

**Regular Meeting  
Borough of Eatontown Governing Body  
Wednesday, June 25, 2025**

*This meeting has been advertised in accordance with the Open Public Meetings Act: A notice of the meeting has been published in the Asbury Park Press, Star Ledger and the Link News, posted on the bulletin board in the lobby of Borough Hall, and posted to the Borough website. Public Comment is welcome at any time.*

Mayor Talerico opened the Regular Meeting at 7:35 pm, noting the Borough's compliance with the Open Public Meetings Act

**1. ROLL CALL**

PRESENT: Mayor Anthony Talerico, Jr., Council President Virginia M. East  
Councilmembers Danielle M. Jones, Meir Araman, Carl Lawson, Maria Escalante  
ALSO PRESENT: Attorney Clark, Acting Borough Administrator Bayer, Deputy Borough Clerk Muscillo  
ABSENT: Councilmember Candace M. Faust  
The Flag Salute was held in workshop.

**2. APPROVAL OF MINUTES**

**A. Workshop/Regular Meeting – 06/11/2025**

Motion to approve the amended minutes by C/East; seconded by C/Lawson

Voice Vote: AYE - C/East, C/Jones, C/Araman, C/Lawson, C/Escalante

ABSENT - C/Faust

**3. MAYOR'S REPORT - Mayor Talerico**

Mayor Talerico reported on FMERA moving along with the Affordable Housing parcel in Fort Monmouth which will be a part of the Affordable Housing plan. Further reported was that the Borough Engineer has been authorized to do work in the parking lot of the municipal building which is moving in a positive direction.

**4. REPORTS OF COMMITTEES**

**A. EMERGENCY SERVICES - Council President East**

Council President East reported on the successful car wash fundraiser that was run by the Fire Department and First Aid Squad. Council President East then reported on the next meetings of the Fire Department, First Aid Squad and Senior Housing Board. The next C.E.R.T. meeting is postponed until further notice. Further reported was the Senior Housing Board's pancake breakfast, the annual L.E.A.D. graduation and barbeque, and the award ceremony for Monmouth Regional High School and Memorial School graduation.

**B. FINANCE & ORDINANCE - Councilmember Jones**

Councilmember Jones reported on the next meetings of the Cannabis Regulatory Commission, the Board of Education, the Monmouth Regional High School, the Cannabis Industry Ad Hoc Committee, the Environmental Commission, the Youth Committee. Councilmember Jones then reported on some upcoming events and announcements.

**C. POLICE, PUBLIC LIGHTS & PARKING - Councilmember Araman**

Councilmember Araman reported on the police interviews for Lieutenant and promotion of Matthew Williams. Further reported was on possibly having an in-house I.T. person.

**D. PARKS & RECREATION - Councilmember Lawson**

Councilmember Lawson reported on the upcoming events of summer camp registration and the kindergarten to 8<sup>th</sup> grade water park trip. Further reported was the next meeting of the recreation advisory committee.

**E. PUBLIC WORKS & INSURANCE - Councilmember Faust**

Councilmember Faust was absent, therefore no report.

**F. PUBLIC BUILDINGS & TENANTS RIGHTS - Councilmember Escalante**

Councilmember Escalante reported on the next meetings of the Tenants' Rights Committee and the Historical Committee.

**5. ADMINISTRATOR'S REPORT – Acting Borough Administrator Bayer**

Acting Borough Administrator Bayer reported on his administration duties.

**6. HEARING - Boarding/Rooming House – Golden Peaks Sober Living, 18 Willow**

Tolga Gezer, operator, and James Lewandowski, owner. Mr. Clark administered the oath to the applicants.

Mayor Talerico asked the gender of the house. Mr. Gezer responded, male. Mayor Talerico asked what the maximum number of occupants is allowed. Mr. Gezer responded, nine, plus the operator. Administrator Bayer mentioned it used to be ten occupants max. Mr. Gezer explained. Administrator Bayer asked where the operator resides in the house. Mr. Gezer explained he resides in the basement. Attorney Clark asked when the ownership of the facility changed. Mr. Gezer responded, two months ago. Mayor Talerico asked about their affidavits of publications. Mr. Gezer responded. Administrator Bayer asked for clarification on the facility ownership. Mr. Lewandowski responded. Administrator Bayer asked if the new applicants are aware of pending and prior violations related to the zoning violations. Mr. Gezer and Mr. Lewandowski responded. Mayor Talerico and Administrator Bayer reviewed the denials from several departments. Mr. Gezer stated he has copies of the permits of all the work that was done and will submit the copies to the Housing Department. There was a discussion regarding background checks not being completed for the application. Administrator Bayer mentioned the applicants are currently running their facility without a license. Mr. Gezer responded they had started moving the occupants out of the house. Administrator Bayer recommended to the council that they do not renew the license at this time due to operating without a license, no background checks and the outstanding violations that have been issued by the zoning office as well as the denials from Fire Prevention and Housing. Mayor Talerico mentioned parking in the park and using the park's garbage cans are prohibited. Council President East mentioned the previous applicant, Kevin Mirda, always came to the hearings, but never resolved anything. Mr. Gezer explained that Mr. Mirda does not have any time for business anymore and they are trying to save it. Mayor Talerico explained further why the council cannot approve their license tonight. Attorney Clark reminded the applicants to submit the affidavit of publications for the hearing.

The meeting was open to the public.

Roy Eisen, Byrnes Lane, expressed to the new owners that the Mayor and Council extended ample opportunities to the prior owner. Mr. Eisen then stated to the Mayor and Council that there is a sense of urgency that the facility has been operating without a license, then asked if the council is better off extending the hearing and not deny the license. Mr. Eisen mentioned if the governing body denied the license now, how would they know when the applicants will come back. Mayor Talerico, Administrator Bayer and Attorney Clark all explained why they must deny the license.

Councilmember Araman excused himself from the meeting at 8:19 pm.

Carol Berg, Eatontown resident, mentioned that the people that are running this business need to foster accountability and responsibility.

The meeting was closed to the public.

Councilmember Araman returned to the meeting at 8:20 pm.

Mayor Talerico mentioned to the applicants that they are entitled to 90% of their fee back due to a failed application.

**7. PUBLIC HEARING - Application for a 2025 Monmouth County Municipal Park Improvement Grant for the Bliss Price Arboretum and Wildlife Sanctuary Bridge Replacements Project**

Mayor Talerico provided an overview of the grant project.

Kelsey River, Senior Grant Writer, presented the grant project program.

The hearing was open to the public.

Roy Eisen, Byrnes Lane, asked for clarification on the proposed bridges. Mr. River responded.

The hearing was closed to the public.

## **PUBLIC HEARING - Application and Endorsement of the Community Development Block Grant (CDBG) Project for the Bliss Price Arboretum and Wildlife Sanctuary Bridge Replacements**

Kelsey River, Senior Grant Writer, presented the grant project program.

The hearing was open to the public.

No comments were made.

The hearing was closed to the public.

Councilmember Araman mentioned he tried contacting CDBG regarding grants for the Borough's shade trees. Councilmember Araman then asked if there's a way to receive a grant to fix the sidewalks without removing the trees. Ms. River responded.

Councilmember Escalante asked if they have considered the increase in pricing for the next two years.

Ms. River responded, yes.

Mayor Talerico explained the benefits of the grants and asked for further clarification on how it works.

Ms. River responded.

### **8. PUBLIC COMMENT ON AGENDA ITEMS ONLY**

The meeting was open to the public on agenda items.

No comments were made.

The meeting was closed to public comment on agenda items.

### **9. BILLS & CLAIMS AND BI-WEEKLY PAYROLL**

Motion to approve the bills, claims and bi-weekly payroll by C/East; seconded by C/Jones

Voice Vote: AYE - C/East, C/Jones, C/Araman, C/Lawson, C/Escalante

ABSENT - C/Faust

### **10. NEW BUSINESS**

#### **A. ORDINANCE INTRODUCTION**

1) **Ordinance 09-2025** - Ordinance Amending Chapter 250 of the Borough Code Entitled "Property Maintenance", Section 250-1 Entitled "Exterior Property Areas" to Include an Obligation to Remove Unsecured Shopping Carts from Exterior Property Areas - *First Reading/Introduction (Public Hearing 7/9/25)*

Attorney Clark read the ordinance by title. The public hearing will be held on 7/9/25.

Mayor Talerico explained the ordinance.

Councilmember Araman asked how the borough enforces it and who is responsible for cleaning them up.

Mayor Talerico explained.

Motion to introduce the ordinance by C/Araman; seconded by C/Lawson

Roll Call: AYE - C/East, C/Jones, C/Araman, C/Lawson, C/Escalante

ABSENT - C/Faust

#### **ORDINANCE 09-2025**

#### **BOROUGH OF EATONTOWN**

#### **COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

#### **ORDINANCE AMENDING CHAPTER 250 OF THE BOROUGH CODE ENTITLED "PROPERTY MAINTENANCE", SECTION 250-1 ENTITLED "EXTERIOR PROPERTY AREAS" TO INCLUDE AN OBLIGATION TO REMOVE UNSECURED SHOPPING CARTS FROM EXTERIOR PROPERTY AREAS**

**WHEREAS**, the Borough Code includes Chapter 250 entitled "Property Maintenance", Section 250-1 entitled "Exterior property areas" governing the obligation of property owners to clean, maintain, and to secure the exterior of their properties; and

WHEREAS, the Borough has experienced problems with shopping carts being left unsecured and/or abandoned in the exterior areas of properties located within the Borough; and

WHEREAS, the Borough Council has determined that it is in the public interest to amend Chapter 250, Section 250-1 of the Borough Code to include provisions specifically addressing the obligation of property owners to remove unsecured and/or abandoned shopping carts from their properties.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it hereby amends Chapter 250 of the Borough Code entitled "Property Maintenance", Section 250-1 entitled "Exterior property areas" to add a new Section 250-1(K) as follows:

**§250-1 Exterior property areas**

K. Shopping Carts. (i) The owners of all properties where shopping carts are authorized to be used shall ensure that the shopping carts are properly collected and stored in designated areas. Property owners who do not timely collect and store their shopping carts in designated areas on their properties shall be liable for the penalties set forth within this Chapter 250. (ii) The owners of all properties where shopping carts are not authorized to be used shall be responsible to clear, remove and to properly discard of all shopping carts located on the exterior of their properties. Property owners who fail to comply with these provisions shall be liable for the penalties set forth within this Chapter 250.

IT IS FURTHER ORDAINED, that if any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this Ordinance shall be deemed valid and effective.

IT IS FURTHER ORDAINED that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

IT IS FURTHER ORDAINED that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

**B. CONSENT AGENDA RESOLUTIONS**

*(All matters listed hereunder are considered to be routine in nature and will be enacted in one motion. Any person may request an item be removed for separate consideration).*

- 1) Resolution 156-2025 - Auth. Renewal of MOU/Agreement Between Eatontown PD and NJMV (Security)
- 2) Resolution 157-2025 - Confirming Appointments to Emergency Services Positions
- 3) Resolution 158-2025 - Auth. The Borough to Submit an Application for and Confirm Endorsement of the Community Development Block Grant Project
- 4) Resolution 159-2025 - Auth. The Borough to Apply for a 2025 Monmouth County Municipal Park Improvement Grant for the Bliss Price Arboretum and Wildlife Sanctuary Bridge Replacements Project
- 5) Resolution 160-2025 - Auth. Purchase of Equipment/License Renewal, Body Worn Cameras through State Contact
- 6) Resolution 161-2025 - Auth. Tax Sale Certificate Redemptions
- 7) Resolution 162-2025 - Auth. Borough Architect to Perform Architectural Services, DPW Building
- 8) Resolution 163-2025 - Auth. Renewal of Cannabis License, AYR Wellness
- 9) Resolution 164-2025 - Auth. Contract for Professional Service, Construction Management (M&M)
- 10) Resolution 165-2025 - Auth. Renewal of Alcoholic Beverage Control License
- 11) Resolution 166-2025 - Resolution Denying License Application Filed by Golden Peaks Sober Living to Operate a Cooperative Sober Living Residence at 18 Willow Street
- 12) Resolution 167-2025 - Auth. Appointment to Certain Boards and Committees

Resolutions 164 and 165 have been carried to the next meeting.

Resolutions 166 and 167 have been added to the agenda.

Councilmember Escalante asked for clarification on resolution 162. Mayor Talerico explained.

Motion to approve Consent Items 1-8, 11, 12 (Resolutions 156-163, 166, 167) as a group by C/Jones; seconded by C/Araman

Roll Call: AYE - C/East, C/Jones, C/Araman, C/Lawson, C/Escalante

ABSENT - C/Faust

**RESOLUTION 156-2025 - AUTHORIZING RENEWAL OF MEMORANDUM OF UNDERSTANDING AND AGREEMENT BETWEEN THE BOROUGH OF EATONTOWN'S POLICE DEPARTMENT AND THE STATE OF NEW JERSEY, DIVISION OF PURCHASE AND PROPERTY, ON BEHALF OF THE NEW JERSEY MOTOR VEHICLE COMMISSION**

WHEREAS, under New Jersey Motor Vehicle Security and Customer Service Act, the New Jersey Motor Vehicle Commission has been charged with the responsibility to deter criminal activities at all Motor Vehicle agencies; and

**WHEREAS**, the New Jersey Motor Vehicle Commission is expressly authorized under the Act to enter into contracts or agreements with public or private entities in order to carry out its functions of security; and

**WHEREAS**, the New Jersey Motor Vehicle Commission desires to engage the Eatontown Police Department to provide certain services with regards to security.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Eatontown, Monmouth County, New Jersey, that the governing body hereby authorizes the Eatontown Police Department to enter into a Memorandum of Understanding and Agreement, as per the form on file in the Borough Clerk's office, which will allow Eatontown Police Officers to perform security duties at the New Jersey Motor Vehicles Station located in the Borough of Eatontown for a one (1) year period, beginning July 1, 2025 and ending June 30, 2026, with the right to renew annually upon ten days' notice by the New Jersey Motor Vehicle Commission at an annual consideration of One Hundred and Sixty Five, Three Hundred and Sixty Dollars (\$165,360.00).

**RESOLUTION 157-2025 - CONFIRMING APPOINTMENTS TO EMERGENCY SERVICES POSITIONS**

**BE IT RESOLVED** that the following appointments of the Fire Department for the Borough of Eatontown for the unexpired one-year term starting 6/25/25-12/31/25, unless noted otherwise, as made by the Mayor, are hereby confirmed:

1<sup>st</sup> Lieutenant

Edward L. Hicks, Jr.

2<sup>nd</sup> Lieutenant

Bruce MacDonald

**RESOLUTION 158-2025 - RESOLUTION AUTHORIZING THE BOROUGH TO SUBMIT AN APPLICATION FOR AND CONFIRM ENDORSEMENT OF THE COMMUNITY DEVELOPMENT PROJECT**

**WHEREAS**, the Monmouth County Division of Planning announced the FY 2026 Community Development Block Grant (CDBG) program funding, with a deadline of July 18, 2025, and

**WHEREAS**, the Borough Engineer recommended the following project: Bliss Price Arboretum & Wildlife Sanctuary Bridge Replacements, and

**WHEREAS**, a pre-application call was held with the County and the project is expected to be eligible since it is located within the Borough of Eatontown, all of which is eligible for CDBG funding.

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Eatontown hereby confirms endorsement of the aforesaid project and grant application.

**RESOLUTION 159-2025 - RESOLUTION AUTHORIZING THE BOROUGH OF EATONTOWN TO APPLY FOR A 2025 MONMOUTH COUNTY MUNICIPAL PARK IMPROVEMENT GRANT FOR THE BLISS PRICE ARBORETUM & WILDLIFE SANCTUARY BRIDGE REPLACEMENTS PROJECT**

**WHEREAS**, the Monmouth County Board of County Commissioners has approved an Open Space Trust Fund and established a Municipal Open Space Program to provide Program Grant funds in connection with municipal acquisition of lands for County Park, recreation, conservation and farmland preservation purposes, as well as for County recreation and conservation development and maintenance purposes; and

**WHEREAS**, the Governing Body of the Borough of Eatontown desires to obtain County Open Space Trust Funds in the amount of \$222,250 to fund the Bliss Price Arboretum & Wildlife Sanctuary Bridge Replacements Project located at Block 1002, Lots 33 and 66; Block 1003, Lots 19, 22, 25, 29, 33, and 44; Block 1005, Lot 1; Block 1006, Lot 1; Block 1201, Lot 1, where the main entrance is located on Wycoff Road in Eatontown, NJ 07724, and consists of the replacement of the pedestrian bridges and installation of ADA accessibility improvements; and

**WHEREAS**, the total cost of the project including all matching funds is \$444,500; and

**WHEREAS**, the Borough of Eatontown is the owner of and controls the project sites.

**NOW, THEREFORE, BE IT RESOLVED BY the Mayor and Council of the Borough of Eatontown THAT:**

1. Andrew Bayer, Borough of Eatontown Interim Borough Administrator, or his/her successor is authorized to (a) make an application to the County of Monmouth for Open Space Trust Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Open Space Grants Program and (c) act as the municipal contact person and correspondent of the above named municipality; and
2. The Borough of Eatontown is committed to this project and will provide the balance of funding necessary to complete the project as described in the grant application in the form of non-county matching funds as required in the Policy and Procedures Manual for the Program; and

3. If the County of Monmouth determines that the application is complete and in conformance with the Monmouth County Municipal Open Space Program and the Policy and Procedures Manual for the Municipal Grants Program adopted thereto, the municipality is willing to use the approved Open Space Trust Funds in accordance with such policies and procedures, and applicable federal, state, and local government rules, regulations and statutes thereto; and
4. Anthony Talerico Jr. Mayor, Borough of Eatontown, or his/her successor is hereby authorized to sign and execute any required documents, agreements, and amendments thereto with the County of Monmouth for the approved Open Space Trust Funds; and
5. This resolution shall take effect immediately.

**RESOLUTION 160-2025 - AUTHORIZING PURCHASE OF EQUIPMENT AND LICENSE RENEWAL THROUGH STATE CONTRACT 17 – FLEET – 000738 – EATONTOWN POLICE DEPT. (BODY WORN CAMERAS)**

**WHEREAS**, there is a need for license renewal and purchase of equipment for body worn cameras in the Borough of Eatontown Police Department.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Eatontown, County of Monmouth State of New Jersey that the Borough of Eatontown Police Department is hereby authorized to renew license and purchase equipment from Axon Enterprise, Inc, Phoenix, AZ through State Contract 17 – FLEET - 000738 in an amount not to exceed \$112,148.30.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded to the Borough Chief Financial Officer, Police Department and AXON Enterprise, Inc.°

**RESOLUTION 161-2025 - AUTHORIZING TAX SALE CERTIFICATE REDEMPTIONS**

**WHEREAS**, The Tax Collector has forwarded to the Borough of Eatontown a list of Tax Sale Certificate Outside Liens for Redemption and has recommended that the same be refunded.

**NOW THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Eatontown that the below listed Tax Sale Certificates be cancelled and endorsed as fully satisfied.

| BLOCK | LOT | QUAL | NAME                         | AMOUNT<br>CERTIFICATE | AMOUNT<br>PREMIUM | CERTIFICATE<br>NUMBER |
|-------|-----|------|------------------------------|-----------------------|-------------------|-----------------------|
| 1003  | 11  |      | RTLJ-NJ II LLC               | \$ 10,091.65          | \$ 100            | 24-00009              |
| 1303  | 18  |      | PRO CAP 8 FBO FIRSTRUST BANK | \$ 1,153.21           | \$ 300            | 24-00013              |
| 3201  | 5   |      | PRO CAP 8 FBO FIRSTRUST BANK | \$ 1,100.00           | \$ 300            | 24-00022              |

**RESOLUTION 162-2025 - RESOLUTION AUTHORIZING BOROUGH ARCHITECT TO PERFORM ARCHITECTURAL SERVICES DPW BUILDING**

**WHEREAS**, the Borough Council previously adopted Resolution 05-2025 appointing Parallel Architectural Group, LLC of Long Branch, New Jersey as the Borough Architect for calendar year 2025; and

**WHEREAS**, at the request of the Borough, the Borough Architect submitted an Architectural Services Proposal dated June 23, 2025 to the Borough for the provision of architectural services (Phase 1A) for the feasibility and investigation of a new DPW Building in an amount not to exceed \$8,000.00 (the "Architectural Services Proposal"); and

**WHEREAS**, the Borough Council believes that it is in the best interest of its residents to authorize the Borough Architect to proceed with the services outlined within the Architectural Services Proposal.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that the Borough hereby authorizes Parallel Architectural Group, LLC of Long Branch, New Jersey to perform the architectural services outlined within its proposal to the Borough dated June 23, 2025 in an amount not to exceed \$8,000.00.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer hereby certifies that there are available funds to fund this work.

**BE IT FURTHER RESOLVED** a copy of this Resolution shall be forwarded to the following:

1. Parallel Architectural Group, LLC
2. Andrew Bayer, Interim Administrator
3. Dena Amoda, CFO

**RESOLUTION 163-2025 - RESOLUTION AUTHORIZING ISSUANCE OF CLASS 5 RETAIL CANNABIS LICENSE TO AYR WELLNESS NJ, LLC**

**WHEREAS**, the Borough adopted Ordinance No. 19-2021 (the "Ordinance") authorizing and limiting cannabis business establishments in the Borough including three (3) Class 5 Cannabis Retailer Licenses in delineated areas through the Borough on August 5, 2021, and

**WHEREAS**, AYR seeks to renew its Borough license to operate a Class 5 Retail facility at the Property and it has represented to the Borough that the CRC has renewed its application for the time period ending June 5, 2026; and

**WHEREAS**, the Borough has reviewed AYR's renewal request under the applicable requirements of the Ordinance and has recommended the Borough Council approve the issuance of a Class 5 Retail license to AYR for a one-year period ending on June 30, 2026.

**NOW, THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Eatontown in the County of Monmouth, State of New Jersey that it hereby authorizes the Borough Clerk to issue a Borough license AYR Wellness NJ, LLC to operate Class 5 Retail Cannabis facility at the premises located at 59 Route 35 North, Eatontown.

**BE IT FURTHER RESOLVED** a copy of this Resolution shall be forwarded to the following:

- a. AYR Wellness, NJ, LLC
- b. Kathy Muscillo, Director of Planning and Zoning
- c. Dena Amodea, Chief Financial Officer

**RESOLUTION 166-2025 - RESOLUTION DENYING LICENSE APPLICATION FILED BY GOLDEN PEAKS SOBER LIVING TO OPERATE A COOPERATIVE SOBER LIVING RESIDENCE AT 18 WILLOW STREET**

**WHEREAS**, the Borough Council adopted Ordinance 23-2021 amending Section 106 of the Borough Code (the "Ordinance") requiring rooming or boarding houses, including Cooperative Sober Living Residences ("CSLRs"), to be licensed by the Borough Council of the Borough of Eatontown in accordance with the standards set forth within the Ordinance; and

**WHEREAS**, Phoenix Recovery, LLC ("Phoenix") was the previous owner and operator of a CSLR operating at 18 Willow Street within the Borough (the "Property"); and

**WHEREAS**, the Borough determined that Phoenix had constructed an additional dwelling unit in the basement of the Property through the construction of a kitchen, bathroom and bedroom, and that Phoenix had allowed this second dwelling unit in the basement to be occupied and rented by three individuals from July 2023 until it was discovered by the Borough's Housing Official in February 2024; and

**WHEREAS**, the Borough Zoning Officer issued a Notice of Violation (the "Initial Notice") to Phoenix on February 27, 2024 for violation of the Borough Code Section 116-13 by creating a two-family dwelling within a single-family dwelling zone, without obtaining the necessary approvals and certificates of occupancy as required by Section 116-2 of the Borough Code, and Phoenix was instructed to cease the unauthorized use of the Property as a two-family dwelling immediately and to restore it to its original single-family occupancy status within thirty days of the Notice or by March 22, 2024; and

**WHEREAS**, the Zoning Officer issued a Final Notice of Violation to Phoenix on April 30, 2024 for failing to comply with the Initial Notice and that Final Notice of Violation indicated that provided Phoenix had to abate the unlawful condition by no later than May 6, 2024; and

**WHEREAS**, the Borough Council was advised that Phoenix failed to comply with the Final Notice of Violation issued by the Zoning Officer; and

**WHEREAS**, the State of New Jersey, Department of Community Affairs, Division Codes and Standards, Bureau of Rooming & Boarding issued a Commissioner's Notice of Statutory Violation and Order to Pay Penalty in the amount of \$5,000.00 against Phoenix for violation of N.J.A.C. 5:27-C. 1.1ii by exceeding the Licensed Capacity of a maximum of ten (10) residents permitted in a CSLR due to the Basement Apartment; and

**WHEREAS**, Phoenix resolved the violation issued by the DCA Commissioner through the payment of a \$1,500.00 penalty; and

**WHEREAS**, Phoenix filed an application with the Borough seeking a license for 2024 for the CSLR which it owned and operated on the Property; and

**WHEREAS**, the Borough Council conducted hearings on the CSLR license application filed by Phoenix on February 28, 2024, March 13, 2024, April 18, 2024, April 25, 2024 and May 8, 2024; and

**WHEREAS**, on May 8, 2024, the Borough Council adopted a resolution denying the CSLR license application filed by Phoenix for the reasons set forth within the resolution; and

**WHEREAS**, Phoenix filed an appeal from this license denial to the Commissioner of the New Jersey Department of Community Affairs (the "DCA"); and

**WHEREAS**, the DCA denied the appeal filed by Phoenix; and

**WHEREAS**, Phoenix could have appealed the DCA's decision to the Appellate Division, but it failed to do so; and

**WHEREAS**, thus, Phoenix did not have a valid CSLR license from the Borough enabling Phoenix to own and operate a CSLR within the Borough in 2024; and

**WHEREAS**, despite not having a valid CSLR license, Phoenix continued to operate an unlicensed CSLR at the Property in 2024 and in the first few months of 2025; and

**WHEREAS**, sometime in early 2025, Phoenix sold the Property and/or the facility on the Property to Golden Peaks Sober Living ("Golden Peaks");

**WHEREAS**, Phoenix was partially owned by Kevin Mirda; and

**WHEREAS**, Golden Peaks is also partially owned by Kevin Mirda (along with two other individuals); and

**WHEREAS**, Golden Peaks filed an application with the Borough on May 7, 2025 seeking a Boarding House and Rooming House license to operate a CSLR at the Property; and

**WHEREAS**, in accordance with the Borough's normal procedure when evaluating a CSLR license, application, the application filed by Golden Peaks was forwarded to the following Borough departments for review: Fire Prevention; Detective Bureau; Zoning Department; Housing Department; and Code Enforcement; and

**WHEREAS**, the Borough's Fire Prevention department recommended that this application be denied as Golden Peaks does not have a current valid CSLR license and it has not produced any permits for the basement bedroom on the Property; and

**WHEREAS**, the Borough's Detective Bureau recommended that this application be denied because the applicant has not supplied all required information, including but not limited to not submitting a request for criminal background checks of the owners and operator of Golden Peaks; and

**WHEREAS**, the Borough's Housing Department recommended that this application be denied for the reasons set forth within its June 19, 2025 memo (the entirety of which is incorporated herein), which concluded, among other things, that the applicant has not produced any plans or permits for the basement bedroom on the Property and did not pay the Borough the required inspection fee; and

**WHEREAS**, the Borough's Zoning Department recommended that this application be denied for the reasons set forth within its May 16, 2025 memo (the entirety of which is incorporated herein) which concluded, among other things, that the prior violations on the Property, including but not limited to operating a CSLR on the Property without the proper zoning approvals and without a license, failing to obtain proper approvals for the work completed at the Property, and creating a two-family dwelling on the Property, have not been abated or cured by the applicant; and

**WHEREAS**, the Borough's Code Enforcement Department indicated that it did not have any issues with the application; and

**WHEREAS**, the Borough Council held a hearing on the application filed by Golden Peaks for a license to operate a CSLR on the Property on June 25, 2025; and

**WHEREAS**, at the hearing, James Lewandowski, one of the co-owners of Golden Peaks, and Tolga Gozer, the operator of the CSLR facility at the Property, (collectively, the "Golden Peaks Representatives") were sworn in and provided testimony under oath; and

**WHEREAS**, at the hearing, the Golden Peaks Representatives conceded that they had not provided the Borough with an affidavit of publication demonstrating that Golden Peaks had published legal notice of the hearing on its application as required under the Ordinance; and

**WHEREAS**, at the hearing, the Golden Peaks Representatives also conceded that they had not filed a request with the Borough Police Department for a criminal background check for the owners and operator of Golden Peaks and that, therefore, no criminal background checks had been performed by the Borough; and

**WHEREAS**, at the hearing, the Golden Peaks Representatives admitted that the CSLR facility on the Property is still in operation and that they were aware that it does not have a license, but indicated that Golden Peaks took over ownership shortly before it filed this application and that Golden Peaks was trying to correct this issue; and

**WHEREAS**, the Golden Peaks Representatives further testified that they were aware of the previous violations relating to the CSLR facility on the Property during the time that Phoenix owned and operated this facility and that they were trying to correct these violations; and

**WHEREAS**, the Golden Peaks Representatives recognized that the Borough Council cannot grant this application filed by Golden Peaks due to the deficiencies described herein, but they indicated that they would try to work with the Borough to resolve these deficiencies and would re-file a license application once these issues are resolved; and

**WHEREAS**, at the hearing, members of the public spoke during the public comment period and provided comments about the application; and

**WHEREAS**, after considering the testimony provided at the hearing along with the recommendations of the Borough departments described herein, the Borough Council believes it is in the best interest of its residents to deny the application filed by Golden Peaks seeking a CSLR license for the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that for the reasons set forth more fully within the whereas clauses above (which are incorporated herein), the Borough hereby denies the application filed by Golden Peaks for a License to operate a Cooperative Sober Living Residence at 18 Willow Street, Eatontown for 2025, and that this Resolution memorializes the Final Decision of the Borough Council of June 25, 2025.

**BE IT FURTHER RESOLVED** that Golden Peaks is hereby advised that if it wishes to appeal the Borough Council's decision denying its license application, Golden Peaks may do so by filing an appeal with the Commissioner of the New Jersey Department of Community Affairs ("DCA") within thirty (30) days of the date of this Final Decision of the Borough Council as provided under Section 106-12 of the Borough Code.

**BE IT FURTHER RESOLVED** that since Golden Peaks does have a license to operate a CSRL at the Property, it must cease such operations and abide by all statutory and regulatory requirements in the placement of its residents to other CSLRs until such time, if ever, that it is granted a license by the Borough to allow such operations at the facility on the Property.

**BE IT FURTHER RESOLVED** a copy of this Resolution shall be forwarded to the following:

1. Golden Peaks Sober Living
2. Andrew Bayer, Interim Administrator
3. Robert Kenny, DCA Bureau of Rooming and Boarding House Standards

#### **RESOLUTION 167-2025 - AUTHORIZE APPOINTMENT TO CERTAIN BOARDS AND COMMITTEES**

**BE IT RESOLVED** that the following Borough Committee appointments for the Borough of Eatontown, as made by the Mayor, are hereby confirmed:

##### **SEWERAGE AUTHORITY:**

MEMBER: Juan Vazquez  
TERM: 6/25/25 - 1/31/28

#### **C. CONSENT AGENDA MOTIONS**

1. Approval of Mobile Home Park Annual License (Woodlawn)
  2. Approval of Mobile Home Park Annual License (Conditional, Pine Tree)
- Motion to accept Consent Agenda Motions 1-2 by C/East; seconded by C/Lawson  
Voice Vote: AYE - C/East, C/Jones, C/Araman, C/Lawson, C/Escalante  
ABSENT - C/Faust

#### **11. REMARKS OF COUNCIL AND CITIZENS**

The meeting was open to the public.

Bob Berg, 33 Kremer Avenue, asked for updates on the splash park, the new municipal building and Netflix.

Mayor Talerico provided the updates.

Councilmember Araman asked for an update on the repaving on Industrial Way. Mayor Talerico provided an update.

There being no further comments, the meeting was closed to the public.

#### **12. ADJOURNMENT – 8:56 pm**

Motion to adjourn by C/East; seconded by C/Jones

Voice Vote: AYE - C/East, C/Jones, C/Araman, C/Lawson, C/Escalante  
ABSENT - C/Faust



By: Kathleen Muscillo, Deputy Borough Clerk

Exhibits are on file in the Borough Clerk's Office, according to the NJ State Records Retention Schedule established by NJSA 47:3-15 *et seq* and approved by the State Records Committee. Audio is available on the Borough website.

Approval 07/09/2025

June 24, 2025  
11:09 AM

BOROUGH OF EATONTOWN  
Purchase Order Listing By Vendor Id

Page No: 1

P.O. Type: All  
Range: First to Last  
Format: Condensed  
Vendors: All  
Rcvd Batch Id Range: First to Last  
First Enc Date Range: First to 06/25/25  
Include Non-Budgeted: Y  
Open: N  
Rcvd: Y  
Bid: Y  
Paid: N  
Held: N  
State: Y  
Void: N  
Aprv: N  
Other: Y  
Exempt: Y

| Vendor #                                         | Name | PO #     | PO Date  | Description                    | Status | Amount    | Void Amount | Contract | PO Type |
|--------------------------------------------------|------|----------|----------|--------------------------------|--------|-----------|-------------|----------|---------|
| <b>AGT10005 ACTION UNIFORM CO, LLC</b>           |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 24-02077 | 09/20/24 | 2024 Police Uniforms           | Open   | 250.00    | 0.00        |          | B       |
|                                                  |      | 25-00890 | 04/11/25 | New patches/EPs                | Open   | 150.00    | 0.00        |          |         |
|                                                  |      |          |          |                                |        | 400.00    |             |          |         |
| <b>ATS001 SITEONE LANDSCAPE SUPPLY</b>           |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-00514 | 02/24/25 |                                | Open   | 237.16    | 0.00        |          | B       |
|                                                  |      | 25-00868 | 04/09/25 | OPEN 2025                      | Open   | 4.01      | 0.00        |          | B       |
|                                                  |      |          |          |                                |        | 241.17    |             |          |         |
| <b>AMAZ001 AMAZON.COM SERVICES, INC</b>          |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-01126 | 05/12/25 | TINTABLE URETHANE TRUCK BED LI | Open   | 244.99    | 0.00        |          |         |
|                                                  |      | 25-01243 | 06/03/25 | WIRING FOR PLAN REVIEW TV      | Open   | 76.77     | 0.00        |          |         |
|                                                  |      | 25-01306 | 06/09/25 | HISTORICAL SUPPLIES EVENT      | Open   | 74.98     | 0.00        |          |         |
|                                                  |      |          |          |                                |        | 396.74    |             |          |         |
| <b>AMER1001 AMERIFLEX BUSINESS SOLUTIONS</b>     |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-01332 | 06/10/25 | FSA/COBRA FEE JULY 2025        | Open   | 115.00    | 0.00        |          |         |
| <b>AOC001 ALLIED OIL, LLC</b>                    |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-01033 | 04/29/25 | 93 RFG GAS/ETHANOL 4.18.25     | Open   | 5,231.69  | 0.00        |          |         |
|                                                  |      | 25-01150 | 05/15/25 | DYED ULSD 5.6.25               | Open   | 7,043.21  | 0.00        |          |         |
|                                                  |      | 25-01179 | 05/20/25 | 93 RFG GAS/ETHANOL 5.13.25     | Open   | 7,837.84  | 0.00        |          |         |
|                                                  |      |          |          |                                |        | 20,112.74 |             |          |         |
| <b>APP002 GANNETT NJ NEWSPAPERS</b>              |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-01154 | 05/15/25 | LEGAL ADVERTISEMENTS           | Open   | 44.44     | 0.00        |          | B       |
| <b>ASF1001 ATLANTIC SECURITY &amp; FIRE, INC</b> |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-00001 | 01/06/25 |                                | Open   | 437.00    | 0.00        |          | B       |
|                                                  |      | 25-01209 | 05/23/25 |                                | Open   | 427.00    | 0.00        |          |         |
|                                                  |      |          |          |                                |        | 864.00    |             |          |         |
| <b>ATS001 ATLANTIC TREE EXPERTS CO</b>           |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-01068 | 05/01/25 | 20 MEADOWBROOK-REMOVAL         | Open   | 1,800.00  | 0.00        |          |         |
| <b>ATTM002 AT&amp;T MOBILITY 287306454448</b>    |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-01422 | 06/24/25 | BORO DEPT CELL PHONE SERVICE   | Open   | 419.81    | 0.00        |          |         |
| <b>ATTM003 AT&amp;T MOBILE 287306454309</b>      |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-01423 | 06/24/25 | BORO/POLICE CELL SERVICES      | Open   | 3,287.40  | 0.00        |          |         |
| <b>BAND001 BANDAG, INC</b>                       |      |          |          |                                |        |           |             |          |         |
|                                                  |      | 25-00748 | 03/24/25 | DPW# P-20 OTR ZERO-T           | Open   | 272.50    | 0.00        |          |         |
|                                                  |      | 25-00827 | 04/03/25 | PD TAHOES FIRESTONE FIREHAWK P | Open   | 1,887.84  | 0.00        |          |         |

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BOROUGH OF EATONTOWN  
Purchase Order Listing By Vendor Id

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| Vendor # | Name                           | PO #     | PO Date  | Description                   | Status | Amount       | Void Amount | Contract | PO Type |
|----------|--------------------------------|----------|----------|-------------------------------|--------|--------------|-------------|----------|---------|
| BAND001  | BANDAG, INC                    |          |          | Continued                     |        |              |             |          |         |
|          |                                | 25-00979 | 04/21/25 | GALAXY 550 MULTIUSE RADIAL    | Open   | 1,941.90     | 0.00        |          |         |
|          |                                |          |          |                               |        | 4,102.24     |             |          |         |
| BLOOD005 | BLOODGOOD LAW ENFORCE TRAIN    |          |          |                               |        |              |             |          |         |
|          |                                | 25-00153 | 01/15/25 | Financial Crime Training      | Open   | 195.00       | 0.00        |          |         |
|          |                                | 25-00154 | 01/15/25 | Cops and Kids Training        | Open   | 195.00       | 0.00        |          |         |
|          |                                |          |          |                               |        | 390.00       |             |          |         |
| BOE001   | EATONTOWN BOARD OF EDUCATION   |          |          |                               |        |              |             |          |         |
|          |                                | 25-01331 | 06/10/25 | TAX LEVY JULY 2025            | Open   | 2,290,692.00 | 0.00        |          |         |
| BRAND006 | BRANDAN DAVIS                  |          |          |                               |        |              |             |          |         |
|          |                                | 25-01251 | 06/03/25 | ORTHO REIMBURSEMENT           | Open   | 1,500.00     | 0.00        |          |         |
| BRUN001  | MATT BRUNO                     |          |          |                               |        |              |             |          |         |
|          |                                | 25-01259 | 06/04/25 | WOOBOOT REIMBURSEMENT         | Open   | 207.95       | 0.00        |          |         |
| CARLOS01 | CARLOS & SON JANITORIAL        |          |          |                               |        |              |             |          |         |
|          |                                | 25-00724 | 03/21/25 |                               | Open   | 1,075.00     | 0.00        |          |         |
| CENTR015 | CENTRAL JERSEY CARBON URGENT   |          |          |                               |        |              |             |          |         |
|          |                                | 25-00531 | 02/27/25 | NEW HIRE PHYSICAL BFERRUGIA   | Open   | 166.00       | 0.00        |          |         |
|          |                                | 25-01176 | 05/19/25 | Police Officer Physicals      | Open   | 800.00       | 0.00        |          |         |
|          |                                |          |          |                               |        | 966.00       |             |          |         |
| COF001   | RICHARD COFFEY                 |          |          |                               |        |              |             |          |         |
|          |                                | 25-01276 | 06/05/25 | MEDICARE REIMBURSEMENT 2025   | Open   | 370.00       | 0.00        |          |         |
| COMCA020 | COMCAST-8499052150153270       |          |          |                               |        |              |             |          |         |
|          |                                | 25-01420 | 06/24/25 | PINEBROOK ONLINE SERVICES     | Open   | 159.94       | 0.00        |          |         |
| COMCA030 | COMCAST-8499052150117946       |          |          |                               |        |              |             |          |         |
|          |                                | 25-01370 | 06/16/25 | LIBRARY ONLINE BUSINESS SERV  | Open   | 101.90       | 0.00        |          |         |
| COMMU005 | COMMUNITY TRAINING SOLUTION    |          |          |                               |        |              |             |          |         |
|          |                                | 25-00448 | 02/18/25 | OEM CPR TRAINING SUPPLIES     | Open   | 3,325.00     | 0.00        |          |         |
| DELAG01  | DE LA GE LAN DEN FINANCIAL INC |          |          |                               |        |              |             |          |         |
|          |                                | 25-01311 | 06/09/25 | BORO COPIER LEASE             | Open   | 910.48       | 0.00        |          |         |
| DELTA001 | DELTA DENTAL                   |          |          |                               |        |              |             |          |         |
|          |                                | 25-01384 | 06/18/25 | JULY DETLA DENTAL BILLING     | Open   | 13,528.04    | 0.00        |          |         |
| DENA001  | DENARAMODEA                    |          |          |                               |        |              |             |          |         |
|          |                                | 25-00654 | 03/13/25 | 2025 CELL PHONE REIMBURSEMENT | Open   | 90.00        | 0.00        |          | B       |
| DONNA005 | DONNA COOKE                    |          |          |                               |        |              |             |          |         |
|          |                                | 25-01313 | 06/10/25 | ORTHODONTIC REIMBURSEMNT      | Open   | 1,446.00     | 0.00        |          |         |
| DOREE010 | DOREEN R JACKSON               |          |          |                               |        |              |             |          |         |
|          |                                | 25-01277 | 06/05/25 | MEDICARE REIMBURSEMENT 2025   | Open   | 555.00       | 0.00        |          |         |

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| Vendor #                                        | Name | PO #     | PO Date  | Description                    | Status | Amount    | Void Amount | Contract | PO Type |
|-------------------------------------------------|------|----------|----------|--------------------------------|--------|-----------|-------------|----------|---------|
| <b>FILEB005 FILEBANK, INC.</b>                  |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-01206 | 05/22/25 | JUNE 2025 FILE STORAGE         | Open   | 829.30    | 0.00        |          |         |
|                                                 |      | 25-01214 | 05/27/25 | Filebank Storage 6.1-6.30.2025 | Open   | 608.48    | 0.00        |          |         |
|                                                 |      |          |          |                                |        | 1,437.78  |             |          |         |
| <b>FINGE005 FINGERS RADIATOR HOSPITAL, INC.</b> |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-00744 | 03/24/25 | OPEN FOR 2025                  | Open   | 600.00    | 0.00        |          | B       |
| <b>FOLE002 FOLEY, INCORPORATED</b>              |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-00906 | 04/14/25 | SERVICE VEHICLE MILES          | Open   | 362.50    | 0.00        |          |         |
|                                                 |      | 25-00927 | 04/15/25 | DPW#25 - COUPLING GP           | Open   | 901.64    | 0.00        |          |         |
|                                                 |      |          |          |                                |        | 1,264.14  |             |          |         |
| <b>FOOO01 SAKER SHORRITES, INC.</b>             |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-00844 | 04/04/25 | AFTERCARE MAY SNACKS           | Open   | 350.71    | 0.00        |          |         |
|                                                 |      | 25-01164 | 05/15/25 | JUNE BINGO SNACKS              | Open   | 43.06     | 0.00        |          |         |
|                                                 |      | 25-01305 | 06/09/25 | HISTORICAL EVENT SUPPLIES      | Open   | 67.31     | 0.00        |          |         |
|                                                 |      |          |          |                                |        | 461.08    |             |          |         |
| <b>FRED003 MATTHEW FREDERICK</b>                |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-01236 | 06/03/25 | WOOBOOT REIMBURSEMENT          | Open   | 280.99    | 0.00        |          |         |
| <b>FSS002 FIRE &amp; SAFETY SERVICES, LTD.</b>  |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 24-02588 | 11/12/24 | FIRE DEPT ENGINE 11-72 REPAIRS | Open   | 864.02    | 0.00        |          |         |
| <b>GENAG001 BOROUGH OF EATONTOWN GENERAL, A</b> |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-01223 | 05/29/25 | PAY PERIOD 6/9/25 O/S DETAIL   | Open   | 13,618.00 | 0.00        |          |         |
|                                                 |      | 25-01334 | 06/10/25 | PAY PERIOD 6/20/25 O/S DETAIL  | Open   | 14,039.00 | 0.00        |          |         |
|                                                 |      |          |          |                                |        | 27,657.00 |             |          |         |
| <b>GHW001 GEORGE H. WITTENBERG</b>              |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-01275 | 06/05/25 | MEDICARE REIMBURSEMENT 2025    | Open   | 555.00    | 0.00        |          |         |
| <b>GKNJ001 GABRIELLI KENWORTH OF NJ, LLC</b>    |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-00800 | 04/01/25 | SWITCH AS-MA                   | Open   | 155.24    | 0.00        |          |         |
| <b>GRC001 GENUINE PARTS COMPANY, INC.</b>       |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-00746 | 03/24/25 | OPEN FOR 2025                  | Open   | 396.20    | 0.00        |          | B       |
| <b>GRIFF006 GRIFFIN AUTOMOTIVE INFO SERV</b>    |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-00872 | 04/09/25 | DIAGNOSTIC TRUCK TOOL UPDATES  | Open   | 1,890.00  | 0.00        |          |         |
| <b>GROFFMID GROFF TRACTOR MID ATLANTIC, LLC</b> |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 24-02562 | 11/08/24 | PLOW BOLT 1/2X1-1/2 NC GRD8    | Open   | 2,855.60  | 0.00        |          |         |
| <b>GWL001 GEORGE WAHL LINCOLN MERCURY, IN</b>   |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-00498 | 02/21/25 | open 2025                      | Open   | 800.27    | 0.00        |          | B       |
|                                                 |      | 25-00860 | 04/08/25 | DPW PICK UP PUMP ASY           | Open   | 524.60    | 0.00        |          |         |
|                                                 |      | 25-00908 | 04/14/25 | DPW#77 STEERING WHEEL          | Open   | 741.76    | 0.00        |          |         |
|                                                 |      |          |          |                                |        | 2,066.63  |             |          |         |
| <b>HOFF004 HOFFMAN SERVICE, INC.</b>            |      |          |          |                                |        |           |             |          |         |
|                                                 |      | 25-01080 | 05/05/25 | POST LIFT INSPECTIONS          | Open   | 2,032.68  | 0.00        |          |         |

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BOROUGH OF EATONTOWN  
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| Vendor # Name                               | PO #     | PO Date  | Description                    | Status | Amount    | Void Amount | Contract | PO Type |
|---------------------------------------------|----------|----------|--------------------------------|--------|-----------|-------------|----------|---------|
| <b>INT001 INTERSTATE BATTERIES, INC</b>     |          |          |                                |        |           |             |          |         |
|                                             | 25-00042 | 01/06/25 | OPEN FOR 2025                  | Open   | 451.90    | 0.00        |          | B       |
|                                             | 25-00926 | 04/15/25 | STOCK BATTERIES                | Open   | 4,602.80  | 0.00        |          |         |
|                                             |          |          |                                |        | 5,054.70  |             |          |         |
| <b>JAG001 GEORGE JACKSON</b>                |          |          |                                |        |           |             |          |         |
|                                             | 25-01278 | 06/05/25 | MEDICARE REIMBURSEMENT 2025    | Open   | 555.00    | 0.00        |          |         |
| <b>JACKT006 JACKIE MAGUIRE</b>              |          |          |                                |        |           |             |          |         |
|                                             | 25-01333 | 06/10/25 | SUMMER REC PROGRAM REFUND      | Open   | 295.00    | 0.00        |          |         |
| <b>JPERS001 JCP&amp;L</b>                   |          |          |                                |        |           |             |          |         |
|                                             | 25-01362 | 06/16/25 | BORO MONTHLY ELECTRIC USAGE    | Open   | 8,346.24  | 0.00        |          |         |
|                                             | 25-01416 | 06/24/25 | BORO MONTHLY ELECTRIC USAGE    | Open   | 10,481.10 | 0.00        |          |         |
|                                             |          |          |                                |        | 18,827.34 |             |          |         |
| <b>JPERS002 HUNTER JERSEY PETERBLITZ LP</b> |          |          |                                |        |           |             |          |         |
|                                             | 25-00738 | 03/24/25 | OPEN FOR 2025                  | Open   | 187.73    | 0.00        |          | B       |
| <b>JPFWL001 JOSEPH FAZZIO-HOWELL LLC</b>    |          |          |                                |        |           |             |          |         |
|                                             | 25-00978 | 04/21/25 | BETTER BUILT CUBE TRNS 50G     | Open   | 899.96    | 0.00        |          |         |
| <b>JGG001 John Gutre Supply LLC</b>         |          |          |                                |        |           |             |          |         |
|                                             | 25-00043 | 01/06/25 | OPEN FOR 2025                  | Open   | 6.51      | 0.00        |          | B       |
|                                             | 25-00733 | 03/24/25 | OPEN FOR 2025                  | Open   | 367.25    | 0.00        |          | B       |
|                                             |          |          |                                |        | 373.76    |             |          |         |
| <b>JSPOT01 JOHNNY ON THE SPOT LLC</b>       |          |          |                                |        |           |             |          |         |
|                                             | 25-00904 | 04/14/25 | STANDARD RESTROOM SERVICE      | Open   | 94.50     | 0.00        |          |         |
|                                             | 25-01011 | 04/25/25 | INITIAL CHARGES FOR DPW RESTRO | Open   | 504.00    | 0.00        |          |         |
|                                             |          |          |                                |        | 598.50    |             |          |         |
| <b>JULIE001 JULIE MARTIN</b>                |          |          |                                |        |           |             |          |         |
|                                             | 25-01296 | 06/06/25 | Cell Phone Reimbursement       | Open   | 90.00     | 0.00        |          |         |
|                                             | 25-01339 | 06/11/25 | ELECTION DAY REMIBURSEMENT     | Open   | 21.00     | 0.00        |          |         |
|                                             |          |          |                                |        | 111.00    |             |          |         |
| <b>KATHL005 KATHLEEN MUSCIELLO</b>          |          |          |                                |        |           |             |          |         |
|                                             | 25-01338 | 06/11/25 | ELECTION DAY REIMBURSEMENTS    | Open   | 34.63     | 0.00        |          |         |
| <b>KBS001 K&amp;B D SUPPLY LLC</b>          |          |          |                                |        |           |             |          |         |
|                                             | 25-01255 | 06/04/25 |                                | Open   | 1,144.68  | 0.00        |          |         |
| <b>KERWE005 KERWEL SPRING WATER CO, INC</b> |          |          |                                |        |           |             |          |         |
|                                             | 25-00007 | 01/06/25 |                                | Open   | 97.50     | 0.00        |          | B       |
| <b>KLEIN1 KENNETH KLEINMAN</b>              |          |          |                                |        |           |             |          |         |
|                                             | 25-01279 | 06/05/25 | MEDICARE REIMBURSEMENT 2025    | Open   | 185.00    | 0.00        |          |         |
| <b>KLEINE01 KYLEEN KLEINMAN</b>             |          |          |                                |        |           |             |          |         |
|                                             | 25-01280 | 06/05/25 | MEDICARE REIMBURSEMENT 2025    | Open   | 185.00    | 0.00        |          |         |

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| Vendor # | Name                           | PO #     | PO Date  | Description                    | Status | Amount       | Void Amount | Contract | PO Type |
|----------|--------------------------------|----------|----------|--------------------------------|--------|--------------|-------------|----------|---------|
| LECK001  | LECKSTEIN & LECKSTEIN, LLC     |          |          |                                |        |              |             |          |         |
|          |                                | 25-00970 | 04/21/25 | 4.21.25 PB Meeting             | Open   | 650.00       | 0.00        |          |         |
|          |                                | 25-01185 | 05/21/25 | Mon V Urban Escrow #1683       | Open   | 900.00       | 0.00        |          |         |
|          |                                | 25-01234 | 06/02/25 | M&G Dist Escrow #1684          | Open   | 900.00       | 0.00        |          |         |
|          |                                |          |          |                                |        | 2,450.00     |             |          |         |
| MAZ003   | MAZZA RECYCLING SERVICES, INC  |          |          |                                |        |              |             |          |         |
|          |                                | 25-01085 | 05/05/25 | BULKY WASTE APRIL 2025         | Open   | 6,969.93     | 0.00        |          |         |
|          |                                | 25-01262 | 06/04/25 | BULKY WASTE MAY 2025           | Open   | 8,190.79     | 0.00        |          |         |
|          |                                |          |          |                                |        | 15,160.72    |             |          |         |
| MCMAS005 | MCMMASTER CARR SUPPLY COMPANY  |          |          |                                |        |              |             |          |         |
|          |                                | 25-00761 | 03/26/25 |                                | Open   | 78.59        | 0.00        |          | B       |
| MCR004   | MONMOUTH COUNTY PARKS          |          |          |                                |        |              |             |          |         |
|          |                                | 24-02364 | 10/22/24 | HISTORIC WALNFORD TOUR 11/7/24 | Open   | 75.00        | 0.00        |          |         |
| MCT001   | MONMOUTH COUNTY TREASURER      |          |          |                                |        |              |             |          |         |
|          |                                | 25-00888 | 04/10/25 | MUNICIPAL WASTE                | Open   | 2,946.30     | 0.00        |          |         |
|          |                                | 25-01106 | 05/08/25 | DPW MATERIALS                  | Open   | 31.50        | 0.00        |          |         |
|          |                                |          |          |                                |        | 2,977.80     |             |          |         |
| MIDAT001 | MID ATLANTIC TRUCK CENTRE, INC |          |          |                                |        |              |             |          |         |
|          |                                | 25-00047 | 01/06/25 | OPEN FOR 2025                  | Open   | 386.40       | 0.00        |          | B       |
| MODER010 | MODERN MATERIAL                |          |          |                                |        |              |             |          |         |
|          |                                | 24-02430 | 10/29/24 | Gov Patrol Gen 4 14.5 Semi     | Open   | 22,200.00    | 0.00        |          |         |
| MON002   | MONMOUTH BUILDING CENTER       |          |          |                                |        |              |             |          |         |
|          |                                | 25-00050 | 01/06/25 | OPEN FOR 2025                  | Open   | 91.47        | 0.00        |          | B       |
|          |                                | 25-00932 | 04/16/25 |                                | Open   | 178.03       | 0.00        |          | B       |
|          |                                |          |          |                                |        | 269.50       |             |          |         |
| MRH001   | MONMOUTH REGIONAL HHS BD OF    |          |          |                                |        |              |             |          |         |
|          |                                | 25-01328 | 06/10/25 | TAX LEVY JULY 2025             | Open   | 1,465,394.92 | 0.00        |          |         |
| MRK001   | MR KEYS, INC                   |          |          |                                |        |              |             |          |         |
|          |                                | 25-01026 | 04/29/25 |                                | Open   | 2,682.00     | 0.00        |          | B       |
| MU002    | MONMOUTH UNIVERSITY            |          |          |                                |        |              |             |          |         |
|          |                                | 25-00213 | 01/21/25 | FEDERAL WORK STUDY PROGRAM     | Open   | 426.35       | 0.00        |          |         |
| NINA001  | NINA BERNARDO                  |          |          |                                |        |              |             |          |         |
|          |                                | 25-01340 | 06/11/25 | ELECTION DAY REIMBURSEMENT     | Open   | 21.00        | 0.00        |          |         |
| NJAWC001 | NEW JERSEY AMERICAN WATER      |          |          |                                |        |              |             |          |         |
|          |                                | 25-01421 | 06/24/25 | BORO MONTHLY WATER SERVICES    | Open   | 1,971.08     | 0.00        |          |         |
| JB001    | VERIZON                        |          |          |                                |        |              |             |          |         |
|          |                                | 25-01365 | 06/16/25 | FIREHOUSE ELEVATOR PHONE USE   | Open   | 145.68       | 0.00        |          |         |
|          |                                | 25-01371 | 06/16/25 | MUSEUM MONTHLY PHONE USAGE     | Open   | 88.02        | 0.00        |          |         |
|          |                                |          |          |                                |        | 233.70       |             |          |         |

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BOROUGH OF EATONTOWN  
Purchase Order Listing By Vendor Id

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| Vendor # | Name                                     | PO #     | PO Date  | Description                    | Status | Amount     | Void Amount | Contract | PO Type |
|----------|------------------------------------------|----------|----------|--------------------------------|--------|------------|-------------|----------|---------|
| NJDL003  | NJ DEPT OF LABOR & WORKFORCE DEVELOPMENT | 25-01229 | 05/30/25 | NJ UNEMPLOYMENT COMP FUND      | Open   | 16,212.87  | 0.00        |          |         |
| NJSA002  | NJ STATE ASSOC OF CHIEFS OF POLICE       | 25-00601 | 03/06/25 | OPRA Training                  | Open   | 299.00     | 0.00        |          |         |
| NJSHD001 | NEW JERSEY STATE VET HEALTH DEPT         | 25-01231 | 05/30/25 | Monthly Dog Report - May       | Open   | 29.40      | 0.00        |          |         |
| NOR002   | NORTHWIND MECHANICAL SYSTEMS             | 25-00437 | 02/18/25 |                                | Open   | 2,282.00   | 0.00        |          |         |
| OUT003   | OUTSTANDING SERVICE CO., INC.            | 25-00881 | 04/10/25 | CHECK TANKS 4/9/25             | Open   | 129.90     | 0.00        |          |         |
| PASHSTET | PASHMAN STEIN WALDER HAYDEN              | 25-01230 | 05/30/25 | PROFFESIONAL SERVICES          | Open   | 12,137.16  | 0.00        |          |         |
| PCR001   | P.C.W. RICHARD & SON                     | 25-01107 | 05/08/25 | PLAN REVIEW LG TV - 77''       | Open   | 2,030.96   | 0.00        |          |         |
| PETRO02  | PETRO KING SERVICE                       | 25-01032 | 04/29/25 | #2 LOSER PRIME PURGE UNIT AND  | Open   | 308.00     | 0.00        |          |         |
| PLAN001  | PLANET SHRED                             | 25-01008 | 04/25/25 | COMMUNITY SHRED DAY            | Open   | 825.00     | 0.00        |          |         |
| PROG001  | PROSHINE HAND CAR WASH                   | 25-01094 | 05/06/25 | Full detail                    | Open   | 300.00     | 0.00        |          |         |
| PTMO01   | PTANGARO TRAINING AND MANAGEMEN          | 25-00475 | 02/20/25 | Assault Investigation Training | Open   | 149.00     | 0.00        |          |         |
| PUB005   | PUBLIC WORKS ASSOC OF NEW JERS           | 25-00373 | 02/06/25 | PWANJ 2025 EXPOSITION          | Open   | 125.00     | 0.00        |          |         |
| QUAD01   | QUADIENT LEASE                           | 25-00955 | 04/17/25 | BORO POSTAGE METER LEASE       | Open   | 501.75     | 0.00        |          |         |
| REP001   | REPUBLIC SERVICES                        | 25-01198 | 05/22/25 | APRIL 2025 RESI SERVICES       | Open   | 90,569.22  | 0.00        |          |         |
|          |                                          | 25-01202 | 05/22/25 | JUNE '25 RESI SERVICES         | Open   | 90,569.22  | 0.00        |          |         |
|          |                                          | 25-01238 | 06/03/25 | MAY 2025 RESI SERVICES         | Open   | 90,569.22  | 0.00        |          |         |
|          |                                          |          |          |                                |        | 271,707.66 |             |          |         |
| REPT001  | REPUBLIC SERVICES                        | 25-01199 | 05/22/25 | RESI SERVIES - APRIL '25 TONNA | Open   | 22,478.69  | 0.00        |          |         |
|          |                                          | 25-01237 | 06/03/25 | TONNAGE MARCH 25               | Open   | 5,178.60   | 0.00        |          |         |
|          |                                          | 25-01267 | 06/05/25 | TONNAGE MAY 2025               | Open   | 31,350.98  | 0.00        |          |         |
|          |                                          |          |          |                                |        | 59,008.27  |             |          |         |
| RRR001   | R&R RADAR, INC.                          | 25-00816 | 04/02/25 | Tuning Forks                   | Open   | 480.00     | 0.00        |          |         |

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BOROUGH OF EATONTOWN  
Purchase Order Listing By Vendor Id

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| Vendor # | Name | PO # | PO Date | Description | Status | Amount | Void Amount | Contract | PO Type |
|----------|------|------|---------|-------------|--------|--------|-------------|----------|---------|
|----------|------|------|---------|-------------|--------|--------|-------------|----------|---------|

**RTLE005 RTLE NJ RTI LLC**

|          |          |                          |      |          |      |  |  |
|----------|----------|--------------------------|------|----------|------|--|--|
| 25-01299 | 06/06/25 | Lien 24-00036 Redemption | Open | 1,699.24 | 0.00 |  |  |
|----------|----------|--------------------------|------|----------|------|--|--|

**SCH001 T&M ASSOCIATES**

|          |          |                                |      |           |      |   |  |
|----------|----------|--------------------------------|------|-----------|------|---|--|
| 21-01760 | 08/06/21 | ROAD ANALYSIS & SEWER REPAIR   | Open | 1,484.00  | 0.00 | B |  |
| 23-02180 | 09/13/23 | FIREHOUSE DRIVEWAY REHABILITAT | Open | 1,001.00  | 0.00 | B |  |
| 24-01397 | 06/18/24 | INDUSTRIAL WAY WEST            | Open | 636.00    | 0.00 | B |  |
| 24-02115 | 09/24/24 | GURBISZ SPLASH PARK BATHROOM B | Open | 4,771.00  | 0.00 | B |  |
| 24-02736 | 12/04/24 | STORMWATER MAPPING             | Open | 1,260.00  | 0.00 | B |  |
| 25-00919 | 04/14/25 | Minas Grill Escrow #1520       | Open | 2,989.66  | 0.00 |   |  |
| 25-00990 | 04/22/25 | SITE INVESTIGATION SERVICE     | Open | 2,327.79  | 0.00 | B |  |
| 25-01195 | 05/21/25 | 95 Hope Rd Escrow #1685        | Open | 606.00    | 0.00 |   |  |
|          |          |                                |      | 15,075.45 |      |   |  |

**SEA002 SEABOARD WELDING SUPPLY, INC.**

|          |          |                  |      |        |      |   |  |
|----------|----------|------------------|------|--------|------|---|--|
| 25-00054 | 01/06/25 | OPEN FOR RENTALS | Open | 222.50 | 0.00 | B |  |
|----------|----------|------------------|------|--------|------|---|--|

**SEAV005 SEAVIEW AUTO CORP.**

|          |          |               |      |        |      |   |  |
|----------|----------|---------------|------|--------|------|---|--|
| 25-00055 | 01/06/25 | OPEN FOR 2025 | Open | 220.00 | 0.00 | B |  |
|----------|----------|---------------|------|--------|------|---|--|

**SHORE002 THE HOSE SHOP, INC.**

|          |          |               |      |        |      |   |  |
|----------|----------|---------------|------|--------|------|---|--|
| 25-00040 | 01/06/25 | OPEN FOR 2025 | Open | 22.39  | 0.00 | B |  |
| 25-00749 | 03/24/25 | MISC PARTS    | Open | 909.32 | 0.00 |   |  |
|          |          |               |      | 931.71 |      |   |  |

**STC003 STANDARD INSURANCE COMPANY, INC.**

|          |          |                              |      |          |      |  |  |
|----------|----------|------------------------------|------|----------|------|--|--|
| 25-01245 | 06/03/25 | Firemens Life Insurance JUNE | Open | 463.32   | 0.00 |  |  |
| 25-01246 | 06/03/25 | JUNE DISABILITY INSURANCE    | Open | 3,022.26 | 0.00 |  |  |
|          |          |                              |      | 3,485.58 |      |  |  |

**SRCA001 MONMOUTH COUNTY SRCA**

|          |          |                              |      |          |      |  |  |
|----------|----------|------------------------------|------|----------|------|--|--|
| 25-01372 | 06/16/25 | BORO ANIMAL CONTROL SERVICES | Open | 1,575.00 | 0.00 |  |  |
|----------|----------|------------------------------|------|----------|------|--|--|

**STAP003 STABLES ADVANTAGE**

|          |          |                               |      |          |      |  |  |
|----------|----------|-------------------------------|------|----------|------|--|--|
| 25-01281 | 06/05/25 | LIBRARY OFFICE SUPPLIES       | Open | 270.93   | 0.00 |  |  |
| 25-01282 | 06/05/25 | FIRE DEPT OFFICE SUPPLIES     | Open | 30.33    | 0.00 |  |  |
| 25-01283 | 06/05/25 | POLICE CHIEF OFFICE SUPPLIES  | Open | 529.98   | 0.00 |  |  |
| 25-01284 | 06/05/25 | PLAN/ZONING OFFICE SUPPLIES   | Open | 262.43   | 0.00 |  |  |
| 25-01285 | 06/05/25 | PUBLIC WORKS OFFICE SUPPLIES  | Open | 1,209.26 | 0.00 |  |  |
| 25-01286 | 06/05/25 | RECREATION OFFICE SUPPLIES    | Open | 125.64   | 0.00 |  |  |
| 25-01287 | 06/05/25 | FIRE PREVENTION OFFICE SUPPLY | Open | 64.29    | 0.00 |  |  |
| 25-01288 | 06/05/25 | BUILDING DEPT OFFICE SUPPLIES | Open | 609.16   | 0.00 |  |  |
| 25-01291 | 06/05/25 | FINANCE/TAX OFFICE SUPPLIES   | Open | 1,069.00 | 0.00 |  |  |
|          |          |                               |      | 4,171.02 |      |  |  |

**STERH015 STEPHANIE KROEGER**

|          |          |                         |      |        |      |  |  |
|----------|----------|-------------------------|------|--------|------|--|--|
| 25-01098 | 05/07/25 | 2025 Rec Fhockey Clinic | Open | 600.00 | 0.00 |  |  |
|----------|----------|-------------------------|------|--------|------|--|--|

**TRAF002 TRAFFIC PLAN**

|          |          |                         |      |          |      |  |  |
|----------|----------|-------------------------|------|----------|------|--|--|
| 24-02316 | 10/16/24 | Traffic Cones/Equipment | Open | 3,700.00 | 0.00 |  |  |
|----------|----------|-------------------------|------|----------|------|--|--|

**TRE001 TREASURER, STATE OF NEW JERSEY**

|          |          |                                |      |          |      |  |  |
|----------|----------|--------------------------------|------|----------|------|--|--|
| 25-01152 | 05/15/25 | ENVIRONMENTAL REGULATION-NJPDE | Open | 3,000.00 | 0.00 |  |  |
|----------|----------|--------------------------------|------|----------|------|--|--|

| Vendor #               | Name                               | PO #                      | PO Date | Description        | Status       | Amount             | Void Amount | Contract | PO Type |
|------------------------|------------------------------------|---------------------------|---------|--------------------|--------------|--------------------|-------------|----------|---------|
| ULINE001               | ULINE                              |                           |         |                    |              |                    |             |          |         |
| 25-01009               | 04/25/25                           | STANDARD CHARGING CABINET | Open    | 1,709.80           | 0.00         |                    |             |          |         |
| UNIFI005               | UNIFIRST CORPORATION               |                           |         |                    |              |                    |             |          |         |
| 25-00062               | 01/06/25                           | OPEN FOR 2025             | Open    | 771.11             | 0.00         | B                  |             |          |         |
| USPS005                | U.S. POSTAL SERVICE                |                           |         |                    |              |                    |             |          |         |
| 25-01412               | 06/23/25                           | NEW POSTAGE METER FUNDS   | Open    | 4,000.00           | 0.00         |                    |             |          |         |
| VANB001                | WRELOWERS BY VAN BRUNT             |                           |         |                    |              |                    |             |          |         |
| 25-01020               | 04/28/25                           | Memorial Day Wreaths      | Open    | 600.00             | 0.00         |                    |             |          |         |
| VBFO01                 | VERIZON BUSINESS FIOS              |                           |         |                    |              |                    |             |          |         |
| 25-01419               | 06/24/25                           | FIREHOUSE FIOS ACCOUNT    | Open    | 430.22             | 0.00         |                    |             |          |         |
| VERTZ005               | VERIZON - ALBANY                   |                           |         |                    |              |                    |             |          |         |
| 25-01369               | 06/16/25                           | BORO FIBEROPTIC SERVICES  | Open    | 970.52             | 0.00         |                    |             |          |         |
| WARO01                 | WARSHAUER ELECTRIC SUPPLY CO. INC. |                           |         |                    |              |                    |             |          |         |
| 25-00009               | 01/06/25                           |                           | Open    | 682.91             | 0.00         | B                  |             |          |         |
| WOOD004                | RONNIE L. WOODS                    |                           |         |                    |              |                    |             |          |         |
| 25-01109               | 05/09/25                           | EYEGLASS REIMBURSEMENT    | Open    | 329.65             | 0.00         |                    |             |          |         |
| WGGO10                 | WAWA GRAINGER, INC.                |                           |         |                    |              |                    |             |          |         |
| 25-01079               | 05/05/25                           |                           | Open    | 772.60             | 0.00         | B                  |             |          |         |
| <hr/>                  |                                    |                           |         |                    |              |                    |             |          |         |
| Total Purchase Orders: | 154                                | Total P.O. Line Items:    | 0       | Total List Amount: | 4,343,967.35 | Total Void Amount: | 0.00        |          |         |

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| Totals by Year-Fund<br>Fund Description | Fund | Budget Total | Revenue Total | G/L Total | Total        |
|-----------------------------------------|------|--------------|---------------|-----------|--------------|
| CURRENT FUND:                           | 4-01 | 8,170.97     | 0.00          | 0.00      | 8,170.97     |
| CURRENT FUND:                           | 5-01 | 4,265,034.33 | 295.00        | 0.00      | 4,265,329.33 |
| GENERAL CAPITAL FUND                    | C-04 | 33,679.79    | 0.00          | 0.00      | 33,679.79    |
| GRANT FUND                              | G-02 | 825.00       | 0.00          | 0.00      | 825.00       |
|                                         | T-12 | 29.40        | 0.00          | 0.00      | 29.40        |
|                                         | T-15 | 31,387.20    | 0.00          | 0.00      | 31,387.20    |
|                                         | T-17 | 4,545.66     | 0.00          | 0.00      | 4,545.66     |
| Year Total:                             |      | 35,962.26    | 0.00          | 0.00      | 35,962.26    |
| Total Of All Funds:                     |      | 4,343,672.35 | 295.00        | 0.00      | 4,343,967.35 |