

**Regular Meeting
Borough of Eatontown Governing Body
Wednesday, December 17, 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 7:01pm, 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 Lindsey

The Flag Salute was led by C/Araman

2. APPROVAL OF MINUTES

A. Regular Meeting/Closed Session - 12/3/2025

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

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

ABSTAIN - C/Araman

3. COMMUNICATIONS

A. Borough of Highlands, Resolution 25-209 - Opposing the closure or relocation of Monmouth Medical Center Hospital in Long Branch

Motion to accept communication A by C/Jones; seconded by C/Lawson

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

4. MAYOR'S REPORT - Mayor Talerico

Mayor Talerico asked if anyone on council would object to moving the Reorganization Meeting to start at 11:30am instead of 12:00pm. The council agreed.

Mayor Talerico then reported on his meeting with the Community Benefits Agreement Committee, what was discussed and various upcoming projects.

5. REPORTS OF COMMITTEES

A. EMERGENCY SERVICES - Council President East

Council President East reported on the next meetings of the Fire Department and the First Aid Squad. Council President East then congratulated David Pizzo, Jordan Braha and Jodi Vidal Hernandez who successfully completed the Emergency Medical Response training program along with Jenna Carroll who completed the Emergency Medical Technicians Training.

Further reported was the Senior Housing Board's holiday luncheon provided by the Eatontown PBA. Council President East then mentioned there is still time to purchase a Christmas Tree from the Eatontown Lions Club at the mall. The proceeds support the food pantry, Monmouth Regional High School scholarships, eye screening and other local causes. Council President East then wished everyone a Happy Hanukkah, Merry Christmas and a Happy New Year.

B. FINANCE & ORDINANCE - Councilmember Jones

Councilmember Jones reported on the upcoming meetings of the New Jersey State Board of Education, the Eatontown Board of Education, the Monmouth Regional High School Board of Education, the Environmental Commission, the Substance Abuse Prevention Alliance and the Youth Committee.

C. POLICE, PUBLIC LIGHTS & PARKING - Councilmember Araman

Councilmember Araman reported on the Police Department's November report. The total calls for November were 1,419, there were 183 summonses issued, 87 traffic accidents and a total of 22 arrests.

D. PARKS & RECREATION - Councilmember Lawson

Councilmember Lawson reported on the previous Parks & Recreation meeting, the 2025 Christmas Tree Lighting and on the next meeting of the Recreation Advisory Committee.

E. PUBLIC WORKS & INSURANCE - Councilmember Faust

Councilmember Faust reported on the meeting cancellations of the Green Team Commission, the Complete Streets Advisory Committee and the Shade Tree Commission. The committees joined up for a holiday celebration. Further reported were the next meetings of Complete Streets Advisory Committee, the Shade Tree Commission and the Green Team Commission. Councilmember Faust then reported on the Department of Public Works' November bulk totals, brush totals and leaf totals. The Department of Public Works was called in late on Saturday and worked all day Sunday due to the snowstorm. The department completed three cycles of plowing and salting. Councilmember Faust then wished everyone a happy holiday.

F. PUBLIC BUILDINGS & TENANTS RIGHTS - Councilmember Escalante

Councilmember Escalante reported on the Wreaths Across America event and on the upcoming meetings for the Tenants' Rights Committee and the Library Board of Trustees. The Historical Committee had a successful holiday open house event and discussed a house on Throckmorton at their previous meeting that is falling apart. The Historical Committee also discussed creating a wish list to the CBA for museum updates. On March 1st, the Historical Committee will be hosting an open house event where George Washington and Martha Washington will be present. The Borough Building Committee met and discussed issues with the municipal building and reviewed the current plans. Councilmember Escalante then wished everyone a happy holiday.

6. ADMINISTRATOR'S REPORT - Borough Administrator Lucia

Borough Administrator Lucia reserved his report for next meeting.

Mayor Talerico asked for a brief moment of silence for Brian Charnick, who was a volunteer in the borough for decades.

7. OLD BUSINESS - None**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/Lawson

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

10. 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 286-2025** - Authorizing tax sale certificate redemptions
- 2) **Resolution 287-2025** - Authorizing Change Order No. 1 to S. Brothers, Inc. for the Industrial Way West Improvements Phases 4 & 5
- 3) **Resolution 288-2025** - Approving memorandum of agreement with Fort Monmouth Economic Revitalization Authority
- 4) **Resolution 289-2025** - Authorizing Shared Services Agreement between the Borough of Eatontown and the County of Monmouth for Monmouth County to serve as the Public Safety Answering Point on behalf of the Borough
- 5) **Resolution 290-2025** - Authorizing release of escrow funds for 373 South Holdings, LLC, Block 1401, Lots 20 and 20.01
- 6) **Resolution 291-2025** - Authorizing reimbursement for attendance at the 2025 NJ Firemen's Relief Association Convention

- 7) **Resolution 292-2025** - Authorizing the issuance and sale of non-recourse redevelopment area bonds (downtown village redevelopment project) of the Borough of Eatontown, in the County of Monmouth, New Jersey, in an aggregate principal amount not to exceed \$55,000,000 and providing for their sale
- 8) **Resolution 293-2025** - Resolution to approve 2025 Budget Appropriation Transfer #2

Councilmember Escalante pulled resolutions 287, 288 and 292 for discussion.

Councilmember Escalante asked for further clarification on these resolutions. Mayor Talerico and Attorney Bayer provided clarification.

Motion to approve Consent Items 1, 3-8 (Resolutions 286, 288-293) as a group by C/East; seconded by C/Faust

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

RESOLUTION 286-2025 - 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
906	2		STONEFIELD INVEST. FUND IV LLC	\$ 6,593.33	\$ 15,400	24-00006
1001	21		CHRISTIANA T C/F CE1/FIRSTTRUST	\$ 1,680.07	\$ 35,600	25-00007

RESOLUTION 288-2025 - RESOLUTION APPROVING MEMORANDUM OF AGREEMENT WITH FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

WHEREAS, on May 7, 2024, FMERA and the Borough entered into a Memorandum of Understanding to contract to study, map, and recommend repair and/or replacement of portions of Nicodemus and Wilson (South) Avenues and associated improvements including roadways, sidewalks, curbing, street lighting, and stormwater infrastructure, including pipes, manholes, catch basins, and outfall structures to support FMERA's redevelopment of the Main Post Property and to transfer portions of Nicodemus and Wilson (South) Avenues to the Borough, as well as prepare bidding documents to make all necessary repairs and replacements;

WHEREAS, the Borough and FMERA seek to enter into a new Memorandum of Understanding (the "MOU") to allow for the Borough's Special Projects Engineer, ARH Associates, to perform engineering services related to the study, map, repair, and/or replace portions of Nicodemus Avenue and associated improvements including roadways, sidewalks, curbing, street lighting, and stormwater infrastructure (as required), including pipes, manholes, catch basins, and outfall structures to support FMERA's redevelopment of the Main Post Property (the "Nicodemus Project") for the purpose of transferring Nicodemus Avenue to the Borough as a fully compliant municipal roadway; and

WHEREAS, ARH submitted a proposal to FMERA which includes the following scope of services: i) surveying and topographic base mapping; (ii) preliminary design specifications (iii.) final engineering design and permitting, (iv.) final bid plans & specifications and FMERA has funding in the amount of \$77,170.00 for the payment of the Nicodemus Project costs and expenses; and

WHEREAS, the Borough Council of the Borough of Eatontown believes it is in the best interest of the Borough to approve the MOU to implement and complete the Nicodemus Project in accordance with the Borough standards at FMERA's cost and expense

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 Memorandum of Understanding with the Fort Monmouth Economic Revitalization Authority authorizing ARH to perform engineering services in accordance with its proposal to FMERA to implement the Nicodemus Project, and the Mayor is authorized to execute the Memorandum of Understanding in a form acceptable to the Borough Attorney.

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 289-2025 - RESOLUTION AUTHORIZING SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF EATONTOWN AND COUNTY OF MONMOUTH FOR MONMOUTH COUNTY TO SERVE AS THE PUBLIC SAFETY ANSWERING POINT ON BEHALF OF THE BOROUGH

WHEREAS, the Uniform Shares Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq. authorizes municipalities to contract with each other for shared services; and

WHEREAS, the Borough and the County of Monmouth through the Monmouth County Sheriff's Office, Communications Division (the "County") seek to enter into a Shared Service Agreement for the County to serve as the Public Safety Answering Point on behalf of the Borough which will obligate the County to provide call service on behalf of the Borough by call, relay, transfer or direct emergency dispatch in accordance with the Borough's participation plan approved by the Police Department from July 1, 2025 through June 30, 2029; and

WHEREAS, the Borough Council believes it is be most cost-effective manner to provide such services and, in the Borough's, best interests to enter into a Shared Services Agreement with the County of Monmouth through the Monmouth County Sheriff's Office, Communications Division for Monmouth County to serve as the Public Safety Answering Point to the Borough and its residents.

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 and authorizes the Mayor to execute the Shared Service Agreement between the Borough of Eatontown and the County of Monmouth through the Monmouth County Sheriff's Office, Communications Division for Monmouth County to serve as the Public Safety Answering Point on behalf of the Borough in a form approved by the Borough Attorney.

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the Chief Financial Officer certifying the availability of funds.

BE IT FURTHER RESOLVED that a certified copy of the Resolution be provided to each of the following:

1. Monmouth County Sheriff's Office, Communications Division
2. William P. Lucia, III, Borough Administrator

RESOLUTION 290-2025 - RESOLUTION AUTHORIZING RELEASE OF ESCROW FUNDS FOR 373 SOUTH HOLDINGS, LLC, BLOCK 1401, LOTS 20 AND 20.01

WHEREAS, 373 South Holdings, LLC ("373 South Street"), posted escrow funds with the Borough in connection to its approval for site plan approval via Zoning Board application number ZB 2022-28 (the "Property"); and

WHEREAS, 373 South Holdings, LLC has made all required improvements to the Property and the Borough Zoning Officer has recommended that the associated escrow funds be released by letter dated to the Borough Clerk dated December 8, 2025; and

WHEREAS, there currently remains an escrow balance of \$105.80 in account #1570, and \$147.73 in account #1689; and

WHEREAS, the Zoning Officer has recommended release of the escrow funds and the Borough Council believes it is in the best interest of its residents to comply with applicable law and the recommendations of the Borough Engineer and Zoning Officer, and release the above-listed escrow funds to 373 South Holdings, LLC now that it has adhered to all of the approval requirements for site plan approval to the Property; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that it hereby authorizes the release of escrow funds in the amounts of \$105.80 in account #1570, and \$147.73 in account #1689 to 373 South Holdings, LLC.

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

1. 373 South Holdings, LLC
2. Dena Amodea, Chief Financial Officer

RESOLUTION 291-2025 - AUTHORIZING REIMBURSEMENT FOR ATTENDANCE AT THE 2025 NJ STATE FIREMEN'S RELIEF ASSOCIATION CONVENTION

WHEREAS, the Borough of Eatontown Fire Department had a need for Department members to attend the 2025 NJ State Firemen's Relief Association Convention in Wildwood, New Jersey; and

WHEREAS, the following member of the Eatontown Fire Department have submitted request for reimbursement for mileage, tolls, parking, dining and lodging in the respective amounts.

BARRY ROTH \$385.03

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Eatontown authorizes the reimbursement in the above noted not to exceed amount for the cost of mileage, tolls, parking, dining and lodging.

RESOLUTION 292-2025 - RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NON-RECOURSE REDEVELOPMENT AREA BONDS (DOWNTOWN VILLAGE REDEVELOPMENT PROJECT) OF THE BOROUGH OF EATONTOWN, IN THE COUNTY OF MONMOUTH, NEW JERSEY, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$55,000,000 AND PROVIDING FOR THEIR SALE

WHEREAS, on August 23, 2017, the Borough Council of the Borough (the "Borough Council"), adopted Resolution 178-2017, designating certain property within the Borough's 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" (the "Original Redevelopment Area"), according to the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (as amended and supplemented, the "Redevelopment Law"), as reaffirmed by Resolution 173-2023 adopted by the Borough Council on August 9, 2023; and

WHEREAS, on September 20, 2017, FMERA consented to the Borough's designation of the Original Redevelopment Area as an area in need of redevelopment in accordance with N.J.S.A. 52:271-26(o) and N.J.A.C. 19:31C-3.25(a)(5); and

WHEREAS, on October 25, 2023, the Borough Council 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; and

WHEREAS, on July 26, 2023 and August 17, 2023, respectively, the Borough and the Borough of Oceanport ("Oceanport"), adopted Ordinance 19-2023 and Ordinance #1078, respectively, amending the municipal boundary between the Borough and 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 Oceanport on the property of the former Fort Monmouth; and

WHEREAS, on February 21, 2024, FMERA adopted Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan ("Amendment #20") for, among other property, the "Mega Parcel", an approximately 292+/- acre parcel of land containing former residential, administrative and research and development buildings, warehouses, workshops and additional general purpose facilities in the Borough and Oceanport, within the Main Post section of the former Fort Monmouth (the "Netflix Redevelopment Area"); 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 September 17, 2025, FMERA consented to the Borough's designation of the Additional Redevelopment Area as an area in need of redevelopment in accordance with N.J.S.A. 52:271-26(o) and N.J.A.C. 19:31C-3.25(a)(5); and

WHEREAS, on September 25, 2025, the Borough Council adopted Ordinance 15-2025, approving and adopting Amendment #20 as the "redevelopment plan" for the Netflix Redevelopment Area, in accordance with N.J.S.A. 40A:12A-7 (the "Redevelopment Plan"); and

WHEREAS, on October 15, 2025, FMERA consented to the Borough's adoption of the Redevelopment Plan in accordance with N.J.A.C. 19:31C-3.25(b)(1); and

WHEREAS, the Purchase and Sale Agreement and Redevelopment Agreement dated as of January 13, 2023 (as amended and supplemented from time to time, the "Redevelopment Agreement"), by and between FMERA and Netflix Studios RE Holdings, LLC, as successor-in-interest to Netflix, Inc. (the "Owner"), sets forth the terms and conditions by which Netflix Eatontown Urban Renewal, LLC, a Delaware limited liability company (the "Entity") will undertake to redevelop the Netflix Redevelopment Area by undertaking the project described in Exhibit B to the Financial Agreement (collectively, and as the same may be amended and supplemented from time to time pursuant to the terms of the Redevelopment Agreement, the "Redevelopment Project"); and

WHEREAS, a portion of the Redevelopment Project shall be developed, constructed and operated in a portion of the Redevelopment Area (also referred to herein as the "Netflix Project Site" or the "Netflix Land", as more particularly described on Exhibit A to the Financial Agreement), and such portion of the Redevelopment Project shall, to the extent completed and located within the Redevelopment Area, be referred to herein as the "Netflix Project", as further described in Exhibit C to the Financial Agreement, and as the same may be amended and supplemented from time to time pursuant to the terms of the Redevelopment Agreement; and

WHEREAS, the Owner, who is also the sole member of the Entity, will ground lease the Netflix Project Site to the Entity for a term at least co-terminus with the term of the Financial Agreement; and

WHEREAS, the Entity will sublease the Netflix Project Site and all improvements constructed thereon to an operating company, FTM Studios Operations, LLC (the "Operating Company"); and

WHEREAS, the Owner shall construct the Netflix Project and the Operating Company shall operate the Netflix Project and remit an annual rental and/or fee amount to the Entity in an amount at least sufficient to provide for timely payment to the Borough of the Annual Service Charge (as defined in the Financial Agreement) when due; and

WHEREAS, pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.* (the "Exemption Law"), and the Redevelopment Area Bond Financing Law, *N.J.S.A. 40A:12A-64 et seq.* (as amended and supplemented, the "RAB Law" and, together with the Redevelopment Law and the Exemption Law, the "Acts"), the Borough is authorized to provide for and accept, in lieu of real property taxes, an annual service charge paid by the Entity to the Borough; and

WHEREAS, in order to improve the feasibility of the Netflix Project, the Entity applied to the Borough for a long term tax exemption pursuant to the Exemption Law pursuant to the application annexed as Exhibit D to the Financial Agreement (the "Application"); and

WHEREAS, the Mayor transmitted the Application to the Borough Council together with his recommendations dated October 8, 2025; and

WHEREAS, on October 22, 2025, the Borough adopted Ordinance 17-2025 (the "Ordinance"), approving a long term tax exemption and authorizing the execution of a Financial Agreement by and between the Borough and the Entity (the "Financial Agreement") governing payments made to the Borough in lieu of real estate taxes on the Netflix Project; and

WHEREAS, pursuant to the RAB Law, specifically *N.J.S.A. 40A:12A-68*, the Annual Service Charge shall, upon the recordation of the Financial Agreement and the Ordinance, constitute a municipal lien on the Netflix Land and the Netflix Project within the meaning of the Acts; and

WHEREAS, pursuant to and in accordance with the provisions of the RAB Law, specifically *N.J.S.A. 40A:12A-65 and 67(a)*, the Borough may issue bonds in order to finance "redevelopment projects, and in connection therewith, to finance or refinance any other cost or expense of . . . a municipality" in accordance with the terms and provisions of a resolution authorizing the issuance of such bonds; and

WHEREAS, pursuant to the terms of the Financial Agreement, the Pledged Annual Service Charge (as defined in the Financial Agreement), shall be pledged to the payment of the principal of and interest and redemption premium, if any, due on such bonds; and

WHEREAS, the proceeds of such bonds shall be used by the Borough to fund improvements pursuant to the Borough's "Downtown Village Redevelopment Plan" dated December 4, 2024 (as the same may be amended and supplemented from time to time, the "Downtown Redevelopment Plan"), and in connection therewith, to fund any other cost or expense of the Borough (collectively, the "Borough Improvements"); and

WHEREAS, prior to, and as conditions precedent to, the issuance of any and all of the Bonds and in accordance with all applicable law, including without limitation, *N.J.S.A. 40A:12A-29(a)(3)* and *N.J.S.A. 40A:12A-67(g)*, the Local Finance Board in the Division of Local Government Services in the New Jersey Department of Community Affairs (the "Local Finance Board") has issued all necessary statutory findings and approvals, pursuant to one or more resolutions duly adopted at a meeting of the Local Finance Board held on November 12, 2025; and

WHEREAS, pursuant to the Redevelopment Law, including the RAB Law, the Borough has determined to issue its Redevelopment Area Bonds (Downtown Village Redevelopment Project), in the aggregate principal amount of not to exceed \$55,000,000, which may be issued in one or more series, and may be issued in one or more series of bond anticipation notes in anticipation of the issuance of such bonds (the "Bonds") to: (i) fund the Borough Improvements; (ii) fund capitalized interest on one or more series of the Bonds; and (iii) pay certain costs incidental to the issuance and sale of each series of the Bonds, together with other costs permitted by the Redevelopment Law (collectively, the "Project"); and

WHEREAS, following the issuance of each series of the Bonds, the proceeds of such series of Bonds will be deposited under a Trust Indenture (the "Trust Indenture") by and between the Borough and a trustee appointed in accordance with the terms of this resolution (the "Trustee"), or a Supplemental Trust Indenture, as applicable (each, a "Supplemental Indenture" and, together with the Trust Indenture, the "Indenture"), and applied in accordance with the terms of the Indenture to pay costs of the Project; and

WHEREAS, the Financial Agreement provides at Section 5.2 that: (i) as security for the Bonds, the Borough and the Entity, agree that the Pledged Annual Service Charge shall be pledged and assigned to the repayment of the Bonds as security therefor; (ii) the Pledged Annual Service Charge shall not be included in the general funds of the Borough; and (iii) the

Borough's obligation to pay the Pledged Annual Service Charge to the Trustee shall be a limited obligation of the Borough, payable by it only to the extent of payments of Pledged Annual Service Charges received from the Entity, and shall not constitute a general obligation of the Borough; and

WHEREAS, in furtherance thereof, the Borough and the Trustee shall enter into a Pledge and Assignment Agreement to effectuate the pledge and assignment of the Pledged Annual Service Charge to the Trustee as security for the Bonds (the "Pledge Agreement").

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. Determination to Issue. To accomplish the purposes and objectives of the Redevelopment Law and the RAB Law, the Borough hereby determines to finance the Project. In order to finance the Project, the Bonds are hereby authorized to be issued in the aggregate principal amount not to exceed \$55,000,000. The Bonds shall be issued in one or more series, on a tax-exempt and/or taxable basis, and may be issued in one or more series of bond anticipation notes in anticipation of the issuance of such Bonds. Each series of Bonds shall bear interest at a rate or rates per annum set forth in the Indenture and will be payable on the interest payment dates set forth in the Indenture, through maturity or prior redemption. Each series of Bonds shall be dated their date of delivery. Each series of Bonds shall be issued in the form, shall mature, shall be subject to redemption prior to maturity and shall have such other details and provisions as are prescribed by the Indenture.

Section 2. Bonds to Constitute Limited Obligations. The Bonds shall be limited obligations of the Borough, payable solely out of the Pledged Annual Service Charge payable pursuant to the Financial Agreement, as set forth in the Indenture. The payment of the principal of and interest and redemption premium, if any, due on the Bonds shall be secured by a pledge and assignment of the Pledged Annual Service Charge pursuant to the Pledge Agreement, as set forth in the Indenture. Neither the members of Borough Council nor any person executing the Bonds issued pursuant to this resolution, the Redevelopment Law and the RAB Law shall be liable personally on the Bonds by reason of the issuance thereof. **The Bonds shall not be in any way a debt or liability of the Borough other than to the limited extent set forth in the Indenture.** Neither the full faith and credit nor taxing power of the Borough is pledged to the payment of the principal of and interest and redemption premium, if any, due on the Bonds.

Section 3. Authorization of Bonds. (a) Each series of Bonds shall mature no later than the last year that Pledged Annual Service Charges are due pursuant to the terms of the Financial Agreement.

(b) The Mayor and the Borough Administrator (each an "Authorized Officer") are each hereby authorized to execute and deliver on behalf of the Borough a contract of purchase, term sheet or other agreement memorializing the terms of the purchase of each series of the Bonds (each, a "Contract of Purchase") with an affiliate of the Entity or other purchaser approved by the Borough (each, a "Purchaser") to be determined by a certificate of award executed by an Authorized Officer (the "Award Certificate") as determined by an Authorized Officer in consultation with counsel, approval thereof to be evidenced by such Authorized Officer's execution thereof, for the purchase of all, but not less than all, of such series of Bonds. Each series of Bonds may be sold pursuant to a negotiated sale. A copy of each Contract of Purchase shall be filed upon execution with the records of the Borough.

Section 4. Execution and Authentication. The Bonds shall be executed and authenticated in accordance with the Indenture and shall be issued in registered form qualifying for book entry registration or as otherwise set forth in the Indenture.

Section 5. Delivery of Bonds. Following execution of each series of Bonds, the Authorized Officers are each hereby authorized to deliver such series of Bonds to the Trustee for authentication and, after authentication, to deliver such series of Bonds to the Purchaser or its designee against receipt of the purchase price or unpaid balance thereof.

Section 6. Approval of Indenture and Related Agreements. The form of (i) the Trust Indenture presented to this meeting (a copy of which is on file with the records of the Borough), and all instruments to be attached thereto or executed in conjunction therewith, (ii) each Supplemental Indenture (a copy of which shall be on file with the records of the Borough), (iii) the Contract of Purchase (a copy of which shall be on file with the records of the Borough), and (iv) the Pledge Agreement (a copy of which shall be on file with the records of the Borough), are each hereby approved and the Authorized Officers are each hereby authorized to execute, acknowledge and deliver, and the Borough Clerk or Deputy Borough Clerk are each hereby authorized to affix and attest the seal of the Borough to the Trust Indenture, each Supplemental Indenture, each Contract of Purchase, and each Pledge Agreement in substantially such forms, with such changes therein as counsel may advise and the officers executing the same may approve, such approval to be evidenced by their execution thereof.

Section 7. Incidental Action. The Authorized Officers are hereby authorized to execute and deliver such other papers, instruments, certificates, opinions, affidavits, documents and agreements, and to take such other action as may be

necessary or appropriate in order to carry out the purposes of this resolution, including effectuating the execution and delivery of the Indenture, each Supplemental Indenture, each Contract of Purchase, and each Pledge Agreement and the issuance and sale of each series of Bonds. The Authorized Officers are hereby authorized to appoint a Trustee for the Bonds.

Section 8. Construction. In case any one of more of the provisions of this resolution, the Indenture, each Supplemental Indenture, each Contract of Purchase, each Pledge Agreement or the Bonds issued hereunder shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provision of this resolution of the Indenture, each Supplemental Indenture, each Contract of Purchase and each Pledge Agreement, and the Bonds shall be construed and enforced as if such illegal or invalid provision had not been contained therein.

Section 9. Effective Date. This resolution shall take effect immediately upon adoption.

RESOLUTION 293-2025 - RESOLUTION TO APPROVE 2025 BUDGET APPROPRIATION TRANSFER #2

WHEREAS, N.J.S.A. 40A:4-58 provides that should it become necessary, during the last two months of the fiscal year, to expend for any of the purposes specified in the budget an amount in excess of the respective sums appropriated therefore and there shall be an excess in any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation: and

WHEREAS, the governing body may adopt a resolution, by not less than 2/3 vote of the full membership thereof, to transfer such amounts to those appropriations deemed to be insufficient;

NOW, THEREFORE, BE IT RESOLVED by the council of the Borough of Eatontown that the transfers be made in the 2025 budget appropriations as follows:

FROM	TO	AMOUNT
Administration O/E 5-01-20-100-000-328	Social Security 5-01-36-472-000-388	\$17,000.00

ITEM HELD FOR SEPARATE CONSIDERATION

2) Resolution 287-2025 - Authorizing Change Order No. 1 to S. Brothers, Inc. for the Industrial Way West Improvements Phases 4 & 5

Motion to adopt item 1 (Resolution 287-2025) by C/Araman; seconded by C/East

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

RESOLUTION 287-2025 - RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 TO, S. BROTHERS, INC. FOR THE INDUSTRIAL WAY WEST IMPROVEMENTS PHASES 4 & 5 PROJECT

WHEREAS, the Borough of Eatontown (the "Borough") authorized the award of a contract for Industrial Way West Improvements Phases 4 & 5 project (the "Project") to S. Brothers, Inc., in an amount not to exceed \$598,184.35 (the "Project") pursuant to Resolution 225-2024 on November 7, 2024 in accordance with New Jersey's Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq. ("the Contract");

WHEREAS, the Borough Engineer, T&M Associates, has recommended the Borough Council approve Change Order #1 in the amount of \$48,850.06 (the "Change Order") for various items being reduced to reflect as-built quantities; and

WHEREAS, the Change Order is allowable under applicable rules and regulations issued by the New Jersey department of Community Affairs, and the Borough Council believes it is in the best interest of the Borough to approve Change Order #1 so as to complete the Project in the most cost effective and efficient manner.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that it hereby authorizes the issuance of a Change Order No. 1 with S. Brothers, Inc. in an amount not to exceed \$48,850.06 thereby increasing the contract amount from \$598,184.35 to \$647,034.41, and that the Mayor is hereby authorized to execute an amendatory contract and all other required documentation, in a form approved by the Borough Attorney.

B. CONSENT AGENDA MOTIONS

1) Acceptance of Tax Collector Report, November 2025

2) Acceptance of Planning/Zoning Report, November 2025

Motion to accept Consent Agenda Motions 1-2 by C/Lawson; seconded by C/Araman

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

11. REMARKS OF COUNCIL AND CITIZENS

Councilmember Araman spoke about property taxes going up and the complaints he has received from residents. Councilmember Araman spoke with the Borough's Tax Assessor and explained that the increase in taxes comes from the County Tax Assessor. Councilmember Araman spoke about the possibility of opting out of the County Tax Assessor's office so the borough can have control over the increase in taxes. Would like to discuss pros and cons of opting out of the county's tax program. Councilmember Escalante agreed that the Borough should opt out of the county's tax program. Mayor Talerico asked for consensus of the council to allow borough attorney Bayer to research the pros and cons. The council agreed. Attorney Bayer mentioned there is a current litigation case with a shore town and the county tax program. Councilmember Araman asked what the borough did prior to opting into the program. Mayor Talerico responded. The discussion continued regarding the current tax program and the current litigation.

The meeting was open to the public.

David Gindi, Judy Road, thanked councilmember Araman for bringing the concern towards. Mr. Gindi then stressed that this is technically not a borough issue. Mr. Gindi then acknowledged that borough hall needs to be knocked down and rebuilt. Mr. Gindi then discussed the current tax assessments and tax rates. Mr. Gindi then asked Attorney Bayer to bring on a third-party individual to look into the tax assessment. Mr. Gindi then explained the current tax assessment and the residents that can not afford it. Mr. Gindi then stated that changes all start at the county level.

Ike Segoura, Old Deal Road, thanked the mayor and council for allowing this topic to be on the agenda. Mentioned what his taxes were when he first moved to Eatontown and the amount the taxes are now. Mr. Segoura then mentioned the current property values and their current assessments. Mr. Segoura then mentioned the Netflix project is very exciting but cannot affect the residents' tax increases.

Ali Madowi, Waypoint Drive, mentioned he previously asked Mayor Talerico if he knew about the tax increases and that Mayor Talerico stated the taxes would not increase. Mr. Madowi then asked Mayor Talerico if he truly was not aware of the increase in property taxes or if it was just politics. Mayor Talerico responded that Mr. Madowi's previous question was regarding the Netflix PILOT, which he answered then that the taxes will not go up due to the Netflix PILOT. Mr. Madowi then stated that he previously asked Mayor Talerico about the taxes going up, which Mayor Talerico responded that was not accurate. Mayor Talerico responded and clarified what was said. The discussion continued.

Mr. Madowi then asked about the sewer payment increases. Mayor Talerico responded that the sewerage authority is a separate entity and mentioned the authority is refinancing their debt, then explained where the increases are coming from. Mr. Madowi then asked how much the borough pays the sewerage authority. Mayor Talerico responded.

Michael Bausenwein, Irving Place, mentioned that the towns who have opted out are not increasing their property taxes and the towns who are still in the program pay more because of the towns that opted out. Mr. Bausenwein also mentioned businesses will be able to fight their tax increases more than residential properties. Other states have an option that residential properties can be registered as a homestead and asked if that can be an option. Mayor Talerico responded. The discussion continued.

Holly Tumosa, Eatontown resident, asked what percentage the town receives from tax payments and if the town gets reassessed, what is the contingency plan. Mayor Talerico responded. Ms. Tumosa then asked about appealing taxes. Mayor Talerico and Attorney Bayer responded.

Joe Fazkenthal, Wyckoff Road, asked if there is an end to the program, and how much of the taxes come from residential and businesses. Mr. Fazkenthal then mentioned that he moved into Eatontown four years ago and was going to appeal the taxes. He mentioned he went onto the county website and noticed that they broke up the assessment between the land and the home. He noticed he was paying a higher percentage than his neighbors and was wondering where the percentage comes from. Mr. Fazkenthal then stated that it costs money to appeal the taxes and didn't make sense to spend the money to appeal and spend money on paying the taxes. Mayor Talerico and Attorney Bayer responded.

Kevin Buchanan, Grant Avenue, thanked the council for bringing up the problem. Mr. Buchanan mentioned he contacted the assessor's office many times and they always say their hands are tied. He then mentioned that he had appealed against

his taxes and had them lowered, then asked where the numbers came from because the numbers seemed real. Councilmember Araman and Mayor Talerico responded. The discussion continued.

David Gindi, Judy Road, asked for clarity on equalization amongst the different towns within the county. Mayor Talerico responded. Mr. Gindi then asked if Eatontown is paying the same rates as other towns and if the tax assessors' hands are tied because of the county. Mayor Talerico responded.

Mayr Sadia, Eatontown resident, spoke about his house value and how the assessments are made. Attorney Bayer and Mayor Talerico responded. Mr. Sadia then asked about appealing his taxes and mentioned that his income didn't go up but his taxes went up three times. Mayor Talerico responded.

Mayor Talerico summarized the tax program discussion.

Anthony Pusateri, Eatontown resident, mentioned his house in the last two years went up \$200,000 and is nowhere near that much. Attorney Bayer responded. The discussion continued.

Councilmember Araman thanked everyone for coming out and mentioned something has to change and that this discussion is a great start.

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

12. CLOSED SESSION

A. Resolution 294-2025

- 1) Contract Negotiations
- 2) Affordable Housing - Litigation

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

Attorney Bayer read the resolution into the record.

RESOLUTION 294-2025

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) Contract Negotiations; 2) Affordable Housing - Litigation

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, December 17, 2025.

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

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

Council entered Closed Session at 8:56pm

Council returned from Closed Session at 9:20pm

13. ADJOURNMENT – 9:20pm

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

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

By: Trina Lindsey, 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 01/14/2026

December 16, 2025
12:29 PM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 1

P.O. Type: All

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

Range: First to Last

Format: Condensed

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
ACTI0005	ACTION UNIFORM CO, LLC								
25-02673	11/18/25 FIRE DEPT UNIFORM ALTERATIONS	Open		121.00		0.00			
25-02683	11/19/25 New Hire Uniforms Baumbach	Open		1,165.00		0.00			
25-02684	11/19/25 Davis Uniform	Open		390.00		0.00			
25-02685	11/19/25 Schou Uniform	Open		313.50		0.00			
25-02686	11/19/25 Baumbach Uniform	Open		42.00		0.00			
25-02689	11/19/25 Auerbach Sgt Uniform	Open		98.00		0.00			
25-02690	11/19/25 Healy Remove Capt Bar add Star	Open		6.00		0.00			
25-02691	11/19/25 Kirschenbaum Sgt Uniforms	Open		84.00		0.00			
25-02692	11/19/25 Mulholland Capt Uniforms	Open		32.00		0.00			
25-02693	11/19/25 Williams Lt Uniforms	Open		52.00		0.00			
				2,303.50					
AHFE001	ALL HANDS FIRE EQUIPMENT								
25-02008	09/04/25 FIRE DEPT HELMET SHIELDS	Open		948.00		0.00			
25-02473	10/24/25 FIRE DEPARTMENT SUPPLIES	Open		643.34		0.00			
				1,591.34					
AMAZ001	AMAZON.COM SERVICES, INC								
25-01906	08/22/25 EATONTOWN DAY OPEN PURCHASE	Open		366.95		0.00			B
25-02517	10/29/25 GRINCH HERSHEY KISSES	Open		399.32		0.00			
25-02548	11/04/25	Open		190.94		0.00			
25-02632	11/13/25 HISTORICAL SUPPLIES	Open		249.58		0.00			
				1,206.79					
AMERI022	AMERICAN TAX LIEN FUND LLC								
25-02424	10/21/25 LIEN 25-00048	Open		1,431.70		0.00			
25-02445	10/22/25 Lien 25-00014 Redemption	Open		1,442.66		0.00			
				2,874.36					
AOC001	ALLIED OIL LLC								
25-02658	11/17/25 DYED ULSD 10.01.25	Open		8,692.57		0.00			
APP002	GANNETT NJ NEWSPAPERS								
25-02062	09/11/25 Legal Advertisements	Open		11.44		0.00			B
ARH001	ADAMS, REHMANN, HEGGAN ASSOC, INC								
25-01220	05/28/25 ADMINISTRATION CLOSE OUT WOLCO	Open		12,376.00		0.00			B
ARTIC005	ARTIC FALLS SPRING WATER INC								
25-02128	09/18/25 FACILITIES SUPPORT HYDRO/COFF	Open		297.00		0.00			B
ATS001	ATLANTIC TREE EXPERTS CO.								
25-02448	10/23/25 GRANT AVE - ACROSS FROM VETTER	Open		600.00		0.00			
ATTM002	AT&T MOBILITY - 287306454448								
25-02933	12/15/25 PUBLIC WORK/BORO CELL SERVICE	Open		375.06		0.00			

December 16, 2025
12:29 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
ATTM003	AT&T MOBILE 287306454309								
		25-02947	12/16/25	POLICE/BORO CELL PHONE USAGE	Open	3,435.99	0.00		
BAND001	BANDAG, INC								
		25-02129	09/19/25	OPEN FOR 2025	Open	1,229.60	0.00		B
		25-02409	10/20/25	PD CARS & PICK UPS	Open	3,796.64	0.00		
		25-02413	10/20/25	LOADER TIRES	Open	6,378.52	0.00		
		25-02477	10/24/25	FIRE DEPARTMENT TIRES	Open	2,800.00	0.00		
						14,204.76			
BELEN005	BELEN PACHECO LOPEZ								
		25-00216	01/22/25	RECREATION REIMBURSEMNT	Open	190.00	0.00		
BELOP005	BELO PIZZERIA								
		25-02540	11/03/25	Dec 3 2025 Holiday Party ROID	Open	357.18	0.00		
BOE001	EATONTOWN BOARD OF EDUCATION								
		25-02526	10/31/25	SHARED SERVICE FOR BUSING	Open	14,018.33	0.00		
BRUN001	MARTIN R. BRUNO								
		25-02904	12/10/25	MEDICARE REIMBURSEMENT 2024	Open	2,935.20	0.00		
CAPIC001	RONALD CAPICHANA								
		25-02569	11/05/25	DJ Tree Lighting 12.5.25	Open	250.00	0.00		
CIVIC005	CIVICPLUS LLC								
		25-02166	09/24/25	BORO WEBSITE	Open	6,459.54	0.00		
CLE001	JOHN CLEARY								
		25-02664	11/17/25	EYEGLASS REIMBURSEMENT RETIREE	Open	388.96	0.00		
CMAUT005	C&M AUTO PARTS LLC								
		25-00935	04/16/25	OPEN FOR 2025	Open	95.98	0.00		B
COM006	COMCAST BUSINESS								
		25-02929	12/15/25	BORO INTERNET MONTHLY SERVICES	Open	812.42	0.00		
CONFS001	CONTINENTAL FIRE & SAFETY, INC								
		25-02472	10/24/25	FIRE DEPARTMENT BATTERY	Open	563.00	0.00		
CRANB005	CRANBURY CUSTOM LETTERING INC								
		25-02599	11/10/25	Green Acres signs for Wolcott	Open	54.00	0.00		
CTAC001	CHRISTIANA TRUST AS CUSTODIAN								
		25-02710	11/20/25	Lien 22000023 Redemption	Open	85,573.69	0.00		
		25-02712	11/20/25	Lien 22000036 Redemption	Open	83,687.39	0.00		
						169,261.08			
DAXUA005	DAXUAN WANG								
		25-02428	10/21/25	LIEN 25-00026	Open	1,342.32	0.00		
		25-02444	10/22/25	Lien 25-00028 Redemption	Open	631.70	0.00		

December 16, 2025
12:29 PM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 3

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DAXUA005	DAXUAN WANG			Continued					
		25-02753	11/24/25	Lien 25-00039 Redemption	Open	1,754.66	0.00		
						3,728.68			
DELTA001	DELTA DENTAL								
		25-02607	11/12/25	DECEMBER DETLA DENTAL BILLING	Open	13,231.79	0.00		
DOREE005	DOREEN BLAIR								
		25-02544	11/04/25	EYEGLASS REIMBURSEMENT	Open	519.00	0.00		
DOREE010	DOREEN R. JACKSON								
		25-02763	11/25/25	MEDICARE REIMBURSEMENT 2025	Open	555.00	0.00		
DTS001	DYNAMIC TESTING SERVICE								
		25-02562	11/05/25	Q4 25' 5 PANEL DOT SCREENING	Open	260.00	0.00		
EASTC005	EAST COAST MEDICAL CONSULT LLC								
		25-02903	12/10/25	FIRST AID MEDICAL CONSULTING	Open	1,100.00	0.00		
EBSCO005	EBSCO INDUSTRIES, INC								
		25-02119	09/17/25	Magazine Subscription Renewal	Open	1,917.13	0.00		
EDDIE001	EDDIE'S PRINT SHOP LLC								
		25-02905	12/10/25	BEAUTIFY ENTNT COLOR FLYERS	Open	107.40	0.00		
ELAIN005	ELAINA CALDERA								
		25-02633	11/13/25	FIRST AID REFRESHER CLASSESS	Open	375.00	0.00		
ERRIC001	KENNETH ERRICKSON								
		25-02697	11/19/25	EYEGLASS REIMBUREMENT	Open	675.00	0.00		
EXTRA005	EXTRA DUTY SOLUTIONS								
		25-02514	10/29/25	MOESC PAVING COOP	Open	12,474.00	0.00		
FIRE001	FIREFIGHTER ONE								
		25-02248	10/01/25	FIRE DEPT SCBA FLOW TESTING	Open	960.00	0.00		
FMERA001	FMERA								
		25-02930	12/15/25	STREET LIGHT FORT/537 EXT	Open	382.20	0.00		
FOLE002	FOLEY, INCORPORATED								
		25-01629	07/18/25	OPEN FOR 2025	Open	854.18	0.00		B
FOO001	SAKER SHOPRITES, INC.								
		25-02170	09/24/25	NOVEMBER AFTERCARE SNACKS	Open	340.03	0.00		
		25-02301	10/09/25	DECEMBER BIRTHDAY LUNCH	Open	133.65	0.00		
		25-02404	10/20/25	HOLIDAY CELEBRATION	Open	264.63	0.00		
		25-02405	10/20/25	COMMUNITY CENTER DECORATING	Open	241.08	0.00		
		25-02478	10/24/25	EYC Meeting Supplies	Open	220.43	0.00		
		25-02488	10/24/25	BEFORE/AFTERCARE HOLIDAY TREAT	Open	300.35	0.00		
		25-02571	11/05/25	Tree Lighting Supplies 12.5.25	Open	203.97	0.00		

December 16, 2025
12:29 PM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 4

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
FO0001	SAKER SHOPRITES, INC.	Continued					
25-02734	11/24/25	HISTORICAL MUSEUM OPEN HOUSE	Open	88.11	0.00		
				1,792.25			
FUNEX001	FUN EXPRESS, LLC						
25-02542	11/03/25	Xmas Order 2025	Open	413.28	0.00		
GENAC001	BOROUGH OF EATONTOWN GENERAL A						
25-02785	11/26/25	PAY PERIOD 12/5/25 O/S DETAIL	Open	14,141.40	0.00		
GOVTE005	GOVT EDUCATION SOLUTIONS LLC						
25-02682	11/19/25	webinar on Bankruptcies	Open	50.00	0.00		
GRAM001	BUSINESS INFORMATION SYS CORP						
25-02613	11/12/25	Liberty Digital Recording Syst	Open	1,617.00	0.00		
GROFFMID	GROFF TRACTOR MID ATLANTIC LLC						
25-00037	01/06/25	OPEN FOR 2025	Open	91.88	0.00		B
GUT001	ANTHONY GUIDO						
25-02665	11/18/25	EYEGLASS REIMBURESMENT RETIREE	Open	129.98	0.00		
GWL001	GEORGE WALL LINCOLN MERCURY, IN						
25-01631	07/18/25	OPEN FOR 2025	Open	130.41	0.00		B
HARRIS01	J. HARRIS ACADEMY POLICE TRAIN						
25-02306	10/09/25	J. Harris NJ OPRA Class	Open	189.00	0.00		
IMA003	MARCO TECHNOLOGIES, LLC						
25-01102	05/08/25	COPIER LEASES	Open	1,791.94	0.00		B
JAC001	GEORGE JACKSON						
25-02764	11/25/25	MEDICARE REIMBURSEMENT 2025	Open	555.00	0.00		
JAMM001	JAMM PRINTING						
25-02530	11/03/25	CO BOOKS	Open	458.00	0.00		
JERS001	JCP&L						
25-02925	12/15/25	BORO ELECTRIC USUAGE	Open	975.62	0.00		
25-02926	12/15/25		Open	359.93	0.00		
25-02948	12/16/25	BORO MASTER ELECTRIC SERVICE	Open	9,738.50	0.00		
				11,074.05			
JERS002	HUNTER JERSEY PETERBILT LP						
25-01633	07/18/25	OPEN FOR 2025	Open	649.60	0.00		B
JFWLL001	JOSEPH FAZZIO-HOWELL LLC						
25-01354	06/13/25	1" STEEL 48" X 96"	Open	1,492.17	0.00		
JGC001	John Guire Supply LLC						
25-00733	03/24/25	OPEN FOR 2025	Open	71.75	0.00		B
25-01515	07/07/25	open for 2025	Open	292.93	0.00		B

December 16, 2025
12:29 PM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 5

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
JGC001	John Guire Supply LLC				Continued				
		25-02408	10/20/25	STHIL CHAINSAW	Open	1,200.00	0.00		
						1,564.68			
KEYBU005	KEY BUSINESS SOLUTIONS, INC								
		25-02629	11/13/25	MAIL MACHINE LABELS	Open	85.98	0.00		
MARTU001	MARTURANO RECREATION CO.								
		25-00727	03/21/25	INSTALLATION FITNESS EQUIPMENT	Open	52,755.17	0.00		
		25-00729	03/21/25	GAMETIME PLAY PACKAGE WOLCOT	Open	405,250.40	0.00		
						458,005.57			
MAZ003	MAZZA RECYCLING SERVICES INC								
		25-02554	11/05/25	BULKY WASTE OCT 2025	Open	5,298.42	0.00		
MCG004	MARK MCGOWAN								
		25-02768	11/25/25	MEDICARE REIMBURSEMENT 2025	Open	1,110.00	0.00		
MCMAS005	MCMASTER CARR SUPPLY COMPANY								
		25-00823	04/03/25		Open	483.68	0.00		B
MGL001	MGL PRINTING SOLUTIONS								
		25-02552	11/04/25	Minute Paper 11" Filler Sheets	Open	176.00	0.00		
IDAT001	MID ATLANTIC TRUCK CENTRE, INC								
		25-00047	01/06/25	OPEN FOR 2025	Open	48.94	0.00		B
		25-01441	06/26/25	DPW#32 SEAT-HERITAGE SILVER HB	Open	962.03	0.00		
						1,010.97			
MON002	MONMOUTH BUILDING CENTER								
		25-02135	09/19/25		Open	106.20	0.00		B
MU002	MONMOUTH UNIVERSITY								
		25-02640	11/14/25	FEDERAL WORK STUDY PROGRAM	Open	380.36	0.00		
NACR001	CONVERGEONE, INC								
		25-02923	12/15/25	BORO WEBSITE MAINT/MANGE	Open	6,448.80	0.00		
NJAWC001	NEW JERSEY AMERICAN WATER								
		25-02927	12/15/25	BORO MONTHLY WATER USAGE	Open	725.50	0.00		
		25-02949	12/16/25	BORO MONTHLY WATER USAGE	Open	447.16	0.00		
						1,172.66			
NJB001	VERIZON								
		25-02928	12/15/25	MUSEUM PHONE SERVICES	Open	186.70	0.00		
NJDL003	NJ DEPT OF LABOR & WORKFORCE D								
		25-02922	12/12/25	NJ UNEMPLOYMENT COMP FUND	Open	9,539.89	0.00		
JSHD001	NEW JERSEY STATE VET HEALTH DE								
		25-02791	12/01/25	November 2025 Dog Report	Open	1.20	0.00		

December 16, 2025
12:29 PM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 6

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
NWFG001	NW FINANCIAL GROUP LLC								
		25-02499	10/27/25	FINANCIAL ADVISORY SERVICES	Open	822.50	0.00		
		25-02722	11/21/25	FINANCIAL Services NETFLIX	Open	<u>5,816.25</u>	0.00		
						6,638.75			
OLIVI005	OLIVIA'S II								
		25-02249	10/01/25	BEAUTIFY ETNT CLEAN-UP DAY	Open	175.50	0.00		B
OMEG002	OMEGA GRAPHICS								
		25-02647	11/14/25	FIELD SET STAMPS - BUILDING	Open	70.00	0.00		
PARAL005	PARALLEL ARCHITECTURAL GRP LLC								
		25-00991	04/22/25	ARCHITECTURE/DESIGN BORO HALL	Open	19,000.00	0.00		B
PAY003	LOUISE M. PAYNE								
		25-02631	11/13/25	MEDICAL REIMBURSEMENT 2025	Open	389.98	0.00		
PETRO02	PETRO KING SERVICE								
		25-02360	10/15/25	GIR CLOUD SERVICE FEE UNIT 1	Open	1,896.00	0.00		
		25-02516	10/29/25	DIESEL NOT WORKING-VEEDER PLAT	Open	<u>448.50</u>	0.00		
						2,344.50			
PINOT005	PINOT'S-PALETTE								
		25-02625	11/13/25	CHRISTMAS PAINT CLASS	Open	700.00	0.00		
		25-02626	11/13/25	WINTER PAINT CLASS	Open	700.00	0.00		
		25-02651	11/14/25	WOODMERE BEFORE/AFTERCARE	Open	<u>1,050.00</u>	0.00		
						2,450.00			
PROCA006	PRO CAP 8, LLC								
		25-02707	11/20/25	Lien 24-00020 Redemption	Open	1,631.25	0.00		
REN001	SEMCORE II RENTAL CENTER								
		25-02603	11/12/25		Open	402.50	0.00		
REP001	REPUBLIC SERVICES								
		25-02657	11/17/25	OCTOBER & NOVEMBER RESI SERVIC	Open	181,138.44	0.00		
REPT001	REPUBLIC SERVICES								
		25-02557	11/05/25	TONNAGE OCT 2025	Open	29,659.77	0.00		
		25-02656	11/17/25	10/15 TONNAGE	Open	20,300.24	0.00		
		25-02852	12/04/25	NOVEMBER 2025 TONNAGE	Open	<u>45,371.13</u>	0.00		
						95,331.14			
RH001	R&H SPRING & TRUCK REPAIR, INC								
		25-02328	10/10/25	OPEN FOR 2025	Open	260.88	0.00		B
RTLFN005	RTL-F-NJ II LLC								
		25-02709	11/20/25	Lien 25-00008 Redemption	Open	1,820.01	0.00		
RUB003	RUBBERCYCLE								
		25-00730	03/21/25	SUPPLY/INSTAL SAFE SURFACE 80A	Open	254,749.00	0.00		

December 16, 2025
12:29 PM

BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 7

Vendor # Name

PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
SCH001 T&M ASSOCIATES							
24-02044	09/17/24	INDUSTRIAL WAY PHASE 5	Open	424.00	0.00		B
24-02736	12/04/24	STORMWATER MAPPING	Open	4,822.00	0.00		B
25-00990	04/22/25	SITE INVESTIGATION SERVICE	Open	4,862.46	0.00		B
25-01346	06/11/25	WYCKOFF/WHALEPOND RESURFACING	Open	20,601.50	0.00		B
25-01838	08/14/25	ENGINEERING SERVICES BORO HALL	Open	17,730.00	0.00		B
25-01943	08/28/25	GRANT ADMINISTRATION SERVICES	Open	318.00	0.00		B
				48,757.96			
SC0001 SCOLES FLOORSHINE IND.							
25-00774	03/27/25	PROLINK MANUAL PINK HAND SOAP	Open	432.25	0.00		
SDCC001 ST. DOROTHEA'S CATHOLIC CHURCH							
25-02582	11/07/25	FACILITY USAGE FOR ELECTIONS	Open	400.00	0.00		
SEACST01 SEA COAST CHEVROLET-OLDSMOBILE							
25-01637	07/18/25	OPEN FOR 2025	Open	205.72	0.00		B
UGIEN005 UGI ENERGY SERVICE, LLC							
25-02931	12/15/25	BORO MONTHLY NATURAL GAS USE	Open	1,903.99	0.00		
ULINE001 ULINE							
25-02486	10/24/25	ITEM # H-3024	Open	205.42	0.00		
NIFI005 UNIFIRST CORPORATION							
25-01409	06/23/25	OPEN FOR 2025	Open	211.61	0.00		B
VANB001 FLOWERS BY VAN BRUNT							
25-02480	10/24/25	VETERAN DAY WREATH EMS	Open	200.00	0.00		
25-02513	10/28/25	VETERANS DAY WREATHS	Open	600.00	0.00		
				800.00			
VER003 V.E. RALPH & SON, INC.							
25-02481	10/24/25	EMS SUPPLIES	Open	1,665.98	0.00		
25-02575	11/06/25	Dynarex JR Cold Packs	Open	112.00	0.00		
				1,777.98			
WCE001 MOTOROLA INC/CO WIRELESS ELEC							
25-01863	08/18/25	FIRST AID RADIO BATTERIES	Open	852.00	0.00		
WWG010 W.W. GRAINGER, INC.							
25-02132	09/19/25		Open	595.61	0.00		B

Total Purchase Orders: 140 Total P.O. Line Items: 0 Total List Amount: 1,423,185.44 Total Void Amount: 0.00

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND:	4-01	10,591.40	0.00	10,591.40	0.00	0.00	10,591.40
CURRENT FUND:	5-01	397,767.05	0.00	397,767.05	190.00	0.00	397,957.05
GENERAL CAPITAL F	C-04	820,041.60	0.00	820,041.60	0.00	0.00	820,041.60
GRANT FUND	G-02	770.46	0.00	770.46	0.00	0.00	770.46
	T-12	1.20	0.00	1.20	0.00	0.00	1.20
	T-15	193,823.73	0.00	193,823.73	0.00	0.00	193,823.73
Year Total:		193,824.93	0.00	193,824.93	0.00	0.00	193,824.93
Total of All Funds:		1,422,995.44	0.00	1,422,995.44	190.00	0.00	1,423,185.44