293	98.06%
SOCIAL SECURITY SYSTEM (O.A.S.I.)	1,195,000	1,195,000	425,766	769,234	35.63%
POLICE AND FIREMEN'S RETIREMENT SYSTEM OF NJ	4,706,803	4,706,803	4,706,803	0	100.00%
UNEMPLOYMENT COMPENSATION INSURANCE	90,000	90,000	0	90,000	0.00%
TOTAL	**7,553,803**	**7,553,803**	**6,664,276**	**889,527**	**88.22%**
JUDGMENTS @					
OTHER EXPENSES	100	100	0	100	0.00%
TOTAL	**100**	**100**	**0**	**100**	**0.00%**
TOTAL GENERAL APPROPRIATIONS FOR MUNICIPAL PURPOSES WITHIN "CAPS"	**59,247,202**	**59,247,202**	**35,046,496**	**24,200,706**	**59.15%**
OPERATIONS - EXCLUDED FROM "CAPS"					
MATCHING FUND FOR GRANTS					
OTHER EXPENSES	10,000	10,000	0	10,000	0.00%
MAINTENANCE OF FREE PUBLIC LIBRARY - OTHER EXPENSES					
OTHER EXPENSES	4,413,875	4,413,875	1,983,911	2,429,964	44.95%
LENGTH OF SERVICE AWARD PROGRAM	25,000	25,000	0	25,000	0.00%
INTERLOCAL AGREEMENT - GASBOY	240,000	240,000	81,071	158,929	33.78%
INTERLOCAL AGREEMENT - EMG MGMT	1,500	1,500	0	1,500	0.00%
INTERLOCAL AGREEMENT - PEER RECOVERY	25,000	25,000	0	25,000	0.00%
INTERLOCAL AGREEMENT - BD OF ED MUNICIPAL GARAGE	18,360	18,360	0	18,360	0.00%
INTERLOCAL AGREEMENT - ST AMBROSE SCHOOL SECURITY	65,761	65,761	29,647	36,114	45.08%
INTERLOCAL AGREEMENT - ST THOMAS SCHOOL SECURITY	65,761	65,761	29,598	36,163	45.01%
INTERLOCAL AGREEMENT-SRO S&W	1,346,359	1,346,359	591,009	755,351	43.90%
INTERLOCAL AGREEMENT-SRO O/E	359,890	359,890	226,929	132,961	63.06%
TOTAL	**6,953,814**	**6,953,814**	**2,942,166**	**4,011,648**	**42.31%**
STATE AND FEDERAL PROGRAMS OFFSET BY REVENUES					
TITLE III OF OLDER AMERICANS ACT					
SALARY & WAGES	10,000	10,000	10,000	0	100.00%
SFSP FIRE DISTRICT PAYMENT					
OTHER EXPENSES	22,053	22,053	22,053	0	100.00%
RECYCLING TONNAGE					
OTHER EXPENSES	0	0	0	0	0.00%
EMG MGMT PREPARD					
OTHER EXPENSES	0	0	0	0	0.00%
BODY ARMOR GRANT					
OTHER EXPENSES	9,447	9,447	9,447	0	100.00%
CLICK IT OR TICKET					
SALARIES & WAGES	0	0	0	0	0.00%
DRUNK DRIVING ENFORCEMENT GRANT - OVERTIME PROJECT					
SALARIES & WAGES	0	0	0	0	0.00%
MUNICIPAL ALLIANCE PROGRAM					
SALARIES & WAGES	9,876	9,876	9,876	0	100.00%
OTHER EXPENSES	20,986	20,986	20,986	0	100.00%
CLEAN COMMUNITIES PROGRAM					
OTHER EXPENSES	0	0	0	0	0.00%
CULTURAL ARTS					
OTHER EXPENSES	0	0	0	0	0.00%
PHYSICAL FITNESS GRANT					
OTHER EXPENSES	6,000	6,000	6,000	0	100.00%
PEDESTRIAN SAFETY					
OTHER EXPENSES	0	0	0	0	0.00%
NJDOT PRINCETON ROAD					
OTHER EXPENSES	0	0	0	0	0.00%

TOWNSHIP OF OLD BRIDGE
2026 BUDGET
SUMMARY OF APPROPRIATIONS

GENERAL APPROPRIATIONS	2026 BUDGET	BUDGET AS AMENDED	2026 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
TRANSPORTATION GRANT S/W					
SALARY & WAGES	18,000	18,000	18,000	0	100.00%
RECREATIONAL OPPORTUNITIES FOR INDIVIDUALS WITH DISABLITIES					
OTHER EXPENSES	0	0	0	0	0.00%
BULLETPROOF VEST PROGRAM					
OTHER EXPENSES	0	0	0	0	0.00%
DISTRACTED DRIVING GRANT					
SALARIES & WAGES	0	7,000	7,000	0	100.00%
EDUCATION (ARP)					
OTHER EXPENSES	0	0	0	0	0.00%
PHYSICAL ACTIVITY (ARP)					
OTHER EXPENSES	0	0	0	0	0.00%
SOCIALIZATION/RECREATION (ARP)					
OTHER EXPENSES	0	0	0	0	0.00%
NJ EQUIPMENT MODERNIZATION PROGRAM					
OTHER EXPENSES	0	0	0	0	0.00%
EECBG GRANT					
SALARY & WAGES	0	0	0	0	0.00%
OTHER EXPENSES	0	0	0	0	0.00%
PSAP UPGRADES					
OTHER EXPENSES	0	0	0	0	0.00%
MIDDLESEX COUNTY CODE BLUE					
OTHER EXPENSES	25,000	25,000	25,000	0	100.00%
DRIVE SOBER OR GET PULLED OVER					
OTHER EXPENSES	0	0	0	0	0.00%
ALCOHOL EDUCATION REHABILITATION					
OTHER EXPENSES	0	0	0	0	0.00%
MENTAL HEALTH					
OTHER EXPENSES	0	0	0	0	0.00%
HSF SAFE CORRIDORS PROJECT					
OTHER EXPENSES	0	0	0	0	0.00%
GEICK PARK PEDESTRIAN SAFETY IMPROVEMENTS					
OTHER EXPENSES	628,000	628,000	628,000	0	100.00%
SOCIALIZATION/RECREATION					
OTHER EXPENSES	15,000	15,000	15,000	0	100.00%
EDUCATION					
OTHER EXPENSES	9,000	9,000	9,000	0	100.00%
NJDOT OCEAN BLVD ROADWAY RECONSTRUCTION					
OTHER EXPENSES	799,221	799,221	799,221	0	100.00%
LOCAL RECREATION IMPROVEMENT GRANT					
OTHER EXPENSES	0	0	0	0	0.00%
NATIONAL OPIOID SETTLEMENT					
OTHER EXPENSES	0	0	0	0	0.00%
RECYCLING ENHANCEMENT GRANT					
OTHER EXPENSES	0	10,000	10,000	0	100.00%
SAFE & SECURE COMMUNITY PROGRAM					
SALARIES & WAGES	316,598	316,598	316,598	0	100.00%
OTHER EXPENSES	157,368	157,368	157,368	0	100.00%
TOTAL	**2,046,549**	**2,063,549**	**2,063,549**	**0**	**100.00%**

TOWNSHIP OF OLD BRIDGE
2026 BUDGET
SUMMARY OF APPROPRIATIONS

GENERAL APPROPRIATIONS	2026 BUDGET	BUDGET AS AMENDED	2026 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
				0	
TOTAL OPERATIONS EXCLUDED FROM "CAPS"	**9,000,363**	**9,017,363**	**5,005,715**	**4,011,648**	**55.51%**
DETAIL:					
SALARIES & WAGES	177,244	177,244	177,244	0	100.00%
OTHER EXPENSES	8,823,119	8,840,119	4,828,471	4,011,648	54.62%
CAPITAL IMPROVEMENTS - EXCLUDED FROM "CAPS"					
CAPITAL IMPROVEMENT FUND	425,000	425,000	425,000	0	100.00%
TOTAL	**425,000**	**425,000**	**425,000**	**0**	**100.00%**
MUNICIPAL DEBT SERVICE-EXCLUDED FROM "CAPS"					
BOND PRINCIPAL	3,770,000	3,770,000	2,645,000	1,125,000	70.16%
BOND ANTICIPATION NOTES & CAPITAL NOTES	925,000	925,000	0	925,000	0.00%
INTEREST ON BONDS	541,252	541,252	288,901	252,351	53.38%
INTEREST ON NOTES	858,000	858,000	0	858,000	0.00%
TOTAL	**6,094,252**	**6,094,252**	**2,933,901**	**3,160,351**	**48.14%**
TOTAL GENERAL APPROPRIATIONS FOR MUNICIPAL PURPOSES EXCLUDED FROM "CAPS"	**15,619,615**	**15,636,615**	**8,364,615**	**7,272,000**	**53.49%**
TOTAL GENERAL APPROPRIATIONS	**74,866,817**	**74,883,817**	**43,411,112**	**31,472,705**	**57.97%**
RESERVE FOR UNCOLLECTED TAXES	4,580,000	4,580,000	4,580,000	0	100.00%
TOTAL GENERAL APPROPRIATIONS - INCL. RES. FOR UNCOLL. TAXES	**79,446,817**	**79,463,817**	**47,991,112**	**31,472,705**	**60.39%**
(Includes Operations within "CAPS", Contingent within "CAPS", and Excluded from "CAPS")					

TOWNSHIP OF OLD BRIDGE
2025 BUDGET
SUMMARY OF APPROPRIATIONS RESERVE

GENERAL APPROPRIATIONS	2025 BUDGET AS AMENDED	2025 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
ADMINISTRATION & EXECUTIVE				
OFFICE OF THE MAYOR				
SALARIES & WAGES	$ 74.03	$ -	$ 74.03	0.00%
OTHER EXPENSES	$ 895.27	$ 669.51	$ 225.76	74.78%
BUSINESS ADMINISTRATOR				
SALARIES & WAGES	$ 7,771.37	$ -	$ 7,771.37	0.00%
OTHER EXPENSES	$ 86,707.02	$ 57,504.05	$ 29,202.97	66.32%
HUMAN RESOURCES				
SALARIES & WAGES	$ 14,454.44	$ -	$ 14,454.44	0.00%
OTHER EXPENSES	$ 7,007.31	$ 4,843.69	$ 2,163.62	69.12%
ECONOMIC DEVELOPMENT	$ 509.47	$ -	$ 509.47	0.00%
OTHER EXPENSES	$ 3,500.00	$ -	$ 3,500.00	0.00%
HISTORICAL COMMITTEE				
OTHER EXPENSES	$ 500.00	$ -	$ 500.00	0.00%
RENT STABILIZATION BOARD				
SALARIES & WAGES	$ 84.75	$ -	$ 84.75	0.00%
OTHER EXPENSES	$ 396.50	$ 396.50	$ -	100.00%
ENVIRONMENTAL COMMISSION				
OTHER EXPENSES	$ 2,250.00	$ -	$ 2,250.00	0.00%
OPEN SPACE COMMITTEE				
OTHER EXPENSES	$ 250.00	$ -	$ 250.00	0.00%
CULTURAL ARTS				
OTHER EXPENSES	$ 1,454.23	$ 1,231.74	$ 222.49	84.70%
HUMAN RELATIONS COMMISSION				
SALARIES & WAGES	$ 1,200.00	$ -	$ 1,200.00	0.00%
OTHER EXPENSES	$ 1,000.00	$ -	$ 1,000.00	0.00%
CELEBRATION OF PUBLIC EVENTS				
OTHER EXPENSES	$ 1,429.82	$ 1,010.66	$ 419.16	70.68%
TV STUDIO				
SALARY & WAGES	$ 1,929.91	$ -	$ 1,929.91	0.00%
OTHER EXPENSES	$ 158.71	$ 38.26	$ 120.45	24.11%
GROUP INSURANCE				
OTHER EXPENSES	$ 998,406.63	$ 81,128.24	$ 917,278.39	8.13%
ETHICS BOARD				
OTHER EXPENSES	$ 2,038.00	$ 2,038.00	$ -	100.00%
LIABILITY INSURANCE				
OTHER EXPENSES	$ 56,557.95	$ -	$ 56,557.95	0.00%
WORKERS COMP INSURANCE				
OTHER EXPENSES	$ -	$ -	$ -	0.00%
TOTAL	**$ 1,190,475.41**	**$ 148,860.65**	**$ 1,041,614.76**	**12.50%**
OTHER ADMINISTRATIVE				
GOVERNING BODY				
SALARIES & WAGES	$ 0.90	$ -	$ 0.90	0.00%
OTHER EXPENSES	$ 900.00	$ 108.75	$ 791.25	12.08%
TOWNSHIP CLERK				
SALARIES & WAGES	$ 9,292.31	$ -	$ 9,292.31	0.00%
OTHER EXPENSES	$ 27,461.27	$ 15,582.95	$ 11,878.32	56.75%
ELECTIONS				
SALARIES & WAGES	$ 9.61	$ -	$ 9.61	0.00%
OTHER EXPENSES	$ 4,357.45	$ -	$ 4,357.45	0.00%
OFFICE OF TAX ASSESSMENT				
SALARIES & WAGES	$ 476.79	$ -	$ 476.79	0.00%
OTHER EXPENSES	$ 59,815.56	$ 33,923.18	$ 25,892.38	56.71%
TOTAL	**$ 102,313.89**	**$ 49,614.88**	**$ 52,699.01**	**48.49%**

TOWNSHIP OF OLD BRIDGE
2025 BUDGET
SUMMARY OF APPROPRIATIONS RESERVE

GENERAL APPROPRIATIONS	2025 BUDGET AS AMENDED	2025 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
DEPARTMENT OF FINANCE				
DIVISION OF TREASURY				
SALARIES & WAGES	$ 4,971.37	$ -	$ 4,971.37	0.00%
OTHER EXPENSES	$ 994.04	$ -	$ 994.04	0.00%
LIQUIDATION OF TAX TITLE LIENS				
OTHER EXPENSES	$ 2,000.00	$ 2,000.00	$ -	100.00%
TAX COLLECTION				
SALARIES & WAGES	$ 522.67	$ -	$ 522.67	0.00%
OTHER EXPENSES	$ 4,107.16	$ 2,156.60	$ 1,950.56	52.51%
PAYROLL				
SALARIES & WAGES	$ 11,172.31	$ -	$ 11,172.31	0.00%
OTHER EXPENSES	$ 14,324.94	$ -	$ 14,324.94	0.00%
DATA PROCESSING				
SALARIES & WAGES	$ 33,102.97	$ -	$ 33,102.97	0.00%
OTHER EXPENSES	$ 95,556.09	$ 29,311.14	$ 66,244.95	30.67%
PURCHASING				
SALARIES & WAGES	$ 2,427.44	$ -	$ 2,427.44	0.00%
OTHER EXPENSES	$ 11,080.28	$ 8,100.72	$ 2,979.56	73.11%
LIQUIDATION OF TAX TITLE LIENS				
OTHER EXPENSES	$ 1,000.00	$ -	$ 1,000.00	0.00%
INTEREST - TAX APPEAL/TAX TITLE LIEN REDEMPTION				
OTHER EXPENSES	$ 1,000.00	$ -	$ 1,000.00	0.00%
TOTAL	**$ 182,259.27**	**$ 41,568.46**	**$ 140,690.81**	**22.81%**
DEPARTMENT OF MUNICIPAL COURT				
SALARIES & WAGES	$ 2,383.97	$ -	$ 2,383.97	0.00%
OTHER EXPENSES	$ 12,855.72	$ 12,791.37	$ 64.35	99.50%
TOTAL	**$ 15,239.69**	**$ 12,791.37**	**$ 2,448.00**	**100.00%**
DEPARTMENT OF LAW				
SALARIES & WAGES	$ 409.91	$ -	$ 409.91	0.00%
OTHER EXPENSES	$ 92,993.04	$ 16,925.00	$ 76,068.04	18.20%
LEGAL SETTLEMENTS	$ 5,000.00	$ -	$ 5,000.00	0.00%
TOTAL	**$ 98,402.95**	**$ 16,925.00**	**$ 81,477.95**	**17.20%**
DEPT. OF PARKS/RECREATION/SOCIAL SERVICES				
DIVISION OF PARKS & RECREATION				
SALARIES & WAGES	$ 12,547.78	$ -	$ 12,547.78	0.00%
OTHER EXPENSES	$ 30,635.02	$ 16,751.39	$ 13,883.63	54.68%
FOOD BANK				
OTHER EXPENSES	$ 381.00	$ 223.00	$ 158.00	58.53%
OFFICE ON AGING				
SALARIES & WAGES	$ 24,703.64	$ -	$ 24,703.64	0.00%
OTHER EXPENSES	$ 6,161.36	$ 1,918.74	$ 4,242.62	31.14%
DIVISION OF HEALTH & HUMAN SERVICES				
OTHER EXPENSES	$ 1.54	$ -	$ 1.54	0.00%
TOTAL	**$ 74,430.34**	**$ 18,893.13**	**$ 55,537.21**	**25.38%**
DEPARTMENT OF PUBLIC SAFETY				
DEPARTMENT OF PUBLIC SAFETY				
SALARIES & WAGES	$ 188,022.00	$ (835.44)	$ 188,857.44	-0.44%
OTHER EXPENSES	$ 57,003.72	$ 57,002.54	$ 1.18	100.00%
DEPARTMENT OF PUBLIC SAFETY - MIS				
OTHER EXPENSES	$ 101,704.10	$ 23,597.01	$ 78,107.09	23.20%
ENHANCED ENFORCEMENT				
SALARIES & WAGES	$ 28,230.50	$ -	$ 28,230.50	0.00%
OFFICE OF EMERGENCY MANAGEMENT				
SALARIES & WAGES	$ 10,354.21	$ -	$ 10,354.21	0.00%
OTHER EXPENSES	$ 5,563.12	$ 3,224.50	$ 2,338.62	57.96%
PURCHASE OF POLICE VEHICLES CH. PL1985				
OTHER EXPENSES	$ 100.00	$ -	$ 100.00	0.00%
WOMEN'S ADVOCACY GROUP				
OTHER EXPENSES	$ 750.00	$ -	$ 750.00	0.00%
TOTAL	**$ 391,727.65**	**$ 82,988.61**	**$ 308,739.04**	**21.19%**

TOWNSHIP OF OLD BRIDGE
2025 BUDGET
SUMMARY OF APPROPRIATIONS RESERVE

GENERAL APPROPRIATIONS	2025 BUDGET AS AMENDED	2025 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT				
DIVISION OF ENGINEERING				
SALARIES AND WAGES	$ 45,506.07	$ -	$ 45,506.07	0.00%
OTHER EXPENSES	$ 31,243.84	$ 17,443.37	$ 13,800.47	55.83%
DIVISION OF PLANNING & DEVELOPMENT				
SALARIES & WAGES	$ 52,321.37	$ -	$ 52,321.37	0.00%
OTHER EXPENSES	$ 17,549.90	$ 2,259.90	$ 15,290.00	12.88%
PLANNING BOARD				
OTHER EXPENSES	$ 654.06	$ -	$ 654.06	0.00%
ZONING BOARD				
OTHER EXPENSES	$ 753.16	$ -	$ 753.16	0.00%
TOTAL	**$ 148,028.40**	**$ 19,703.27**	**$ 128,325.13**	**13.31%**
DEPARTMENT OF PUBLIC WORKS				
DIVISION OF ROAD REPAIR & MAINTENANCE				
SALARIES & WAGES	$ 69,685.51	$ -	$ 69,685.51	0.00%
OTHER EXPENSES	$ 55,710.87	$ 22,738.00	$ 32,972.87	40.81%
DIVISION OF BUILDING MAINTENANCE				
SALARIES & WAGES	$ 45,521.32	$ -	$ 45,521.32	0.00%
OTHER EXPENSES	$ 93,704.51	$ 76,735.82	$ 16,968.69	81.89%
DIVISION OF VEHICLE MAINTENANCE				
SALARIES & WAGES	$ 25,315.36	$ -	$ 25,315.36	0.00%
OTHER EXPENSES	$ 75,288.73	$ 75,218.66	$ 70.07	99.91%
SANITATION & RECYCLING				
OTHER EXPENSES	$ 235,500.63	$ 201,370.99	$ 34,129.64	85.51%
SNOW REMOVAL				
SALARIES & WAGES	$ 75,222.06	$ -	$ 75,222.06	0.00%
OTHER EXPENSES	$ 130,821.51	$ 100,573.96	$ 30,247.55	76.88%
TOTAL	**$ 806,770.50**	**$ 476,637.43**	**$ 330,133.07**	**59.08%**
UNCLASSIFIED				
PRIVATE COMMUNITY REIMBURSEMENT	$ 275,000.00	$ 254,150.00	$ 20,850.00	92.42%
TOTAL	**$ 275,000.00**	**$ 254,150.00**	**$ 20,850.00**	**92.42%**
UCC - APPROPRIATIONS OFFSET BY DEDICATED REVENUE				
DIVISION OF SUBCODE OFFICIAL				
SALARIES & WAGES	$ 56,657.65	$ -	$ 56,657.65	0.00%
OTHER EXPENSES	$ 119,963.88	$ 37,063.55	$ 82,900.33	30.90%
DIVISION OF CODE ENFORCEMENT				
SALARIES & WAGES	$ 9,909.37	$ -	$ 9,909.37	0.00%
OTHER EXPENSES	$ 20,000.00	$ -	$ 20,000.00	0.00%
TOTAL	**$ 206,530.90**	**$ 37,063.55**	**$ 169,467.35**	**17.95%**

TOWNSHIP OF OLD BRIDGE
2025 BUDGET
SUMMARY OF APPROPRIATIONS RESERVE

GENERAL APPROPRIATIONS	2025 BUDGET AS AMENDED	2025 ACTUAL	AVAILABLE BALANCE	% ACTUAL VS. BUDGET
UTILITIES				
GASOLINE	$ 110,454.58	$ 52,769.24	$ 57,685.34	47.77%
ELECTRICITY	$ 120,115.09	$ 96,500.00	$ 23,615.09	80.34%
TELEPHONE	$ 33,598.85	$ 32,467.36	$ 1,131.49	96.63%
NATURAL GAS	$ 28,263.47	$ 16,263.47	$ 12,000.00	57.54%
HEATING OIL	$ 5,000.00	$ -	$ 5,000.00	0.00%
STREET LIGHTING	$ 54,516.60	$ 39,541.56	$ 14,975.04	72.53%
WATER & SEWAGE	$ 36,339.42	$ 24,859.98	$ 11,479.44	68.41%
TOTAL	**$ 388,288.01**	**$ 262,401.61**	**$ 125,886.40**	**67.58%**
TOTAL OPERATIONS WITHIN "CAPS"	**$ 3,879,467.01**	**$ 1,421,597.96**	**$ 2,457,869.05**	**36.64%**
CONTINGENT	$ 20,000.00	$ -	$ 20,000.00	0.00%
TOTAL OPERATIONS INCLUDING CONTINGENT - WITHIN "CAPS"	**$ 3,899,467.01**	**$ 1,421,597.96**	**$ 2,477,869.05**	**36.46%**
STATUTORY EXPENDITURES				
PUBLIC EMPLOYEES' RETIREMENT SYSTEM	$ 3,621.25	$ -	$ 3,621.25	0.00%
SOCIAL SECURITY SYSTEM (O.A.S.I.)	$ 65,414.08	$ -	$ 65,414.08	0.00%
POLICE AND FIREMEN'S RETIREMENT SYSTEM OF NJ	$ 107,501.25	$ -	$ 107,501.25	0.00%
TOTAL	**$ 176,536.58**	**$ -**	**$ 176,536.58**	**0.00%**
JUDGMENTS @				
OTHER EXPENSES	$ -	$ -	$ -	0.00%
TOTAL	**$ -**	**$ -**	**$ -**	**0.00%**
TOTAL GENERAL APPROPRIATIONS FOR MUNICIPAL PURPOSES WITHIN "CAPS"	**$ 4,076,003.59**	**$ 1,421,597.96**	**$ 2,654,405.63**	**34.88%**
OPERATIONS - EXCLUDED FROM "CAPS"				
MATCHING FUND FOR GRANTS				
OTHER EXPENSES	$ 6,000.00	$ -	$ 6,000.00	0.00%
MAINTENANCE OF FREE PUBLIC LIBRARY - OTHER EXPENSES				0.00%
OTHER EXPENSES	$ -	$ -	$ -	0.00%
LENGTH OF SERVICE AWARD PROGRAM	$ 25,000.00	$ -	$ 25,000.00	0.00%
INTERLOCAL AGREEMENT - PEER RECOVERY	$ 25,000.00	$ -	$ 25,000.00	0.00%
INTERLOCAL AGREEMENT - ST. AMBROSE	$ -	$ -	$ -	0.00%
INTERLOCAL AGREEMENT-ST. THOMAS	$ -	$ -	$ -	0.00%
INTERLOCAL AGREEMENT - SRO O/E	$ -	$ -	$ -	0.00%
INTERLOCAL AGREEMENT - EMG MGMT	$ 1,500.00	$ -	$ 1,500.00	0.00%
TOTAL	**$ 87,174.47**	**$ 1,620.00**	**$ 85,554.47**	**1.86%**
TOTAL OPERATIONS EXCLUDED FROM "CAPS"	**$ 87,174.47**	**$ 1,620.00**	**$ 85,554.47**	**1.86%**
DETAIL:				
SALARIES & WAGES	$ -	$ -	$ -	0.00%
OTHER EXPENSES	$ 87,174.47	$ 1,620.00	$ 85,554.47	1.86%
CAPITAL IMPROVEMENTS - EXCLUDED FROM "CAPS"				
CONTRIBUTION TO OPEN SPACE TRUST	$ -	$ -	$ -	0.00%
TOTAL	**$ -**	**$ -**	**$ -**	**0.00%**
MUNICIPAL DEBT SERVICE-EXCLUDED FROM "CAPS"				
INTEREST ON BONDS	$ -	$ -	$ -	0.00%
TOTAL	**$ -**	**$ -**	**$ -**	**0.00%**
DEFERRED CHARGES - EXCLUDED FROM "CAPS"				
UNFUNDED CAPITAL	$ -	$ -	$ -	0.00%
TOTAL	**$ -**	**$ -**	**$ -**	**0.00%**
TOTAL GENERAL APPROPRIATIONS FOR MUNICIPAL PURPOSES EXCLUDED FROM "CAPS"	**$ 87,174.47**	**$ 1,620.00**	**$ 85,554.47**	**1.86%**
TOTAL GENERAL APPROPRIATIONS	**$ 4,163,178.06**	**$ 1,423,217.96**	**$ 2,739,960.10**	**34.19%**
RESERVE FOR UNCOLLECTED TAXES	$ -	$ -	$ -	0.00%
TOTAL GENERAL APPROPRIATIONS - INCL. RES. FOR UNCOLL. TAXES	**$ 4,163,178.06**	**$ 1,423,217.96**	**$ 2,739,960.10**	**34.19%**

(Includes Operations within "CAPS", Contingent within "CAPS", and Excluded from "CAPS")

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title:	Ordinance Of The Township OF Old Bridge, New Jersey, Amending Chapter 273 Of The Township Code Entitled "Lunch Wagons, Mobile"
Meeting Date:	May 19, 2026
Agenda Category:	
Ordinance Number:	

Requested By:
Clerk

Administration Approval:

Summary:

Other Approvals Required

Department Code	Date Approval Recd
Enforcement:	
Fire Official:	
Police Department:	
Health Department:	

Certification of Funds:

Certification of funds is required: NO
Certification #:

Attachments:
026-XXX (4) Amending Chapter 273 Sec 274-4 Lunch Wagon - Final MRoselli.docx

TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 26-XXX

AN ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE, NEW JERSEY AMENDING CHAPTER 273 OF THE TOWNSHIP CODE ENTITLED "LUNCH WAGONS, MOBILE"

BE IT ORDAINED by the Township Council of the Township of Old Bridge, County of Middlesex and State of New Jersey as follows (additions are bolded and underlined; deletions have strikethrough.):

SECTION 1. PURPOSE
The purpose of this ordinance is to amend Chapter 273, "Lunch Wagon, Mobile" of the Township Code by amending §273-4 "Conditions for issuance of permit," to include a grammatical amendment.

SECTION 2. § 273-4 **Conditions for issuance of permit**

§273-4 A-O. ***No changes.***

§ 273-4 P. Food truck operators shall **not** distribute any menus, flyers, handbills or similar types advertising at the site where the food truck is located and operates. Operators are encouraged to use online digital menus and/or social media to display menus. Operators are encouraged to provide physical menus only upon request and are responsible for removing any physical menus that are not disposed of and/ or affect the cleanliness of the area.

§273-4 Q. ***No change.***

SECTION 3: INCONSISTENT ORDINANCES
All Ordinances or parts of Ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4: PARTIAL INVALIDITY
If any section, paragraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, clause or provision so adjudged and the remainder shall be deemed valid and effective.

SECTION 5: **COPIES OF ORDINANCE**
Copies of said full ordinance are on file in the Office of the Municipal Clerk and are available to any member of the general public who wants a copy, free of charge at the Municipal Clerk's Office located in the Township Municipal Building, 1 Old Bridge Plaza, Old Bridge, NJ 08557, Monday through Friday, 8:30 a.m. to 5:00 p.m. Arrangements have also been made for the publication of said proposed ordinance in pamphlet or other similar form which will be available from the Township Clerk.

SECTION 6: EFFECTIVE DATE
A. Except as set forth at subparagraphs B and C hereof, this Ordinance shall take effect on the earlier of the following dates: (1) on the date the Mayor affixes his/her signature thereto and returns same to the Municipal Council by delivering it to the Municipal Clerk pursuant to NJSA 40:69A-41 or (2) on the tenth day following presentment to the Mayor of the Ordinance pursuant to NJSA 40:69A-41 applicable when the Mayor has failed to return the Ordinance; whichever occurs first.

B. If the Mayor vetoes the Ordinance (in the manner set forth at NJSA 40:69A-41), this Ordinance shall become effective upon the Township Council's vote to override the Mayor's veto.

C. Notwithstanding any other provision hereof, this Ordinance shall not take effect less than twenty (20) days after its final passage by the Council and approval by the Mayor, where such approval is required, unless the Council shall have also adopted a resolution declaring an emergency and at least two-thirds (2/3) of all the members of the Council vote in favor of such resolution.

Motion/ Second	Roll Call Introduction	YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Councill Vice President Dr. Greenberg-Belli				
	Council President Sohor				

Introduction/First Reading
Dated: May 19, 2026

Kathryn Hutchinson
Township Clerk

Motion/ Second	Roll Call Second Reading	YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Councill Vice President Dr. Greenberg-Belli				
	Council President Sohor				

Adopted On Second Reading
Dated: June 9, 2026

Kathryn Hutchinson
Township Clerk

ATTEST:

Kathryn Hutchinson, Township Clerk

Mary Sohor, Council President

Approved As To Form And Sufficiency

Mark Roselli, Esq. Department of Law

Eleanor Walker, Mayor

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Ordinance Amending The Code Of The Township Of Old Bridge, Specifically Article VIII "Day-Care Program" §160-30 "Fees For Before And After School Day Care Program"

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By:
Clerk

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO
Certification #:

Attachments:
O26-XX Ordinance Amending Sec 160-30 Fees (2) updated.docx

TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 26-XXX

ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF OLD BRIDGE SPECIFICALLY, ARTICLE VIII "DAY-CARE PROGRAM" §160-30 "FEES FOR BEFORE AND AFTER SCHOOL DAY-CARE PROGRAM"

SECTION 1. PURPOSE
This ordinance amends certain fees related to Article VIII "Day-Care Program," §160-30 "Fees for Before and After School Day-Care Program," of the Code of the Township of Old Bridge, pursuant to the recommendation of the Coordinator of the Before and After School Day-Care Programs for the school year 2026 / 2027. The school year is defined to mean September through June of the following year.

SECTION 2. ORDINANCE
BE IT ORDAINED that §160-30 of Article VIII of the Code of the Township of Old Bridge be and is hereby amended to read as follows (additions are bolded and underlined; deletions have a strikethrough):

§ 160-30 **Fees for Before and After School Day-Care Program.**

The fees for the Before and After School Day-Care Program shall be as follows:

A. Elementary After School (Program "A"), per child, per month:

	~~2025/2026~~	2026/2027
(1) **Four to f**~~F~~ive days per week:	~~$390~~	**$432**
~~(2) Four days per week:~~	~~$370~~	
(**2**~~3~~) One to three days per week:	~~$360~~	**$384**

B. Before School (Program "B"), per child, per month:

	~~2025/2026~~	2026/2027
(1) **Four to f**~~F~~ive days per week:	~~$310~~	**$270**
~~(2) Four days per week:~~	~~$300~~	
(**2**~~3~~) One to three days per week:	~~$290~~	**$240**

C. Combination Before and After School (Program "C"), per child, per month:

	~~2025/2026~~	2026/2027
(1) **Four to f**~~F~~ive days per week:	~~$450~~	**$504**
~~(2) Four days per week:~~	~~$420~~	
(**2**~~3~~) One to three days per week:	~~$400~~	**$448**

D. *No changes*

~~**E.** An administrative fee of $5 shall be charged each month per child.~~

E.~~F.~~ For parents who pick up after our program has ended at 6:00 p.m.: a fee of $5 per five minutes or part of five minutes.

SECTION 3. INCONSISTENT ORDINANCES

All Ordinances or parts of Ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. PARTIAL INVALIDITY

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

SECTION 5. EFFECTIVE DATE

A. Except as set forth at subparagraphs B and C hereof, this Ordinance shall take effect on the earlier of the following dates: (1) on the date the Mayor affixes his/her signature thereto and returns same to the Municipal Council by delivering it to the Municipal Clerk pursuant to NJSA 40:69A-41 or (2) on the tenth day following presentment to the Mayor of the Ordinance pursuant to NJSA 40:69A-41 applicable when the Mayor has failed to return the Ordinance; whichever occurs first.

B. If the Mayor vetoes the Ordinance (in the manner set forth at NJSA 40:69A-41), this Ordinance shall become effective upon the Township Council's vote to override the Mayor's veto.

C. Notwithstanding any other provision hereof, this Ordinance shall not take effect less than twenty (20) days after its final passage by the Council and approval by the Mayor, where such approval is required, unless the Council shall have also adopted a resolution declaring an emergency and at least two thirds (2/3) of all the members of the council vote in favor of such resolution.

Motion/ Second	Roll Call Introduction				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Councill Vice President Dr. Greenberg-Belli				
	Council President Sohor				

Introduction/First Reading
Dated: May 19, 2026

Kathryn Hutchinson
Township Clerk

Motion/ Second	Roll Call Second Reading				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Councill Vice President Dr. Greenberg-Belli				
	Council President Sohor				

Adopted On Second Reading
Dated: June 9, 2026

Kathryn Hutchinson
Township Clerk

ATTEST:

Kathryn Hutchinson, Township Clerk

Mary Sohor, Council President

Approved As To Form And Sufficiency

Mark Roselli, Esq. Department of Law

Eleanor Walker, Mayor

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Ordinance Of The Township Of Old Bridge Approving The Financial Agreement For BH Manzo Boulevard Urban Renewal LLC.

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By:
Clerk

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO
Certification #:

Attachments:
O26-15 Ordinance Approving Financial Agreement with BH Manzo.docx
BH Manzo Proposed Financial Agreement with MMR proposed revisions updated 5.19.26.pdf
BH Manzo Proposed Financial Agreement with MMR proposed revisions updated 5.19.26 Clean Copy Draft.docx
Schedule 1 to Financial Agreement - Annual Service Charges.pdf

ORDINANCE NO. 26-15

ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE, IN THE COUNTY OF MIDDLESEX, APPROVING A FINANCIAL AGREEMENT WITH BH MANZO BOULEVARD URBAN RENEWAL, LLC

WHEREAS, the Township Council of the Township of Old Bridge ("Township Council") previously adopted Resolution No. 192-16 dated May 9, 2016 which authorized the Old Bridge Planning Board ("Planning Board") to conduct a preliminary investigation study of the following area: fifty-five (55) parcels including Block 5001, Lots 1.11, 2.11, 3.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 5.12, 6, 7.11, 7.12, 7.13, 8, 9, 10, 12.12, 13.12, 13.14, 13.15, 13.16, 13.17, 13.18, 14, 15, 16, 17, 18; Block 5002, Lot 1; Block 6017.11, Lots 1, 2, 6, 7, 8, 9, 10; and Block 6303, Lots 1, 2, 3.11, 3.12, 3.13, 4, 6, 7, 8.12, 8.15, 8.16, 9, 10, 11, 12, 13 and 15 within the northwestern portion of the Township, which total approximately 687.69 acres based on the Township tax records (the "Runyon Redevelopment Area"); and

WHEREAS, the Runyon Redevelopment Area is located in the northwest portion of the Township and includes frontage along eight (8) roads: Bordentown Avenue, Cheesequake Road, Perrine Road, Manzo Boulevard, Old Waterworks Road, Highway Route 9, Runyon Road, and Manzo Boulevard; and

WHEREAS, an area investigation report (hereinafter "Study") was prepared by the Township Planner and presented at a public hearing to the Board on June 14, 2016, and the Planning Board having reviewed the Study recommended that the Township Council designate the area as a non-condemnation area in need of redevelopment; and

WHEREAS, on July 11, 2016, the Township Council adopted a resolution designating the Runyon Redevelopment Area as a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Act"); and

WHEREAS, BH Manzo Boulevard Urban Renewal, LLC (hereinafter the "Entity") made application to the Old Bridge Redevelopment Agency (the "Agency") for purposes of being appointed Conditional Redeveloper for Block 5001, Lot 13.24 within the Runyon Redevelopment Area (the "Project Site"), subject to the creation and adoption of a formal redevelopment plan for the subject property by the Township Council and contingent upon execution of a Redevelopment Agreement; and

WHEREAS, on December 13, 2022, the Township Council adopted Ordinance No. 20244-35 adopting a redevelopment plan pertaining solely to Project Site within the Runyon Redevelopment Area (hereinafter called the "Manzo Boulevard 1 Redevelopment Plan" or "Plan"), that is located within the northwestern section of Runyon Redevelopment Area and illustrated on the Township Tax Map sheet of the Township of Old Bridge, inclusive of any and all streets, "paper" streets, private drives, and rights-of-way; and

WHEREAS, the Agency designated BH Manzo Boulevard Urban Renewal, LLC as the redevelopment entity, with the responsibility under the Act to implement the Manzo Boulevard 1 Redevelopment Plan; and

WHEREAS, the Agency and Entity entered into a Redevelopment Agreement (the "Redevelopment Agreement"), pursuant to which, among other things, the Entity agreed to undertake the construction 133,300 square feet of warehouse space with 6,000 square feet of office space totaling 139,300 square feet and associated parking and loading on the Project Site (the "Project"); and

WHEREAS, pursuant to and in accordance with the provisions of the Act and the Long Term Tax Exemption Law, *N.J.S.A.* 40A:20-1 *et seq.* (the "Long Term Tax Exemption Law"), the Township is authorized to provide for a tax exemption within a redevelopment area and for payments in lieu of taxes; and

WHEREAS, in accordance with the Long Term Tax Exemption Law, on or about October 6, 2025 and April 30, 2026, the Entity filed an application (the "Application") with the Mayor, a copy of which is on file with the Township Clerk and which is incorporated herein by reference, for approval of a long-term tax exemption for the Project and Project Site; and

WHEREAS, the Entity also submitted a form of financial agreement with the Application, establishing the rights, responsibilities, and obligations of the Entity with respect to the proposed tax exemption; and

WHEREAS, the Mayor submitted the Application and Financial Agreement to the Township Council with her recommendation for approval; and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Township desires to approve and enter into a Financial Agreement, subject to final the final form of said Financial Agreement incorporating required revisions/changes deemed necessary and appropriate by the Township Attorney and Township Administrator (the "Financial Agreement"), with the Entity, governing the payments made to the Township in lieu of taxes on the Project and Project Site pursuant to the Long Term Tax Exemption Law.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Financial Agreement is hereby approved, subject to the final form of said Financial Agreement incorporating required revisions/changes deemed necessary and appropriate by the Township Attorney and Township Administrator, and that will be generally in the form of the red-lined version of same on file in the Office of the Township Clerk.

3. The Clerk of the Township is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor.

4. This Ordinance shall take effect as provided by law.

Motion/ Second	Roll Call Introduction				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Councill Vice President Dr. Greenberg-Belli				
	Council President Sohor				

Introduction/First Reading
Dated: May 19, 2026

Kathryn Hutchinson
Township Clerk

Motion/ Second	Roll Call Second Reading				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Councill Vice President Dr. Greenberg-Belli				
	Council President Sohor				

Adopted On Second Reading
Dated: June 9, 2026

Kathryn Hutchinson
Township Clerk

ATTEST:

Kathryn Hutchinson, Township Clerk

Mary Sohor, Council President

Approved As To Form And Sufficiency

Mark Roselli, Esq. Department of Law

Eleanor Walker, Mayor

Record and return to:
Robert J. McGowan, Esq.
24 Merchants Way, Suite 210
Colts Neck, New Jersey 07722

FINANCIAL AGREEMENT
BETWEEN BH MANZO BOULEVARD URBAN RENEWAL, LLC AND THE TOWNSHIP OF OLD BRIDGE, NEW JERSEY

PREAMBLE

THIS FINANCIAL AGREEMENT (hereinafter "Agreement" or "Financial Agreement"), made this day of May ~~————~~, 2026~~25~~, by and between **BH Manzo Boulevard Urban Renewal, LLC,** a New Jersey limited liability company qualified to do business in the State of New Jersey as ~~and~~ an urban renewal entity ~~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"), with its principal office~~s~~ at 55 Talmadge Road, Edison, New Jersey 08817 (the "Entity") and the **TOWNSHIP OF OLD BRIDGE,** a municipal corporation of the State of New Jersey in the County of Middlesex with offices located at I Old Bridge Plaza, Old Bridge, New Jersey 08857 (the "Township"), The Township and the Entity are sometimes each called a "Party" and sometimes collectively called ~~and together with the Entity, the~~ "Parties."~~).~~

~~WITNESSETH:~~
RECITALS

WHEREAS, by Resolution No. 276-16, adopted on July 11, 2016, the ~~Mayor and~~Township Council (the "~~Mayor and~~ Council") of the Township of Old Bridge (the "Township") designated the area known as the Runyon Redevelopment Area (the "Runyon Redevelopment Area") as a~~n~~ non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the "Act"); and

WHEREAS, by Ordinance No. 2022-35, adopted on December 13, 2022, the ~~Mayor and~~ Council adopted a redevelopment plan for the Runyon Redevelopment Area identified as the "Manzo Boulevard 1 Redevelopment Plan" (the "Redevelopment Plan"); and

WHEREAS, the Entity is the owner of a portion of the Runyon Redevelopment Area ~~which was~~ identified as Lots 13.16 and 13.17 in Block 5001, but which were subsequently consolidated into a single lot which is now designated as Lot 13.24 in Block 5001 (the "Project Area" and/or the "Land"), as more particularly described in **Exhibit A** annexed hereto; and

WHEREAS, the ~~Township~~ Old Bridge Redevelopment Agency and the Entity entered into that certain Redevelopment Agreement covering the planned redevelopment and construction on the Land (as defined herein) ~~,~~ dated _____ ~~(the "Redevelopment Agreement"),~~ being attached hereto as **Exhibit B** (the "Redevelopment Agreement"); and

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WHEREAS, consistent with Zoning Board approval memorialized by Resolution dated April December 17, 2020 and adopted by the Old Bridge Zoning Board of Adjustment (the "Zoning Board") prior to the adoption of the Redevelopment Plan approving the Entity's application for Major Preliminary and Final Site Plan approval with "D-4," and "C" variances and certain design waivers (the "Zoning Board Approval")(subject to modification, if any, as Entity obtains necessary governmental approvals for the project), the Entity proposes undertake the construction on the Land of 133,300 square feet of warehouse space with 6,000 square feet of office space, totaling 139,300 square feet with associated surface parking and various other improvements, as shown in **Exhibit C** (the "**Project**"), all in accordance with the Zoning Board Approval, the Redevelopment Agreement and Redevelopment Plan; and

~~pursuant to which, among other things, the Entity agreed to undertake the construction, on the Land, of a project consisting of an approximately 140,000 square foot industrial warehouse/distribution facility with associated surface parking spaces and various other improvements (the "Project"); and~~

WHEREAS, the conditions of use, ownership, management and control of the improvements in a project shall be regulated by the Long Term Exemption Law, the Redevelopment Agreement and by the terms of the Financial Agreement; and

WHEREAS, pursuant to and in accordance with the provisions of the Act and the Long Term Tax Exemption Law, the Township is authorized to provide for a tax exemption within a redevelopment area and for payments in lieu of taxes; and

~~**WHEREAS,** in order to enhance the economic viability of and opportunity for a successful project, the Township will enter into this Agreement with the Entity governing the payments made to the Township in lieu of taxes on the Project pursuant to the Long Term Tax Exemption Law and the Act; and~~

WHEREAS, in accordance with the Long Term Tax Exemption Law, on April 30, 2026, the Entity ~~filed~~re-submitted a~~n~~ written application to the Township for approval of a long term tax exemption for the Project at the Project Area ~~, which is incorporated herein by reference~~ (the "Application"), a copy of which is attached hereto as **Exhibit D;** ~~with the Township for approval of a long term tax exemption for the Improvements (as defined herein)~~; and

WHEREAS, the Township Council by Ordinance No. 26-__ authorized the execution of this Agreement (the "Ordinance"), which ordinance is attached hereto as **Exhibit "E"**; and

WHEREAS, by Resolution adopted on May 19, 2026, the Township Council approved the Application; and

WHEREAS, upon review of the Application, the Township has made the following findings:

A Relative Benefits of the Project:

1. The Project will provide the region with a new state-of-the-art warehouse facility in the Runyon Redevelopment Area. The Runyon Redevelopment Area is currently underutilized and ~~could~~would benefit from a facility upgrade that generates revenues and creates jobs. The Project is expected to produce approximately ~~60 to 80~~60 to 80 construction jobs and approximately 85 to

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100 permanent jobs.

2. The Township shall receive stable, ascertainable, long-term payments in lieu of taxes from the Entity for the Project pursuant to this Agreement as permitted by the Long Term Tax Exemption Law.

3. It is important to the viability of the Project for the payments in lieu of taxes thereon to be stable and ascertainable on a long-term basis and in the absence of this Agreement, the Project could not be undertaken.

4. The Township believes, in recognition of Entity's substantial investment of private funds to cause the redevelopment of the Property and in accordance with the provisions of the Redevelopment Law, that the in lieu tax consideration to be given to the Improvements pursuant to this Agreement will enable the redevelopment of the Property, and is, therefore, in the best interest of the Township and the health, safety, morals and welfare of its residents as well as all residents of the County.

5. The Township will benefit from the creation of many construction and permanent jobs.

6. The Township's review and analysis indicates that the benefits of the Project outweigh the costs and that the revenue generated will yield an overall revenue surplus.

B. Assessment of the importance of the tax exemption in obtaining development of the Project and in influencing the locational decisions of probable occupants:

1. The tax exemption to be granted will help offset the extraordinary costs to develop the Project in this portion of the Runyon Redevelopment Area.

2. The Entity is making a significant equity contribution toward the cost of the Project. In order to improve the economic viability of the development of the Project, the Township has agreed to provide ~~the~~the tax exemption for the Project pursuant to this Agreement. The stability and predictability of the ~~A~~annual ~~S~~service ~~C~~charge ~~(as defined herein)~~ will make the Project more competitive and assist the Entity to undertake the Project in the Township, which will increase the likelihood of success of the Project and the entire Runyon Redevelopment Area.

~~**WHEREAS,** the Mayor and Council on _____ adopted an ordinance approving the Application and authorizing the execution of this Agreement (the "Ordinance"), a copy of which is attached hereto as **Exhibit B;** and~~

~~**WHEREAS,** in order to set forth the terms and conditions under which the Entity and the Township shall carry out their respective obligations with respect to the payment of the Annual Service Charge by the Entity, in lieu of real property taxes, the Parties have determined to execute this Financial Agreement.~~

NOW THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

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ARTICLE I
GENERAL PROVISIONS

Section 1.01 Governing Law. This Financial Agreement shall be governed by the provisions of (a) the Long Term Tax Exemption Law, the Act and such other statutes as may be the sources of relevant authority, and (b) the Ordinance. It is expressly understood and agreed that the Township relies upon the facts, data, and representations contained in the Application in granting this tax exemption.

Section 1.02 General Definitions. The following terms shall have the meaning assigned to such term in the preambles and recitals hereof:

Act	Long Term Tax Exemption Law
Agreement/Financial Agreement	Ordinance
Application	Parties
Township	Project
	Project Area
~~Mayor and~~ Council	Redevelopment Agreement
Entity	Runyon Redevelopment Area
Land	Redevelopment Plan

Subject to the definitions set forth in N.J.S.A. 40A:20-3, when used in this Agreement, ~~U~~unless specifically provided otherwise or the context otherwise requires, the following terms shall have the meanings set forth below: ~~when used in this Agreement shall mean:~~

Administrative Fee: As defined in Section 4.09.

Allowable Net Profit: The amount arrived at by applying the Allowable Profit Rate to the Total Project Cost pursuant to the provisions of *N.J.S.A.* 40A:20-3(b) and (c).

Allowable Profit Rate: The greater of twelve percent (12%) or the percentage per annum arrived at by adding one and one quarter percent (1.25%) to the annual interest percentage rate payable on the Entity's initial permanent mortgage financing. If the initial permanent mortgage is insured or guaranteed by a governmental agency, the mortgage insurance premium or similar charge shall be considered as interest for this purpose. If there is no permanent mortgage financing, or if the financing is internal or undertaken by a related party, the Allowable Profit Rate shall be the greater of twelve percent (12%) or the percentage per annum arrived at by adding one and one quarter percent (1.25%) per annum to the interest rate per annum that the Township determines to be the prevailing rate of

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mortgage financing on comparable improvements in ~~the county~~Middlesex County. The provisions of *N.J.S.A.* 40A:20-3(b) are incorporated herein by reference.

Annual Gross Revenue: ~~Annual gross rents and other income received by the Entity and derived from or generated by the leasing of the Land and any revenue or other amounts received by the Entity and derived from or generated by the Project, specifically excluding condemnation awards, insurance proceeds, gains from sales, transfers, or assumption of the Project or any part thereof, proceeds of any financing or refinancing, or proceeds from any disposition of a partner or a partner's interest in the Entity or any successor entity.~~ Gross Revenue and Annual Gross Revenue – Shall mean annual gross revenue or gross shelter rent of annual gross rents, as appropriate and other income of the Entity which is derived from or generated by the Project and shall be calculated annually by the Entity as provided in accordance with N.J.S.A. 40A:20-3(a) and the terms of this Financial Agreement. The Parties agree that customary operating and maintenance expenses paid by a tenant which are ordinarily paid by a landlord, such as insurance, utilities, and other operating maintenance expenses shall be included in Annual Gross Revenue. In addition, any federal funds received, whether directly or in the form of rental subsidies paid to tenants, by a nonprofit corporation that is the sponsor of a qualified subsidized housing project, shall not be included in Annual Gross Revenue of the Project for purposes of computing the annual services charge for municipal services supplied to the Project. Pursuant to N.J.S.A. 40A:20-3(a), any gain realized by the Entity on the sale of the Project, whether or not taxable under federal or state law, shall not be included in computing Gross Revenue. In no event shall Gross Revenue or Annual Gross Revenue include any income or revenue of any affiliate of the Entity or any person other than the Entity.

Annual Service Charge: The amount the Entity has agreed to pay the Township pursuant to Article IV herein with respect to the Improvements (but not the Land), which: (a) Entity has agreed to pay in part for municipal services supplied to the Project, (b) is in lieu of any taxes on the Improvements pursuant to *N.J.S.A.* 40A:20-12, and (c) shall be paid on the Annual Service Charge Payment Dates.

Annual Service Charge Payment Dates: February 1, May I, August I and November I of each year commencing on the first such date after the date that a Certificate of Occupancy is issued for the Project and ending on the Termination Date.

Annual Service Charge Start Date: ~~The first Annual Service Charge Payment Date~~ Shall mean the first day of the first month following the date a Certificate of Occupancy is issued and shall be the date upon which the Annual Service Charge begins to accrue. The parties agree the Term shall run for such Improvements as set forth in Section 3.01.

Applicable Law: All federal, State and local laws, ordinances, approvals, rules, regulations and requirements applicable to the Project including, but not limited to, the Act, the Long Term Tax Exemption Law, relevant construction codes including construction codes governing access for people with disabilities, and such zoning, sanitary, pollution and other environmental safety ordinances, laws and such rules and regulations thereunder, including all applicable environmental laws, applicable federal and State labor standards and all applicable laws or regulations with respect to the payment of prevailing wages

Auditor's Report; ~~An annual audited statement which clearly identifies the calculation of Net~~

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~~Profit as provided in *N.J.S.A.* 40A:20-3(c)(2). The contents of the Auditor's Report shall be prepared by a certified public accountant licensed to practice in the State in conformity with generally accepted accounting principles.~~ A complete, certified, audited financial statement outlining the financial status of the Entity as it relates to the Project and reporting the Gross Revenue, and Net Profit as defined herein and as provided in N.J.S.A 40A:20-3(c)(2), the contents of which have been prepared in a manner consistent with the current standards of the Financial Accounting Standards Board and which fully details all items stated in the Exemption Law and which has been certified as to its conformance with such standards by a certified public accountant who is licensed to practice that profession in the State of New Jersey.

Certificate of Occupancy: ~~A Certificate of Occupancy (temporary or permanent), as such term is defined in the New Jersey Administrative Code, issued with respect to the Project.~~ The document, whether temporary or permanent, issued by the Township pursuant to N.J.S.A. 52:27D-133 authorizing occupancy of a building, in whole or in part.

Chief Financial Officer: The Township's chief financial officer.

Commencement of Construction: The later of the date (a) (i) the Entity executes or causes to be executed a definitive agreement or agreements with one or more lenders to the construction costs of the Improvements for the Project; and (ii) makes a draw down on the financing facility for the Project; or (b) the Entity physically begins construction of the Project.

Completion of Construction and Complete Construction: Shall mean the completion of the Project in accordance with the Redevelopment Plan sufficient for issuance of Certificates of Occupancy for the Project.

Community Impact Contribution: See Section 13.16.

County: Middlesex County.

Cure Period: See Section 13.02.

Default: See Section 13.01.

Default Notice: See Section 13.02.

~~Default: A breach or the failure to perform any obligation imposed by the terms of this Agreement, or under Applicable Law.~~

Effective Date: The later of the dates that ~~of~~ this Agreement is signed by the Parties.

Excess Profits Accounting Period. Any period, but not less than one fiscal year of the Entity, in which the aggregate Net Profits of the Entity exceed aggregate Allowable Net Profits on a cumulative basis. The first Excess Profits Accounting Period shall commence upon the issuance of a Certificate of Occupancy for the Project and terminate at the end of the fiscal year in which such aggregate Net Profits of the Entity exceed the aggregate Allowable Net Profits for the entire period, taken as one accounting period. Each subsequent Excess Profits Accounting Period shall commence

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on the first day of the next fiscal year of the Entity after the end of the last Excess Profits Accounting Period and shall terminate at the end of the fiscal year in which such aggregate Net Profits of the Entity exceed the aggregate Allowable Net Profits for the entire period, taken as one accounting period.

Improvements: ~~All improvements on the Land comprising the Project.~~ The construction, redevelopment, piles, concrete foundation, pile caps, structural steel, storm sewer, underground piping and conduit, landscaping, miscellaneous paint and insulation, and all other real property improvements on the Land that are normally associated with the construction of warehouses, constructed in accordance with the terms of this Agreement and the Redevelopment Agreement in connection with the Project that without this Agreement would be subject to taxation as defined and included in Net Profit.

In Rem Tax Foreclosure: A summary proceeding by which the Township may enforce the lien for taxes due and owing by a tax sale in accordance with the Tax Sale Law, N.J.S.A. 54:5-1 et seq.~~.~~

Land Taxes: The amount of conventional taxes assessed on the value of Land, on which the Project is located.

Land Tax Payments: ~~—~~Conventional real estate tax ~~P~~payments made on the quarterly due dates for Land Taxes on the Land as determined by the Tax Assessor and the Tax Collector in accordance with Applicable Law.

Law or Statute: Includes all statutes previously referenced and all other relevant federal, state, county and municipal statutes, ordinances, resolutions, rules and regulations relating thereto and/or otherwise relating to the ownership, leasing, construction, development, operation, maintenance, repair, replacement, financing and disposition of the Property, including without limitation the Redevelopment Plan, zoning, sanitary, pollution and other environmental and/or safety laws and all such rules and regulations thereunder.

Minimum Annual Service Charge: Pursuant to N.J.S.A. 40A:20-12b, "Minimum Annual Service Charge" shall mean the amount of the total taxes levied against all real property in the area covered by the Project in the last full tax year in which the area was subject to taxation, and the Minimum Annual Service Charge shall be paid in each year in which the annual service charge calculated pursuant to this Agreement would be less than the Minimum Annual Service Charge.

Net Profit: The Annual Gross Revenue of the Entity less all operating and non-operating expenses of the Entity, all determined in accordance with generally accepted accounting principles and the provisions of *N.J.S.A.* 40A:20-3(c). Without limiting the foregoing, included in expenses shall be an amount sufficient to amortize the Total Project Cost in accordance with generally accepted accounting principles as well as all other expenses permitted under the provisions of ~~*N..T.S.A*~~*N.J.S.A.* 40A:20-3(c).

Owner: Each and every owner, whether in fee simple or otherwise, of any portion of the Property or any Improvement related thereto, regardless of whether such owner shall be Redeveloper, a subsequent urban renewal entity, as the same is defined in the Exemption Law and pursuant to the terms set forth herein, or any other company, entity, or person.

Notice: As defined in Section 16~~5~~.01.

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Property: The Land and the Improvements.

Redeveloper: BH Manzo Boulevard Urban Renewal, LLC, a New Jersey limited liability company established and operated pursuant to the laws of the State of New Jersey, or any successor in interest of the Project in whole or in part, provided such successor(s) in interest is formed and is operated under Applicable Law and the form utilized is qualified by the State of New Jersey Department of Community Affairs to be an urban renewal entity and the transfer has been duly approved by the Township pursuant to the Redevelopment Agreement.

Security Arrangements: As defined in Section 8.02(a).

Secured Parties: As defined in Section 8.02(a).

Secured Party: As defined in Section 8.02(a).

State: The State of New Jersey.

Tax Assessor: The Township tax assessor.

Tax Collector: The Township tax collector.

Tax Sale Law: The Tax Sale Law, *N.J.S.A.* 54:5-1 *et seq.,* as the same may be amended or supplemented from time to time.

Termination Date: The earlier to occur of (i) the thirty-fifth (35th) anniversary of the Effective Date; (ii) the thirtieth (30th) anniversary date of the Annual Service Charge Start Date; or (iii) such other date as this Financial Agreement may terminate pursuant to the terms hereof or pursuant to Applicable Law.

Total Project Cost: The cost of developing the Project as determined in accordance with N.J.S.A. 40A:20-3(h), as certified by a qualified architect or engineer and as permitted pursuant to *N.J.S.A.* 40A:20-3(h), unless expressly excluded by this Agreement.

Section 1.02 Interpretation and Construction. In this Financial Agreement, unless the context otherwise requires:

(a) The terms "hereby", "hereof", "hereto", "herein", "hereunder" and any similar terms, as used in this Financial Agreement, refer to this Financial Agreement, and the term "hereafter" means after, and the term "heretofore" means before the date of delivery of this Financial Agreement.

(b) Words importing a particular gender mean and include correlative words of every other gender and words importing the singular number mean and include the plural number and vice versa.

(c) Words importing persons mean and include firms, associations, partnerships (including limited partnerships), trusts, corporations, limited liability companies and other legal

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entities, including public or governmental bodies, as well as natural persons.

(d) Any headings preceding the texts of the several Articles and Sections of this Financial Agreement, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Financial Agreement, nor shall they affect its meaning, construction or effect.

(e) Unless otherwise indicated, all approvals, consents and acceptances required to be given or made by any person or party hereunder shall not be unreasonably withheld, conditioned, or delayed.

(f) All Notices to be given hereunder and responses thereto shall be given, unless a certain number of days is specified, within a reasonable time, which shall not be less than ten (10) days nor more than twenty (20) days, unless the context dictates otherwise.

(g) This Financial Agreement shall become effective upon its execution and delivery by the Parties.

(h) All exhibits referred to in this Financial Agreement and attached hereto are incorporated herein and made part hereof.

ARTICLE II
APPROVAL

Section 2.01 Approval of Tax Exemption. The Township hereby grants its approval for a tax exemption for the Improvements to be constructed and maintained in accordance with the terms and conditions of this Agreement and the provisions of Applicable Law, which Improvements shall be constructed and/or renovated on the Land.

Section 2.02 Approval of Entity. The Entity represents that its Certificate of Formation as attached as ***Exhibit*** ~~*2*~~*B* to the Application contain all the requisite provisions of law, have been reviewed and approved by the Commissioner of the Department of Community Affairs, and have been filed with, as appropriate, the Secretary of Treasury, all in accordance with *N.J.S.A.* 40A:20-5.

Section 2.03 Improvements to be Constructed. The Entity represents that it will construct the Project in accordance with the Redevelopment Agreement, the Redevelopment Plan and Applicable Law, the use of which is more specifically described in the Application.

Section 2.04 Ownership, Management and Control. The Entity represents that it is the sole owner of the Land upon which the Improvements and Project are to be constructed and operated in accordance with Redevelopment Agreement and which is the subject of this Agreement.

Section 2.05 Financial Plan. The Entity represents that the Improvements shall be financed in accordance with the financial plan attached as ***Exhibit*** ~~*14*~~*N* to the Application.

Section 2.06 Statement of Projected Revenues. The Entity represents that projected Annual Gross Revenue is set forth in ***Exhibit*** ~~*13*~~*M* attached to the Application.

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Section 2.07 Representations and Covenants Regarding Use, Management and Operations of the Project by the Entity. The Entity expressly covenants, warrants and represents that upon completion, the Project, including all Land and Improvements, shall be used, managed and operated for the purposes set forth in the Application, in accordance with the Redevelopment Agreement, Redevelopment Plan and all Applicable Laws. The Entity represents that the representations and covenants required under *N.J.SA.* 40A:20-9 are set forth in the Application.

Section 2.08 Construction Schedule. The Entity agrees to willfully undertake to commence, construct and complete the Project in accordance with the Project Schedule as set forth in the Redevelopment Agreement, subject to reasonable modification as necessary to allow for the time required to obtain necessary governmental approvals and permits, and other factors beyond the Entity's reasonable control, pursuant to the Redevelopment Agreement. In the event the Entity does not complete construction within the timeframes set forth in the Redevelopment Agreement, subject to extensions granted, tolling, and any default notice received and opportunity to cure, the Township may terminate this Agreement for such Project left unconstructed.

ARTICLE III
DURATION OF AGREEMENT

Section 3.01 Term. It is understood and agreed by the Parties that this Agreement, including the obligation to pay the Annual Service Charge required under Article IV hereof and the tax exemption granted and referred to in Section 2.01 hereof, shall remain in effect until the Termination Date. The tax exemption shall only be effective during the period of usefulness of the Project and shall continue in force only while the Land is owned by a corporation, association or other entity formed and operating under the Long Term Tax Exemption Law, except for permitted conveyances as stated in Sections 8.01 and 8.02 of this Financial Agreement. Upon the Termination Date, the tax exemption for the Improvements shall expire and same shall thereafter be assessed and taxed according to the general law applicable to other non-exempt property in the Township. Upon the Termination Date, all restrictions and limitations upon the Entity shall terminate upon the Entity's rendering and the Township's acceptance of its final accounting, pursuant to *NJ.SA.* 40A:20-13.

Section 3.02 Date of Termination. The Termination Date shall be deemed to be the fiscal year end of the Entity in the thirtieth (30th) year following the issuance of a Certificate of Completion or Certificate of Occupancy by the Township for the subject project.

ARTICLE IV
ANNUAL SERVICE CHARGE

Section 4.01 Annual Service Charge. In consideration for the tax exemption provided for herein, the Entity shall make payment of the Annual Service Charge commencing on the Annual Service Charge Start Date. If the Annual Service Charge Start Date does not occur within one hundred and eighty (180) days of the date ~~in~~on which the Project is capable of receipt of a Certificate of Occupancy, the Entity will begin paying the Annual Service Charge immediately.

Section 4.02 Calculation of Annual Service Charge.

(a) The Annual Service Charge shall be equal to an amount calculated as follows for the term of this Agreement and shall an amount equal to the **greater** of: (A) twelve percent (12%) of the

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Entity's Annual Gross Revenue for years one (1) through ten (10), fourteen percent (14%) of the Entity's Annual Gross Revenue for years eleven (11) through twenty (20), sixteen percent (16%) of the Entity's Annual Gross Revenue for years twenty-one (21) through twenty-five (25), and eighteen percent (18%) of the Entity's Annual Gross Revenue for years twenty-six (26) through thirty (30); or (B) the total Project square footage multiplied by One and 90/100 ($1.90), with such square-foot amount to increase by two percent (2 % and rounded up to the nearest tenth) annually commencing in year 6 (i.e. $1.94 in year 6, $1.98 in year 7, $2.02 in year 7, and so on), the estimated total of which is the amount set forth in **Schedule 1** attached hereto; (C) a percentage of the real property taxes otherwise due on the value of the Land and Improvements for the Project to the extend applicable as more fully set forth in subsection (b) below; or (D) the Minimum Annual Service Charge.

(b) Notwithstanding the foregoing, in any given year the Annual Service Charge shall be subject to the staged increases required under N.J.S.A. 40A:20-12(b)(2) as described herein, and the Annual Service Charge shall be the greater of (a) above or:

(i) For years 1 through 10, zero percent (0%) of the real property taxes otherwise due on the value of the Land and the Improvements;

(ii) For years 11 through 15, twenty percent, (20%) of the real property taxes otherwise due on the value of the Land and the Improvements;

(iii) For years 16 through 20, forty percent (40%) of the real property taxes otherwise due on the value of the Land and the Improvements;

(iv) For years 21 through 25, sixty percent (60%) of the real property taxes otherwise due on the value of the Land and the Improvements; and

(v) For years 26 through 30, eighty percent (80%) of the real property taxes otherwise due on the value of the Land and the Improvements.

(c) In accordance with the Exemption Law, including without limitation, N.J.S.A. 40A:20-12, the Entity shall be entitled to a credit against the Annual Service Charge paid equal to the amount, without interest, of the Land Taxes paid by it in the last four preceding quarterly installments, to be prorated based upon when an Annual Service Charge Start Date commences. By way of example, if an Annual Service Charge Start Date is October 1, thereby resulting in an Annual Service Charge Payment date of November, 1, the Entity shall be entitled to a credit against the Annual Service Charge payment made for the Land Taxes paid by it for the last quarter of the calendar year, comprised of October, November and December. The Entity is required to pay both the Annual Service Charge and Land Tax Payments and shall receive credit in the amount of such payments against the Annual Service Charge for each subsequent year. In the event that any Land Taxes due are not paid in full as of the date when the current quarterly payment of Annual Service Charge is due, the Entity shall not be entitled to a Land Tax Credit for that period. No credit will be applied against the Annual Service Charge for partial payments of Land Taxes. In any year that the Entity fails to make any Land Tax Payments beyond any notice and cure period, such delinquency shall render the Entity ineligible for any Land Tax credits against the Annual Service Charge for that year. The Entity's, including any assignee permitted hereunder, failure to make the requisite Annual Service Charge payment in a timely manner shall constitute a breach of this Financial Agreement, and the Township shall among its other

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remedies, have the right to proceed against the Project Site pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:5-1, et seq. and/or may cancel this Agreement in a manner consistent with the Default procedures set forth in Article XIII.

~~(i) The Annual Service Charge for years one (1) through ten (10) shall be the amount equivalent to 12% of Annual Gross Revenue.~~

~~(ii) In years eleven (11) through fifteen (15), the Annual Service Charge shall be the amount equivalent to 14% of the Annual Gross Revenue, or 20% of the amount of taxes otherwise due on the value of the Land and Improvements, whichever is greater.~~

~~(iii) In years sixteen (16) through twenty (20), the Annual Service Charge shall be the amount equal to 14% of the Annual Gross Revenue, or 40% of the amount of taxes otherwise due on the value of the Lan and Improvements, whichever is greater.~~

~~(iv) In years twenty-one (21) through twenty-five (25), the Annual Service Charge shall be the amount equivalent to 16% of the Annual Gross Revenue, or 60% of the amount of taxes otherwise due on the value of the Land and Improvements, whichever is greater.~~

~~(v) In years twenty-six (26) and thirty (30), the Annual Service Charge shall be the amount equivalent to 18% of the Annual Gross Revenue, or 80% of the amount of taxes otherwise due on the value of the Land and Improvements, whichever is greater.~~

Section 4.032 Consent of Entity to Annual Service Charge. The Entity hereby consents and agrees to the amount of Annual Service Charge and to the liens established in this Financial Agreement, and the Entity shall not contest the validity or amount of any such lien. Subject to the terms of this Agreement, the Entity's obligation to pay the Annual Service Charge shall be absolute and unconditional and shall not be subject to any defense, set-off, recoupment or counterclaim under any circumstances, including without limitation any loss of status of Entity as an "urban renewal entity" qualified under and as defined in the Long Term Tax Exemption Law. The Entity's remedies shall be limited to those specifically set forth herein and otherwise provided by law.

Section 4.043 Quarterly Installments. After the Annual Service Charge Start Date, the Entity agrees that payment of the Annual Service Charge shall be paid to the Township on a quarterly basis on each Annual Service Charge Payment Date. The Annual Service Charge shall continue until whichever of the following first occurs: (a) the date that is thirty (30) years from the Annual Service Charge Start Date for the Project; or (b) the date that is thirty-five (35) years from the date of the execution of this Financial Agreement. In the event that Entity fails to timely pay any installment, the amount past due shall bear the highest rate of interest permitted under applicable State law and then being assessed by the Township against other delinquent taxpayers in the case of unpaid taxes or tax liens until paid.

Section 4.054 Material Conditions. It is expressly agreed and understood that all payments of Land Taxes, Annual Service Charges and any interest payments, penalties or costs of collection due thereon, are material conditions of this Financial Agreement. If any other term, covenant or condition of this Financial Agreement or the Application, as to any person or circumstance shall, to any extent, be determined by a court of competent jurisdiction to be invalid or unenforceable,

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the remainder of this Financial Agreement or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term, covenant or condition of this Financial Agreement shall be valid and enforced to the fullest extent permitted by Applicable Law.

Section 4.065 No Reduction in Payment of the Annual Service Charge. The Parties agree that neither the amounts nor dates established for payment of the Annual Service Charge, as provided in Section 4.021 hereof shall be reduced or amended or otherwise modified through any tax appeal on the Improvements or any other legal proceeding regarding the Project during the term of this Agreement.

Section 4.076 Service Charges as Municipal Lien. In accordance with the provisions of the Long Term Tax Exemption Law, upon recordation of this Financial Agreement and the Ordinance, any amount due and owing hereunder, including the Annual Service Charge shall be and constitute a continuous municipal lien on the Project.

Section 4.087 Security for Payment of Annual Service Charges. In order to secure the full and timely payment of the Annual Service Charge, the Township reserves the right to prosecute an In Rem Tax Foreclosure action against the Property, as more fully set forth in this Agreement.

~~**Section 4.08** Land Taxes. Land Taxes shall be assessed only on the Land portion of the Property without regard to any Improvements or increase in value to the Land because of the Improvements.~~

~~The Entity is required to pay both the Annual Service Charge and the Land Tax Payments. The Entity shall be entitled to a credit for the amount, without interest, of the Land Taxes paid on the Property in the last four preceding quarterly installments against the Annual Service Charge.~~

~~The Entity is obligated to make timely Land Tax Payments in order to be entitled to a Land Tax credit against the Annual Service Charge for the subsequent year. No credit will be applied against the Annual Service Charge for partial payments of Land Taxes. In any year that the Entity fails to make any Land Tax Payments, beyond any notice and cure period, such delinquency shall render the Entity ineligible for any Land Tax credits against the Annual Service Charge for that year and such failure shall constitute a Default under this Agreement. In addition, the Township shall have, among this remedy and other remedies, the right to proceed against the Property pursuant to the Tax Sale Law and/or may terminate this Agreement in a manner consistent with the Default provisions set for in Article XIII hereof.~~

Section 4.09 Administrative Fee. In addition to the Annual Service Charge, the Entity shall pay to the Township an annual fee of two percent (2%) of the projected Annual Service Charge upon the Annual Service Charge Start Date and each anniversary thereafter prior to the Termination Date (the "Administrative Fee").

In the event the Entity fails to pay the Administrative Fee when due and owing, the amount paid shall bear the highest rate of interest permitted in the case of unpaid taxes or tax liens in the Township until paid.

Section 4.10 Remittance to County. The Township shall remit to the County of Middlesex

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five percent (5%) of the Annual Service Charge received each year from the Entity, pursuant to *N.J.S.A.* 40A:20-12(b)(2)(e).

ARTICLE V
CERTIFICATE OF OCCUPANCY

Section 5.01 Filing of Certificate of Occupancy. It shall be the primary responsibility of the Entity to forthwith file with both the Tax Assessor and the Tax Collector a copy of the Certificate of Occupancy.

Failure of the Entity to file such issued Certificate of Occupancy as required by the preceding paragraph, shall not militate against any action or non-action, taken by the Township, including, if appropriate retroactive billing with interest for any charges determined to be due, in the absence of such filing by the Entity.

ARTICLE VI
ANNUAL AUDITS

Section 6.01 Accounting System. The Entity agrees to calculate its Net Profit pursuant to *N.J.S.A.* 40A:20-3(c). As stated in *N.J.S.A.* 40A:20-3(c), this calculation shall be made in accordance with ~~g~~Generally ~~a~~Accepted ~~a~~Accounting ~~p~~Principles ("GAAP").

Section 6.02 Periodic Reports.

(a) Auditor's Report: Within ninety (90) days after the close of each fiscal year or calendar year, depending on the Entity's accounting basis during the period that this Agreement shall continue in effect, ~~during the term of the exemption pursuant to this Agreement,~~ the Entity shall submit to the Mayor, Township Council, the Tax Collector and the Township Clerk, who shall advise those municipal officials required to be advised, and the State Division of Local Government Services in the Department of Community Affairs, its Auditor's Report for the preceding fiscal or calendar year. The Auditor's Report shall clearly identify and calculate the Net Profit for the Entity during the previous year and shall include, but not be limited to, itemizations of operating and non- operating expenses, mortgage interest and terms, amortization of Improvements and such other computations of income, expense and other details as may relate to the financial status of the Entity.~~,~~ The Entity assumes all costs associated with preparation of the periodic reports. All such periodic reports shall remain confidential except as otherwise required by law.

(b) Disclosure Statement: Within thirty (30) days after each anniversary date of the execution of this Agreement, the Entity shall submit to the Township Council, a disclosure statement listing the persons having an ownership interest in the Project, and the extent of the ownership interest of each.

Section 6.03 Inspection. The Entity shall, upon request, permit the inspection of its property, equipment, buildings and other facilities of the Project and also permit, upon request, examination and

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audit of its books, contracts, records, documents and papers by representatives duly authorized by the Township, and State Division of Local Government Services in the Department of Community Affairs pursuant to *N.J.S.A.* 40A:20-9(e). Such inspection shall be made upon seven (7) business days' written notice during the Entity's regular business hours, in the presence of an officer or agent designated by the Entity. To the extent reasonably possible, the inspection will not materially interfere with construction or operation of the Project.

ARTICLE VII
LIMITATION ON PROFITS AND RESERVES

Section 7.01 Limitation on Profits and Reserves. During the period of tax exemption as provided herein, the Entity shall be subject to a limitation of its profits pursuant to the provisions of *N.J.S.A.* 40A:20-15. Pursuant to *N.J.S.A.* 40A:20-3(c), this calculation is completed in accordance with ~~generally accepted accounting principles~~GAAP.

The Entity shall have the right to establish a reserve against vacancies, unpaid rentals, and reasonable contingencies in an amount up to ten percent (10%) of the Annual Gross Revenues of the Entity for the last full fiscal year and may retain such part of the excess Net Profits as is necessary to eliminate a deficiency in that reserve, as provided in *N.J.S.A.* 40A:20-15. In no event shall any portion of the excess Net Profits be retained or contributed to such reserve if the amount of the reserve as of the end of such fiscal year equals or exceeds ten percent (10%) of the preceding year's Annual Gross Revenues. The reserve is to be noncumulative.

Section 7.02 Payment of Dividend and Excess Profit Charge. In accordance with N.J.S.A. 40A:20-15, if the Net Profits of the Entity shall exceed the Allowable Net Profits in any Excess Profits Accounting Period, then the Entity, within one hundred and twenty (120) days after the end of the Excess Profits Accounting Period, shall pay such excess Net Profits to the Township as an additional Annual Service Charge; provided, however, that the Entity may maintain a reserve as determined pursuant to Section 7.01.

Section 7.03 Payment of Reserve/Excess Net Profit Upon Termination, Expiration or Sale. The Termination Date of this Agreement, or the date of sale or transfer of the Improvements shall be considered to be the close of the fiscal year of the Entity. Within ninety (90) days after such date, the Entity shall pay to the Township the amount of the reserve, if any, maintained by it pursuant to Section 7.01 and the excess Net Profits, if any.

ARTICLE VIII
ASSIGNMENT AND/OR ASSUMPTION

Section 8.01 Restrictions on Transfer.

(a) Except as set forth in the following subsections, the Entity may not voluntarily transfer more than ten percent (10%) of the ownership of the Project ~~Land~~ or any portion thereof until it has first removed both itself and the Land from all restrictions imposed by the Long Term Tax Exemption Law, in the manner provided by the Long Term Tax Exemption Law. Nothing herein shall prohibit any transfer of the ownership interest in the Entity itself provided that the transfer, if greater than ~~IO~~ten percent (10%), is disclosed to the Council in the annual disclosure statement required

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pursuant to Section 6.02(b) of this Agreement or in correspondence sent to the Township in advance of the annual disclosure.

(b) As permitted by *N.J.S.A.* 40A:20-~~10~~10, it is understood and agreed that the Township, on written application by the Entity, will consent to a sale of the Land and the transfer of this Agreement provided that: (1) the transferee entity is formed and eligible to operate under the Long Term Tax Exemption Law; (2) the transferee entity does not own any other project subject to long term tax exemption at the time of transfer; (3) the Entity is not then in Default of this Agreement or Applicable Law; and (4) the Entity's obligations under this Agreement are fully assumed by the transferee entity.

Section 8.02 Collateral Assignment. Notwithstanding the foregoing, it is expressly understood and agreed that the Entity has the right to encumber and/or assign the fee title to the Land and/or Improvements for purposes of (i) financing the design, development and construction of the Project and (ii) permanent mortgage financing.

(a) The Township acknowledges that the Entity and/or its affiliates intend to obtain secured financing in connection with the acquisition, development and construction of the Project. The Township agrees that the Entity and or its affiliates may assign, pledge, hypothecate or otherwise transfer its rights under this Agreement and/or its interest in the Project to one or more secured parties or any agents therefore (each, a **"Secured Party"** and collectively, the **"Secured Parties")** as security for obligations of the Entity, and/or its affiliates, incurred in connection with such secured financing (collectively, the **"Security Arrangements").** The Entity shall give the Township written Notice of any such Security Arrangements, together with the name and address of the Secured Party or Secured Parties. Failure to provide such Notice waives any requirement of the Township hereunder to provide any Notice of Default or Notice of intent to enforce its remedies under this Agreement.

(b) Without limiting the generality of Article XIII hereof, if the Entity shall Default in any of its obligations hereunder, the Township shall give Notice of such Default to the Secured Parties and the Township agrees that, in the event such Default is not waived by the Township or cured by the Entity, its assignee, designee or successor, within the period provided for herein, before exercising any remedy against the Entity hereunder, the Township will provide the Secured Parties a reasonable period of time to cure such Default, but in any event not less than fifteen (15) days from the date of such notice to the Secured Parties with regard to a failure of the Entity to pay the Annual Service Charge or Land Taxes and ninety (90) days from the date the Entity was required to cure any other Default.

(c) In the absence of a Default by the Entity, the Township agrees to consent to any collateral assignment by the Entity to any Secured Party or Secured Parties of its interests in this Agreement and to permit each Secured Party to enforce its rights hereunder and under the applicable Security Arrangement and shall, upon request of the Secured Party, execute such documents as are typically requested by secured parties to acknowledge such consent. This provision shall not be construed to limit the Township's right to payment from the Entity, nor shall the priority of such payments be affected by the Secured Party exercising its rights under any applicable Security Arrangement.

~~(d) Notwithstanding anything to the contrary contained herein, and in addition to all~~

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~~other rights and remedies of Secured Parties set forth in this Agreement, the provisions of N.J.S.A. 55:17-1 N.J.S.A. 55:17-11 shall apply to this Agreement to protect the interests of any Secured Party.~~

ARTICLE IX
WAIVER

Section 9.01. Waiver. Nothing contained in this Financial Agreement or otherwise shall constitute a waiver or relinquishment by the Township or Entity of any rights and remedies provided by Applicable Law. Nothing herein shall be deemed to limit any right of recovery that the Township or Entity has under law, in equity, or under any provision of this Financial Agreement.

ARTICLE X
COMPLIANCE

Section 10.01 Statutes and Ordinances. The Entity hereby agrees at all times prior to the Termination Date to remain bound by the provisions of the Application and Applicable Law, including, but not limited to, the Long Term Tax Exemption Law. The Entity's failure to comply with such statutes or ordinances shall constitute a Default under this Agreement and the Township shall, among its other remedies, have the right to terminate this Agreement, subject to the Default procedure provisions of Article XIII herein.

ARTICLE XI
CONSTRUCTION

Section 11.01 Construction. This Financial Agreement shall be construed and enforced in accordance with the laws of the State, and without regard to or aid or any presumption or other rule requiring construction against the party drawing or causing this Agreement to be drawn since counsel for both the Entity and the Township have combined in their review and approval of same.

ARTICLE XII
INDEMNIFICATION

Section 12.01 Indemnification. (a) It is understood and agreed that in the event the Township shall be named as party defendant in any action brought against the Township or Entity by allegation of any breach, Default or a violation by the Entity of any of the provisions of this Agreement and/or the provisions of Applicable Law, the Entity shall indemnify and hold the Township, its elected officials, officials, employees and agents, harmless from and against all liability, losses, damages, demands, costs, claims, actions or expenses (including ~~reasonable~~ attorneys' fees and expenses) of every kind, character and nature arising out of or resulting from the action or inaction of Entity and/or by reason of any breach, Default or a violation of any of the provisions of this Agreement and/or the provisions of Applicable Law, including without limitation, the Long Term Tax Exemption Law, except for any willful misconduct by the Township or any of its officers, officials, employees or agents, and Entity shall defend the suit at its own expense. Notwithstanding the foregoing, in the event the Entity is named a party defendant to any action of the type set forth herein, but the Township is not named as a party defendant, the Township maintains the right to intervene as a party thereto, to

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which intervention Entity hereby expressly consents, the expense thereof to be borne by Entity. To the extent practical and ethically permissible, the Entity's attorneys shall jointly defend and represent the interest of the Township and the Entity as to all claims indemnified in connection with this Agreement.

(b) The provisions set forth in this Section 12.01 shall survive the expiration or earlier termination of this Agreement or the transfer of all or a portion of the Project as set forth in Article VIII hereof.

ARTICLE XIII
DEFAULT AND REMEDIES

Section 13.01 **Default.** In addition to the defined term, "Default" shall be the failure of a Party to conform to the terms of the Agreement or the failure of a Party to perform any obligation imposed by the Exemption Law, beyond any applicable notice, cure or grace period.

Section 13.021 Cure Upon Default. Should the Entity be in Default, the Township shall notify the Entity and any Secured Party in writing of said Default. Said notice shall set forth with particularity the basis of said Default. Except as provided in Section 8.02(b) hereof or otherwise limited by law, the Entity shall have sixty (60) days after it receives Notice to cure any Default, (other than a Default in payment of any installment of the Annual Service Charge, which Default must be cured within fifteen (15) days after the Entity receives Notice) (the "Cure Period"). Curing the Default shall be the sole and exclusive remedy available to the Entity or the Secured Party, as applicable; provided, however, that if, in the reasonable opinion of the Township, the Default cannot be cured within the applicable cure period using reasonable diligence, the time to cure may be extended upon written Notice for an additional ninetysixty (960) day period of time. The failure of either party to exercise its rights under this Article XIII herein or Section 12.01 (b) shall not be construed as a waiver of its rights hereunder.

Upon the expiration of the cure period, or any approved extension thereof, and providing that the Default is not cured, the Township shall have the right to terminate this Agreement in accordance with Section 13.02 of this Agreement.

Section 13.032 Remedies Upon Default.

(a) In the event the Entity or a Secured Party fails to cure or remedy the Default within the time period provided in Sections 13.01 or 8.02(b), respectively, the Township may terminate this Agreement upon written Notice to the Entity and the Secured Party.

(b) Upon any Default in payment of any installment of the Annual Service Charge not cured within fifteen (15) days, the Township in its sole discretion shall have the right to immediately exercise the following remedies: (1) terminate this Agreement; at which time: the Improvements on the Land shall be subject to conventional taxation; or (2) exercise any other remedy available to the Township in law or equity, including the right to proceed against the Land pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:5-1 et seq.. The Township as a courtesy will give Entity and any Secured Party Notice of the intention to exercise its remedies.

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(c) No Default hereunder by the Entity shall terminate the tax exemption (except as described herein and after Notice and cure as provided for herein) and its obligation to make Annual Service Charges, which shall continue in effect for the duration of the term hereof and subject to Section 13.03 hereinafter.

(d) All of the remedies provided in this Agreement to the Township, and all rights and remedies granted by law and equity shall be cumulative and concurrent and no determination of the invalidity of any provision of this Agreement shall deprive the Township of any of its remedies or actions against the Entity because of the Entity's failure to pay Land Taxes, the Annual Service Charge and/or any applicable water and sewer charges and interest payments. This right shall only apply to arrearages that are due and owing at the time, and the bringing of any action for Land Taxes, Annual Service Charges or other charges, or for breach of covenant or the resort to any other remedy herein provided for the recovery of Land Taxes, Annual Service Charges or other charges shall not be construed as a waiver of the right to proceed with an In Rem Tax Foreclosure action consistent with the terms and provisions of this Agreement.

ARTICLE XIV - TERMINATION

Section 14.01 Termination Upon Default of the Entity

In the event the Entity or any Party acting on its behalf fails to cure or remedy the Default within the cure period as provided in Section 13.02, the Township may terminate this Agreement upon thirty (30) days written notice to the Entity.

Section 14.02 Voluntary Termination by the Entity

(a) The Entity may, as permitted by law, notify the Township in writing, with a copy to the County, that, as of a date certain designated in the notice, it relinquishes its status as an Urban Renewal Entity. As of the date so set, the tax exemption, the Annual Service Charges and the profit and dividend restriction shall terminate, and the Property and Improvements shall immediately revert to ad valorem taxes, with no lapse via added assessment.

(b) In accordance with the Tax Exemption Law, including without limitation N.J.S.A. 40A:20-9(g) and -13, at any time after one (1) year from the Project Completion Date, the Entity may voluntarily terminate this Financial Agreement and relinquish its status under the Exemption Law. The tax exemption provided for in this Financial Agreement shall no longer be applicable to the Project or any Improvements related thereto, and the Project, including any and all of Improvements related thereto, shall thereafter be assessed and taxed according to the general law applicable to all other non-exempt property located within the Township.

Section 14.03 Final Accounting

Within ninety (90) days after the date of termination, whether by affirmative action of the Entity or by virtue of the provisions of the Law or pursuant to the terms of this Agreement, the Entity shall provide a final accounting and pay to the Township the reserve, if any, pursuant to the provisions of N.J.S.A. 40A:20-13 and -15 as well as any excess Net Profits. For purposes of rendering a final

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accounting the termination of the Agreement shall be deemed to be the end of the fiscal year for the Entity.

Section 14.04 Conventional Taxes on Improvements

The Annual Service Payments, and this Agreement generally, addresses payments on Improvements. Upon the termination, expiration or invalidation of this Agreement and thereafter, the Improvements shall immediately revert to ad valorem taxes being assessed and shall be conventionally taxed according to the general law applicable to other taxable property in the Township. Land Taxes shall at all times be payable by the owner of the land as required by law, and such payments shall be credited annually against the Annual Service Charge payable to the Township pursuant to Section 4.6 of this Agreement.

~~**Section 13.03** Final Accounting. Within ninety (90) days after the Termination Date, the Entity shall provide a final accounting and pay to the Township the reserve, if any, pursuant to the provisions of *N.J.S.A.* 40A:20-13 and 15 as well as any excess Net Profits. For purposes of rendering a final accounting, the Termination Date of the Agreement shall be deemed to be the end of the fiscal year for the Entity.~~

~~**Section 13.04** Conventional Taxes. Upon the Termination Date, the tax exemption for the Project shall expire and the Land and the Improvements thereon shall thereafter be assessed and conventionally taxed according to the general law applicable to other nonexempt taxable property in the Township.~~

ARTICLE X~~I~~V

DISPUTE RESOLUTION

Section 1~~3~~5.01 Arbitration. ~~In the event of a dispute arising between the Parties in reference to the terms and provisions as set forth herein, the Parties shall submit the dispute to the American Arbitration Association in the State to be determined in accordance with its rules and regulations in such a fashion to accomplish the purpose of the Long Tenn Tax Exemption Law. Each Party to this Agreement shall designate an arbitrator, and the two (2) arbitrators shall choose a third arbitrator. The arbitrators designated and acting under this Agreement shall make a determination regarding the issue(s) in controversy in strict conformity with the terms of this Agreement and Applicable Law. Costs for said arbitration shall be borne equally by both Parties. In the event of a Default on the part of the Entity to pay any installment of the Annual Service Charge required by Article IV above, the Township, in addition to their other remedies, and subject to Article 13 of this Agreement, reserves the right to proceed against the Land, in the manner provided by law, including the Tax Sale Law, and any act supplementary thereto or amendatory thereof. Whenever the word "Taxes" appears, or is applied, directly or implied, to mean taxes or municipal liens on land, such statutory provisions shall be read, as far as it is pertinent to this Agreement, as if the Annual Service Charge were taxes or municipal liens on land. In either case, however, the Entity does not waive any defense it may have~~

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~~to contest the rights of the Township to proceed in the above-mentioned manner.~~

~~Notwithstanding anything herein to the contrary, no arbitrator shall have any power or authority to amend, alter, or modify any part of this Agreement, in any way.~~

Upon a breach of this Agreement by either of the parties hereto, or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may submit the dispute to a retired New Jersey judge acceptable to each party that provides alternative dispute resolution services for resolution. Each party shall bear their own costs associated with alternative dispute resolution.

ARTICLE XVI NOTICE

Section 16~~5~~.01 Notice. Formal notices, demands and communications between the Township and Entity shall be deemed given if dispatched to the addres~~-~~ses set forth below by registered or certified mail, postage prepaid, return receipt requested, or by a commercial overnight delivery service with packaging tracking capability and for which proof of delivery is available ("Notice"). In that case such Notice is deemed effective upon delivery. Such written Notices may be sent in the same manner to such other addresses as either party may from time to time designate by written notice. Notice given by counsel to a party in accordance with this Section 16~~5~~.01 shall be effective for all purposes hereunder. Copies of all notices, demands and communications shall be sent as follows:

If to the Township:
Township of Old Bridge
Municipal Building
1 Old Bridge Plaza
Old Bridge, New Jersey 08857
Attn: Township Clerk

with copies to:
Township of Old Bridge
Municipal Building
1 Old Bridge Plaza
Old Bridge, New Jersey 08857
Attn: Director of Law

If to Entity:
BH Manzo Boulevard Urban Renewal, LLC
55 Talmadge Road
Edison, New Jersey 08817
Attention: Raymond Cohen

With copies to:
Robert J. McGowan, Esq.
24 Merchants Way, Suite 210
Colts Neck, New Jersey 07722

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ARTICLE XVII - SEVERABILITY

Section 17.01 Severability. If any term, covenant or condition of this Financial Agreement or the Application therefor, except a material condition, shall be judicially declared to be invalid or unenforceable, and, the remainder of this Financial Agreement or the application of such term, covenant or condition to persona or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Financial Agreement shall be valid and be enforced to the fullest extent permitted by law.

If a material condition shall be judicially declared to be invalid or unenforceable, and provided the Entity is not in Default of this Financial Agreement, the Parties shall cooperate with each other to take the actions reasonably required to restore the Agreement in a manner contemplated by the Parties. This shall include, but not be limited to the authorization and re-execution of this Agreement in a form reasonably drafted to effectuate the original intent of the Parties

ARTICLE XVIII
MISCELLANEOUS

Section 186.01 Conflict. The Parties agree that in the event of a conflict between the Application and this Financial Agreement, the language in this Financial Agreement shall govern and prevail.

Section 186.02 Oral Representations. There have been no oral representations made by either of the Parties which are not contained in this Financial Agreement. This Financial Agreement, the Ordinance and the Application constitute the entire agreement between the Parties and there shall be no modifications thereto other than by a written instrument executed by the Parties and delivered to each of them.

Section 186.03 Entire Document. All conditions in the Ordinance are incorporated in this Agreement and made a part hereof. This Agreement, with all attachments and exhibits, the Ordinance and the Application shall constitute the entire agreement between the Parties, shall be incorporated herein by reference thereto and there shall be no modifications thereto other than by a written instrument approved and executed by and delivered to each Party. All prior agreements and understandings, if any, are superseded.

Section 186.04 Good Faith. In their dealings with each other, the Parties agree that they shall act in good faith.

Section 176.05 Recording. This entire Agreement will be filed and recorded with the Middlesex County Clerk by the Entity at the Entity's expense. Upon Termination of this Agreement, the parties shall execute and record an instrument discharging this Agreement of record in form reasonably satisfactory to the parties.

Section 186.06 Municipal Services. The Entity and/or its successors (including without limitation any owner's or similar association) will be responsible to provide and/or pay for the following services:

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(a) Water & Sewer - The Entity shall make payments for water and sewer charges and any other services that create a lien on the Property superior to the lien for the Land Taxes and Annual Service Charge, as required by law.

(b) Waste and Refuse Disposal - Collection and disposition of all solid waste, refuse and recyclables emanating from the Project, shall be the responsibility of the Entity to have picked up and disposed of by a licensed collector, hauler or scavenger, at the Entity's cost and expense. The Township may establish regulations for the collection and for the storage and recycling of solid waste, discarded or old newspaper and/or other recyclables; compliance therewith shall be by and at the sole expense of the Entity.

Section 186.07 Counterparts. ~~This Agreement may be simultaneously executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.~~ This Agreement may be executed in one or more counterparts and when each Party has executed and delivered at least one counterpart (by original, fax, or pdf copy), this Agreement shall become binding on the Parties and such counterparts shall constitute one and the same instrument.

Section 186.08 Financing Matters. The financial information required by the final paragraph of *N.J.S.A.* 40A:20-9 is set forth in the Application.

Section 186.09 Amendments. This Agreement may not be amended, changed, modified, altered or terminated without the written consent of the Parties hereto and evidence by an amendment signed by both parties..

Section 186.10 Certification. The Township Clerk shall certify to the Tax Assessor, pursuant to *N.J.S.A.* 40A:20-12, that a Financial Agreement with an urban renewal entity, i.e., the Entity, for the development of the Project, has been entered into and is in effect as required by the Long Term Tax Exemption Law. Delivery by the Township Clerk to the Tax Assessor of a certified copy of the Ordinance and this Financial Agreement shall constitute the required certification. Upon certification as required hereunder and upon the Annual Service Charge Start Date, the Tax Assessor shall implement the exemption and continue to enforce that exemption without further certification by the clerk until the expiration of the entitlement to exemption by the terms of this Financial Agreement or until the Tax Assessor has been duly notified by the Township Clerk that the exemption has been terminated.

Further, within 10 calendar days following the later of the effective date of the Ordinance or the execution of the financial agreement by the Entity, the Township Clerk shall transmit a certified copy of the Ordinance and the Financial Agreement to the chief financial officer of Middlesex County and to the Middlesex County counsel for informational purposes.~~.~~

Section 186.11 Conditions Precedent.

This Agreement is expressly subject to the satisfaction by the Entity or the Township of the following conditions precedent:

(a) Receipt by the Entity of all federal, State, county and municipal approvals required for the construction of the Project.

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(b) Enactment by the Township of all ordinances and other official action necessary under the Long Term Tax Exemption Law to enter into and effectuate the terms of this Agreement.

Section 186.12 Construction. This Agreement shall be construed and enforced in accordance with the laws of the State, and without regard to or aid of any presumption or other rule requiring construction against the Party drawing or causing this Agreement to be drawn since counsel for both the Entity and the Township have combined in their review and approval of same.

Section 18.13 Community Impact Contribution. The Entity shall make a Community Impact Contribution to the Township in the total amount of $100,000.00 that the Township anticipates utilizing in connection with infrastructure and/or other Township related services that will serve the Project. The Entity shall make a payment in the amount of $50,000.00 upon the issuance of the first building permit for the Project and a second payment of $50,000 upon issuance of the Certification of Occupancy for the Project.

ARTICLE XVIIII
EXHIBITS AND SCHEDULES

Section 19.01 ~~EXHIBITS~~Exhibits.

The following Exhibits are attached hereto and incorporated herein as if set forth at length herein:

A. Metes and Bounds description of the Land
B. ~~Ordinance~~ Redevelopment Agreement
C. Site Plan
D. Financial Agreement Application
~~B.~~E. Ordinance Approving Long Term Tax Exemption Financial Agreement for the Project

Section 19.02 Schedules

The following Schedule is attached hereto and incorporated herein as if set forth at length herein:

1. Schedule of Annual Service Charges.

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IN WITNESS WHEREOF, the Parties have caused this Financial Agreement to be executed as of the day and year first above written.

ATTEST:

TOWNSHIP OF OLD BRIDGE

_____
Township Clerk

By:_____
Name: ~~Debbie~~Eleanor Walker
Title: Mayor

BH MANZO BOULEVARD URBAN RENEWAL, LLC

By:_____
Name: Oury Cohen
Title: Authorized Representative

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this _____ day of _____, 202~~5~~6, by the Township of Old Bridge in the County of Middlesex, State of New Jersey, by Mayor ~~Debbie~~Eleanor Walker, on behalf of the Township of Old Bridge, . which is named in this document; and signed and delivered this document as her act and deed on behalf of the Township of Old Bridge.

_____
Notary Public
Commission Expiration: _____

STATE OF NEW JERSEY

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025~~,~~6 by Oury Cohen, the Authorized Representative of BH Manzo Boulevard Urban Renewal, LLC, a New Jersey limited liability company, which is named in this document, and signed and delivered this document as his act and deed on behalf of BH Manzo Boulevard Urban Renewal, LLC.

_____
Notary Public

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Commission Expiration: _____

~~EXHIBIT A~~
~~METES AND BOUNDS DESCRIPTION OF THE LAND~~

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EXHIBIT A

METES AND BOUNDS DESCRIPTION OF THE LAND

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EXHIBIT B

~~ORDINANCE~~ REDEVELOPMENT AGREEMENT

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EXHIBIT C

SITE PLAN

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EXHIBIT D

FINANCIAL AGREEMENT APPLICATION

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EXHIBIT E

ORDINANCE APPROVING LONG TERM TAX EXEMPTION FINANCIAL AGREEMENT FOR THE PROJECT

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SCHEDULE 1

SCHEDULE OF ANNUAL SERVICE CHARGES

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Record and return to:
Robert J. McGowan, Esq.
24 Merchants Way, Suite 210
Colts Neck, New Jersey 07722

FINANCIAL AGREEMENT
BETWEEN BH MANZO BOULEVARD URBAN RENEWAL, LLC
AND
THE TOWNSHIP OF OLD BRIDGE, NEW JERSEY

PREAMBLE

THIS FINANCIAL AGREEMENT (hereinafter "Agreement" or "Financial Agreement"), made this day of June, 2026, by and between **BH Manzo Boulevard Urban Renewal, LLC,** a New Jersey limited liability company qualified to do business in the State of New Jersey as an urban renewal entity under the provisions of the Long Term Tax Exemption Law, as amended and supplemented, *N.J.S.A.* 40A:20-l, *et seq.* (the "Long Term Tax Exemption Law"), with its principal office at 55 Talmadge Road, Edison, New Jersey 08817 (the "Entity") and the **TOWNSHIP OF OLD BRIDGE,** a municipal corporation of the State of New Jersey in the County of Middlesex with offices located at I Old Bridge Plaza, Old Bridge, New Jersey 08857 (the "Township"). The Township and the Entity are sometimes each called a "Party" and sometimes collectively called "Parties."

RECITALS

WHEREAS, by Resolution No. 276-16, adopted on July 11, 2016, the Township Council (the "Council") of the Township of Old Bridge (the "Township") designated the area known as the Runyon Redevelopment Area (the "Runyon Redevelopment Area") as a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the "Act"); and

WHEREAS, by Ordinance No. 2022-35, adopted on December 13, 2022, the Council adopted a redevelopment plan for the Runyon Redevelopment Area identified as the "Manzo Boulevard 1 Redevelopment Plan" (the "Redevelopment Plan"); and

WHEREAS, the Entity is the owner of a portion of the Runyon Redevelopment Area identified as Lots 13.16 and 13.17 in Block 5001, but which were subsequently consolidated into a single lot which is now designated as Lot 13.24 in Block 5001 (the "Project Area" and/or the "Land"), as more particularly described in **Exhibit A** annexed hereto; and

WHEREAS, the Old Bridge Redevelopment Agency and the Entity entered into that certain Redevelopment Agreement covering the planned redevelopment and construction on the Land (as defined herein) dated _____, a copy of which is attached hereto as **Exhibit B** (the "Redevelopment Agreement"); and

WHEREAS, consistent with Zoning Board approval memorialized by Resolution dated April December 17, 2020 and adopted by the Old Bridge Zoning Board of Adjustment (the "Zoning Board") prior to the adoption of the Redevelopment Plan approving the Entity's application for Major Preliminary and Final Site Plan approval with "D-4," and "C" variances and certain design waivers

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(the "Zoning Board Approval")(subject to modification, if any, as Entity obtains necessary governmental approvals for the project), the Entity proposes undertake the construction on the Land of 133,300 square feet of warehouse space with 6,000 square feet of office space, totaling 139,300 square feet with associated surface parking and various other improvements, as shown in **Exhibit C** (the "**Project**"), all in accordance with the Zoning Board Approval, the Redevelopment Agreement and Redevelopment Plan; and

WHEREAS, the conditions of use, ownership, management and control of the improvements in a project shall be regulated by the Long Term Exemption Law, the Redevelopment Agreement and by the terms of the Financial Agreement; and

WHEREAS, pursuant to and in accordance with the provisions of the Act and the Long Term Tax Exemption Law, the Township is authorized to provide for a tax exemption within a redevelopment area and for payments in lieu of taxes; and

WHEREAS, in accordance with the Long Term Tax Exemption Law, on April 30, 2026, the Entity re-submitted a written application to the Township for approval of a long term tax exemption for the Project at the Project Area (the "Application"), a copy of which is attached hereto as **Exhibit D;** ; and

WHEREAS, the Township Council by Ordinance No. 26-__ authorized the execution of this Agreement (the "Ordinance"), which ordinance is attached hereto as **Exhibit "E"**; and

WHEREAS, by Resolution adopted on May 19, 2026, the Township Council approved the Application; and

WHEREAS, upon review of the Application, the Township has made the following findings:

A Relative Benefits of the Project:

1. The Project will provide the region with a new state-of-the-art warehouse facility in the Runyon Redevelopment Area. The Runyon Redevelopment Area is currently underutilized and would benefit from a facility upgrade that generates revenues and creates jobs. The Project is expected to produce approximately 60 to 80 construction jobs and approximately 85 to 100 permanent jobs.

2. The Township shall receive stable, ascertainable, long-term payments in lieu of taxes from the Entity for the Project pursuant to this Agreement as permitted by the Long Term Tax Exemption Law.

3. It is important to the viability of the Project for the payments in lieu of taxes thereon to be stable and ascertainable on a long-term basis and in the absence of this Agreement, the Project could not be undertaken.

4. The Township believes, in recognition of Entity's substantial investment of private funds to cause the redevelopment of the Property and in accordance with the provisions of the Redevelopment Law, that the in lieu tax consideration to be given to the Improvements pursuant to this Agreement will enable the redevelopment of the Property, and is, therefore, in the best interest of the Township and the health, safety, morals and welfare of its residents as well as all residents of the

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County.

5. The Township will benefit from the creation of many construction and permanent jobs.

6. The Township's review and analysis indicates that the benefits of the Project outweigh the costs and that the revenue generated will yield an overall revenue surplus.

B. Assessment of the importance of the tax exemption in obtaining development of the Project and in influencing the locational decisions of probable occupants:

1. The tax exemption to be granted will help offset the extraordinary costs to develop the Project in this portion of the Runyon Redevelopment Area.

2. The Entity is making a significant equity contribution toward the cost of the Project. In order to improve the economic viability of the development of the Project, the Township has agreed to provide the tax exemption for the Project pursuant to this Agreement. The stability and predictability of the annual service charge will make the Project more competitive and assist the Entity to undertake the Project in the Township, which will increase the likelihood of success of the Project and the entire Runyon Redevelopment Area.

NOW THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

ARTICLE I
GENERAL PROVISIONS

Section 1.01 Governing Law. This Financial Agreement shall be governed by the provisions of (a) the Long Term Tax Exemption Law, the Act and such other statutes as may be the sources of relevant authority, and (b) the Ordinance. It is expressly understood and agreed that the Township relies upon the facts, data, and representations contained in the Application in granting this tax exemption.

Section 1.02 General Definitions. The following terms shall have the meaning assigned to such term in the Preamble and Recitals hereof:

Act	Ordinance
Agreement/Financial Agreement	Parties
Application	Project
Township	Land
Council	Project Area
Long Term Tax Exemption Law	Redevelopment Agreement
Entity	Redevelopment Plan

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Runyon Redevelopment Area

Subject to the definitions set forth in N.J.S.A. 40A:20-3, when used in this Agreement, unless specifically provided otherwise or the context otherwise requires, the following terms shall have the meanings set forth below:

Administrative Fee: As defined in Section 4.09.

Allowable Net Profit: The amount arrived at by applying the Allowable Profit Rate to the Total Project Cost pursuant to the provisions of *N.J.S.A.* 40A:20-3(b) and (c).

Allowable Profit Rate: The greater of twelve percent (12%) or the percentage per annum arrived at by adding one and one quarter percent (1.25%) to the annual interest percentage rate payable on the Entity's initial permanent mortgage financing. If the initial permanent mortgage is insured or guaranteed by a governmental agency, the mortgage insurance premium or similar charge shall be considered as interest for this purpose. If there is no permanent mortgage financing, or if the financing is internal or undertaken by a related party, the Allowable Profit Rate shall be the greater of twelve percent (12%) or the percentage per annum arrived at by adding one and one quarter percent (1.25%) per annum to the interest rate per annum that the Township determines to be the prevailing rate of mortgage financing on comparable improvements in Middlesex County. The provisions of *N.J.S.A.* 40A:20-3(b) are incorporated herein by reference.

Annual Gross Revenue: Gross Revenue and Annual Gross Revenue – Shall mean annual gross revenue or gross shelter rent of annual gross rents, as appropriate and other income of the Entity which is derived from or generated by the Project and shall be calculated annually by the Entity as provided in accordance with N.J.S.A. 40A:20-3(a) and the terms of this Financial Agreement. The Parties agree that customary operating and maintenance expenses paid by a tenant which are ordinarily paid by a landlord, such as insurance, utilities, and other operating maintenance expenses shall be included in Annual Gross Revenue. In addition, any federal funds received, whether directly or in the form of rental subsidies paid to tenants, by a nonprofit corporation that is the sponsor of a qualified subsidized housing project, shall not be included in Annual Gross Revenue of the Project for purposes of computing the annual services charge for municipal services supplied to the Project. Pursuant to N.J.S.A. 40A:20-3(a), any gain realized by the Entity on the sale of the Project, whether or not taxable under federal or state law, shall not be included in computing Gross Revenue. In no event shall Gross Revenue or Annual Gross Revenue include any income or revenue of any affiliate of the Entity or any person other than the Entity.

Annual Service Charge: The amount the Entity has agreed to pay the Township pursuant to Article IV herein with respect to the Improvements (but not the Land) which: (a) Entity has agreed to pay in part for municipal services supplied to the Project, (b) is in lieu of any taxes on the Improvements pursuant to *N.J.S.A.* 40A:20-12, and (c) shall be paid on the Annual Service Charge Payment Dates.

Annual Service Charge Payment Dates: February 1, May I, August I and November I of each year commencing on the first such date after the date that a Certificate of Occupancy is issued for the Project and ending on the Termination Date.

Annual Service Charge Start Date: Shall mean the first day of the first month following the

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date a Certificate of Occupancy is issued and shall be the date upon which the Annual Service Charge begins to accrue. The parties agree the Term shall run for such Improvements as set forth in Section 3.01.

Applicable Law: All federal, State and local laws, ordinances, approvals, rules, regulations and requirements applicable to the Project including, but not limited to, the Act, the Long Term Tax Exemption Law, relevant construction codes including construction codes governing access for people with disabilities, and such zoning, sanitary, pollution and other environmental safety ordinances, laws and such rules and regulations thereunder, including all applicable environmental laws, applicable federal and State labor standards and all applicable laws or regulations with respect to the payment of prevailing wages

Auditor's Report; A complete, certified, audited financial statement outlining the financial status of the Entity as it relates to the Project and reporting the Gross Revenue, and Net Profit as defined herein and as provided in N.J.S.A 40A:20-3(c)(2), the contents of which have been prepared in a manner consistent with the current standards of the Financial Accounting Standards Board and which fully details all items stated in the Exemption Law and which has been certified as to its conformance with such standards by a certified public accountant who is licensed to practice that profession in the State of New Jersey.

Certificate of Occupancy: The document, whether temporary or permanent, issued by the Township pursuant to N.J.S.A. 52:27D-133 authorizing occupancy of a building, in whole or in part.

Chief Financial Officer: The Township's chief financial officer.

Commencement of Construction: The later of the date (a) (i) the Entity executes or causes to be executed a definitive agreement or agreements with one or more lenders to the construction costs of the Improvements for the Project; and (ii) makes a draw down on the financing facility for the Project; or (b) the Entity physically begins construction of the Project.

Completion of Construction and Complete Construction: Shall mean the completion of the Project in accordance with the Redevelopment Plan sufficient for issuance of Certificates of Occupancy for the Project.

Community Impact Contribution**:** See Section 13.16.

County: Middlesex County.

Cure Period: See Section 13.02.

Default**:** See Section 13.01.

Default Notice: See Section 13.02.

Effective Date: The later of the dates that this Agreement is signed by the Parties.

Excess Profits Accounting Period: Any period, but not less than one fiscal year of the Entity,

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in which the aggregate Net Profits of the Entity exceed aggregate Allowable Net Profits on a cumulative basis. The first Excess Profits Accounting Period shall commence upon the issuance of a Certificate of Occupancy for the Project and terminate at the end of the fiscal year in which such aggregate Net Profits of the Entity exceed the aggregate Allowable Net Profits for the entire period, taken as one accounting period. Each subsequent Excess Profits Accounting Period shall commence on the first day of the next fiscal year of the Entity after the end of the last Excess Profits Accounting Period and shall terminate at the end of the fiscal year in which such aggregate Net Profits of the Entity exceed the aggregate Allowable Net Profits for the entire period, taken as one accounting period.

Improvements: The construction, redevelopment, piles, concrete foundation, pile caps, structural steel, storm sewer, underground piping and conduit, landscaping, miscellaneous paint and insulation, and all other real property improvements on the Land that are normally associated with the construction of warehouses, constructed in accordance with the terms of this Agreement and the Redevelopment Agreement in connection with the Project that without this Agreement would be subject to taxation as defined and included in Net Profit.

In Rem Tax Foreclosure: A summary proceeding by which the Township may enforce the lien for taxes due and owing by a tax sale in accordance with the Tax Sale Law, N.J.S.A. 54:5-1 et seq.

Land Taxes: The amount of conventional taxes assessed on the value of Land, on which the Project is located.

Land Tax Payments: Conventional real estate tax payments made on the quarterly due dates for Land Taxes on the Land as determined by the Tax Assessor and the Tax Collector in accordance with Applicable Law.

Law or Statute: Includes all statutes previously referenced and all other relevant federal, state, county and municipal statutes, ordinances, resolutions, rules and regulations relating thereto and/or otherwise relating to the ownership, leasing, construction, development, operation, maintenance, repair, replacement, financing and disposition of the Property, including without limitation the Redevelopment Plan, zoning, sanitary, pollution and other environmental and/or safety laws and all such rules and regulations thereunder.

Minimum Annual Service Charge**:** Pursuant to N.J.S.A. 40A:20-12b, "Minimum Annual Service Charge" shall mean the amount of the total taxes levied against all real property in the area covered by the Project in the last full tax year in which the area was subject to taxation, and the Minimum Annual Service Charge shall be paid in each year in which the annual service charge calculated pursuant to this Agreement would be less than the Minimum Annual Service Charge.

Net Profit: The Annual Gross Revenue of the Entity less all operating and non-operating expenses of the Entity, all determined in accordance with generally accepted accounting principles and the provisions of *N.J.S.A.* 40A:20-3(c). Without limiting the foregoing, included in expenses shall be an amount sufficient to amortize the Total Project Cost in accordance with generally accepted accounting principles as well as all other expenses permitted under the provisions of *N.J.S.A.* 40A:20-3(c).

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Owner: Each and every owner, whether in fee simple or otherwise, of any portion of the Property or any Improvement related thereto, regardless of whether such owner shall be Redeveloper, a subsequent urban renewal entity, as the same is defined in the Exemption Law and pursuant to the terms set forth herein, or any other company, entity, or person.

Notice: As defined in Section 16.01.

Property: The Land and the Improvements.

Redeveloper: BH Manzo Boulevard Urban Renewal, LLC, a New Jersey limited liability company established and operated pursuant to the laws of the State of New Jersey, or any successor in interest of the Project in whole or in part, provided such successor(s) in interest is formed and is operated under Applicable Law and the form utilized is qualified by the State of New Jersey Department of Community Affairs to be an urban renewal entity and the transfer has been duly approved by the Township pursuant to the Redevelopment Agreement.

Security Arrangements: As defined in Section 8.02(a).

Secured Parties: As defined in Section 8.02(a).

Secured Party: As defined in Section 8.02(a).

State: The State of New Jersey.

Tax Assessor: The Township tax assessor.

Tax Collector: The Township tax collector.

Tax Sale Law: The Tax Sale Law, *N.J.S.A.* 54:5-1 *et seq.*, as the same may be amended or supplemented from time to time.

Termination Date: The earlier to occur of (i) the thirty-fifth (35^{th}) anniversary of the Effective Date; (ii) the thirtieth (30^{th}) anniversary date of the Annual Service Charge Start Date; or (iii) such other date as this Financial Agreement may terminate pursuant to the terms hereof or pursuant to Applicable Law.

Total Project Cost: The cost of developing the Project as determined in accordance with N.J.S.A. 40A:20-3(h), as certified by a qualified architect or engineer and as permitted pursuant to *N.J.S.A.* 40A:20-3(h), unless expressly excluded by this Agreement.

Section 1.02 Interpretation and Construction. In this Financial Agreement, unless the context otherwise requires:

(a) The terms "hereby", "hereof', "hereto", "herein", "hereunder" and any similar terms, as used in this Financial Agreement, refer to this Financial Agreement, and the term "hereafter" means after, and the term "heretofore" means before the date of delivery of this Financial Agreement.

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(b) Words importing a particular gender mean and include correlative words of every other gender and words importing the singular number mean and include the plural number and vice versa.

(c) Words importing persons mean and include firms, associations, partnerships (including limited partnerships), trusts, corporations, limited liability companies and other legal entities, including public or governmental bodies, as well as natural persons.

(d) Any headings preceding the texts of the several Articles and Sections of this Financial Agreement, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Financial Agreement, nor shall they affect its meaning, construction or effect.

(e) Unless otherwise indicated, all approvals, consents and acceptances required to be given or made by any person or party hereunder shall not be unreasonably withheld, conditioned, or delayed.

(f) All Notices to be given hereunder and responses thereto shall be given, unless a certain number of days is specified, within a reasonable time, which shall not be less than ten (10) days nor more than twenty (20) days, unless the context dictates otherwise.

(g) This Financial Agreement shall become effective upon its execution and delivery by the Parties.

(h) All exhibits referred to in this Financial Agreement and attached hereto are incorporated herein and made part hereof.

ARTICLE II
APPROVAL

Section 2.01 Approval of Tax Exemption. The Township hereby grants its approval for a tax exemption for the Improvements to be constructed and maintained in accordance with the terms and conditions of this Agreement and the provisions of Applicable Law, which Improvements shall be constructed and/or renovated on the Land.

Section 2.02 Approval of Entity. The Entity represents that its Certificate of Formation as attached as ***Exhibit B*** to the Application contain all the requisite provisions of law, have been reviewed and approved by the Commissioner of the Department of Community Affairs, and have been filed with, as appropriate, the Secretary of Treasury, all in accordance with *N.J.S.A.* 40A:20-5.

Section 2.03 Improvements to be Constructed. The Entity represents that it will construct the Project in accordance with the Redevelopment Agreement, the Redevelopment Plan and Applicable Law, the use of which is more specifically described in the Application.

Section 2.04 Ownership, Management and Control. The Entity represents that it is the sole owner of the Land upon which the Improvements and Project are to be constructed and operated in accordance with Redevelopment Agreement and which is the subject of this Agreement.

Section 2.05 Financial Plan. The Entity represents that the Improvements shall be financed in

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accordance with the financial plan attached as ***Exhibit N*** to the Application.

Section 2.06 Statement of Projected Revenues. The Entity represents that projected Annual Gross Revenue is set forth in ***Exhibit M*** attached to the Application.

Section 2.07 Representations and Covenants Regarding Use, Management and Operations of the Project by the Entity. The Entity expressly covenants, warrants and represents that upon completion, the Project, including all Land and Improvements, shall be used, managed and operated for the purposes set forth in the Application, in accordance with the Redevelopment Agreement, Redevelopment Plan and all Applicable Laws. The Entity represents that the representations and covenants required under *N.J.SA.* 40A:20-9 are set forth in the Application.

Section 2.08 Construction Schedule. The Entity agrees to willfully undertake to commence, construct and complete the Project in accordance with the Project Schedule as set forth in the Redevelopment Agreement, subject to reasonable modification as necessary to allow for the time required to obtain necessary governmental approvals and permits, and other factors beyond the Entity's reasonable control, pursuant to the Redevelopment Agreement. In the event the Entity does not complete construction within the timeframes set forth in the Redevelopment Agreement, subject to extensions granted, tolling, and any default notice received and opportunity to cure, the Township may terminate this Agreement for such Project left unconstructed.

ARTICLE III
DURATION OF AGREEMENT

Section 3.01 Term. It is understood and agreed by the Parties that this Agreement, including the obligation to pay the Annual Service Charge required under Article IV hereof and the tax exemption granted and referred to in Section 2.01 hereof, shall remain in effect until the Termination Date. The tax exemption shall only be effective during the period of usefulness of the Project and shall continue in force only while the Land is owned by a corporation, association or other entity formed and operating under the Long Term Tax Exemption Law, except for permitted conveyances as stated in Sections 8.01 and 8.02 of this Financial Agreement. Upon the Termination Date, the tax exemption for the Improvements shall expire and same shall thereafter be assessed and taxed according to the general law applicable to other non-exempt property in the Township. Upon the Termination Date, all restrictions and limitations upon the Entity shall terminate upon the Entity's rendering and the Township's acceptance of its final accounting, pursuant to *N.J.SA.* 40A:20-13.

Section 3.02 Date of Termination. The Termination Date shall be deemed to be the fiscal year end of the Entity in the thirtieth (30^{th}) year following the issuance of a Certificate of Completion or Certificate of Occupancy by the Township for the subject project.

ARTICLE IV
ANNUAL SERVICE CHARGE

Section 4.01 Annual Service Charge. In consideration for the tax exemption provided for herein, the Entity shall make payment of the Annual Service Charge commencing on the Annual Service Charge Start Date. If the Annual Service Charge Start Date does not occur within one hundred and eighty (180) days of the date on which the Project is capable of receipt of a Certificate of

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Occupancy, the Entity will begin paying the Annual Service Charge immediately.

Section 4.02 Calculation of Annual Service Charge.

(a) The Annual Service Charge shall be equal to an amount calculated as follows for the term of this Agreement and shall an amount equal to the **greater** of: (A) twelve percent (12%) of the Entity's Annual Gross Revenue for years one (1) through ten (10), fourteen percent (14%) of the Entity's Annual Gross Revenue for years eleven (11) through twenty (20), sixteen percent (16%) of the Entity's Annual Gross Revenue for years twenty-one (21) through twenty-five (25), and eighteen percent (18%) of the Entity's Annual Gross Revenue for years twenty-six (26) through thirty (30); or (B) the total Project square footage multiplied by One and 90/100 ($1.90), with such square-foot amount to increase by two percent (2 % and rounded up to the nearest tenth) annually commencing in year 6 (i.e. $1.94 in year 6, $1.98 in year 7, $2.02 in year 7, and so on), the estimated total of which is the amount set forth in **Schedule 1** attached hereto; (C) a percentage of the real property taxes otherwise due on the value of the Land and Improvements for the Project to the extend applicable as more fully set forth in subsection (b) below; or (D) the Minimum Annual Service Charge.

(b) Notwithstanding the foregoing, in any given year the Annual Service Charge shall be subject to the staged increases required under N.J.S.A. 40A:20-12(b)(2) as described herein, and the Annual Service Charge shall be the greater of (a) above or:

(i) For years 1 through 10, zero percent (0%) of the real property taxes otherwise due on the value of the Land and the Improvements;

(ii) For years 11 through 15, twenty percent, (20%) of the real property taxes otherwise due on the value of the Land and the Improvements;

(iii) For years 16 through 20, forty percent (40%) of the real property taxes otherwise due on the value of the Land and the Improvements;

(iv) For years 21 through 25, sixty percent (60%) of the real property taxes otherwise due on the value of the Land and the Improvements; and

(v) For years 26 through 30, eighty percent (80%) of the real property taxes otherwise due on the value of the Land and the Improvements.

(c) In accordance with the Exemption Law, including without limitation, N.J.S.A. 40A:20-12, the Entity shall be entitled to a credit against the Annual Service Charge paid equal to the amount, without interest, of the Land Taxes paid by it in the last four preceding quarterly installments, to be prorated based upon when an Annual Service Charge Start Date commences. By way of example, if an Annual Service Charge Start Date is October 1, thereby resulting in an Annual Service Charge Payment date of November, 1, the Entity shall be entitled to a credit against the Annual Service Charge payment made for the Land Taxes paid by it for the last quarter of the calendar year, comprised of October, November and December. The Entity is required to pay both the Annual Service Charge and Land Tax Payments and shall receive credit in the amount of such payments against the Annual Service Charge for each subsequent year. In the event that any Land Taxes due are not paid in full as of the date when the current quarterly payment of Annual Service Charge is due, the Entity shall not be entitled to a

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Land Tax Credit for that period. No credit will be applied against the Annual Service Charge for partial payments of Land Taxes. In any year that the Entity fails to make any Land Tax Payments beyond any notice and cure period, such delinquency shall render the Entity ineligible for any Land Tax credits against the Annual Service Charge for that year. The Entity's, including any assignee permitted hereunder, failure to make the requisite Annual Service Charge payment in a timely manner shall constitute a breach of this Financial Agreement, and the Township shall among its other remedies, have the right to proceed against the Project Site pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:5-1, et seq. and/or may cancel this Agreement in a manner consistent with the Default procedures set forth in Article XIII.

Section 4.03 Consent of Entity to Annual Service Charge. The Entity hereby consents and agrees to the amount of Annual Service Charge and to the liens established in this Financial Agreement, and the Entity shall not contest the validity or amount of any such lien. Subject to the terms of this Agreement, the Entity's obligation to pay the Annual Service Charge shall be absolute and unconditional and shall not be subject to any defense, set-off, recoupment or counterclaim under any circumstances, including without limitation any loss of status of Entity as an "urban renewal entity" qualified under and as defined in the Long Term Tax Exemption Law. The Entity's remedies shall be limited to those specifically set forth herein and otherwise provided by law.

Section 4.04 Quarterly Installments. After the Annual Service Charge Start Date, the Entity agrees that payment of the Annual Service Charge shall be paid to the Township on a quarterly basis on each Annual Service Charge Payment Date. The Annual Service Charge shall continue until whichever of the following first occurs: (a) the date that is thirty (30) years from the Annual Service Charge Start Date for the Project; or (b) the date that is thirty-five (35) years from the date of the execution of this Financial Agreement. In the event that Entity fails to timely pay any installment, the amount past due shall bear the highest rate of interest permitted under applicable State law and then being assessed by the Township against other delinquent taxpayers in the case of unpaid taxes or tax liens until paid.

Section 4.05 Material Conditions. It is expressly agreed and understood that all payments of Land Taxes, Annual Service Charges and any interest payments, penalties or costs of collection due thereon, are material conditions of this Financial Agreement. If any other term, covenant or condition of this Financial Agreement or the Application, as to any person or circumstance shall, to any extent, be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Financial Agreement or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term, covenant or condition of this Financial Agreement shall be valid and enforced to the fullest extent permitted by Applicable Law.

Section 4.06 No Reduction in Payment of the Annual Service Charge. The Parties agree that neither the amounts nor dates established for payment of the Annual Service Charge, as provided in Section 4.02 hereof shall be reduced or amended or otherwise modified through any tax appeal on the Improvements or any other legal proceeding regarding the Project during the term of this Agreement.

Section 4.07 Service Charges as Municipal Lien. In accordance with the provisions of the Long Term Tax Exemption Law, upon recordation of this Financial Agreement and the Ordinance, any amount due and owing hereunder, including the Annual Service Charge shall be and constitute a

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continuous municipal lien on the Project.

Section 4.08 Security for Payment of Annual Service Charges. In order to secure the full and timely payment of the Annual Service Charge, the Township reserves the right to prosecute an In Rem Tax Foreclosure action against the Property, as more fully set forth in this Agreement.

Section 4.09 Administrative Fee. In addition to the Annual Service Charge, the Entity shall pay to the Township an annual fee of two percent (2%) of the projected Annual Service Charge upon the Annual Service Charge Start Date and each anniversary thereafter prior to the Termination Date (the "Administrative Fee"). In the event the Entity fails to pay the Administrative Fee when due and owing, the amount paid shall bear the highest rate of interest permitted in the case of unpaid taxes or tax liens in the Township until paid.

Section 4.10 Remittance to County. The Township shall remit to the County of Middlesex five percent (5%) of the Annual Service Charge received each year from the Entity, pursuant to *N.J.S.A.* 40A:20-12(b)(2)(e).

ARTICLE V
CERTIFICATE OF OCCUPANCY

Section 5.01 Filing of Certificate of Occupancy. It shall be the primary responsibility of the Entity to forthwith file with both the Tax Assessor and the Tax Collector a copy of the Certificate of Occupancy.

Failure of the Entity to file such issued Certificate of Occupancy as required by the preceding paragraph, shall not militate against any action or non-action, taken by the Township, including, if appropriate retroactive billing with interest for any charges determined to be due, in the absence of such filing by the Entity.

ARTICLE VI
ANNUAL AUDITS

Section 6.01 Accounting System. The Entity agrees to calculate its Net Profit pursuant to *N.J.S.A.* 40A:20-3(c). As stated in *N.J.S.A.* 40A:20-3(c), this calculation shall be made in accordance with Generally Accepted Accounting Principles ("GAAP").

Section 6.02 Periodic Reports.

(a) Auditor's Report: Within ninety (90) days after the close of each fiscal year or calendar year, depending on the Entity's accounting basis during the period that this Agreement shall continue in effect, the Entity shall submit to the Mayor, Township Council, the Tax Collector and the Township Clerk, who shall advise those municipal officials required to be advised, and the State Division of Local Government Services in the Department of Community Affairs, its Auditor's Report for the preceding fiscal or calendar year. The Auditor's Report shall clearly identify and calculate the Net Profit for the Entity during the previous year and shall include, but not be limited to, itemizations of operating and non- operating expenses, mortgage interest and terms, amortization of Improvements and such other computations of income, expense and other details as may relate to the financial status of the Entity. The Entity assumes all costs associated with preparation of the periodic reports. All such periodic reports shall remain confidential except as otherwise required by law.

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(b) Disclosure Statement: Within thirty (30) days after each anniversary date of the execution of this Agreement, the Entity shall submit to the Township Council, a disclosure statement listing the persons having an ownership interest in the Project, and the extent of the ownership interest of each.

Section 6.03 Inspection. The Entity shall, upon request, permit the inspection of its property, equipment, buildings and other facilities of the Project and also permit, upon request, examination and audit of its books, contracts, records, documents and papers by representatives duly authorized by the Township, and State Division of Local Government Services in the Department of Community Affairs pursuant to *N.J.S.A.* 40A:20-9(e). Such inspection shall be made upon seven (7) business days' written notice during the Entity's regular business hours, in the presence of an officer or agent designated by the Entity. To the extent reasonably possible, the inspection will not materially interfere with construction or operation of the Project.

ARTICLE VII
LIMITATION ON PROFITS AND RESERVES

Section 7.01 Limitation on Profits and Reserves. During the period of tax exemption as provided herein, the Entity shall be subject to a limitation of its profits pursuant to the provisions of *N.J.S.A.* 40A:20-15. Pursuant to *N.J.S.A.* 40A:20-3(c), this calculation is completed in accordance with GAAP.

The Entity shall have the right to establish a reserve against vacancies, unpaid rentals, and reasonable contingencies in an amount up to ten percent (10%) of the Annual Gross Revenues of the Entity for the last full fiscal year and may retain such part of the excess Net Profits as is necessary to eliminate a deficiency in that reserve, as provided in *N.J.S.A.* 40A:20-15. In no event shall any portion of the excess Net Profits be retained or contributed to such reserve if the amount of the reserve as of the end of such fiscal year equals or exceeds ten percent (10%) of the preceding year's Annual Gross Revenues. The reserve is to be noncumulative.

Section 7.02 Payment of Dividend and Excess Profit Charge. In accordance with N.J.S.A. 40A:20-15, if the Net Profits of the Entity shall exceed the Allowable Net Profits in any Excess Profits Accounting Period, then the Entity, within one hundred and twenty (120) days after the end of the Excess Profits Accounting Period, shall pay such excess Net Profits to the Township as an additional Annual Service Charge; provided, however, that the Entity may maintain a reserve as determined pursuant to Section 7.01**.**

Section 7.03 Payment of Reserve/Excess Net Profit Upon Termination, Expiration or Sale. The Termination Date of this Agreement, or the date of sale or transfer of the Improvements shall be considered to be the close of the fiscal year of the Entity. Within ninety (90) days after such date, the Entity shall pay to the Township the amount of the reserve, if any, maintained by it pursuant to Section 7.01 and the excess Net Profits, if any.

ARTICLE VIII
ASSIGNMENT AND/OR ASSUMPTION

Section 8.01 Restrictions on Transfer.

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(a) Except as set forth in the following subsections, the Entity may not voluntarily transfer more than ten percent (10%) of the ownership of the Project or any portion thereof until it has first removed both itself and the Land from all restrictions imposed by the Long Term Tax Exemption Law, in the manner provided by the Long Term Tax Exemption Law. Nothing herein shall prohibit any transfer of the ownership interest in the Entity itself provided that the transfer, if greater than ten percent (10%), is disclosed to the Council in the annual disclosure statement required pursuant to Section 6.02(b) of this Agreement or in correspondence sent to the Township in advance of the annual disclosure.

(b) As permitted by *N.J.S.A.* 40A:20-10, it is understood and agreed that the Township, on written application by the Entity, will consent to a sale of the Land and the transfer of this Agreement provided that: (1) the transferee entity is formed and eligible to operate under the Long Term Tax Exemption Law; (2) the transferee entity does not own any other project subject to long term tax exemption at the time of transfer; (3) the Entity is not then in Default of this Agreement or Applicable Law; and (4) the Entity's obligations under this Agreement are fully assumed by the transferee entity.

Section 8.02 Collateral Assignment. Notwithstanding the foregoing, it is expressly understood and agreed that the Entity has the right to encumber and/or assign the fee title to the Land and/or Improvements for purposes of (i) financing the design, development and construction of the Project and (ii) permanent mortgage financing.

(a) The Township acknowledges that the Entity and/or its affiliates intend to obtain secured financing in connection with the acquisition, development and construction of the Project. The Township agrees that the Entity and or its affiliates may assign, pledge, hypothecate or otherwise transfer its rights under this Agreement and/or its interest in the Project to one or more secured parties or any agents therefore (each, a **"Secured Party"** and collectively, the **"Secured Parties")** as security for obligations of the Entity, and/or its affiliates, incurred in connection with such secured financing (collectively, the **"Security Arrangements").** The Entity shall give the Township written Notice of any such Security Arrangements, together with the name and address of the Secured Party or Secured Parties. Failure to provide such Notice waives any requirement of the Township hereunder to provide any Notice of Default or Notice of intent to enforce its remedies under this Agreement.

(b) Without limiting the generality of Article XIII hereof, if the Entity shall Default in any of its obligations hereunder, the Township shall give Notice of such Default to the Secured Parties and the Township agrees that, in the event such Default is not waived by the Township or cured by the Entity, its assignee, designee or successor, within the period provided for herein, before exercising any remedy against the Entity hereunder, the Township will provide the Secured Parties a reasonable period of time to cure such Default, but in any event not less than fifteen (15) days from the date of such notice to the Secured Parties with regard to a failure of the Entity to pay the Annual Service Charge or Land Taxes and ninety (90) days from the date the Entity was required to cure any other Default.

(c) In the absence of a Default by the Entity, the Township agrees to consent to any collateral assignment by the Entity to any Secured Party or Secured Parties of its interests in this Agreement and to permit each Secured Party to enforce its rights hereunder and under the applicable

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Security Arrangement and shall, upon request of the Secured Party, execute such documents as are typically requested by secured parties to acknowledge such consent. This provision shall not be construed to limit the Township's right to payment from the Entity, nor shall the priority of such payments be affected by the Secured Party exercising its rights under any applicable Security Arrangement.

ARTICLE IX
WAIVER

Section 9.01. Waiver. Nothing contained in this Financial Agreement or otherwise shall constitute a waiver or relinquishment by the Township or Entity of any rights and remedies provided by Applicable Law. Nothing herein shall be deemed to limit any right of recovery that the Township or Entity has under law, in equity, or under any provision of this Financial Agreement.

ARTICLE X
COMPLIANCE

Section 10.01 Statutes and Ordinances. The Entity hereby agrees at all times prior to the Termination Date to remain bound by the provisions of the Application and Applicable Law, including, but not limited to, the Long Term Tax Exemption Law. The Entity's failure to comply with such statutes or ordinances shall constitute a Default under this Agreement and the Township shall, among its other remedies, have the right to terminate this Agreement, subject to the Default procedure provisions of Article XIII herein.

ARTICLE XI
CONSTRUCTION

Section 11.01 Construction. This Financial Agreement shall be construed and enforced in accordance with the laws of the State, and without regard to or aid or any presumption or other rule requiring construction against the party drawing or causing this Agreement to be drawn since counsel for both the Entity and the Township have combined in their review and approval of same.

ARTICLE XII
INDEMNIFICATION

Section 12.01 Indemnification. (a) It is understood and agreed that in the event the Township shall be named as party defendant in any action brought against the Township or Entity by allegation of any breach, Default or a violation by the Entity of any of the provisions of this Agreement and/or the provisions of Applicable Law, the Entity shall indemnify and hold the Township, its elected officials, officials, employees and agents, harmless from and against all liability, losses, damages, demands, costs, claims, actions or expenses (including attorneys' fees and expenses) of every kind, character and nature arising out of or resulting from the action or inaction of Entity and/or by reason of any breach, Default or a violation of any of the provisions of this Agreement and/or the provisions of Applicable Law, including without limitation, the Long Term Tax Exemption Law, except for any willful misconduct by the Township or any of its officers, officials, employees or agents, and Entity shall defend the suit at its own expense. Notwithstanding the foregoing, in the event the Entity is named a party defendant to any action of the type set forth herein, but the Township is not named as a party defendant, the Township maintains the right to intervene as a party thereto, to which

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intervention Entity hereby expressly consents, the expense thereof to be borne by Entity. To the extent practical and ethically permissible, the Entity's attorneys shall jointly defend and represent the interest of the Township and the Entity as to all claims indemnified in connection with this Agreement.

(b) The provisions set forth in this Section 12.01 shall survive the expiration or earlier termination of this Agreement or the transfer of all or a portion of the Project as set forth in Article VIII hereof.

ARTICLE XIII
DEFAULT AND REMEDIES

Section 13.01 Default**.** In addition to the defined term, "Default" shall be the failure of a Party to conform to the terms of the Agreement or the failure of a Party to perform any obligation imposed by the Exemption Law, beyond any applicable notice, cure or grace period.

Section 13.02 Cure Upon Default. Should the Entity be in Default, the Township shall notify the Entity and any Secured Party in writing of said Default. Said notice shall set forth with particularity the basis of said Default. Except as provided in Section 8.02(b) hereof or otherwise limited by law, the Entity shall have sixty (60) days after it receives Notice to cure any Default, other than a Default in payment of any installment of the Annual Service Charge, which Default must be cured within fifteen (15) days after the Entity receives Notice (the "Cure Period"). Curing the Default shall be the sole and exclusive remedy available to the Entity or the Secured Party, as applicable; provided, however, that if, in the reasonable opinion of the Township, the Default cannot be cured within the applicable cure period using reasonable diligence, the time to cure may be extended upon written Notice for an additional sixty (60) day period of time. The failure of either party to exercise its rights under this Article XIII herein or Section 12.01 (b) shall not be construed as a waiver of its rights hereunder.

Upon the expiration of the cure period, or any approved extension thereof, and providing that the Default is not cured, the Township shall have the right to terminate this Agreement in accordance with Section 13.02 of this Agreement.

Section 13.03 Remedies Upon Default.

(a) In the event the Entity or a Secured Party fails to cure or remedy the Default within the time period provided in Sections 13.01 or 8.02(b), respectively, the Township may terminate this Agreement upon written Notice to the Entity and the Secured Party.

(b) Upon any Default in payment of any installment of the Annual Service Charge not cured within fifteen (15) days, the Township in its sole discretion shall have the right to immediately exercise the following remedies: (1) terminate this Agreement; at which time: the Improvements on the Land shall be subject to conventional taxation; or (2) exercise any other remedy available to the Township in law or equity, including the right to proceed against the Land pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:5-1 et seq.. The Township as a courtesy will give Entity and any Secured Party Notice of the intention to exercise its remedies.

(c) No Default hereunder by the Entity shall terminate the tax exemption (except as described herein and after Notice and cure as provided for herein) and its obligation to make Annual

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Service Charges, which shall continue in effect for the duration of the term hereof and subject to Section 13.03 hereinafter.

(d) All of the remedies provided in this Agreement to the Township, and all rights and remedies granted by law and equity shall be cumulative and concurrent and no determination of the invalidity of any provision of this Agreement shall deprive the Township of any of its remedies or actions against the Entity because of the Entity's failure to pay Land Taxes, the Annual Service Charge and/or any applicable water and sewer charges and interest payments. This right shall only apply to arrearages that are due and owing at the time, and the bringing of any action for Land Taxes, Annual Service Charges or other charges, or for breach of covenant or the resort to any other remedy herein provided for the recovery of Land Taxes, Annual Service Charges or other charges shall not be construed as a waiver of the right to proceed with an In Rem Tax Foreclosure action consistent with the terms and provisions of this Agreement.

ARTICLE XIV
TERMINATION

Section 14.01 Termination Upon Default of the Entity

In the event the Entity or any Party acting on its behalf fails to cure or remedy the Default within the cure period as provided in Section 13.02, the Township may terminate this Agreement upon thirty (30) days written notice to the Entity.

Section 14.02 Voluntary Termination by the Entity

(a) The Entity may, as permitted by law, notify the Township in writing, with a copy to the County, that, as of a date certain designated in the notice, it relinquishes its status as an Urban Renewal Entity. As of the date so set, the tax exemption, the Annual Service Charges and the profit and dividend restriction shall terminate, and the Property and Improvements shall immediately revert to ad valorem taxes, with no lapse via added assessment.

(b) In accordance with the Tax Exemption Law, including without limitation N.J.S.A. 40A:20-9(g) and -13, at any time after one (1) year from the Project Completion Date, the Entity may voluntarily terminate this Financial Agreement and relinquish its status under the Exemption Law. The tax exemption provided for in this Financial Agreement shall no longer be applicable to the Project or any Improvements related thereto, and the Project, including any and all of Improvements related thereto, shall thereafter be assessed and taxed according to the general law applicable to all other non-exempt property located within the Township.

Section 14.03 Final Accounting

Within ninety (90) days after the date of termination, whether by affirmative action of the Entity or by virtue of the provisions of the Law or pursuant to the terms of this Agreement, the Entity shall provide a final accounting and pay to the Township the reserve, if any, pursuant to the provisions of N.J.S.A. 40A:20-13 and -15 as well as any excess Net Profits. For purposes of rendering a final accounting the termination of the Agreement shall be deemed to be the end of the fiscal year for the Entity.

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Section 14.04 Conventional Taxes on Improvements

The Annual Service Payments, and this Agreement generally, addresses payments on Improvements. Upon the termination, expiration or invalidation of this Agreement and thereafter, the Improvements shall immediately revert to ad valorem taxes being assessed and shall be conventionally taxed according to the general law applicable to other taxable property in the Township. Land Taxes shall at all times be payable by the owner of the land as required by law, and such payments shall be credited annually against the Annual Service Charge payable to the Township pursuant to Section 4.6 of this Agreement.

ARTICLE XV
DISPUTE RESOLUTION

Section 15.01 Alternative Dispute Resolution.

Upon a breach of this Agreement by either of the parties hereto, or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may submit the dispute to a retired New Jersey judge acceptable to each party that provides alternative dispute resolution services for resolution. Each party shall bear their own costs associated with alternative dispute resolution.

ARTICLE XVI
NOTICE

Section 16.01 Notice. Formal notices, demands and communications between the Township and Entity shall be deemed given if dispatched to the addresses set forth below by registered or certified mail, postage prepaid, return receipt requested, or by a commercial overnight delivery service with packaging tracking capability and for which proof of delivery is available ("Notice"). In that case such Notice is deemed effective upon delivery. Such written Notices may be sent in the same manner to such other addresses as either party may from time to time designate by written notice. Notice given by counsel to a party in accordance with this Section 16.01 shall be effective for all purposes hereunder. Copies of all notices, demands and communications shall be sent as follows:

If to the Township:
Township of Old Bridge
Municipal Building
1 Old Bridge Plaza
Old Bridge, New Jersey 08857
Attn: Township Clerk

with copies to:
Township of Old Bridge
Municipal Building
1 Old Bridge Plaza
Old Bridge, New Jersey 08857
Attn: Director of Law

If to Entity:

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BH Manzo Boulevard Urban Renewal, LLC
55 Talmadge Road
Edison, New Jersey 08817
Attention: Raymond Cohen

With copies to:
Robert J. McGowan, Esq.
24 Merchants Way, Suite 210
Colts Neck, New Jersey 07722

ARTICLE XVII
SEVERABILITY

Section 17.01 Severability. If any term, covenant or condition of this Financial Agreement or the Application therefor, except a material condition, shall be judicially declared to be invalid or unenforceable, and, the remainder of this Financial Agreement or the application of such term, covenant or condition to persona or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Financial Agreement shall be valid and be enforced to the fullest extent permitted by law.

If a material condition shall be judicially declared to be invalid or unenforceable, and provided the Entity is not in Default of this Financial Agreement, the Parties shall cooperate with each other to take the actions reasonably required to restore the Agreement in a manner contemplated by the Parties. This shall include, but not be limited to the authorization and re-execution of this Agreement in a form reasonably drafted to effectuate the original intent of the Parties.

ARTICLE XVIII
MISCELLANEOUS

Section 18.01 Conflict. The Parties agree that in the event of a conflict between the Application and this Financial Agreement, the language in this Financial Agreement shall govern and prevail.

Section 18.02 Oral Representations. There have been no oral representations made by either of the Parties which are not contained in this Financial Agreement. This Financial Agreement, the Ordinance and the Application constitute the entire agreement between the Parties and there shall be no modifications thereto other than by a written instrument executed by the Parties and delivered to each of them.

Section 18.03 Entire Document. All conditions in the Ordinance are incorporated in this Agreement and made a part hereof. This Agreement, with all attachments and exhibits, the Ordinance and the Application shall constitute the entire agreement between the Parties, shall be incorporated herein by reference thereto and there shall be no modifications thereto other than by a written instrument approved and executed by and delivered to each Party. All prior agreements and understandings, if any, are superseded.

Section 18.04 Good Faith. In their dealings with each other, the Parties agree that they shall act in good faith.

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Section 18.05 Recording. This entire Agreement will be filed and recorded with the Middlesex County Clerk by the Entity at the Entity's expense. Upon Termination of this Agreement, the parties shall execute and record an instrument discharging this Agreement of record in form reasonably satisfactory to the parties.

Section 18.06 Municipal Services. The Entity and/or its successors (including without limitation any owner's or similar association) will be responsible to provide and/or pay for the following services:

(a) Water & Sewer - The Entity shall make payments for water and sewer charges and any other services that create a lien on the Property superior to the lien for the Land Taxes and Annual Service Charge, as required by law.

(b) Waste and Refuse Disposal - Collection and disposition of all solid waste, refuse and recyclables emanating from the Project, shall be the responsibility of the Entity to have picked up and disposed of by a licensed collector, hauler or scavenger, at the Entity's cost and expense. The Township may establish regulations for the collection and for the storage and recycling of solid waste, discarded or old newspaper and/or other recyclables; compliance therewith shall be by and at the sole expense of the Entity.

Section 18.07 Counterparts. This Agreement may be executed in one or more counterparts and when each Party has executed and delivered at least one counterpart (by original, fax, or pdf copy), this Agreement shall become binding on the Parties and such counterparts shall constitute one and the same instrument.

Section 18.08 Financing Matters. The financial information required by the final paragraph of *N.J.S.A.* 40A:20-9 is set forth in the Application.

Section 18.09 Amendments. This Agreement may not be amended, changed, modified, altered or terminated without the written consent of the Parties hereto and evidence by an amendment signed by both parties.

Section 18.10 Certification. The Township Clerk shall certify to the Tax Assessor, pursuant to *N.J.S.A.* 40A:20-12, that a Financial Agreement with an urban renewal entity, i.e., the Entity, for the development of the Project, has been entered into and is in effect as required by the Long Term Tax Exemption Law. Delivery by the Township Clerk to the Tax Assessor of a certified copy of the Ordinance and this Financial Agreement shall constitute the required certification. Upon certification as required hereunder and upon the Annual Service Charge Start Date, the Tax Assessor shall implement the exemption and continue to enforce that exemption without further certification by the clerk until the expiration of the entitlement to exemption by the terms of this Financial Agreement or until the Tax Assessor has been duly notified by the Township Clerk that the exemption has been terminated.

Further, within 10 calendar days following the later of the effective date of the Ordinance or the execution of the financial agreement by the Entity, the Township Clerk shall transmit a certified copy of the Ordinance and the Financial Agreement to the chief financial officer of Middlesex County and to the Middlesex County counsel for informational purposes.

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Section 18.11 Conditions Precedent.

This Agreement is expressly subject to the satisfaction by the Entity or the Township of the following conditions precedent:

(a) Receipt by the Entity of all federal, State, county and municipal approvals required for the construction of the Project.

(b) Enactment by the Township of all ordinances and other official action necessary under the Long Term Tax Exemption Law to enter into and effectuate the terms of this Agreement.

(c)

Section 18.12 Construction. This Agreement shall be construed and enforced in accordance with the laws of the State, and without regard to or aid of any presumption or other rule requiring construction against the Party drawing or causing this Agreement to be drawn since counsel for both the Entity and the Township have combined in their review and approval of same.

Section 18.13 Community Impact Contribution**.** The Entity shall make a Community Impact Contribution to the Township in the total amount of $100,000.00 that the Township anticipates utilizing in connection with infrastructure and/or other Township related services that will serve the Project. The Entity shall make a payment in the amount of $50,000.00 upon the issuance of the first building permit for the Project and a second payment of $50,000 upon issuance of the Certification of Occupancy for the Project.

ARTICLE XIX
EXHIBITS AND SCHEDULES

Section 19.01 Exhibits.

The following Exhibits are attached hereto and incorporated herein as if set forth at length herein:

A. Metes and Bounds description of the Land
B. Redevelopment Agreement
C. Site Plan
D. Financial Agreement Application
E. Ordinance Approving Long Term Tax Exemption Financial Agreement for the Project

Section 19.02 Schedules

The following Schedule is attached hereto and incorporated herein as if set forth at length herein:

1. Schedule of Annual Service Charges.

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IN WITNESS WHEREOF, the Parties have caused this Financial Agreement to be executed as of the day and year first above written.

ATTEST:

TOWNSHIP OF OLD BRIDGE

_____
Township Clerk

By:_____
Name: Eleanor Walker
Title: Mayor

BH MANZO BOULEVARD URBAN RENEWAL, LLC

By:_____
Name: Oury Cohen
Title: Authorized Representative

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this _____ day of _____ , 2026, by the Township of Old Bridge in the County of Middlesex, State of New Jersey, by Mayor Eleanor Walker, on behalf of the Township of Old Bridge, . which is named in this document; and signed and delivered this document as her act and deed on behalf of the Township of Old Bridge.

_____
Notary Public
Commission Expiration: _____

STATE OF NEW JERSEY

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ , 20256 by Oury Cohen, the Authorized Representative of BH Manzo Boulevard Urban Renewal, LLC, a New Jersey limited liability company, which is named in this document, and signed and delivered this document as his act and deed on behalf of BH Manzo Boulevard Urban Renewal, LLC.

_____
Notary Public
Commission Expiration: _____

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EXHIBIT A

METES AND BOUNDS DESCRIPTION OF THE LAND

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EXHIBIT B

REDEVELOPMENT AGREEMENT

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EXHIBIT C

SITE PLAN

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EXHIBIT D

FINANCIAL AGREEMENT APPLICATION

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EXHIBIT E

ORDINANCE APPROVING LONG TERM TAX EXEMPTION FINANCIAL AGREEMENT FOR THE PROJECT

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SCHEDULE 1

SCHEDULE OF ANNUAL SERVICE CHARGES

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Township of Old Bridge
BH Manzo Redevelopment Project - PILOT Analysis
PROPOSED ANNUAL SERVICE CHARGES

	AGR[2]	PROPOSED ANNUAL SERVICE CHARGE (ASC)[3][4]								NET REVENUE	
		GREATER OF:									
Year[1]	Annual Gross Revenue -AGGREGATE	ASC Basis (% of AGR)	ASC Basis ($/SF)	Statutory Stages (% of Conv. Taxes)	**Projected Gross ASC**	Plus: 2.00% Admin. Fee	Less: 5.00% to County	Less: Land Tax Credit	**Net ASC to Municipality**	Municipal Portion of Land Tax	**Aggregate Revenue to Municipality**
Year 1	$1,706,425	12.00%	$1.900	0.00%	**$264,670**	$5,293	($8,814)	($88,396)	**$172,754**	$16,220	**$188,973**
Year 2	1,740,554	12.00%	1.900	0.00%	**264,670**	5,293	(8,725)	(90,164)	**171,074**	16,544	**187,618**
Year 3	1,775,365	12.00%	1.900	0.00%	**264,670**	5,293	(8,635)	(91,967)	**169,361**	16,875	**186,236**
Year 4	1,810,872	12.00%	1.900	0.00%	**264,670**	5,293	(8,543)	(93,807)	**167,614**	17,213	**184,826**
Year 5	1,847,089	12.00%	1.900	0.00%	**264,670**	5,293	(8,449)	(95,683)	**165,831**	17,557	**183,388**
Year 6	1,884,031	12.00%	1.940	0.00%	**270,242**	5,405	(8,632)	(97,596)	**169,418**	17,908	**187,326**
Year 7	1,921,712	12.00%	1.980	0.00%	**275,814**	5,516	(8,813)	(99,548)	**172,969**	18,266	**191,235**
Year 8	1,960,146	12.00%	2.020	0.00%	**281,386**	5,628	(8,992)	(101,539)	**176,482**	18,631	**195,114**
Year 9	1,999,349	12.00%	2.060	0.00%	**286,958**	5,739	(9,169)	(103,570)	**179,958**	19,004	**198,962**
Year 10	2,039,336	12.00%	2.100	0.00%	**292,530**	5,851	(9,344)	(105,641)	**183,395**	19,384	**202,779**
Year 11	2,080,123	14.00%	2.140	20.00%	**298,102**	5,962	(9,517)	(107,754)	**186,792**	19,772	**206,564**
Year 12	2,121,725	14.00%	2.180	20.00%	**303,674**	6,073	(9,688)	(109,909)	**190,150**	20,167	**210,317**
Year 13	2,164,160	14.00%	2.220	20.00%	**309,246**	6,185	(9,857)	(112,108)	**193,466**	20,571	**214,037**
Year 14	2,207,443	14.00%	2.260	20.00%	**314,818**	6,296	(10,023)	(114,350)	**196,741**	20,982	**217,723**
Year 15	2,251,592	14.00%	2.310	20.00%	**321,783**	6,436	(10,257)	(116,637)	**201,325**	21,402	**222,726**
Year 16	2,296,623	14.00%	2.360	40.00%	**388,316**	7,766	(13,467)	(118,969)	**263,646**	21,830	**285,476**
Year 17	2,342,556	14.00%	2.410	40.00%	**396,083**	7,922	(13,737)	(121,349)	**268,919**	22,266	**291,185**
Year 18	2,389,407	14.00%	2.460	40.00%	**404,004**	8,080	(14,011)	(123,776)	**274,297**	22,712	**297,009**
Year 19	2,437,195	14.00%	2.510	40.00%	**412,084**	8,242	(14,292)	(126,251)	**279,783**	23,166	**302,949**
Year 20	2,485,939	14.00%	2.560	40.00%	**420,326**	8,407	(14,577)	(128,776)	**285,379**	23,629	**309,008**
Year 21	2,535,658	16.00%	2.610	60.00%	**643,099**	12,862	(25,587)	(131,352)	**499,022**	24,102	**523,123**
Year 22	2,586,371	16.00%	2.660	60.00%	**655,961**	13,119	(26,099)	(133,979)	**509,002**	24,584	**533,586**
Year 23	2,638,098	16.00%	2.710	60.00%	**669,080**	13,382	(26,621)	(136,658)	**519,182**	25,076	**544,257**
Year 24	2,690,860	16.00%	2.760	60.00%	**682,462**	13,649	(27,153)	(139,392)	**529,566**	25,577	**555,143**
Year 25	2,744,678	16.00%	2.820	60.00%	**696,111**	13,922	(27,697)	(142,179)	**540,157**	26,089	**566,246**
Year 26	2,799,571	18.00%	2.880	80.00%	**946,711**	18,934	(40,084)	(145,023)	**780,537**	26,610	**807,148**
Year 27	2,855,563	18.00%	2.940	80.00%	**965,645**	19,313	(40,886)	(147,924)	**796,148**	27,143	**823,291**
Year 28	2,912,674	18.00%	3.000	80.00%	**984,958**	19,699	(41,704)	(150,882)	**812,071**	27,685	**839,757**
Year 29	2,970,927	18.00%	3.060	80.00%	**1,004,657**	20,093	(42,538)	(153,900)	**828,313**	28,239	**856,552**
Year 30	3,030,346	18.00%	3.120	80.00%	**1,024,750**	20,495	(43,389)	(156,978)	**844,879**	28,804	**873,683**
Total	$69,226,385				**$14,572,148**	$291,443	($549,305)	($3,586,058)	**$10,728,229**	$658,007	**$11,386,236**

(1) Year 1 assumed to be 2028
(2) Assumes full stabilization in Year 1 for presentation purposes.
(3) Assumes a 2.00% increase to the tax rate each year and an assessed valuation of $10,744,675.
(4) Assumes Developer pays annual land tax and receives a credit against the ASC in the following year. Based on a land assessment of $1,343,084.

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Ordinance Of The Township Of Old Bridge, In The County Of Middlesex, New Jersey, Providing For A Special Emergency Appropriation Pursuant To N.J.S.A. 40A:4-53(b) In The Amount Of $4,000,000 For Preparation Of A Complete Program Of Revaluation Of Real Property

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By:
Clerk

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO
Certification #:

Attachments:
O26-XXX Special Emergency Ordinance - revaluation - 4930-9044-3942.2.doc

TOWNSHIP OF OLD BRIDGE
ORDINANCE NO. 26-XXX
ORDINANCE OF THE TOWNSHIP OF OLD BRIDGE, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, PROVIDING FOR A SPECIAL EMERGENCY APPROPRATION PURSUANT TO N.J.S.A. 40A:4-53(b) IN THE AMOUNT OF $4,000,000 FOR PREPARATION OF A COMPLETE PROGRAM OF REVALUATON OF REAL PROPERTY.

BE IT ORDAINED by the Governing Body of the Township of Old Bridge, in the County of Middlesex, New Jersey that in accordance with N.J.S.A. 40A:4-53(b):

1. The sum of $4,000,000 is hereby appropriated for preparation of a complete program of revaluation of real property and shall be deemed a special emergency appropriation as defined and provided for in N.J.S.A. 40A:4-53(b).

2. The authorization to finance the appropriation shall be provided for in succeeding annual budgets by the inclusion of at least 1/5 of the amount authorized pursuant to this act (N.J.S.A. 40A:4-55).

3. This ordinance shall take effect as provided by law.

Motion/ Second	**Roll Call Introduction**				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Councill Vice President Dr. Greenberg-Belli				
	Council President Sohor				

Introduction/First Reading
Dated: May 19, 2026

Kathryn Hutchinson
Township Clerk

Motion/ Second	**Roll Call Second Reading**				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Councill Vice President Dr. Greenberg-Belli				
	Council President Sohor				

Adopted On Second Reading
Dated: June 9, 2026

Kathryn Hutchinson
Township Clerk

ATTEST:

Kathryn Hutchinson, Township Clerk

Mary Sohor, Council President

Approved As To Form And Sufficiency

Mark Roselli, Esq. Department of Law

Eleanor Walker, Mayor

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Resolution Memorializing Performance Guarantee Release Segme Old Bridge GC LLC.-Glenwood, Block 9000, Lots 29, 30, 41.12, 41.11, And 42.13, OBPB Application #42-2021P

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By: Engineering

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO

Certification #:

Attachments:

R26-XXX Release Performance Guarantee SEGME Old Bridge GLENWOOD #42-2021P KL.doc

2026-04-21_SEGME_Glenwood_CC_PG_Release__42-2021P_.pdf

TOWNSHIP OF OLD BRIDGE
RESOLUTION NO. 26-XXX
RESOLUTION MEMORIALIZING RELEASE OF PERFORMANCE GUARANTEE FOR SEGME OLD BRIDGE GC LLC GLENWOOD (#42-2021P) WAREHOUSES BLOCK 9000, LOTS 29, 30, 41.12, 42.11 AND 42.13, NEW BLOCK 9000, LOTS 42.22, 42.23, 42.24, AND 42.25

WHEREAS, Segme Old Bridge GC LLC - Glenwood (#42-2021P) warehouses, block 9000, lots 29, 30, 41.12, 42.11 and 42.13, new block 9000, lots 42.22, 42.23, 42.24, and 42.25 is now seeking a release of the performance guarantee; and

WHEREAS, The Developer for the above-referenced site constructed four (4) warehouse buildings totaling 1,559,387 square feet. Additional site improvements include 722 parking stalls, 35 EVCS, 218 loading docks, site lighting, landscaping, a sound wall, and stormwater management facilities; and

WHEREAS, as a condition of approval, the applicant was required to post a Performance Guarantee for the project for certain on-site improvements; and

WHEREAS, a public hearing was held on April 28, 2026, at which time the Township Engineer, Nicole Shapiro, PE, PP, CME presented a memorandum from Rakesh R. Darji, PE, PP, CME, CFM from Environmental Resolutions, Inc. dated April 21, 2026 was presented to the Township Council regarding said request; and

WHEREAS, the Township Engineer, recommends that the release requested for Segme Old Bridge GC LLC - Glenwood (#42-2021P) warehouses, old block 9000, lots 29, 30, 41.12, 42.11 and 42.13, new block 9000, lots 42.22, 42.23, 42.24, and 42.25:

Total Performance Bond	$459,390.00 (certified check #1247;cash)
TOTAL	**$459,390.00**

WHEREAS, Environmental Resolutions, Inc. recently conducted an inspection of the bonded site improvement work and found that all site improvements have been satisfactorily constructed. Therefore, Environmental Resolutions recommends that the Performance Guarantee be released as below indicated;

Cash Deposit to be Returned: **$459,390.00**
Cash Deposit Remaining: $0.00

WHEREAS, based on the above, the Engineering Department recommends that the above-mentioned Performance Guarantee be released subject to the following conditions:

1. Submission of a two (2) year maintenance guarantee in the amount of **$55,920.00** which represents (15% of the performance guarantee associated with the on-site bondable buffer landscape improvements initially secured).

2. Payment of any outstanding Engineering and Inspection Escrow fees.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey that the Performance Bond as indicated above be released.

Motion/ Second	Roll Call				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May 19, 2026

Township Clerk Kathryn Hutchinson

Christopher J. Noll, PE, CME, PP
President & CEO

William H. Kirchner, PE, CME, N-2
Vice President

Rakesh R. Darji, PE, PP, CME, CFM
Vice President/Treasurer

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Secretary

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Jennifer A. Harris, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
Ethan F. Hyder, CST II
Ryan G. McCarthy, PE, CME
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG
Neil J. Werket, RLA, LLA, CPSI

Memo To: Ms. Nicole Shapiro, PE, PP, CME
Old Bridge Township Engineer
One Old Bridge Plaza
Old Bridge, New Jersey 08857

Date: April 21, 2026

From: Rakesh R. Darji, PE, PP, CME, CFM
Environmental Resolutions, Inc.
Board Engineering Consultant
ERI Job No. 30693 88A

Re: ***Performance Guarantee Release***
Segme Old Bridge GC LLC – Glenwood (#42-2021P)
Old Block 9000, Lots 29, 30, 41.12, 42.11 and 42.13
New Block 9000, Lots 42.22, 42.23, 42.24, and 42.25
Old Bridge Township, Middlesex County, New Jersey

Attached please find the Performance Guarantee Release recommendation for the SEGME Glenwood on-site bondable improvements. The Developer for the above-referenced site constructed four (4) warehouse buildings totaling 1,559,387 square feet. Additional site improvements include 722 parking stalls, 35 EVCS, 218 loading docks, site lighting, landscaping, a sound wall, and stormwater management facilities.

The Performance Guarantee and Inspection Escrow were calculated in accordance with NJSA 40:55D-53. The total performance guarantee amount was initially determined to be **$459,390.00**. The Developer posted the entirety of the performance guarantee (100%) in cash (Certified Check #1247).

Our office recently conducted an inspection of the bonded site improvement work and found that all site improvements have been satisfactorily constructed. Therefore, we recommend that the Performance Guarantee may be released, as shown below:

Cash Deposit to be Returned:	$459,390.00
Cash Deposit Remaining:	**$0.00**

This release shall be conditioned upon payment of all outstanding charges against the escrow account(s) and the Developer posting a two-year Maintenance Guarantee in the amount of **$55,920.00** (15% of the on-site bondable buffer landscape improvements initially secured).

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

RRD/acd

Cc: Victoria Enriquez, Old Bridge Engineering Department
Kathryn Hutchinson, RMC/CMR/QPA, Township Clerk
Segme Old Bridge GC, LLC, Applicant

File: G:\30000 - ERI\30650-30699\30693 - Old Bridge\30693 88A - Segme Warehouses - Glenwood\19-PG\30693 88A - PG Release - 4.21.26.doc

SEGME GLENWOOD (#42-2021P)
NEW BLOCK 9000, LOTS 42.22, 42.23, 42.24, AND 42.25
OLD BLOCK 9000, LOTS 29, 30, 41.12, 42.11, AND 42.13
TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY
PERFORMANCE GUARANTEE RELEASE & MAINTENANCE GUARANTEE ESTIMATE
30693 88A
21-Apr-26

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

ITEM	DESCRIPTION	CONSTRUCTION ESCROW			PERFORMANCE GUARANTEE			
		QUANTITY	UNIT PRICE	CONSTRUCTION COST	COMPLETED		TO REMAIN BONDED	
					QUANTITY	TOTAL	QUANTITY	TOTAL
DEMOLITION, CLEARING AND GRADING								
1	Excavation and Site Clearing	57.00 AC	$15,000.00	$855,000.00	0.00 AC	$0.00	0.00 AC	$0.00
2	Rough Grading	57.00 AC	$12,500.00	$712,500.00	0.00 AC	$0.00	0.00 AC	$0.00
3	Construction Entrance	4.00 UN	$5,000.00	$20,000.00	0.00 UN	$0.00	0.00 UN	$0.00
4	Silt Fence	4,500.00 LF	$5.50	$24,750.00	0.00 LF	$0.00	0.00 LF	$0.00
5	Super Silt Fence	22,150.00 LF	$8.00	$177,200.00	0.00 LF	$0.00	0.00 LF	$0.00
6	Tree Protection Fence	17,500.00 LF	$8.00	$140,000.00	0.00 LF	$0.00	0.00 LF	$0.00
7	Inlet Protection	129.00 UN	$375.00	$48,375.00	0.00 UN	$0.00	0.00 UN	$0.00
STORM SEWER/BASIN								
8	Inlet, B, 0'-6'	129.00 UN	$5,250.00	$677,250.00	0.00 UN	$0.00	0.00 UN	$0.00
9	Inlet, B, 6'-8'	0.00 UN	$3,220.00	$0.00	0.00 UN	$0.00	0.00 UN	$0.00
10	Inlet, B, 8'-10'	0.00 UN	$4,500.00	$0.00	0.00 UN	$0.00	0.00 UN	$0.00
11	Storm Sewer Manhole, 4' Diameter, 8'-10'	41.00 UN	$5,500.00	$225,500.00	0.00 UN	$0.00	0.00 UN	$0.00
12	Storm Sewer Manhole, 4' Diameter, > 10'	0.00 UN	$4,500.00	$0.00	0.00 UN	$0.00	0.00 UN	$0.00
13	Roof Drains	1,502.00 LF	$75.00	$112,650.00	0.00 LF	$0.00	0.00 LF	$0.00
14	15" RCP	6,610.00 LF	$115.00	$760,150.00	0.00 LF	$0.00	0.00 LF	$0.00
15	18" RCP	1,431.00 LF	$130.00	$186,030.00	0.00 LF	$0.00	0.00 LF	$0.00
16	24" RCP	4,325.00 LF	$145.00	$627,125.00	0.00 LF	$0.00	0.00 LF	$0.00
17	30" RCP	2,983.00 LF	$175.00	$522,025.00	0.00 LF	$0.00	0.00 LF	$0.00
18	36" RCP	65.00 LF	$195.00	$12,675.00	0.00 LF	$0.00	0.00 LF	$0.00
19	42" RCP	1,220.00 LF	$225.00	$274,500.00	0.00 LF	$0.00	0.00 LF	$0.00
20	46" RCP	1,789.00 LF	$250.00	$447,250.00	0.00 LF	$0.00	0.00 LF	$0.00
21	Outlet Control Structure (Basin)	21.00 UN	$9,500.00	$199,500.00	0.00 UN	$0.00	0.00 UN	$0.00
22	Headwall	14.00 UN	$5,500.00	$77,000.00	0.00 UN	$0.00	0.00 UN	$0.00
23	FES	33.00 UN	$4,500.00	$148,500.00	0.00 UN	$0.00	0.00 UN	$0.00
24	Scour Hole	650.00 TN	$100.00	$65,000.00	0.00 TNS	$0.00	0.00 TNS	$0.00
25	Concrete Encasement	48.00 UN	$750.00	$36,000.00	0.00 UN	$0.00	0.00 UN	$0.00
26	Access Drive	2,315.00 SY	$100.00	$231,500.00	0.00 SY	$0.00	0.00 SY	$0.00
27	Basin, Infiltration	11.00 UN	$100,000.00	$1,100,000.00	0.00 UN	$0.00	0.00 UN	$0.00
28	Basin, Bio-Retention	12.00 UN	$150,000.00	$1,800,000.00	0.00 UN	$0.00	0.00 UN	$0.00
29	Basin, Constructed Wetlands	3.00 UN	$200,000.00	$600,000.00	0.00 UN	$0.00	0.00 UN	$0.00
30	Basin Aerator	3.00 UN	$4,500.00	$13,500.00	0.00 UN	$0.00	0.00 UN	$0.00
31	Storm Sewer Cleanout	64.00 UN	$375.00	$24,000.00	0.00 UN	$0.00	0.00 UN	$0.00
ASPHALT/PARKING LOTS								
32	6" DGA	28,195.00 SY	$9.00	$253,755.00	0.00 SY	$0.00	0.00 SY	$0.00

SEGME GLENWOOD (#42-2021P)
NEW BLOCK 9000, LOTS 42.22, 42.23, 42.24, AND 42.25
OLD BLOCK 9000, LOTS 29, 30, 41.12, 42.11, AND 42.13
TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY
PERFORMANCE GUARANTEE RELEASE & MAINTENANCE GUARANTEE ESTIMATE
30693 88A
21-Apr-26

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

ITEM	DESCRIPTION	CONSTRUCTION ESCROW			PERFORMANCE GUARANTEE			
		QUANTITY	UNIT PRICE	CONSTRUCTION COST	COMPLETED		TO REMAIN BONDED	
					QUANTITY	TOTAL	QUANTITY	TOTAL
33	5" 19M64 Base Course	8,450.00 TNS	$110.00	$929,500.00	0.00 TNS	$0.00	0.00 TNS	$0.00
34	6" 19M64 Base Course	40,000.00 TNS	$110.00	$4,400,000.00	0.00 TNS	$0.00	0.00 TNS	$0.00
35	2" 12.5M64 Surface Course	17,000.00 TNS	$115.00	$1,955,000.00	0.00 TNS	$0.00	0.00 TNS	$0.00
POROUS PAVEMENT								
36	7" Porous Concrete	32,100.00 SY	$140.00	$4,494,000.00	0.00 SY	$0.00	0.00 SY	$0.00
37	Filter Fabric	32,098.00 SY	$5.00	$160,490.00	0.00 SY	$0.00	0.00 SY	$0.00
38	42" Stone Base	32,098.00 SY	$75.00	$2,407,350.00	0.00 SY	$0.00	0.00 SY	$0.00
39	1" Choker Stone	32,098.00 SY	$5.00	$160,490.00	0.00 SY	$0.00	0.00 SY	$0.00
40	Cleanout for Porous Pavement	69.00 UN	$375.00	$25,875.00	0.00 UN	$0.00	0.00 UN	$0.00
41	3" Perforated PVC	1,245.00 LF	$20.00	$24,900.00	0.00 LF	$0.00	0.00 LF	$0.00
42	4" Perforated PVC	2,421.00 LF	$25.00	$60,525.00	0.00 LF	$0.00	0.00 LF	$0.00
43	6" Perforated PVC	3,556.00 LF	$30.00	$106,680.00	0.00 LF	$0.00	0.00 LF	$0.00
CONCRETE/CURB								
44	Sidewalk, 4" Thick	4,050.00 SY	$85.00	$344,250.00	0.00 SY	$0.00	0.00 SY	$0.00
45	Accessible Ramps	33.00 UN	$3,500.00	$115,500.00	0.00 UN	$0.00	0.00 UN	$0.00
46	8" Concrete Pad, Guard House	135.00 SY	$100.00	$13,500.00	0.00 SY	$0.00	0.00 SY	$0.00
47	Concrete Curb	37,110.00 LF	$50.00	$1,855,500.00	0.00 LF	$0.00	0.00 LF	$0.00
FENCES AND WALLS								
48	Split Rail Fence, With Gates	18,825.00 LF	$50.00	$941,250.00	0.00 LF	$0.00	0.00 LF	$0.00
49	Chain Link Fence, 4' High @ Walls	5,085.00 LF	$50.00	$254,250.00	0.00 LF	$0.00	0.00 LF	$0.00
50	Guide Rail	5,535.00 LF	$60.00	$332,100.00	0.00 LF	$0.00	0.00 LF	$0.00
51	Wooden Wall (Sound Wall)	900.00 LF	$300.00	$270,000.00	900.00 LF	$270,000.00	0.00 LF	$0.00
52	Gabion Walls	1,974.00 CY	$300.00	$592,200.00	0.00 CY	$0.00	0.00 CY	$0.00
53	Retaining Wall	51,825.00 SF	$250.00	$12,956,250.00	0.00 SF	$0.00	0.00 SF	$0.00
LANDSCAPING								
54	Deciduous Trees	172.00 UN	$500.00	$86,000.00	32.00 UN	$16,000.00	0.00 UN	$0.00
55	Evergreen Trees	198.00 UN	$400.00	$79,200.00	141.00 UN	$56,400.00	0.00 UN	$0.00
56	Ornamental Trees	14.00 UN	$400.00	$5,600.00	6.00 UN	$2,400.00	0.00 UN	$0.00
57	Shrubs	1,162.00 UN	$75.00	$87,150.00	0.00 UN	$0.00	0.00 UN	$0.00
58	Perennials / Grasses	570.00 UN	$25.00	$14,250.00	0.00 UN	$0.00	0.00 UN	$0.00
BASIN LANDSCAPING								
59	Deciduous Trees	37.00 UN	$500.00	$18,500.00	0.00 UN	$0.00	0.00 UN	$0.00
60	Ornamental Trees	74.00 UN	$400.00	$29,600.00	0.00 UN	$0.00	0.00 UN	$0.00
61	Evergreen Trees	0.00 UN	$400.00	$0.00	0.00 UN	$0.00	0.00 UN	$0.00
62	Shrubs	4,492.00 UN	$75.00	$336,900.00	0.00 UN	$0.00	0.00 UN	$0.00

SEGME GLENWOOD (#42-2021P)
NEW BLOCK 9000, LOTS 42.22, 42.23, 42.24, AND 42.25
OLD BLOCK 9000, LOTS 29, 30, 41.12, 42.11, AND 42.13
TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY
PERFORMANCE GUARANTEE RELEASE & MAINTENANCE GUARANTEE ESTIMATE
30693 88A
21-Apr-26

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

ITEM	DESCRIPTION	CONSTRUCTION ESCROW			PERFORMANCE GUARANTEE			
		QUANTITY	UNIT PRICE	CONSTRUCTION COST	COMPLETED		TO REMAIN BONDED	
					QUANTITY	TOTAL	QUANTITY	TOTAL
63	Perennials / Grasses	775.00 UN	$25.00	$19,375.00	0.00 UN	$0.00	0.00 UN	$0.00
SOUND WALL LANDSCAPING								
64	Evergreen Trees	70.00 UN	$400.00	$28,000.00	70.00 UN	$28,000.00	0.00 UN	$0.00
LIGHTING								
65	Street Lights	104.00 UN	$5,000.00	$520,000.00	0.00 UN	$0.00	0.00 UN	$0.00
MISCELLANEOUS SITE IMPROVEMENTS								
66	Bollards	220.00 UN	$425.00	$93,500.00	0.00 UN	$0.00	0.00 UN	$0.00
67	Accessible Parking Spaces, Signs and Striping	33.00 UN	$450.00	$14,850.00	0.00 UN	$0.00	0.00 UN	$0.00
68	Electric Vehicle Charging Stations	34.00 UN	$8,500.00	$289,000.00	0.00 UN	$0.00	0.00 UN	$0.00
69	4" Striping	60,000.00 LF	$0.75	$45,000.00	0.00 LF	$0.00	0.00 LF	$0.00
70	Traffic Control Signs	35.00 UN	$350.00	$12,250.00	0.00 UN	$0.00	0.00 UN	$0.00
71	Stop Bars	30.00 UN	$225.00	$6,750.00	0.00 UN	$0.00	0.00 UN	$0.00
72	Pavement Markings (Arrows)	52.00 UN	$225.00	$11,700.00	0.00 UN	$0.00	0.00 UN	$0.00
73	Bike Racks	8.00 UN	$750.00	$6,000.00	0.00 UN	$0.00	0.00 UN	$0.00

ON-SITE BONDABLE IMPROVEMENT AMOUNT:	$372,800.00
PLUS 20% CONTINGENCIES:	$74,560.00
SAFETY AND STABILIZATION:	$12,030.00
TOTAL GUARANTEE AMOUNT SECURED (CASH):	***$459,390.00***

ON-SITE BONDABLE IMPROVEMENTS GUARANTEE (CASH) TO BE RELEASED: $459,390.00

MAINTENANCE GUARANTEE (15% of Bondable On-Site Improvements - Buffer Landscaping):

TOTAL MAINTENANCE GUARANTEE AMOUNT: $55,920.00

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Resolution Memorializing Performance Guarantee Release 2020 Real Estate LLC.-JBS Property, Block 10259 Lots 1.11 And 3, OBPB Application #45-2021P

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By: Engineering

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO

Certification #:

Attachments:

R26-XXX Release Performance Guarantee 2020 Real Estate LLC JBS #45-2021P kl.doc

2026-04-21_SEGME_JBS_PG_Release__45-2021P_.pdf

TOWNSHIP OF OLD BRIDGE
RESOLUTION NO. 26-XXX
RESOLUTION MEMORIALIZING RELEASE OF PERFORMANCE GUARANTEE
FOR 2020 REAL ESTATE LLC – JAKE BROWN SOUTH
(#45-2021P) IMPROVEMENTS BLOCK 10259, LOTS 1.11 AND 3

WHEREAS, 2020 Real Estate LLC - Jake Brown South (#45-2021P) on site warehouse bondable improvements block 10259, lots 1.11 and 3 which included 226 parking stalls, 11EVCS, 105 loading spaces, site lighting, landscaping, and stormwater management facilities now seeking a release of the performance guarantee; and

WHEREAS, as a condition of approval, the applicant was required to post a Performance Guarantee for the project for certain on-site improvements; and

WHEREAS, a public hearing was held on April 28, 2026, at which time the Township Engineer, Nicole Shapiro, PE, PP, CME presented a memorandum from Rakesh R. Darji, PE, PP, CME, CFM from Environmental Resolutions, Inc. dated April 21, 2026 was presented to the Township Council regarding said request; and

WHEREAS, the Township Engineer, recommends that the release requested for 2020 Real Estate LLC - Jake Brown South (#45-2021P) improvements block 10259, lots 1.11 and 3:

Total Performance Bond	$129.777.50 (cash)
Safety and Stablization	$ 5,097.00 (cash)
TOTAL	**$134,874.50**

WHEREAS, Environmental Resolutions, Inc. recently conducted an inspection of the bonded site improvement work and found that all site improvements have been satisfactorily constructed. Therefore, Environmental Resolutions recommends that the Performance Guarantee be released as below indicated;

Cash Deposit to be Returned: **$134,874.50**
Cash Deposit Remaining: $0.00

WHEREAS, based on the above, the Engineering Department recommends that the above-mentioned Performance Guarantee be released subject to the following conditions:

1. Submission of a two (2) year maintenance guarantee in the amount of $15,585.00 which represents (15% of the performance guarantee associated with the on-site bondable buffer landscape improvements initially secured).

2. Payment of any outstanding Engineering and Inspection Escrow fees.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey that the Performance Bond as indicated above be released.

Motion/ Second	Roll Call				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May 19, 2026

Township Clerk Kathryn Hutchinson

Christopher J. Noll, PE, CME, PP
President & CEO

William H. Kirchner, PE, CME, N-2
Vice President

Rakesh R. Darji, PE, PP, CME, CFM
Vice President/Treasurer

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Secretary

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Jennifer A. Harris, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
Ethan F. Hyder, CST II
Ryan G. McCarthy, PE, CME
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG
Neil J. Werket, RLA, LLA, CPSI

Memo To: Ms. Nicole Shapiro, PE, PP, CME
Old Bridge Township Engineer
One Old Bridge Plaza
Old Bridge, New Jersey 08857

Date: April 21, 2026

From: Rakesh R. Darji, PE, PP, CME, CFM
Environmental Resolutions, Inc.
Board Engineering Consultant
ERI Job No. 30693 88C

Re: ***Performance Guarantee Release***
2020 Real Estate, LLC - JBS (#45-2021P)
Block 10259, Lots 1.11 and 3
Old Bridge Township, Middlesex County, New Jersey

Attached please find the Performance Guarantee Release recommendation for the SEGME Jake Brown South on-site bondable improvements. The Developer for the above-referenced site constructed one (1) 485,086 square foot warehouse building. Additional site improvements include 226 parking stalls, 11 EVCS, 105 loading spaces, site lighting, landscaping, and stormwater management facilities.

The Performance Guarantee and Inspection Escrow were calculated in accordance with NJSA 40:55D-53. The total performance guarantee amount was initially determined to be $129,777.50 with an additional safety and stabilization guarantee of $5,097.00. The Developer posted the entirety of the performance guarantee (100%) in cash, as follows:

100% Cash Deposit (Certified Check #1233):	$129,777.50
Additional Safety and Stabilization Cash (Certified Check #1035):	$5,097.00
Total:	**$134,874.50**

Our office recently conducted an inspection of the bonded site improvement work and found that all site improvements have been satisfactorily constructed. Therefore, we recommend that the Performance Guarantee may be released, as shown below:

Cash Deposit to be Returned:	$134,874.50
Cash Deposit Remaining:	**$0.00**

This release shall be conditioned upon payment of all outstanding charges against the escrow account(s) and the Developer posting a two-year Maintenance Guarantee in the amount of **$15,585.00** (15% of the on-site bondable buffer landscape improvements initially secured).

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

RRD/acd

Cc: Victoria Enriquez, Old Bridge Engineering Department
Kathryn Hutchinson, RMC/CMR/QPA, Township Clerk
2020 Real Estate, LLC, Applicant

File: *G:\30000 - ERI\30650-30699\30693 - Old Bridge\30693 88C - Segma Warehouse - Jake Brown South\PG\30693 88C - PG Release - 4.21.26.doc*

2020 REAL ESTATE, LLC - JBS (#45-2021P)
BLOCK 10259, LOTS 1.11 AND 3
TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY
PERFORMANCE GUARANTEE RELEASE & MAINTENANCE GUARANTEE ESTIMATE
30693 88C
21-Apr-26

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

ITEM	DESCRIPTION	CONSTRUCTION ESCROW			PERFORMANCE GUARANTEE			
		QUANTITY	UNIT PRICE	CONSTRUCTION COST	COMPLETED		TO REMAIN BONDED	
					QUANTITY	TOTAL	QUANTITY	TOTAL
DEMOLITION, CLEARING AND GRADING								
1	Site Clearing	13.00 AC	$15,000.00	$195,000.00	0.00 AC	$0.00	0.00 AC	$0.00
2	Rough Grading	13.00 AC	$12,500.00	$162,500.00	0.00 AC	$0.00	0.00 AC	$0.00
3	Silt Fence	9,900.00 LF	$5.50	$54,450.00	0.00 LF	$0.00	0.00 LF	$0.00
4	Silt Fence with Tree Protection	7,800.00 LF	$8.00	$62,400.00	0.00 LF	$0.00	0.00 LF	$0.00
5	Stabilized Construction Entrance	335.00 SY	$5,000.00	$1,675,000.00	0.00 SY	$0.00	0.00 SY	$0.00
6	Inlet Protection	26.00 UN	$375.00	$9,750.00	0.00 UN	$0.00	0.00 UN	$0.00
PAVEMENT								
7	HMA 19M64 BIT. Stabilized Base Course, 5'' Thick	123.00 TN	$110.00	$13,530.00	0.00 TN	$0.00	0.00 TN	$0.00
8	HMA 12.5M64 Wearing Course, 2'' Thick	700.00 TN	$115.00	$80,500.00	0.00 TN	$0.00	0.00 TN	$0.00
9	HMA 19M64 BIT. Stabilized Base Course, 6'' Thick	1,600.00 TN	$110.00	$176,000.00	0.00 TN	$0.00	0.00 TN	$0.00
10	6" DGA	15,525.00 SY	$9.00	$139,725.00	0.00 SY	$0.00	0.00 SY	$0.00
POROUS PAVEMENT								
11	Fabric	5,190.00 SY	$5.00	$25,950.00	0.00 SY	$0.00	0.00 SY	$0.00
12	Stone Sub Base-27"	5,190.00 SY	$75.00	$389,250.00	0.00 SY	$0.00	0.00 SY	$0.00
13	1" Choker Stone	5,190.00 SY	$5.00	$25,950.00	0.00 SY	$0.00	0.00 SY	$0.00
14	4.5" Porous Pave	5,190.00 SY	$130.00	$674,700.00	0.00 SY	$0.00	0.00 SY	$0.00
CURB AND SIDEWALK								
15	Concrete Curb	13,270.00 LF	$50.00	$663,500.00	0.00 LF	$0.00	0.00 LF	$0.00
16	Concrete Sidewalk 4'' thick	7,100.00 SY	$85.00	$603,500.00	0.00 SY	$0.00	0.00 SY	$0.00
17	8" Concrete Pads	60.00 SY	$100.00	$6,000.00	0.00 SY	$0.00	0.00 SY	$0.00
18	ADA Ramps	4.00 UN	$3,500.00	$14,000.00	0.00 UN	$0.00	0.00 UN	$0.00
POROUS CONCRETE								
19	8" Porous Concrete	17,300.00 SY	$125.00	$2,162,500.00	0.00 SY	$0.00	0.00 SY	$0.00
20	Fabric	15,185.00 SY	$5.00	$75,925.00	0.00 SY	$0.00	0.00 SY	$0.00
21	Stone Sub Base-39"	15,185.00 SY	$80.00	$1,214,800.00	0.00 SY	$0.00	0.00 SY	$0.00
22	1" Choker Stone	15,185.00 SY	$5.00	$75,925.00	0.00 SY	$0.00	0.00 SY	$0.00
DRAINAGE								
23	15'' RCP, Class IV	507.00 LF	$115.00	$58,305.00	0.00 LF	$0.00	0.00 LF	$0.00
24	18'' RCP	624.00 LF	$130.00	$81,120.00	0.00 LF	$0.00	0.00 LF	$0.00
25	24'' RCP, Class IV	811.00 LF	$145.00	$117,595.00	0.00 LF	$0.00	0.00 LF	$0.00
26	30'' RCP	246.00 LF	$175.00	$43,050.00	0.00 LF	$0.00	0.00 LF	$0.00
27	36'' RCP	471.00 LF	$195.00	$91,845.00	0.00 LF	$0.00	0.00 LF	$0.00
28	12" HDPE	382.00 LF	$60.00	$22,920.00	0.00 LF	$0.00	0.00 LF	$0.00
29	15'' HDPE	68.00 LF	$75.00	$5,100.00	0.00 LF	$0.00	0.00 LF	$0.00
30	24'' HDPE	2,116.00 LF	$120.00	$253,920.00	0.00 LF	$0.00	0.00 LF	$0.00
31	36" HDPE	223.00 LF	$145.00	$32,335.00	0.00 LF	$0.00	0.00 LF	$0.00
32	HDPE Roof Drains	524.00 LF	$75.00	$39,300.00	0.00 LF	$0.00	0.00 LF	$0.00

2020 REAL ESTATE, LLC - JBS (#45-2021P)
BLOCK 10259, LOTS 1.11 AND 3
TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY
PERFORMANCE GUARANTEE RELEASE & MAINTENANCE GUARANTEE ESTIMATE
30693 88C
21-Apr-26

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

ITEM	DESCRIPTION	CONSTRUCTION ESCROW			PERFORMANCE GUARANTEE			
		QUANTITY	UNIT PRICE	CONSTRUCTION COST	COMPLETED		TO REMAIN BONDED	
					QUANTITY	TOTAL	QUANTITY	TOTAL
33	4" Perforated PVC	418.00 LF	$25.00	$10,450.00	0.00 LF	$0.00	0.00 LF	$0.00
34	6" PVC	2,196.00 LF	$30.00	$65,880.00	0.00 LF	$0.00	0.00 LF	$0.00
35	8'' PVC	2,364.00 LF	$55.00	$130,020.00	0.00 LF	$0.00	0.00 LF	$0.00
36	10" PVC	363.00 LF	$50.00	$18,150.00	0.00 LF	$0.00	0.00 LF	$0.00
37	12" Perforated PVC	60.00 LF	$60.00	$3,600.00	0.00 LF	$0.00	0.00 LF	$0.00
38	15" Perforated PVC	160.00 LF	$75.00	$12,000.00	0.00 LF	$0.00	0.00 LF	$0.00
39	18" Perforated PVC	370.00 LF	$88.00	$32,560.00	0.00 LF	$0.00	0.00 LF	$0.00
40	24" Perforated PVC	448.00 LF	$95.00	$42,560.00	0.00 LF	$0.00	0.00 LF	$0.00
41	36" Perforated PVC	26.00 LF	$115.00	$2,990.00	0.00 LF	$0.00	0.00 LF	$0.00
42	CO Assembly	57.00 UN	$375.00	$21,375.00	0.00 UN	$0.00	0.00 UN	$0.00
43	Concrete Encasement	50.00 UN	$750.00	$37,500.00	0.00 UN	$0.00	0.00 UN	$0.00
44	Grass Paver, Basin Access	600.00 SY	$100.00	$60,000.00	0.00 SY	$0.00	0.00 SY	$0.00
45	Catch Basin	26.00 UN	$5,250.00	$136,500.00	0.00 UN	$0.00	0.00 UN	$0.00
46	Storm Manhole	14.00 UN	$5,500.00	$77,000.00	0.00 UN	$0.00	0.00 UN	$0.00
47	Scour Holes	450.00 TN	$100.00	$45,000.00	0.00 TN	$0.00	0.00 TN	$0.00
48	Outlet Structures	13.00 UN	$9,500.00	$123,500.00	0.00 UN	$0.00	0.00 UN	$0.00
49	Concrete FES	12.00 UN	$5,500.00	$66,000.00	0.00 UN	$0.00	0.00 UN	$0.00
50	36" Duraslot Trench Drain	1,616.00 LF	$45.00	$72,720.00	0.00 LF	$0.00	0.00 LF	$0.00
MISCELLANEOUS SITE IMPROVEMENTS								
51	Guiderail	5,525.00 LF	$60.00	$331,500.00	0.00 LF	$0.00	0.00 LF	$0.00
52	Bollards	120.00 UN	$425.00	$51,000.00	0.00 UN	$0.00	0.00 UN	$0.00
53	Striping, 4" Thick	12,564.00 LF	$1.00	$12,564.00	0.00 LF	$0.00	0.00 LF	$0.00
54	Accessible Spaces, Signage, Bollards and Striping	7.00 UN	$450.00	$3,150.00	0.00 UN	$0.00	0.00 UN	$0.00
55	Electric Vehicle Charging Station, Signage and Striping	11.00 UN	$8,500.00	$93,500.00	0.00 UN	$0.00	0.00 UN	$0.00
56	Pavement Markings	36.00 UN	$225.00	$8,100.00	0.00 UN	$0.00	0.00 UN	$0.00
57	Striping, 24" Thick	260.00 LF	$1.50	$390.00	0.00 LF	$0.00	0.00 LF	$0.00
58	Traffic Control Signs	75.00 UN	$350.00	$26,250.00	0.00 UN	$0.00	0.00 UN	$0.00
59	Bike Racks	2.00 UN	$750.00	$1,500.00	0.00 UN	$0.00	0.00 UN	$0.00
LANDSCAPING/PLANTING								
60	Deciduous Trees	105.00 UN	$500.00	$52,500.00	29.00 UN	$14,500.00	0.00 UN	$0.00
61	Evergreen Trees	242.00 UN	$400.00	$96,800.00	171.00 UN	$68,400.00	0.00 UN	$0.00
62	Ornamental Trees	99.00 UN	$400.00	$39,600.00	45.00 UN	$18,000.00	0.00 UN	$0.00
63	Shrubs	1,272.00 UN	$75.00	$95,400.00	0.00 UN	$0.00	0.00 UN	$0.00
64	Grasses	625.00 UN	$25.00	$15,625.00	0.00 UN	$0.00	0.00 UN	$0.00
65	Topsoil, Fertilize, and Seed	1,190.00 SY	$3.00	$3,570.00	1,000.00 SY	$3,000.00	0.00 SY	$0.00
BASINS AND PONDS								
66	Bioretention Basins	4.00 UN	$150,000.00	$600,000.00	0.00 UN	$0.00	0.00 UN	$0.00
67	Infiltration Basin	1.00 UN	$100,000.00	$100,000.00	0.00 UN	$0.00	0.00 UN	$0.00

2020 REAL ESTATE, LLC - JBS (#45-2021P)
BLOCK 10259, LOTS 1.11 AND 3
TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY
PERFORMANCE GUARANTEE RELEASE & MAINTENANCE GUARANTEE ESTIMATE
30693 88C
21-Apr-26

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

ITEM	DESCRIPTION	CONSTRUCTION ESCROW			PERFORMANCE GUARANTEE			
		QUANTITY	UNIT PRICE	CONSTRUCTION COST	COMPLETED		TO REMAIN BONDED	
					QUANTITY	TOTAL	QUANTITY	TOTAL
68	Wet Pond	1.00 UN	$175,000.00	$175,000.00	0.00 UN	$0.00	0.00 UN	$0.00
FENCES AND WALLS								
69	4' High Chain Link Fence	8,280.00 LF	$50.00	$414,000.00	0.00 LF	$0.00	0.00 LF	$0.00
70	Keystone Retaining Wall	4,450.00 LF	$200.00	$890,000.00	0.00 LF	$0.00	0.00 LF	$0.00
LIGHTING								
71	Site Lighting	52.00 UN	$5,000.00	$260,000.00	0.00 UN	$0.00	0.00 UN	$0.00

ON-SITE BONDABLE IMPROVEMENT AMOUNT:	$103,900.00
PLUS 20% CONTINGENCIES:	$20,780.00
SAFETY AND STABILIZATION:	$5,097.50
TOTAL GUARANTEE (CASH) AMOUNT SECURED:	***$129,777.50***

ON-SITE BONDABLE IMPROVEMENTS GUARANTEE (CASH) TO BE RELEASED: $129,777.50

MAINTENANCE GUARANTEE (15% of Bondable On-Site Improvements - Buffer Landscaping):

TOTAL MAINTENANCE GUARANTEE AMOUNT: $15,585.00

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title:	Resolution Awarding Contract 2026-13PS For Professional Geographic Information System Services For The Old Bridge NJDEP MS4 Permit To French & Parrello Associates, In The Amount Of $22,740.00 (Capital).
Meeting Date:	May 19, 2026
Agenda Category:	Consent Agenda
Ordinance Number:	

Requested By:
Engineering

Administration Approval:

Summary:

Other Approvals Required

Department Code	Date Approval Recd
Enforcement:	
Fire Official:	
Police Department:	
Health Department:	

Certification of Funds:

Certification of funds is required: NO
Certification #:

Attachments:
R26-XXX Reso C#2026-13PS French Parrello GIS support training $22740.00 Capital 5-19-26 KL.docx
2026-05-06 NJDEP MS4 Permit GIS Award AGENDA - FPA.pdf
4043.035 - 2026.04.30 GIS Support Services - MS4 Mapping.pdf

TOWNSHIP OF OLD BRIDGE
RESOLUTION 26-XXX
RESOLUTION AWARDING CONTRACT 2026-13PS FOR PROFESSIONAL ENGINEERING SERVICES FOR GEOGRAPHIC INFORMATION SERVICES (GIS) NJDEP MS4 MAPPING TO FRENCH & PARRELLO ASSOCIATES, IN THE AMOUNT OF $22,740.00 (CAPITAL)

WHEREAS, the Township of Old Bridge requires the services of a Professional Engineering firm to provide Geographic Information Systems (GIS) Support Services aimed at modernizing and expanding the Township's GIS capabilities. French and Parrello Associates has successfully completed the Township's initial Municipal Separate Stormwater System (MS4) inventory, which was approved by the New Jersey Department of Environmental Protection (NJDEP) in October 2025; and

WHEREAS, it was identified that the current GIS system is hosted locally and has not been updated in some time. The Township has expressed a need to transition to a more robust, scalable, and modern platform that will allow for effective hosting, management, and expansion of the completed Stormwater inventory, as well as support future GIS initiatives across various administrative functions; and

WHEREAS, the Township Engineering Office solicited a proposal from French & Parrello Associates because they had already started this project and successfully completed that phase and received a response on April 30, 2026:

French & Parrello Associates	$ 22,740.00

;and

WHEREAS, French & Parrello Associates presented its proposal for Engineering and Geographic Information Systems (GIS) Support Services aimed at modernizing and expanding the Township's GIS capabilities as well as a training component dated April 30, 2026; and

WHEREAS, French & Parrello Associates located at 1800 Route 34, Suite 101, Wall Township, New Jersey 07719 is a licensed New Jersey engineering firm which is recognized as capable and available to undertake such work; and

WHEREAS, Nicole S. Shapiro, P.E., P.P., C.M.E., Township has recommended that the Township Council award a contract to French & Parrello Associates to establish and configure Township's ArcGIS Online organization; to transition to a robust, scalable, modern platform of the Municipal Stormwater System (MS4) Inventory thereby expanding Township's GIS capabilities; to provide comprehensive staff training on accessing and utilizing Townships new ArcGIS online web mapping applications; and

WHEREAS, the Township Council wishes to authorize a contract with French & Parrello Associates for purposes of providing the aforesaid professional engineering services to the Township of Old Bridge.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey as follows:

1. A contract for professional services is authorized to be entered into with French & Parrello Associates located at 1800 NJ-34, Suite 101, Wall Township, New Jersey 07719 in the amount not to exceed $22,740.00 (Capital) for the Geographic Information System Services for the Stormwater Infrastructure Inventory, in accordance with the firm's written proposal dated April 30, 2026, a copy of which is on file with the Township Engineer and Municipal Clerk.

2. The award of the contract is contingent upon the issuance of a Certification of Availability of Funds #3262 (Capital) certifying the existence of a sufficient appropriation to fund the said contract.

3. The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award.

4. This contract is awarded without competitive bidding as a Professional Service under the provisions of the Local Public Contract Law N.J.S.A.40a:11-5(1)(A)(I) since the contract is for services performed by a person authorized by law to practice a recognized profession.

5. Notice of a contract for Professional Services shall be published in the official newspaper of the Township.

6. The contract shall be kept on record and on file in the office of the Township Clerk for public inspection.

This Resolution is conditioned upon the following:

A. Formal execution of a contract approved by the Director of Law which is signed by the Mayor and Township Clerk.

B. Issuance of a Certificate of Availability of Funds as aforesaid.

C. Compliance by the vendor with signing the mandatory affirmative action language required by law.

D. Compliance by the Vendor with filing of Affirmative Action Form AA302 or AA201 or otherwise complying with affirmative action employee information reporting.

No contract shall be considered awarded unless, and until, the above requirements are executed.

Motion/ Second	**Roll Call**				
		YAY	**NAY**	**ABSTAIN**	**ABSENT**
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May 19, 2026

Township Clerk Kathryn Hutchinson

AGENDA ITEM REQUEST SHEET

PLEASE PRINT OR TYPE
This form must be completed and forwarded to the Office of Business Administrator along with the necessary backup documentation.

ITEM: Awarding Contract 2026-13PS for Professional Geographic Information System Services for the Old Bridge NJDEP MS4 Permit to French & Parrello Associates, in the amount of $22,740.00 (Capital).

DATE OF REQUEST: May 06, 2026 **REQUESTED BY: Nicole S. Shapiro, P.E.**
Township Engineer

DESCRIPTION OF ITEM

Awarding Contract 2026-13PS for Professional Geographic Information System Services for the Old Bridge NJDEP MS4 Permit to French & Parrello Associates, in the amount of $22,740.00 (Capital).

ADMINISTRATION APPROVAL _____

All resolutions are to be placed in Discussion-Resolution category except for Bingo/Raffle, Parades, Chapter 159, Block Parties, which are consent agenda items.

CATEGORY	MEETING DATE	CATEGORY	MEETING DATE
Guest/Presentation		Set Date	
Hearing		Appointment	
Approval of Minutes		Executive Session	
Ordinance - 2nd Reading		Reports	
Ordinance - 1st Reading		Proclamation/Certificate	
Discussion - Ordinance		New Business	
Consent Agenda	5/19/2026	Old Business	
Discussion - Resolution		Request to Add on	
Discussion		Liquor Licenses	

FOR OFFICE USE ONLY:
Other Approvals Required (Mark N/A if not applicable)

Department	Date Approval Received
Code Enforcement	_____
Fire Official	_____
Police Department	_____
Health Department	_____
_____	_____

CERTIFICATION OF FUNDS
REQUIRED YES _X_ NO ____
CERT# _____

FRENCH & PARRELLO ASSOCIATES

1800 Route 34, Suite 101
Wall Township, New Jersey 07719
T: 732.312.9800
F: 732.312.9801
fpaengineers.com

April 30, 2026

Nicole S. Shapiro, PE, PP, CME
Director of Community Development & Township Engineer
Township of Old Bridge
One Old Bridge Plaza
Old Bridge, New Jersey 08857

RE: Proposal for GIS Services – NJDEP MS4 Mapping
Old Bridge GIS Support Services
Old Bridge Township, Middlesex County, New Jersey
FPA No. 4043.035

Dear Mrs. Shapiro:

French & Parrello Associates, PA (FPA) is pleased to submit this proposal to the **Old Bridge Township (Township)** to provide Geographic Information Systems (GIS) Support Services aimed at modernizing and expanding the Township's GIS capabilities. FPA has successfully completed the Township's initial Municipal Separate Stormwater System (MS4) inventory, which was approved by the New Jersey Department of Environmental Protection (NJDEP) in October 2025.

Following initial discussions with Township staff, it was identified that the current GIS system is hosted locally and has not been updated in some time. The Township has expressed a need to transition to a more robust, scalable, and modern platform that will allow for effective hosting, management, and expansion of the completed Stormwater inventory, as well as support future GIS initiatives across various administrative functions.

In alignment with this objective, FPA proposes to assist the Township in deploying an ArcGIS Online organization. This initiative will begin with the implementation of the stormwater infrastructure inventory and will serve as a foundation for broader GIS integration throughout the Township's operations.

The following scope of work outlines the tasks included in our proposal:

Scope of Services

Task 1 – GIS System Setup and Support Services
FPA will lead the establishment and configuration of the Township's ArcGIS Online (AGOL) organization, initially configured to support Stormwater inventory management. FPA has assisted Township stakeholders with acquiring a quote for the appropriate licensing from ESRI (attached at the end of this proposal). The quote contains the following:

- 1 – Creator License - Required to establish an ArcGIS Online Organization

- 1 - Field Worker Account - For use with data collection utilizing the Township's high accuracy GPS
- 1 – Viewer Account – Read-Only account for use viewing maps for informational purposes.
- 2,000 Credits – Credits are utilized for feature storage, processing and hosting imagery, hosting supporting document and photo attachments, etc.

*The ESRI Quote cost has not been included in this proposal and must be paid directly by your organization.

Following the acquisition of the licensing listed above, FPA will commence initial setup, which will include creating the organizational framework via establishing permission-restricted groups for content, configuring user permissions, and establishing a secure environment for data storage and sharing. FPA will work closely with Township staff to understand their specific requirements and ensure the ArcGIS Online environment is properly configured to meet both current MS4 inventory needs and future expansion potential. The organization will be structured to support seamless data integration, user access control, and efficient collaboration between departments.

The core requirement of this task involves developing and configuring the Stormwater inventory map application. FPA will create a comprehensive web mapping application utilizing ESRI's Experience Builder platform, incorporating the NJDEP MS4 inventory. Required assets and layers will be properly implemented and organized. This includes setting up the necessary hosted feature layers, configuring symbology and attribute definitions, and establishing a user-friendly interface that allows Township staff to easily access, update, and manage stormwater infrastructure data. The application will be designed with scalability in mind, allowing for future expansion into other administrative areas.

Additionally, FPA will work with Township staff to configure inspection forms for outfalls and inlets to facilitate the required MS4 annual inspections. The forms will be designed based upon the NJDEP's template inspection forms and will allow the Township to quickly complete required inspections and provide the NJDEP with a table of all required information.

Additionally, FPA will assist the Township with configuring base maps and hosted layers that can be leveraged across multiple web mapping applications throughout the Township. This includes selecting appropriate basemap options, creating custom map layers, and establishing a consistent data structure that supports interoperability. The hosted layers will be optimized for performance and accessibility, ensuring that Township staff can efficiently access and utilize the data both through desktop browsers and mobile applications, while also providing a foundation for future GIS initiatives across various departments.

Task 2 – Training

FPA will provide comprehensive training on accessing and utilizing the Township's new ArcGIS Online web mapping applications, ensuring staff can effectively navigate the platform and perform essential administrative tasks. Staff will learn how to log into the ArcGIS Online organization, access various web mapping applications, and view different map layers and datasets. The training will cover user administration functions including creating and managing user accounts, assigning appropriate permission levels, and sharing maps and content with designated stakeholders. Participants will also be taught how to make basic edits to the mapping application, such as adding points, polylines, and polygons to existing features, as well as updating attribute information and adding or modifying attachments to map features. This foundational training will enable Township staff to independently manage their GIS data and collaborate effectively with other departments.

FPA will provide training on configuring the Township's Trimble GNSS R2i device for use with ArcGIS Field Maps, ensuring staff can effectively collect accurate field data. The training will cover device setup procedures, proper configuration of Trimble R2i units for optimal GPS performance, and how to log into and initialize ArcGIS Field Maps on mobile devices. Staff will learn how to access pre-loaded maps and feature templates, add new data points, lines, and polygons directly from the field, as well as synchronize collected data with the central ArcGIS Online organization. Additionally, FPA will provide instruction on conducting quality assurance and quality control procedures for field-collected data, including how to review and validate GPS accuracy, identify potential data issues, and make necessary corrections or updates to ensure data integrity. This mobile training component will equip Township staff with the skills needed to efficiently conduct field data collection activities while maintaining high standards of data quality and consistency.

Cost Summary

In the table below, we have summarized the fees for the scope of work described herein.

Task Description	Payment Method	Cost / Fee
Task 1: GIS System Setup & Support Services	Lump Sum	$18,280.00
Task 2: Training	Lump Sum	$4,460.00
TOTAL COST (Lump Sum)		**$22,740.00**

Closing

FPA is prepared to commence work on this important assignment upon receipt of written authorization to proceed from the Township of Old Bridge. On behalf of French & Parrello Associates, we thank you for the opportunity to provide GIS Services to the Township.

If you have any questions regarding the scope of services or our proposal, please do not hesitate to contact us.

Respectfully submitted,

FRENCH & PARRELLO ASSOCIATES

Christopher Nourry, GISP
Manager of GIS Services
Christopher.Nourry@FPAEngineers.com

Proposal Accepted By:

Name (Printed): _____

Title and Company: _____

Signature: _____ Date: _____

Telephone: _____ Fax: _____

Accounts Receivable Representative:

Contact Name: _____

Email: _____

Address: _____

Telephone: _____ Fax: _____

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Resolution Authorizing The Submission Of An Application Requesting Funding For The FY 2027 NJDOT Municipal Aid Program In The Amount Of $858,025.87 For Reconstruction Of Ocean Boulevard Phase II From Middlesex Avenue To Lake Avenue.

Meeting Date: May 19, 2026

Agenda Category: Consent Agenda

Ordinance Number:

Requested By: Engineering

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO

Certification #:

Attachments:

R26-XXX Reso Author Submission App 2027 NJDOT Municipal Aid Prgm Reconstruction Ocean Blvd Phs I 5-19-26 KL.docx

2026-05-05 Agenda Item Request Sheet -Ocean Blvd PH2.pdf

2026-05-05 Engineers Memo -Ocean Blvd PH2.pdf

2026-05-06 Scope of Work - Ocean Blvd PH2.pdf

FY2026 Ocean Ave Project Location Map Final Phase 1.pdf

2026-05-01 Ocean Blvd Phase II Preliminary Cost Estimate-FK.pdf

TOWNSHIP OF OLD BRIDGE
RESOLUTION NO. 26-XXX
RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION REQUESTING FUNDING FOR THE FY 2027 NJDOT MUNICIPAL AID PROGRAM IN THE AMOUNT OF $858,025.87 FOR RECONSTRUCTION OF OCEAN BOULEVARD PHASE II FROM MIDDLESEX AVENUE TO LAKE AVENUE

WHEREAS, the Township of Old Bridge desires to seek Funds from the New Jersey Department of Transportation FY 2027 Municipal Aid Program for purposes of reconstruction of Ocean Boulevard Phase II from Middlesex Avenue to Lake Avenue of the Township; and

WHEREAS, the FY 2027 Municipal Aid Program ("Program") provides federal funds for reconstruction of Ocean Boulevard Phase II between Middlesex Avenue and Lake Avenue; and

WHEREAS, in order to obtain said funds, it is necessary for the Township Council to adopt a resolution formally approving the application and authorizing the appropriate Township officials to submit and sign such documents electronically or as may be required for this purpose; and

WHEREAS, Township Engineer, Nicole S. Shapiro, P.E., P.P., C.M.E. by way of Memorandum on May 5, 2026 has prepared the application necessary to apply for the funding in the amount of $858,025.87; and

WHEREAS, this application is for site work and specifications, for the reconstruction of Ocean Boulevard Phase II between Middlesex Avenue to Lake Avenue to municipal border which contains a total length of 1,950 liner fee (.37 miles) and pavement width of 20 feet wide. The pavement is exhibiting several types of distress due to the high traffic volumes; and

WHEREAS, the scope of the work includes but is not limited to a complete milling and resurfacing of the pavement, pavement reconstruction, striping & markings, replacement of inlet grates and head pieces, storm sewer pipes, signage and construction of ADA compliance curb ramps; and

WHEREAS, the Township of Old Bridge will assume maintenance responsibility over all improvements completed with grant funding awarded under the FY 2027 Municipal Aid Program; and,

WHEREAS, the Township Council believes it is in the best interests of the residents of the Township of Old Bridge to approve this resolution for the purposes stated herein.

NOW, THEREFORE, BE IT RESOLVED that Council of the Township of Old Bridge County of Middlesex, State of New Jersey that:

1. The Township Council formally approves the submission of the application with the New Jersey Department of Transportation for the above stated project.

2. The appropriate Township officials be and are hereby authorized to submit an electronic application **"2027 NJDOT Municipal Aid Ocean Boulevard Phase II between Middlesex Avenue and Lake Avenue Reconstruction"** in the amount of $858,025.87 to the New Jersey Department of Transportation on behalf of Old Bridge Township for the municipal aid program for reconstruction of Ocean Boulevard Phase II from Middlesex Avenue to Lake Avenue, under the New Jersey Department of Transportation Alternatives Program on behalf of the Township of Old Bridge.

3. The Township of Old Bridge is designating Nicole S. Shapiro, PE, PP, CME as the responsible charge for this program. Nicole S. Shapiro is a full-time employee of the Township of Old Bridge in the role of Director of Community Development & Township Engineer and will be the responsible charge for the proposed Federal-Aid resurfacing project.

4. The Mayor and Township Clerk are hereby authorized to sign any agreement on behalf of Old Bridge Township and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the agreement.

Motion/ Second	**Roll Call**				
		YAY	**NAY**	**ABSTAIN**	**ABSENT**
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May 19, 2026

Township Clerk Kathryn Hutchinson

AGENDA ITEM REQUEST SHEET

PLEASE PRINT OR TYPE
This form must be completed and forwarded to the Office of Business Administrator along with the necessary backup documentation.

ITEM: Resolution authorizing the submission of an application requesting funding for the FY 2027 NJDOT Municipal Aid Program in the amount of $858,025.87 for reconstruction of Ocean Boulevard Phase II from Middlesex Avenue to Lake Avenue.

DATE OF REQUEST: May 5, 2026

REQUESTED BY: Nicole S. Shapiro, P.E.
Township Engineer

DESCRIPTION OF ITEM REQUESTED

Resolution authorizing the submission of an application requesting funding for the FY 2027 NJDOT Municipal Aid Program in the amount of $858,025.87 for reconstruction of Ocean Boulevard Phase II from Middlesex Avenue to Lake Avenue.

ADMINISTRATION APPROVAL _____

All resolutions are to be placed in Discussion-Resolution category except for Bingo/Raffle, Parades, Chapter 159, Block Parties, which are consent agenda items.

CATEGORY	MEETING DATE	CATEGORY	MEETING DATE
Guest/Presentation		Set Date	
Hearing		Appointment	
Approval of Minutes		Executive Session	
Ordinance - 2nd Reading		Reports	
Ordinance - 1st Reading		Proclamation/Certificate	
Discussion - Ordinance		New Business	
Consent Agenda	5/19/2026	Old Business	
Discussion - Resolution		Request to Add on	
Discussion		Liquor Licenses	

FOR OFFICE USE ONLY:
Other Approvals Required (Mark N/A if not applicable)

Department	Date Approval Received
Code Enforcement	_____
Fire Official	_____
Police Department	_____
Health Department	_____
_____	_____

CERTIFICATION OF FUNDS
REQUIRED YES _____ NO __X__
CERT# _____

TOWNSHIP OF OLD BRIDGE
DEPARTMENT OF COMMUNITY DEVELOPMENT

Nicole S. Shapiro, PE, PP, CME
Director of Community Development
& Township Engineer

Frederick Kish, PE, CME
Assistant Engineer

Veena M Sawant, PP, AICP
Township Planner

MEMO TO: Mayor and Old Bridge Township Council

FROM: Nicole S. Shapiro, P.E., P.P., C.M.E.
Director of Community Development
& Township Engineer

DATE: May 5, 2026

RE: FY 2027 NJDOT Municipal Aid Application
Ocean Boulevard Phase II

The Engineering Office has prepared an application to the New Jersey Department of Transportation (NJDOT) for their fiscal year 2027 Municipal Aid Program to fund the reconstruction of Ocean Boulevard Phase II, between Middlesex Avenue and Lake Avenue consisting of 0.37 miles (1,950 L.F.). A copy of the application, together with other related documents which provide information on the project for electronic submission are attached for your review.

In general, the work includes milling, resurfacing, pavement reconstruction, striping & markings, replacement of inlet grates and head pieces, storm sewer pipes, signage and construction of ADA compliant curb ramps. It is estimated that the cost of the improvement and inspection fees will be $858,025.87. The application is requesting funding in the amount of $858,025.87.

It will be necessary for the Council to adopt a resolution approving the filing of the application, authorizing the Mayor and Township Clerk to submit an electronic application, and accepting any funds received for the captioned project from the New Jersey Department of Transportation on behalf of the Township of Old Bridge.

cc: Anahita Feltz, Business Administrator
Mark Roselli, Esq., Township Attorney
Dawn Swoboda, CFO
Kasey Lenning, DPW Director
Frederick Kish, Assistant Township Engineer
Kathryn Hutchinson, Township Clerk
Engineering Department & Project Files

R:\03-GRANT & TRUST APPLICATIONS\2027 NJDOT FY2027 Municpal Aid Ocean Ave-Phase 2\01-Forms\2026-05-05 Engineers Memo -Ocean Blvd PH2.doc

NEW JERSEY STATE TRANSPORTATION TRUST FUND
FY2027 MUNICIPAL AID APPLICATION
OCEAN BOULEVARD ROADWAY RECONSTRUCTION- PHASE II
(Middlesex Avenue to Lake Avenue)
OLD BRIDGE TOWNSHIP, MIDDLESEX COUNTY NEW JERSEY

SCOPE OF WORK

Ocean Boulevard is classified as an Urban Collector as identified on the Township of Old Bridge Circulation Plan. It is owned and maintained by the Township of Old Bridge and provides a vital traffic link to New Jersey State Highway Route 35 (NJSH Route 35), northbound and southbound. It is the main collector roadway within a large residential area known as Cliffwood Beach which is part of Old Bridge Township's waterfront community. Ocean Boulevard provides connectivity within the residential community and also a vital link to Aberdeen Township located in Monmouth County. It also draws traffic from NJSH Route 35 which has entry and exit points onto Middlesex Avenue that directly connects to Ocean Boulevard. Ocean Boulevard is one of the busier streets in the Township due to the following:

1. Provides indirect access to NJSH Route 35 entrance/exit ramps via Raritan Boulevard off Middlesex Avenue.
2. Serves as a collector road for the 655 single family dwellings collectively known as the Cliffwood Beach community.
3. It serves as an alternative access point to provide connectivity between Old Bridge Township, Middlesex County and Aberdeen Township, Monmouth County.
4. Ocean Boulevard provides access to the Laurence Harbor Fire Department, Cliffwood Beach Waterfront Park, and alternate access to the Old Bridge Municipal Utilities Authority Sewer Divisions offices and garage.

Ocean Boulevard was originally constructed with a typical section consisting of one 10-foot lane in each direction of travel consisting of a Portland concrete pavement slab, approximately 10 inches thick. Subsequently the roadway was widened to a cartway width of approximately 40 foot and varies containing a typical section consisting of one 12-foot lane and an 8-foot shoulder in either direction. The shoulders consist of flexible pavement and the concrete slabs have been overlaid with hot mix asphalt. This roadway was resurfaced in 2006 and has experienced severe pavement deterioration based on the heavy vehicular traffic and the failing concrete subbase.

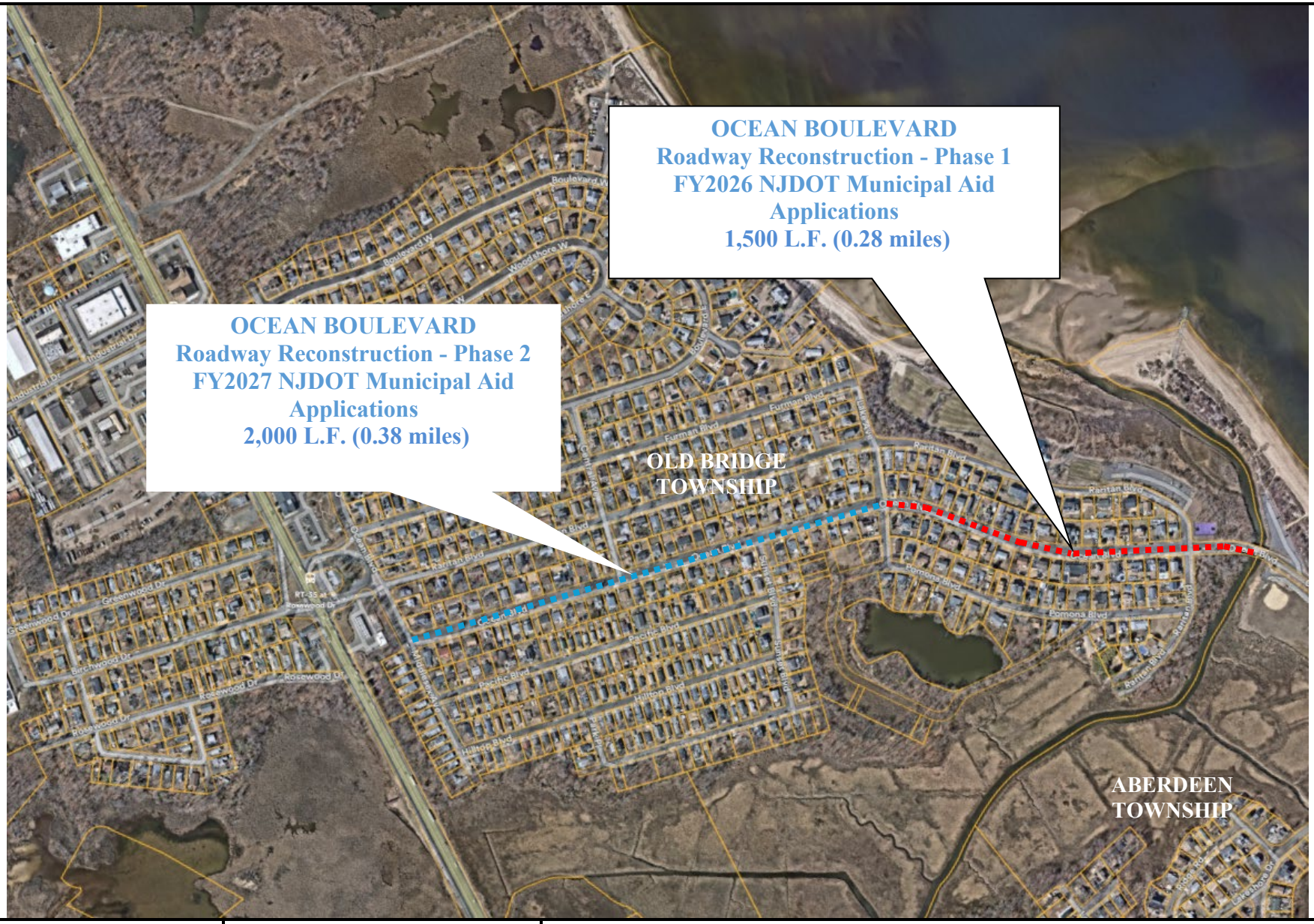
Ocean Boulevard contains a total length of approximately 3,500 linear feet or 0.66 miles between Middlesex Avenue and the municipal border. See the attached Project Location Map. This application is for reconstruction of Ocean Boulevard Phase II, between Middlesex Avenue and Lake Avenue consisting of 0.38 miles (2,000 L.F.). The

construction work will primarily consist of the reconstruction of the 20-foot wide concrete roadway slab in order to create Old Bridge Township traditional pavement box consisting of a 6-inch-thick layer of dense graded aggregate, 5-inch thick layer of hot mix asphalt subbase and 2-inch layer of hot mix asphalt surface course. The proposed scope of work includes:

1. Repair of 20-foot wide concrete roadway slab in select areas;
2. Reconstruction of 20-foot wide roadway with Old Bridge Township Standard pavement section;
3. Milling and resurfacing of the flexible should pavement;
4. Repairs to portions of stabilized base that exhibit "alligator cracking" within the shoulder area if and where directed;
5. Construction of ADA compliant public sidewalk curb ramps, if and where directed;
6. Painting of Crosswalks, stop bars, centerline striping, shoulder striping and pavement markers;
7. Resetting and/or replacement of traffic signs as per the Manual on Uniform Traffic Control Devices (MUTCD);
8. Replacement of inlet curbs pieces and grates to comply with NJDEP Stormwater (Eco-friendly) and bicycle safe requirements.
9. Replacement of stormwater inlets, if and where directed.

Ocean Boulevard Phase II Roadway Reconstruction project will utilize two FHWA Proven Safety Countermeasures Improvement methods. Speed Management will be utilized by the installation of additional posted speed limit signs in the vicinity of major collector roadways. The second FHWA Proven Safety Countermeasure will be the crosswalk visibility enhancement at the midblock crossing in the vicinity of Sunset Boulevard and Lake Avenue by enhancing signs and pavement markings through its corridor.

Improvements to Ocean Boulevard will enhance the safety of the traveling public. It is considered the opinion of the Township that these improvements are now warranted and vital.



Source: Near Map March 9, 2025

N

Township of Old Bridge Department of Engineering

PROJECT LOCATION MAP

OCEAN BOULEVARD ROADWAY RECONSTRUCTION PHASE II
BETWEEN MIDDLESEX AVENUE AND LAKE AVENUE
TOWNSHIP OF OLD BRIDGE, NEW JERSEY

Figure No.: 1	Scale: N.T.S.	Date: April 30, 2026	Prepared by: NSS

OLD BRIDGE TOWNSHIP
ENGINEERING DEPARTMENT

PROJECT NAME : FY2027 NJDOT Municipal Aid Application
PROJECT NUMBER : Ocean Boulevard Roadway Reconstruction - Phase 2
CALCULATED BY: NSS DATE: 4/30/2026
CHECKED BY: FK DATE: 5/1/2026
REVISED BY: NSS DATE:5/1/2026

ENGINEER'S ESTIMATE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Maintenance and Protection of Traffic				
1A	Traffic Drums	60	Unit	$50.00	$3,000.00
1B	Traffic Cones	25	Unit	$25.00	$625.00
1C	Breakaway Barricades	10	Unit	$150.00	$1,500.00
1D	Construction Signs, Various Sizes,	375	SF	$25.00	$9,375.00
1E	Traffic Directors, Flaggers	100	HOURS	$125.00	$12,500.00
1F	Variable Message Board	2	Units	$15,000.00	$30,000.00
2	Sawcut Pavement	206	LF	$30.00	$6,180.00
3	HMA Milling, 3" or less	4,444	SY	$6.00	$26,666.67
4	Concrete Milling, 3" or less	4,889	SY	$9.00	$44,000.00
5	Removal of Pavement	1,800	SY	$30.00	$54,000.00
6	Subbase, Dense Graded Aggregate, 6" Thick	1,800	SY	$50.00	$90,000.00
7	Hot Mix Asphalt 19M64 Base Course, 5" Thick	600	TON	$125.00	$75,000.00
8	Hot Mix Asphalt 9.5M64 Intermediate Course, 2" Thick	165	TON	$160.00	$26,400.00
9	Hot Mix Asphalt 9.5M64 Surface Course, 2" Thick	1,115	TON	$110.00	$122,650.00
10	Hot Mix Asphalt Driveway, 3" Thick	410	SY	$70.00	$28,700.00
11	Polymer Joint Adhesive	5,257	LF	$2.50	$13,142.86
12	Reset manhole casting	12	UNITS	$450.00	$5,400.00
13	Tack Coat	285	GALLON	$50.00	$14,250.00
14	10" Perforated HDPE Underdrain Pipe, Type 'P'	100	LF	$65.00	$6,500.00
15	Cleaning Existing Pipe, 12" to 24" Diameter	1,000	LF	$12.00	$12,000.00
16	Inlet Type 'B'	4	UNIT	$3,500.00	$14,000.00
17	Inlet Type 'E'	1	UNIT	$4,000.00	$4,000.00
18	Sump Pump Connection Assembly With Cleanout	6	UNIT	$400.00	$2,400.00
19	Sump Pump Connection Assembly Without Cleanout	6	UNIT	$400.00	$2,400.00
20	Bicycle Safe Grate	4	UNIT	$525.00	$2,100.00
21	Curb Piece	4	UNIT	$475.00	$1,900.00
22	Cleaning Drainage Structure	5	UNIT	$650.00	$3,250.00
23	Concrete Sidewalk, 4" Thick	67	SY	$105.00	$7,000.00
24	Concrete Driveway, Reinfoced, 6" Thick	110	SY	$125.00	$13,750.00
25	Detectable Warning Surface	6	UNIT	$500.00	$3,000.00
26	6" x 8" x 18" Concrete Vertical Curb	300	LF	$65.00	$19,500.00
27	Traffic stripes, Thermoplastic, 4"	8,000	LF	$5.00	$40,000.00
28	Traffic stripes, Thermoplastic, 6"	328	LF	$10.00	$3,280.00
29	Traffic stripes, Thermoplastic, 24"	125	LF	$5.00	$625.00
30	Regulatory and Warning sign	200	SF	$55.00	$11,000.00
31	Tree Removal, 12" to 24"	4	UNIT	$1,000.00	$4,000.00
32	Topsoiling, 4" thick	100	SY	$10.00	$1,000.00
33	Fertilizing and Seeding, Type D	100	SY	$5.00	$500.00
34	Straw Mulching	100	SY	$5.00	$500.00
35	Allowance for Asphalt Adjustment	1	LS	$15,000.00	$15,000.00
36	Allowance for Fuel Adjustment	1	LS	$10,000.00	$10,000.00
37	Allowance Item for Items not specified	1	LS	$5,000.00	$5,000.00
38	Allowance for Police Directors	1	LS	$15,000.00	$15,000.00
39	Core Samples, Hot Mix Asphalt	10	UNIT	$500.00	$5,000.00
40	Construction Inspection Fees	1	LS	$1.00	$91,931.34
				TOTAL	**$858,025.87**

Nicole Shapiro
NICOLE S. SHAPIRO, PE, PP, CME
TOWNSHIP ENGINEER

5/6/2026
DATE

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Resolution Amending Contract 2026-34PS With Phoenix Advisors, LLC Increasing Their Contract For Financial Advisor Consultant From $20,000.00 To $35,000.00 Representing An Increase Of $15,000.00

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By:
Financial

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: YES
Certification #: 3260

Attachments:
R26-XXX Resolution Amend C#2026-34PS Phoenix Financial Advisor Consultant Increase.docx
Amendment to-2026-35PS Financial Advisor_Phoenix Advisors.doc

TOWNSHIP OF OLD BRIDGE
RESOLUTION NO. 26-XXX
RESOLUTION AUTHORIZING AMENDMENT TO CONTRACT #2026-34PS WITH PHOENIX ADVISORS LLC, A DIVISION OF FIRST SECURITY MUNICIPAL ADVISORS, INC. FINANCIAL CONSULTING SERVICES FOR THE TOWNSHIP OF OLD BRIDGE

WHEREAS, by Resolution #26-59 on January 13, 2026, the Township Council awarded a contract for Professional Services of Financial Consulting for the calendar year 2026 for the Township of Old Bridge Contract #2026-34PS (hereinafter "Contract") to Phoenix Advisors, A Division Of First Security Municipal Advisors, Inc. with offices located at 2000 Waterview Drive, Suite 101, Hamilton, New Jersey 08691 in an amount not to exceed $20,000.00, (hereinafter "Contractor") pursuant to the Fair and Open Process required by Municipal Regulation 004-006 for purposes of Financial Consulting Services for the Township of Old Bridge; and

WHEREAS, pursuant to the terms of the Contract executed by the Firm, the fee to be paid for services rendered by the Contractor not to exceed $20,000.00 based on the services specified in the Firm's proposal; and

WHEREAS, Township Finance Director, Dawn Swoboda and Township Business Administrator, Anahita Feltz, have recommended that the Mayor and Council approve an amendment to the Contract for additional work performed by the firm, and to increase the Contract amount by an additional $15,000.00 to pay for said services; and

WHEREAS, Phoenix Advisors LLC, A Division Of First Security Municipal Advisors, Inc., is a licensed New Jersey Financial Consulting Firm and is recognized as capable and available to undertake related matters; and

WHEREAS, the Township Council wishes to approve an amendment in the amount of $15,000.00 to the contract with Phoenix Advisors LLC, A Division Of First Security Municipal Advisors, Inc. for the services related to Financial Consulting for a total amount not to exceed $35,000.00 for the period from January 1, 2026, to December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey as follows:

1. A contract for professional services is approved for Phoenix Advisors, A Division Of First Security Municipal Advisors, Inc. having a place of business at 2000 Waterview Drive, Suite 101, Hamilton, New Jersey 08691, to provide Financial Consulting Services, plus costs and expenses, not to exceed the sum of $35,000.00 for the twelve (12) month period from January 1, 2026 through December 31, 2026, pursuant to the proposal on file at the Office of the Township Clerk.

2. This contract is awarded for a term exceeding the current budget year. A Certification of Availability of Funds # 3260 has been received for this contract assuring that there are sufficient funds in the appropriation(s) to fund the purchases anticipated in the current budget year.

The availability of a sufficient appropriation to fund the purchases authorized in this resolution is an express and mandatory condition of the award of this contract. To the extent this contract contemplates expenditures in future budget year, such amounts are not certified and any expenditure pursuant to this contract is wholly contingent upon the municipal governing body establishing an appropriation from which such future purchases will be paid.

3. The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award.

This Resolution is conditioned upon the following:

A. Formal execution of a contract approved by the Director of Law which is signed by the Mayor and Township Clerk.

B. Issuance of a Certificate of Availability of Funds as aforesaid.

C. Compliance by the Vendor with signing the mandatory affirmative action language required by law.

D. Compliance by the Vendor with filing of Affirmative Action Form AA302 or AA201, or otherwise complying with Affirmative Action employee information reporting.

No contract shall be considered awarded unless, and until, the above requirements are executed.

Motion/ Second	**Roll Call**				
		YAY	**NAY**	**ABSTAIN**	**ABSENT**
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May19, 2026

Township Clerk Kathryn Hutchinson

AGENDA ITEM REQUEST SHEET

PLEASE PRINT OR TYPE

In order for a department to have an item listed on the council agenda, this form must be completed and forwarded to the Office of the Business Administrator along with the necessary backup documentation.

ITEM: Amendment to Contract 2026-34PS with Phoenix Advisors, LLC increasing their contract for Financial Advisor Consultant from $20,000.00 to $35,000.00. Representing an Increase of $15,000.00

DATE OF REQUEST: May 11, 2026

REQUESTED BY: Dawn M. Swoboda, Director of Finance/CFO

DESCRIPTION OF ITEM REQUESTED

Amendment to Contract 2026-34PS with Phoenix Advisors, LLC increasing their contract for Financial Advisor Consultant from $20,000.00 to $35,000.00. Representing an Increase of $15,000.00

ADMINISTRATION APPROVAL _____

All resolutions are to be placed in Discussion-Resolution category except for Bingo/Raffle, Parades, Chapter 159, Block Parties which are consent agenda items.

CATEGORY	MEETING DATE	CATEGORY	MEETING DATE
Guest/Presentation		Set Date	
Hearing		Appointment	
Approval of Minutes		Executive Session	
Ordinance - 2nd Rdg		Reports	
Ordinance - 1st Rdg		Proclamation/Cert	
Discussion Ordinance		New Business	
Consent Agenda	5/19/2026	Old Business	
Discussion Resolution		Request to Add on	
Discussion		Liquor Licenses	

FOR OFFICE USE ONLY:
Other Approvals Required (Mark N/A if not applicable)

Department	Date Approval Recd
Code Enforcement	_____
Fire Official	_____
Police Department	_____
Health Department	_____
_____	_____

CERTIFICATION OF FUNDS
REQUIRED YES___X_ NO_____
CERT # __ ___3260

r:\wpdata\agndareq\award bid_prof\amendment to-2026-35ps financial advisor_phoenix advisors.doc

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Resolution Authorizing The Purchase And Installation For Fencing At Veterans Park Tennis Courts Hand Ball Courts And Basketball Courts To Fox Fence In The Amount Of $111,171.50 New Jersey State Approved Co-Op #65MCESCCPS (Capital)

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By:
Clerk

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: YES
Certification #: 3263

Attachments:
R26-XXX Reso Auth Purch Install Fence Vets park Tennis handball Cts. Co-op# 65MCESCCPS ; ESCNJ 24-25-15 MCCPS #53 5-19-26 kwl.docx
ESCNJ Fox Fence Tennis and Wall Ball.pdf
ESCNJ Fox Fence Quote Old Bridge Township Parks and Recreation Basketball.pdf

TOWNSHIP OF OLD BRIDGE
RESOLUTION NO. 26-XXX
RESOLUTION AUTHORIZING PURCHASE AND INSTALLATION OF FENCING FOR VETERANS PARK TENNIS, BASKETBALL & HAND BALL COURTS STATE NEW JERSEY APPROVED CO-OP# 65MCESCCPS; ESCNJ 24/25-15; MCCPC #53 IN THE AMOUNT OF $111,111.50 (CAPITAL)

WHEREAS, the Township of Old Bridge as a contracting unit may, without advertising for bids, purchase any materials, supplies, equipment or services under any contract or contracts for such materials, supplies, equipment or services from vendors entered into on behalf of the New Jersey State Approved Co-op contract #65MCESCCPS; ESCNJ 24/25-15; and MCCPC #53 pursuant to the provision of N.J.S.A. 40A:11-11 and N.J.S.A. 40A:11-12; and

WHEREAS, Fox Fence, a division of Rosando Fence Co., Inc. (herein after Fox Fence), having an address at 417 Crooks Avenue, Clifton, New Jersey 07011, has been awarded under ESCNJ #65MCESCCPS; 24/25-15 and MCCPC #53 for purposes of selling and installation of said fence; and

WHEREAS, the Township of Old Bridge wishes to purchase and install a fence at the Old Bridge Veterans Park Tennis Court in an amount of $45,660.00; Hand Ball Court in an amount of $21,074.00; Basketball Court in the amount of $44,437.50 for a total not to exceed $111,111.50 (Capital) in accordance with the written quotation received from Fox Fence, on May 12, 2026 and May 13, 2026, copies of which are on file with the Finance Department; from Fox Fence, a division of Rosando Fence Co., Inc., under New Jersey State approved Co-op #65MCESCCPS; ESCNJ 24/25-15 and MCCPC #53 in the amount of $111,111.50 (Capital); and

WHEREAS, Fox Fence, a division of Rosando Fence Co., Inc. (herein after Fox Fence), having an address at 417 Crooks Avenue, Clifton, New Jersey 07011, has been awarded under New Jersey State approved Co-op #65MCESCCPS; ESCNJ 24/25-15 and MCCPC #53 for purposes of selling and installation of said fence; and

WHEREAS, the Township of Old Bridge wishes to purchase and have installed from Fox Fence, under New Jersey State approved Co-op #65MCESCCPS; ESCNJ 24/25-15 and MCCPC#53, a fence at the Old Bridge Veterans Park Tennis Court, Handball and Basketball courts in an amount not to exceed $111,111.50 (Capital), in accordance with the written quotation received from Fox Fence, on May 12, 2026 & May 13, 2026, copies of which are on file with the Finance Department; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Old Bridge, County of Middlesex and State of New Jersey as follows:

1. Approve a contract for the purchase and installation of a fence at the Old Bridge Veterans Park Tennis, Handball and Basketball courts, Township of Old Bridge in accordance with the quotation received on May 12, 2026 & May 13, 2026, from Fox Fence, located at 417 Crooks Avenue, Clifton, New Jersey 07011, under New Jersey State Co-op #65MCESCCPS; ESCNJ-24/25-15; MCCPC #53 in the amount not to exceed $111,111.50 (Capital).

2. The award of the contract is contingent upon the issuance of a Certification of Availability of Funds #3263 certifying the existence of a sufficient appropriation to fund the said contract.

3. The Mayor and Township Clerk or other appropriate Township Officials are hereby authorized to sign the contract documents necessary to effectuate the purchase of the aforesaid vehicles.

This Resolution is conditioned upon the following:

A. To the extent required, execution of the appropriate contract documents to by signed by the appropriate Township Officials.

B. Issuance of a Certificate of Availability of Funds as aforesaid.

No contract shall be considered awarded unless, and until, the above requirements are executed.

Motion/ Second	**Roll Call**				
		YAY	**NAY**	**ABSTAIN**	**ABSENT**
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May 19, 2026

Township Clerk Kathryn Hutchinson

FOX FENCE
SINCE 1942

All types of Gates, Manual & Electric
Steel Bollards with Plastic Covers
Aluminum & steel Ornamental Fence
Tennis Court Fence & Screening
Baseball Backstops
Trash Enclosures

DOT Chain Link Fence
Turnstiles, Manual & Electric
Highway Guardrail, Steel or Timber
PVC-Vinyl Fence, All colors
High Rise Railing
Wood Fence

New Jersey State Approved Co-op #65MCESCCPS
NJ Contractors License No. 13VH02534400
ESCNJ 24/25-15 Fencing Purchase Installation and Repair
Roofing Repair and Maintenance Services- Bid ESCNJ 23/24-30
MCCPC #53 Fencing Installation
US Homeland Security Approved Fence Contractor (TWIC)

May 12, 2026
Old Bridge Township Parks and Recreation
1 Old Bridge Plaza
Old Bridge, NJ 08857
Phone: 908 616 1290
Email: Kasey Lenning KLenning@oldbridge.com
Matt Mercurio MMercurio@oldbridge.com

Job Site: Veterans Park

(Hand Ball)
Description:
Furnish and Install Approx. 180LF 10H All Black Chain Link Fence
(2x9x10H Black Wire, 3” Terminal Post, 2 ½” Line Post, 1 5/8” Top, Mid, and Bottom Rails)

Materials and Labor $21,074.00

A DIVISION OF ROSANDO FENCE CO., INC
MORE THAN 70 YEARS
Serving New Jersey, Eastern Pennsylvania, Northern New York & the 5-Boroughs of NYC

417 CROOKS AVE CLIFTON NJ, 07011
Phone: 973-779-9592 Fax: 973-340-3935 Email: fxfence417@aol.com

FOX FENCE
SINCE 1942

All types of Gates, Manual & Electric
Steel Bollards with Plastic Covers
Aluminum & steel Ornamental Fence
Tennis Court Fence & Screening
Baseball Backstops
Trash Enclosures

DOT Chain Link Fence
Turnstiles, Manual & Electric
Highway Guardrail, Steel or Timber
PVC-Vinyl Fence, All colors
High Rise Railing
Wood Fence

New Jersey State Approved Co-op #65MCESCCPS
NJ Contractors License No. 13VH02534400
ESCNJ 24/25-15 Fencing Purchase Installation and Repair
Roofing Repair and Maintenance Services- Bid ESCNJ 23/24-30
MCCPC #53 Fencing Installation
US Homeland Security Approved Fence Contractor (TWIC)

May 12, 2026
Old Bridge Township Parks and Recreation
1 Old Bridge Plaza
Old Bridge, NJ 08857
Phone: 908 616 1290
Email: Kasey Lenning KLenning@oldbridge.com
Matt Mercurio MMercurio@oldbridge.com

Job Site: Same

(Tennis Court)
Description:
Furnish and Install Approx. 1,380LF 10H All Black Chain Link Mesh
Furnish and Install New Fittings
(1 ¾"x9x10H Black Wire, 3" Terminal Post, 2 ½" Line Post, 1 5/8" Top, Mid, and Bottom Rails)

Materials and Labor $45,660.00

Thank you,
Wilby Tapia,
INDUSTRIAL & COMMERCIAL ESTIMATOR
Phone 201 655 0243
wtapia@foxfenceenterprisesinc.com

Accepted by:_____

Print Name: _____

FOX FENCE
SINCE 1942

All types of Gates, Manual & Electric
Steel Bollards with Plastic Covers
Aluminum & steel Ornamental Fence
Tennis Court Fence & Screening
Baseball Backstops
Trash Enclosures

DOT Chain Link Fence
Turnstiles, Manual & Electric
Highway Guardrail, Steel or Timber
PVC-Vinyl Fence, All colors
High Rise Railing
Wood Fence

New Jersey State Approved Co-op #65MCESCCPS
NJ Contractors License No. 13VH02534400
ESCNJ 24/25-15 Fencing Purchase Installation and Repair
Roofing Repair and Maintenance Services- Bid ESCNJ 23/24-30
MCCPC #53 Fencing Installation
US Homeland Security Approved Fence Contractor (TWIC)

Date: _____

A DIVISION OF ROSANDO FENCE CO., INC
MORE THAN 70 YEARS
Serving New Jersey, Eastern Pennsylvania, Northern New York & the 5-Boroughs of NYC

417 CROOKS AVE CLIFTON NJ, 07011
Phone: 973-779-9592 Fax: 973-340-3935 Email: fxfence417@aol.com

FOX FENCE
SINCE 1942

All types of Gates, Manual & Electric
Steel Bollards with Plastic Covers
Aluminum & steel Ornamental Fence
Tennis Court Fence & Screening
Baseball Backstops
Trash Enclosures

DOT Chain Link Fence
Turnstiles, Manual & Electric
Highway Guardrail, Steel or Timber
PVC-Vinyl Fence, All colors
High Rise Railing
Wood Fence

New Jersey State Approved Co-op #65MCESCCPS
NJ Contractors License No. 13VH02534400
ESCNJ 24/25-15 Fencing Purchase Installation and Repair
Roofing Repair and Maintenance Services- Bid ESCNJ 23/24-30
US Homeland Security Approved Fence Contractor (TWIC)

May 13, 2026
Old Bridge Township Parks and Recreation
1 Old Bridge Plaza
Old Bridge, NJ 08857
Phone: 908 616 1290
Email: Kasey Lenning KLenning@oldbridge.com
Matt Mercurio MMercurio@oldbridge.com

Job Site: Veterans Park

Option 1
(Basketball)
Description:
Furnish and Install Approx. 450LF 4H All Black Chain Link Fence
Furnish and Install (1) 4Hx6W Walk Gate
Furnish and Install (1) 4Hx10W Double Drive Gates
- Have (2) 2ft Opening Access at Ends

(2x9x4H Black Wire, 3" Terminal Post, 2 ½" Line Post, 1 5/8" Top and Bottom Rails)

Materials and Labor $44,437.50

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Resolution Awarding Contract 2026-47 The Purchase Of Five (5) 2025 Or Newer Police Ford Utility Interceptor Vehicles To All American Ford In The Amount Of $215,970.00 (Capital)

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By:
Financial

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: YES
Certification #: 3261

Attachments:
R26-XXX Reso C#2026-47 Auth Purchase Five 2025 (or Newer) Ford Utility Interceptors ALL AMERICAN FORD.docx
Agenda Request Sheet Award-2026-47_Five (5) Ford Utility Interceptors_All American Ford.doc
Bid Summary - Police Ford Utility Interceptor # 2026-47.pdf
Breakdown- Police Ford Utility Interceptor # 2026-47.pdf

TOWNSHIP OF OLD BRIDGE
RESOLUTION NO. 26-XXX
RESOLUTION AWARDING CONTRACT #2026-47 FOR PURCHASE OF FIVE (5) 2025 OR NEWER FORD UTILITY INTERCEPTOR VEHICLES FOR OLD BRIDGE POLICE DEPARTMENT TO ALL AMERICAN FORD IN THE AMOUNT OF $215,970.00 (CAPITAL)

WHEREAS, the Township of Old Bridge wishes to purchase five (5) 2025 or newer Ford Utility Interceptor Vehicles under Contract #2026-47 from All American Ford for the Township of Old Bridge Police Department; and

WHEREAS, bids for Contract #2026-47 were received and opened on May 12, 2026; and

WHEREAS, two (2) bids were received and opened from:

All American Ford	$43,194.00 per vehicle $215,970.00 (five vehicles)
Winner Ford	$44,909.00 per vehicle $269,454.00 (five vehicles); and

WHEREAS, the bid of All American Ford having an address at 3698 U.S. Highway 9, Old Bridge, New Jersey 08857, was the lowest bidder and does comply with the bid specifications in all material respects to the terms and conditions, specifications, legal requirements and other provisions of the bid specifications; and

WHEREAS, the Township Council wishes to award Contract 2026-47 for the purchase of five (5) 2025 or newer Ford Utility Interceptor vehicles to All American Ford in the amount not to exceed $215,970.00 (Capital) ($43,194.00 per vehicle), based upon the above recommendations and in accordance with the bid specifications.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey as follows:

1. All American Ford with its principal place of business at 3698 U.S. Highway 9, Old Bridge, New Jersey 08857, is hereby awarded a contract for the purchase of five (5) 2025 or newer Ford Utility Interceptor vehicles for the Township Police Department in the amount not to exceed $215,970.00, ($43,194.00 per vehicle) in accordance with its bid proposal on file with the Township Municipal Clerk and Qualified Purchasing Agent.

2. The award of the contract is contingent upon the issuance of a Certification of Availability of Funds #3261 certifying the existence of sufficient appropriation to fund the said contract.

3. The Mayor, Township Clerk and other Township officials are hereby authorized to sign contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award.

This Resolution is conditioned upon the following:

A. Formal execution of contract documents deemed necessary by the Director of Law by the Mayor, Township Clerk and/or other appropriate Township officials.

B. Compliance by the Vendor with signing the mandatory affirmative action language required by law.

C. Compliance by the Vendor with filing the Affirmative Action Form AA302 or AA201, or otherwise complying with Affirmative Action employee information reporting.

No contract shall be considered awarded unless, and until, the above requirements are executed.

Motion/ Second	Roll Call				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May 19, 2026

Township Clerk Kathryn Hutchinson

AGENDA ITEM REQUEST SHEET

PLEASE PRINT OR TYPE

In order for a department to have an item listed on the council agenda, this form must be completed and forwarded to the Office of the Business Administrator along with the necessary backup documentation.

ITEM: Contract 2026-47 Awarding the Purchase of Five (5) 2025 or Newer Police Ford Utility Interceptor Vehicles to All American Ford in the Amount of $215,970.00 (Capital)

DATE OF REQUEST: May 12, 2026

REQUESTED BY: Dawn M. Swoboda, Director of Finance/CFO/Purchasing Manager

DESCRIPTION OF ITEM REQUESTED

Contract 2026-47 Awarding the Purchase of Five (5) 2025 or Newer Police Ford Utility Interceptor Vehicles to All American Ford in the Amount of $215,970.00 (Capital)

ADMINISTRATION APPROVAL _____

All resolutions are to be placed in Discussion-Resolution category except for Bingo/Raffle, Parades, Chapter 159, Block Parties which are consent agenda items.

CATEGORY	MEETING DATE	CATEGORY	MEETING DATE
Guest/Presentation		Set Date	
Hearing		Appointment	
Approval of Minutes		Executive Session	
Ordinance - 2nd Rdg		Reports	
Ordinance - 1st Rdg		Proclamation/Cert	
Discussion Ordinance		New Business	
Consent Agenda	5/19/2026	Old Business	
Discussion Resolution		Request to Add on	
Discussion		Liquor Licenses	

FOR OFFICE USE ONLY:
Other Approvals Required (Mark N/A if not applicable)

Department	Date Approval Recd
Code Enforcement	_____
Fire Official	_____
Police Department	_____
Health Department	_____
_____	_____

CERTIFICATION OF FUNDS
REQUIRED YES__X_ NO_____
CERT # ___3261_____

Bid # 2026-47 **For : 2025 or Newer Police Ford Utility Interceptors** **Opening Date : 5/12/2026** **Time: 11:00 am**

Check Box Numbers	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Bidder Name and Address	Check List	Bid Qual	Non Col. Affidavit	Corp. Dis. Statement	Affirm. Act. Cert.	ADA	Ack. Of Addenda	List of Subs	Bidder Personnel	Bid Bond	Consent of Surety	Exp. Sheet	Job Ref.	List of Equip.	Disclosure with Iran	Disc. with Russia & Belarus	Bus. Reg. Certificate	Base Bid
All American Ford 3698 US Highway 9 Old Bridge, NJ 08857	Blank	X	X	X	X Cert	X	X	X	X	N/A	N/A	X	X	X	X	X	X	$43,194.00 $215,970.00 Yes
Winner Ford 170 Ridgedale Ave Morristown, NJ 07960	X	X	X	X	X Cert	X	X	X	X	N/A	N/A	X	X	X	X	X	X	$44,909.00 $269,454.00 No

	Police Ford Utility Interceptor # 2026-47		
BIDS OPENED ON 5/12/2026 @ 11:00 am			
		All American Ford	Winner Ford
Item	Description	Amount	Amount
1	Price for One (1) Vehicle based upon Specifications	$43,194.00	$44,788.00
2	Total Price for Five (5) Vehicles based upon Specifications	$215,970.00	$223,940.00
3	Can you meet the Township specified delivery time of Ten (10) Calendar days?	Yes	No

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Resolution Of The Township Of Old Bridge Approving Long Term Tax Exemption Application For BH Manzo Boulevard Urban Renewal, LLC

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By:
Clerk

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO
Certification #:

Attachments:
R26-XXX Resolution Approving Long Term Tax Exemption Application for BH Manzo BLVD Urban Renewal LLC.docx
Application Back-up.pdf

TOWNSHIP OF OLD BRIDGE
RESOLUTION NO. 26-XXX

RESOLUTION APPROVING APPLICATION FOR LONG TERM TAX EXEMPTION SUBMITTED BY BH MANZO BOULEVARD URBAN RENEWAL, LLC

WHEREAS, the Township Council of the Township of Old Bridge ("Township Council") previously adopted Resolution No. 192-16 dated May 9, 2016 which authorized the Old Bridge Planning Board ("Planning Board") to conduct a preliminary investigation study of the following area: fifty-five (55) parcels including Block 5001, Lots 1.11, 2.11, 3.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 5.12, 6, 7.11, 7.12, 7.13, 8, 9, 10, 12.12, 13.12, 13.14, 13.15, 13.16, 13.17, 13.18, 14, 15, 16, 17, 18; Block 5002, Lot 1; Block 6017.11, Lots 1, 2, 6, 7, 8, 9, 10; and Block 6303, Lots 1, 2, 3.11, 3.12, 3.13, 4, 6, 7, 8.12, 8.15, 8.16, 9, 10, 11, 12, 13 and 15 within the northwestern portion of the Township, which total approximately 687.69 acres based on the Township tax records (the "Runyon Redevelopment Area"); and

WHEREAS, the Runyon Redevelopment Area is located in the northwest portion of the Township and includes frontage along eight (8) roads: Bordentown Avenue, Cheesequake Road, Perrine Road, Manzo Boulevard, Old Waterworks Road, Highway Route 9, Runyon Road, and Manzo Boulevard; and

WHEREAS, an area investigation report (hereinafter "Study") was prepared by the Township Planner and presented at a public hearing to the Board on June 14, 2016, and the Planning Board having reviewed the Study recommended that the Township Council designate the area as a non-condemnation area in need of redevelopment; and

WHEREAS, on July 11, 2016, the Township Council adopted a resolution designating the Runyon Redevelopment Area as a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Act"); and

WHEREAS, BH Manzo Boulevard Urban Renewal, LLC (hereinafter the "Entity") made application to the Old Bridge Redevelopment Agency (the "Agency") for purposes of being appointed Conditional Redeveloper for Block 5001, Lot 13.24 within the Runyon Redevelopment Area (the "Project Site"), subject to the creation and adoption of a formal redevelopment plan for the subject property by the Township Council and contingent upon execution of a Redevelopment Agreement; and

WHEREAS, the Redevelopment Plan (hereinafter called the "Manzo Boulevard 1 Redevelopment Plan" or "Plan" pertains solely to Block 5001, Lot 13.24 within the Runyon Redevelopment Area (hereinafter "Project Site") and is located within the northwestern section of Runyon Redevelopment Area and is illustrated in the Township Tax Map sheet of the Township of Old Bridge, inclusive of any and all streets, "paper" streets, private drives, and rights-of-way; and

WHEREAS, on December 13, 2022, the Township Council adopted Ordinance No. 2022-35 adopting the Manzo Boulevard 1 Redevelopment Plan; and

WHEREAS, the Township designated the Agency as the redevelopment entity, with the responsibility under the Act to implement the Redevelopment Plan; and

WHEREAS, the Agency approved a Redevelopment Agreement to be executed with the Entity (the "Redevelopment Agreement"), pursuant to which, among other things, the Entity agreed to undertake the construction 133,300 square feet of warehouse space with 6,000 square feet of office space totaling 139,300 square feet and associated parking and loading on the Project Site (the "Project"); and

WHEREAS, pursuant to and in accordance with the provisions of the Act and the Long Term Tax Exemption Law, *N.J.S.A.* 40A:20-1 *et seq.* (the "Long Term Tax Exemption Law"), the Township is authorized to provide for a tax exemption within a redevelopment area and for payments in lieu of taxes; and

WHEREAS, in accordance with the Long Term Tax Exemption Law, on or about October 6, 2025 and on April 30, 2026, the Entity submitted an application to the Mayor, a copy of which is on file in the Office of the Municipal Clerk for approval of a long-term tax exemption for the Project (the "Application"); and

WHEREAS, the Entity included a form of financial agreement (the "Financial Agreement"), with the Application, that would establish the rights, responsibilities and obligations of the Entity with respect to the proposed tax exemption; and

WHEREAS, the Mayor submitted the Application and the form of Financial Agreement to the Township Council with her recommendation for approval, subject to the final form of the Financial Agreement incorporating revisions/changes deemed necessary and appropriate by the Township Attorney and Township Administrator; and

WHEREAS, to enhance the economic viability of and opportunity for a successful project, the Township Council desires to approve the Application, pursuant to N.J.S.A. 40A:20-8, subject to the final form of the Financial Agreement incorporating required revisions/changes deemed necessary and appropriate by the Township Attorney and Township Administrator.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Application, as defined above, submitted by BH Manzo Boulevard Urban Renewal, LLC for a long-term tax exemption pursuant to N.J.S.A. 40A:20-1 *et. seq.* for the Project and Project Site be and is hereby approved, subject to the final form of the Financial Agreement incorporating required revisions/changes deemed necessary and appropriate by the Township Attorney and Township Administrator.

Motion/ Second	**Roll Call**				
		YAY	**NAY**	**ABSTAIN**	**ABSENT**
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May 19, 2026

Township Clerk Kathryn Hutchinson

ELEANOR DEBBIE WALKER
MAYOR

MIDDLESEX COUNTY, N.J.

TOWNSHIP OF OLD BRIDGE

May 14, 2026

Council President and Members of the Township Council of Old Bridge Township
c/o Kathryn Hutchinson, RMC, Township Clerk
Township of Old Bridge
Municipal Building
1 Old Bridge Plaza
Old Bridge, New Jersey 08857

Re: BH Manzo Boulevard Urban Renewal LLC (the "Entity")
Application for Long Term Tax Exemption pursuant to N.J.S.A. 40A:20-1 et seq.

Dear Madam President and Councilmembers:

I reviewed the application, proposed financial agreement and related documents submitted by the Entity on October 7, 2025 and resubmitted April 30, 2026 (the "Application"), for the proposed redevelopment of the real property identified as Block 5001, Lot 13.24 on the current tax map of the Township (the "Project Area"). The Entity is proposing to construct a 139,300 square foot warehouse consisting of 133,300 square feet of warehouse area and up to 6,000 square feet of office space (the "Project").

After careful consideration of the Application, I believe that the Project is desirable in that it will provide this region with a new state-of-the-art warehouse facility in the Runyon Redevelopment Area. The Runyon Redevelopment Area is currently underutilized and would greatly benefit from a facility upgrade that will generate additional revenue for the Township and create new jobs. Specifically, the Project is expected to produce approximately 60 to 80 construction jobs and approximately 85 to 100 permanent jobs. Furthermore, the Long Term Tax Exemption is important to the viability of the Project. The payments in lieu of taxes are stable and ascertainable on a long-term basis and in the absence of such, the Project cannot be undertaken.

In recognition of the Entity's substantial investment of private funds to cause the redevelopment of the Property in accordance with the provisions of the New Jersey's Redevelopment Law, the in lieu tax consideration to be given to the improvements to be constructed on the Project Area will enable the redevelopment of the Property, and therefore, is in the best interest of the Township and the health, safety, morals and welfare of its residents as well as all residents of the County.

Furthermore, the tax exemption to be granted will help offset the extraordinary costs to develop the Project in this portion of the Runyon Redevelopment Area. The Entity is making a significant

equity contribution toward the cost of the Project and long-term tax exemption will improve the economic viability of the development of the Project. The predictability of the annual service charge required in a financial agreement will make the Project more competitive and assist the Entity in undertaking the Project in the Township, thereby increasing the likelihood of success of the Project and the entire Runyon Redevelopment Area.

Therefore, I recommend that the application be favorably considered by the Township Council for the Entity, provided that all legal prerequisites are met, with any changes required by the Township Attorney and Township Administrator to be reflected in the final form of financial agreement on file in the office of the Municipal Clerk.

Sincerely yours,

Eleanor Walker
Mayor

TOWNSHIP OF OLD BRIDGE

APPLICATION FOR TAX EXEMPTION

OF

50 MANZO BOULEVARD

(Block 5001, Lot 13.24)

In accordance with the requirements of the Long Term Exemption Law, **N.J.S.A. 40A:20-1, et seq.**, (the "Exemption Law"), the below named Applicant respectfully submits to the mayor of the Township of Old Bridge (the "Township") this Application for Long Term Tax Exemption along with those documents attached and annexed hereto.

I. Developer Identification:

Name of Applicant (the "Applicant" or "Entity"): BH Manzo Boulevard Urban Renewal, LLC
Point of Contact: Robert J. McGowan, Attorney for Applicant
Address: 24 Merchants Way, Suite 210, Colts Neck, NJ 07722
Telephone: (732) 359-3735
Email: rjmc.aal.nj@icloud.com
Name and Address of Statutory Agent (whom legal process can be served): Nori Cohen Alhakim, 55 Talmadge Rd., Edison, NJ 08817
Federal Tax Identification Number:
Disclosure of Ownership: See Exhibit "A"
Certificate of Formation: See Exhibit "B"
Authorization to Submit Application: See Exhibit "D"

II. Project Description:

Project Name (the "Project"): 50 Manzo Boulevard Redevelopment Project
Redevelopment Plan (the "Redevelopment Plan"):

1. **Identification of Project Area:**
Redevelopment Area (the "Redevelopment Area"): 50 Manzo Boulevard, Block 5001, Lot 13.24, located at 50 Manzo Boulevard, Old Bridge, NJ
Number of Acres: 9.46 +/- acres
Block(s)/Lots(s) (as identified on the Township's tax maps): Block 5001, Lot 13.24 (collectively hereinafter referred to as the "Project Area").

2. **General Statement of Nature of Redevelopment Project (N.J.S.A. 40A:20-8a):**
Applicant proposes to construct a 139,300 square foot warehouse consisting of 133,300 square feet of warehouse area and up to 6,000 square feet of support office on two levels (3,000 +/- square feet each).

3. **Description of the Project (N.J.S.A. 40A:20-8b):**
The approved site plan for the project is attached hereto and made a part of hereof as Exhibit "I". The site plan depicts and describes the Project Area and the proposed Project.

4. **Term of Exemption:** 30 years.

5. **Annual Service Charge to be Based on:**
Annual Gross Revenue.

6. **Financial Agreement (N.J.S.A. 40A:20-8f):**
Proposed form of Financial Agreement is attached as Exhibit "S".

7. **Estimate of Total Project Cost (N.J.S.A. 40A:20-8c):**
See Attached Exhibit "K"

8. **Metes and Bounds Description of Site:**
See Metes and Bounds Description attached as Exhibit "E".

9. **Survey:**
See copy of Survey prepared by Suzanne E. Warren, PLS, attached as Exhibit "F".

10. **Site Plan Approval:**
See copy of site plan approval by the Zoning Board of Adjustment on December 3, 2020 attached as Exhibit "I", along with a copy of the Resolution of Final Approval attached as Exhibit "J".

11. **Explanation of the Need for Tax Exemption:**
See Attached Exhibit "P".

12. **Statement of Project Benefits:**
See Attached Exhibit "R".

13. **Financial/Fiscal Plan (N.J.S.A 40A:20-8e):**
See Attached Exhibit "N".

14. **Sources, Method and Amount of Financing for Project (N.J.S.A. 40A:20-8d):**
See Attached Exhibit "O".

15. **Applicant's Site Control of Project Area:**
The Applicant is the current title owner of the site.

16. **Project Schedule:**
See Attached Exhibit "Q".

Representations and Certifications

In submitting the application, the Developer certifies that all of the information is true and accurate to the best of his or her knowledge and further certifies to the following:

A. The Project conforms to the Redevelopment Plan that is in effect for the area that includes the project site and with any Redevelopment Agreement as may be in place between the Municipality and the Developer.

B. The Project either 1) conforms to the Master Plan of the Municipality; or 2) to the extent that the Development Plan is inconsistent with the Master Plan, the Project conforms to the Redevelopment Plan and the Municipal Council, in adopting the Redevelopment Plan, set forth its reasons for adopting a Redevelopment Plan with such inconsistencies.

C. The Project will conform to and the applicant(s) agrees to comply with all Federal and State laws and to all applicable municipal ordinances.

D. Construction of the Project has not commended as of the time of the submission of this application. The applicant understands that the Municipal Council is under no obligation to approve this tax exemption application. Any work done on the assumption of receipt of a tax exemption following the submission of the application and before final approval is undertaken at the risk of the developer. **Note that under no circumstances will an exemption be granted for a project that has already reached substantial completion.**

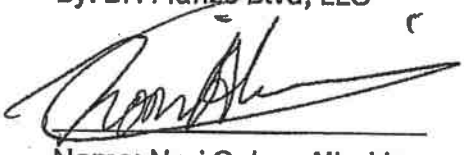
E. No officer or employee of the Municipality has any interest, directly or indirectly, in the Project that is the subject of this application.

Signatures

By my signature below, I hereby submit this application on behalf of the Developer. I certify that all of the information is true and accurate to the best of my knowledge and belief. I am aware that if any of the information provided is willfully false, that I am subject to prosecution.

For the Developer:
BH Manzo Boulevard Urban Renewal, LLC

By: BH Manzo Blvd, LLC

By: 

Name: Nori Cohen Alhakim
Title: Managing Member

8-13-2025
Date

Exhibits

The Following is a check-list of required exhibits that must be attached to the application:

Exhibit	Description	Included?
A	Disclosure of Ownership	X
B	Certificate of Formation	X
C	Certificate of DCA Approval of Urban Renewal Entity	X
D	Resolution Authorizing Submission of Application	X
E	Metes and Bounds Description	X
F	Survey	X
G	Copy of Deed	X
H	Narrative Description of Project	X
I	Site Plan as Approved by Planning Board	X
J	Site Plan Approval Resolution	X
K	Total Project Cost Estimate	X
L	Cost Estimate for Each Unit Type	N/A
M	Project Pro-Forma	X
N	Project Financing Plan	X
O	Private Financing Commitments	X
P	Explanation of the Need for Tax Exemption	X
Q	Project Schedule	X
R	Summary of Project Benefits	X
S	Form of Financial Agreement	X

EXHIBIT A

DISCLOSURE OF OWNERSHIP

(for use by Corporation)

1. Principal (list all owners of 10% or more stock)

Name	Home Address	Title	% Owned
BH Manzo Blvd, LLC	55 Talmadge Rd. Edison, NJ 08817	Sole Member	100%

BH Manzo Boulevard Urban Renewal, LLC

By: BH Manzo Blvd, LLC, its Sole Member

By: _____ 2-18-2025

Nori Cohen Alhakim, Date

Managing Member

EXHIBIT B

CERTIFICATE OF FORMATION
OF
BH MANZO BOULEVARD URBAN RENEWAL, LLC

This Certificate of Formation of BH Manzo Boulevard Urban Renewal, LLC, dated February 18, 2025, has been duly executed and is being filed by Nori Cohen Alhakim as an authorized person, in accordance with N.J.S.A. 42:2C-1 et seq., with the State Treasurer of the State of New Jersey ("Certificate"), in accordance with New Jersey Law.

The Certificate is hereby stated in its entirety to read as follows:

1. The name of the limited liability company hereby formed is BH Manzo Boulevard Urban Renewal, LLC ("LLC").

2. The business location of the LLC is Manzo Boulevard, designated on the Old Bridge Tax Maps as Block 5001, Lot 13.24 (f/k/a Block 5001, Lots 13.16 and 13.17); its registered agent for service of process is Nori Cohen Alhakim, c/o BH Manzo Urban Renewal, LLC.

3. The member of the LLC is: BH Manzo Blvd LLC, having a business address at 55 Talmadge Rd., Edison, NJ 08817.

4. The LLC shall have perpetual duration unless it is dissolved and its affairs wound up in accordance with the New Jersey Revised Uniform Limited Liability Company Act or its Operating Agreement.

5. The purpose for which it is formed shall be to operate under P.L.1991, c.431 (C.40A:20-1 et seq.) and to initiate and conduct projects for the redevelopment of a redevelopment area pursuant to a redevelopment plan, or projects necessary, useful, or convenient for the relocation of residents displaced or to be displaced by the redevelopment of all or part of one or more redevelopment areas, or low and moderate income housing projects, and, when authorized by financial agreement with the municipality, to acquire, plan, develop, construct, alter, maintain or operate housing, senior citizen housing, business, industrial, commercial, administrative, community, health, recreational, educational or welfare projects, or any combination of two or more of these types of improvement in a single project, under such conditions as to use, ownership, management and control as regulated pursuant to P.L.1991, c.431 (C.40A:20-1 et seq.).

6. A provision that so long as the entity is obligated under financial agreement with a municipality made pursuant to P.L.1991, c.431 (C.40A:20-1 et seq.), it shall engage in no business other than the ownership, operation and management of the project.

7. A declaration that the entity has been organized to serve a public purpose, that its operations shall be directed toward: (1) the redevelopment of redevelopment areas, the facilitation of the relocation of residents displaced or to be displaced by redevelopment,

or the conduct of low and moderate income housing projects; (2) the acquisition, management and operation of a project, redevelopment relocation housing project, or low and moderate income housing project under P.L.1991, c.431 (C.40A:20-1 et seq.); and (3) that it shall be subject to regulation by the municipality in which its project is situated, and to a limitation or prohibition, as appropriate, on profits or dividends for so long as it remains the owner of a project subject to P.L.1991, c.431 (C.40A:20-1 et seq.).

8. A provision that the entity shall not voluntarily transfer more than 10% of the ownership of the project or any portion thereof undertaken by it under P.L.1991, c.431 (C.40A:20-1 et seq.), until it has first removed both itself and the project from all restrictions of P.L.1991, c.431 (C.40A:20-1 et seq.) in the manner required by P.L.1991, c.431 (C.40A:20-1 et seq.) and, if the project includes housing units, has obtained the consent of the Commissioner of Community Affairs to such transfer; with the exception of transfer to another urban renewal entity, as approved by the municipality in which the project is situated, which other urban renewal entity shall assume all contractual obligations of the transferor entity under the financial agreement with the municipality. The entity shall file annually with the municipal governing body a disclosure of the persons having an ownership interest in the project, and of the extent of the ownership interest of each. Nothing herein shall prohibit any transfer of the ownership interest in the urban renewal entity itself provided that the transfer, if greater than 10 percent, is disclosed to the municipal governing body in the annual disclosure statement or in correspondence sent to the municipality in advance of the annual disclosure statement referred to above.

9. A provision stating that the entity is subject to the provisions of section 18 of P.L.1991, c.431 (C.40A:20-18) respecting the powers of the municipality to alleviate financial difficulties of the urban renewal entity or to perform actions on behalf of the entity upon a determination of financial emergency.

10. A provision stating that any housing units constructed or acquired by the entity shall be managed subject to the supervision of, and rules adopted by, the Commissioner of Community Affairs.

The undersigned has executed this Certificate of Formation for the LLC, as of the date first written above.

Nori Cohen Alhakim
Manager

EXHIBIT C

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
LOCAL PLANNING SERVICES
101 SOUTH BROAD STREET
PO Box 813
TRENTON, NJ 08625-0813
(609) 292-3000 • FAX (609) 633-6056

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

DEPARTMENT OF COMMUNITY AFFAIRS

TO: State Treasurer
RE: BH MANZO BOULEVARD URBAN RENEWAL, LLC
File # 4141
An Urban Renewal Entity

This is to certify that the attached CERTIFICATE OF FORMATION OF AN URBAN RENEWAL ENTITY has been examined and approved by the Department of Community Affairs, pursuant to the power vested in it under the "Long Term Tax Exemption Law," P.L. 1991, c.431.

Done this 14th day of May 2025 at Trenton, New Jersey.

DEPARTMENT OF COMMUNITY AFFAIRS

By: _____
Keith Henderson, PP/AICP
Acting Director
Local Planning Services

EXHIBIT D

RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION

PLEASE TAKE NOTICE that a meeting of the Sole Member of **BH MANZO BOULEVARD URBAN RENEWAL, LLC** (the "**Company**") was held and at which time the following RESOLUTION was unanimously adapted:

RESOLVED that the Company is authorized to submit an application to the Township of Old Bridge, Middlesex County New Jersey, for the provision of a long term tax abatement.

BE IT FURTHER RESOLVED that if the Company's application is accepted by the Township, Nori Cohen Alhakim, as Manager of the Company is authorized to execute and deliver on its behalf, the Financial Agreement with the Township, substantially in the form attached to the application as Exhibit "D", with such changes thereto as may be negotiated by the parties.

The undersigned Managing Member of the Sole Member of the Company hereby certifies that the foregoing Resolution was lawfully adopted by the Sole Member of the Company on the date set forth above; that the foregoing Resolution is a true, accurate and complete copy of the Resolution so adopted and placed in the Company's records; and that said Resolution has not been amended and it in full force and effect as of the date hereof.

MEMBER:

BH MANZO BLVD, LLC, its Sole Member

By: _____
Nori Cohen Alhakim

EXHIBIT E

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Old Bridge, County of Middlesex, State of New Jersey being more particularly described as follows:

BEING known and designated as Lot(s) 13.24 Block 5001 as set forth on a certain map entitled, "Final Plat Major Subdivision for Manzo Old Bridge Properties, LLC Block 5001 Lots 13.16 and 13.17" situated in the Township of Old Bridge, County of Middlesex, State of New Jersey, said map being duly filed on 12/06/2018 in the Middlesex County Clerk's Office as Case No. 6855-989.

BEGINNING at a point in the Easterly line of Manzo Boulevard (60' wide private road), said point being a distance of 490.23 feet to the Northerly terminus of a 25-foot radius curve connecting the Easterly line of Manzo Boulevard with the Northerly line of Water Works Road (Variable width Right-of-Way); thence

(1) On the Easterly right-of-way line of Manzo Boulevard, North 18 degrees 19 minutes 01 second East, a distance of 598.30 feet to a point of curvature; thence

(2) On a curve, curving to the right in an Easterly direction, having a radius of 25.00 feet, an arc length of 31.81 feet, a delta angle of 72 degrees 53 minutes 43 seconds, a chord bearing of South 54 degrees 45 minutes 52 seconds West, and a chord distance of 29.70 feet to a point of reverse curvature; thence

(3) On a curve, curving to the left in a Westerly direction, having a radius of 60.00 feet, an arc length of 170.58 feet a delta angle of 162 degrees 53 minutes 43 seconds, a chord bearing of North 09 degrees 45 minutes 52 seconds East, and a chord bearing of 118.67 feet to a point; thence

(4) North 18 degrees 19 minutes 01 second East, a distance of 79.74 feet to a point of curvature; thence

(5) On a curve, curving to the right in an Easterly direction, having a radius of 500.00 feet, an arc length of 471.85 feet, a delta angle of 54 degrees 04 minutes 11 seconds, a chord bearing of South 45 degrees 21 minutes 06 seconds West, and a chord distance of 454.53 feet to a point; thence

(6) On a common line with Lot 13.16, South 25 degrees 55 minutes 32 seconds East, a distance of 239.80 feet to an angle point; thence

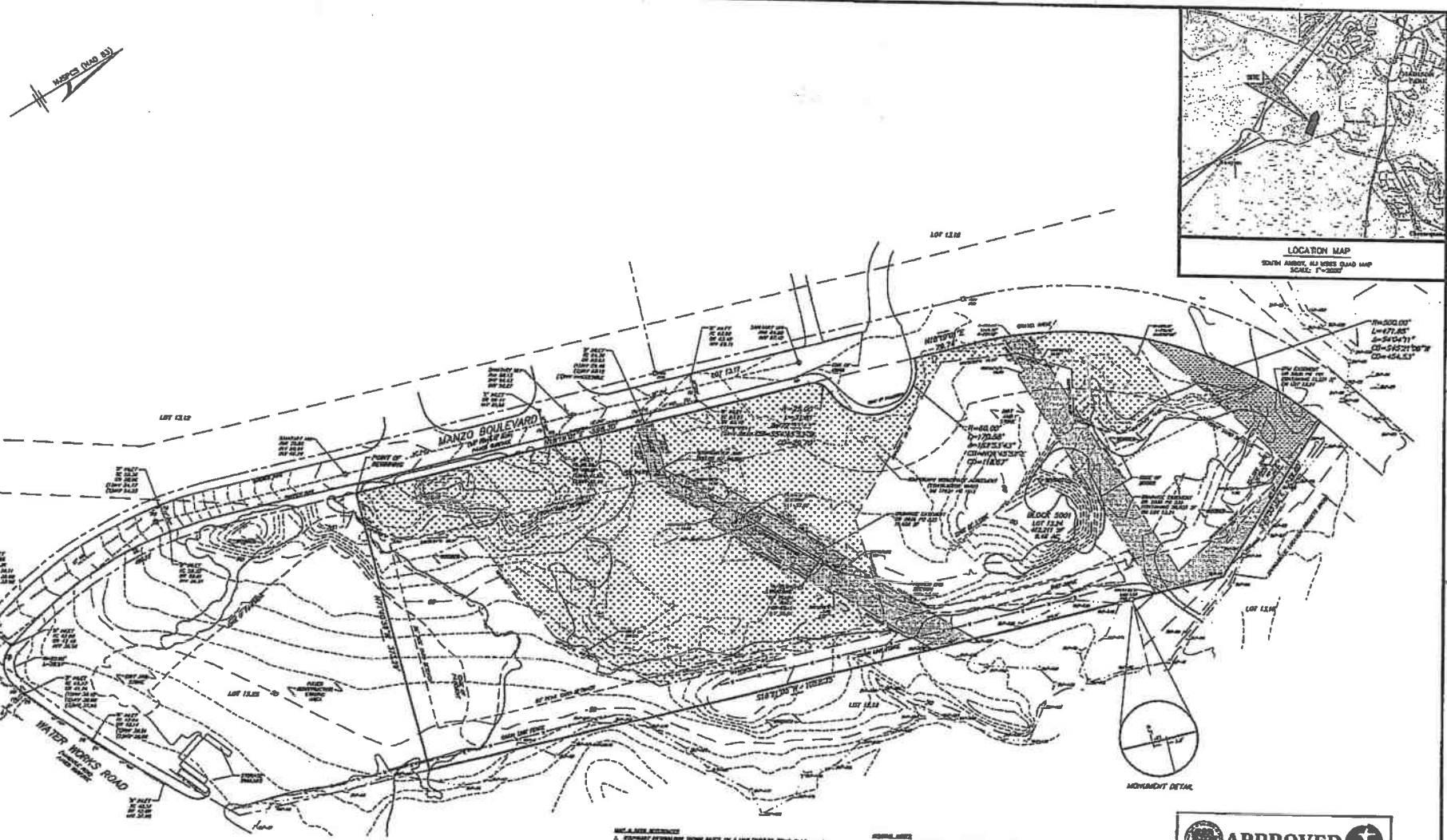
(7) On a common line with Lot 13.16 and Lot 12.12, South 18 degrees 21 minutes 05 seconds West, a distance of 1052.35 feet to a point; thence

(8) On a common line with Lot 13.25, North 71 degrees 40 minutes 59 seconds West, a distance of 373.29 feet to the point on the Easterly line of Manzo Boulevard and the point and place of BEGINNING.

FOR INFORMATION ONLY:
County: Middlesex, Municipality: Old Bridge Township
Tax Block: 5001, Tax Lot: 13.24
Address: N/A Cheesequake Road, Old Bridge, NJ 08857.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

EXHIBIT F



LEGEND

PROJECT BOUNDARY
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING TYPE 'A' INLET
EXISTING TYPE 'B' INLET
EXISTING TYPE 'C' INLET
EXISTING FIRE HYDRANT
EXISTING FENCELINE

SURVEY LEGEND

IRON PIPE FOUND
IRON PIN/CAPPED IRON PIN FOUND
MONUMENT FOUND

GRAPHIC SCALE
1 inch = 50 feet

APPROVED
File No.: 1209-20-0005.1
Activity No.: FWW200001
Date: 9/2/2020
State of New Jersey
Department of Environmental Protection
Division of Land Use & Regulation

Suzanne B. Warren, P.L.S.
2/6/2020

BOUNDARY & TOPOGRAPHIC SURVEY
AND WETLANDS LOCATIONS PLAN
BLOCK 5001, LOT 13.24
MANZO BOULEVARD
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

Sheet Number
1 OF 1

EXHIBIT G

Middlesex County
Document Summary Sheet

MIDDLESEX COUNTY CLERK NJ
PO BOX 1110
NEW BRUNSWICK NJ 08903

INSTR # 2022009989
O BK 18801 PG 1076
RECORDED 01/24/2022 02:44:21 PM
NANCY J. PINKIN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES $95.00
RTF TOTAL TAX 136,534.25

Official Use Only

Transaction Identification Number	5852446 7012644
Submission Date *(mm/dd/yyyy)*	01/19/2022
No. of Pages *(excluding Summary Sheet)*	6
Recording Fee *(excluding transfer tax)*	$95.00
Realty Transfer Tax	$136,534.25
Total Amount	$136,629.25

Return Address *(for recorded documents)*
BETTER RESEARCH LLC 2
1 PARAGON DR
SUITE 150B
MONTVALE, NJ 07645

Document Type	DEED - REGULAR
Municipal Codes	
OLD BRIDGE	O B
Batch Type	L2 - LEVEL 2 (WITH IMAGES)

602767

Additional Information (Official Use Only)

** DO NOT REMOVE THIS PAGE.*
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Middlesex County
Document Summary Sheet

	Type	DEED - REGULAR			
	Consideration	$11,492,250.00			
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date	12/07/2021			
	Reference Info				
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date

DEED - REGULAR	GRANTOR	Name	Address
		2G MANZO LLC	24 MERCHANTS WAY, COLTS NECK, NJ 07722
	GRANTEE	Name	Address
		BH MANZO BLVD LLC	N/A CHEESEQUAKE ROAD, OLD BRIDGE, NJ 08857

Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	O	5001	13.24		O B

** DO NOT REMOVE THIS PAGE.*
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Deed

This Deed is made on December 7, 2021, effective December 16, 2021,
BETWEEN
2G Manzo LLC
a New Jersey Limited Liability Company
whose post office address is
24 Merchants Way, Colts Neck, NJ 07722
referred to as the Grantor,
AND
BH Manzo Blvd LLC
a New Jersey Limited Liability Company
whose post office address is N/A Cheesequake Rd, old Bridge, NJ 08857

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of $ 11,492,250.00, Eleven Million Four Hundred Ninety-Two Thousand Two Hundred Fifty Dollars and No Cents.

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Old Bridge Block No. 5001, Lot No. 13.24
   ☐ No property tax identification number is available on the date of this Deed. (Check box if applicable)

3. Property. The Property consists of the land and all the building and structures on the land in the Township of Old Bridge, County of Middlesex and State of New Jersey.

   The legal description is:

   ☑ Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

   BEING the same premises conveyed to the Grantor herein by Deed from Manzo Old Bridge Properties, L.L.C., a New Jersey Limited Liability Company, dated December 6, 2019, recorded December 20, 2019 in the Middlesex County Clerk's Office in Deed Book 5285, Page 314.

Prepared by:

Salvatore Alfieri, Esq.

(For Recorders Use Only)

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A Division of ALL-STATE International, Inc.
www.aslegal.com 800.222.0510

RIVERSIDE ABSTRACT, LLC
As Agent for
CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A LEGAL DESCRIPTION

Title No.: **RANJ-44431**

All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Old Bridge, County of Middlesex, State of New Jersey being more particularly described as follows:

BEING known and designated as Lot(s) 13.24 Block 5001 as set forth on a certain map entitled, "Final Plat Major Subdivision for Manzo Old Bridge Properties, LLC Block 5001 Lots 13.16 and 13.17" situated in the Township of Old Bridge, County of Middlesex, State of New Jersey, said map being duly filed on 12/06/2018 in the Middlesex County Clerk's Office as Case No. 6855-989.

BEGINNING at a point in the Easterly line of Manzo Boulevard (60' wide private road), said point being a distance of 490.23 feet to the Northerly terminus of a 25-foot radius curve connecting the Easterly line of Manzo Boulevard with the Northerly line of Water Works Road (Variable width Right-of-Way); thence

(1) On the Easterly right-of-way line of Manzo Boulevard, North 18 degrees 19 minutes 01 second East, a distance of 598.30 feet to a point of curvature; thence

(2) On a curve, curving to the right in an Easterly direction, having a radius of 25.00 feet, an arc length of 31.81 feet, a delta angle of 72 degrees 53 minutes 43 seconds, a chord bearing of South 54 degrees 45 minutes 52 seconds West, and a chord distance of 29.70 feet to a point of reverse curvature; thence

(3) On a curve, curving to the left in a Westerly direction, having a radius of 60.00 feet, an arc length of 170.58 feet a delta angle of 162 degrees 53 minutes 43 seconds, a chord bearing of North 09 degrees 45 minutes 52 seconds East, and a chord bearing of 118.67 feet to a point; thence

(4) North 18 degrees 19 minutes 01 second East, a distance of 79.74 feet to a point of curvature; thence

(5) On a curve, curving to the right in an Easterly direction, having a radius of 500.00 feet, an arc length of 471.85 feet, a delta angle of 54 degrees 04 minutes 11 seconds, a chord bearing of South 45 degrees 21 minutes 06 seconds West, and a chord distance of 454.53 feet to a point; thence

(6) On a common line with Lot 13.16, South 25 degrees 55 minutes 32 seconds East, a distance of 239.80 feet to an angle point; thence

(7) On a common line with Lot 13.16 and Lot 12.12, South 18 degrees 21 minutes 05 seconds West, a distance of 1052.35 feet to a point; thence

(8) On a common line with Lot 13.25, North 71 degrees 40 minutes 59 seconds West, a distance of 373.29 feet to the point on the Easterly line of Manzo Boulevard and the point and place of BEGINNING.

FOR INFORMATION ONLY:
County: Middlesex, Municipality: Old Bridge Township
Tax Block: 5001, Tax Lot: 13.24
Address: N/A Cheesequake Road, Old Bridge, NJ 08857.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

(2-21)

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)
2G Manzo LLC by Matthew Esposito, Sole Member

Current Street Address
24 Merchants Way

City, Town, Post Office
Colts Neck

State
NJ

ZIP Code
07722

Property Information

Block(s)
5001

Lot(s)
13.24

Qualifier

Street Address
Cheesequake Road, Old Bridge

City, Town, Post Office
Old Bridge

State
NJ

ZIP Code
08857

Seller's Percentage of Ownership
100 %

Total Consideration
$11,492,250.00

Owner's Share of Consideration
$11,492,250.00

Closing Date
12/9/2021

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is $1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
   ☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

December 7, 2021
Date

Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

By: Matthew Esposito, Sole Member

Date

Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

1647 – Seller's Residency Certification/Exemption
GIT/REP-3
Rev. 2/21 P3/21

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MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY
Consideration $
RTF paid by buyer $
Date By

COUNTY Middlesex } SS. County Municipal Code 1215

MUNICIPALITY OF PROPERTY LOCATION Old Bridge

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Maya Nesser (Name) being duly sworn according to law upon his/her oath, Last three digits in grantee's Social Security Number XXX-XX-X754

deposes and says that he/she is the Title Offier (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated 12/7/2021 transferring real property identified as Block number 5001 Lot number 13.24 located at Cheesequake Road, Old Bridge, NJ 08857 (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 11,492,250.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of $1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- ☐ Class 2 - Residential
- ☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- ☐ Class 4A - Commercial properties (if checked, calculation in (E) required below)
- ☐ Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- ☑ Property class. Circle applicable class or classes: 1 2 3B 4B 4C 15

Property classes 1-Vacant Land,3B- Farm property (Qualified) 4B- Industrial properties 4C- Apartments 15- Public Property etc (N.J.A.C. 18:12-2.2 et seq.)

- ☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- ☐ Incidental to corporate merger or acquisition, equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- ☐ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class $ + % = $

Property Class $ + % = $

Property Class $ + % = $

Property Class $ + % = $

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

$ + % = $

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s) Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 20 day of December, 20 21

BASYAH ZUCKERMAN
Commission # 50029076
Notary Public, State of New Jersey
My Commission Expires
12/28/2025

Signature of Deponent

BH Morzo Blvd LLC
Grantee Name

212 Second St Lakewood NJ 08701
Deponent Address

N/A Cheesequake Road, Old Bridge, NJ
Grantee Address at Time of Sale

Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

The Director, Division of Taxation, Department of the Treasury has prescribed this form as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit www.state.nj.us/treasury/taxation/pdf/localtax.shtml.

MUST SUBMIT IN DUPLICATE
NC1645 - Affidavit of Consideration
RTF-1 (Rev. 4/17) P6/21

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www.aslegal.com 800.222.0510 Page 1

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY } SS.
COUNTY MONMOUTH }

County Municipal Code 1215

Municipality of Property Location: Old Bridge

FOR RECORDER'S USE ONLY
Consideration $ _____
RTF paid by seller $ _____ †
Date _____ By _____
† Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE *(Instructions #3 and #4 attached)*
Deponent, By: Matthew Esposito (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Manager of Grantor (Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) in a deed dated 12/07/21 transferring real property identified as Block No. 5001, Lot No. 13.24 located at Cheesequake Road, Old Bridge (Street Address, Town) and annexed thereto.

(2) CONSIDERATION: $11,492,250.00 *(Instructions #1 and #5)* ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C. (circle one) If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions: *(Instructions 5A and 7)*

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
$_____ ÷ _____% = $_____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE: *(Instruction #8)*
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. _____

(5) PARTIAL EXEMPTION FROM FEE: *(Instruction #9)* **NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption.
Deponent claims that this deed transaction is exempt from the State's portion of the Basic, Supplemental and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s): _____

A. SENIOR CITIZEN *(Instruction #9)*
- ☐ Grantor(s) 62 years of age or over*
- ☐ Owned and occupied by grantor(s) at time of sale
- ☐ One- or two-family residential premises
- ☐ Resident of the State of New Jersey
- ☐ Owners as joint tenants must all qualify

B. BLIND PERSON *(Instruction #9)*
- ☐ Grantor(s) legally blind*
- ☐ Owned and occupied by grantor(s) at time of sale
- ☐ One- or two-family residential premises
- ☐ Resident of the State of New Jersey
- ☐ Owners as joint tenants must all qualify

DISABLED PERSON *(Instruction #9)*
- ☐ Grantor(s) permanently and totally disabled*
- ☐ Grantor(s) receiving disability payments*
- ☐ Grantor(s) not gainfully employed*
- ☐ Owned and occupied by grantor(s) at time of sale
- ☐ One- or two-family residential premises
- ☐ Resident of the State of New Jersey
- ☐ Owners as joint tenants must all qualify

* IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING *(Instruction #9)*
- ☐ Affordable according to HUD standards
- ☐ Meets income requirements of region
- ☐ Reserved for occupancy
- ☐ Subject to resale controls

(6) NEW CONSTRUCTION *(Instructions #2, #10 and #12)*
- ☐ Entirely new improvement
- ☐ Not previously used for any purpose
- ☐ Not previously occupied
- ☐ "New Construction" printed clearly at top of the first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12 and #14)*
- ☐ No prior mortgage assumed or to which property is subject at time of sale
- ☐ No contributions to capital by either grantor or grantee legal entity
- ☐ No stock or money exchanged by or between grantor or grantee legal entities

(8) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this Seventh day of December, 20 21

Salvatore Alfieri, Esq.
Notary Public

Signature of Deponent

24 Merchants Way, Colts Neck, NJ 07722
Deponent Address

XXX-XX-X 6 2 4
Last 3 digits in Grantor's Soc. Sec. No.

2G Manzo LLC
Grantor Name

24 Merchants Way, Colts Neck, NJ 07722
Grantor Address at Time of Sale

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when section 3A is completed to:

State of New Jersey, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/lpt/localtax.htm.

The street address of the Property is:
Cheesequake Road, Old Bridge, NJ 08857

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

2G Manzo LLC

By: Matthew Esposito, Sole Member (Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:
I CERTIFY that on December 7, 2021
Matthew Esposito personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of the attached instrument;
(b) was authorized to and did execute this instrument as Sole Member of 2G Manzo LLC, the entity named in this instrument;
(c) executed this instrument as the act of the entity named in this instrument; and
(d) made this Deed for $11,492,250.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO

Notary Public
Print name and title below signature
Amanda Dugan

AMANDA DUGAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 50045830
My Commission Expires 9/28/2026

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EXHIBIT H

BH Manzo

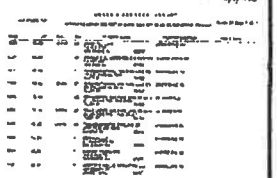
The proposed project consists of a 139,300 square foot warehouse building on a 9.5 +/- acre parcel within the Runyan Redevelopment Area. The proposed structure will contain 133,300 square feet of warehouse area, which will service thirty (30) loading bays (15 each on the southern and northern ends of the building) and up to 6,000 square feet of support office on two levels (up to 3,000 square feet each). Parking will be provided for 72 passenger vehicles.

As proposed, the project will provide for the sustainable economic development of the property, while minimizing its fiscal impact on municipal resources, and will further serve to stimulate the development and redevelopment of the other underutilized properties within the Runyon Redevelopment Area and, thereby, provide support for the continued development of sustainable and viable land use patterns within the area. As a result, the proposed project will contribute to the advancement of the economic development goals of the master plan, especially those which seek to revitalize the community and region in a manner which contributes to diversifying the composition of the local economy and strives for a better balance between housing and jobs.

EXHIBIT I

PRELIMINARY/FINAL MAJOR SITE PLAN
2G MANZO, LLC - WAREHOUSE
BLOCK 5001, LOT 13.24
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200'



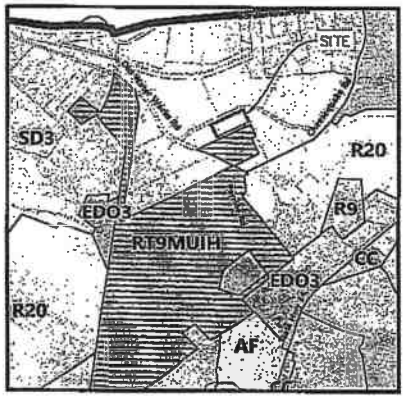
UTILITY CONTACTS

SHEET INDEX

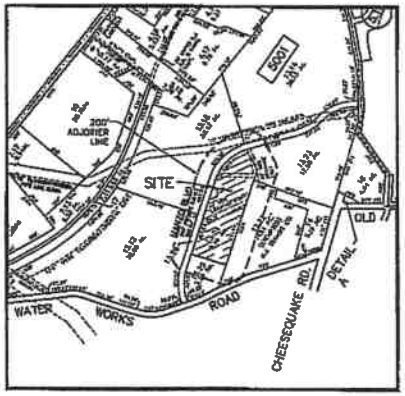
No.	Description	Revision Date
	TITLE SHEET	
	GENERAL NOTES & LOCATION PLAN	
	OVERALL SITE PLAN & LAYOUT PLAN	
	GRADING & UTILITY PLAN	
	SOIL EROSION & SEDIMENT CONTROL PLAN	
	NOTES AND DETAILS	
	LANDSCAPE PLAN	
	LIGHTING PLAN	
	PLANTING & LIGHTING DETAILS	
	SOIL EROSION & SEDIMENT CONTROL DETAILS	
	CONSTRUCTION DETAILS	
	CONSTRUCTION DETAILS	
	CONSTRUCTION DETAILS	



LOCATIONAL KEY MAP
SOUTH AMBOY QUADRANGLE
GRAPHIC SCALE
1 INCH = 1000 FEET



ZONING MAP
GRAPHIC SCALE
1 INCH = 1000 FEET



TAX MAP
MUNICIPAL TAX MAP SHEET 1.15
GRAPHIC SCALE
1 INCH = 500 FEET

General Notes

1. Applicant: 2G Manzo LLC, 4 Fullerpond Dr, Colts Neck, NJ 07722. Owner: 2G Manzo LLC, 4 Fullerpond Dr, Colts Neck, NJ 07722.
2. Premises site being known and designated as Block 5001, Lot 13.24, as shown on the current tax assessment map of the Township of Old Bridge, Middlesex County, New Jersey (sheet 1.15), containing 5.02 acres.
3. Boundary, topographic information and existing conditions shown hereon were compiled from a "Boundary & Topographic Survey and Wetlands Location Plan, Block 5001, Lot 13.24, Manzo Boulevard..." prepared by LANDtech Engineering Partners, LLC, dated 10/15/19 and revised through 1/14/20.
4. Site coordinates: 184,884' N, 540,388' E
5. Horizontal Datum: NAD 83. Vertical Datum: NAVD 88
6. Per the FEMA Flood Insurance Rate Map, Community Panel No. 34023C0270G, with an effective date of July 6, 2016, the property is located in Floodzone Zone X, areas determined to be outside the 0.2% annual chance of flood.
7. Wetlands shown on these plans were delineated by Ecosystem Environmental and field located by Landtech Engineering Partners on November 4, 2019.
8. The contractor is directed to the fact that the approximate locations of known utility structures and facilities (including but not limited to sanitary sewers, storm sewers, potable water lines and appurtenances, natural gas lines, wiring, telephone and CATV lines and underground storage tanks) have been accurately plotted and adjacent to the limits of the work are shown on the plans. The accuracy and completeness of this information is not guaranteed by the engineer, and the contractor is advised to verify in the field all facts concerning the location of these utilities or other conditions shown, prior to construction. The contractor shall notify the engineer, in writing, prior to construction, of any discrepancies which may affect the project design.
9. The contractor shall verify locations of existing utilities and at other site conditions prior to beginning construction. Location of existing utilities shown on these drawings are approximate and subject to exact location by the field during construction as required by engineer or as deemed necessary to expressly locate. Horizontal and vertically all impacted utilities which are in conflict with new construction. Contractor to determine the location and elevation of the connecting utilities and submit the data to the engineer for review therefore prior to construction.
10. All construction and demolition shall conform to any applicable federal, state and local regulations. Contractor has sole responsibility for the safety and to conform to and abide by all current OSHA standards or regulations. Safe penetration practices remain the obligation of the contractor. The contractor shall obtain all applicable federal, state and local permits prior to construction.
11. All contractors must call the One Call system (1-800-272-1000) to have all underground utilities located prior to any excavation, construction, abandonment, and/or trenching work, and/or procedures.
12. All construction to be in accordance with NJDOT Standard Specifications for Road and Bridge Construction, latest edition. All signage and striping to be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).

PROJECT NAME: Manzo Blvd. Township of Old Bridge, New Jersey:		Zone: SDD Special Development Zone
Manzo Blvd		
	Required	Proposed	Complies
Min. Lot Width	200 Ft.	1,052.6 Ft.	Yes
Min. Front Yard Setback	75 Ft.	76.3 Ft.	No
Min. Side Yard Setback:			
Principal Building	25 Ft. (One Side) 50 Ft. (Total Two Sides)	168.0 Ft. 476.3 Ft.	Yes Yes
Accessory Building	25 Ft.	N/A	N/A
Min. Rear Yard Setback:			
Principal Building	50 Ft.	51.0 Ft.	Yes
Accessory Building	25 Ft.	N/A	N/A
Max. Height:			
Principal Building	4 Stories/ 45 Ft.	45 Ft.	Yes
Accessory Building	4 Stories/ 45 Ft.	N/A	N/A
Maximum Dwellings Per Gross Acre	0	0	Yes
Minimum Lot Area	3 Acres	9.46 Acres	Yes
Minimum Floor Area Ratio	0.25	0.34	No
Maximum Landscape Area Ratio	.80	.43	Yes

PARKING SUMMARY

Address	Proposed Use	Ordinance Requirement	Proposed Building Area	Parking Required	Parking Provided
Manzo Blvd.	Warehouse	1 space for each 5,000 SF GFA**	133,300 SF	1 Space/5,000 SF = 27 Spaces	27 Spaces
	Office	1 space for each 200 SF GFA**	6,000 SF	1 Space/200 SF = 30 Spaces	45 Spaces
				Total Required =57 Spaces	Total Provided = 72 Spaces

STATUS OF OTHER APPROVALS

OLD BRIDGE ZONING BOARD – DENSITY VARIANCE	RESOLUTION #44-20082
OLD BRIDGE ZONING BOARD – PRELIM & FINAL MAJOR SITE PLAN	RESOLUTION #44-20082
MIDDLESEX COUNTY PLANNING BOARD	SUBMITTED & PENDING
FREEHOLDER SOIL	SUBMITTED & PENDING
DRBAA – WATER APPROVAL	TO BE SUBMITTED
DRBAA – SEWER APPROVAL	TO BE SUBMITTED
NJDEP – TIDELANDS APPROVAL	TO BE SUBMITTED
NJDEP – FRESHWATER WETLANDS LOI	FILE #1509-20-0008.1 RECEIVED 06/01/2020
NJDEP – FHA DELINEATION	FILE #1509-20-0008.1 RECEIVED 06/01/2020
NJDEP – FRESHWATER WETLANDS GP'S AND TRANSITION AREA WAIVER	PERMIT # 1200-20-0008.1 APPROVED 03/18/2021
BUREAU OF FIRE PREVENTION DISTRICT 3	SUBMITTED & PENDING

APPROVED BY THE TOWNSHIP OF OLD BRIDGE ZONING BOARD

BOARD CHAIRMAN ____ DATE ____

BOARD SECRETARY ____ DATE ____

TOWNSHIP ENGINEER ____ DATE ____

No.	Revision	Date	By
1	PER TOWNSHIP COMMENTS	7/13	SAD
2	PER TOWNSHIP COMMENTS	8/13	SAD
3	PER MUCP COMMENTS	9/13	SAD
4	PER SITE PLANNING	9/13	SAD

DESIGNED BY: MPW | DRAWN BY: TW | CHECKED BY: WJP | RELEASED BY: WJP
SCALE: AS NOTED | DATE: 07/20/20 | PROJECT NO.: 20-167 | PROJECT MGR.: WJP

Engineers | Surveyors | Planners
Landtech Engineering Partners, LLC
Civil Engineers | Land Surveyors | Site Planners
Tel: (732) 972-9100 Fax: (732) 972-9101
www.landtechpartners.com
William J. Parkhill II, P.E.
N.J. License No. 24GE04633600

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
2G MANZO, LLC – WAREHOUSE
TITLE SHEET
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

Sheet Number 1 OF 16

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 3001, LOT 13.24
20 MANZO, LLC - WAREHOUSE
EXISTING CONDITIONS & DEMOLITION PLAN
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

DRAWN BY: TW	CHECKED BY: MFW	REVISED BY: MJP
DATE: 01/01/20	HORIZONTAL SCALE: 1"=40'	VERTICAL SCALE: N/A
PROJECT No: CSP-187		
DRAWING NAME: EX-Existing Conditions.dwg		

DATE	REVISIONS	BY	CHECKED BY
06/01/20	PER TOWNSHIP COMMENTS	PPB	BMB
08/01/20	PER TOWNSHIP COMMENTS	PPB	BMB
09/01/20	PER NJDEP COMMENTS	PPB	BMB
10/01/20	PER SITE REVISIONS	PPB	BMB

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PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
2G MANZO, LLC – WAREHOUSE
GEOMETRY, SIGNAGE & STRIPING PLAN
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

DESIGNED BY	DRAWN BY	RELEASED BY
WJP	MW	WJP

DATE	HORIZONTAL SCALE	VERTICAL SCALE
07/01/20	1"=40'	N/A

PROJECT No. ESP-197

DATE	REVISIONS	BY	APP'D
11/09/20	PER TOWNSHIP COMMENTS	PPS	SVD
11/23/20	PER TOWNSHIP COMMENTS	PPS	SVD
2/01/21	PER 4.0EP COMMENTS	PPS	SVD
4/09/21	PER SITE REVISIONS	PPS	SVD

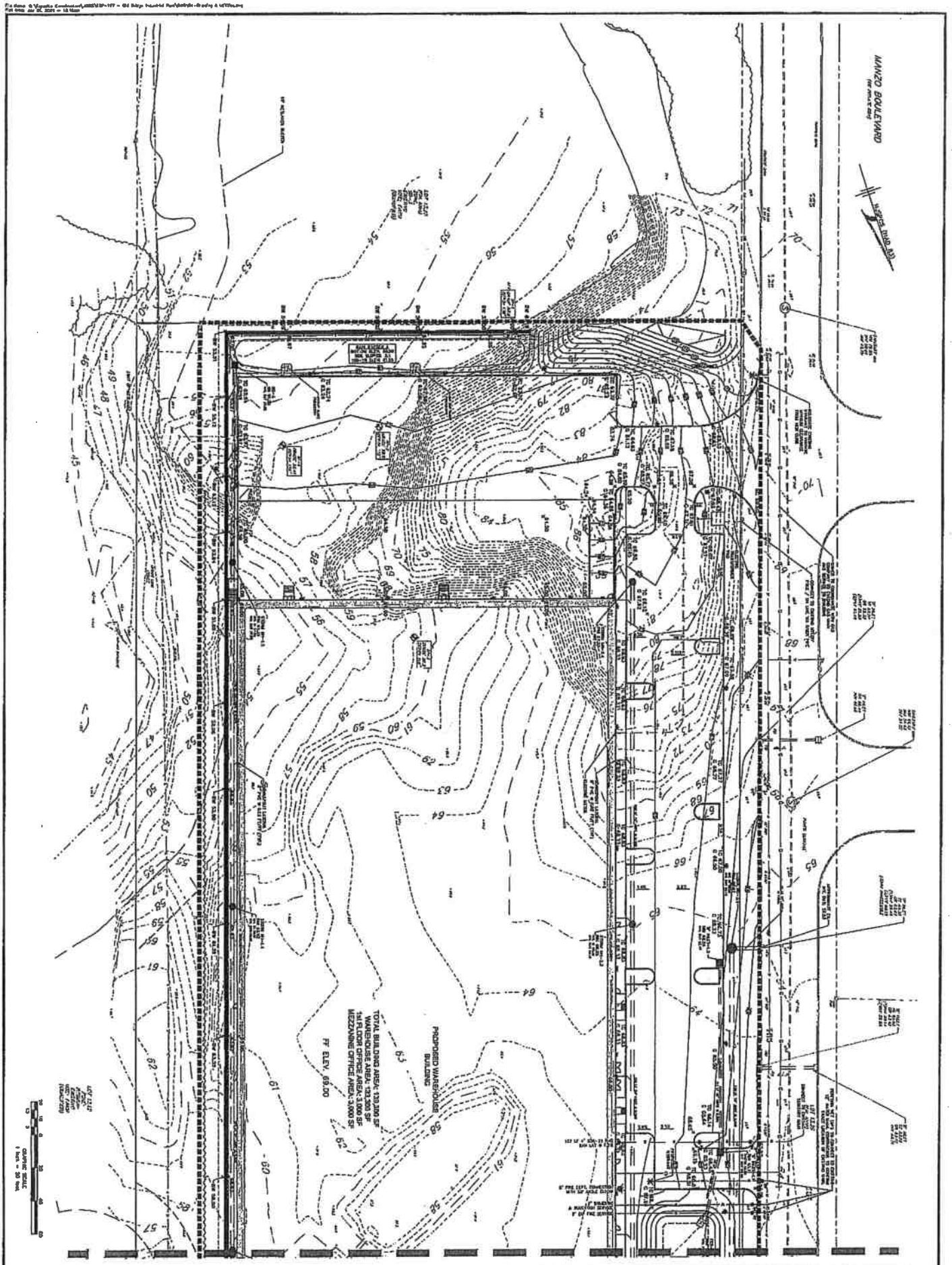
SHEET 3 OF 16

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
20 MANZO, LLC - WAREHOUSE
OVERALL GRADING & UTILITY PLAN
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

DRAWN BY: TH	CHECKED BY: WJP	RELEASED BY: W.J.P.			
DATE: 03/04/20	HORIZONTAL SCALE: 1"=40'	VERTICAL SCALE: N/A	04/09/20	PER TOWNSHIP COMMENTS	PPB SMD
PROJECT No: ESP-197			01/01/20	PER TOWNSHIP COMMENTS	PPB SMD
DRAWING NAME: 04-Grading & Utilities.dwg			12/19/19	PER CME COMMENTS	PPB SMD
			12/04/19	PER SITE REVISIONS	PPB SMD
			DATE	REVISIONS	DRAWN BY CHECKED BY

Sheet Number 4 of 16



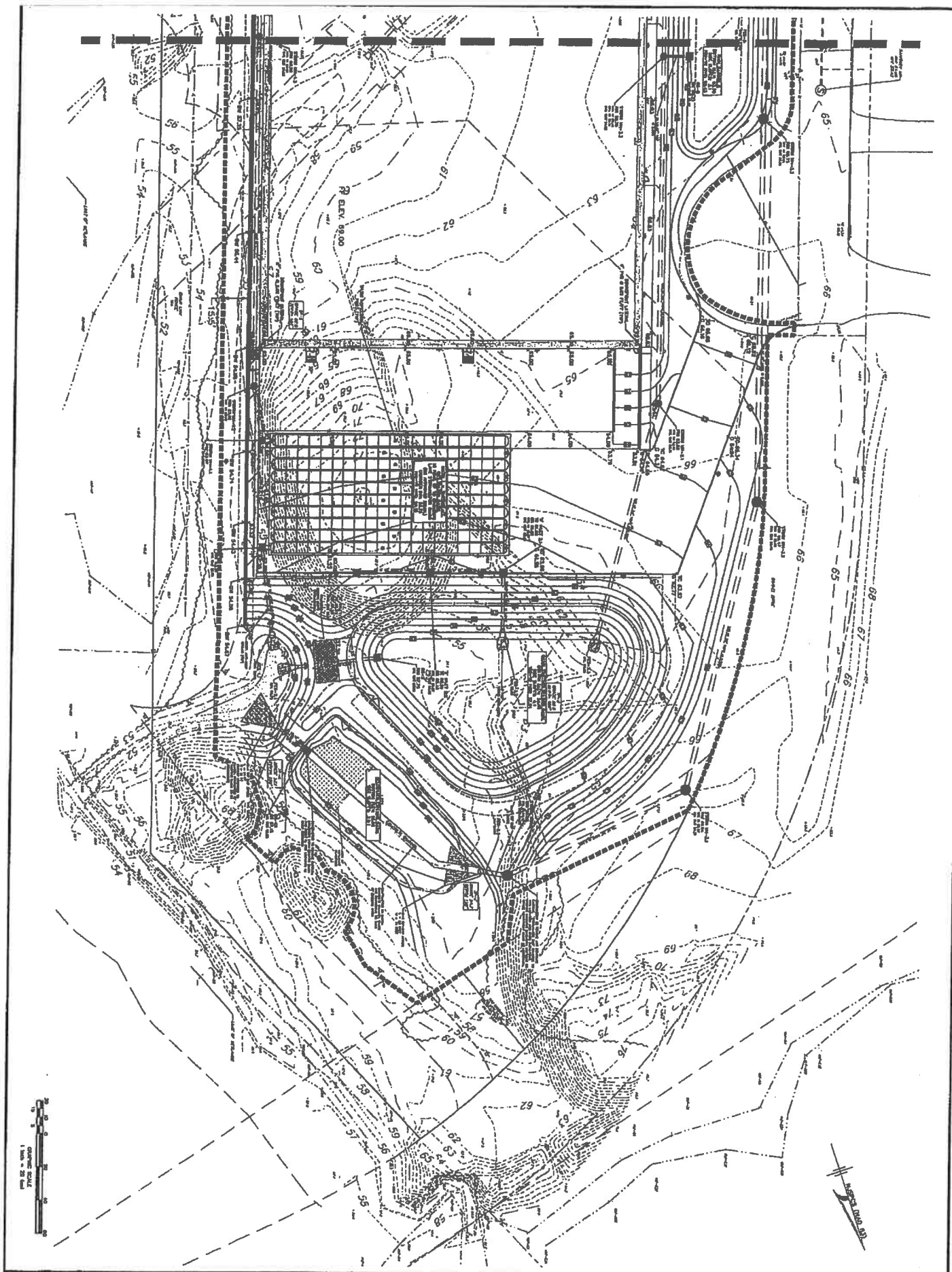
5 of 16

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
2G MANZO, LLC - WAREHOUSE
DETAILED GRADING & UTILITY PLAN
SITUATE IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
NJ LIC No. 24GE04

DRAWN BY	CHECKED BY	RELEASED BY
TM	WFW	WJP
DATE	HORIZONTAL SCALE	VERTICAL SCALE
07/01/20	1"=30'	N/A
PROJECT No.	C3P-157	
DRAWING NAME	Grading & Utilities	

DATE	REVISIONS	BY	CHKD
8/24/20	PER TOWNSHIP COMMENTS	PPB	SVD
9/25/20	PER TOWNSHIP COMMENTS	PPB	SVD
11/19/20	PER NJDEP COMMENTS	PPB	SVD
12/14/20	PER NJDEP REVISIONS	PPB	SVD



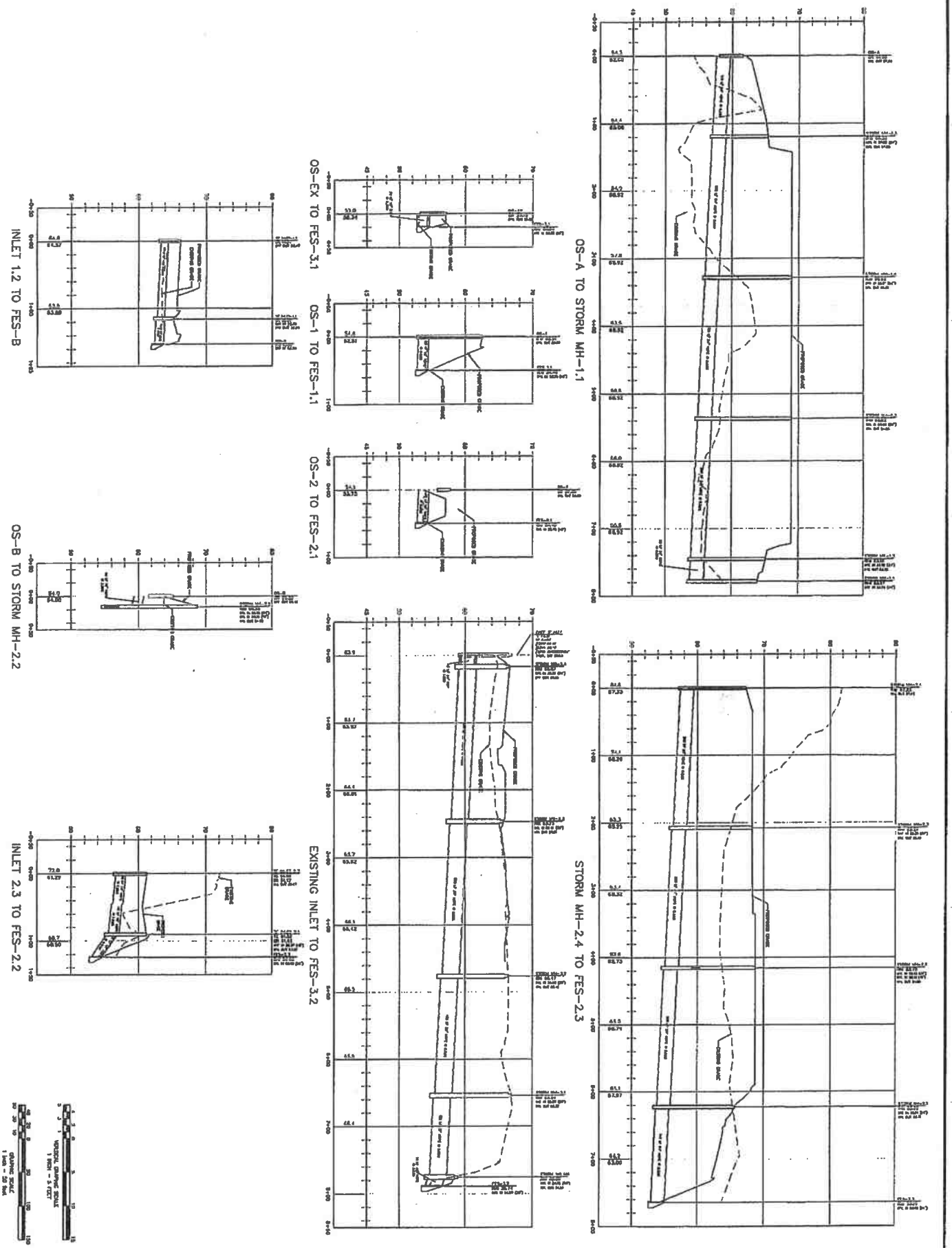
PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
20 MANZO, LLC - WAREHOUSE
DETAILED GRADING & UTILITY PLAN
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

DRAWN BY	CHECKED BY	RELEASED BY
TM	WPH	WJP
DATE	HORIZONTAL SCALE	VERTICAL SCALE
07/01/20		
PROJECT No.	ESP-127	
DRAWING NAME	Grading & Utilities	

9/24/20	PER TOWNSHIP COMMENTS	PPB	SVD
8/20/20	PER TOWNSHIP COMMENTS	PPB	SVD
8/7/20	PER ASCP COMMENTS	PPB	SVD
8/4/20	PER SITE REVISIONS	PPB	SVD
DATE	REVISIONS	DRAWN BY	CHECKED BY

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PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
2G MANZO, LLC - WAREHOUSE
UTILITY PROFILES
SITUATED IN
SCHUYLER OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

DESIGNED BY: TB	DRAWN BY: WFW	RELEASED BY: WJP	
DATE: 07/31/25	HORIZONTAL SCALE: 1"=50'	VERTICAL SCALE: 1"=5'	
PROJECT No.:	EXP-127		
Sheet-2 Draft:	02-Profiles.dwg		

09/08/25	PER TOWNSHIP COMMENTS	PPB	SMD
07/31/25	PER TOWNSHIP COMMENTS	PPB	SMD
07/01/25	PER AHSEP COMMENTS	PPB	SMD
02/04/25	PER SITE REVISIONS	PPB	SMD
DATE	REVISIONS	DRAWN BY	CHECKED BY

Sheet Number 7 OF 16

PLANT SCHEDULE

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
20 MANZO, LLC - WAREHOUSE
LANDSCAPE PLAN
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

DRAWN BY	CHECKED BY	RELEASED BY
TM	BPP	RMP
DATE	HORIZONTAL SCALE	VERTICAL SCALE
07/01/25	1"=10'	N/A
PROJECT No.	ESP-197	
DRAWING NAME	08-Landscape & Lighting- PLS.dwg	

08/05/25	PER TOWNSHIP COMMENTS	PPB	SMD
09/09/25	PER TOWNSHIP COMMENTS	PPB	SMD
11/04/25	PER AUDIT COMMENTS	PPB	SMD
12/04/25	PER SITE REVISIONS	PPB	SMD
DATE	REVISIONS	DRAWN BY	CHECKED BY

Sheet Number 8 of 16

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
20 MANZO, LLC - WAREHOUSE
LIGHTING PLAN
SITUATED IN
SOUTH BRIDGE OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

DESIGN BY: TH	DRAWN BY: MFW	RELEASED BY: WJP		
DATE: 07/01/20	HORIZONTAL SCALE: 1"=20'	VERTICAL SCALE: N/A	6/29/20	PER TOWNSHIP COMMENTS
PROJECT No.: CSP-197			7/1/20	PER TOWNSHIP COMMENTS
DRAWING NAME: 50-Landscape & Lighting- PLS.dwg			9/14/20	PER SLOPE COMMENTS
			10/23	PER SITE REVISIONS
			DATE	REVISION

PPB	SVD
PPB	SVD
PPB	SVD
PPB	SVD
DRAWN BY	CHECKED BY

Sheet Number 9 of 16

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
20 MANZO, LLC – WAREHOUSE
LANDSCAPE & LIGHTING DETAILS
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER

10/19/22	PER TOWNSHIP COMMENTS	PPB	SMD
08/09/22	PER TOWNSHIP COMMENTS	PPB	SMD
07/01/22	PER PLANNER COMMENTS	PPB	SMD
06/15/22	PER SITE REVISIONS	PPB	SMD
DATE	REVISIONS	DRAWN BY	CHECKED BY

DRAWN BY: PPB | CHECKED BY: WJP | RELEASED BY: WJP
DATE: 07/01/22 | HORIZONTAL SCALE: N/A | VERTICAL SCALE: N/A
PROJECT No.: LSP-197
DRAWING NAME: LP-Details.dwg

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
20 MANZO, LLC – WAREHOUSE
SOIL EROSION & SEDIMENT CONTROL PLAN
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

DESIGN BY	DRAWN BY	CHECKED BY
TM	WJP	WJP
DATE	HORIZONTAL SCALE	VERTICAL SCALE
03/01/22	1"=40'	N/A
PROJECT No.	ESP-197	
DRAWING No.	11 OF 16	

DATE	REVISIONS	BY
04/01/22	PER TOWNSHIP COMMENTS	PPB
05/01/22	PER TOWNSHIP COMMENTS	PPB
07/01/22	PER SCDP COMMENTS	PPB
10/01/22	PER SITE REVISIONS	PPB

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FREEHOLD SOIL EROSION AND SEDIMENT CONTROL NOTES

CONSTRUCTION SEQUENCE

STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION

PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

METHODS AND MATERIALS

DUST CONTROL NOTE

STANDARD FOR SEEDING SPECIFICATIONS

SITE PREPARATION

SOIL TEXTURE

MULCHING

TEMPORARY SEEDING

PERMANENT SEEDING

STANDARD FOR STORM SEWER INLET PROTECTION

DEFINITION

A TEMPORARY BARRIER AND RETAINING FACILITY INSTALLED AT A STORM SEWER INLET.

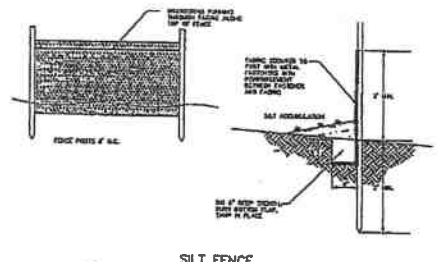
PURPOSE

CONDITIONS WHERE PRACTICE APPLIES

WATER QUALITY ENHANCEMENT

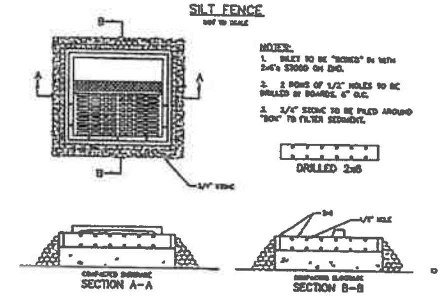
DESIGN CRITERIA

ADDITIONAL NOTES



SILT FENCE

NOT TO SCALE



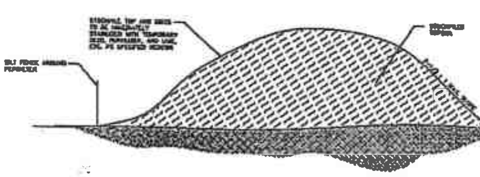
NOTES:

1. INLET TO BE "BOXED" IN WITH 2x6's STOOD ON END.
2. 2 ROWS OF 1/2" HOLES TO BE DRILLED IN BOARDS, 6" O.C.
3. 3/4" STONE TO BE PILED AROUND "BOX" TO FILTER SEDIMENT.

SECTION A-A — SECTION B-B

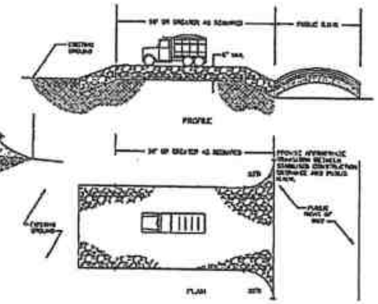
INLET PROTECTION

NOT TO SCALE



STOCKPILE AREA

NOT TO SCALE

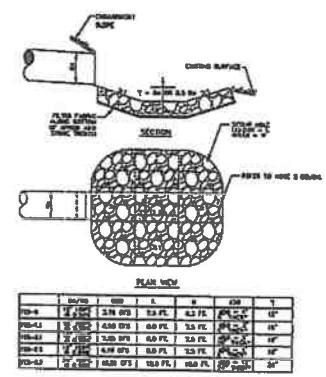


PERCENT SLOPE OF ROADWAY	PERCENT SLOPE OF ROADWAY: COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE*	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.
2. 1" - 2 1/2" CLEAN CRUSHED STONE SHALL BE USED.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

* GEO FILTER FABRIC

PREFORMED SCOUR HOLE DETAIL

NOT TO SCALE

NOTES:

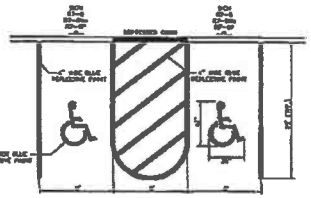
1. SCOUR HOLES DESIGNED FOR SECTION 10, CONDUIT OUTLET PROTECTION, SOIL EROSION MANUAL.

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
2G MANZO, LLC - WAREHOUSE
SOIL EROSION & SEDIMENT CONTROL DETAILS
SITUATED IN
TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

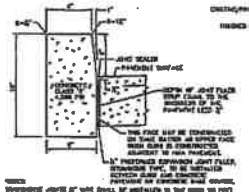
William J. Parkhill II, P.E.

DATE: 01/01/20	HORIZONTAL SCALE: N/A	VERTICAL SCALE: N/A
PROJECT No.	ESP-197	

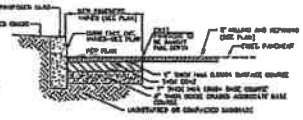
	PER TOWNSHIP COMMENTS	PPS	SVO
	PER TOWNSHIP COMMENTS	PPS	SVO
	PER SCD COMMENTS	PPS	SVO
	PER BRC REVIEWS	PPS	SVO
DATE	REVISIONS		



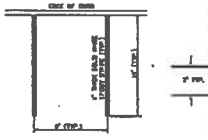
HANDICAP PARKING STALL STRIPING
NOT TO SCALE



CONCRETE VERTICAL CURB
NOT TO SCALE



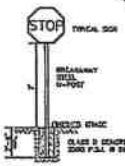
TYPICAL PAVEMENT REPAIR STRIP
N.T.S.



TYPICAL PARKING STALL STRIPING
NOT TO SCALE



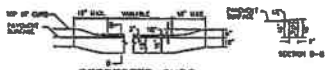
STOP BAR DETAIL
NOT TO SCALE



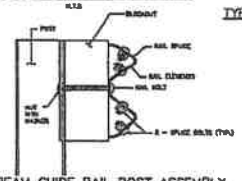
TRAFFIC CONTROL SIGN DETAIL
NOT TO SCALE



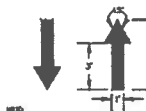




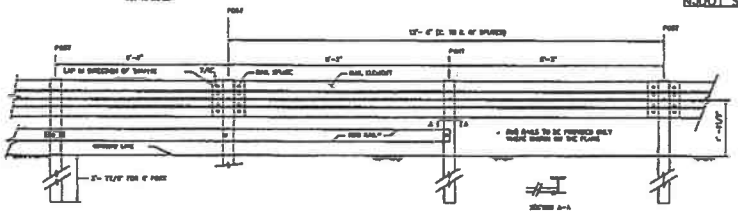
DEPRESSED CURB
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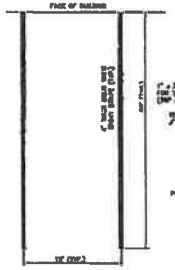
BEAM GUIDE RAIL POST ASSEMBLY
NJDOT STANDARD DETAIL
NOT TO SCALE



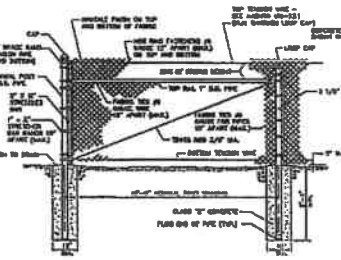
DIRECTIONAL ARROW DETAIL
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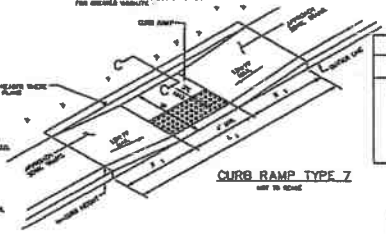
BEAM GUIDERAIL
NJDOT STANDARD DETAIL
NOT TO SCALE



TYPICAL TRAILER PARKING
STALL STRIPING
NOT TO SCALE

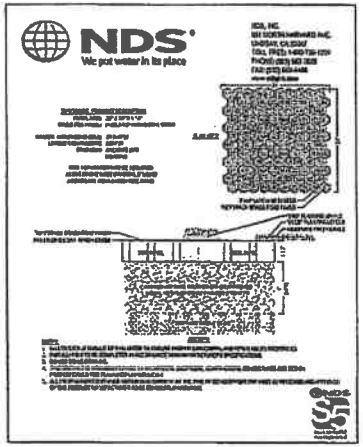


CHAIN-LINK FENCE
NOT TO SCALE

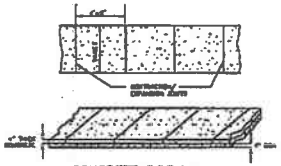


CURB RAMP TYPE 7
NOT TO SCALE

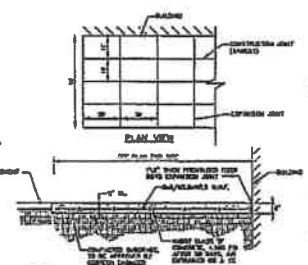
CURB RAMP TYPE 7			
W FEET	H INCHES	X FEET	L FEET
4 feet & Wide	3	4	11
	4	4	12
	5	5	13
	6	6	14
	7	7	16
	8	8	21
	9	9	23



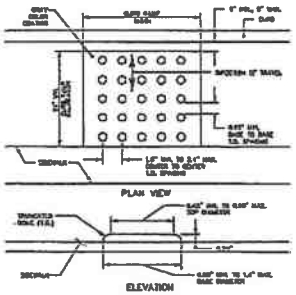
TUFFTRACK GRASS ROAD PAVERS DETAIL
N.T.S.



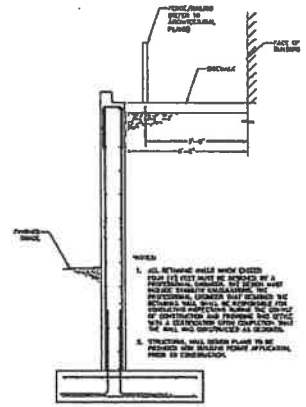
CONCRETE SIDEWALK
NOT TO SCALE



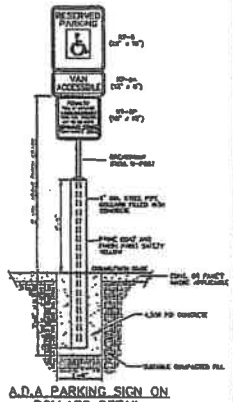
CONCRETE DOLLY PAD DETAIL
N.T.S.



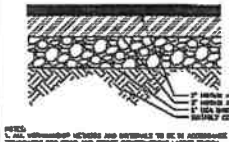
DETECTABLE WARNING SURFACE
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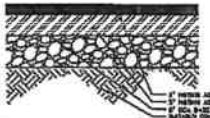
CAST-IN-PLACE CONCRETE WALL DETAIL
NOT TO SCALE



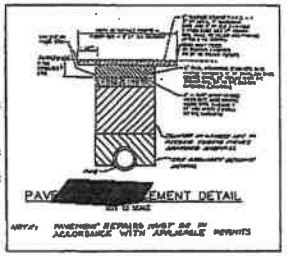
A.D.A PARKING SIGN ON
BOLLARD DETAIL
NOT TO SCALE



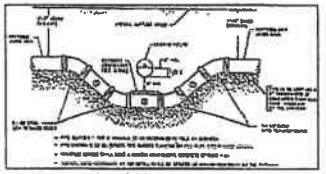
(LIGHT DUTY)
ASPHALT PAVEMENT DETAIL
NOT TO SCALE



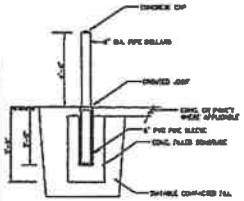
(HEAVY DUTY)
ASPHALT PAVEMENT DETAIL
NOT TO SCALE



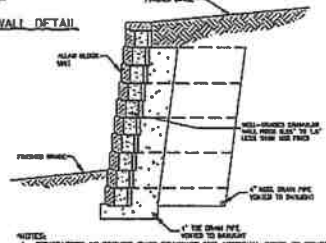
PAVEMENT REPAIR DETAIL
NOT TO SCALE



UTILITY CROSSING DETAIL
NOT TO SCALE



PIPE BOLLARD DETAIL
NOT TO SCALE



BLOCK RETAINING WALL DETAIL (TYP.)
NOT TO SCALE

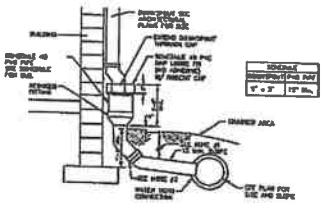
PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
20 MANZO, LLC - WAREHOUSE
CONSTRUCTION DETAILS

REVISIONS		
PER TOWNSHIP COMMENTS	7/9	BVB
PER TOWNSHIP COMMENTS	9/8	BVB
PER AGENT COMMENTS	9/8	BVB
PER SITE EXTENSION	10/6/20	BVB
REVISIONS	10/6/20	BVB

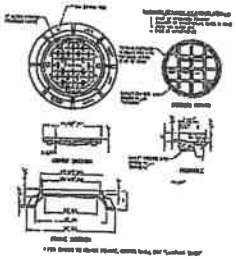
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DRAWING NAME: 07-Details.dwg
DATE: 05/01/20
SCALE: N/A
DESIGNED BY: W.A.
CHECKED BY: W.J.P.
APPROVED BY: W.J.P.

William J. Parkhill II, P.E.
N.J. License No. 24GE04
Parkhill Engineering
Site Engineering & Planning
Land Development Consulting
Surveying & Mapping
Water & Wastewater Engineering
Traffic Engineering
Environmental Consulting
Construction Management
Landscape Architecture
Architecture
Interior Design
Graphic Design
Website Design
Video Production
Photography
Drone Photography
Virtual Tours
Marketing
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Event Coordination
Event Production
Event Marketing
Event Promotion

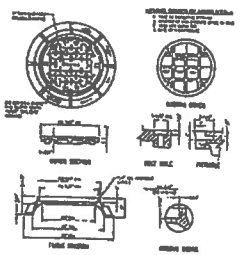
Sheet Number
13 OF 16



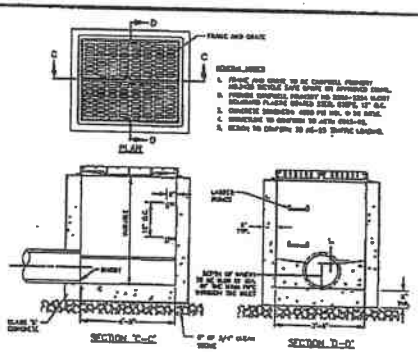
EXTERIOR DOWNSPOUT COLLECTOR



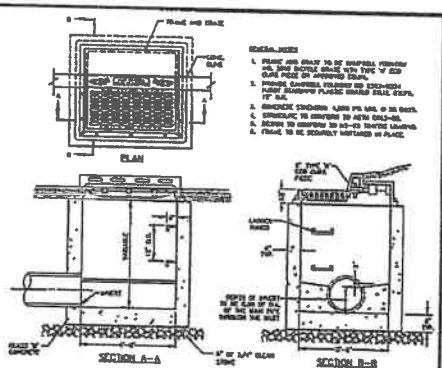
STANDARD MANHOLE ASSEMBLY DETAIL



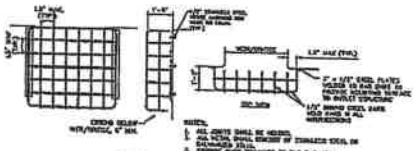
WATERTIGHT MANHOLE ASSEMBLY IN EASEMENT



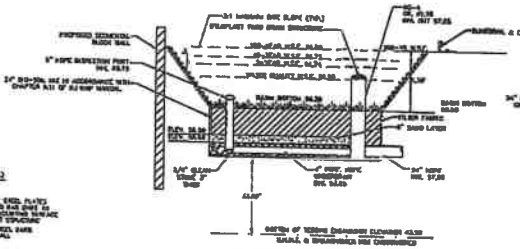
TYPE 'E' INLET



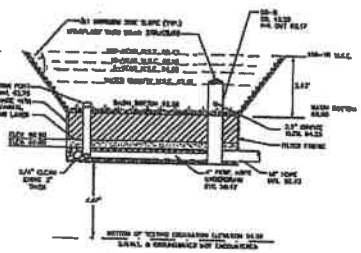
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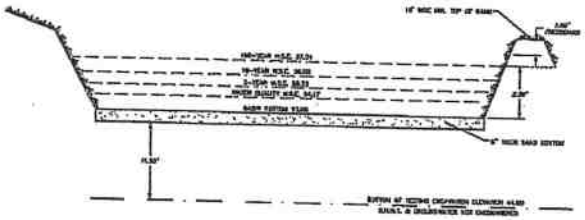
TRASH RACK DETAIL



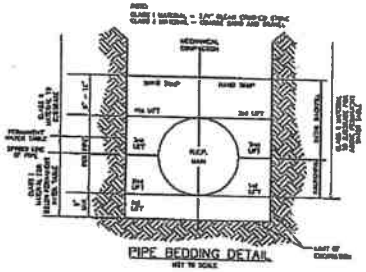
BIO-RETENTION BASIN A



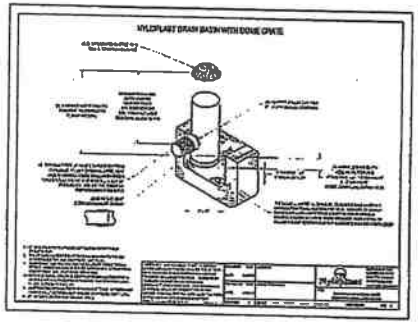
BIO-RETENTION BASIN B

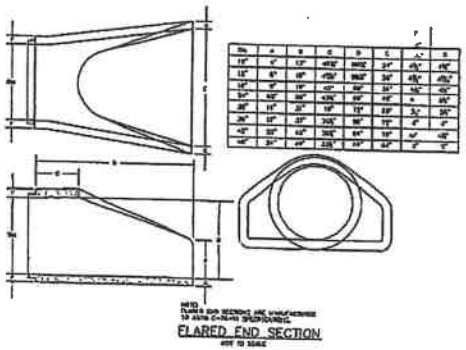


BASIN 2 – INFILTRATION BASIN

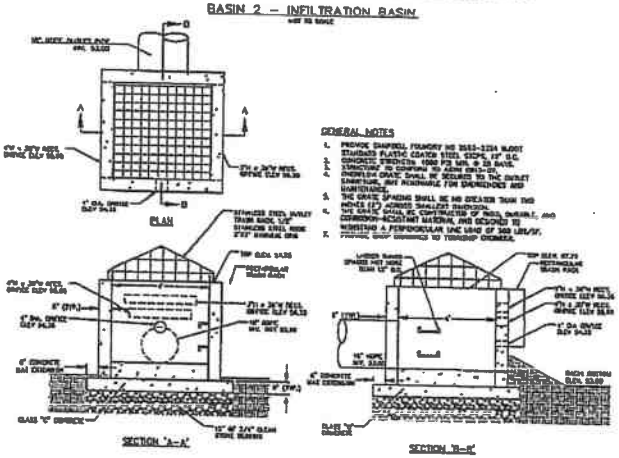


PIPE BEDDING DETAIL

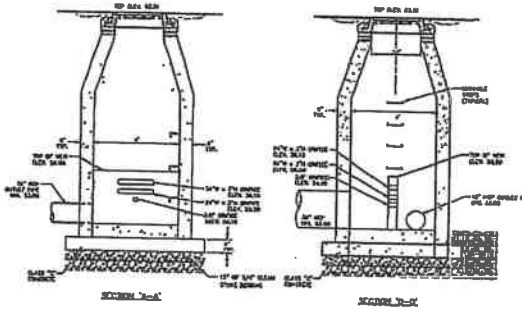




FLARED END SECTION



OUTLET STRUCTURE OS-2



OUTLET STRUCTURE OS-1

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
20 MANZO, LLC - WAREHOUSE
CONSTRUCTION DETAILS

William J. Parzchil II, P.E.

Sheet Number 14 of 16

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
20 MANZO, LLC – WAREHOUSE
CONSTRUCTION DETAILS
BRIDGE PI
BOROUGH OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

DRAWN BY: PM	CHECKED BY: WJPII	RELEASED BY: WJP
DATE: 07/01/20	HORIZONTAL SCALE: N/A	VERTICAL SCALE: N/A
PROJECT No: ESP-197		

DATE	REVISIONS	DRAWN BY	CHECKED BY
09/09/20	PER TOWNSHIP COMMENTS	PP3	SM3
08/03/21	PER TOWNSHIP COMMENTS	PP3	SM3
03/04/21	PER ENGR COMMENTS	PP3	SM3
12/11/20	PER SITE REVISIONS	PP3	SM3

SHEET 15 OF 16

PRELIMINARY/FINAL MAJOR SITE PLAN
BLOCK 5001, LOT 13.24
2G WANZO, LLC - WAREHOUSE
MUA DETAILS
SITUATED IN
SCHRAEP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY

William J. Parkhill II, P.E.

10/31/23	PER TOWNSHIP COMMENTS	PPB	SWD
09/01/23	PER TOWNSHIP COMMENTS	PPB	SWD
07/07/23	PER MUA/DEP COMMENTS	PPB	SWD
05/01/23	PER SITE REVISIONS	PPB	SWD
DATE	REVISIONS	DRAWN BY	CHECKED BY

16 of 16

EXHIBIT J

OLD BRIDGE TOWNSHIP ZONING BOARD OF ADJUSTMENT

RESOLUTION

Application No.: 44-2020Z
Major Preliminary & Final
Site Plan with "D-4", "C" Variances
and Design Waiver Approval
Applicant: 2G Manzo, LLC

December 17, 2020

BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Old Bridge, County of Middlesex, State of New Jersey, that:

WHEREAS, the Zoning Board of Adjustment of the Township of Old Bridge is a duly constituted body as authorized by statute with the responsibility to supervise and to be concerned with the orderly development and planning of the Township as authorized by the statutes and ordinances made and provided; and

WHEREAS, 2G Manzo, LLC hereinafter referred to as "Applicant", has filed an application with the Zoning Board of Adjustment of the Township of Old Bridge for property known as Block 5001, Lot 13.24 on the Tax Map of the Township of Old Bridge located at Old Water Works Road and Manzo Blvd.

WHEREAS, the Applicant has complied with all jurisdictional requirements to prosecute the application; and

WHEREAS, a public hearing was held on November 5, 2020, and

WHEREAS, the Applicant did properly publish a newspaper notice of the November 5, 2020 hearing and any continued hearing dates and the Applicant did duly notice property owners within 200' of the subject property of the scheduling of such hearings pursuant to N.J.S.A. 40:55D-12; and

WHEREAS, the Zoning Board of Adjustment of the Township of Old Bridge, after considering the evidence and testimony presented on behalf of the application, has made the following findings of fact;

1. The Applicant is the owner of property known as Block 5001, Lot 13.24 on the Tax Map of the Township of Old Bridge, located in the SD-3 Special Development Zone.
2. The Applicant was represented at the hearings by Salvatore Alfieri, Esq.
3. The Applicant has applied for the following relief:

    a) The subject property is located in close proximity to the intersection of Old Water Works Road and Manzo Blvd. The site measures approximately 9.46 acres and is accessed via Manzo Blvd. The subject property lies fully within the SD-3 Special Development – 3 Zone and is currently vacant. The proposes to construct 133,300 square feet of warehouse space with 6,000 square feet of office space totaling 139,300 square feet and associated parking and loading. In addition, the Applicant proposes to:

    * Construct three access driveways: two combined access driveways along Manzo Blvd. and one driveway strictly to be used by trucks accessing the northern loading area along the cul-de-sac;
    * Remove pavement along cul-de-sac;

* Existing drainage easement to be released;
* Relocate existing stormwater facility;
* Construct two infiltration basins one of which will be subsurface;
* Construct 70 parking spaces within the front yard of which 4 spaces will be handicapped accessible. Proposed typical parking stall size 9' x 18';
* Construct 16 loading spaces on either side of the proposed building each measuring 11' x 60';
* Construct a 8.5' x 25' trash compactor; and
* Install landscaping along the front and side of the proposed building, rain garden in front of the building and a rain garden within the southerly portion of the site.

A "D-4" floor area ratio variance is required as maximum permitted in the zone is .25 whereas .338 is proposed.

Use & Bulk variance relief is required based upon the following table

Description	Required	Existing	Proposed	Remarks
Use Variance				
"D-4" Max. Floor Area Ratio (FAR)	.25	n/a	.338	Non-conforming
Bulk Variance				
Min. Lot Lot Area	3 acres	9.46 acres	9.46 acres	Conforming
Min. Lot Width	200'	1,042'	1,042'	Conforming
Min. Front Yard Setback	75'	n/a	16.8'	Non-Conforming
Min. Side Yard Setback	25'	n/a	168'	Conforming
Min. Total Two-Side Yard Setback	50'	n/a	476.8'	Conforming

Min. Rear Yard Setback	50'	n/a	>50'	Conforming
Max. Bldg. Height	4 Stories 45'	n/a	<4 Stories 45'	Conforming
Floor Area Ratio (FAR)	0.25	n/a	.338	Non-Conforming
Min. Landscape Area Ratio (LAR)	0.4	n/a	0.42	Conforming
Loading Zone	5	n/a	32	Conforming
Parking				
Warehouse Use (133,600 sf)	1 per 5000 sf (warehousing) +	n/a	70 spaces	Conforming
Office, use (6,000 sf)	1 per 200 sf (office use) = 57 spaces			

The following Design Waivers are being sought:

Requirement	Required	Existing	Proposed	Remarks
Landscaping	At least two shrubs and one shade or ornamental tree of two-and-one half-inch caliper or greater shall be provided for each 1,000 square foot of non-residential space	No shade trees within buffer and parking area		Waiver

Landscaping	See planning comment 6(c) in November 5, 2020 report	None	Waiver
Landscaping	See planning comment 6(d). In November 5, 2020 report	None	Waiver
Vertical retaining wall within the Rain Garden	Not allowed	Retaining wall proposed within the rain garden	Waiver
Lighting – Mounting Height	18'	30'	Waiver

4. The Board considered the following reports in connection with the application:

a) The Memorandum dated November 5, 2020 from Veena Sawant, Township Planner and Nicole Shapiro, Township Engineer.

b) The Memorandum dated October 20, 2020 from Bureau of Fire Prevention, Fire District 3.

5. The Board considered the following exhibits at the time of the hearing of the application:

a) Township of Old Bridge Land Development Application received June 30, 2020; and

b) Fifteen (15) page site plan entitled "Preliminary and Final Major Site 2G Manzo, LLC- Warehouse," prepared by MidAtlantic Engineering Partner, LLC, dated July 1, 2020; and

c) Community Impact Statement prepared by BML Studio, LLC, dated June 29, 2020; and

d) Environmental Impact Statement prepared by MidAtlantic Engineering

Partner, LLC, dated June 29, 2020; and

e) Copy of Deeds; and

f) Boundary and Topographic Survey prepared by MidAtlantic Engineering Partner, LLC, dated October 31, 2029 and last revised May 24, 2020; and

g) One-page architectural plan set prepared by Perez & Radosti, dated June 30, 2020; and

h) Traffic Impact Statement prepared by Bright View Engineering, LLC, dated June25, 2020; and

i) Truck Turning Plan prepared by MidAtlantic Engineering Partner, LLC, dated July 1, 2020; and

j) Stormwater Management Report prepared by MidAtlantic Engineering Partner, LLC, dated July 1, 2020; and

k) Soils Report prepared by Trident Environmental Site Remediation; Land Use & Ecology, dated May 5, 2020; and

l) Power Point Planning Testimony prepared by DG Roberts Planning & Design, LLC, dated November 5, 2020.

6. Mr. William Parkhill, provided professional engineering testimony on behalf of the Applicant. Mr. Parkhill described the site as located at the cul de sac of Manzo Blvd. off of Old Water Works Road. According to Mr. Parkhill, the property is

presently vacant with some wetlands to the rear of the site and a regulated flood area at the northeast corner of the site. The Applicant proposes to construct a 139,300 square foot building of which 133,300 square feet will be warehouse space and 6,000 square feet will be devoted to office space on the first floor and mezzanine. 70 parking spaces are provided whereas 57 are required. All parking spaces will be located at the site frontage on Manzo Blvd. A total of 30 loading bays are proposed which will be located on the north and south sides of the building. Mr. Parkhill noted that all utilities are available on site and stormwater management will be provided with an infiltration basin on the north side. The existing detention basin in the middle of the site will be relocated. In terms of site lighting, Mr. Parkhill stated that all pole mounts will be 30' in height whereas a maximum of 18' is required and all lighting will conform to lighting standards in the Ordinance. Landscaped islands will be provided which will eliminate a requested design waiver. The Applicant did agree to work with the professional staff to provide supplemental landscaping and buffering as deemed necessary by the professional staff. As to signage, all proposed signage will conform to the Ordinance and will be located outside of any sight triangles. Mr. Parkhill further testified that the loading stall size will be 60' and parking stalls will be 9' x 18' rather than 10' x 20', however, no retail traffic is expected on site. The width of the southerly access drive will be 30' where 36' is required. Mr. Parkhill noted that by reducing the initial proposed building from 142,100 square feet to 139,300 square feet and shifting the footprint by 10' closer to Manzo Blvd., the proposed

retaining wall at the rear of the property will be located further from the wetlands and outside of the rear yard setback. As well, the reduction in the size of the building reduces the floor area ratio from .35 to .338. Moreover, Mr. Parkhill stated that the proposed trash enclosures will not be landscaped and that if there are two tenants in the building, each tenant will have a separate trash compactor. If there is one user of the building, one compactor will be provided. Mr. Parkhill agreed that the existing detention basin easement will be vacated. Finally, the Applicant agreed to post signage off site at its cost and expense if the Township Council seeks additional signage regarding suggested and restricted truck routes.

7. Mr. Joseph Fishinger, PE provided professional traffic testimony on behalf of the Applicant. Mr. Fishinger performed traffic counts on March 12, 2020 from 7:45 AM to 8:45 AM and 4:30 PM to 5:30 PM at the intersection of Manzo Blvd. and Old Waterworks Road. According to Mr. Fishinger, the level of service currently operates at a "A" level and with the proposed project will operate at a level of service "B". It is expected that the proposed project will generate 46 additional trips during the AM peak and 44 additional trips during the PM peak with a delay of 2 seconds at the intersection. Mr. Fishinger stated that applying a sensitivity analysis to the study which factors heavy vehicle percentages, the intersection will still operate at a level of service "B". Mr. Fishinger testified that the proposed 9' x 18' stalls are adequate for employee parking as no retail traffic is expected and all site driveways and circulation are adequate and will operate safely.

8. Mr. Brian Leff, PP provided professional planning testimony on behalf of the Applicant. Mr. Leff described the site as containing 9.46 acres and surrounded by an asphalt plant and other large industrial uses. The site is located in the SD-3 zone and the proposed use is a permitted use, however, a "D-4" floor area ratio variance is required as the maximum floor area ratio in the zone is .25 whereas .338 is proposed. According to Mr. Leff, the site has 1,352' of frontage with a depth of 373' and other than a minimum front yard setback variance for 16.8' where 75' is required, all other bulk requirements are satisfied. Mr. Leff opined that the site can fully accommodate the proposed use and but for its exceptional width and shorter depth would likely be fully compliant in all respects. As per Mr. Leff, the proposed project satisfies several goals of planning and poses no detriment whatsoever due to its isolated location. Accordingly, Mr. Leff noted that the proposed project poses no detriment to the surrounding area, zone plan, zoning ordinance and Master Plan. The bulk variance relief for minimum front yard setback is triggered due to the site location on a cul de sac and can be granted as the project's benefits far outweigh any detriments.

9. The Applicant agreed to comply with the Recommendations set forth in the Reports of the Township Engineer, Nicole Shapiro, and Township Planner, dated Veena Sawant, dated November 5, 2020. In addition, the Applicant agreed to comply with all other Township Reports and Memorandums.

10. The following individuals testified in opposition to the application at the public portion of the hearing, to wit; Joseph Criscuolo.

WHEREAS, the Zoning Board of Adjustment of the Township of Old Bridge, has determined that the relief requested can be granted, for the following reasons:

1. The proposed application for Major Preliminary and Final Site Plan approval satisfies all of the concerns of the professional staff and promotes sound planning.

2. The granting of the "D-4", "C" Variances and Design Waivers are not inconsistent with the intent and purposes of the Master Plan and Land Ordinance and carries out a general purpose of zoning due to the promotion of the general welfare as the use is particularly suited for the proposed location and does not result in any detriment to the public good.

3. The Applicant has agreed to be bound by the conditions contained in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Old Bridge, this 17th day of December, 2020 that the Board hereby confirms by this Resolution the action taken by the Board December 3, 2020 granting the Application for 2G Manzo, LLC for Major Preliminary and Final Site Plan and "D-4", "C" Variances and Design Waivers, subject to the following conditions:

1. The Applicant shall comply with the recommendations of the Township Planner and Township Engineer as contained in the reports submitted to the Board to the extent that the aforesaid reports do not conflict with any other condition contained herein, and shall submit revised plans in accordance with the aforesaid reports.

2. The Applicant shall comply with all representations made by or on behalf of the Applicant during the public hearing.

3. The Applicant shall pay all taxes, fees and required escrow deposits which may be due and owing.

4. The Applicant shall secure any and all other approvals, licenses and permits required by any other board, agency, or entity having jurisdiction over the subject application or over the subject property.

5. The Applicant agreed to work with the professional staff to provide supplemental landscaping and buffering as deemed necessary by the professional staff.

6. The Applicant agreed to vacate the existing detention basin easement on site with the Middlesex County Clerk.

7. The Applicant agreed to post signage off site at its cost and expense if the Township Council seeks additional signage regarding suggested and restricted truck routes.

8. The Applicant agreed that if there are two tenants in the building, each tenant will have a separate compactor. If there is on user of the building, one compactor will be provided.

BE IT FURTHER RESOLVED that all representations, commitments and agreements made by the Applicant or its representatives at the hearing in this matter or contained in any document, plat, sketch or submission delivered to the Board at anytime prior to this approval, including notes contained in original or revised submissions, will be considered as conditions of approval of this application for development and are hereby incorporated into this Resolution by reference.

As to "D-4" Variance

Moved by Mr. Walker, seconded by Mr. Cyckowski and so ordered by the following roll call vote:

In favor of Approval: Dewhurst, Kilduff, Scogno, Walker, Cyckowski, Stoner & Sullivan.

Opposed to Approval: None

As to "C" Variances and Design Waivers

Moved by Mr. Dewhurst, seconded by Ms. Kilduff and so ordered by the following roll call vote:

In favor of Approval: Dewhurst, Kilduff, Scogno, Walker, Cyckowski, Stoner & Sullivan.

Opposed to Approval: None

As to Preliminary & Final Major Site Plan:

Moved by Mr. Dewhurst, seconded by Mr. Sullivan and so ordered by the following roll call vote:

In favor of Approval: Dewhurst, Kilduff, Scogno, Walker, Cyckowski, Stoner & Sullivan.

Opposed to Approval: None

As to Final Major Site Plan:

Moved by Mr. Sullivan, seconded by Mr. Walker and so ordered by the following roll call vote:

In favor of Approval: Dewhurst, Kilduff, Scogno, Walker, Cyckowski, Stoner & Sullivan.

Opposed to Approval: None

The following Resolution was memorialized on December 17, 2020 by the following vote:

Moved by: Mr. Dewhurst

Seconded by: Mr. Scogno

In favor of Approval: Dewhurst, Kilduff, Scogno, Walker, Cyckowski,

Chairman Sullivan

Opposed to Approval: None

Abstain: None

Absent: Mr. Stoner

I certify that the foregoing is a true copy of a Resolution approved by the Zoning Board of Adjustment of the Township of Old Bridge on November 5, 2020 and memorialized on December 17, 2020.

Kim D Silverman

Kim D Silverman
VICE-SECRETARY OF THE ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF OLD BRIDGE

EXHIBIT K

WARE MALCOMB

ARCHITECTURE | CIVIL ENGINEERING
PLANNING | BRANDING
INTERIORS | BUILDING MEASUREMENT

December 18, 2024

I am writing to certify that, to the best of my knowledge and professional understanding, the proposed project cost prepared by G. William Group for the new speculative industrial facility located at 50 Manzo Blvd in Old Bridge, NJ is accurate and aligns with the scope of work outlined in the project plans and specifications.

Based on the project scope as outlined in the contract documents and the data comprising this project, the Architect certifies to the Township that we believe the proposed budget is reasonable and reflective of the work to be completed. Refer to the attached exhibit for a breakdown of costs by trade.

PROPOSED CONSTRUCTION HARD COSTS

Site Work:	$ 6,549,010.00
Building:	$ 10,806,765.00
TOTAL:	**$ 17,355,775.00**

ARCHITECT: Ware Malcomb

By: JANDERSON

Date: 12/18/2024

Jon Anderson

Regional Director | Architecture

Hard Cost Budget

50 Manzo Blvd. Hard Cost Budget		
Item	Budget	Budget/GSF
Sitework:		
Site Preperation	$101,750.00	$0.73
Grading and Earthwork	$2,247,380.00	$16.13
Paving	$1,059,291.00	$7.60
Water/Sanitary/Storm	$562,672.00	$4.04
Landscaping	$180,000.00	$1.29
Concrete	$571,917.00	$4.11
Fencing	$26,000.00	$0.19
Retaining Walls	$1,800,000.00	$12.92
Site Subtotal:	$6,549,010.00	$47.01
Building:		
Concrete	$3,753,045.00	$26.94
Masonry	$3,040,000.00	$21.82
Metals and Steel	$27,360.00	$0.20
Carpentry	$364,670.00	$2.62
Thermal and Moisture Protection	$1,215,000.00	$8.72
Doors and Windows	$362,070.00	$2.60
Finishes	$224,000.00	$1.61
Fire Supression	$400,000.00	$2.87
Plumbing	$185,500.00	$1.33
HVAC	$235,000.00	$1.69
Electric	$850,000.00	$6.10
Low Voltage and Security	$150,120.00	$1.08
Building Subtotal:	$10,806,765.00	$77.58
TOTAL HARD COSTS:	$17,355,775.00	$124.59
Total Gross Building Area	139,300	

Hard Cost Budget prepared by Eric Gatti of the G. William Group, Edison, NJ

EXHIBIT L

N/A

EXHIBIT M

A21422 – 50 Manzo Boulevard, Old Bridge, NJ
ASC Benefit Analysis
Warehouse/Distribution
February 5, 2024

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
ASC %	Est. Net Revenue w/2% annual increase	Year	Conventional Tax Calculation	Estimated Municipal Purpose RE Tax (Old Bridge)	Annual Service Charge (ASC)	ASC Floor Rate	ASC with Floor @ 139,300 sf	Functional ASC	ASC Calculation Great of:			Old Bridge Share of ASC	Admin Fee	Estimated Land Tax Credit	Estimated ASC and Admin Fee to Old Bridge	Estimated ASC Benefit to Old Bridge w/ 2022 Tax Rate
									% of Conv. Tax	$	Payment	Lx .95%	L x 2%		M+N+O	P x Tax Rate
0	$0.00	1	$ -	$	$ -	$ -	$ -	$ -				$ -	$ -	$ -		
0	$0.00	2	$ -	$	$ -	$ -	$ -	$ -				$ -	$ -	$ -		
10.00%	$1,706,425.00	3	$ 594,286	$	$ 170,643	$ 1.90	$ 264,670	$ 264,670	0.00%	$	$ 264,670	$ 251,437	$ 5,293	$ (77,287)	$	$
10.00%	$1,706,425.00	4	$ 606,174	$	$ 170,643	$ 1.90	$ 264,670	$ 264,670	0.00%	$	$ 264,670	$ 251,437	$ 5,293	$ (78,833)	$	$
10.00%	$1,706,425.00	5	$ 618,297	$	$ 170,643	$ 1.90	$ 264,670	$ 264,670	0.00%	$	$ 264,670	$ 251,437	$ 5,293	$ (80,409)	$	$
10.00%	$1,706,425.00	6	$ 630,663	$	$ 170,643	$ 1.90	$ 264,670	$ 264,670	0.00%	$	$ 264,670	$ 251,437	$ 5,293	$ (82,018)	$	$
10.00%	$1,706,425.00	7	$ 643,276	$	$ 170,643	$ 1.90	$ 264,670	$ 264,670	0.00%	$	$ 264,670	$ 251,437	$ 5,293	$ (83,658)	$	$
11.00%	$1,740,553.50	8	$ 656,142	$	$ 191,461	$ 1.94	$ 269,963	$ 269,963	0.00%	$	$ 269,963	$ 256,465	$ 5,399	$ (85,331)	$	$
11.00%	$1,775,384.57	9	$ 669,265	$	$ 195,290	$ 1.98	$ 275,363	$ 275,363	0.00%	$	$ 275,363	$ 261,595	$ 5,507	$ (87,038)	$	$
11.00%	$1,810,871.86	10	$ 682,650	$	$ 199,196	$ 2.02	$ 280,870	$ 280,870	0.00%	$	$ 280,870	$ 266,826	$ 5,617	$ (88,778)	$	$
11.00%	$1,847,089.30	11	$ 696,303	$	$ 203,180	$ 2.06	$ 286,487	$ 286,487	0.00%	$	$ 286,487	$ 272,163	$ 5,730	$ (90,554)	$	$
11.00%	$1,884,031.08	12	$ 710,229	$	$ 207,243	$ 2.10	$ 292,217	$ 292,217	0.00%	$	$ 292,217	$ 277,606	$ 5,844	$ (92,365)	$	$
12.00%	$1,921,711.71	13	$ 724,434	$	$ 230,605	$ 2.14	$ 298,061	$ 298,061	20.00%	$ 144,887	$ 298,061	$ 283,158	$ 5,961	$ (94,212)	$	$
12.00%	$1,960,145.94	14	$ 738,922	$	$ 235,218	$ 2.18	$ 304,023	$ 304,023	20.00%	$ 147,784	$ 304,023	$ 288,822	$ 6,080	$ (96,097)	$	$
12.00%	$1,999,348.86	15	$ 753,701	$	$ 239,922	$ 2.23	$ 310,103	$ 310,103	20.00%	$ 150,740	$ 310,103	$ 294,598	$ 6,202	$ (98,019)	$	$
12.00%	$2,039,335.84	16	$ 768,775	$	$ 244,720	$ 2.27	$ 316,305	$ 316,305	20.00%	$ 153,755	$ 316,305	$ 300,490	$ 6,326	$ (99,979)	$	$
12.00%	$2,080,122.55	17	$ 784,150	$	$ 249,615	$ 2.32	$ 322,631	$ 322,631	20.00%	$ 156,830	$ 322,631	$ 306,500	$ 6,453	$ (101,979)	$	$
13.00%	$2,121,725.00	18	$ 799,833	$	$ 275,824	$ 2.36	$ 329,084	$ 329,084	40.00%	$ 319,933	$ 329,084	$ 312,630	$ 6,582	$ (104,018)	$	$
13.00%	$2,164,159.50	19	$ 815,830	$	$ 281,341	$ 2.41	$ 335,666	$ 335,666	40.00%	$ 326,332	$ 335,666	$ 318,882	$ 6,713	$ (106,098)	$	$
13.00%	$2,207,442.69	20	$ 832,147	$	$ 286,968	$ 2.46	$ 342,379	$ 342,379	40.00%	$ 332,859	$ 342,379	$ 325,260	$ 6,848	$ (108,220)	$	$
13.00%	$2,251,591.55	21	$ 848,790	$	$ 292,707	$ 2.51	$ 349,226	$ 349,226	40.00%	$ 339,516	$ 349,226	$ 331,765	$ 6,985	$ (110,385)	$	$
13.00%	$2,296,623.38	22	$ 865,786	$	$ 298,561	$ 2.56	$ 356,211	$ 356,211	40.00%	$ 346,308	$ 356,211	$ 338,400	$ 7,124	$ (112,593)	$	$
14.00%	$2,342,555.85	23	$ 883,061	$	$ 327,958	$ 2.61	$ 363,335	$ 363,335	60.00%	$ 529,848	$ 529,848	$ 503,356	$ 10,597	$ (114,844)	$	$
14.00%	$2,389,406.96	24	$ 900,742	$	$ 334,617	$ 2.66	$ 370,602	$ 370,602	60.00%	$ 540,445	$ 540,445	$ 513,423	$ 10,809	$ (117,141)	$	$
14.00%	$2,437,195.10	25	$ 918,757	$	$ 341,207	$ 2.71	$ 378,014	$ 378,014	60.00%	$ 551,254	$ 551,254	$ 523,692	$ 11,025	$ (119,484)	$	$
14.00%	$2,485,939.01	26	$ 937,132	$	$ 348,031	$ 2.77	$ 385,574	$ 385,574	60.00%	$ 562,279	$ 562,279	$ 534,165	$ 11,246	$ (121,874)	$	$
14.00%	$2,535,657.79	27	$ 955,875	$	$ 354,992	$ 2.82	$ 393,286	$ 393,286	60.00%	$ 573,525	$ 573,525	$ 544,849	$ 11,470	$ (124,311)	$	$
18.00%	$2,586,370.94	28	$ 974,992	$	$ 465,547	$ 2.88	$ 401,151	$ 465,547	80.00%	$ 779,994	$ 779,994	$ 740,994	$ 15,600	$ (126,798)	$	$
18.00%	$2,638,098.36	29	$ 994,492	$	$ 474,858	$ 2.94	$ 409,174	$ 474,858	80.00%	$ 795,594	$ 795,594	$ 755,814	$ 15,912	$ (129,333)	$	$
18.00%	$2,690,860.33	30	$ 1,014,382	$	$ 484,355	$ 3.00	$ 417,358	$ 484,355	80.00%	$ 811,506	$ 811,506	$ 770,930	$ 16,230	$ (131,920)	$	$
18.00%	$2,744,677.53	31	$ 1,034,670	$	$ 494,042	$ 3.06	$ 425,705	$ 494,042	80.00%	$ 827,736	$ 827,736	$ 786,349	$ 16,555	$ (134,559)	$	$
18.00%	$2,799,571.08	32	$ 1,055,363	$	$ 503,923	$ 3.12	$ 434,219	$ 503,923	80.00%	$ 844,291	$ 844,291	$ 802,076	$ 16,886	$ (137,250)	$	$
	$64,282,575.29	TOTAL	$ 24,109,122	$	$ 8,614,483		$ 9,970,359	$ 10,305,475			$ 12,508,412	$ 12,167,991	$ 256,188	$ (3,135,385)	$	$
		Tax growth rate: 2%														
		Rent Growth Rate 2%														

The Table on the previous page depicts an analysis of the 30-year ASC request related to the redevelopment of Block 5001, Lot 13.24 aka 50 Manzo Boulevard in Old Bridge Township, New Jersey in comparison to conventional tax revenue for local purposes that would be anticipated by the Township. The proposal consists of a gross Alternative Service Charge payment of 10% of net rent collected for years 1-5 (starting upon completion of construction and occupancy), and thereafter increased by 1% every five years (to coincide with a stable rent for the first five years and to implement increases to coincide with the likely lease renewal increments). The analysis compares an ASC calculation of the greater of the stated percentage of gross rent collected or $1.90 per square foot (held for the first five years and increased 2 % annually thereafter) to 20% of estimated conventional taxes years 11-15, 40% of estimated conventional taxes years 16-20, 60% of estimated conventional taxes years 21-25, and 80% of estimated conventional taxes years 26-30. The model proposed to Old Bridge Township results in the ASC generating higher local purpose revenue than conventional taxes. Rents, taxes and fees are all projected to increase at a 2% annual rate after the fifth year of occupancy. For comparative purposes, conventional taxes are estimated to increase 2% per year.

The proposed ASC would result in Old Bridge Township realizing an additional ~$4,880,000 in revenue for local purposes, or over two times the local purpose revenue in comparison to conventional taxes collected over a thirty-year period.

In support of the proposal, ownership of 50 Manzo notes a deteriorating economic climate which has increased development challenges and eroded certain assumptions in our initial presentation. These include:

- Increased financing costs with construction loan rates now exceeding 9.5%;
- Lenders applying higher capitalization rates in valuing commercial undertakings (5% cap rate previously utilized, market shifting to 6.0 to 6.75%, which would erode $2.5M to $3.5M in stabilized value);
- Flat or declining industrial rental rates, meaning construction costs and finance costs are increasing without the offsetting benefit of escalating rents. Many logistics companies are pausing expansion and setting aside occupancy of projects already in the ground due to economic uncertainty, resulting in an increase in inventory.

This model follows the structure proposed by Old Bridge's financial consultant, utilizing net rent as well as a floor (the figure selected was $1.90/ net rentable square foot) which was offered to competitors in the market by Old Bridge). Land tax credits were also included. In addition, the proposal includes a one-time payment of $0.625 per net rentable square foot, or $87,062.50, which is the per square foot equivalent of impact fees received by Old Bridge from other industrial development.

EXHIBIT N

cross river

RENT ROLL / IE

Project Costs			
Land Costs (1)	$15,000,000	45.2%	$110.05
Hard Costs	$13,638,320	41.1%	$100.06
Hard Cost Contingency	$681,916	2.1%	$5.00
Soft Costs	$1,565,263	4.7%	$11.48
Soft Cost Contingency	$78,263	0.2%	$0.57
Closing Costs	$370,531	1.1%	$2.72
Interest Reserve (2)	$1,877,357	5.7%	$13.77
Total Costs	**$33,211,649**	**100.0%**	**$243.67**

Equity Spent to Date		
Sources	$ Amount	% of Total
Land Equity (1)	$12,500,000	37.6%
Closing Costs & Entitlement Costs	$950,000	2.9%
Total Equity to date	**$13,450,000**	**40.5%**

Sources & Uses - Market Land Value			
Sources	$ Amount	% of Total	$ PSF
New Loan	$19,761,649	59.5%	$144.99
Additional Equity Required	$0	0.0%	$0.00
Total Sources	**$19,761,649**	**59.5%**	**$144.99**

Uses - Costs Remaining	$ Amount	% of Total	$ PSF
Existing Loan	$2,500,000	7.5%	$18.34
Hard Costs	$13,638,320	41.1%	$100.06
Hard Cost Contingency	$681,916	2.1%	$5.00
Soft Costs	$1,565,263	4.7%	$11.48
Costs Spent to Date	-$950,000	-	-
Soft Cost Contingency	$78,263	0.2%	$0.57
Closing Costs	$370,531	1.1%	$2.72
Interest Reserve (2)	$1,877,357	5.7%	$13.77
Total Uses	**$19,761,649**	**62.4%**	**$151.96**

(1) Contributed at fully entitled market value. Actual PP was $11,492,250 prior to entitlement. Property purchased December 2021.

(2) Assumes 12 months of interest fully drawn

Stabilized NNN NOI - @ $18 PRSF $2,453,400

Borrowers Initials_____

EXHIBIT O

cross river

CROSS RIVER BANK
885 Teaneck Road
Teaneck, New Jersey 07666

May 13, 2025

Mendy Spielman
Meridian Capital Group LLC
One Battery Park Plaza - 26th Fl.
New York, NY 10004

RE: 1 Manzo Blvd
Cheesequake Road
Block: 5001 Lot: 13.24- Old Bridge, NJ 08535

To whom it may concern,

Cross River Bank (the "Bank") is willing to review Borrower's request for financing on the terms contained in the enclosed attachments.

Any approval will be based upon a satisfactory level of financial disclosure, assuming all due diligence investigations and credit analysis provides us the comfort level we need to proceed.

This proposal is based upon our evaluation of facts currently presented and known to us; any material change in the facts as presented or as disclosed during our due diligence process could result in a revision to all or part of the terms contained herein, including complete withdrawal.

The attached Letter of Intent (Attachment 1) is provided for discussion purposes only, to set forth a general outline of the preliminary loan terms. It does not represent, and should not be construed as a commitment, implied or otherwise, on the part of the Bank to provide financing. The Bank shall have no obligation or liability by virtue of the commencement, continuation or termination of the discussion contemplated herein until a written loan commitment is issued by the Bank and accepted in writing by the undersigned (or a designee approved by the Bank).

The undersigned acknowledges that Cross River Bank is under no obligation and has made no commitment or agreement to lend any money to the undersigned or to any entity or affiliate of the undersigned.

If you are in agreement with the terms, and in order to induce the Bank to further consider this application and to initiate formal processing of your request, please so indicate by signing and returning the enclosed copy of this letter along with a Good Faith Deposit in the sum of **$35,000, required to move forward.** The Good Faith Deposit will be applied to due diligence and closing costs. In the event the Bank rejects this application, such Good Faith Deposit, net

Borrowers Initials_____

of expenses, shall be returned to the Borrower without interest. In the event that the Borrower withdraws the application after the Bank receives this acknowledged Letter of Intent, then the entire amount of the Good Faith Deposit shall be deemed to be a loan origination fee earned by the Bank in consideration for processing the application and will not be refunded.

If you are in agreement with the terms, and in order to induce the Bank to initiate formal processing of your request, please so indicate by signing and retuning the enclosed copy of this letter and any additional information requested. If these materials are not received within ten (10) days from the date hereof, the conditions described in this letter will be considered null and void.

Please telephone John Carella at (201) 808-7229 or Adam Ehrenreich (201) 808-7267 if you have any questions or wish to discuss any of the attached proposed terms.

Sincerely yours,

CROSS RIVER BANK

READ AND ACKNOWLEDGED

By: _____ Date: _____
Rahmon Alhakim

By: _____ Date: _____

Borrowers Initials_____

Letter of Intent – For Discussion Purposes

Borrower:	**SPE TBD**
Loan purpose:	**Construction Bridge**
Existing debt:	**N/A**
Amount:	**$16,800,000** construction financing; Not to exceed a maximum of **60% LTC / 60% LTV** and support a minimum DSCR of **1.45x** in the aggregate. See "Appraisal" and "Loan-to-Cost" below. All funds will be used for Building Loan and Project Loan Purposes, no senior loan. Interest reserve will be funded from a portion of the loan allocated towards reserve replenishment, acting as a project loan. No building loan proceeds will be advanced before all equity has been invested in the project, or deposited at Cross River Bank in cash.
Collateral:	First mortgage on the commercial properties situated at **Manzo Blvd/Cheesequake Road Block: 5001 Lot: 13.24- Old Bridge, NJ 08535** including, but not limited to: ▫ First security interest in the real property described above and all personal property, fixtures and equipment on the premises; ▫ Assignment of building plans, construction contracts, *etc.* pertaining to the proposed construction ▫ Assignment of all leases and rents; ▫ First security interest in all assets of the Borrower.
Guarantor(s):	**Rahmon Alhakim, Oury Alhakim, Ellie Alhakim,** and any other principals shall provide a full, joint and several payment, performance and completion guaranty.
Loan Term:	Loan Term shall be **Eighteen (18) months.**
Extensions of Loan Term:	The Bank shall be under no obligation to agree to extensions of the Loan Term; however, the Bank will review Borrower's requests for **two (2) 3-month** extensions of the Loan Term and consider same in its sole and absolute discretion. See below for extension fee.
Amortization:	Interest Only

Borrowers Initials_____

Interest Rate: Adjusted at 1 month CME Term SOFR plus 400, indicated Initial Rate currently is ~8.25%

Advances: Borrower shall be responsible for all costs of construction in excess of the amount of the loan. All of borrower's equity required for hard and/or soft costs shall be invested in the project and/or deposited at Cross River Bank in cash so that all funds needed to complete the project are prepaid or are on hand at the Bank prior to Building Loan advances. Equity proceeds shall be disbursed in payment of costs before any Bank funding commences.

Advances will be considered by the Bank in its sole and absolute discretion based upon construction of the existing improvements of the Property for hard costs only. Retainage of 10% shall be held by the Bank, to be determined after Engineering Report is received by the Bank.

Fees: Origination Fee: 1% origination fee. All costs to close the loan to be paid by the borrower including, but not limited to, title, appraisal, environmental, engineering and legal.

Extension Fees: If the Bank agrees in its sole and absolute discretion to extend the loan term as described above. The Fee for the two 3-month extension shall be 1/4%.

Exit Fee: shall be 1% of the original principal balance of the Loan. The Exit Fee shall be waived by the Bank in the event permanent financing is provided by the Bank as described below.

Permanent Financing: Proposed terms of permanent financing option (subject to Bank due diligence and approval prior to conversion):

a. At Bank's discretion, an appraisal update may be required reflecting LTV of 65% or less; minimum DSCR of 1.45x
b. Fee of ½% on any additional principal advanced
c. term: 5+5 years;
d. interest rate at conversion fixed at greater of 7% or 5YR UST + 300bps
e. Interest rate for 2nd 5-year term fixed at greater of the previous rate or 5YR UST + 350bps
f. 25-year amortization;
g. 1% exit Fee due under the proposed loan is waived
h. Prepayment penalties of 54321, 54321

Junior Financing: None permitted.

Borrowers Initials_____

Appraisal: Borrower to pay the cost of a market value appraisal of the premises prepared by an appraiser ordered by and approved by the Bank indicating an LTV "as completed and stabilized" of 65% or less. Said appraisal is subject to peer review, if applicable. Cost of the appraisal and peer review is to be paid by the Borrower. ***Bank can review previously completed appraiser for potential use pending recertification to Cross River and satisfactory review by Cross River third party reviewers.***

Environmental: Bank shall engage an environmental consultant to review all matters with respect to the subject site including, but not limited to, preparation of a Phase I Environmental Assessment and Asbestos Inspection Report of the premises. Borrower will pay the cost of these reports in advance. Phase II required if indicated. ***Bank can review previously completed Phase I for potential use pending recertification to Cross River and/or satisfactory review by Cross River third party reviewers.***

Project Budget: The final project budget must be approved by the Bank in its sole and absolute discretion.

Plan & Cost Review: The Bank is to engage (at Borrower's expense) an engineering firm to review all matters with respect to the proposed construction, including, but not limited to: (a) the approved building plans; (b) the draft Budget of Hard Costs; and (c) such other reports and conditions of the proposed construction.

Approved building plans, zoning, all other approvals and approved budget of costs are required and shall be reviewed and approved by Bank's Engineering firm prior to advance of any building loan proceeds.

Retainage of 10%, excluding pre-construction and demolition work already completed at the property, shall be held by the Bank (TBD after Bank Engineering report is received).

Retainage held per draw:
From 0% – 74% completion: 10%
From 75% - 100% completion: 5%

Release of retainage-100% of each line item is released upon receipt of (a) final lien waiver(s) from the trade(s); (b) owner affidavit; (c) GC lien waiver; (d) title contin; (e) no defaults, etc.

Bank typically requires a Hard cost contingency of 10% (TBD after Bank Engineering report is received). 10% contingency of remaining hard costs at time of closing (excluding pre-construction, demolition, and any other verified work completed prior to closing).

Borrowers Initials_____

Some of the documents to be requested by the Bank's engineer for the Plan and Cost Review include (but may not be limited to):

- Building Dept approved drawings and specifications
- Hard Cost Budget and supporting estimates
- Architectural Design Agreements
- Engineering Design Agreements
- Construction Agreements
- Certified Survey
- Geotechnical Report
- Building Permits and Approvals
- Construction Schedule

Engineering and Inspection Fees: In addition, Borrower shall pay the Bank's inspection and/or engineering/architectural fees as construction progresses in connection with any draw requests made by Borrower, which party shall review budgets, completion schedules, plans, specifications, construction contracts and monitor loan disbursements. Draw fees are: Engineer's fee estimated in the range of $850 to $950, bank fee of $250 plus all expenses. The Borrower's construction manager and/or general contractor shall be acceptable to the Bank.

Prepayment: None, 9-month lockout.

Transferability: The loan will be due in full upon the sale or transfer of the premises.

Condition of Title: The decision of the Bank or its counsel on title, marketability, encumbrances, use and condition of the property, requirement of all necessary permits, and sufficiency of all documents incidental to the closing of the proposed loan shall be final and conclusive.

Commitment: The loan is to close within sixty (60) days from issuance of commitment.

Closing: At the offices of the Bank's counsel (to be determined), or at such other location, at the Bank's option.

Deposit Relationship:

Five percent (5%) of the loan amount shall be held on deposit at the Bank for the loan term (in addition to reserves for interest, taxes, insurance, etc).

Co-Lender: The Bank reserves the right to procure a co-lender satisfactory to the Bank if Bank deems necessary.

Borrowers Initials_____

Other Terms:

- The provisions of this Letter of Intent are subject to revision or deletion by the Bank at its sole discretion at any time.
- All approvals shall be in place for the project, including zoning, building plans, permits, budget, etc.
- Satisfactory zoning analysis to be provided.
- Building plans and approved budget of costs to be reviewed and approved by Bank Engineering prior to advance of any building loan proceeds.
- Borrower shall be responsible to pay for all title updates (continuation searches) and inspections required by the Bank.
- Property must demonstrate a minimum *pro forma* Debt Service Coverage Ratio of 1.45x
- Bank will require escrow for taxes and insurance at the time of closing.
- An Interest Reserve including interest and taxes for the full term will be held by the Bank (24 months of interest). Borrower shall rebalance ITI reserve as determined by the Bank based upon changes in the interest rate and as a condition to any Extension of the maturity date contemplated herein.

  Interest reserve will be applied to payments of interest as they are due from the Project Loan.
- Borrower will pay all costs, fees, etc. in advance
- Borrower shall provide the following with respect to the real estate tax abatement application: an expert's letter setting forth the projected amount and timing of receipt of the abatement and other aspects of the abatement.
- EQUITY INJECTION: The Borrower must inject equity of at least 15% of the "As Complete" appraised value in cash and will be required to maintain the cash position throughout the life of the project. The funds must be spent into the property Acquisition and/or the construction prior to Bank advances. The funds used by the Borrower for property acquisition and pre-construction preparation work are considered as cash equity in the project.

Borrowers Initials_____

List of required items for submitting an application for review:

- GFD of $35,000
- Signed and completed Loan Application
- Signed *pro forma* I&E and Rent Roll including rooms count and square footage
- Construction schedule and Timeline: building plan approval, budget approval, construction, Cert of Occupancy, leaseup, etc.
- Budget of hard and soft costs
- Approved building plans, including zoning analysis

- Signed CRB PFS for all guarantors
- Liquidity Statement for all guarantors verifying liquidity on the PFS
- Signed Schedule of Real Estate and Global Cash Flow analysis (net annual income from all real estate holdings)
- Contingent liabilities schedule
- Complete copies of 3 year's Federal income tax returns for all guarantors
- Complete copies of 3 year's Federal income tax returns for borrowing entity (if available)

- Operating Agreement and all applicable amendments (if available)
- Org Docs (Articles of formation, EIN, etc.) (if available)
- Current indebtedness (if applicable)

- Fully executed AIA contracts with architect, engineer, GC and major sub-contractors, which shall be in standard AIA A-107 format
- Resume and development experience of all guarantors
- Executed, current G702/G703 to be provided

- SUCH OTHER INFORMATION AS THE BANK MAY REQUIRE.

Borrowers Initials_____

cross river

RENT ROLL / IE

Project Costs			
Land Costs (1)	$15,000,000	45.7%	$110.05
Hard Costs	$13,638,320	41.6%	$100.06
Hard Cost Contingency	$681,916	2.1%	$5.00
Soft Costs	$1,565,263	4.8%	$11.48
Soft Cost Contingency	$78,263	0.2%	$0.57
Closing Costs	$400,081	1.2%	$2.94
Interest Reserve (2)	$1,431,868	4.4%	$10.51
Total Costs	**$32,795,710**	**100.0%**	**$240.61**

Equity Spent to Date			
Sources	$ Amount	% of Total	
Land Equity (1)	$15,000,000	45.7%	
Closing Costs & Entitlement Costs	$950,000	2.9%	
Total Equity to date	**$15,950,000**	**48.6%**	

Sources & Uses - Market Land Value			
Sources	$ Amount	% of Total	$ PSF
New Loan	$16,845,500	51.4%	$123.59
Additional Equity Required	$210	0.0%	$0.00
Total Sources	**$16,845,710**	**51.4%**	**$123.59**

Uses - Costs Remaining	$ Amount	% of Total	$ PSF
Existing Loan	$0	–	$0.00
Hard Costs	$13,638,320	41.6%	$100.06
Hard Cost Contingency	$681,916	2.1%	$5.00
Soft Costs	$1,565,263	4.8%	$11.48
Costs Spent to Date	-$950,000	-	-
Soft Cost Contingency	$78,263	0.2%	$0.57
Closing Costs	$400,081	1.2%	$2.94
Interest Reserve (2)	$1,431,868	4.4%	$10.51
Total Uses	**$16,845,710**	**54.3%**	**$130.56**

(1) Contributed at fully entitled market value. Actual PP was $11,492,250 prior to entitlement. Property purchased December 2021.

(2) Assumes 12 months of interest fully drawn

Stabilized NNN NOI - @ $18 PRSF $2,453,400

Borrowers Initials_____

cross river

885 Teaneck Rd, Teaneck, NJ 07666

To Whom It May Concern:

RE: Cross River Bank
Domestic "Incoming" Wire Transfer Instructions

Listed below are the wire transfer instructions for domestic transactions. Please note that any wire transfer received after **3:00pm** may be posted on the next banking day.

Receiving Bank Name/Address:	Cross River Bank 885 Teaneck Road Teaneck, NJ 07666
ABA/Routing #:	021214273
Beneficiary Account Title:	Manzo Blvd/Cheesequake Road Old Bridge, NJ
Beneficiary account number:	266 000-000-000 CRE (pre-paid)
Amount:	$35,000

Borrowers Initials_____

cross river

TO: CROSS RIVER BANK

RE: Manzo Blvd/Cheesequake Road Old Bridge NJ

DATE: 05/05/2025

Borrower shall deposit a Good Faith Deposit (GFD) with the Bank in the amount of $35,000 (see next page for wire instructions). Borrower authorizes Cross River Bank to order the Appraisal report prior to review by Loan Committee and/or issuance of a Loan Commitment. Borrower is responsible for all costs and expenses of the report(s) and holds Cross River Bank harmless if the loan does not close for any reason. This includes all costs incurred in connection therewith, which are projected to be from $4,000 to $5,000 or possibly more.

THIS IS NOT A GUARANTY THAT THE BANK WILL APROVE THE LOAN REQUEST, WHICH IS DEPENDENT ON MANY FACTORS, INCLUDING, BUT NOT LIMITED TO, THE BANK RECEIVING ALL REQUIRED INFORMATION IN A TIMELY MANNER.

If the loan is not approved, or if terms quoted are revised during the approval process and the Borrower does not move ahead with the loan application, the unused portion of the Good Faith Deposit will be returned to Borrower, less a Processing Fee paid to the Bank of $2,500. Once Borrower agrees to approved terms, the Due Diligence process will begin and the GFD will be applied to vendor reports, fees, *etc.*

By:_____
Rahmon (Raymond) Alhakim

By:_____

Borrowers Initials_____

EXHIBIT P

Explanation of Need for Tax Exemption

The Applicant seeks to construct a modern, well appointed 139,300 square foot warehouse on ~9.5 acres within the Runyan Redevelopment Area. The structure will contain 133,300 square feet of warehouse area, with 30 loading bays and up to 6,000 square feet of support office on two levels (up to 3,000 sq. ft. each). Parking will be provided for 72 passenger vehicles.

Construction of the proposed facility will require scores of construction workers and when completed, it is expected to provide permanent employment for approximately 100 full-time employees.

The total estimated cost (in 1923 Dollars) of the Project is in excess of $34 million dollars.

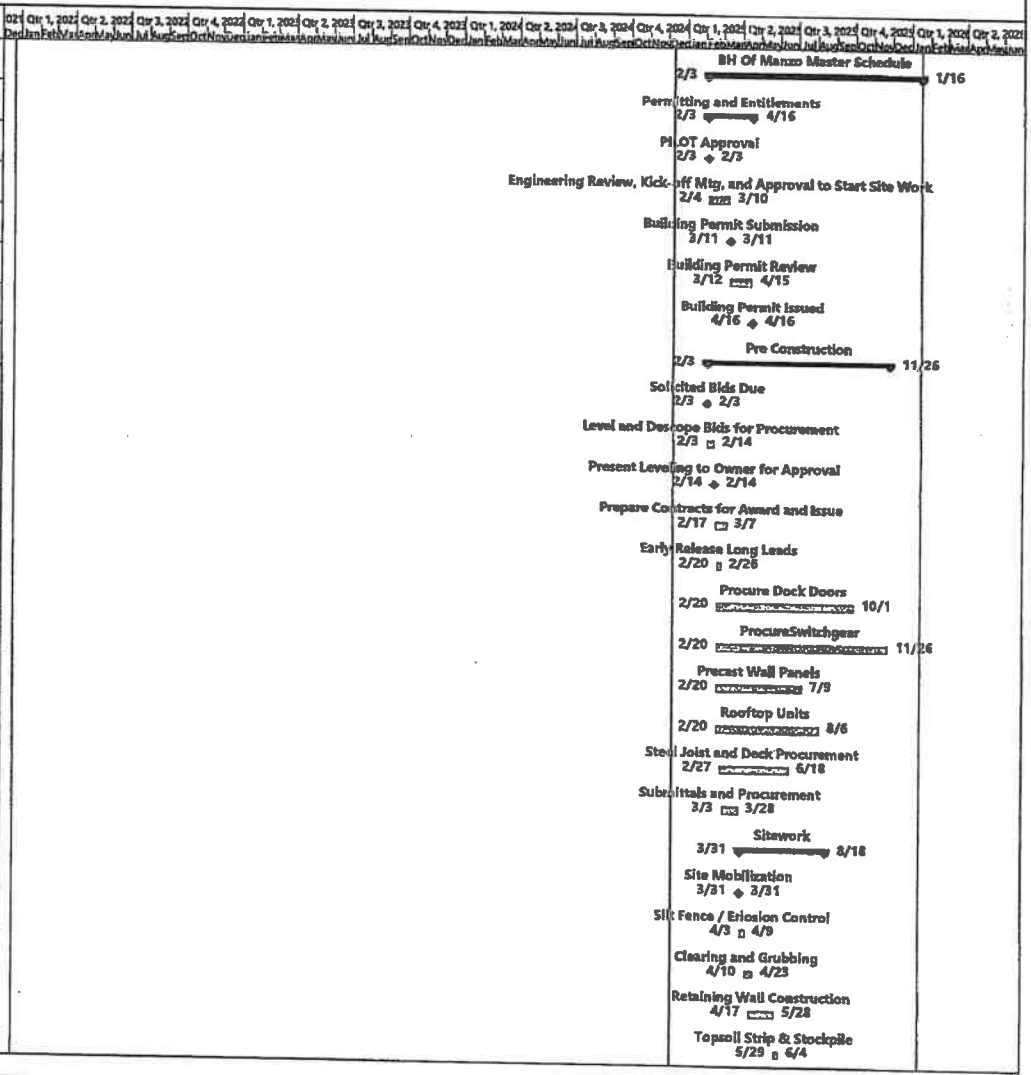
Unless the Project receives a Long Term Tax Exemption from the Township of Old Bridge, it will be financially infeasible to develop in that it would have a negative NOI and therefore can not be constructed.

EXHIBIT Q

GWG
Construction Management & Consulting

BH of Manzo LLC - PILOT Redevelopment Project Schedule
Mon 12/9/24

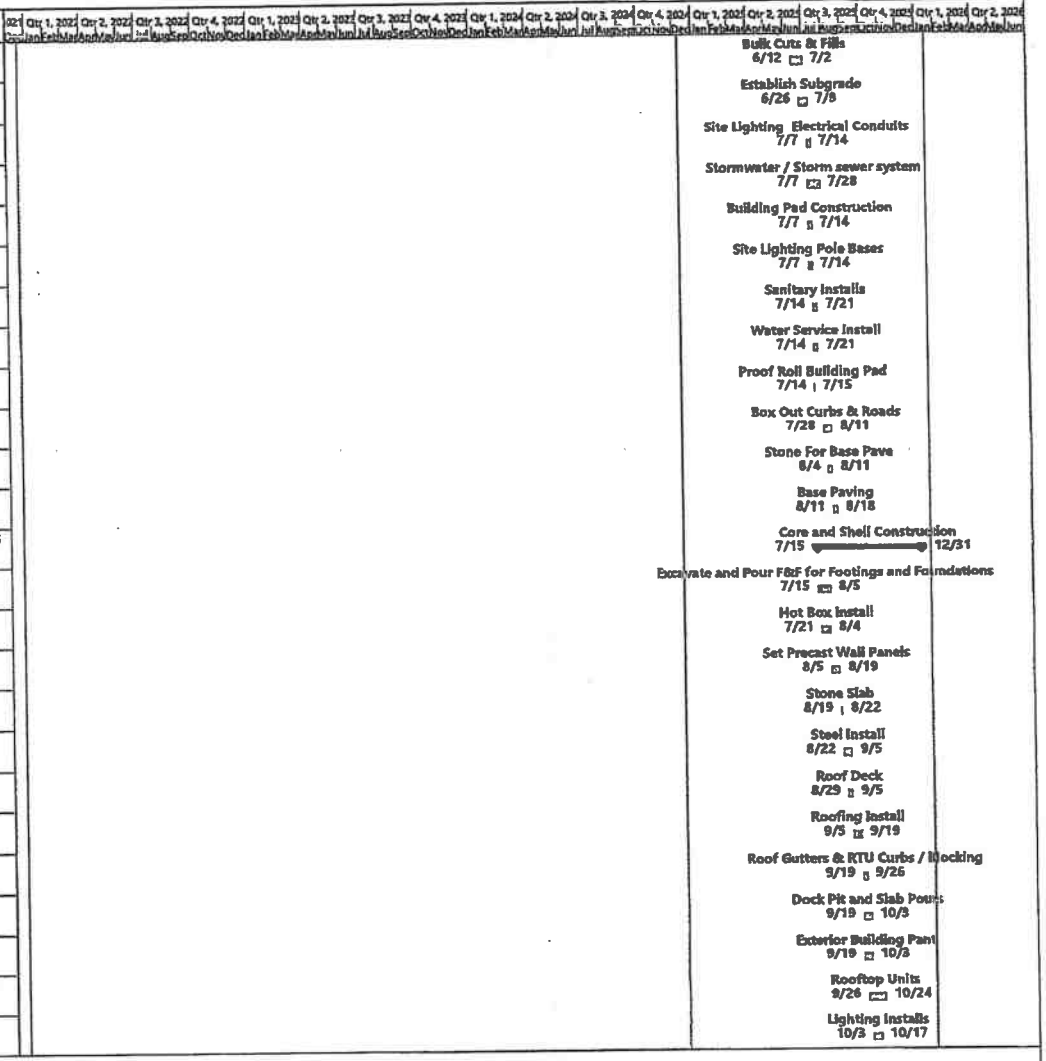
ID	Task Mode	Task Name	Duration	Start	Finish
1		BH Of Manzo Master Schedule	250 days	Mon 2/3/25	Fri 1/16/26
2		Permitting and Entitlements	53 days	Mon 2/3/25	Wed 4/16/25
3		PILOT Approval	1 day	Mon 2/3/25	Mon 2/3/25
4		Engineering Review, Kick-off Mtg, and Approval to Start Site Work	5 wks	Tue 2/4/25	Mon 3/10/25
5		Building Permit Submission	1 day	Tue 3/11/25	Tue 3/11/25
6		Building Permit Review	5 wks	Wed 3/12/25	Tue 4/15/25
7		Building Permit Issued	1 day	Wed 4/16/25	Wed 4/16/25
8		Pre Construction	213 days	Mon 2/3/25	Wed 11/26/25
9		Solicited Bids Due	0 days	Mon 2/3/25	Mon 2/3/25
10		Level and Descope Bids for Procurement	2 wks	Mon 2/3/25	Fri 2/14/25
11		Present Leveling to Owner for Approval	0 days	Fri 2/14/25	Fri 2/14/25
13		Prepare Contracts for Award and Issue	3 wks	Mon 2/17/25	Fri 3/7/25
12		Early Release Long Leads	1 wk	Thu 2/20/25	Wed 2/26/25
14		Procure Dock Doors	8 mons	Thu 2/20/25	Wed 10/1/25
15		ProcureSwitchgear	10 mons	Thu 2/20/25	Wed 11/26/25
16		Precast Wall Panels	5 mons	Thu 2/20/25	Wed 7/9/25
18		Rooftop Units	6 mons	Thu 2/20/25	Wed 8/6/25
19		Steel Joist and Deck Procurement	4 mons	Thu 2/27/25	Wed 6/18/25
17		Submittals and Procurement	4 wks	Mon 3/3/25	Fri 3/28/25
20		Sitework	99.5 days	Mon 3/31/25	Mon 8/18/25
21		Site Mobilization	0 days	Mon 3/31/25	Mon 3/31/25
22		Silt Fence / Erosion Control	1 wk	Thu 4/3/25	Wed 4/9/25
23		Clearing and Grubbing	2 wks	Thu 4/10/25	Wed 4/23/25
27		Retaining Wall Construction	1.5 mons	Thu 4/17/25	Wed 5/28/25
24		Topsoil Strip & Stockpile	1 wk	Thu 5/29/25	Wed 6/4/25



GWG
Construction Management & Consulting

BH of Manzo LLC - PILOT Redevelopment Project Schedule
Mon 12/9/24

ID	Task Mode	Task Name	Duration	Start	Finish
25		Bulk Cuts & Fills	3 wks	Thu 6/12/25	Wed 7/2/25
26		Establish Subgrade	2 wks	Thu 6/26/25	Wed 7/9/25
28		Site Lighting Electrical Conduits	1 wk	Mon 7/7/25	Mon 7/14/25
31		Stormwater / Storm sewer system	3 wks	Mon 7/7/25	Mon 7/28/25
32		Building Pad Construction	1 wk	Mon 7/7/25	Mon 7/14/25
36		Site Lighting Pole Bases	5 days	Mon 7/7/25	Mon 7/14/25
29		Sanitary Installs	1 wk	Mon 7/14/25	Mon 7/21/25
30		Water Service Install	1 wk	Mon 7/14/25	Mon 7/21/25
33		Proof Roll Building Pad	1 day	Mon 7/14/25	Tue 7/15/25
34		Box Out Curbs & Roads	2 wks	Mon 7/28/25	Mon 8/11/25
35		Stone For Base Pave	5 days	Mon 8/4/25	Mon 8/11/25
37		Base Paving	5 days	Mon 8/11/25	Mon 8/18/25
38		Core and Shell Construction	121.5 days	Tue 7/15/25	Wed 12/31/25
39		Excavate and Pour F&F for Footings and Foundations	15 days	Tue 7/15/25	Tue 8/5/25
61		Hot Box Install	10 days	Mon 7/21/25	Mon 8/4/25
40		Set Precast Wall Panels	10 days	Tue 8/5/25	Tue 8/19/25
41		Stone Slab	3 days	Tue 8/19/25	Fri 8/22/25
42		Steel Install	2 wks	Fri 8/22/25	Fri 9/5/25
43		Roof Deck	1 wk	Fri 8/29/25	Fri 9/5/25
44		Roofing Install	10 days	Fri 9/5/25	Fri 9/19/25
45		Roof Gutters & RTU Curbs / Blocking	1 wk	Fri 9/19/25	Fri 9/26/25
46		Dock Pit and Slab Pours	10 days	Fri 9/19/25	Fri 10/3/25
62		Exterior Building Pant	2 wks	Fri 9/19/25	Fri 10/3/25
53		Rooftop Units	20 days	Fri 9/26/25	Fri 10/24/25
54		Lighting Installs	2 wks	Fri 10/3/25	Fri 10/17/25



GWG
Construction Management & Consulting

BH of Manzo LLC - PILOT Redevelopment Project Schedule
Mon 12/9/24

ID	Task Mode	Task Name	Duration	Start	Finish
58		Gas Piping Installation	2 wks	Fri 10/3/25	Fri 10/17/25
64		Caulking Tilt Panels / Slab	14 days	Fri 10/3/25	Thu 10/23/25
47		Dock Door Installs	2 wks	Fri 10/3/25	Fri 10/17/25
48		Man Door Installs	1 wk	Fri 10/3/25	Fri 10/10/25
49		Utility Room Construction & Interior Walls	2 wks	Fri 10/17/25	Fri 10/31/25
60		Storefronts & Glazing	15 days	Fri 10/17/25	Fri 11/7/25
63		Framing & Drywall	3 wks	Fri 10/17/25	Fri 11/7/25
55		Ductwork & Unit Heater Installs	1 wk	Fri 10/24/25	Fri 10/31/25
65		Interior White Box Office	30 days	Fri 11/7/25	Fri 12/19/25
50		Switchgear Installs	2 wks	Thu 11/27/25	Wed 12/10/25
51		Fire Pump Install	5 days	Thu 12/11/25	Wed 12/17/25
56		Set Transformer & Power to Building	3 days	Thu 12/11/25	Mon 12/15/25
66		Building Bathroom Install	5 days	Fri 12/12/25	Fri 12/19/25
57		Transformer Inspections from Utility	1 day	Tue 12/16/25	Tue 12/16/25
59		Gas from Street to Meter	3 days	Wed 12/17/25	Fri 12/19/25
52		Bulk Mains/Branches Fire Sprinkler	2 wks	Thu 12/18/25	Wed 12/31/25
67		TCO Inspections	1 wk	Fri 12/19/25	Fri 12/26/25
68		Final Site Work	22 days	Thu 12/18/25	Fri 1/16/26
74		Bollard Install	2 days	Thu 12/18/25	Mon 12/22/25
69		Top Soil Replenishment	5 days	Mon 12/22/25	Fri 12/26/25
73		Final Paving	3 days	Mon 12/22/25	Wed 12/24/25
75		Striping	2 days	Thu 12/25/25	Fri 12/26/25
70		Landscaping	2 wks	Mon 12/29/25	Fri 1/9/26
71		Fencing	1 wk	Mon 1/12/26	Fri 1/16/26
72		Monument Sign	3 days	Mon 1/12/26	Wed 1/14/26



EXHIBIT R

Summary of Project Benefits

- Project will provide employment for scores of construction workers
- Upon completion, facility will provide permanent employment for approximately 100 employees
- Project provides for the redevelopment of the subject site in accordance with the Redevelopment Plan adopted by the Township
- Project will produce an additional $10 Million in Net Annual Service Charges receipts to the Township over the course of LTTE
- Upon completion, the Project will result in a $35 Million Dollar Tax Ratable for the Township
- Project will further the redevelopment and improvement of a distressed area of the Township in furtherance of the Township's development goals for the area

EXHIBIT S

Record and return to:
Robert J. McGowan, Esq.
24 Merchants Way, Suite 210
Colts Neck, New Jersey 07722

FINANCIAL AGREEMENT

THIS FINANCIAL AGREEMENT (hereinafter "Agreement" or "Financial Agreement"), made this day of , 2025, by and between **BH Manzo Boulevard Urban Renewal, LLC,** a New Jersey limited liability company and an urban renewal entity qualified to do business under the provisions of the Long Term Tax Exemption Law of I992, as amended and supplemented, *N.J.S.A.* 40A:20-l, *et seq.* (the "Long Term Tax Exemption Law"), with offices at 55 Talmadge Road, Edison, New Jersey 08817 (the "Entity") and the **TOWNSHIP OF OLD BRIDGE,** a municipal corporation of the State of New Jersey in the County of Middlesex with offices located at I Old Bridge Plaza, Old Bridge, New Jersey 08857 (the "Township", and together with the Entity, the "Parties").

WITNESSETH:

WHEREAS, by Resolution No. 276-16, adopted on July 11, 2016, the Mayor and Council (the "Mayor and Council") of the Township of Old Bridge (the "Township") designated the area known as the Runyon Redevelopment Area (the "Runyon Redevelopment Area") as an area in need of redevelopment under the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the "Act"); and

WHEREAS, by Ordinance No. 2022-35, adopted on December 13, 2022, the Mayor and Council adopted a redevelopment plan for the Runyon Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, the Entity is the owner of a portion of the Runyon Redevelopment Area which was identified as Lots 13.16 and 13.17 in Block 5001, but which were subsequently consolidated into a single lot which is now designated as Lot 13.24 in Block 5001 (the "Project Area" and/or the "Land"), as more particularly described in **Exhibit A** annexed hereto; and

WHEREAS, the Township and the Entity entered into that certain Redevelopment Agreement, dated _____ (the "Redevelopment Agreement"), pursuant to which, among other things, the Entity agreed to undertake the construction, on the Land, of a project consisting of an approximately 140,000 square foot industrial warehouse/distribution facility with associated surface parking spaces and various other improvements (the "Project"); and

WHEREAS, pursuant to and in accordance with the provisions of the Act and the Long Term Tax Exemption Law, the Township is authorized to provide for a tax exemption within a redevelopment area and for payments in lieu of taxes; and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Township will enter into this Agreement with the Entity governing the payments made to the Township in lieu of taxes on the Project pursuant to the Long Term Tax Exemption Law and the

Act; and

WHEREAS, in accordance with the Long Term Tax Exemption Law, the Entity filed an application, which is incorporated herein by reference (the "Application"), with the Township for approval of a long term tax exemption for the Improvements (as defined herein); and

WHEREAS, upon review of the Application, the Township has made the following findings:

A Relative Benefits of the Project:
The Project will provide the region with a new state-of-the-art warehouse facility. The Redevelopment Area is currently underutilized and could benefit from a facility upgrade that generates revenues and creates jobs. The Project is expected to produce approximately 60 to 80 construction jobs and approximately 85 to 100 permanent jobs.

B. Assessment of the importance of the tax exemption in obtaining development of the Project and influencing the locational decisions of probable occupants:

The Entity is making a significant equity contribution toward the cost of the Project. In order to improve the economic viability of the development of the Project, the Township has agreed to provide the tax exemption for the Project pursuant to this Agreement. The stability and predictability of the Annual Service Charge (as defined herein) will make the Project more competitive and assist the Entity to undertake the Project in the Township.

WHEREAS, the Mayor and Council on _____adopted an ordinance approving the Application and authorizing the execution of this Agreement (the "Ordinance"), a copy of which is attached hereto as **Exhibit B;** and

WHEREAS, in order to set forth the terms and conditions under which the Entity and the Township shall carry out their respective obligations with respect to the payment of the Annual Service Charge by the Entity, in lieu of real property taxes, the Parties have determined to execute this Financial Agreement.

NOW THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

ARTICLE I
GENERAL PROVISIONS

Section 1.01 Governing Law. This Financial Agreement shall be governed by the provisions of (a) the Long Term Tax Exemption Law, the Act and such other statutes as may be the sources of relevant authority, and (b) the Ordinance. It is expressly understood and agreed that the Township relies upon the facts, data, and representations contained in the Application in granting this tax exemption.

Section 1.02 General Definitions. The following terms shall have the meaning assigned to such term in the preambles hereof:

Act	Long Term Tax Exemption Law
Agreement/Financial Agreement	Ordinance
Application	Parties
Township	Project
Mayor and Council	Redevelopment Agreement
Entity	Redevelopment Area
Land	Redevelopment Plan

Unless specifically provided otherwise or the context otherwise requires, the following terms when used in this Agreement shall mean:

Administrative Fee: As defined in Section 4.09.

Allowable Net Profit: The amount arrived at by applying the Allowable Profit Rate to the Total Project Cost pursuant to the provisions of *N.J.S.A.* 40A:20-3(b) and (c).

Allowable Profit Rate: The greater of twelve percent (12%) or the percentage per annum arrived at by adding one and one quarter percent (1.25%) to the annual interest percentage rate payable on the Entity's initial permanent mortgage financing. If the initial permanent mortgage is insured or guaranteed by a governmental agency, the mortgage insurance premium or similar charge shall be considered as interest for this purpose. If there is no permanent mortgage financing, or if the financing is internal or undertaken by a related party, the Allowable Profit Rate shall be the greater of twelve percent (12%) or the percentage per annum arrived at by adding one and one quarter percent (1.25%) per annum to the interest rate per annum that the Township determines to be the prevailing rate of mortgage financing on comparable improvements in the county. The provisions of *N.J.S.A.* 40A:20-3(b) are incorporated herein by reference.

Annual Gross Revenue: Annual gross rents and other income received by the Entity and derived from or generated by the leasing of the Land and any revenue or other amounts received by the Entity and derived from or generated by the Project, specifically excluding condemnation awards, insurance proceeds, gains from sales, transfers, or assumption of the Project or any part thereof, proceeds of any financing or refinancing, or proceeds from any disposition of a partner or a partner's interest in the Entity or any successor entity.

Annual Service *Charge:* The amount the Entity has agreed to pay the Township pursuant to Article IV herein with respect to the Improvements (but not the Land), which: (a) Entity has agreed to pay in part for municipal services supplied to the Project, (b) is in lieu of any taxes on the Improvements pursuant to *N.J.S.A.* 40A:20-12, and (c) shall be paid on the Annual Service Charge Payment Dates.

Annual Service Charge Payment Dates: February 1, May I, August I and November I of each year commencing on the first such date after the date that a Certificate of Occupancy is issued for the

Project and ending on the Termination Date.

Annual Service Charge Start Date: The first Annual Service Charge Payment Date.

Applicable Law: All federal, State and local laws, ordinances, approvals, rules, regulations and requirements applicable to the Project including, but not limited to, the Act, the Long Term Tax Exemption Law, relevant construction codes including construction codes governing access for people with disabilities, and such zoning, sanitary, pollution and other environmental safety ordinances, laws and such rules and regulations thereunder, including all applicable environmental laws, applicable federal and State labor standards and all applicable laws or regulations with respect to the payment of prevailing wages

Auditor's Report: An annual audited statement which clearly identifies the calculation of Net Profit as provided in *N.J.S.A.* 40A:20-3(c)(2). The contents of the Auditor's Report shall be prepared by a certified public accountant licensed to practice in the State in conformity with generally accepted accounting principles.

Certificate of Occupancy: A Certificate of Occupancy (temporary or permanent), as such term is defined in the New Jersey Administrative Code, issued with respect to the Project.

Chief Financial Officer: The Township's chief financial officer.

Default: A breach or the failure to perform any obligation imposed by the terms of this Agreement, or under Applicable Law.

Effective Date: The date of this Agreement.

Excess Profits Accounting Period. Any period, but not less than one fiscal year of the Entity, in which the aggregate Net Profits of the Entity exceed aggregate Allowable Net Profits on a cumulative basis. The first Excess Profits Accounting Period shall commence upon the issuance of a Certificate of Occupancy for the Project and terminate at the end of the fiscal year in which such aggregate Net Profits of the Entity exceed the aggregate Allowable Net Profits for the entire period, taken as one accounting period. Each subsequent Excess Profits Accounting Period shall commence on the first day of the next fiscal year of the Entity after the end of the last Excess Profits Accounting Period and shall terminate at the end of the fiscal year in which such aggregate Net Profits of the Entity exceed the aggregate Allowable Net Profits for the entire period, taken as one accounting period.

Improvements: All improvements on the Land comprising the Project.

In Rem Tax Foreclosure: A summary proceeding by which the Township may enforce the lien for taxes due and owing by a tax sale in accordance with the Tax Sale Law.

Land Taxes: The amount of taxes assessed on the value of Land, on which the Project is located.

Land Tax Payments: Payments made on the quarterly due dates for Land Taxes as determined by the Tax Assessor and the Tax Collector in accordance with Applicable Law.

Net Profit: The Annual Gross Revenue of the Entity less all operating and non-operating expenses of the Entity, all determined in accordance with generally accepted accounting principles and the provisions of *N.J.S.A.* 40A:20-3(c). Without limiting the foregoing, included in expenses shall be an amount sufficient to amortize the Total Project Cost in accordance with generally accepted accounting principles as well as all other expenses permitted under the provisions of *N..T.S.A.* 40A:20-3(c).

Notice: As defined in Section 15.01.

Property: The Land and the Improvements.

Security Arrangements: As defined in Section 8.02(a).

Secured Parties: As defined in Section 8.02(a).

Secured Party: As defined in Section 8.02(a).

State: The State of New Jersey.

Tax Assessor: The Township tax assessor.

Tax Collector: The Township tax collector.

Tax Sale Law: The Tax Sale Law, *N.J.S.A.* 54:5-1 *et seq.,* as the same may be amended or supplemented from time to time.

Termination Date: The earlier to occur of (i) the thirty-fifth (35th) anniversary of the Effective Date; (ii) the thirtieth (30th) anniversary date of the Annual Service Charge Start Date; or (iii) such other date as this Financial Agreement may terminate pursuant to the terms hereof or pursuant to Applicable Law.

Total Project Cost: The cost of developing the Project as determined in accordance with N.J.S.A. 40A:20-3(h), as certified by a qualified architect or engineer and as permitted pursuant to *N.J.S.A.* 40A:20-3(h).

Section 1.02 Interpretation and Construction. In this Financial Agreement, unless the context otherwise requires:

(a) The terms "hereby", "hereof', "hereto", "herein", "hereunder" and any similar terms, as used in this Financial Agreement, refer to this Financial Agreement, and the term "hereafter" means after, and the term "heretofore" means before the date of delivery of this Financial Agreement.

(b) Words importing a particular gender mean and include correlative words of every other gender and words importing the singular number mean and include the plural number and vice versa.

(c) Words importing persons mean and include firms, associations, partnerships

(including limited partnerships), trusts, corporations, limited liability companies and other legal entities, including public or governmental bodies, as well as natural persons.

(d) Any headings preceding the texts of the several Articles and Sections of this Financial Agreement, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Financial Agreement, nor shall they affect its meaning, construction or effect.

(e) Unless otherwise indicated, all approvals, consents and acceptances required to be given or made by any person or party hereunder shall not be unreasonably withheld, conditioned, or delayed.

(f) All Notices to be given hereunder and responses thereto shall be given, unless a certain number of days is specified, within a reasonable time, which shall not be less than ten (10) days nor more than twenty (20) days, unless the context dictates otherwise.

(g) This Financial Agreement shall become effective upon its execution and delivery by the Parties.

(h) All exhibits referred to in this Financial Agreement and attached hereto are incorporated herein and made part hereof.

ARTICLE II
APPROVAL

Section 2.01 Approval of Tax Exemption. The Township hereby grants its approval for a tax exemption for the Improvements to be constructed and maintained in accordance with the terms and conditions of this Agreement and the provisions of Applicable Law, which Improvements shall be constructed and/or renovated on the Land.

Section 2.02 Approval of Entity. The Entity represents that its Certificate of Formation as attached as ***Exhibit 2*** to the Application contain all the requisite provisions of law, have been reviewed and approved by the Commissioner of the Department of Community Affairs, and have been filed with, as appropriate, the Secretary of Treasury, all in accordance with *N.J.S.A.* 40A:20-5.

Section 2.03 Improvements to be Constructed. The Entity represents that it will construct the Project in accordance with the Redevelopment Agreement, the Redevelopment Plan and Applicable Law, the use of which is more specifically described in the Application.

Section 2.04 Ownership, Management and Control. The Entity represents that it is the owner of the Land upon which the Improvements are to be constructed and which is the subject of this Agreement.

Section 2.05 Financial Plan. The Entity represents that the Improvements shall be financed in accordance with the financial plan attached as ***Exhibit 14*** to the Application.

Section 2.06 Statement of Projected Revenues. The Entity represents that projected Annual Gross Revenue is set forth in ***Exhibit 13*** attached to the Application.

Section 2.07 Representations and Covenants Regarding Use, Management and Operations of the Project by the Entity. The Entity expressly covenants, warrants and represents that upon completion, the Project, including all Land and Improvements, shall be used, managed and operated for the purposes set forth in the Application, in accordance with the Redevelopment Agreement, Redevelopment Plan and all Applicable Laws. The Entity represents that the representations and covenants required under *N.J.SA.* 40A:20-9 are set forth in the Application.

ARTICLE III
DURATION OF AGREEMENT

Section 3.01 Term. It is understood and agreed by the Parties that this Agreement, including the obligation to pay the Annual Service Charge required under Article IV hereof and the tax exemption granted and referred to in Section 2.01 hereof, shall remain in effect until the Termination Date. The tax exemption shall only be effective during the period of usefulness of the Project and shall continue in force only while the Land is owned by a corporation, association or other entity formed and operating under the Long Term Tax Exemption Law, except for permitted conveyances as stated in Sections 8.01 and 8.02 of this Financial Agreement. Upon the Termination Date, the tax exemption for the Improvements shall expire and same shall thereafter be assessed and taxed according to the general law applicable to other non-exempt property in the Township. Upon the Termination Date, all restrictions and limitations upon the Entity shall terminate upon the Entity's rendering and the Township's acceptance of its final accounting, pursuant to *NJ.SA.* 40A:20-13.

Section 3.02 Date of Termination. The Termination Date shall be deemed to be the fiscal year end of the Entity in the thirtieth (30^{th}) year following the issuance of a Certificate of Completion or Certificate of Occupancy by the Township for the subject project.

ARTICLE IV
ANNUAL SERVICE CHARGE

Section 4.01 Annual Service Charge. In consideration for the tax exemption provided for herein, the Entity shall make payment of the Annual Service Charge commencing on the Annual Service Charge Start Date. If the Annual Service Charge Start Date does not occur within one hundred and eighty (180) days of the date in which the Project is capable of receipt of a Certificate of Occupancy, the Entity will begin paying the Annual Service Charge immediately.

(i) The Annual Service Charge for years one (1) through ten (10) shall be the amount equivalent to 12% of Annual Gross Revenue.

(ii) In years eleven (11) through fifteen (15), the Annual Service Charge shall be the amount equivalent to 14% of the Annual Gross Revenue, or 20% of the amount of taxes otherwise due on the value of the Land and Improvements, whichever is greater.

(iii) In years sixteen (16) through twenty (20), the Annual Service Charge shall be the amount equal to 14% of the Annual Gross Revenue, or 40% of the amount of taxes otherwise due on the value of the Lan and Improvements, whichever is greater.

(iv) In years twenty-one (21) through twenty-five (25), the Annual Service Charge shall be the amount equivalent to 16% of the Annual Gross Revenue, or 60% of the amount of taxes

otherwise due on the value of the Land and Improvements, whichever is greater.

(v) In years twenty-six (26) and thirty (30), the Annual Service Charge shall be the amount equivalent to 18% of the Annual Gross Revenue, or 80% of the amount of taxes otherwise due on the value of the Land and Improvements, whichever is greater.

Section 4.02 Consent of Entity to Annual Service Charge. The Entity hereby consents and agrees to the amount of Annual Service Charge and to the liens established in this Financial Agreement, and the Entity shall not contest the validity or amount of any such lien. Subject to the terms of this Agreement, the Entity's obligation to pay the Annual Service Charge shall be absolute and unconditional and shall not be subject to any defense, set-off, recoupment or counterclaim under any circumstances, including without limitation any loss of status of Entity as an "urban renewal entity" qualified under and as defined in the Long Term Tax Exemption Law. The Entity's remedies shall be limited to those specifically set forth herein and otherwise provided by law.

Section 4.03 Quarterly Installments. After the Annual Service Charge Start Date, the Entity agrees that payment of the Annual Service Charge shall be paid to the Township on a quarterly basis on each Annual Service Charge Payment Date. The Annual Service Charge shall continue until whichever of the following first occurs: (a) the date that is thirty (30) years from the Annual Service Charge Start Date for the Project; or (b) the date that is thirty-five (35) years from the date of the execution of this Financial Agreement. In the event that Entity fails to timely pay any installment, the amount past due shall bear the highest rate of interest permitted under applicable State law and then being assessed by the Township against other delinquent taxpayers in the case of unpaid taxes or tax liens until paid.

Section 4.04 Material Conditions. It is expressly agreed and understood that all payments of Land Taxes, Annual Service Charges and any interest payments, penalties or costs of collection due thereon, are material conditions of this Financial Agreement. If any other term, covenant or condition of this Financial Agreement or the Application, as to any person or circumstance shall, to any extent, be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Financial Agreement or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term, covenant or condition of this Financial Agreement shall be valid and enforced to the fullest extent permitted by Applicable Law.

Section 4.05 No Reduction in Payment of the Annual Service Charge. The Parties agree that neither the amounts nor dates established for payment of the Annual Service Charge, as provided in Section 4.01 hereof shall be reduced or amended or otherwise modified through any tax appeal on the Improvements or any other legal proceeding regarding the Project during the term of this Agreement.

Section 4.06 Service Charges as Municipal Lien. In accordance with the provisions of the Long Term Tax Exemption Law, upon recordation of this Financial Agreement and the Ordinance, any amount due and owing hereunder, including the Annual Service Charge shall be and constitute a continuous municipal lien on the Project.

Section 4.07 Security for Payment of Annual Service Charges. In order to secure the full and timely payment of the Annual Service Charge, the Township reserves the right to prosecute an In

Rem Tax Foreclosure action against the Property, as more fully set forth in this Agreement.

Section 4.08 Land Taxes. Land Taxes shall be assessed only on the Land portion of the Property without regard to any Improvements or increase in value to the Land because of the Improvements.

The Entity is required to pay both the Annual Service Charge and the Land Tax Payments. The Entity shall be entitled to a credit for the amount, without interest, of the Land Taxes paid on the Property in the last four preceding quarterly installments against the Annual Service Charge.

The Entity is obligated to make timely Land Tax Payments in order to be entitled to a Land Tax credit against the Annual Service Charge for the subsequent year. No credit will be applied against the Annual Service Charge for partial payments of Land Taxes. In any year that the Entity fails to make any Land Tax Payments, beyond any notice and cure period, such delinquency shall render the Entity ineligible for any Land Tax credits against the Annual Service Charge for that year and such failure shall constitute a Default under this Agreement. In addition, the Township shall have, among this remedy and other remedies, the right to proceed against the Property pursuant to the Tax Sale Law and/or may terminate this Agreement in a manner consistent with the Default provisions set for in Article XIII hereof.

Section 4.09 Administrative Fee. In addition to the Annual Service Charge, the Entity shall pay to the Township an annual fee of two percent (2%) of the projected Annual Service Charge upon the Annual Service Charge Start Date and each anniversary thereafter prior to the Termination Date (the "Administrative Fee").

In the event the Entity fails to pay the Administrative Fee when due and owing, the amount paid shall bear the highest rate of interest permitted in the case of unpaid taxes or tax liens in the Township until paid.

Section 4.10 Remittance to County. The Township shall remit to the County of Middlesex five percent (5%) of the Annual Service Charge received each year from the Entity, pursuant to *N.J.S.A.* 40A:20-12(b)(2)(e).

ARTICLE V
CERTIFICATE OF OCCUPANCY

Section 5.01 Filing of Certificate of Occupancy. It shall be the primary responsibility of the Entity to forthwith file with both the Tax Assessor and the Tax Collector a copy of the Certificate of Occupancy.

Failure of the Entity to file such issued Certificate of Occupancy as required by the preceding paragraph, shall not militate against any action or non-action, taken by the Township, including, if appropriate retroactive billing with interest for any charges determined to be due, in the absence of such filing by the Entity.

ARTICLE VI
ANNUAL AUDITS

Section 6.01 Accounting System. The Entity agrees to calculate its Net Profit pursuant to *N.J.S.A.* 40A:20-3(c). As stated in *N.J.S.A.* 40A:20-3(c), this calculation shall be made in accordance with generally accepted accounting principles.

Section 6.02 Periodic Reports.

(a) Auditor's Report: Within ninety (90) days after the close of each fiscal year during the term of the exemption pursuant to this Agreement, the Entity shall submit to the Mayor, Township Council, the Tax Collector and the Township Clerk, who shall advise those municipal officials required to be advised, and the State Division of Local Government Services in the Department of Community Affairs, its Auditor's Report for the preceding fiscal or calendar year. The Auditor's Report shall clearly identify and calculate the Net Profit for the Entity during the previous year and shall include, but not be limited to, itemizations of operating and non- operating expenses, mortgage interest and terms, amortization of Improvements and such other computations of income, expense and other details as may relate to the financial status of the Entity, The Entity assumes all costs associated with preparation of the periodic reports. All such periodic reports shall remain confidential except as otherwise required by law.

(b) Disclosure Statement: Within thirty (30) days after each anniversary date of the execution of this Agreement, the Entity shall submit to the Township Council, a disclosure statement listing the persons having an ownership interest in the Project, and the extent of the ownership interest of each.

Section 6.03 Inspection. The Entity shall, upon request, permit the inspection of its property, equipment, buildings and other facilities of the Project and also permit, upon request, examination and audit of its books, contracts, records, documents and papers by representatives duly authorized by the Township, and State Division of Local Government Services in the Department of Community Affairs pursuant to *N.J.S.A.* 40A:20-9(e). Such inspection shall be made upon seven (7) business days' written notice during the Entity's regular business hours, in the presence of an officer or agent designated by the Entity. To the extent reasonably possible, the inspection will not materially interfere with construction or operation of the Project.

ARTICLE VII
LIMITATION ON PROFITS AND RESERVES

Section 7.01 Limitation on Profits and Reserves. During the period of tax exemption as provided herein, the Entity shall be subject to a limitation of its profits pursuant to the provisions of *N.J.S.A.* 40A:20-15. Pursuant to *N.J.S.A.* 40A:20-3(c), this calculation is completed in accordance with generally accepted accounting principles.

The Entity shall have the right to establish a reserve against vacancies, unpaid rentals, and reasonable contingencies in an amount up to ten percent (10%) of the Annual Gross Revenues of the Entity for the last full fiscal year and may retain such part of the excess Net Profits as is necessary

to eliminate a deficiency in that reserve, as provided in *N.J.S.A.* 40A:20-15. In no event shall any portion of the excess Net Profits be retained or contributed to such reserve if the amount of the reserve as of the end of such fiscal year equals or exceeds ten percent (10%) of the preceding year's Annual Gross Revenues. The reserve is to be noncumulative.

Section 7.02 Payment of Dividend and Excess Profit Charge. In accordance with N.J.S.A. 40A:20-15, if the Net Profits of the Entity shall exceed the Allowable Net Profits in any Excess Profits Accounting Period, then the Entity, within one hundred and twenty (120) days after the end of the Excess Profits Accounting Period, shall pay such excess Net Profits to the Township as an additional Annual Service Charge; provided, however, that the Entity may maintain a reserve as determined pursuant to Section 7.1.

Section 7.03 Payment of Reserve/Excess Net Profit Upon Termination, Expiration or Sale. The Termination Date of this Agreement, or the date of sale or transfer of the Improvements shall be considered to be the close of the fiscal year of the Entity. Within ninety (90) days after such date, the Entity shall pay to the Township the amount of the reserve, if any, maintained by it pursuant to Section 7.01 and the excess Net Profits, if any.

ARTICLE VIII
ASSIGNMENT AND/OR ASSUMPTION

Section 8.01 Restrictions on Transfer.

(a) Except as set forth in the following subsections, the Entity may not voluntarily transfer more than ten percent (10%) of the ownership of the Land or any portion thereof until it has first removed both itself and the Land from all restrictions imposed by the Long Term Tax Exemption Law, in the manner provided by the Long Term Tax Exemption Law. Nothing herein shall prohibit any transfer of the ownership interest in the Entity itself provided that the transfer, if greater than IO percent (10%), is disclosed to the Council in the annual disclosure statement required pursuant to Section 6.02(b) of this Agreement or in correspondence sent to the Township in advance of the annual disclosure.

(b) As permitted by *N.J.S.A.* 40A:20-IO, it is understood and agreed that the Township, on written application by the Entity, will consent to a sale of the Land and the transfer of this Agreement provided that: (1) the transferee entity is formed and eligible to operate under the Long Term Tax Exemption Law; (2) the transferee entity does not own any other project subject to long term tax exemption at the time of transfer; (3) the Entity is not then in Default of this Agreement or Applicable Law; and (4) the Entity's obligations under this Agreement are fully assumed by the transferee entity.

Section 8.02 Collateral Assignment. Notwithstanding the foregoing, it is expressly understood and agreed that the Entity has the right to encumber and/or assign the fee title to the Land and/or Improvements for purposes of (i) financing the design, development and construction of the Project and (ii) permanent mortgage financing.

(a) The Township acknowledges that the Entity and/or its affiliates intend to obtain secured financing in connection with the acquisition, development and construction of the

Project. The Township agrees that the Entity and or its affiliates may assign, pledge, hypothecate or otherwise transfer its rights under this Agreement and/or its interest in the Project to one or more secured parties or any agents therefore (each, a **"Secured Party"** and collectively, the **"Secured Parties"**) as security for obligations of the Entity, and/or its affiliates, incurred in connection with such secured financing (collectively, the **"Security Arrangements").** The Entity shall give the Township written Notice of any such Security Arrangements, together with the name and address of the Secured Party or Secured Parties. Failure to provide such Notice waives any requirement of the Township hereunder to provide any Notice of Default or Notice of intent to enforce its remedies under this Agreement.

(b) Without limiting the generality of Article XIII hereof, if the Entity shall Default in any of its obligations hereunder, the Township shall give Notice of such Default to the Secured Parties and the Township agrees that, in the event such Default is not waived by the Township or cured by the Entity, its assignee, designee or successor, within the period provided for herein, before exercising any remedy against the Entity hereunder, the Township will provide the Secured Parties a reasonable period of time to cure such Default, but in any event not less than fifteen (15) days from the date of such notice to the Secured Parties with regard to a failure of the Entity to pay the Annual Service Charge or Land Taxes and ninety (90) days from the date the Entity was required to cure any other Default.

(c) In the absence of a Default by the Entity, the Township agrees to consent to any collateral assignment by the Entity to any Secured Party or Secured Parties of its interests in this Agreement and to permit each Secured Party to enforce its rights hereunder and under the applicable Security Arrangement and shall, upon request of the Secured Party, execute such documents as are typically requested by secured parties to acknowledge such consent. This provision shall not be construed to limit the Township's right to payment from the Entity, nor shall the priority of such payments be affected by the Secured Party exercising its rights under any applicable Security Arrangement.

(d) Notwithstanding anything to the contrary contained herein, and in addition to all other rights and remedies of Secured Parties set forth in this Agreement, the provisions of N.J.S.A. 55:17-1 -N.J.S.A. 55:17-11 shall apply to this Agreement to protect the interests of any Secured Party.

ARTICLE IX
WAIVER

Section 9.01. Waiver. Nothing contained in this Financial Agreement or otherwise shall constitute a waiver or relinquishment by the Township or Entity of any rights and remedies provided by Applicable Law. Nothing herein shall be deemed to limit any right of recovery that the Township or Entity has under law, in equity, or under any provision of this Financial Agreement.

ARTICLE X
COMPLIANCE

Section 10.01 Statutes and Ordinances. The Entity hereby agrees at all times prior to the Termination Date to remain bound by the provisions of the Application and Applicable Law, including, but not limited to, the Long Term Tax Exemption Law. The Entity's failure to comply

with such statutes or ordinances shall constitute a Default under this Agreement and the Township shall, among its other remedies, have the right to terminate this Agreement, subject to the Default procedure provisions of Article XIII herein.

ARTICLE XI
CONSTRUCTION

Section 11.01 Construction. This Financial Agreement shall be construed and enforced in accordance with the laws of the State, and without regard to or aid or any presumption or other rule requiring construction against the party drawing or causing this Agreement to be drawn since counsel for both the Entity and the Township have combined in their review and approval of same.

ARTICLE XII
INDEMNIFICATION

Section 12.01 Indemnification. It is understood and agreed that in the event the Township shall be named as party defendant in any action brought against the Township or Entity by allegation of any breach, Default or a violation by the Entity of any of the provisions of this Agreement and/or the provisions of Applicable Law, the Entity shall indemnify and hold the Township harmless from and against all liability, losses, damages, demands, costs, claims, actions or expenses (including reasonable attorneys' fees and expenses) of every kind, character and nature arising out of or resulting from the action or inaction of Entity and/or by reason of any breach, Default or a violation of any of the provisions of this Agreement and/or the provisions of Applicable Law, including without limitation, the Long Term Tax Exemption Law, except for any misconduct by the Township or any of its officers, officials, employees or agents, and Entity shall defend the suit at its own expense. Notwithstanding the foregoing, the Township maintains the right to intervene as a party thereto, to which intervention Entity hereby consents, the expense thereof to be borne by Entity. To the extent practical and ethically permissible, the Entity's attorneys shall jointly defend and represent the interest of the Township and the Entity as to all claims indemnified in connection with this Agreement.

ARTICLE XIII
DEFAULT AND REMEDIES

Section 13.01 Cure Upon Default. Should the Entity be in Default, the Township shall notify the Entity and any Secured Party in writing of said Default. Said notice shall set forth with particularity the basis of said Default. Except as provided in Section 8.02(b) hereof or otherwise limited by law, the Entity shall have sixty (60) days after it receives Notice to cure any Default (other than a Default in payment of any installment of the Annual Service Charge, which Default must be cured within fifteen (15) days after the Entity receives Notice). Curing the Default shall be the sole and exclusive remedy available to the Entity or the Secured Party, as applicable; provided, however, that if, in the reasonable opinion of the Township, the Default cannot be cured within the applicable cure period using reasonable diligence, the time to cure may be extended upon written Notice for an additional ninety (90) day period of time.

Upon the expiration of the cure period, or any approved extension thereof, and providing that the Default is not cured, the Township shall have the right to terminate this Agreement in accordance with Section 13.02 of this Agreement.

Section 13.02 Remedies Upon Default.

(a) In the event the Entity or a Secured Party fails to cure or remedy the Default within the time period provided in Sections 13.01 or 8.02(b), respectively, the Township may terminate this Agreement upon written Notice to the Entity and the Secured Party.

(b) Upon any Default in payment of any installment of the Annual Service Charge not cured within fifteen (15) days, the Township in its sole discretion shall have the right to immediately exercise the following remedies: (1) terminate this Agreement; at which time: the Improvements on the Land shall be subject to conventional taxation; or (2) exercise any other remedy available to the Township in law or equity. The Township as a courtesy will give Entity and any Secured Party Notice of the intention to exercise its remedies.

(c) No Default hereunder by the Entity shall terminate the tax exemption (except as described herein and after Notice and cure as provided for herein) and its obligation to make Annual Service Charges, which shall continue in effect for the duration of the term hereof and subject to Section 13.03 hereinafter.

(d) All of the remedies provided in this Agreement to the Township, and all rights and remedies granted by law and equity shall be cumulative and concurrent and no determination of the invalidity of any provision of this Agreement shall deprive the Township of any of its remedies or actions against the Entity because of the Entity's failure to pay Land Taxes, the Annual Service Charge and/or any applicable water and sewer charges and interest payments. This right shall only apply to arrearages that are due and owing at the time, and the bringing of any action for Land Taxes, Annual Service Charges or other charges, or for breach of covenant or the resort to any other remedy herein provided for the recovery of Land Taxes, Annual Service Charges or other charges shall not be construed as a waiver of the right to proceed with an In Rem Tax Foreclosure action consistent with the terms and provisions of this Agreement.

Section 13.03 Final Accounting. Within ninety (90) days after the Termination Date, the Entity shall provide a final accounting and pay to the Township the reserve, if any, pursuant to the provisions of *N.J.S.A.* 40A:20-13 and 15 as well as any excess Net Profits. For purposes of rendering a final accounting, the Termination Date of the Agreement shall be deemed to be the end of the fiscal year for the Entity.

Section 13.04 Conventional Taxes. Upon the Termination Date, the tax exemption for the Project shall expire and the Land and the Improvements thereon shall thereafter be assessed and conventionally taxed according to the general law applicable to other nonexempt taxable property in the Township.

ARTICLE XIV
DISPUTE RESOLUTION

Section 14.01 Arbitration. In the event of a dispute arising between the Parties in reference to the terms and provisions as set forth herein, the Parties shall submit the dispute to the American Arbitration Association in the State to be determined in accordance with its rules and regulations in such a fashion to accomplish the purpose of the Long Tenn Tax Exemption Law. Each Party to this Agreement shall designate an arbitrator, and the two (2) arbitrators shall choose a third arbitrator. The arbitrators designated and acting under this Agreement shall make a determination regarding the issue(s) in controversy in strict conformity with the terms of this Agreement and Applicable Law. Costs for said arbitration shall be borne equally by both Parties. In the event of a Default on the part of the Entity to pay any installment of the Annual Service Charge required by Article IV above, the Township, in addition to their other remedies, and subject to Article 13 of this Agreement, reserves the right to proceed against the Land, in the manner provided by law, including the Tax Sale Law, and any act supplementary thereto or amendatory thereof. Whenever the word "Taxes" appears, or is applied, directly or implied, to mean taxes or municipal liens on land, such statutory provisions shall be read, as far as it is pertinent to this Agreement, as if the Annual Service Charge were taxes or municipal liens on land. In either case, however, the Entity does not waive any defense it may have to contest the rights of the Township to proceed in the above-mentioned manner.

Notwithstanding anything herein to the contrary, no arbitrator shall have any power or authority to amend, alter, or modify any part of this Agreement, in any way.

ARTICLE XV NOTICE

Section 15.01 Notice. Formal notices, demands and communications between the Township and Entity shall be deemed given if dispatched to the addres·s set forth below by registered or certified mail, postage prepaid, return receipt requested, or by a commercial overnight delivery service with packaging tracking capability and for which proof of delivery is available ("Notice"). In that case such Notice is deemed effective upon delivery. Such written Notices may be sent in the same manner to such other addresses as either party may from time to time designate by written notice. Notice given by counsel to a party in accordance with this Section 15.01 shall be effective for all purposes hereunder. Copies of all notices, demands and communications shall be sent as follows:

If to the Township:
Township of Old Bridge
Municipal Building
1 Old Bridge Plaza
Old Bridge, New Jersey 08857
Attn: Township Clerk

with copies to:
Township of Old Bridge
Municipal Building
1 Old Bridge Plaza
Old Bridge, New Jersey 08857
Attn: Director of Law

If to Entity:
BH Manzo Boulevard Urban Renewal, LLC
55 Talmadge Road
Edison, New Jersey 08817
Attention: Raymond Cohen

With copies to:
Robert J. McGowan, Esq.
24 Merchants Way, Suite 210
Colts Neck, New Jersey 07722

ARTICLE XVI
MISCELLANEOUS

Section 16.01 Conflict. The Parties agree that in the event of a conflict between the Application and this Financial Agreement, the language in this Financial Agreement shall govern and prevail.

Section 16.02 Oral Representations. There have been no oral representations made by either of the Parties which are not contained in this Financial Agreement. This Financial Agreement, the Ordinance and the Application constitute the entire agreement between the Parties and there shall be no modifications thereto other than by a written instrument executed by the Parties and delivered to each of them.

Section 16.03 Entire Document. All conditions in the Ordinance are incorporated in this Agreement and made a part hereof. This Agreement, with all attachments and exhibits, the Ordinance and the Application shall constitute the entire agreement between the Parties, shall be incorporated herein by reference thereto and there shall be no modifications thereto other than by a written instrument approved and executed by and delivered to each Party. All prior agreements and understandings, if any, are superseded.

Section 16.04 Good Faith. In their dealings with each other, the Parties agree that they shall act in good faith.

Section 16.05 Recording. This entire Agreement will be filed and recorded with the Middlesex County Clerk by the Entity at the Entity's expense. Upon Termination of this Agreement, the parties shall execute and record an instrument discharging this Agreement of record in form reasonably satisfactory to the parties.

Section 16.06 Municipal Services. The Entity and/or its successors (including without limitation any owner's or similar association) will be responsible to provide and/or pay for the following services:

(a) Water & Sewer - The Entity shall make payments for water and sewer charges and any other services that create a lien on the Property superior to the lien for the Land Taxes and Annual Service Charge, as required by law.

(b) Waste and Refuse Disposal - Collection and disposition of all solid waste, refuse and recyclables emanating from the Project, shall be the responsibility of the Entity to have picked up and disposed of by a licensed collector, hauler or scavenger, at the Entity's cost and expense. The Township may establish regulations for the collection and for the storage and recycling of solid waste, discarded or old newspaper and/or other recyclables; compliance therewith shall be by and at the sole expense of the Entity.

Section 16.07 Counterparts. This Agreement may be simultaneously executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 16.08 Financing Matters. The financial information required by the final paragraph of *N.J.S.A.* 40A:20-9 is set forth in the Application.

Section 16.09 Amendments. This Agreement may not be amended, changed, modified, altered or terminated without the written consent of the Parties hereto.

Section 16.10 Certification. The Township Clerk shall certify to the Tax Assessor, pursuant to *N.J.S.A.* 40A:20-12, that a Financial Agreement with an urban renewal entity, i.e., the Entity, for the development of the Project, has been entered into and is in effect as required by the Long Term Tax Exemption Law. Delivery by the Township Clerk to the Tax Assessor of a certified copy of the Ordinance and this Financial Agreement shall constitute the required certification. Upon certification as required hereunder and upon the Annual Service Charge Start Date, the Tax Assessor shall implement the exemption and continue to enforce that exemption without further certification by the clerk until the expiration of the entitlement to exemption by the terms of this Financial Agreement or until the Tax Assessor has been duly notified by the Township Clerk that the exemption has been terminated.

Further, within 10 calendar days following the later of the effective date of the Ordinance or the execution of the financial agreement by the Entity, the Township Clerk shall transmit a certified copy of the Ordinance and the Financial Agreement to the chief financial officer of Middlesex County and to the Middlesex County counsel for informational purposes..

Section 16.11 Conditions Precedent.

This Agreement is expressly subject to the satisfaction by the Entity or the Township of the following conditions precedent:

(a) Receipt by the Entity of all federal, State, county and municipal approvals required for the construction of the Project.

(b) Enactment by the Township of all ordinances and other official action necessary under the Long Term Tax Exemption Law to enter into and effectuate the terms of this Agreement.

Section 16.12 Construction. This Agreement shall be construed and enforced in accordance with the laws of the State, and without regard to or aid of any presumption or other rule requiring construction against the Party drawing or causing this Agreement to be drawn since counsel for both the Entity and the Township have combined in their review and approval of same.

EXHIBITS

The following Exhibits are attached hereto and incorporated herein as if set forth at length herein:

A. Metes and Bounds description of the Land
B. Ordinance

IN WITNESS WHEREOF, the Parties have caused this Financial Agreement to be executed as of the day and year first above written.

ATTEST:

TOWNSHIP OF OLD BRIDGE

_____
Township Clerk

By:_____
Name: Debbie Walker
Title: Mayor

BH MANZO BOULEVARD URBAN RENEWAL, LLC

By:_____
Name: Oury Cohen
Title: Authorized Representative

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this _____ day of _____ , 2025, by the Township of Old Bridge in the County of Middlesex, State of New Jersey, by Mayor Debbie Walker, on behalf of the Township.

_____
Notary Public
Commission Expiration: _____

STATE OF NEW JERSEY

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ , 2025, by Oury Cohen, the Authorized Representative of BH Manzo Boulevard Urban Renewal, LLC, a New Jersey limited liability company.

_____
Notary Public
Commission Expiration: _____

EXHIBIT A
METES AND BOUNDS DESCRIPTION OF THE LAND

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Old Bridge, County of Middlesex, State of New Jersey being more particularly described as follows:

BEING known and designated as Lot(s) 13.24 Block 5001 as set forth on a certain map entitled, "Final Plat Major Subdivision for Manzo Old Bridge Properties, LLC Block 5001 Lots 13.16 and 13.17" situated in the Township of Old Bridge, County of Middlesex, State of New Jersey, said map being duly filed on 12/06/2018 in the Middlesex County Clerk's Office as Case No. 6855-989.

BEGINNING at a point in the Easterly line of Manzo Boulevard (60' wide private road), said point being a distance of 490.23 feet to the Northerly terminus of a 25-foot radius curve connecting the Easterly line of Manzo Boulevard with the Northerly line of Water Works Road (Variable width Right-of-Way); thence

(1) On the Easterly right-of-way line of Manzo Boulevard, North 18 degrees 19 minutes 01 second East, a distance of 598.30 feet to a point of curvature; thence

(2) On a curve, curving to the right in an Easterly direction, having a radius of 25.00 feet, an arc length of 31.81 feet, a delta angle of 72 degrees 53 minutes 43 seconds, a chord bearing of South 54 degrees 45 minutes 52 seconds West, and a chord distance of 29.70 feet to a point of reverse curvature; thence

(3) On a curve, curving to the left in a Westerly direction, having a radius of 60.00 feet, an arc length of 170.58 feet a delta angle of 162 degrees 53 minutes 43 seconds, a chord bearing of North 09 degrees 45 minutes 52 seconds East, and a chord bearing of 118.67 feet to a point; thence

(4) North 18 degrees 19 minutes 01 second East, a distance of 79.74 feet to a point of curvature; thence

(5) On a curve, curving to the right in an Easterly direction, having a radius of 500.00 feet, an arc length of 471.85 feet, a delta angle of 54 degrees 04 minutes 11 seconds, a chord bearing of South 45 degrees 21 minutes 06 seconds West, and a chord distance of 454.53 feet to a point; thence

(6) On a common line with Lot 13.16, South 25 degrees 55 minutes 32 seconds East, a distance of 239.80 feet to an angle point; thence

(7) On a common line with Lot 13.16 and Lot 12.12, South 18 degrees 21 minutes 05 seconds West, a distance of 1052.35 feet to a point; thence

(8) On a common line with Lot 13.25, North 71 degrees 40 minutes 59 seconds West, a distance of 373.29 feet to the point on the Easterly line of Manzo Boulevard and the point and place of BEGINNING.

FOR INFORMATION ONLY:
County: Middlesex, Municipality: Old Bridge Township
Tax Block: 5001, Tax Lot: 13.24
Address: N/A Cheesequake Road, Old Bridge, NJ 08857.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

EXHIBIT B
ORDINANCE

This meeting is being held in conformance with the Open Public Meetings Act. Notice has been given to the newspaper and notice of the meeting had been posted in public places.

OLD BRIDGE

Title: Resolution To Exclude The Public

Meeting Date: May 19, 2026

Agenda Category:

Ordinance Number:

Requested By: Administration

Administration Approval:

Summary:

Other Approvals Required

Department Code | Date Approval Recd

Enforcement:

Fire Official:

Police Department:

Health Department:

Certification of Funds:

Certification of funds is required: NO

Certification #:

Attachments:

R26-XXX Resolution To Exclude The Public.docx

TOWNSHIP OF OLD BRIDGE
RESOLUTION NO. 26-XXX

RESOLUTION TO EXCLUDE PUBLIC
(N.J.S.A. 10:4-12:13)

BE IT RESOLVED by the Township Council of the Township of Old Bridge that the public shall be excluded from this meeting pursuant to N.J.S.A. 10:4-13 for contract negotiations for the discussion of the following matter or matters:

COLLECTIVE BARGAINING AGREEMENTS – Old Bridge Crossing Guards Association

BE IT FURTHER RESOLVED that this meeting:

( ) Shall not reconvene this evening; or

(X) Shall reconvene in public session upon conclusions of the discussions

and that the minutes or other record of this discussion shall be available to be disclosed to the public when the need for its exclusion from the public no longer exists as determined by vote of the governing body at a public session.

Motion/ Second	**Roll Call**				
		YAY	**NAY**	**ABSTAIN**	**ABSENT**
	Councilman Accettulli				
	Councilman DePalma				
	Councilman Desai				
	Councilman Merwin				
	Councilman Paskitti				
	Councilman Razzoli				
	Councilman Von Stetten				
	Council Vice President Dr. Greenberg-Belli				
	Council President Sohor				

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Council President Mary Sohor

Date: May 19, 2026

Township Clerk Kathryn Hutchinson