

Regular Meeting
Borough of Eatontown Governing Body
Thursday, September 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 7:49 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, Candace M. Faust, Maria Escalante
ALSO PRESENT: Attorney Bayer, Borough Administrator Lucia, Borough Clerk Martin
The Flag Salute was held in workshop.

2. APPROVAL OF MINUTES

A. Workshop/Regular Meeting/Closed Session – 09/10/2025

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

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

ABSTAIN - C/Escalante, C/Jones abstained from Closed Session Minutes only

3. COMMUNICATIONS

A. NJ Transit Public Hearing Notice

B. Zoning Board Application, 45 Throckmorton

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

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

4. MAYOR'S REPORT - Mayor Talerico

Mayor Talerico reported that he accepted two awards on behalf of the Borough of Eatontown. One award was a gold award for the safe routes to school program for the years 2025-2027, then explained the award. The second award was a silver award for the 2025 electric vehicle adoption leadership program, then explained the award. Mayor Talerico then read a statement into the record regarding the Netflix project. The Mayor stated that he received an application for a PILOT which he supports and that he is referring to the Borough Professionals and the Governing Body. The Mayor also noted that this PILOT will be discussed at the October 8th council meeting.

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 Board. Council President East then provided an update regarding the Lions Club screening of student's eyes for families who are in need of help with glasses.

B. FINANCE & ORDINANCE - Councilmember Jones

Councilmember Jones reported on the next meetings of the Cannabis Regulatory Commission, the New Jersey State Board of Education, the Eatontown Board of Education, the Monmouth Regional High School Board of Education, the Environmental Commission and the Youth Committee. Councilmember Jones shared that the Environmental Commission will be presenting a basis plan of environmental justice so they can obtain points for Sustainable Jersey. Councilmember Jones shared a few reminders.

Councilmember Escalante asked about the points for the environmental justice plan. Councilmember Jones explained.

C. POLICE, PUBLIC LIGHTS & PARKING - Councilmember Araman

Councilmember Araman had nothing to report.

D. PARKS & RECREATION - Councilmember Lawson

Councilmember Lawson reported on the upcoming events of the Halloween Celebration, the open registration for Pre-K Basketball Clinic, the winter basketball league for grades K-8 and the fall soccer league play and clinic. Further reported was the next Recreation Advisory Committee meeting.

E. PUBLIC WORKS & INSURANCE - Councilmember Faust

Councilmember Faust mentioned to Councilmember Lawson that a resident reached out about the Arboretum Library being broken but has since been fixed. Councilmember Faust then mentioned residents have said great things about the Library Trail. Councilmember Faust further reported on the Sustainable Jersey action item and mentioned that she is more than happy to discuss different action items with the council members' groups. Councilmember Faust then reported on Beautify and Green Team's previous meeting discussions, then thanked Council President East for attending the Complete Streets' meeting and Councilmember Jones for attending the Shade Tree meeting.

Councilmember Jones shared the Shade Tree Commission's meeting notes.

Councilmember Faust then reported on the next meetings of the Green Team Committee, the Complete Streets Committee and the Shade Tree Commission. Further reported was the DPW bulk and leaf/brush totals and the bulk and brush/leaf pick-up schedule.

Councilmember Araman left the meeting at 8:18pm.

F. PUBLIC BUILDINGS & TENANTS RIGHTS - Councilmember Escalante

Councilmember Escalante reported on the next meetings of the Tenants' Rights Committee and the Historical Committee. Further reported was the upcoming haunted museum event.

Mayor Talerico mentioned the state has new guidance on mobile home rent increases and the borough attorney will make sure the existing ordinance is consistent with state guidance and recommend changes if necessary.

6. ADMINISTRATOR'S REPORT - Borough Administrator Lucia

Borough Administrator Lucia reserved his report until the next council meeting.

7. HEARING - Boarding House/Rooming House - Golden Peaks Sober Living, 18 Willow
(carried/continued from 8/27 and 9/10/2025)

Tolga Gezer, Operator of Golden Peaks Sober Living. Attorney Bayer mentioned he is still under oath. Mr. Gezer provided an update on the background check and the inspections of the Zoning Department and the Fire Prevention Department. Mr. Gezer then mentioned they ripped out the illegal kitchen that was placed in the basement and submitted the permit for it. Mayor Talerico confirms the permit was applied for. Attorney Bayer established the history of the Boarding/Rooming House for the record. Attorney Bayer asked how Mr. Gezer is aware of the previous owners. Mr. Gezer responded. Attorney Bayer provided an overview of the continued zoning violations and explained the court visits. The discussion continued regarding the history of the Boarding/Rooming House being operated at 18 Willow. Attorney Bayer asked if Phoenix Recovery has a claim that they have a right to lease the property. Mr. Gezer responded that the lease has been terminated. Attorney Bayer spoke about the continued litigation going on between Mr. Metz and Mr. Mirda, the previous owners. Attorney Bayer asked for clarification on the current owners. Mr. Gezer responded. Attorney Bayer referred to the Borough Code regarding license issuance. Administrator Lucia commented that he recommended denying the license. Mr. Gezer mentioned that in the past the previous owner messed up and is asking for a chance to operate the right way, so the state does not lose another facility. Attorney Bayer asked how someone who needs the facility pays rent. Mr. Gezer responded. Mayor Talerico explained these facilities are welcomed in the Borough of Eatontown. Attorney Bayer provided a few options.

Mayor Talerico opened the meeting to the public.

No comments were made.

Mayor Talerico closed the meeting to the public.

Attorney Bayer mentioned the council needs to act on this hearing whether they approve the license or not. Mayor Talerico then mentioned the resolution will be added to the agenda.

8. OLD BUSINESS**A. ORDINANCE ADOPTION**

- 1) **Ordinance 14-2025** - Bond Ordinance Providing for Various Capital Improvements and the Acquisition of Various Capital Equipment, Appropriating \$5,340,338 Therefor and Authorizing The Issuance of \$4,318,109 Bonds and Notes to Finance a Portion of the Costs Thereof, Authorized in and by the Borough of Eatontown, in the County of Monmouth, New Jersey - ***Public Hearing/Adoption***

Attorney Bayer read the ordinance by title.

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

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

No comments were made.

Mayor Talerico closed the meeting to the public.

Attorney Bayer read the ordinance by title.

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

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

BOROUGH OF EATONTOWN**COUNTY OF MONMOUTH****BOND ORDINANCE NO. 14-2025**

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$5,340,338 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,318,109 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF EATONTOWN, IN THE COUNTY OF MONMOUTH, NEW JERSEY

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. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of Eatontown, in the County of Monmouth, New Jersey (the "Borough"). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$5,340,338.00, said sum being inclusive of all appropriations heretofore made therefor, including grant funds expected to be received from the New Jersey Department of Transportation (NJDOT) in the aggregate amount of \$784,248.00, and the sum of \$237,981.00 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. \$10,176.48 of said down payment is now available from donation funds held by the Borough, and the remaining \$227,804.52 of said down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$4,318,109.00, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of (i) various road improvements within the Borough, including, but not limited to, miscellaneous drainage/sinkhole/drain repairs, bicycle lane markings and signs, various transportation and safety improvements, and resurfacing of various roads, including, but not limited to, Parker Road and Whalepond Road; (ii) acquisition of various vehicles and equipment, including, but not limited to, furniture, workstations, and a municipal vehicle with equipment for the Building/Construction Department; a sport utility vehicle (SUV), two (2) pickup trucks, a front end loader, a mower with bagger system, a stand-on Hurricane blower, and two (2) mobile post lift attachments for the Department of Public Works (DPW); replacement laptops, replacement school/shelter radios, replacement personal protective equipment (PPE), and various Emergency

Operations Center (EOC) equipment for the Office of Emergency Management (OEM); a new Chief's command vehicle, turnout gear/PPE, a forcible entry prop, a hose rolling machine, and a new fire hose for the Fire Department; and furniture for the Planning/Zoning Department; (iii) various improvements and acquisitions for the Police Department, including, but not limited to, two (2) upfitted patrol vehicles, one (1) upfitted unmarked vehicle, an Eventide recorder, a sonic wall, upfitting of four (4) police SUVs and equipment, painting/upfitting of one (1) Law Enforcement Support Office (LESO) vehicle, and gutter guards and door locks for the Impound Yard Building; (iv) various improvements and acquisitions for Borough buildings and grounds, including, but not limited to, a new exhaust system and replacement heaters for the DPW building located at 250 Pinebrook Road, repairs to the maintenance shop located at 17 West Street, reverse doors at the Wolcott bathrooms, key system upgrade at the Firehouse, flag pole replacement and lighting upgrade at Wampum Park, and various improvements to Locust Grove, 80 Acres Park, Gurbisz Park, and Borough Hall; (v) stormwater basin reporting/maintenance/repairs; (vi) Bike Lane Project - Phase I; and (vii) various acquisitions for the Department of Recreation, including, but not limited to, outdoor benches, picnic tables, and an outdoor shade structure, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$4,318,109.00, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$5,340,338.00, which is equal to the amount of the appropriation herein made therefor, including said \$784,248.00 grant funds expected to be received from the NJDOT, consisting of \$380,548.00 for said resurfacing of Parker Road, \$200,000.00 for said transportation and safety improvements, and \$203,700.00 for said Bike Lane Project – Phase I. The excess of the appropriation of \$5,340,338.00 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$784,248.00 grant funds expected to be received from the NJDOT and the \$237,981.00 down payment for said purposes, including said \$10,176.48 donation for the resurfacing of Whalepond Road.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 13.19362 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$4,318,109.00 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$1,835,000.00 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any 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 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

2) Ordinance 15-2025 - Ordinance Adopting A Redevelopment Plan for Property Located in the Borough of Eatontown within the Former Fort Monmouth, Pursuant to the Local Redevelopment and Housing Law - **Public Hearing/Adoption**

Attorney Bayer read the ordinance by title.

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

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

No comments were made.

Mayor Talerico closed the meeting to the public.

Attorney Bayer read the ordinance by title.

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

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

ORDINANCE 15-2025

BOROUGH OF EATONTOWN

COUNTY OF MONMOUTH, STATE OF NEW JERSEY

ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED IN THE BOROUGH OF EATONTOWN WITHIN THE FORMER FORT MONMOUTH, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

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"), including Block 301, Lot 1, Block 501, Lots 1 and 1.01, Block 601, Lot 1 and Block 701, Lot 1, as a non-condemnation "area in need of redevelopment area" (the "Original Redevelopment Area"), according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on October 25, 2023, the Borough adopted Ordinance 31-2023, approving and adopting the Fort Monmouth Reuse and Redevelopment Plan as the “redevelopment plan” for the Original Redevelopment Area in accordance with N.J.S.A. 40A:12A-7 (the “**Original Redevelopment Plan**”); 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; and

WHEREAS, on September 10, 2025, the Borough Council adopted Resolution 217-2025 designating the Transferred Land as a non-condemnation “area in need of redevelopment” (the “**Additional Redevelopment Area**” and, together with the Original Redevelopment Area, the “**Redevelopment Area**”) according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on behalf of FMERA, Phillips Preiss Grygiel Leheny Hughes LLC prepared a redevelopment plan for the Redevelopment Area entitled, “Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan” dated February 2024 (the “**Redevelopment Plan**”); and

WHEREAS, as of the date of introduction of this Ordinance on first reading, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for the Planning Board’s review pursuant to N.J.S.A 40A:12A-7(e); and

WHEREAS, prior to public hearing and final adoption of this Ordinance, the Planning Board will have transmitted to the Borough Council a report containing the Planning Board’s recommendation concerning the Redevelopment Plan, including an identification of any provisions in the Redevelopment Plan that are inconsistent with the Borough Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deems appropriate; and

WHEREAS, subject to receipt of such Planning Board report, the Borough Council believes that the adoption of the Redevelopment Plan is in the best interests of the Borough and the redevelopment of the Redevelopment Area.

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

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

Section 2. Pursuant to N.J.S.A. 40A:12A-7(e), upon passage of this ordinance on first reading, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for the Planning Board’s review. The Planning Board shall prepare a report containing the Planning Board’s recommendation concerning the Redevelopment Plan, including an identification of any provisions in the Redevelopment Plan that are inconsistent with the Borough Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deems appropriate, and submit same to the Borough Council within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7, subject to the consent of FMERA pursuant to N.J.A.C. 19:31C-3.25(b)(1).

Section 4. The zoning district map and the zoning ordinances of the Borough are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

Section 5. In case any one or more of the provisions of this ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance or the Redevelopment Plan and this ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 6. Pursuant to N.J.A.C. 19:31C-3.25(b)(6), this ordinance shall not be effective unless and until FMERA has consented to adoption of this ordinance and the Redevelopment Plan. The Borough Council hereby directs the Mayor, in consultation with counsel to the Borough, to prepare and submit to FMERA the necessary application and/or any other documents in connection therewith in furtherance of such consent by FMERA.

3) Ordinance 16-2025 - Ordinance Amending Chapter 97 Entitled Animals, Article III Wildlife Feeding to Prohibit the Feeding of Unconfined Wildlife on Private Property - Public Hearing/Adoption

Attorney Bayer read the ordinance by title.

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

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

Tim Harris, Applebee Street, sent a letter to the council along with pictures and a description of what he has been facing with the deer population. Mr. Harris then mentioned his neighbors are feeding the deer and have become a problem. Mayor Talerico responded and explained the ordinance.

Mayor Talerico closed the meeting to the public.

Attorney Bayer read the ordinance by title.

Councilmember Escalante commented that she believes something needs to be done to help with the deer issue in town and that this ordinance is a great start, but something more needs to be done. Councilmember Escalante then mentioned she has concerns about how this ordinance will be enforced. Mayor Talerico responded. Councilmember Escalante then asked about residents leaving dog feces around town. Mayor Talerico responded. The discussion continued. Councilmember Jones asked if enforcement is an issue, would they be able to update the ordinance to fix the enforcement issue. Mayor Talerico responded.

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

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

ORDINANCE 16-2025

BOROUGH OF EATONTOWN

COUNTY OF MONMOUTH, STATE OF NEW JERSEY

ORDINANCE AMENDING CHAPTER 97 ENTITLED ANIMALS, ARTICLE III WILDLIFE FEEDING TO PROHIBIT THE FEEDING OF UNCONFINED WILDLIFE ON PRIVATE PROPERTY

WHEREAS, the Borough Code prohibits the feeding of unconfined wildlife in any public park or on any other property owned or operated by the Borough of Eatontown; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to extend the prohibition of unconfined wildlife on private property to ensure the protection of the public's health safety and welfare.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it hereby amends Chapter 97 "Animals," "Wildlife Feeding" Section 97-15 "Prohibited Conduct" as follows: [additions are underlined, and deletions are noted as strike-out].

§97-14 Definitions

FEED

To give, place, expose, deposit, distribute or scatter any edible material with the intention of feeding, attracting, or enticing wildlife. Feeding does not include baiting in the legal taking of fish.

WATERFOWL

Any bird that frequents the water, or lives about rivers, lakes, etc.; aquatic fowl including not limited to ducks, geese, swans, herons, and egrets.

WILD ANIMAL

Any animal, which is not human or domesticated, including but not limited to bears, coyotes, deer feral cats, foxes, groundhogs, opossums, raccoons, skunks, waterfowl, wolves, and hybrid wolves.

§97-15 Prohibited Conduct

A. Feeding of wild animals birds and waterfowl prohibited.

1. No person shall feed, bait or in any manner provide access to food to any wild animal, birds, or waterfowl in the Borough of Eatontown, on lands either publicly or privately owned, except as permitted by Subsection B below. This section shall not apply to the feeding of farm animals, nor to confined wildlife (for example, wildlife

confined in stables, parks, or rehabilitation centers, nor unconfined wildlife at environmental education centers.) in any public park or on any other property owned or operated by the Borough of Eatontown, any wildlife, excluding confined wildlife (for example, wildlife confined in zoos, parks or rehabilitation centers, or unconfined wildlife at environmental education centers).

2. No person shall purposely or knowingly, leave or store any refuse, garbage, food product, pet food, forage product or supplement, salt, seed or birdseed, fruit or grain in a manner that would constitute an attractant to any wild animal or waterfowl.
3. After being advised by the Borough to undertake remedial action to avoid contact or conflict with wild animals, no person shall continue to provide, or otherwise fail to secure or remove, any likely food sources or attractants, including, but not limited to, outdoor trash, grills, pet food, bird feeders or any other similar food source or attractant.
- B. Feeding of birds permitted. Feeding of birds shall be permitted outdoors at such times and in such numbers that:
 1. Such feeding does not create an unreasonable disturbance that affects the rights of surrounding property owners and renders other persons insecure in the use of their property;
 2. Does not create an accumulation of droppings on the property and surrounding properties; and
 3. Does not become an attractant for rodents or other wild animals.

§97-17 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 ~~\$2,000~~, 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.

9. PUBLIC COMMENT ON AGENDA ITEMS ONLY

The meeting was open to the public on agenda items.

Diane Wellington, Fieldstone Court, confirmed that the feeding has become an issue in Woodmere and a deer even bit a resident, but the animals have been driven out and they have nowhere to go. Mayor Talerico responded.

The meeting was closed to public comment on agenda items.

10. 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/Lawson, C/Faust, C/Escalante

ABSENT - C/Araman

11. NEW BUSINESS

A. 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 223-2025 - Auth. Clerk/Purchasing Agent to Advertise for RFP's, 2026 Borough Professionals
- 2) Resolution 224-2025 - Auth. On-Line Auction of Surplus Vehicles & Equipment
- 3) Resolution 225-2025 - A Resolution Adopting the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026
- 4) Resolution 226-2025 - Auth. Tax Sale Certificate Redemptions
- 5) Resolution 227-2025 - Auth. Application for the 2026 ROID Grant through the NJ Department of Community Affairs
- 6) Resolution 228-2025 - Approving Fourth Amendment To Purchase And Sale Agreement And Redevelopment Agreement With Fort Monmouth Economic Revitalization Authority For The Redevelopment Of The Nicodemus Park Parcel
- 7) Resolution 229-2025 - Resolution Denying License Application Filed By Golden Peaks Sober Living To Operate A Cooperative Sober Living Residence At 18 Willow Street

Councilmember Jones commented that she really is torn about Resolution 229, then shared her concerns. Councilmember Escalante asked for clarification on Resolution 228. Mayor Talerico responded by explaining the resolution and providing an update.

Motion to approve Consent Items 1-7 (Resolutions 223-229) as a group by C/East; seconded by C/Faust

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

ABSENT - C/Araman

RESOLUTION 223-2025 - AUTHORIZING MUNICIPAL CLERK/PURCHASING AGENT TO ADVERTISE RFP'S FOR 2026 BOROUGH PROFESSIONALS

WHEREAS, Chapter 57, Section 2 of the Borough Code establishes annual advertisements for professional position; and
WHEREAS, notice will be published in the Asbury Park Press and on the NJ League of Municipalities Website on Tuesday, October 21, 2025, and the NJ League of Municipalities Website for receipt of proposals on Tuesday, November 18, 2025.
Now, Therefore, Be It Resolved the Mayor and Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that the Municipal Clerk/Purchasing Agent is hereby authorized to advertise requests for proposals per Chapter 57, Section 2 on Tuesday, October 21, 2025, with receipts of proposals on Tuesday, November 18, 2025.

RESOLUTION 224-2025 - AUTHORIZE THE SALE OF MUNICIPAL PERSONAL PROPERTY THROUGH ONLINE AUCTION

WHEREAS, the Borough of Eatontown has determined that certain personal property as described on the below listed "Schedule A" is no longer needed for public purposes; and

WHEREAS, N.J.S.A. 40A:11-36 requires that all such personal property be sold at public sale to the highest bidder; and

WHEREAS, the Borough of Eatontown Police Department has selected Auction Liquidation Services to conduct an on-line auction.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Eatontown, as follows:

1. The below listed "Schedule A", "Schedule B" and "Schedule C" of Borough Property is hereby declared surplus, and is no longer needed for public purposes; and
2. The On-Line Auction will commence on October 13, 2025 at 9:00 a.m. and conclude on October 20, 2025 at 6:00 p.m. on the website www.usgovbid.com; and
3. Preview will consist of on-line photos only on the website www.usgovbid.com; and
4. The Borough Clerk is hereby authorized to advertise a public sale of said property according to N.J.S.A.40A:11-36(3).

SCHEDULE A - IMPOUND VEHICLES

<u>YEAR</u>	<u>MAKE</u>	<u>MODEL</u>	<u>LOCATION</u>	<u>VIN</u>
1987	OLDS	CUTLAS	IMPOUND	2G3AJ51R4H9352981
1991	HONDA	ACCORD	IMPOUND	1HGCB7653MA084089
2001	TOYOTA	CAMRY	IMPOUND	JT2BG22K610574420
2001	FORD	F350	IMPOUND	1FTSX31L61ED83378
2004	TOYOTA	SIENNA	IMPOUND	5TDZA23C84S180515
2005	NISSAN	ALTIMA	IMPOUND	1N4AL11D85C322688
2006	CHRYSLER	TOWN COUNTRY	& IMPOUND	2A8GP54L76R651418
2006	FORD	F150	IMPOUND	1FTPX14575NC07047
2007	HYUNDAI	SANTA FE	IMPOUND	KM8SG13D97U102940
2007	DODGE	CALIBER	IMPOUND	1B3HB78K87D175712
2010	FORD	FOCUS	IMPOUND	1FAHP3FN0AW275861
2010	FORD	FUSION	IMPOUND	3FAHP0HGXR310535
2014	BMW	3 SERIES	IMPOUND	WBA3C3G54ENS68533
2015	TOYOTA	COROLLA	IMPOUND	2T1BURHEXFC421868
2018	HONDA	ACCORD	IMPOUND	1HGCV2F30JA017292

SCHEDULE B - BOROUGH OWNED PROPERTY

Qty	Description	VIN / Serial #
1	1993 INTERNATIONAL 4900 DUMP BODY TRUCK, 79,108 MILES, SINGLE AXLE – 10YD DUMP, 4X2, PLOW	1HTSDPPN2RH557064
1	2005 DODGE DURANGO, 104428 MILES	1D4HB48N15F615300
1	2013 FORD EXPLORER (RET. PD)	1FM5K8AR2DGB84569
1	BRINE STORAGE SILO TANK, 2500 GAL. CAPACITY	N/A
1	BRINE STORAGE SILO TANK, 2600 GAL. CAPACITY	N/A
1	LEAF COMPOST, ESTIMATED 3000 CU. YARDS	N/A
1	LOT OF 37 SAFARILAND HOLSTERS (30 R. P320, 1 L. P320, 6 R. P365)	N/A

SCHEDULE C - RECORDS BUREAU PROPERTY

Qty	Description	Serial #
1	CHICO URBAN LE STROLLER	N/A
1	KKA-L2 ELECTRIC SCOOTER	YL2000717000040
1	MAGNA EXCITOR 7 SPEED BICYCLE, RED & BLACK	N/A
1	REDMAX EBZ7500 BACKPACK BLOWER	N/A

RESOLUTION 225-2025 - A RESOLUTION ADOPTING THE MONMOUTH COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2026

WHEREAS, the Mayor and Council of the Borough of Eatontown recognize the threat that natural hazards pose to people and property within the Borough; and

WHEREAS, the County of Monmouth has prepared a multi-hazard mitigation plan, hereby known as Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026, in accordance with federal and state laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and New Jersey P.L. 2023, CHAPTER 313 approved January 16, 2024.

WHEREAS, the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026, identifies current and future natural hazard risks, and assesses the vulnerability of facilities, infrastructure, and populations, and defines mitigation goals and actions to reduce or eliminate long term risk to people and property in Eatontown from the impacts of future natural hazards and disasters; and

WHEREAS, adoption by the Mayor and Council of the Borough of Eatontown demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026.

NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH OF EATONTOWN, NJ THAT:

Section 1. In accordance with (local rule for adopting resolutions), the Mayor and Council adopts the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026. While content related to the Borough of Eatontown may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the Borough of Eatontown to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

RESOLUTION 226-2025 - 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
2604	19		CHRISTIANA T C/F CE1/1ST TRUST	\$ 41,957.59	\$ 7,300	23-00018
3801	13.01	C075	PRO CAP 8 FBO FIRSTRUST BANK	\$ 1,778.97	\$ 800	23-00031
3901	9.14		PRO CAP 8 FBO FIRSTRUST BANK	\$ 1,239.91	\$ 300	24-00031

RESOLUTION 227-2025 - AUTHORIZING THE APPLICATION AND EXECUTION OF CONTRACT FOR GRANT FROM NJ DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the Borough of Eatontown desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$20,000 with a \$4,000 Borough match to continue to expand a community based enhanced special events program that provides opportunities for ALL residents and provides opportunities for individuals with disabilities.

BE IT THEREFORE RESOLVED,

- 1) That the Borough of Eatontown does hereby authorize the application for such a grant and,
- 2) Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Eatontown and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

RESOLUTION 228 -2025 - RESOLUTION APPROVING FOURTH AMENDMENT TO PURCHASE AND SALE AGREEMENT AND REDEVELOPMENT AGREEMENT WITH FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY FOR THE REDEVELOPMENT OF THE NICODEMUS PARK PARCEL

WHEREAS, FMERA and the Borough entered into a certain Purchase and Sale Agreement and Redevelopment Agreement dated as of November 30, 2020, as amended by the First Amendment to the Purchase and Sale Agreement and Redevelopment Agreement, dated July 28, 2021, the Second Amendment to the Purchase and Sale and Redevelopment Agreement, dated November 14, 2023, (collectively the "Agreement") whereby FMERA agreed to sell and the Borough agreed to purchase and redevelop the Nicodemus Park Parcel for recreation use, improved by Buildings 787, 788, 789, and 770, including Environmental Carve-Out Parcel ECP 98 and the Van Guard Parcel (defined below), located on Fort Monmouth, Eatontown, New Jersey (collectively "**Property**"); and

WHEREAS, pursuant to the First Amendment to the Agreement, the Parties agreed to include within the sale a portion of land south of Van Guard Avenue into the Property ("Van Guard Parcel") into the larger Property to expand the usable recreation area and provide convenient access and amend the Purchase Price and extend the Due Diligence Period for investigation of the Van Guard Parcel; and

WHEREAS, the Borough closed on the Property on March 7, 2022; and

WHEREAS, pursuant to the Agreement, the Borough was to complete the Redevelopment Project which consisted of the demolition of Buildings 787, 788, 789 and either demolition or upgrading Building 770 and upgrading the existing outdoor space for public use by December 7, 2023; and

WHEREAS, pursuant to the Second Amendment to the Agreement, the Parties agreed to amend the Redevelopment Project to permit additional park amenities including a bathroom pavilion, storage building, splash pad, exercise playground equipment and a dog agility course, and extend the timeline to complete the Project, as the modifications required additional approvals and further impacted the Borough's ability to complete construction in alignment with the limitation on construction related activities on the site as a result of legal protections afforded to bald eagles and ospreys; and

WHEREAS, on November 22, 2024, the Borough requested an additional twelve (12) month extension to the timeline to complete the Redevelopment Project due to equipment delays for infrastructure materials, funding requirements related to the municipal bonding process, and construction limitations due to legal protections for bald eagles and ospreys; and

WHEREAS, upon FMERA's consent, the Borough executed the Third Amendment to the Purchase and Sale Agreement and Redevelopment Agreement with the Fort Monmouth Economic Revitalization Authority in connection with the Borough's development of the Nicodemus Park Parcel to allow the Borough until December 7, 2025 to complete the Project.

WHEREAS, the Borough has made substantial progress towards completing the Project, but it has encountered difficulties with extending utilities to the Property, and it is therefore requesting a one year extension to complete the Project by entering into a Fourth Amendment to the Purchase and Sale Agreement and Redevelopment Agreement extending the deadline to complete the Project until December 7, 2026; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough and its residents to complete the Project to have a park with amenities available for the public on Fort Monmouth.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that it hereby approves the Fourth Amendment to the Purchase and Sale Agreement and Redevelopment Agreement with the Fort Monmouth Economic Revitalization Authority in connection with the Borough's development of the Nicodemus Park Parcel, and the Mayor is authorized to execute the Fourth Amendment to the Purchase and Sale Agreement and Redevelopment Agreement.

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

1. Kara Kopach, Executive Director
2. William P. Lucia, III, Borough Administrator

RESOLUTION 229-2025 - 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 through a portion of 2025; and

WHEREAS, Phoenix sold 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 Kevin Mirda continues to own the Property; 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, Kevin Mirda pled guilty twice in Eatontown Municipal Court, to creating a second dwelling without proper approvals at the Property located in a single-family residential zone and as a result of the second guilty plea, he agreed to relocate the residents of the Sober Living Facility; 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 they continued to operate an unlicensed CSLR facility on the Property at the time of its application to the Borough Council; 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 still trying to correct these ongoing and 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, after considering the testimony provided at the hearing along with the recommendations of the Borough departments described herein, the Borough Council voted to deny the application filed by Golden Peaks seeking a CSLR license for the Property and that denial was subsequently memorialized through the adoption of Resolution 166-2025, which is incorporated as if fully set forth at length herein; and

WHEREAS, Golden Peaks filed another application to operate a Sober Living Facility at the Property on July 15, 2025 which revealed that its ownership was consistent with its ownership in its previous application to the Borough and that Kevin Mirda remained an owner of the Property; and

WHEREAS, the Borough Council conducted a hearing on the application on August 27, 2025 with Tolga Gozer, the operator of the CSLR facility at the Property testifying on behalf of Golden Peaks on and the Borough's Fire Prevention, detective Bureau, Zoning Code Enforcement and Housing Departments recommended the Council deny the application because of outstanding violations and the failure to obtain a criminal background check; and

WHEREAS, Mr. Gozer admitted that there were continuing open violations on the Property, but that he was working towards bringing both the Property into compliance and that Mr. Mirda continued in his ownership interest in Golden Peaks and the Property;

WHEREAS, the Borough Council adjourned the hearing to provide Golden Peaks with additional time to abate the conditions on the Property and complete the criminal background checks;

WHEREAS, the hearing continued on September 25, 2025 with Mr. Toza again appearing on behalf of Golden Peaks who testified that the long-standing open violations had been abated and that it had moved its residents out in conformance with the requirements of Mr. Mirda's guilty plea in Municipal Court; and

WHEREAS, the Borough Attorney made the Borough Council aware of the following applicable Borough Code provisions, §106-8 (D) that states no license shall issue if the "owner or owners of the premises shall never had a license required pursuant to N.J.S.A. 55:13B-2 revoked" and §106-8 (F) provides that "no license shall be issued to any person if the Council determines that the issuance of a license to such person would be contrary to the best interests of the residents of any rooming house or boardinghouse or of the public generally;" and

WHEREAS, the Borough Administrator (former Police Chief) recommended that the Borough Council deny the application because of Mr. Mirda's continued ownership in Golden Peaks and the Property and his prior conduct in connection with the operation of an unlicensed Sober Living Facility at the Property for almost two years; continuing to operate a two-family home in a single family district for almost two years despite having pled guilty twice in Municipal Court twice to having done so, and his outright defiance and disrespect to the Borough Council and Borough officials legitimate licensing and oversight concerns for the residents of the Sober Living Facility at the Facility;

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 September 27, 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 not 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. William P. Lucia, III, Borough Administrator
3. DCA Bureau of Rooming and Boarding House Standards

B. CONSENT AGENDA MOTIONS

- 1) NJ State Firemen's Association Application for Membership, Jordi Vidal-Hernandez

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

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

12. REMARKS OF COUNCIL AND CITIZENS

Councilmember Jones explained the current challenging times for everyone and encouraged everyone to stay safe and take care of yourself. Councilmember Jones then wished everyone a safe and happy fall season.

The meeting was open to the public.

Linda M., College Avenue, mentioned a few topics that are currently bothering her. First was the trailer that was put on Rose Court, second was the trees being cut down on College Avenue but left all of the stumps there and it has become a dumping grounds problem. Ms. M then mentioned there was new curbing and sidewalks put on Nicodemus Avenue, then asked why that was done. Ms. M then asked about a property that Eatontown owns and asked why Eatontown does not maintain the property. Mayor Talerico responded to all four topics.

Kathleen Williams, Broad Street, mentioned the proclamation was a wonderful gesture for the Diedrichsen family. Ms. Williams then asked for a copy of the PILOT letter. Mayor Talerico and Attorney Bayer responded. Ms. Williams then asked about funding for the municipal building. Mayor Talerico responded.

Bob Berg, Kramer Avenue, asked Mayor Talerico about political signs and the placement of these signs. Mayor Talerico responded.

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

13. ADJOURNMENT – 9:20 pm

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

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 09/25/2025

September 23, 2025
02:11 PM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 1

P.O. Type: All

Open: N Paid: N Void: N

Range: First to Last

Rcvd: Y Held: Y Aprv: N

Format: Condensed

Bid: Y State: Y Other: Y Exempt: Y

Vendors: All

Include Non-Budgeted: Y

Rcvd Batch Id Range: First to Last

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ADRIAN01	ADRIAN GAMBOA-LOYO	25-01769	08/05/25	WOOBOOT REIMBURSEMENT	Open	400.00	0.00		
AMAZ001	AMAZON.COM SERVICES, INC	25-01791	08/07/25	AMAZON ORDER	Open	129.87	0.00		
		25-01887	08/20/25	Fall Soccer League Gear	Open	453.53	0.00		
		25-01996	09/03/25		Open	78.99	0.00		
		25-02009	09/04/25	FIRE DEPT SUPPLIES	Open	526.24	0.00		
		25-02014	09/04/25	HISTORICAL EVENT SUPPLIES	Open	161.43	0.00		
						1,350.06			
AMAZ0005	AMAZON.COM #A3898AWA7QWVMO	25-01792	08/07/25	External Hard Drive Records	Open	219.99	0.00		
AMCH001	AMCHAR WHOLESALE INC	25-01066	05/01/25	Glock 17T HGA 9MM	Open	11,804.00	0.00		
AMER001	AMERIFLEX BUSINESS SOLUTIONS	25-02081	09/15/25	FSA/COBRA FEE OCTOBER 2025	Open	115.00	0.00		
ANJ001	ANJEC	25-02067	09/12/25	2025 ANNUAL ENVIRONMENTAL DUES	Open	450.00	0.00		
AOC001	ALLIED OIL LLC	25-01810	08/11/25	93 RFG GAS/ETHANOL 7.29.25	Open	4,709.85	0.00		
		25-01812	08/11/25	93 RFG GAS/ETHANOL 7.22.25	Open	6,465.89	0.00		
		25-01911	08/25/25	93 RFG GAS/ETHANOL	Open	8,280.13	0.00		
		25-01925	08/26/25	93 RFG GAS/ETHANOL	Open	5,357.31	0.00		
		25-01939	08/27/25	93 RFG GAS/ETHANOL 8.15.25	Open	3,796.76	0.00		
						28,609.94			
APP002	GANNETT NJ NEWSPAPERS	25-01154	05/15/25	LEGAL ADVERTISEMENTS	Open	87.12	0.00		B
		25-02062	09/11/25	Legal Advertisements	Open	215.60	0.00		B
						302.72			
ARC002	A. R. COMMUNICATIONS	25-00301	01/28/25	MOTOROLA BATTERY IMPRES LIION	Open	650.00	0.00		
ARO002	AMERICAN ROLL-OFF	25-01709	07/28/25	PUMP BRACKET	Open	597.80	0.00		
ATTA001	ATLANTIC TACTICAL	24-01514	07/08/24	Body Armor J. Goldfarb	Open	2,061.52	0.00		
		24-02760	12/09/24	Vest Gear	Open	75.60	0.00		
		24-02880	01/02/25	Bore Alignment Rod	Open	90.39	0.00		
		24-02881	01/02/25	Firearms	Open	851.02	0.00		

September 23, 2025
02:11 PM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ATTM001	ATLANTIC TACTICAL			Continued					
	24-02882	01/02/25	Firearms	Open	1,152.40	0.00			
	24-02883	01/02/25	Firearms Targets	Open	439.62	0.00			
	25-00455	02/19/25	Mag & Handcuff Holster	Open	882.50	0.00			
	25-01182	05/21/25	BulletProof Vests	Open	4,204.34	0.00			
					9,757.39				
ATM002	AT&T MOBILITY - 287306454448								
	25-02160	09/23/25	BORO CELL PHONE SERVICES	Open	764.03	0.00			
ATM003	AT&T MOBILE 287306454309								
	25-02161	09/23/25	BORO/POLICE CELL PHONE SERVICE	Open	3,091.74	0.00			
BAND001	BANDAG, INC								
	25-00936	04/16/25	OPEN FOR 2025	Open	88.78	0.00			B
	25-01865	08/18/25	FIRE DEPT REPLACE TIRES TAHOE	Open	629.28	0.00			
					718.06				
BOE001	EATONTOWN BOARD OF EDUCATION								
	25-02080	09/15/25	TAX LEVY OCTOBER 2025	Open	1,769,994.00	0.00			
BRADY002	JEROME BRADY								
	25-01902	08/21/25	MEDICARE INSURANCE REIMBURSE	Open	1,110.00	0.00			
BRAND011	BRANDON SMITH								
	25-01914	08/25/25	WOOBOOT REIMBURSEMENT	Open	99.99	0.00			
BRANDM01	MARCELLUS BRANDON								
	25-01945	08/28/25	ORTHOSONTIC REIMBURSEMENT	Open	1,760.00	0.00			
CHARL005	CHARLES WEST								
	25-01971	09/02/25	1ST & 2ND QTR PHONE BILL REIMB	Open	240.00	0.00			
CMAUT005	C&M AUTO PARTS, LLC								
	25-00935	04/16/25	OPEN FOR 2025	Open	970.34	0.00			B
COF001	RICHARD COFFEY								
	25-01901	08/21/25	MEDICARE INSURANCE REIMBURSE	Open	370.00	0.00			
COM006	COMCAST BUSINESS								
	25-02111	09/17/25	BORO MONTHLY INTERNET SERVICE	Open	784.95	0.00			
COMCA020	COMCAST-8499052150153270								
	25-02162	09/23/25	PUBLIC WORKS ONLINE SERVICES	Open	159.94	0.00			
COMCA025	COMCAST-8499052150132563								
	25-02163	09/23/25	LEWIS ST ONLINE SERVICES	Open	174.90	0.00			
COMCA030	COMCAST-8499052150112946								
	25-02112	09/17/25	BORO LIBRARY INTERNET SERV	Open	101.90	0.00			
CONF001	CONTINENTAL FIRE & SAFETY, INC								
	25-01485	06/27/25	FIRE DEPT EQUIPMENT PURCHASE	Open	639.75	0.00			

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CHFO005	DCH FORD OF EATONTOWN	25-00027	01/06/25	OPEN FOR 2025	Open	201.99	0.00		B
DELAG006	DELAGE FINANCIAL SRV-POSTAL	25-02126	09/18/25	BORO POSTAL EQUIPMENT LEASE	Open	327.00	0.00		
DELAG01	DELAGE LANDEN FINANCIAL-COPIER	25-02127	09/18/25	BORO OLD COPIER LEASE	Open	586.15	0.00		
DELTA001	DELTA DENTAL	25-01979	09/03/25	SEPT DELTA DENTAL BILLING	Open	13,815.30	0.00		
DENA001	DENA AMODEA	25-00654	03/13/25	2025 CELL PHONE REIMBURSEMENT	Open	90.00	0.00		B
DILW001	DILWORTH PAXSON	25-01801	08/07/25	EXPAND SCOPE ORD 02-2025	Open	400.00	0.00		
		25-01978	09/03/25	PROFESSIONAL SERVICES	Open	4,236.50	0.00		
						4,636.50			
DORÉE010	DORÉEN R. JACKSON	25-01999	09/03/25	MEDICARE INS REIMBURSEMENT	Open	555.00	0.00		
DWD002	D&W DIESEL	25-00025	01/06/25	OPEN FOR 2025	Open	1,298.16	0.00		B
		25-01270	06/05/25		Open	575.00	0.00		B
						1,873.16			
EAT004	EATONTOWN MEDICAL ASSOCIATES	25-01491	06/27/25	FIRST AID PHYSICAL EXAMS	Open	360.00	0.00		
EDM001	EDMUNDS & ASSOCIATES, INC.	25-01899	08/21/25	TAX COLLECTOR PRINTING BILLS	Open	1,025.15	0.00		
FILEB005	FILEBANK, INC.	25-01811	08/11/25	FILE RETRIEVAL - OPRA RQSTS	Open	47.31	0.00		
		25-01954	08/28/25	SEPTEMBER 2025 STORAGE	Open	829.32	0.00		
		25-02034	09/08/25	OPRA 233-2025	Open	1,097.87	0.00		
						1,974.50			
FOO001	SAKER SHOPRITES, INC.	25-01519	07/07/25	JULY BINGO SUPPLIES	Open	49.20	0.00		
		25-01544	07/09/25	AUGUST SNACKS	Open	76.76	0.00		
		25-01547	07/09/25	AUGUST BINGO SUPPLIES	Open	48.70	0.00		
						174.66			
FUNSER01	FUN SERVICES	25-01862	08/18/25	Eatontown Day Inflatables	Open	17,490.00	0.00		
WEB005	F.W. WEBB COMPANY	25-01531	07/08/25		Open	184.09	0.00		B

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FWE005	F.W. WEBB COMPANY	25-01823	08/13/25	Continued	Open	419.28 603.37	0.00		B
GENAC001	BOROUGH OF EATONTOWN GENERAL A	25-01980	09/03/25	PAY PERIOD 9/12/25 O/S DETAIL	Open	16,447.00	0.00		
GIRL001	GIRL SCOUTS OF THE JERSEY SHOR	25-00034	01/06/25	OPEN FOR 2025	Open	125.00	0.00		B
GPC001	GENUINE PARTS COMPANY INC	25-00746	03/24/25	OPEN FOR 2025	Open	213.05	0.00		B
		25-01136	05/13/25	OPEN FOR 2025	Open	1,588.94 1,801.99	0.00		B
GROFFMID	GROFF TRACTOR MID ATLANTIC LLC	25-00037	01/06/25	OPEN FOR 2025	Open	59.28	0.00		B
GSB002	GARDEN STATE BOBCAT, INC	25-00030	01/06/25	OPEN FOR 2025	Open	281.29	0.00		B
GWL001	GEORGE WALL LINCOLN MERCURY, IN	25-01137	05/13/25	OPEN FOR 2025	Open	862.03	0.00		B
HEYERGRU	HEYER GRUEL & ASSOCIATES, PA	25-01842	08/18/25	Eatontown Chicken Escrow 1694	Open	2,531.25	0.00		
IMA003	MARCO TECHNOLOGIES, LLC	25-01988	09/03/25	FINAL PAYMENT FOR BORO COPIERS	Open	1,310.88	0.00		
INT001	INTERSTATE BATTERIES, INC	25-01138	05/13/25	OPEN FOR 2025	Open	139.48	0.00		B
IPD001	INST. FOR PROFESSIONAL DEVELOP	25-01915	08/25/25	WE ARE ALL INDIVIDUALS WEBINAR	Open	50.00	0.00		
ISAD0005	ISADORA BUSSEM	25-01743	07/30/25	REFUND-SUMMER REC BOWLING	Open	25.00	0.00		
JAC001	GEORGE JACKSON	25-01998	09/03/25	MEDICARE INSURANCE REIMBURSE	Open	555.00	0.00		
JACQU005	JACQUELINE MARZANO	25-02002	09/04/25	REFUND DUPLICATE PAYMENT ERROR	Open	2,232.46	0.00		
JERS001	JCP&L	25-02110	09/17/25	BORO MONTHLY ELECTRIC USUAGE	Open	89.21	0.00		
		25-02165	09/23/25	BORO MONTHLY ELECTRIC SERVICES	Open	25,794.68 25,883.89	0.00		
JORGE006	JORGE BRITO	25-02025	09/05/25		Open	159.95	0.00		

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SPOT01	JOHNNY ON THE SPOT, LLC	25-01012	04/25/25	OPEN FOR 2025-PINEBROOK	Open	768.00	0.00		B
KEISH005	KEISHA TRAYMON	25-01742	07/30/25	REFUND OF PAVILION RENTAL	Open	250.00	0.00		
KEPWE005	KEPWEL SPRING WATER CO, INC	25-00007	01/06/25		Open	110.50	0.00		B
LAWES002	LAWES COMPANY	25-01807	08/08/25	70 Bales of Hay Eatontown Day	Open	899.50	0.00		
LECK001	LECKSTEIN & LECKSTEIN, LLC	25-02040	09/08/25		Open	1,000.00	0.00		
LERT002	LERTCH RECYCLING CO, INC	25-01007	04/25/25	OPEN FOR 2025	Open	124.00	0.00		B
MAZ003	MAZZA RECYCLING SERVICES INC	25-01757	08/05/25	BULKY WASTE JULY	Open	7,297.34	0.00		
		25-01763	08/05/25	INCOMING RECYCLING	Open	337.30	0.00		
						7,634.64			
MCG004	MARK MCGOWAN	25-01903	08/21/25	MEDICARE INSURANCE REIMBURSE	Open	1,110.00	0.00		
MON002	MONMOUTH BUILDING CENTER	25-00050	01/06/25	OPEN FOR 2025	Open	21.96	0.00		B
MRH001	MONMOUTH REGIONAL H.S. BD. OF	25-02079	09/15/25	TAX LEVY OCTOBER 2025	Open	982,633.92	0.00		
NJB001	VERIZON	25-02156	09/23/25	BORO ELEVATOR EMERG PHONE SRV	Open	591.24	0.00		
		25-02157	09/23/25	HISTORICAL MUSEUM PHONE	Open	236.14	0.00		
						827.38			
NJDL003	NJ DEPT OF LABOR & WORKFORCE D	25-01969	09/02/25	NJ UNEMPLOYMENT COMP FUND	Open	396.94	0.00		
NJDMV001	NJDVMC	25-01985	09/03/25	Title Fees	Open	180.00	0.00		
NJLE001	NJ LEAGUE OF MUNICIPALITIES	25-01789	08/07/25	2025 ANNUAL CONFERENCE	Open	240.00	0.00		
		25-02044	09/09/25	Magazine Subscription Renewal	Open	400.00	0.00		
						640.00			
NJSHD001	NEW JERSEY STATE VET HEALTH DE	25-02017	09/04/25	AUGUST 2025 DOG REPORT	Open	3.60	0.00		
NR002	NORTHWIND MECHANICAL SYSTEMS	25-00510	02/24/25		Open	857.11	0.00		B

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NWFG001	NW FINANCIAL GROUP LLC	25-01798	08/07/25	FINANCIAL ADVISORY SERVICES	Open	1,703.75	0.00		
OTOOL005	O'TOOLE SCRIVO, LLC	25-01898	08/21/25	BORO LABOR ATTORNEY SERVICES	Open	97.50	0.00		
OUT003	OUTSTANDING SERVICE CO., INC.	25-01378	06/17/25	WATER AND CONTAMINATION TANK C	Open	129.90	0.00		
PATRI020	PATRICIA R. DOMINACH	25-00374	02/06/25	chair Yoga Classes 2025	Open	100.00	0.00		B
PAY003	LOUISE M. PAYNE	25-02001	09/03/25	MEDICARE/AETNA REIMBURSEMENT	Open	389.98	0.00		
PDMS001	POWERDMS	25-01337	06/11/25	Subscription Service	Open	650.00	0.00		
		25-01343	06/11/25	PowerPolicy Pro Subscription	Open	6,429.65	0.00		
						7,079.65			
PLC001	NJEV P.L. CUSTOM BODY & EQUIP	25-01487	06/27/25	FIRST AID SAFETY INSPECTION	Open	705.00	0.00		
POORJ005	POOR JOHN'S PORTABLE TOILETS	25-00462	03/06/25	Portable Restrooms 4 Locations	Open	732.00	0.00		B
		25-01830	08/13/25	Eatontown Day Toilet&Sink 9/6	Open	625.00	0.00		
						1,357.00			
PRIME011	PRIME LUBE INC.	25-01593	07/16/25	SHELL SPIRAX S6 AXME 80W-140	Open	2,302.90	0.00		
REN001	SEMCORE II RENTAL CENTER	25-01081	05/05/25		Open	173.80	0.00		B
REPT001	REPUBLIC SERVICES	25-02024	09/05/25	TONNAGE AUG 2025	Open	30,572.23	0.00		
RISKS005	RISK STRATEGIES COMPANY	25-02068	09/12/25	FIRST AID POLICY RENEWAL BAL	Open	223.05	0.00		
SCH001	T&M ASSOCIATES	25-01723	07/28/25	40 byrnes escrow 1698	Open	1,577.50	0.00		
		25-02033	09/05/25	SOP 42-2024 Escrow #5555	Open	39,229.22	0.00		
						40,806.72			
SC0001	SCALES FLOORSHINE IND.	25-01256	06/04/25		Open	691.60	0.00		
SEA002	SEABOARD WELDING SUPPLY, INC.	25-01048	04/30/25	FIRST AID OPEN CYLINDERS SERV	Open	780.00	0.00		B
		25-01141	05/13/25	OPEN FOR 2025 - RENTALS	Open	243.50	0.00		B
						1,023.50			

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SEACST01	SEA COAST CHEVROLET-OLDSMOBILE								
		25-01324	06/10/25	OPEN FOR 2025	Open	366.90	0.00		B
		25-01721	07/28/25	FIRST AID VEHICLE PROTECTORS	Open	471.95	0.00		
						838.85			
SHORE002	THE HOSE SHOP, INC.								
		25-00040	01/06/25	OPEN FOR 2025	Open	30.26	0.00		B
SIC003	STANDARD INSURANCE COMPANY INC.								
		25-01975	09/03/25	SEPT DISABILITY INSURANCE	Open	3,022.26	0.00		
		25-01976	09/03/25	Firemens Life Insurance SEPT	Open	463.32	0.00		
		25-02106	09/17/25	OCT DISABILITY INSURANCE	Open	3,022.26	0.00		
		25-02107	09/17/25	Firemens Life Insurance OCT	Open	463.32	0.00		
						6,971.16			
SPCA001	MONMOUTH COUNTY SPCA								
		25-02089	09/15/25	BORO ANIMAL CONTROL SERVICES	Open	1,650.00	0.00		
STA001	STAVOLA CONTRACTING CO. INC.								
		25-00532	02/27/25	OPEN FOR 2025	Open	1,073.88	0.00		B
STAP003	STAPLES ADVANTAGE								
		25-01846	08/18/25	RECREATION OFFICE SUPPLIES	Open	66.53	0.00		
		25-01847	08/18/25	PUBLIC WORKS OFFICE SUPPLIES	Open	1,026.26	0.00		
		25-01848	08/18/25	BUILDING DEPT OFFICE SUPPLIES	Open	284.25	0.00		
		25-01849	08/18/25	LIBRARY OFFICE SUPPLIES/EQUIP	Open	467.47	0.00		
		25-01850	08/18/25	FIRE PREVENTION OFFICE SUPPLY	Open	251.07	0.00		
		25-02003	09/04/25	PLAN/ZONING OFFICE SUPPLIES	Open	689.03	0.00		
		25-02004	09/04/25	FINANCE OFFICE SUPPLIES	Open	117.60	0.00		
						2,902.21			
STORR001	STORR TRACTOR COMPANY								
		25-00740	03/24/25	OPEN FOR 2025	Open	906.80	0.00		B
TERM001	TERMINATOR TERMITE & PEST MGT								
		25-01920	08/26/25		Open	550.00	0.00		B
TIM001	W. E. TIMMERMAN CO., INC.								
		25-01619	07/18/25	OPEN FOR 2025	Open	349.36	0.00		B
TOWNBAGE	TOWN BAGEL AND GRILL								
		25-01820	08/12/25	SENIOR BIRTHDAY LUNCHEON	Open	283.20	0.00		
TRISE005	TRI SEASON LANDSCAPING & CONST								
		25-01663	07/21/25	Commctrcountersbacksplashesink	Open	28,500.00	0.00		
VBF001	VERIZON BUSINESS FIOS								
		25-02158	09/23/25	FIREHOUSE FIOS SERVICES	Open	430.22	0.00		
VRIZ005	VERIZON - ALBANY								
		25-02159	09/23/25	BORO FIBEROPTIC SERVICES	Open	807.67	0.00		

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W00004	RONNIE L. WOODS	25-01916	08/26/25	WOOBOOT REIMBURSEMENT	Open	119.99	0.00		
WWG001	GRAINGER INC	25-00036	01/06/25	OPEN FOR 2025	Open	96.06	0.00		B
WWG010	W.W. GRAINGER, INC.	25-01341	06/11/25		Open	70.77	0.00		B
		25-01821	08/13/25		Open	924.54	0.00		B
						995.31			
Total Purchase Orders:		146	Total P.O. Line Items:		0	Total List Amount:		3,062,732.88	Total Void Amount: 0.00

Totals by Year-Fund							
nd Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND:	4-01	4,670.55	0.00	4,670.55	0.00	0.00	4,670.55
CURRENT FUND:	5-01	2,968,143.69	0.00	2,968,143.69	275.00	0.00	2,968,418.69
GENERAL CAPITAL F	C-04	28,900.00	0.00	28,900.00	0.00	0.00	28,900.00
GRANT FUND	G-02	4,204.34	0.00	4,204.34	0.00	0.00	4,204.34
	T-12	3.60	0.00	3.60	0.00	0.00	3.60
	T-15	28,251.00	0.00	28,251.00	0.00	0.00	28,251.00
	T-17	28,284.70	0.00	28,284.70	0.00	0.00	28,284.70
Year Total:		56,539.30	0.00	56,539.30	0.00	0.00	56,539.30
Total of All Funds:		3,062,457.88	0.00	3,062,457.88	275.00	0.00	3,062,732.88