

**Regular Meeting
Borough of Eatontown Governing Body
Wednesday, August 13, 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 7:42pm, 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 Meir Araman, Carl Lawson, Candace M. Faust, Maria Escalante

ALSO PRESENT: Attorney Clark, Acting Administrator Bayer, Borough Clerk Martin

LATE ARRIVAL: Councilmember Danielle M. Jones (arrived at 8:03pm)

The Flag Salute was held in workshop.

2. APPROVAL OF MINUTES

A. Workshop/Regular Meeting/Closed Session – 07/23/2025

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

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

ABSENT - C/Jones

3. COMMUNICATIONS

A. Langan Netflix Wetlands Permit

B. Borough of Tinton Falls, Ord. 2025-1527, Vacating Various Paper Streets (Adoption)

C. Notice to Property Owners, Eatontown Planning Board Application - Netflix, Inc.

Motion to accept communications A-C by C/Lawson; seconded by C/East

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

ABSENT - C/Jones

4. MAYOR'S REPORT - Mayor Talerico

Mayor Talerico reported on the Howard Commons Project, the water tower on Pinebrook Road and the Fort Monmouth Road Paving Project.

5. REPORTS OF COMMITTEES

A. EMERGENCY SERVICES - Council President East

Council President East reported on the next meetings of the Fire Department, the First Aid Squad and the Senior Housing Committee. The Fire Department attended the service event of the recreation summer camp in July, the Eatontown National Night Out, and will be in attendance for the Eatontown Community Day. The First Aid Squad attended the Eatontown National Night Out and will also be in attendance for the Eatontown Community Day. The Fire Department and the First Aid Squad held another Car Wash Fundraiser to raise funds for one of their members' family medical bills. Further reported was the Government Conference that will be held in Atlantic City.

B. FINANCE & ORDINANCE - Councilmember Jones

Councilmember Jones was absent, therefore had no report.

C. POLICE, PUBLIC LIGHTS & PARKING - Councilmember Araman

Councilmember Araman reported on the Police Department's July report.

D. PARKS & RECREATION - Councilmember Lawson

Councilmember Lawson reported on the Parks and Recreation Committee's previous and next meetings. Councilmember Lawson then reported that the Youth Fishing Derby and the 2025 Trail Run went well. Further reported was Spring Soccer, Gurbisz Park and 80 Acres park's on-going projects, and that the Wolcott Park grant work will begin shortly after Eatontown Day. Additionally, Summer Camp ends August 15, 2025, the Committee is going to update Bullwinkle Park signs to say

Maxwell Park and increase the trail run participation for 2026. Councilmember Lawson then reported on upcoming events and reminders of the Annual Eatontown Day in Wolcott Park and on Fall Soccer Registration.

E. PUBLIC WORKS & INSURANCE - Councilmember Faust

Councilmember Faust reported on the Department of Public Works' bulk and brush totals, the Bulk Schedule, the Brush and Leaf Schedule, and the paper shredding event that was held on August 9th. Further reported was the previous and new Cookies and Canvas Events at the Community Center, National Night Out and an Arboretum mural that will be at the front of the park. Councilmember Faust then reported on the next Green Team and Beautify Eatontown's next meeting, Complete Streets' next meeting and the Shade Tree Commission's next meeting. Further reported was the upcoming sports equipment and upcycle event.

Council President East commented on the Cookies and Canvas Event.

F. PUBLIC BUILDINGS & TENANTS RIGHTS - Councilmember Escalante

Councilmember Escalante reported on the next meetings of the Historical Committee, the Tenants' Rights Committee and the Library Board of Trustees. Councilmember Escalante then reminded the council that she will be away for the next two council meetings and requested from the council to push off any discussion about the municipal building project until her return.

6. ADMINISTRATOR'S REPORT - Acting Administrator Bayer

Acting Administrator Bayer reported on personnel issues within the Borough. Mr. Bayer mentioned that after the Department of Public Works' Director, Keith Ferrugia retired, they appointed Ken Sneath as the acting Foreman. Mr. Bayer then mentioned that the Director shift is still available. Then, Mr. Bayer mentioned he also hired an employee for the buildings and grounds department. Further reported was his dealing with some Netflix issues and the steps he is taking to rectify the issues. Mr. Bayer mentioned that on tonight's council meeting agenda, there are two resolutions to help with the Netflix issues. One resolution is for the hiring of a special redevelopment bond council, and the second resolution is for referring a redevelopment study to the Eatontown Planning Board.

Mayor Talerico commented on further clarifying the Netflix redevelopment and Personnel positions.

7. OLD BUSINESS

A. ORDINANCE ADOPTION

1) **Ordinance 10-2025** - Ordinance Amending Chapter 7 of the Borough Code Entitled "Boards, Commissions, and Committees", Article IX Entitled "Traffic Advisory Committee" and Article XVI Entitled "Complete Streets" in Order to Merge These Two Advisory Committees into the Complete Streets Advisory Committee - ***Public Hearing/Adoption***

Attorney Clark read the ordinance by title.

Motion to open the meeting to public comment on the ordinance by C/Faust; seconded by C/East

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

ABSENT - C/Jones

No comments were made.

Mayor Talerico closed the meeting to the public.

Attorney Clark read the ordinance by title.

Motion to adopt the ordinance by C/Araman; seconded by C/Faust

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

ABSENT - C/Jones

BOROUGH OF EATONTOWN

COUNTY OF MONMOUTH, STATE OF NEW JERSEY

ORDINANCE NO. 10-2025

ORDINANCE AMENDING CHAPTER 7 OF THE BOROUGH CODE ENTITLED "BOARDS, COMMISSIONS, AND COMMITTEES", ARTICLE IX ENTITLED "TRAFFIC ADVISORY COMMITTEE" AND ARTICLE XVI ENTITLED "COMPLETE STREETS" IN ORDER TO MERGE THESE TWO ADVISORY COMMITTEES INTO THE COMPLETE STREETS ADVISORY COMMITTEE

WHEREAS, the Borough Code includes Chapter 7 entitled "Boards, Commissions, and Committees", Article IX entitled "Traffic Advisory Committee", which establishes within Sections 7-56 through 7-61.1 of the Borough Code a Traffic Advisory Committee with seven (7) voting members which is empowered to, among other things, conduct studies and investigations requested by the Governing Body and to recommend proposals to the Governing Body for lessening congestion and eliminating and reducing traffic hazard and to provide written comments to development applications when they are filed with the Borough's Planning Board and Zoning Board of Adjustment; and

WHEREAS, Chapter 7 of the Borough Code also includes Article XVI entitled "Complete Streets" which establishes within Section 7-99 through 7-101 of the Borough Code a Complete Streets Advisory Committee with eight (8) regular members which is empowered to, among other things, recommend priority items and create a feasible timeline to inventory and update procedures, policies, plans, documents, training programs, performance measures and other guidance documents to be consistent with the Borough's Complete Streets policy and to develop and adopt one or more Complete Streets checklists to be used during the project selection, planning, designing, construction, funding and maintenance of all transportation projects; and

WHEREAS, there is currently some overlap between the missions of the Traffic Advisory Committee and the Complete Streets Advisory Committee; and

WHEREAS, these two Committees have expressed an interest in merging into one Committee to be known as the Complete Streets Advisory Committee; and

WHEREAS, the Borough Council is willing to merge these two Committees into the Complete Streets Advisory Committee; and

WHEREAS, in order to effectuate this merger, it is necessary to rescind and to eliminate Chapter 7 of the Borough Code entitled "Boards, Commissions, and Committees", Article IX entitled "Traffic Advisory Committee" (specifically, Sections 7-56 through 7-61.1 of the Borough Code) to eliminate the Borough's Traffic Advisory Committee; and

WHEREAS, in order to effectuate this merger, it is also necessary to make certain revisions to Chapter 7 of the Borough Code, Article XVI entitled "Complete Streets" (specifically, Section 7-100 of the Borough Code) as further delineated below.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it hereby rescinds Chapter 7 of the Borough Code entitled "Boards, Commissions, and Committees", Article IX entitled "Traffic Advisory Committee", Sections 7-56 through 7-61.1 of the Borough Code in their entirety and thereby eliminates and dissolves the Borough's Traffic Advisory Committee; and

IT IS FURTHER ORDAINED that Chapter 7, Article XVI entitled "Complete Streets", Section 7-100 is hereby amended as follows [additions are underlined, and deletions are noted as strike-out]:

§ 7-100. Complete Streets Advisory Committee.

A. Compensation, funding and clerical assistance. The members of the Complete Streets Advisory Committee shall receive no compensation for their services. The Borough's governing body may, in its discretion, allow the employment of clerical assistance for the Complete Streets Advisory Committee and annually appropriate funds for compensation and/ or expenses for said clerical assistance (if so assigned by the governing body). Funding for the operations of the Committee shall be appropriated by the Borough Council and expenses financed through ordinary budgetary means.

B. Powers and duties. The Complete Streets Advisory Committee shall have the power to:

- (1) Investigate and analyze issues affecting vehicular, pedestrian, and bicycle safety.
- (2) Recommend to the Mayor and Council initiatives and policies designed to enhance pedestrian and bicycle safety.
- (3) Collaborate with Borough boards/committees, residents, volunteers, employees, governmental agencies etc., to share resource information and ideas consistent with the purpose of the Complete Streets Advisory Committee.
- (4) Encourage participation in Complete Streets projects and undertake factual investigation to determine the need to create, continue and expand Complete Streets initiatives, which shall include, but not be limited to, walking and bicycling programs to encourage individuals to be more physically active and to connect our community's parks and recreational amenities.
- (5) Participate in annual training to research and analyze methods, trends and studies so as to incorporate the best approaches to Complete Streets for a healthier and safer environment for the residents and travelers of the Borough of Eatontown.

- (6) Develop strategies to create and expand upon the benefits of Complete Streets and to make the Borough more walk and bike friendly.
- (7) Maintain communication with the public, private agencies and organizations of local, state, and national scope, whose programs and activities may have an impact on, and are compatible with, the Complete Streets initiatives, and can be of assistance to the Complete Streets Advisory Committee.
- (8) Review and submit comments regarding the finished Complete Streets checklists that are submitted to the Planning and Zoning Board and Borough professionals in accordance with Ordinance No. 12-2019.
- (9) Carry out other such duties as may be assigned from time to time by the Borough Council and/or Business Administrator.
- (10) Create and disband subcommittees as they deem appropriate or as requested by the Borough Council.
- (11) Encourage and seek participation of other residents of the Borough in their activities.
- (12) Conduct studies and investigations as requested by the Borough Council or on its own initiative and recommend proposals to the Borough Council for lessening congestion and eliminating and reducing traffic hazards within the Borough.
- (13) The Secretary to the Committee shall obtain and provide site plans from the Planning and Zoning Board Secretary. The Committee may review the plans and offer written comments as they relate to their mission. The comments shall be submitted by the Committee Secretary to the Secretary of the Planning and Zoning Board.

C. Membership, terms.

- (1) The Complete Streets Advisory Committee shall consist of ten ~~eight~~ regular members and five ~~three~~ advisory members.
 - (a) Regular members shall consist of:
 - [1] One sustainability advocate (selected from the Environmental Commission, Green Team, Shade Tree Commission, or Beautify Eatontown; if no members of these commissions are able to serve, then a Borough resident will be chosen to fill this slot by the Borough Council, member of Beautify Eatontown.
 - [2] One member of the local Board of Education.
 - [3] Two Priority Community members as defined by the New Jersey Department of Transportation's Complete and Green Streets for All Model Policy, as amended ~~One member of the Environmental Commission or Green Team.~~
 - [4] Two Bike and Walk advocates ~~One member of the Historical Committee.~~
 - [5] Four at-large members ~~One member of the Shade Tree Commission.~~
 - [6] It is a goal of this Committee to have representation on the Committee from all four quadrants of the Borough if possible. ~~One member of the Traffic Advisory Committee.~~
 - [7] ~~Two members at large who represent the mission and advocacy of the Complete Streets Advisory Committee or Priority Communities as defined by the Department of Transportation's Complete and Green Streets For All Model Policy and as incorporated in Ordinance No. 12-2019.~~
 - (b) Advisory members shall consist of:
 - [1] The Borough Administrator or their designee.
 - [2] The Director of Recreation.
 - [3] The Zoning Officer/~~Land Use Official.~~
 - [4] Borough Council Liaison.
 - [5] Traffic Safety Officer (Police Department).
- (2) Regular members who represent other Borough committees shall be appointed by the Borough's governing body. The member from the Board of Education shall be selected by the local Board of Education. The at-large members and the Bike and Walk advocates shall be appointed by the Mayor with the advice and consent of the Borough Council. To reflect the long-term planning involved with Complete Streets initiatives, subject to Subsection C(3), terms of regular members shall be three years or expire earlier if the member is no longer a member of their respective Borough committee or the local Board of Education. Subject to Subsection C(4), advisory members serve an annual term. Since the Complete Streets Advisory Committee is being re-organized and re-constituted through this ordinance, its current membership shall be dissolved and new members will be re-appointed in accordance with the provisions of Subsections C(3) and (4) below.

- (3) The original regular members of the newly-constituted Complete Streets Advisory Committee shall be appointed within 60 days after the effective date of this article and shall serve for a term expiring on December 31, 2027 ~~December 31, 2023~~. All subsequent appointments, except to fill vacancies, shall be for a full term of three years beginning January 1 of the first term year.
- (4) The original advisory members of the newly-constituted Complete Streets Advisory Committee shall be appointed within 60 days after the effective date of this article and shall serve for a term expiring December 31, 2025 ~~December 31, 2021~~. All subsequent appointments, except to fill vacancies, shall be for a full term of one year beginning on January 1 of the term year.

D. Officers and records. The Complete Streets Advisory Committee shall meet annually to reorganize and determine its regularly scheduled meeting dates for the year when it shall meet and how often, however, the Committee shall meet each month unless the Committee cannot obtain a quorum for its scheduled monthly meeting quarterly, at least four times per year. At its annual meeting or reorganization meeting, the Committee shall designate amongst its members a Chairperson, who shall serve for a term of one year. The Complete Streets Advisory Committee may re-elect the same individual as Chairperson on an annual basis. At any annual meeting of the Complete Streets Advisory Committee, its members shall elect, from among themselves, all officers and establish rules and procedures for its members to follow. The Complete Streets Advisory Committee shall keep accurate minutes of its meetings and transmit to the Borough Clerk its minutes when approved. It shall file an annual report with the Borough Council which shall cover the activities and work of the Complete Streets Advisory Committee and include recommendations as may be necessary to fulfill the purposes of this section and Ordinance No. 12-2019.

E. Intent. This section shall be deemed an exercise of the powers of the Borough Council to establish a committee with the responsibility to research connections that will create safe, convenient, accessible, equitable, healthy, and environmentally and economically beneficial transportation options for all users within the Borough, including pedestrians, bicyclists, persons with disabilities, motorists, movers of commercial goods, transit vehicle users, residents of Priority Communities and those who cannot afford a car or who choose to reduce their car usage, and which is empowered to conduct studies and investigations as requested by the Borough Council or on its own initiative and to recommend proposals to the Borough Council for lessening congestion and eliminating and reducing traffic hazards within the Borough and to review site plans from the Planning and Zoning Boards and to provide written comments to those Boards about these site plans.

F. Effective date. This section shall take effect immediately upon final passage and publication as provided by law.

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.

2) Ordinance 11-2025 - Bond Ordinance Amending in Part Bond Ordinance No. 02-2025 Adopted on February 12, 2025, Providing for the Reappropriation of Excess Bond Proceeds Not Needed for Their Original Purpose, In Order to Expand the Scope of Improvements to Include Capital Improvements and the Acquisition of Capital Equipment Authorized in and by the Borough of Eatontown, in the County of Monmouth, New Jersey - **Public Hearing/Adoption**

Attorney Clark read the ordinance by title. Mayor Talerico provided an overview of the Ordinance.

Motion to open the meeting to public comment on the ordinance by C/Araman; seconded by C/Lawson

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

comments were made.

Mayor Talerico closed the meeting to the public.

Councilmember Escalante questioned the Ordinance. Mayor Talerico explained further.

Attorney Clark read the ordinance by title.

Motion to adopt the ordinance by C/East; seconded by C/Araman

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

BOROUGH OF EATONTOWN

COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BOND ORDINANCE NO. 11-2025

BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 02-2025 ADOPTED ON FEBRUARY 12, 2025, PROVIDING FOR THE REAPPROPRIATION OF EXCESS BOND PROCEEDS NOT NEEDED FOR THEIR ORIGINAL PURPOSE, IN ORDER TO EXPAND THE SCOPE OF IMPROVEMENTS TO INCLUDE CAPITAL IMPROVEMENTS AND THE ACQUISITION OF CAPITAL EQUIPMENT AUTHORIZED IN AND BY THE BOROUGH OF EATONTOWN, IN THE COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Borough Council of the Borough of Eatontown, in the County of Monmouth, New Jersey (the "Borough") finally adopted Bond Ordinance No. 02-2025 on February 12, 2025 (the "Prior Ordinance"), providing for the reappropriation of \$2,441,383 in excess bond proceeds not needed for their original purposes in order to finance the cost of various capital improvements; and

WHEREAS, the Borough has determined that the project description set forth in Section 3 (iv) of the Prior Ordinance needs to be amended, without amending the aggregate appropriation for said purpose;

NOW, THEREFORE, BE IT ORDAINED by the BOROUGH COUNCIL of the BOROUGH OF EATONTOWN, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. Section 3 (iv) of the Prior Ordinance is hereby amended to read as follows:

\$ 896,383 (iv) Capital Improvements to the Fire House, including but not limited to roof repairs and/or replacement, and the acquisition of Police Department and Emergency Services equipment, including but not limited to, the acquisition an industrial ice maker, vehicles, police radios, and fire department hoses, ADA compliance upgrade, and various road repairs due to winter wear and tear.

Section 2. The Borough capital accounts excess bond proceeds in the amount of \$2,441,383 and other authorizations set forth in the Prior Ordinance remain unchanged and are hereby confirmed.

Section 3. The 2025 capital budget of the Borough will conform with the provisions of this ordinance to the extent of an inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 4. The Borough Attorney and other Borough officials and representatives are hereby authorized to do all things necessary to accomplish the purposes of the appropriation made herein.

Section 5. All other provisions of the Prior Ordinance remained unchanged.

Section 6. This ordinance shall take effect as provided by law.

B. RESOLUTION ADOPTION

1) Resolution 164-2025 - Auth. Contract with M&M for Construction Management Services Relating to the Municipal Building/Police Station Project

Motion to approve the resolution by C/Lawson; seconded by C/Araman

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

RESOLUTION 164-2025 - AUTHORIZING CONTRACT WITH M&M CONSTRUCTION COMPANY INC. FOR CONSTRUCTION MANAGEMENT SERVICES RELATING TO THE MUNICIPAL BUILDING/POLICE STATION PROJECT

WHEREAS, the Borough of Eatontown previously appointed M&M Construction Company, Inc. ("M&M Construction") to provide professional construction management services to the Borough, with such appointment being made effective April 23, 2025, after selection through the "Fair and Open" process established by N.J.S.A. 19:44A-20.5 et seq. and Borough Ordinance 35-2006; and

WHEREAS, after this appointment, M&M Construction issued a proposed professional services contract along with proposed scope of services to provide pre-construction phase, construction phase, and closeout phase services relating to the construction oversight of the Borough's project to construct a new municipal building/police station; and

WHEREAS, the Borough requested certain changes to the professional services contract and proposed scope of services which were made by M&M Construction; and

WHEREAS, M&M has provided a revised scope of services dated July 9, 2025 along with a revised form of contract which is in a form acceptable to the Borough Administrator and Borough Attorney; and

WHEREAS, the Borough Council wishes to authorize the Mayor to sign the professional services contract with M&M Construction so that M&M Construction can begin to perform the services delineated within its July 9, 2025 scope of services.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown do hereby authorize the Mayor and Clerk to execute a contract with M&M Construction, in a form acceptable to the Borough Administrator and Borough Attorney, for construction oversight services relating to the new municipal building/police station and as delineated within the July 9, 2025 scope of services that M&M Construction submitted to the Borough.

BE IT FURTHER RESOLVED THAT the Borough Clerk shall publish a "Notice of Award" of said contract in the official newspaper in accordance with the Local Public Contracts Law, within ten (10) days of its passage.

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

1. M&M Construction Company, Inc.
2. Dena Amoda, CFO

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/Faust

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

Councilmember Escalante abstained from line item 001.

10. NEW BUSINESS

A. ORDINANCE INTRODUCTION

1) **Ordinance 12-2025** - Ordinance Amending Chapter 233 of the Borough Code Entitled "Parks and Playgrounds" to Add a New Article V Entitled "Locust Grove Cemetery" in Order to Prohibit Parking Adjacent to Locust Grove Cemetery and to Regulate its Hours of Operation and Use - **First Reading/Introduction (Public Hearing 08/27/25)**

Attorney Clark read the ordinance by title. The public hearing will be held on 08/27/25.

Mayor Talerico explained the Ordinance. Councilmember Escalante asked where people will park who want to visit the cemetery. Mayor Talerico responded. Councilmember Escalante asked if there would be no parking signs displayed. Mayor Talerico and Acting Administrator Bayer responded.

Motion to introduce the ordinance by C/Faust; seconded by C/East

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

BOROUGH OF EATONTOWN

COUNTY OF MONMOUTH, STATE OF NEW JERSEY

ORDINANCE NO. 12-2025

ORDINANCE AMENDING CHAPTER 233 OF THE BOROUGH CODE ENTITLED "PARKS AND PLAYGROUNDS" TO ADD A NEW ARTICLE V ENTITLED "LOCUST GROVE CEMETERY" IN ORDER TO PROHIBIT PARKING ADJACENT TO LOCUST GROVE CEMETERY AND TO REGULATE ITS HOURS OF OPERATION AND USE

WHEREAS, the Borough Code includes Chapter 233 entitled "Parks and Playgrounds" which regulates the use and hours of operation of the Borough's parks and playgrounds; and

WHEREAS, the Borough owns an historic cemetery known as Locust Grove Cemetery which is held by the Borough as open public space; and

WHEREAS, the Borough Council has determined that it is in the public interest to amend Chapter 233 entitled "Parks and Playgrounds" in order to add a new Article V entitled "Locust Grove Cemetery" in order to formally recognize that Locust

Grove Cemetery is a public space and to prohibit parking adjacent to the cemetery and to regulate its hours of operation and use.

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 233 of the Borough Code entitled "Parks and Playgrounds", to add a new Article V entitled "Locust Grove Cemetery" as follows (new section of Borough Code highlighted in bold type below):

Article V Locust Grove Cemetery

§233-32 Hours of Operation

The Locust Grove Cemetery is an historic cemetery that shall be open to the public in the same manner, and subject to the same restrictions, as the Borough's parks and playgrounds. Thus, the cemetery shall be open each day during the period from dawn until dusk. No person shall enter into or remain in the Locust Grove Cemetery except during the hours that it is open to the general public.

§233-33 Use of Locust Grove Cemetery

The restrictions on the use of public parks set forth within Chapter 233, Article III of the Borough Code shall apply to the use of Locust Grove Cemetery.

§233-34 Prohibition on Parking

Parking is prohibited on the East side of South Street adjacent to Locust Grove Cemetery. The Borough shall install and maintain appropriate signage regarding this prohibition on parking.

§233-35 Prohibition on Dumping

There shall be no dumping of any garbage, refuse, debris or other material in the Locust Grove Cemetery.

§233-36 Violations and Penalties

Any person, firm or corporation violating any provision of this article shall, upon conviction, be subject to a fine not exceeding \$1,250, a term of imprisonment not exceeding 90 days or a period of community service not exceeding 90 days or any combination thereof.

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 187-2025** - Requesting Change in Title and Text of Appropriation Pursuant to N.J.S.A. 40A:4-85
- 2) **Resolution 188-2025** - Auth. Refund of Tax Overpayments Due to Tax Appeals
- 3) **Resolution 189-2025** - Auth. Tax Sale Certificate Redemptions
- 4) **Resolution 190-2025** - Adopting 2024 Volunteer List for Eatontown First Aid Department Enrollment in LOSAP
- 5) **Resolution 191-2025** - Approving Chapter 159 for State of New Jersey Opioid Settlement Grant
- 6) **Resolution 192-2025** - Auth. Federal Work-Study Off-Campus employment Agreement with Monmouth University
- 7) **Resolution 193-2025** - Auth. The Borough of Eatontown to Further Participate in the Nationwide Settlement Agreements to Resolve Claims Involving their Roles in the United States Opioid Crisis
- 8) **Resolution 194-2025** - Auth. Purchase of First Aid Stretcher through Bergen County Coop (\$45,508.70)
- 9) **Resolution 195-2025** - Auth. Purchase/Install of Counters, Backsplash, Sink at 72 Broad St (\$28,500)
- 10) **Resolution 196-2025** - Resolution Supporting Sustainable Land Use Policy
- 11) **Resolution 197-2025** - Award. Contract for PHIII Downtown Eatontown Greenway to GE Const. Services
- 12) **Resolution 198-2025** - Auth. Award of Non-Fair/Open Contract to McManimon, Scotland & Baumann - Legal Services, Special Redevelopment/Bond Counsel
- 13) **Resolution 199-2025** - Auth. Planning Board to Undertake An Investigation to Determine Whether All or a Portion of Certain Properties Totaling Approximately 47.5 Acres Located in the Borough Within the Former Fort Monmouth Constitutes a Non-Condemnation Area in Need of Redevelopment
- 14) **Resolution 200-2025** - Auth. Issuance/Renewal of Class I Cannabis License to Denver Cole Farms NJ, LLC
- 15) **Resolution 201-2025** - Auth. Removal/Retirement of Septic System & Hook Up to ESA, 17 West Street
- 16) **Resolution 202-2025** - Auth. Engineering/Architectural Services for the new Municipal Building Project

Motion to approve Consent Items 1-13, 15, 16 (Resolutions 187-199, 201, 202) as a group by C/East; seconded by C/Araman
Roll Call: AYE - C/East, C/Jones, C/Araman, C/Lawson, C/Faust, C/Escalante

SOLUTION 187-2025 - REQUESTING CHANGE IN TITLE, TEXT OF APPROPRIATION PURSUANT TO NJSA 40A:4-85

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

NOW, THEREFORE BE IT RESOLVED, that in accordance with the provisions of N.J.S. 40A:4-85, the Council of the Borough of Eatontown, in the County of Monmouth, State of New Jersey, hereby requests the Director of the Division of Local Government Services to make the following corrections in the budget year 2025:

That the appropriation provided for in the approved budget entitled:

Operations Excluded from CAPS:

State and Federal Programs, Provision for Matching Funds for Grants be reduced by the sum of \$3,000 and an appropriation in the like amount of \$3,000 be added to the budget entitled:

Operations Excluded from CAPS:

State and Federal Programs, Recreation Disability – Match

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

The Borough provided for the possibility of receiving an added grant after adoption of the 2025 budget by providing a line item "Matching Funds for Grants" the amount of grant and the related match requirement now becoming known after passage of the budget. In order to accept the Recreation Disabilities Grant, legal provision for the required match must be made. The above correction will provide for the said legal provision.

BE IT FURTHER RESOLVED, that the Borough Clerk forward two certified copies of this resolution to the Director of Local Government Services for approval.

RESOLUTION 188-2025 - AUTHORIZING REFUND OF TAX OVERPAYMENTS DUE TO TAX APPEALS

WHEREAS, the Tax Collector has forwarded to the Borough of Eatontown, a list of taxes which are overpaid, and has recommended that the same be refunded from 2023.

WHEREAS, State Statute makes provisions for the Borough of Eatontown to adjust with respect to overpaid taxes.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Eatontown that the following taxes are hereby authorized to be refunded.

BLOCK	LOT	NAME	AMOUNT
2201	5	Gregory S. Schaeffer, Esq	\$47,722.70

RESOLUTION 189-2025 - 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 CERTIFICATE	AMOUNT PREMIUM	CERTIFICATE NUMBER
3801	13.01	C0014	PRO CAP 8 FBO FIRSTRUST BANK	\$ 485.34	\$ 300	24-00026

RESOLUTION 190-2025 - ADOPTING 2024 VOLUNTEER LIST FOR EATONTOWN FIRST AID DEPARTMENT ENROLLMENT IN LOSAP

WHEREAS, the Governing Body of the Borough of Eatontown passed Ordinance 24-2004 on August 4, 2004, implementing the Emergency Services Volunteer Length of Service Awards Program (LOSAP) in the Borough of Eatontown; and

WHEREAS, LOSAP was created in accordance with Chapter 388 of the Laws of 1997 to reward members of the volunteer firefighter and first aid organization for their loyal, diligent and devoted service; and

WHEREAS, on May 11, 2005, the Governing Body adopted a Length of Service Award Program deferred plan provided by the Lincoln National Life Insurance Company and Lincoln Financial Group, said plan of which requires both the Eatontown First Aid Squad and the Eatontown Fire Department to submit a list of volunteers to be eligible under LOSAP, with points assessed for each volunteer per the Ordinance adopted by the Governing Body, and that said list should be adopted by resolution by the Governing Body; and

WHEREAS, the Eatontown First Aid Department has prepared and submitted such a volunteer list which is hereby attached, and is seeking approval by the Governing Body so that the same may be submitted to the LOSAP Program Agent for implementation.

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Eatontown hereby adopts said volunteer list of the Eatontown First Aid Department and authorizes said volunteer list to be submitted to the LOSAP Program Agent for the Borough of Eatontown, Lincoln National Life Insurance Company, and Lincoln Financial Group, for implementation of LOSAP for the Eatontown First Aid Department.

First Aid LOSAP Qualifiers

Cummings, G

Cummings, K

Bui, H

RESOLUTION 191-2025 - APPROVING CHAPTER 159 FOR STATE OF NEW JERSEY OPIOID SETTLEMENT GRANT

WHEREAS, NJSA 40A 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount, and

WHEREAS, the Borough of Eatontown has received notice of an award of \$11,777.37 from State of New Jersey and wishes to amend its 2025 Budget to include this amount as revenue.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Eatontown hereby requests the Director of the Division of Local Government Services to approve the amendment of an additional item of revenue in the budget the year 2025 in the sum of \$11,777.34 to be received from grants as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with

Prior Written Consent of the Director of Local

Government Services:

Public and Private Revenues off-set with

Appropriations:

Opioid Settlement Grant \$11,777.34

BE IT FURTHER RESOLVED that a like sum of \$11,777.34 be and the same is hereby appropriated under the caption of:

General Appropriations:

Operations-Excluded from "CAPS"

Public and Private Programs Offset by Revenues:

Opioid Settlement Grant

BE IT FURTHER RESOLVED, that the Borough Clerk of the Borough of Eatontown forward two copies of this resolution to the Director of Local Government Services.

RESOLUTION 192-2025 - AUTHORIZING FEDERAL WORK-STUDY OFF-CAMPUS EMPLOYMENT AGREEMENT WITH MONMOUTH UNIVERSITY

WHEREAS, Monmouth University and the Borough of Eatontown have participated in the Federal Work-Study Program since June 2006; and

WHEREAS, Monmouth University and the Borough of Eatontown are in favor of continuing this program for another two-year period.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown, Monmouth County, New Jersey, does hereby authorize the continuation of the Federal Work-Study Off-Campus Employment Agreement with Monmouth University for the two-year period beginning September 1, 2025 through August 31, 2027; and

BE IT FURTHER RESOLVED, the Mayor is hereby authorized to execute said agreement, a copy of which is on file in the office of the Borough Clerk.

RESOLUTION 193-2025 - AUTHORIZING THE BOROUGH OF EATONTOWN TO FURTHER PARTICIPATE IN THE NATIONWIDE SETTLEMENT AGREEMENTS TO RESOLVE CLAIMS INVOLVING THEIR ROLES IN THE UNITED STATES OPIOID CRISIS

WHEREAS, the ongoing opioid crisis in America has had a devastating effect on individuals and communities, including many residents of the Borough of Eatontown; and

WHEREAS, the State of New Jersey is a party to a class action lawsuit filed by state, local, and tribal governments, hospitals, individuals, and insurers, seeking damages against opioid manufacturers, distributors, and retailers in the National Prescription Opiate Litigation, Case No. 17-md-02804, MDL No. 2804, in the District Court for the Northern District of Ohio (the "Opioid Litigation"); and

WHEREAS, on August 20, 2021, Acting Attorney General Andrew J. Bruck announced that New Jersey intends to join nationwide settlement agreements with the New Jersey based pharmaceutical company Johnson & Johnson and the United States' three largest pharmaceutical distributors, McKesson, Cardinal Health and AmerisourceBergen, to resolve claims involving their roles in fomenting the country's opioid crisis; and

WHEREAS, participation in the nationwide settlements will not only hold the companies financially accountable by requiring payments of as much as \$26 billion, but the settlements will also provide funding to support programs that address the opioid epidemic in New Jersey and across the country, and will require significant changes in the pharmaceutical industry aimed at preventing similar crises in the future; and

WHEREAS, the proposed settlements require the Defendants in the Opioid Litigation to pay up to \$26 billion over 18 years (the "Settlement Amount"); the Settlement Amount is earmarked for use by participating states and subdivisions to remediate and change its distribution practices at the heart of the states' and subdivisions' lawsuits and further require the Distributors to implement additional safeguards to prevent diversion of prescription opioids; and

WHEREAS, a significant number of states, county, and municipal governments nationwide must agree to the proposed terms which includes the payment of approximately \$22.7 billion, for the settlements to take effect; and

WHEREAS, the State of New Jersey has opted into the settlement and it advises that if enough political subdivisions, i.e. municipalities and counties participate in the settlement, it could be paid as much as \$628 million; and

WHEREAS, the Borough, as a municipality with a population more than 10,000 residents can join in the settlement by registering as directed by the State of New Jersey and the Borough's share in the settlement funds will ultimately depend on the number of counties and municipalities that opt-in, population of each participating county and municipality, and effects of the opioid epidemic on each participating community; and

WHEREAS, the Borough adopted Resolution 32-2022 authorizing the Borough's participation in the Opioid Litigation settlement agreements with Johnson & Johnson, McKesson, Cardinal Health and AmerisourceBergen and the Business Administrator registered the Borough to participate in the Opioid Litigation settlement agreements with these entities resulting in the payment of settlement proceeds to the Borough;

WHEREAS, the Borough was subsequently advised that the claimants in the Opioid Litigation have entered into settlement agreements with three pharmacy chains - - CVS, Walmart and Walgreens - - and two additional manufacturers, - - Allergan and Teva and the participating municipal entities, including the Borough, have been requested to opt in to the settlement with these pharmacy chains and additional manufacturers.

WHEREAS, the Borough believes it is in the best interests of its residents to continue to participate and join in the settlement agreements in the Opioid Litigation to hold these companies financially accountable for the ongoing opioid crisis and to implement the necessary changes to prevent such a crisis from happening again.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown that it hereby authorizes the Business Administrator to register and sign into the settlement agreements on behalf of the Borough with CVS, Walmart, Walgreens, Allergan and Teva, and any future settlements reached in the Opioid Litigation.

IT IS FURTHER RESOLVED that a certified copy of this Resolution shall be provided to the Office of the New Jersey Attorney General.

RESOLUTION 194-2025 - AUTHORIZING PURCHASE OF FIRST AID STRETCHER

Whereas, the First Aid has indicated to the Governing Body the need to purchase Stretcher;

Whereas, the Borough Council reviewed the need of the First Aid and concurred that the Stretcher is needed; and

Whereas, the Department Head found pricing and availability for the aforementioned purchase under the Bergen County Cooperative, Contract/Bid #24-15; and

Whereas, the Purchasing Agent and Administrator has reviewed the findings of the First Aid and

Whereas, it is the recommendation of the Purchasing Agent and Administrator that this stretcher be purchased from Stryker Sales Corp., Chicago, IL under the Bergen County Cooperative for an amount not to exceed \$45,508.70

Now, Therefore, Be It Resolved that the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey hereby authorizes the purchase as stated above from Stryker Sales Corp., Chicago, IL under the Bergen County Cooperative (Contract/Bid #24-15) for an amount not to exceed \$45,508.70.

Be It Further Resolved that a certified copy of this resolution be forwarded to the Chief Financial Officer, the Borough Administrator, the First Aid.

RESOLUTION 195-2025 - AUTHORIZING PURCHASE/INSTALLATION OF COUNTERS, BACKSPLASH, SINK, FAUCETS EATONTOWN COMMUNITY CENTER, 72 BROAD STREET

WHEREAS, the Borough of Eatontown Recreation Director has determined there is a need to purchase and install counter stop, backsplash, sink and faucets at the Community Center located at 72 Broad Street; and

WHEREAS, quotes were obtained:

Tri Season Landscaping, Scotch Plains, NJ	\$28,500.00
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Boulder Construction, Piscataway, NJ	\$31,000.00
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WHEREAS, it has been determined that the most advantageous quote is from Tri Season, Scotch Plains, NJ.; and

WHEREAS, Tri Season Landscaping have filed the required Contract documentation; and

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Eatontown hereby authorizes the purchase/install of Counters, Backsplash, Sink and Faucets in an amount not to exceed \$28,500.00.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Borough Chief Financial Officer, the Recreation Director and Tri Season Landscaping.

RESOLUTION 196-2025 - RESOLUTION SUPPORTING SUSTAINABLE LAND USE POLICY

WHEREAS, land use is an essential component of overall sustainability for a municipality; and

WHEREAS, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources; and

WHEREAS, well planned land use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space, provide for adequate recreation, and allow for the continued protection and use of vital natural resources; and

WHEREAS, Given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead;

NOW THEREFORE, we the Borough of Eatontown, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making Eatontown a truly sustainable community. It is our intent to include these principles in the next master plan revision and reexamination report and to update our land-use zoning, natural resource protection, and other ordinances accordingly.

Regional Cooperation - We pledge to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration regional impacts when making land-use decisions.

Transportation Choices - We pledge to create transportation choices with a Complete Streets approach by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects and reviewing development applications. We will reevaluate our parking with the goal of limiting the amount of required parking spaces, promoting shared parking and other innovative parking alternatives, and encouraging structured parking alternatives where appropriate.

Natural Resource Protection - We pledge to take action to protect the natural resources of the State for environmental, recreational and agricultural value, avoiding or mitigating negative impacts to these resources. Further, we pledge to complete a Natural Resources Inventory when feasible to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis, land-use and open space planning.

Mix of Land Uses - We pledge to use our zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types in areas that make the most sense for our municipality and the region, particularly in downtown and town center areas.

Housing Options - We pledge, through the use of our zoning and revenue generating powers, to foster a diverse mix of housing types and locations, including single- and multi-family, for-sale and rental options, to meet the needs of all people at a range of income levels.

Green Design - We pledge to incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating our site plan and subdivision requirements for residential and commercial buildings.

Municipal Facilities Siting - We pledge, to the extent feasible, to take into consideration factors such as walkability, bike-ability, greater access to public transit, proximity to other land-use types, and open space when locating new or relocated municipal facilities.

RESOLUTION 197-2025 - RESOLUTION AWARDING CONTRACT FOR PHASE 3 DOWNTOWN EATONTOWN GREENWAY PROJECT TO G.E. CONSTRUCTION SERVICES

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40:11-1 et seq. (the "LPCL") establishes the requirements for contracting units, including municipalities, to procure goods and services; and

WHEREAS, the Borough received a grant from the State of New Jersey, Department of Community Affairs to for park improvements and it accordingly solicited bids under the LPCL for the Phase 3 Downtown Eatontown Greenway project; and

WHEREAS, on July 29, 2025, the Borough opened the bids submitted for the Phase 3 Downtown Eatontown Greenway project; and

WHEREAS, the Borough received the following four bids for this project:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate A</u>	<u>Alternate B</u>	<u>Total</u>
G.E. Construction Services	\$223,981.00	\$7,125.00	\$ 3,000.00	\$234,106.00
Precise Construction, Inc.	\$285,915.00	\$9,350.00	\$ 5,000.00	\$300,265.00
L&L Paving Company, Inc.	\$287,299.00	\$9,000.00	\$18,000.00	\$314,299.00
ANAR Construction LLC	\$298,843.00	\$9,200.00	\$10,000.00	\$318,043.00

WHEREAS, G.E. Construction Services was the contractor which submitted the lowest legally compliant bid for the Phase 3 Downtown Eatontown Greenway project; and

WHEREAS, the Borough's Special Engineer ARH Associates has recommended that the Borough award the contract for the Phase 3 Downtown Eatontown Greenway project for the Base Bid plus Alternate A and Alternate B to G.E. Construction Services in an amount not to exceed \$234,106.00 (\$223,981.000 for Base Bid plus \$7,125.00 for Alternate A and \$3,000.00 for Alternate B); and

WHEREAS, the Borough Council believes that it is in the best interest of its residents to accept the recommendation of ARH Associates and to award the contract for the Phase 3 Downtown Eatontown Greenway project for the Base Bid plus Alternate A and Alternate B to G.E. Construction Services in an amount not to exceed \$234,106.00.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that the Borough Council hereby awards the contract for the Phase 3 Downtown Eatontown Greenway project for the Base Bid plus Alternate A and Alternate B to G.E. Construction Services in an amount not to exceed \$234,106.00 (\$223,981.000 for Base Bid plus \$7,125.00 for Alternate A and \$3,000.00 for Alternate B) and the Borough Council hereby authorizes the Mayor to sign a contract with G.E. Construction Services for this project in a form acceptable to the Borough Administrator and Borough Attorney.

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

1. G.E. Construction Services
2. Carolyn Feigin, ARH Associates
3. Andrew Bayer, Interim Borough Administrator
4. Dena Amoda, CFO

RESOLUTION 198-2025 - RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO MCMANIMON, SCOTLAND & BAUMANN LLC FOR LEGAL SERVICES AS SPECIAL REDEVELOPMENT/BOND COUNSEL TO THE BOROUGH

WHEREAS, the Borough has a need for legal services to assist the Borough with redevelopment and bond issues relating to the redevelopment of the Fort Monmouth redevelopment area; and

WHEREAS, legal services are exempt from public bidding as a professional service pursuant to N.J.S.A. 40A:11-5 and the Borough is awarding this contract on a non-fair and open basis pursuant to N.J.S.A. 19:44A-20.4 et. seq; and

WHEREAS, McManimon, Scotland & Baumann, LLC has considerable expertise in redevelopment and bond laws; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to award a contract to McManimon, Scotland & Baumann, LLC to serve as special redevelopment/bond counsel for the Borough.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Eatontown, that it hereby appoints McManimon, Scotland & Baumann, LLC to serve as special redevelopment/bond counsel to the Borough and the Mayor is authorized to sign a contract with McManimon, Scotland & Baumann, LLC in a form acceptable to the Borough Attorney.

BE IT FURTHER RESOLVED THAT the Borough Clerk shall publish a "Notice of Award" of said contract in the official newspaper in accordance with the Local Public Contracts Law, within ten (10) days of its passage.

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

1. McManimon, Scotland & Baumann, LLC
2. Dena Amodea, CFO

RESOLUTION 199-2025 - RESOLUTION AUTHORIZING THE BOROUGH PLANNING BOARD TO UNDERTAKE AN INVESTIGATION TO DETERMINE WHETHER ALL OR A PORTION OF CERTAIN PROPERTIES TOTALING APPROXIMATELY 47.5 ACRES LOCATED IN THE BOROUGH WITHIN THE FORMER FORT MONMOUTH CONSTITUTES A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as amended and supplemented, the "Redevelopment Law"), provides a process for a municipality to determine whether certain parcels of land in the municipality constitute an "area in need of redevelopment"; and

WHEREAS, to make such a determination under the Redevelopment Law, the Borough Council (the "**Borough Council**") of the Borough of Eatontown (the "**Borough**") must first authorize the Borough Planning Board (the "**Planning Board**") to conduct a preliminary investigation of the area and make recommendations to the Borough Council; and

WHEREAS, by way of Resolutions 178-2017 and 173-2023, the Borough has designated certain property within its boundaries that previously fell under the jurisdiction and control of the Fort Monmouth Economic Revitalization Authority ("**FMERA**") as a "non-condemnation redevelopment area"; and

WHEREAS, on July 26, 2023, and August 17, 2023, respectively, the Borough and the Borough of Oceanport adopted Ordinance 19-2023 and Ordinance #1078, respectively, amending the municipal boundary between the Borough and the Borough of Oceanport on the property of the former Fort Monmouth, as reflected on a map prepared by FMERA dated April 21, 2023, attached to both pieces of legislation and made a part thereof, which amendment added an area of land consisting of approximately 47.5 acres (the "**Transferred Land**") to the Borough that was formerly part of the Borough of Oceanport on the property of the former Fort Monmouth; and

WHEREAS, the Transferred Land is generally described as follows: a small triangular area north of the intersection of Wilson Avenue (County Road 537A) and Messenger Avenue; together with an area south of Avenue of Memories and bounded by Nicodemus Avenue and Oceanport Way to the east; with the existing Nurses Quarters and Acutecare developments forming the southern boundary of the Transferred Land; and with the western boundary line of the Transferred Land following the original municipal boundary line between Oceanport and the Borough (collectively, and as depicted at Exhibit A, the "**Study Area**")"; and

WHEREAS, the Borough wishes to investigate the Study Area to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law, including *N.J.S.A. 40A:12A-5*; and

WHEREAS, such a determination would authorize the Borough and the Borough Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, excluding the power of eminent domain, and any redevelopment area so designated shall be referred to as a "Non-Condensation Redevelopment Area," pursuant to *N.J.S.A. 40A:12A-6*,

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Eatontown, in the County of Monmouth, New Jersey, as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to *N.J.S.A. 40A:12A-6*, to determine whether all or a portion of the Study Area satisfies the criteria set forth in the Redevelopment Law, including *N.J.S.A. 40A:12A-5*, to be designated as a "Non-Condensation Redevelopment Area."

Section 3. As part of its investigation, the Planning Board shall prepare a map (the "**Study Area Map**") showing the boundary of the Study Area and append thereto a statement setting forth the basis of the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or who would be affected by a determination that the Study Area shall be an area in need of redevelopment.

Section 5. After conducting its investigation, making its investigation report, inclusive of the Study Area Map, available to the public, and conducting a public hearing at which all objections to the proposed designation are received and

considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or a portion of the Study Area as a Non-Condensation Redevelopment Area.

Section 6. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

Section 7. A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.

Section 8. This Resolution shall take effect immediately.

RESOLUTION 201-2025 - AUTHORIZING REMOVAL/RETIREMENT OF SEPTIC SYSTEM AND HOOK UP TO EATONTOWN SEWER AUTHORITY, 17 WEST STREET

WHEREAS, the Borough of Eatontown Public Works Supervisor has determined there is a need for removal/retirement of the septic system and hook up to Eatontown Sewer Authority at 17 West Street; and

WHEREAS, quotes were obtained:

KKD Enterprises, Tinton Falls, NJ

\$28,673.00

Youngs Water & Sewer, Inc., Howell, NJ

\$34,900.00

WHEREAS, it has been determined that the most advantageous quote is from KKD Enterprises, Tinton Falls, NJ; and

WHEREAS, KKD Enterprises have have filed the required contract documentation; and

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Eatontown hereby authorizes the removal/retirement of the Septic System and hook up to Eatontown Sewer Authority at 17 West Street in an amount not to exceed \$28,673.00.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Borough Chief Financial Officer, the Public Works Supervisor and KKD Enterprises.

RESOLUTION 202-2025 - RESOLUTION AUTHORIZING BOROUGH ARCHITECT TO PERFORM ARCHITECTURAL SERVICES AND BOROUGH ENGINEER TO PERFORM ENGINEERING SERVICES FOR THE NEW MUNICIPAL BUILDING

WHEREAS, the Borough Council adopted Resolution 240-2023 authorizing Parallel Architectural Group, LLC to plan and design the new Municipal Complex on November 9, 2023 and thereafter adopted Resolutions 05-2024 and 05-2025 confirming the appointment of Parallel Architectural Group, LLC of Long Branch, New Jersey as the Borough Architect for the calendar year 2024; and

WHEREAS, the Borough Council adopted Resolution 125-2024 authorizing the Borough Architect to perform the services outlined in its proposal to conduct a Municipal Complex Feasibility Study dated August 22, 2023 which included a Phase 1 Schedule of Compensation to evaluate existing conditions/programming and preliminary design architectural services (the "Architectural Proposal") in relation to the existing municipal building in an amount not to exceed \$39,250.00; and

WHEREAS, the Borough Council adopted Resolution 110-2025 authorizing the Borough Architect to perform the Design Development services, Construction Documents Services, Bidding Administration Services and Construction Administration Services for the new Municipal Complex in the collective amount of \$285,000.00 (the "Architecture Proposal"); and

WHEREAS, the Borough Architect submitted a proposal to the Borough dated March 12, 2025 which was subsequently amended and resubmitted to the Borough on August 12, 2025 as a result of ongoing discussions with the Borough Administration for Construction Document Services and Bidding Administration (the "Architectural Services"); and

WHEREAS, the Borough Council adopted Resolution 111-2025 authorizing the Borough Engineer to perform Initial Site Investigation Engineering Services for the New Municipal Building in the amount of \$142,945.00; and

WHEREAS, the Borough Engineer submitted a proposal to the Borough dated August 1, 2025 for Site Design Services, Structural Engineering Design Services, MEP/FP Design Services, and Environmental Oversight Services for the New Municipal Building which was subsequently amended and resubmitted to the Borough on August 12, 2025 as a result of ongoing discussions with the Borough Administration in the total amount of \$900,000 with the understanding that only \$450,000 of the total amount is being authorized at this time due to the availability of funds (the "Engineering Services"); and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to authorize the Borough Architect and Borough Engineer to perform the services outlined in their proposals outlined herein in furtherance of the New Municipal Building project; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that hereby authorizes Parallel Architectural Group, LLC of Long Branch, New Jersey to perform the Architectural Services outlined in its proposal to the Borough dated March 12, 2025 as amended on August 12, 2025 in an amount not to exceed \$357,900; and .

BE IT FURTHER RESOLVED that the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it further authorizes the Borough Engineer, T&M Associates, to perform the Engineering Services outlined in its proposal to the Borough dated August 1, 2025 as amended on August 12, 2025 in an amount not to exceed \$450,000; and

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

1. Parallel Architectural Group, LLC
2. T&M Associates
3. Andrew Bayer, Interim Administrator
4. Dena Amoda, CFO

ITEMS HELD FOR SEPARATE CONSIDERATION

14) Resolution 200-2025 - Auth. Issuance/Renewal of Class I Cannabis License to Denver Cole Farms NJ, LLC

Acting Administrator Bayer explained the history of the cannabis business and the requirements of updated reports that have not been submitted.

Randy Lainer, majority shareholder of the license, explained they are in the process of hiring a new contractor. Administrator Bayer asked when. Mr. Lainer responded they are in the process of financing. Mayor Talerico asked when he thinks they will be operating. Mr. Lainer said 8-12 months. Administrator Bayer commented that there is no state license. Mayor Talerico asked about the state letter and asked if there is an updated one. Mr. Lainer responded that they are about 60 percent done with the construction work. Mayor Talerico explained the ordinance and asked for updated reports. Mr. Lainer explained he is confused by the reports. Mayor Talerico explained further. Administrator Bayer read the portion of the code. Mr. Lainer explained he had to terminate his contractor due to a breach of contract, so it put them a little behind. Mayor Talerico explained the council is trying to set the record clear. Administrator Bayer stated the Borough needs to know the company will have the finances to complete the project.

Councilmember Jones asked Administrator Bayer what documents he recommends for the applicant to submit if the council is to approve the license. Administrator Bayer responded, proof of financial capability. Councilmember Jones asked if there are any additional documents that need to be submitted. Administrator Bayer and Attorney Clark further mentioned that the council needs status reports, project status, timeline, schedules, etc. The discussion continued regarding voting on license approval.

Motion to adopt item 14 (Resolution 200-2025) by C/Araman; seconded by C/Faust

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

RESOLUTION 200-2025 - AUTHORIZING ISSUANCE/RENEWAL OF CLASS 1 CANNABIS CULTIVATOR LICENSE DENVER COLE FARMS NEW JERSEY, LLC

WHEREAS, the Borough adopted Ordinance No. 19-2021 (the "Ordinance") authorizing and limiting cannabis business establishments in the Borough; and

WHEREAS, the Borough previously granted a Class 1 Cannabis Cultivator License to Denver Cole Farms New Jersey, LLC ("Denver Cole Farms") for Denver Cole Farms to develop and operate a Class 1 Cultivator facility at 275 Industrial Way West; and

WHEREAS, Denver Cole Farms has applied to renew its Class I Cannabis Cultivator License for another year; and

WHEREAS, a representative of Denver Cole Farms appeared at the Borough Council's August 13 meeting and provided testimony indicating that delays were encountered in the project due to the need to terminate the contractor for the project and to hire another contractor, but that the project is approximately 60% complete and that it should be completed and operating within the next year; and

WHEREAS, based upon the application filed by Denver Cole Farms and the testimony provided by its representative at the Borough Council meeting, the Borough Council has determined that there is good cause to extend the Class 1 Cannabis Cultivator License for one-year period ending on August 12, 2026 subject to the terms and conditions set forth herein.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Eatontown in the County of Monmouth, State of New Jersey that the Borough Council hereby authorizes the Borough Clerk to issue a Borough license to Denver Cole Farms New Jersey to operate a Class 1 Cultivator Cannabis facility at the premises located at 275 Industrial Way West, Eatontown, subject to the following conditions:

(i) Denver Cole Farms will provide written submissions to the Borough Clerk at intervals of no less than three months, six months, and nine months from the date of the issuance of this license providing updates to the Borough regarding the status of the construction of this project and of the financing of the project. Such reports shall include, but not necessarily be limited to, the status of obtaining all necessary financing for the project and financial commitments from lenders, a timeline for the construction of the project, an explanation for any delays or deviations from that timeline, the status of obtaining all outside licenses and approvals needed for this facility, and updates on when the facility will be begin operations.

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

- a. Denver Cole Farms New Jersey, LLC
- b. Kathy Muscillo, Director of Planning and Zoning
- c. Dena Amodea, Chief Financial Officer

C. CONSENT AGENDA MOTIONS

- 1) Acceptance of Planning/Zoning Report, July 2025
- 2) Acceptance of Tax Collector Report, July 2025
- 3) Acceptance of Affidavit of Tax Bill Mailing

Motion to accept Consent Agenda Motions 1-3 by C/East; seconded by C/Lawson

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

11. REMARKS OF COUNCIL AND CITIZENS

Council President East mentioned at Community Day, the Lions Club Group will have a tent up with ice cream, a vision testing tent, and will have a donation for the food bank.

Councilmember Araman mentioned a new program from the NJ EDA (NJ Economic Development Authority) that they will help pay up to 50k towards closing cost if someone decides to buy a commercial property to open a business. Mayor Talerico responded.

Councilmember Jones apologized for getting to the meeting late, then mentioned she will be holding a career workshop, is working with the Board of Education for a school supply drive and wished Happy Birthday and Happy Anniversary to several family members.

Mayor Talerico explained adding Personnel – Borough Administrator to the closed session discussion.

The meeting was open to the public.

Ron Wollner, Industrial Way business owner, explained his cannabis business history. Mr. Wollner further explained how difficult it is to build a cannabis facility, and it is impossible to be completed in a year. Mr. Wollner further stated that he submitted the reports every 3 and 6 months, then gave the council his word that the facility would be built. Mayor Talerico and Administrator Bayer responded. The discussion continued.

Joe Sharet, Main Street, asked the council to support his precious metals business. Administrator Bayer provided the background on the downtown area in need of redevelopment. Then explained that if the business use is not permitted in the redevelopment plan, then the business must go to the planning board for approval. Administrator Bayer read the recommendation of the Borough Planner regarding his precious metals business location. Mayor Talerico explained that the Borough Council does not have the authority to override the Zoning Officer's decision. Mayor Talerico then explained the Planning Board process for appealing the Zoning Officer's decision. Mr. Sharet explained why he strongly disagrees with the decision. Mr. Sharet stated that he will re-submit the application for a Jewelry Store. Administrator Bayer responded. The discussion continued.

Carol Berg, 33 Kremer Avenue, asked what Class Denver Cole is and asked how many licenses there are for Class 1 and Class 2. Mayor Talerico and Administrator Bayer responded. Ms. Berg mentioned she wants to make sure that manufacturing businesses are not located near any schools and daycares. Mayor Talerico responded. Ms. Berg then mentioned she's concerned about sanitation and anything that gets emitted from the facility. Mayor Talerico responded. Councilmember Jones mentioned Ms. Berg may attend any cannabis committee meetings.

Bob Berg, 33 Kremer Avenue, asked for a status update on the Municipal Building project. Mayor Talerico responded that there is a resolution on tonight's agenda authorizing Architectural and Engineering Services for the new Municipal Building. Mr. Berg asked if it is too late to put the Municipal Building onto the November Election ballot. Mayor Talerico responded Mr. Berg explained that residents are concerned with their taxes going up, now there will be a new building, then ask what the cost will be. Mayor Talerico responded. Mr. Berg then asked about the crosswalk on Tinton Avenue. Mayor Talerico responded. Mr. Berg then mentioned that National Night Out is political and shouldn't be. Mayor Talerico responded.

Councilmember Araman excused himself from the meeting.

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

12. CLOSED SESSION

A. Resolution 203-2025

1. Attorney-Client Privilege - Downtown Redevelopment
2. Personnel - Borough Administrator

Mayor Talerico noted the Council would not act on the items in Closed Session.

Attorney Clark read the resolution into the record.

RESOLUTION 203-2025

AUTHORIZING EXECUTIVE SESSION UNDER THE OPEN PUBLIC MEETINGS ACT FOR THE MAYOR AND COUNCIL OF THE BOROUGH OF EATONTOWN

WHEREAS, pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., a municipality may exclude the public from a meeting of the Municipal Council where the Council intends to discuss certain matters for which privacy is needed in order to protect the public interest or certain enumerated private interests; and

WHEREAS, it is necessary for the Mayor and Council of the Borough of Eatontown to discuss in session not open to the public certain matters that are required by law to be confidential, more specifically:

- 1) Attorney-Client Privilege – Downtown Redevelopment
- 2) Personnel – Borough Administrator

WHEREAS, it is anticipated that the minutes from the deliberations conducted in closed session may be disclosed to the public upon the determination that the public interest will no longer be served by such confidentiality.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Eatontown do hereby authorize the above-referenced executive session to be held closed to the public, on Wednesday, August 13, 2025.

Motion to enter into closed session by C/Jones; seconded C/East

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

ABSENT - C/Araman

Council entered Closed Session at 9:25pm

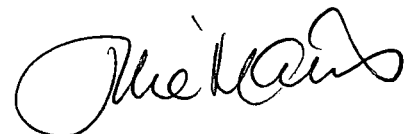
Council returned from Closed Session at 9:40pm

13. ADJOURNMENT – 09:40pm

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

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

ABSENT - C/Araman



By: Julie Martin, RMC, 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 08/27/2025

August 7, 2025
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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 12/31/25
Include Non-Budgeted: Y

Open: N Paid: N Void: N
Rcvd: N Held: N Aprv: Y
Bid: Y State: Y Other: Y Exempt: Y

Vendor # Name

PO # PO Date Description Status Amount Void Amount Contract PO Type

ACTI0005 ACTION UNIFORM CO, LLC

25-01215	05/27/25	Flex Badges	Open	124.00	0.00		
25-01216	05/27/25	Badge Sets	Open	1,639.00	0.00		
25-01335	06/11/25	New Hire Uniforms	Open	2,595.00	0.00		
25-01345	06/11/25	New Hire Uniform	Open	2,739.99	0.00		
25-01347	06/12/25	Captain's Uniforms	Open	927.00	0.00		
25-01464	06/26/25	Dispatcher Uniforms	Open	364.00	0.00		
25-01467	06/26/25	Uniforms	Open	423.00	0.00		
25-01469	06/26/25	Uniform Pants	Open	500.00	0.00		
25-01474	06/27/25	Uniforms	Open	296.00	0.00		
25-01475	06/27/25	Pullover Vertex	Open	171.00	0.00		
				9,778.99			

AHH001 AMERICAN HOSE & HYDRAULICS INC

25-01314	06/10/25	PUMP SHOP	Open	1,830.02	0.00		
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AMAZ001 AMAZON.COM SERVICES, INC

25-00961	04/17/25	FIRE DEPT TOOLS FOR ENGINEERS	Open	139.00	0.00		
25-01207	05/23/25		Open	17.09	0.00		
				156.09			

APP002 GANNETT, NJ NEWSPAPERS

25-01154	05/15/25	LEGAL ADVERTISEMENTS	Open	334.40	0.00	B	
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ARH001 ADAMS, REHMANN, HEGGAN ASSOC INC

24-02097	09/23/24	STORMWATER QUALITY RAIN GARDEN	Open	7,533.00	0.00	B	
24-02098	09/23/24	WAMPUM GREENWAY PHASE 3	Open	992.80	0.00	B	
				8,525.80			

ASB001 ASBURY PARK PRESS, INC.

25-01611	07/18/25	Cancel ZB 8.11.2025 meeting	Open	64.48	0.00		
25-01685	07/22/25	Cancel 7.21.2025 PB Meeting	Open	53.48	0.00		
				117.96			

ASF1001 ATLANTIC SECURITY & FIRE, INC

25-01208	05/23/25		Open	629.00	0.00	B	
25-01360	06/16/25		Open	681.85	0.00		
				1,310.85			

AVAKL001 LEON AVAKIAN, INC

25-01664	07/21/25	Tesla Escrow #1690	Open	2,880.00	0.00		
25-01698	07/25/25	Eatontown Sr House Escrow 1679	Open	1,477.50	0.00		
				4,357.50			

XONE005 AXON ENTERPRISE, INC

25-01336	06/11/25	AXON Renewal/Licensing/Product	Open	112,148.30	0.00		
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Purchase Order Listing By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
BBBA001	BROWN & BROWN BENEFITS ADV.	25-01533	07/08/25	AUGUST 25 MONTHLY FEE	Open	1,500.00	0.00		
BTF001	BOROUGH OF TINTON FALLS	25-01379	06/17/25	BUCKET TRUCK INSPECTION	Open	800.00	0.00		
		25-01428	06/25/25	FILTER HOUSING FOR SWEEPER	Open	61.59	0.00		
						861.59			
CAG001	CLEARY GIACOBBE ALFIERI & JACO	25-01731	07/29/25	MUNICIPAL PROSECUTOR SERVICES	Open	3,000.00	0.00		
CAPIC001	RONALD CAPICHANA	25-01396	06/19/25	7/24/25 Event Wolcott Park	Open	250.00	0.00		
		25-01477	06/27/25	Last Day Camp Party DJ 8.15.25	Open	250.00	0.00		
						500.00			
CARLOS01	CARLOS & SON JANITORIAL	25-01514	07/07/25		Open	1,625.00	0.00		
CENTR015	CENTRAL JERSEY/CARBON URGENT	25-01014	04/28/25	NEW HIRE PHYSICAL PETZ	Open	221.00	0.00		
		25-01051	04/30/25	NEW HIRE PHYSICAL TRIPALDI	Open	166.00	0.00		
						387.00			
CHAS001	ARTHUR F. CHASEY, JR.	25-00250	01/27/25	MEDICARE REIMBURSEMENT 2025	Open	555.00	0.00		B
CKC001	CAROL K. CHASEY	25-00248	01/27/25	MEDICARE REIMBURSEMENT 2025	Open	555.00	0.00		B
COF001	RICHARD COFFEY	25-01437	06/25/25	MEDICARE REIMBURSEMENT 2025	Open	370.00	0.00		
COMCA005	COMCAST-8499052150124487	25-01762	08/05/25	BORO MONTHLY VIDEO SERVICES	Open	173.45	0.00		
COMCA015	COMCAST-8499052150284661	25-01758	08/05/25	PRESCHOOL ONLINE MONTHLY SERV	Open	176.53	0.00		
COMCA020	COMCAST-8499052150153270	25-01760	08/05/25	PINEBROOK ONLINE SERVICES	Open	159.94	0.00		
COMCA025	COMCAST-8499052150132563	25-01759	08/05/25	LEWIS ST ONLINE SERVICES	Open	174.90	0.00		
COMCA030	COMCAST-8499052150112946	25-01761	08/05/25	LIBRARY ONLINE SERVICES	Open	101.90	0.00		
COSEN001	VICTOR A COSENTINO, JR.	25-00257	01/27/25	MEDICARE REIMBURSEMENT 2025	Open	555.00	0.00		B
COSTE005	COSTELLO'S ACE HARDWARE	25-01342	06/11/25		Open	24.43	0.00		B

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Purchase Order Listing By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ELTA001	DELTA DENTAL	25-01680	07/22/25	AUG DETLA DENTAL BILLING	Open	13,303.59	0.00		
DIG002	JOHN DIGIOVANNI	25-01669	07/22/25	2025 RETIREE REIMBURSEMENT	Open	3,246.08	0.00		
DIGI001	JAMES DIGIOVANNI	25-01507	07/02/25	EYEGLASS REIMBUESE RETIREE	Open	561.40	0.00		
DILW001	DILWORTH PAXSON	25-01460	06/26/25	PROFESSIONAL SERVICES	Open	400.00	0.00		
DTS001	DYNAMIC TESTING SERVICE	25-01534	07/08/25	Q3 25' 5 PANEL DOT SCREENING	Open	245.00	0.00		
ECLE001	EAST COAST LIGHTING & ENERGY	25-00093	01/10/25		Open	700.00	0.00		B
		25-01197	05/22/25		Open	1,815.08	0.00		B
						2,515.08			
EDM001	EDMUNDS & ASSOCIATES, INC.	25-01470	06/26/25	TAX DEPT BLANK TAX BILLS	Open	111.00	0.00		
FAITH006	FAITH MEDNICK	25-01439	06/25/25	2025 ESSAY CONTEST WINNER	Open	150.00	0.00		
FAY002	JOHN FAY	25-01672	07/22/25	2025 SHBP RETIREE-REIMBURSEMENT	Open	1,149.25	0.00		
FILE005	FILEBANK, INC	25-01368	06/16/25	July 2025 Storage	Open	608.48	0.00		
		25-01388	06/18/25	OPRA#171-2025	Open	102.52	0.00		
						711.00			
FOO001	SAKER SHOPRITES, INC.	25-01100	05/07/25	AFTERCARE JUNE SNACKS	Open	350.77	0.00		
		25-01163	05/15/25	JUNE BIRTHDAY LUNCH	Open	125.80	0.00		
		25-01471	06/26/25	7/24/25 Event Supplies	Open	196.39	0.00		
						672.96			
GAL002	GALLS, INC.	24-01572	07/16/24	Exterior Vest Carrier	Open	505.55	0.00		
GENAC001	BOROUGH OF EATONTOWN GENERAL A	25-01693	07/23/25	PAY PERIOD 8/1/2025 O/D DETAIL	Open	13,884.00	0.00		
		25-01726	07/28/25	PAY PERIOD 8/1/25 O/S DETAIL	Open	2,400.00	0.00		
						16,284.00			
GENSE005	GENSERVE, LLC	25-00525	02/26/25		Open	1,195.00	0.00		B
0001	GLOBE PETROLEUM, INC.	25-00005	01/06/25		Open	669.92	0.00		B

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
GRIF006	GRIFFIN AUTOMOTIVE INFO SERV	25-01200	05/22/25	2025 TRUCK DIAGNOSTIC REPAIR S	Open	1,780.00	0.00		
GROFFMID	GROFF TRACTOR MID ATLANTIC LLC	25-01254	06/04/25	OPEN FOR 2025	Open	2,703.32	0.00		B
GWL001	GEORGE WALL LINCOLN MERCURY, IN	25-00255	01/27/25	DPW#36 HANDLE ASY	Open	348.33	0.00		
HENN002	RYAN HENNELLY	25-01673	07/22/25	2025 SHBP RETIREE-REIMBURSEMENT	Open	2,721.60	0.00		
IMP001	IMPRINT SHOP LLC	25-01387	06/18/25	3507 LAT LADIES V-NECK	Open	557.22	0.00		
JERS001	JCP&L	25-01751	08/04/25	BORO MONTHLY ELECTRIC SERVICES	Open	24,048.86	0.00		
		25-01773	08/05/25	BORO MONTHLY ELECTRIC SERV	Open	999.28	0.00		
						25,048.14			
JFWL001	JOSEPH FAZZIO-HOWELL LLC	25-00044	01/06/25	OPEN FOR 2025	Open	99.87	0.00		B
		25-00499	02/21/25	open 2025	Open	536.67	0.00		B
						636.54			
JGC001	John Guire Supply LLC	25-01153	05/15/25	TARP & ROLLER KIT 5548300	Open	1,492.49	0.00		
		25-01319	06/10/25	RED MAX STRAIGHT SHAFT LINE TR	Open	656.00	0.00		
						2,148.49			
KADEE005	KADEEM WILLIAMS	25-01540	07/09/25		Open	25.00	0.00		
KEA003	KEANSBURG AMUSEMENT PARK	25-01453	06/26/25	Camp Trip Balance 7.23.25	Open	778.00	0.00		
KEPWE005	KEPWEL SPRING WATER CO, INC	25-00007	01/06/25		Open	110.50	0.00		B
KSTAUF01	KATHLEEN M. STAUFFER	25-00275	01/27/25	MEDICARE REIMBURSEMENT 2025	Open	777.00	0.00		B
		25-00323	01/29/25	2025 SHBP REIMBURSEMENT RETIREE	Open	2,741.22	0.00		B
						3,518.22			
LECK001	LECKSTEIN & LECKSTEIN, LLC	25-01573	07/14/25	Attend 7.14.25 ZB Meeting	Open	1,500.00	0.00		
LINC002	LINCOLN FINANCIAL LIFE INS CO	24-02806	12/16/24	2023 LOSAP AWARDS	Open	2,700.00	0.00		
LOU001	LOUIS R. MICELI	25-00270	01/27/25	MEDICARE REIMBURSEMENT 2025	Open	555.00	0.00		B

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MAURE005	MAUREEN CLAYTON	25-00256	01/27/25	MEDICARE REIMBURSEMENT 2025	Open	777.00	0.00		B
MCMAS005	MCMASTER GARR SUPPLY COMPANY	25-00761	03/26/25		Open	18.49	0.00		B
MIKE001	JERSEY MIKE'S SUBS 1021	25-01459	06/26/25	Event 7/24/25	Open	776.47	0.00		
MONO002	MONMOUTH BUILDING CENTER	25-00511	02/24/25		Open	719.20	0.00		
MORT001	MORTON SALT, INC	25-01394	06/19/25	BULK BLIZZARD WIZARD	Open	819.05	0.00		
MRH001	MONMOUTH REGIONAL H.S. BD. OF	25-01380	06/17/25	Field Hockey Clinic 6/30-7/2	Open	1,815.00	0.00		
MRK001	MR KEYS INC	25-00006	01/06/25		Open	45.00	0.00		B
NAU001	KAREN SIANO	25-00274	01/27/25	MEDICARE REIMBURSEMENT 2025	Open	555.00	0.00		B
NEWJE010	NEW JERSEY STATE POLICE	25-01344	06/11/25		Open	5,917.50	0.00		
NJAWC001	NEW JERSEY AMERICAN WATER	25-01753	08/04/25	BORO FIRE HYDRANT SERVICES	Open	18,414.99	0.00		
		25-01754	08/04/25	BORO MONTHLY WATER USAGE	Open	2,249.17	0.00		
						20,664.16			
NJLE001	NJ LEAGUE OF MUNICIPALITIES	25-01555	07/10/25	LEAGUE OF MUNI ALL COUNCIL	Open	990.00	0.00		
NJN001	NJ NATURAL GAS CO.	25-01752	08/04/25	BORO MONTHLY GAS SERVICES	Open	1,642.08	0.00		
NJSAC01	NJ STATE ASSOC OF CHIEFS OF PO	25-01517	07/07/25	Association Dues 2025	Open	554.00	0.00		
NWFG001	NW FINANCIAL GROUP LLC	24-01563	07/16/24	FIN ADVISORY SERV - NETFLIX	Open	2,531.25	0.00		
		24-01905	08/29/24	MONMOUTH MALL DOC REVIEW/CALL	Open	281.25	0.00		
						2,812.50			
OMEG002	OMEGA GRAPHICS	25-01351	06/13/25	Finelli Business Cards	Open	75.00	0.00		
		25-01410	06/23/25	Business Cards	Open	80.00	0.00		
		25-01524	07/07/25	BUILDING DEPT STAMPS	Open	75.00	0.00		
						230.00			

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PARAL005	PARALLEL ARCHITECTURAL GRP LLC	25-00991	04/22/25	ARCHITECTURE/DESIGN BORO HALL	Open	25,650.00	0.00		B
PATRI020	PATRICIA R. DOMINACH	25-00374	02/06/25	Chair Yoga Classes 2025	Open	100.00	0.00		B
PAY003	LOUISE M. PAYNE	25-01451	06/26/25	MEDICARE REIMBURSEMENT 2025	Open	271.82	0.00		
PEL002	JOSEPH PELELLA JR	25-00343	02/03/25	MEDICARE INS REIMBURSEMENT 25	Open	546.00	0.00		B
PEL003	SHERYL PELELLA	25-00342	02/03/25	MEDICARE INS REIMBURSEMENT 25	Open	555.00	0.00		B
PETRO02	PETRO KING SERVICE	25-01201	05/22/25	REPLACE BREAKAWAY	Open	1,050.65	0.00		
POORJ005	POOR JOHN'S PORTABLE TOILETS	25-00462	03/06/25	Portable Restrooms 4 Locations	Open	732.00	0.00		B
PROCA006	PRO CAP 8, LLC	25-01644	07/18/25	Lien 24-00017 Redemption	Open	1,530.08	0.00		
QUIN001	REYES QUINONES	25-01678	07/22/25	2025 RETIREE REIMBURSEMENT	Open	918.68	0.00		
RAMTA005	RAM TAX LIEN FUND LP	25-01576	07/14/25	Lien 21-00001 Redemption	Open	10,090.13	0.00		
REPT001	REPUBLIC SERVICES	25-01603	07/17/25	JUNE RECYCLING TONNAGE	Open	28,415.41	0.00		
		25-01613	07/18/25	TONNAGE 7.1.25-7.15.25	Open	27,130.60	0.00		
						55,546.01			
RHEL005	R HELFRICH & SON CHARTER BUS	25-01444	06/26/25	Bus Trip 7.23.25	Open	600.00	0.00		
		25-01450	06/26/25	Camp Bus Trip 8.6.25	Open	1,200.00	0.00		
		25-01472	06/26/25	AUGUST 5TH ATLANTIC CITY TRIP	Open	1,050.00	0.00		
						2,850.00			
RISK005	RISK STRATEGIES COMPANY	25-01767	08/05/25	FIST AID POLICY RENEWAL	Open	1,263.95	0.00		
ROBER020	ROBERT ROSCH	25-00273	01/27/25	MEDICARE REIMBURSEMENT 2025	Open	555.00	0.00		B
RPHIL001	ROBERT PHILLIPS	24-00439	02/14/24	Fire Police Traffic Detail	Open	25.00	0.00		
RRD001	R. R. DONNELLEY	25-01297	06/06/25	REG-42A SAFETY PAPER ORDER	Open	106.50	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
STA001	ROBERT G. STAUFFER	25-00276	01/27/25	MEDICARE REIMBUESMENT 2025	Open	777.00	0.00		B
SCH001	T&M ASSOCIATES	24-02044	09/17/24	INDUSTRIAL WAY PHASE 5	Open	46,761.65	0.00		B
		24-02115	09/24/24	GURBISZ SPLASH PARK BATHROOM B	Open	1,504.00	0.00		B
		24-02736	12/04/24	STORMWATER MAPPING	Open	2,445.50	0.00		B
		25-00990	04/22/25	SITE INVESTIGATION SERVICE	Open	24,740.35	0.00		B
		25-01536	07/08/25	Mon Sq Escrow #1683	Open	4,566.00	0.00		
		25-01665	07/21/25	June 2025 Road Open Escrow5555	Open	19,962.90	0.00		
						99,980.40			
SEA002	SEABOARD WELDING SUPPLY, INC.	25-00053	01/06/25	OPEN FOR 2025	Open	321.65	0.00		B
		25-00054	01/06/25	OPEN FOR RENTALS	Open	222.50	0.00		B
						544.15			
SEACST01	SEA COAST CHEVROLET-OLDSMOBILE	25-00052	01/06/25	OPEN FOR 2025	Open	907.20	0.00		B
SEAVI005	SEA VIEW AUTO CORP	25-00055	01/06/25	OPEN FOR 2025	Open	198.00	0.00		B
SERV001	SERVPRO OF EATONTN/LONG BRANCH	25-01151	05/15/25	LOCKER ROOM REMEDIATION	Open	706.87	0.00		
SHIF001	SHIFFLER EQUIPMENT & SALES, IN	25-00766	03/26/25	PARK TOLIET PARTS	Open	4,541.04	0.00		
SHORE002	THE HOSE SHOP, INC.	25-00040	01/06/25	OPEN FOR 2025	Open	106.34	0.00		B
		25-00743	03/24/25	OPEN FOR 2025	Open	317.43	0.00		B
						423.77			
STA001	STAVOLA CONTRACTING CO. INC.	25-00147	01/15/25	OPEN FOR 2025	Open	177.67	0.00		B
STAP003	STAPLES ADVANTAGE	25-01466	06/26/25	POLICE RECORDS OFFICE SUPPLIES	Open	131.92	0.00		
STONEF01	STONEFIELD INVESTMENT FUND I	25-01575	07/14/25	Lien 24-00005 Redemption	Open	27,215.66	0.00		
TARGE005	TARGETED TECHNOLOGIES LLC	25-01449	06/26/25	RECORDING SYSTEM INSTALLATION	Open	508.75	0.00		
		25-01503	07/02/25	Det. Replacement Laptop	Open	1,549.00	0.00		
		25-01713	07/28/25	BORO IT AGREEMENT SERVICES	Open	8,600.20	0.00		
		25-01714	07/28/25	POLICE IT AGREEMENT SERVICES	Open	4,755.58	0.00		
						15,413.53			
Y001	TAYLOR FENCE	25-01093	05/06/25	190' of 6' high blackchainlink	Open	6,320.00	0.00		

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Purchase Order Listing By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
TCLAY001	THOMAS CLAYTON	25-01668	07/22/25	2025 RETIREE REIMBURSEMENT	Open	245.04	0.00		
TEPS001	STATE OF NJ DEPT OF TREASURY	25-01771	08/05/25	PFRS EMPLOYEE CONTRIBUT 2025	Open	59,852.42	0.00		
		25-01772	08/05/25	PERS 3RD QTR 1ST PAYMENT 2025	Open	38,581.02	0.00		
		25-01775	08/06/25	SHBP CONTRIBUTION AUGUST 2025	Open	377,897.69	0.00		
						476,331.13			
TMC001	TREASURER, COUNTY OF MONMOUTH	25-01556	07/10/25	GXP Host User Software	Open	1,250.00	0.00		
TOWNBAGE	TOWN BAGEL AND GRILL	25-01381	06/17/25	First Day Camp Bagels 7.7.25	Open	30.00	0.00		
TURF001	TURF TRADE	25-00533	02/27/25	OPEN FOR 2025	Open	180.86	0.00		B
VBFO01	VERIZON BUSINESS FIOS	25-01768	08/05/25	FIREHOUSE FIOS SERVICE	Open	430.22	0.00		
VCS001	VCS COMPUTER SOLUTIONS, INC	25-01550	07/09/25	Annual Support Host Data Base	Open	6,580.97	0.00		
WAR001	WARSHAUER ELECTRIC SUPPLY CO. I	25-01269	06/05/25		Open	93.58	0.00		B
WBMA005	W.B. MASON CO, INC	25-01382	06/18/25	BOROUGH INK PURCHASE	Open	352.99	0.00		
WWG010	W.W. GRAINGER, INC.	24-02212	10/04/24		Open	907.20	0.00		
		25-00863	04/09/25		Open	322.71	0.00		B
		25-01341	06/11/25		Open	423.24	0.00		B
						1,653.15			

Total Purchase Orders: 156 Total P.O. Line Items: 0 Total List Amount: 1,020,741.26 Total Void Amount: 0.00

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Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND:	4-01	6,950.25	0.00	0.00	6,950.25
CURRENT FUND:	5-01	813,125.70	0.00	0.00	813,125.70
GENERAL CAPITAL FUND	C-04	121,207.54	0.00	0.00	121,207.54
	T-15	56,369.87	0.00	0.00	56,369.87
	T-17	23,087.90	0.00	0.00	23,087.90
Year Total:		79,457.77	0.00	0.00	79,457.77
Total of All Funds:		1,020,741.26	0.00	0.00	1,020,741.26