

**Regular Meeting
Borough of Eatontown Governing Body
Wednesday, August 26, 2026**

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 7:02pm, noting the Borough's compliance with the Open Public Meetings Act

1. ROLL CALL

PRESENT: Mayor Anthony Talerico, Jr., Council President Virginia M. East
Councilmembers Meir Araman, Candace M. Faust, Danielle M. Jones, Carl Lawson
VIA PHONE: Maria Grazia Escalante
ALSO PRESENT: Attorney Bayer, Borough Administrator Lucia, Borough Clerk Lindsey

The Flag Salute was led by C/East

Mayor Talerico asked for a moment of silence for the recent passing of Carol Neis. She was a school nurse at Woodmere School, a volunteer, she sat on the historical committee and also took the time to discuss various medical topics with Mayor Talerico while he attended nursing school.

2. First Aid Squad – Oaths of Office

- A. James Bastan, Engineer
- B. Anastasia Smith, Sergeant

Council President East performed two oaths of office. James Bastan was sworn in as an Engineer for the First Aid Squad. Anastasia Smith was sworn in as a Sergeant for the First Aid Squad.

3. Proclamation – Honoring Heroic Life-Saving Actions

Council President East read a Proclamation honoring the lifesaving efforts of, EMT Andrea Kim Cummings, 1st Lieutenant Gary Cummings, EMT Anna Sweeney, and EMT student Jenna Carroll of the Eatontown Volunteer Ambulance Corp and Medic Sam Broody, and Medic Michael Mulleavey from Medic 9221 and EMT Supervisor Steve Yarosz, EMT Garry Ruggiero, EMT Alyssa Christiana, EMT Kathleen Werner, EMT Breanna Giglio, EMT Bonnie Krecz from Medstar, and Sergeant Edward Kirschenbaum, Sergeant Kevin Licknack, Patrolman Matthew Bailey, Patrolman Matthew Paonessa, and Patrolman Michael Sullivan of the Eatontown Police Department. They selflessly responded to a call for Laurie Harley, who was in cardiac arrest, exhibiting courage and composure.

Captain Kawas thanked everyone who responded and presented awards to each of them.

Mayor Talerico thanked MedStar for the partnership in the community. He also thanked the paramedics as well.

4. APPROVAL OF MINUTES

A. Workshop/Regular/Closed Session – August 12, 2026

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

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

5. COMMUNICATIONS

- A. Notice of Public Hearing – Monmouth County – Urban and Rural Transportation and FY 2027 5311 Grant
- B. Monmouth County Board of County Commissioners, Resolution 2026-0483 – Recognizing September 11th as a Holiday

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

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

6. MAYOR'S REPORT - Mayor Talerico

Mayor Talerico stated that during one of the upcoming meetings, the Engineer will attend to do a presentation on the Wampum Spillway Project. The project will be going out to bid soon. The engineer will also discuss flooding issues and strategies to deal with the issues.

Mayor Talerico gave a brief update on the ADP Advisory Board. Senators Gopal and O'Scanlon honored his request to create an ADP Advisory Board. They met recently and shared some ideas. There will be a public meeting soon. Mayor Talerico will share information as they move forward.

7. REPORTS OF COMMITTEES

A. EMERGENCY SERVICES - Council President East

Council President East recognized OEM Director Mego, DPW Director Ken Sneath and Sergeant Barlet for organizing their departments to work together to put up a power poll to help generate power for the new ice cream polar, Broadway Italian Ices and Ice Cream, when the power was lost. Their help saved the store from losing all of their products. Council President East reported that the next Fire Department meeting will be September 1st, the next First Aid Squad meeting will be September 8th, and the next Senior Housing meeting will be September 8th.

B. FINANCE & ORDINANCE - Councilmember Jones

Councilmember Jones reported that the Finance and Ordinance Committee discussed the potential municipal building and strategic plan. If there are concerns about tax assessment, residents can e-mail the tax assessor at taxa@eatontown.cog. The next meeting will be on September 10th. Councilmember Jones wanted to remind all of the committees to submit their proposed budget by September 30th. The Cannabis Regulatory Commission will meet September 9th. The State Board of Education will meet on September 9th. The Eatontown Board of Education discussed planning for the upcoming school year and will meet on September 14th. Monmouth Regional High School Board of Education will meet on September 15th. There were no updates from the Cannabis Industry Ad Hoc Committee. The Environmental Commission will meet on September 28th. The Environmental Commission has a new e-mail address; eatontownenviron@gmail.com. There were no updates for the Health and Human Services Committee. The Substance Use Prevention Alliance will meet on October 15th. August 31st is International Overdose Awareness Day. There were no updates from the Community Service Alliance, Open Court Sports or the Youth Committee. The final Next Stop Career Success Workshop is on September 29th, and the topic will be AI and the workforce. Eatontown Day will be on October 3rd at Wolcott Park. Councilmember Jones said she is working with some community organizations to set up an essay contest for Juneteenth and the celebration of Mingo Jack.

C. POLICE, PUBLIC LIGHTS & PARKING - Councilmember Araman

Councilmember Araman reported he requested T&M to look into applying for the conversion of the streetlights through JCP&L. T&M requested a little more time to complete the application.

D. PARKS & RECREATION - Councilmember Lawson

Councilmember Lawson reported on the upcoming events for the community. The next Parks and Recreation meeting will be on September 3rd.

E. PUBLIC WORKS & INSURANCE - Councilmember Faust

Councilmember Faust noted the Green Team cancelled their August meeting. The next meeting will be on September 16th. Complete Streets Advisory Committee shared the paving projects in town with the Police Department Traffic

Safety Division. The Federal Highway Safety Grant will close in September. The bike rodeo is scheduled for September 27th. The Shade Tree Commission will meet on September 17th.

F. PUBLIC BUILDINGS & TENANTS RIGHTS - Councilmember Escalante

Councilmember Escalante thanked the First Aid Squad, MedStar, and the paramedics for their bravery and actions as well as thank them for what they do every day for the community. There are no memorial services planned at this time for Agnes Zaorski. Councilmember Escalante wanted to send her condolences to the family of Carol Neis. Councilmember Escalante worked with her on the Historical Committee and Carol Neis was her school nurse. Councilmember Escalante reported that the History Committee met and recognized Bella Jenks for her essay on "What Eatontown Means to Me." The Tenants Rights Committee will meet on September 3rd.

8. ADMINISTRATOR'S REPORT - Borough Administrator Lucia

Borough Administrator Lucia had nothing to report.

9. OLD BUSINESS

- A. **Ordinance 16-2026** – An ordinance of the Borough of Eatontown amending Article X, turn prohibitions, section 312-17, left turn prohibitions, section 312-44, schedule XIII, left-turn prohibitions
Second Reading/Public Hearing

Attorney Bayer read the ordinance by title.

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

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

No comments were made.

Mayor Talerico closed the meeting to the public.

Attorney Bayer read the ordinance by title.

Motion to approve Ordinance 16-2026 by C/Jones; seconded by C/Araman

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

ORDINANCE 16-2026 - AN ORDINANCE OF THE BOROUGH OF EATONTOWN AMENDING ARTICLE X, TURN PROHIBITIONS, SECTION 312-17 LEFT-TURN PROHIBITIONS, SECTION 312-44, SCHEDULE XIII, LEFT-TURN PROHIBITIONS

WHEREAS, the Eatontown Planning Board site plan approval, both original and amended, for Phase 1B of the Netflix project restricts Vail Hall access to Right-In/Right-out at the intersection of the Avenue of Memories (County Road 537) and as such, the Monmouth County Planning Board is conditioning its Phase 1B approval of the Netflix project, amongst other requirements, to an ordinance adopted by the Borough prohibiting left turns from the Vail Hall westerly driveway; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to implement the Netflix site plan approvals including the limitation of no left turns from the Vail Hall westerly driveway to protect the public's health safety and welfare; and

NOW THEREFORE BE IT HEREBY ORDAINED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it hereby amends Section 312-17 and 312-44, Schedule XIII, Left Turn Prohibitions as follows:

[additions are underlined]

§312-44 No Left Turns

In accordance with the provisions of § 312-17, no person shall make a left turn at any of the following locations:

Location	Hours	At Intersection of
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Vail Hall Westerly Driveway All Avenue of Memories (County Rd. 537)

SECTION 2. REPEALER

The remainder of all other sections and subsections of the aforementioned ordinances not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 4. SEVERABILITY

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

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication according to law.

B. Ordinance 17-2026 – Ordinance amending Chapter 116 Certificates of Occupancy Second Reading/Public Hearing

Attorney Bayer read the ordinance by title.

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

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

No comments were made.

Mayor Talerico closed the meeting to the public.

Attorney Bayer read the ordinance by title.

Motion to approve Ordinance 17-2026 by C/East; seconded by C/Araman

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

ORDINANCE 17-2026 - ORDINANCE AMENDING CHAPTER 116 CERTIFICATES OF OCCUPANCY

WHEREAS, the Borough Administration seeks to update and modernize the process by which Certificates of Occupancy in order to make the process more efficient; and

WHEREAS, the Borough Council believes that it is in the best interest of the Borough to update the Certificate of Occupancy ordinance to further the public, health, safety, and welfare of 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 amends Chapter 116 "Certificates of Occupancy" is hereby repealed in its entirety and replaced with the following:

§116-1 Definitions

BOROUGH — The Borough of Eatontown, County of Monmouth, State of New Jersey.

APARTMENT

Shall mean multi-family adhering to the standards set forth in the Zoning Ordinances of the Borough and amendments thereto, or in the specific variance granting the apartment.

DWELLING UNIT

A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. The unit is intended for residential occupancy.

HOUSEHOLD

A family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

FAMILY — One or more persons related by blood, marriage, civil union, domestic partnership, adoption, or legal guardianship or up to four unrelated people, who live together in a single dwelling unit and maintain a common household.

HOTEL

A building containing one or more rooms used, rented or hired out on a transient basis to be occupied for sleeping purposes only and not containing individual eating and cooking facilities.

INSPECTOR

The person designated by the Borough of Eatontown to inspect and issue certificates of occupancy pursuant to this chapter which shall be either the Code Enforcement Officer, Housing Official, Fire Marshal, Fire Inspector)

MOTEL

A building containing one or more rooms with individual entrances used, rented or hired out on a transient basis to be occupied for sleeping purposes only and not containing individual eating and cooking facilities.

§ 116-2 (a). Certificate of Occupancy required - Residential Properties.

In accordance with N.J.A.C. 5:70-2.3 of the State of New Jersey Uniform Fire Code, it shall be unlawful for anyone person, owner, agent/broker firm, partnership, association, corporation or the like shall rent or lease, re-lease, transfer or suffer to allow any person or persons to occupy as a tenant any room dwelling or the like unless the owner shall have first obtained a certificate of occupancy certifying that said structure is fit for human occupancy, and that said dwelling is in compliance with applicable ordinance, codes and laws of Federal, State and Borough Standards. This will include One- and Two-Family dwellings, and attached single-family structures, apartments, rooms, house trailer, mobile homes, except if the same is part of a motel or hotel, unless a certificate of occupancy is obtained from the inspector with consent from the Fire Marshal, Code Enforcement Officer or Housing Official.

§ 116-2 (b)-Commercial and Industrial Properties.

No agent, owner, real estate broker, firm, partnership, association, corporation or person shall rent, re-rent, lease, re-lease, sell, resell or change title or allow any person or persons to occupy as a tenant or otherwise any commercial or Industrial use building where there shall be a change of occupancy, unless a Certificate of Occupancy certifying that said building is fit for human occupation and that said building is in compliance with the Property Maintenance Code, New Jersey State Uniform Fire Code and other Federal, State and ordinances of the Borough, shall first be obtained from the inspector. This will include Assembly, business, educational, factory, industrial, high hazard, institutional, mercantile, storage, and utility - miscellaneous use.

§ 116-3. Application requirements.

Applications for certificates of occupancy shall be made in writing to the inspector and shall state:

- A. The name, address and future primary residence or place of business of the future owner/renter.
- B. Such description of the structure, dwelling, house trailer, mobile home or the like, by street number or otherwise, as will enable the inspector easily to locate the same.
- C. The name and address of the primary residence or principal place of business of the agent, person, association or corporation, if any, appointed by said owner for allowing entry into the structure, dwelling, house trailer or mobile home.

D. For Commercial, prior use group and proposed use group, as per most current use group classification under the Uniform Construction Code.

§ 116-4. Filing required when rental premises vacated.

The owner shall, not more than 30 days prior nor less than 10 days after a tenant removes from and vacates a room, dwelling, apartment or the like, file with the office of the inspector a statement containing the address of the premises and the number or other specific description of the place vacated to the Housing Official and Fire Marshal.

§ 116-5. Inspection procedures.

Eatontown Borough shall perform inspections in accordance with the New Jersey Uniform Fire Code before any One and Two-family or attached single-family structure is sold, leased, or otherwise made subject to a change of occupancy for residential purposes. To protect the health, safety, and wellness of all residents and first responders, the owner shall obtain a combined certificate of smoke alarm, carbon monoxide alarm, and compliance. The Borough finds the issuance of this Certificate of Smoke Alarm, Carbon Monoxide Alarm, and Compliance (CSDCMAC) to be appropriate only after an inspection of the property has been completed and has been determined that the structure and property are found fit for human habitation by satisfying the broader inspection requirement standards set forth in 116-8 for a Certificate of Occupancy (CO). These expansive municipal and state habitability standards mandate that the property pass this aforementioned criteria before final occupancy is granted.

§ 116-6. Required procedures prior to occupancy of properties (Residential).

A. Inspections shall be performed in accordance with the New Jersey Uniform Fire Code before any One & Two Family dwelling or attached single family structure, vacated room, apartment, house trailer or mobile home or the like shall be rented, or otherwise made subject to a change of occupancy for residential purposes, until an inspection has been made by the Inspector to determine whether such room, dwelling, apartment or trailer or mobile home or the like is in violation of any applicable Federal, State law or ordinance of said Borough. If no such violation exists, the inspector shall issue a certificate of occupancy, if violations exist he or she shall notify the owner in writing, setting forth the specific violations and time to abate them. The owner shall obtain a certificate of smoke alarm, carbon monoxide alarm, compliance to protect the health, safety and wellness of all residents and first responders within Eatontown Borough. The Borough finds the issuance of a Certificate of Smoke Alarm, Carbon Monoxide Alarm, Compliance (herein this chapter known as a ("certificate of occupancy")) to be appropriate after an inspection of the property has been completed and it has been determined that the structure and property fit for habitation and occupancy. The Certificate of Smoke Alarm, Carbon Monoxide Alarm, Compliance (CSDCMAC) Inspection are designed to efficiently accomplish this purpose and are valid for a 6-month period from the date issued.

B. A certificate of occupancy/continued use will be valid for 60 days. If after 60 days a tenant/buyer has not occupied the property, then a new certificate must be applied for.

§ 116-7. Inspection; additional requirements procedures for Rentals/Apartments.

No person shall rent or lease or transfer unless the owner shall have first obtained a certificate of occupancy and has complied with the following requirements for Rentals in addition to local ordinances in accordance with the Uniform Fire Code, N.J.A.C. 5:70-2.3 N.J.A.C. 5:70-2.3 as follows.

1. The person shall meet the requirements of the most current edition of the International Property Maintenance, New Jersey Uniform Fire Code and New Jersey Hotels and Multiple Dwellings Code, and local ordinances.

2. Fire Extinguishers shall be installed in all rental and apartment units with a minimum rating of 2A-10B:C and shall be mounted within 10 feet of the kitchen area near an egress path, at a height no greater than 5 feet above floor to top of the extinguisher. (Rental/Apartment Only)

3. Compliance with Section 116-8 of the Borough Code, and all Federal, State and local Codes and Ordinances.

4 . Lead based paint certification inspections every three years for rentals constructed before 1978

§ 116-8. Inspection guideline procedures; (Residential) requirements.

A. Applicant shall satisfy that the structure meets all code requirements; and any outstanding permit issues must be closed. The Zoning Officer shall certify that the residential property or development complies with the provisions of this chapter and the Borough's Zoning Code and, in the case of new development, the Township Engineer shall certify that the developer has complied with the requirements and conditions of any resolutions approving of the development and is not in violation of the ordinances of the Borough

B. All doors providing access to a dwelling unit exterior or interior shall be maintained in good condition and fit reasonably well with its frame, all deadbolt locks shall be readily openable without a need for a key.

C. Bathroom light fixtures with receptacles shall be disconnected and a GFCI be installed, if bathroom does not have a window, exhaust fan shall be in working order.

D. All openings in electric boxes must be closed off.

E. Must have street numbers on the house, visible from the street; minimal size of numbers (4") four inches.

F. Handrails and guardrails must be firmly fastened and shall be maintained in good condition, and stairs having more than 4 risers shall have a handrail on side of the stairs.

G. Windowpanes must be in; none missing; no large cracks and no broken seals.

H. All electric outlets and switches must have approved plates installed, and all exposed electrical wiring shall be terminated in approved boxes.

I. All windows shall be easily openable and capable of being held open with no support, just window hardware/locks.

J. Sidewalk, Driveway, Apron and foundation in good condition, no unsafe hazards

K. Electric fuse boxes or circuit breakers must have correct size fuses or breakers for their intended wire size use.

L. Sanitary Conditions interior or exterior of the property.

M. Heating System and Connection of heat system metal stack where applicable to chimney must be in good condition.

N. No extension cords (wires) shall be installed on or through the walls, floors, ceilings or from room to room.

O. Water Heater shall have a over flow pipe attached and shall a clearance of 6" to floor drain

P. Clothes dryer exhaust will be of flexible metal material, and discharge into drainage system.

Q. Electric service shall be served by a three-wire 120/240-volt single phase service having a minimum rating of 60 amperes.

R. All installed appliances must be installed as per manufacturer's instructions.

S. Smoke detectors and Carbon Monoxide (CO) Detectors shall conform with N.J.A.C 5:70-4.19(d) and N.J.A.C 5:70-2.3, together with any subsequent amendments and supplements thereto. These regulations apply to one-and two-family dwellings. Detectors shall be installed on each level of the dwelling and be within 10 feet of sleeping quarters, must be in working order and less than 10 years of age. Carbon Monoxide (CO) detectors shall be installed within 10 feet of a sleeping quarter, must be in working order and be less than 7 years old if stand alone unit or 10 years old if a combination unit. (Effective January 1, 2019, 10 - year seal battery powered single station smoke alarms shall be installed and shall be listed in accordance with ANSI/UL 217, A/C Power unit installed as part of the original construction or rehabilitation project shall not be replaced with battery-powered smoke alarms as of the effective date.)

S. It will be the responsibility of the agent or owner in case of a central fire alarm system to be able to secure system for test by inspector and after test to return system to normal mode and provide certificate of inspection of system.

T. Sump pumps shall have a dedicated single receptacle.

U. Lead based paint certifications (If single or two-family dwelling used as rental)

V. All items shall be addressed before calling for Re-inspection.

§ 116-9. Required procedures prior to new occupancy of rental and nonrental properties (Commercial and Industrial).

No such vacated Structure or unit or the like shall be rented or occupied upon sale in whole or in part by any new tenant or new owner until an inspection has been made by the inspector to determine whether such unit, structure or the like is in violation of any applicable federal or state law or ordinance of said Borough. If no such violation exists, the inspector shall issue a certificate of occupancy; valid for 30 days from issued date otherwise, he or she shall notify the owner in writing setting forth the specific violations existing and time to abate them.

§ 116-10. Posting of certificate of occupancy.

A. A certificate of occupancy issued pursuant to this chapter shall be posted in a conspicuous place in the dwelling, room, structure, business, apartment, new construction, resale property or ownership of house trailer, mobile home or the like upon the issuance thereof.

B. A certificate of occupancy use shall be valid for the duration of the same tenant/owner occupying that property.

§ 116-11. Fee.

A. The fees for a certificate of occupancy and inspection shall be as follows:

1. One & Two-Family Dwelling.

- More than 10 business days prior to the change of occupancy \$100
- 4 to 10 business days prior to the change of occupancy \$135
- Fewer than 4 business days prior to the change of occupancy \$200

a. Subsequent reinspection(s): \$35.

2. Multi-family Apartment rentals. (1 unit fee rates)

- More than 10 business days prior to the change of occupancy \$75
- 4 to 10 business days prior to the change of occupancy \$100
- Fewer than 4 business days prior to the change of occupancy \$140

a. Subsequent reinspection(s): \$35.

3. \$200 dollars for transfer of residential properties. (Lawful Two-family Homes charged separately).

4. \$200 dollars for a Unit Group R-1 (hotels - motels)

5. \$ 200 Commercial/Industrial CCO Inspections

a. Subsequent reinspection(s) \$35.

6. Name Change for any property \$25

7. \$100 dollars for change of use group.

8. All fees shall be paid upon application before any inspection may be conducted and the issuance of a certificate of occupancy.

9. A \$35 fee if a tenant/buyer backs out of lease/purchase prior to occupancy, and a new tenant/buyer subsequently purchases property, an updated application must be submitted with the appropriate information.

§ 116-12. Landlord to submit certain monthly and quarterly reports.

A. On or before the last day of each month, each landlord or his agent subject to the provisions of this chapter shall submit to the inspector a list of all dwelling units owned by said landlord in the Borough of Eatontown in which there has been a change in occupancy since the submission of the last such list. The first such list shall be due March 31, 1975, and shall include all changes in occupancy from March 1, 1975.

B. On or before the last day of each three-month period, each landlord or his agent subject to the provisions of this chapter shall submit to the inspector a schedule of all dwelling units owned by said landlord in the Borough of Eatontown on forms to be supplied by the inspector. Said schedule shall contain the number or address of each dwelling unit and the name or names of its occupants, if any, on the date of submission. The first such schedule shall be due March 31, 1975.

116-13 Enforcement

The Code Enforcement Officer, Construction Official, Fire Marshal, Housing Officer, Fire Inspector and Zoning Officer or any other Borough Officer designated by the Mayor and Council may be and is hereby authorized and directed to enforce this chapter.

§ 116-14. Violations and penalties.

A. An owner who sells, leases, rents or otherwise permits to be occupied for residential purposes any premises subject to the provisions of P.L. 1991, c. 92 (N.J.S.A. 52:27D-198.1 et seq.) when the premises do not comply with the requirements of Section 1 of P.L. 1991, c. 92 (N.J.S.A. 52:27D-198.1), or without complying with the inspection and certification requirements of Section 2 of P.L. 1991, c. 92 (N.J.S.A. 52:27D-198.2), shall be subject to a fine of \$500, which shall be collected and enforced by the local enforcing agency as defined in subsection g of Section 5 of P.L. 1983, c. 383 (N.J.S.A. 52:27D-196) by summary proceedings pursuant to the "Penalty Enforcement Law of 1999," P.L. 1999, c. 274 (N.J.S.A. 2A:58-1 et seq.).

B. Any person, firm, partnership, association, corporation or the like who shall violate or neglects to comply with any provision of this chapter shall be subject to a fine/penalty upon conviction not to exceed the following amounts:

1. For a 1st. Offense: \$500 to \$750.

2. For 2nd Offense: \$750 to \$1000.

3. For 3rd. and Subsequent Offenses: \$1000 to \$2000 and/or imprisonment for a term not more than 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.

10. PUBLIC COMMENT ON AGENDA ITEMS ONLY

The meeting was open to the public on agenda items.

Kevin Gonzalez questioned the recreation opportunity grant, Grant 184. He asked if it was a matching grant. Mayor Talerico responded it is not a matching grant.

The meeting was closed to public comment on agenda items.

11. BILLS & CLAIMS AND BI-WEEKLY PAYROLL

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

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

Councilmember Escalante abstained from IMP001, but agreed to all other bills, claims and bi-weekly payroll.

12. NEW BUSINESS

A. PUBLIC HEARING - Boarding/Rooming House, Safe Harbor Solutions, LLC – 275 Broad Street

Mayor requested anyone here for the application to come forward. Tom & Amy Jengo spoke on behalf of the application. Attorney Bayer swore them in. Mayor Talerico asked them to describe the boarding house and asked if there have been any complaints about the house over the last year. Mayor Talerico asked if they have any issues or concerns. They responded and they are not aware of any complaints or issues. Mayor Talerico asked about the Bond. Attorney Bayer stated the Bond has been reviewed and is acceptable. Mayor Talerico asked if the public notice requirements were met. Borough Clerk Lindsey responded that the requirements were met. Mayor Talerico asked the council if they had questions. The council had no questions.

The meeting was open to the public for comment on the Safe Harbor Solutions Boarding and Rooming House.

There was no public comment.

Tom Jengo asked if because they were renewing it a month early, that the next renewal reflects a year from actual renewal date and not today's date. Attorney Bayer commented that the resolution will be from the current expiration date to the same date next year.

B. CONSENT AGENDA RESOLUTIONS

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

- 1) **Resolution 178-2026** – Resolution of the Borough of Eatontown, County of Monmouth, State of New Jersey appointing Mark Wilson as a member of the Zoning Board of Adjustment to fill an unexpired term
- 2) **Resolution 179-2026** – Authorizing T&M to perform engineering services for sinkhole and drainage repairs, 135 Sand Spring Drive and 440 Grant Avenue

- 3) **Resolution 180-2026** – Granting real estate property tax exemption to disabled veteran
- 4) **Resolution 181-2026** – Authorizing tax sale certificate redemptions
- 5) **Resolution 182-2026** – Authorizing the license renewal to Safe Harbor Solutions, LLC to operate a cooperative sober living residence
- 6) **Resolution 183-2026** – Authorizing a Shared Services Agreement with Monmouth Regional High School for bus services
- 7) **Resolution 184-2026** – Authorizing the submission of a grant application for FY 2027 ROID Grant
- 8) **Resolution 185-2026** – Authorizing approval of the proposal from Celtic Concepts, Inc. for Locust Grove Cemetery
- 9) **Resolution 186-2026** – Confirming appointment to Emergency Services; Sergeant Anastasia Smith and Engineer James Bastan

Motion to approve Consent Items 1 - 9 (Resolutions 178 - 186) as a group by C/East, seconded by C/Araman

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

RESOLUTION 178-2026 - RESOLUTION OF THE BOROUGH OF EATONTOWN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

APPOINTING MARK WILSON AS A MEMBER OF THE ZONING BOARD OF ADJUSTMENT TO FILL AN UNEXPIRED TERM

WHEREAS, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., the Governing Body of the Borough of Eatontown is authorized to appoint members of the Zoning Board of Adjustment; and

WHEREAS, a vacancy exists on the Zoning Board of Adjustment for a member whose term has not yet expired; and

WHEREAS, it is necessary to appoint a qualified individual to fill the unexpired portion of said term; and

WHEREAS, the Governing Body desires to appoint Mark Wilson to serve as member of the Zoning Board of Adjustment for the remainder of the unexpired term ending December 31, 2029.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Governing Body of the Borough of Eatontown, that Mark Wilson is hereby appointed as a member of the Zoning Board of Adjustment to fill the unexpired term of former deceased member, Robert Gilmore, with said term commencing immediately and expiring on December 31, 2029.

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby authorized and directed to provide a certified copy of this Resolution to the Zoning Board of Adjustment Secretary who will take all necessary administrative actions to effectuate this appointment.

RESOLUTION 179-2026 - AUTHORIZING T&M ASSOCIATES TO PERFORM ENGINEERING SERVICES FOR SINKHOLE AND DRAINAGE REPAIRS

135 SAND SPRING DRIVE AND 440 GRANT AVENUE

WHEREAS, the Borough adopted Resolution 174-2026 on August 12, 2026 authorizing approval of the quote received from Fiore Paving for sinkhole repairs at 135 Sand Spring Drive and 440 Grant Avenue in the amount of \$52,890.00; and

WHEREAS, T&M Associates submitted a proposal to the Borough Administrator dated June 17, 2026 for engineering services for the above-mentioned project in the amount of \$12,700.00.

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 T&M Associates to perform engineering services outlined in its proposal dated June 17, 2026 in an amount not to exceed \$12,700.00.

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

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

1. Eric Nathanson, T&M Associates
2. William P. Lucia, III, Borough Administrator
3. Dena Amoda, CFO

RESOLUTION 180-2026 - GRANTING REAL ESTATE PROPERTY TAX EXEMPTION TO DISABLED VETERAN

WHEREAS, NJSA 54:3-3.30 et seq. provides that a disabled veteran is exempt from residential property taxes; and

WHEREAS, Jason C. Cook of 7 Copperfield Court in the Borough of Eatontown is a disabled veteran and has applied for relief under the aforementioned statute.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Eatontown that the requested exemption from real estate property taxes in the Borough of Eatontown is hereby granted as follows:

On property known as 7 Copperfield Court, Block 3305, Lot 18 on the tax map of the Borough of Eatontown belonging to Jason C. Cook be and the same is hereby exempt from residential property taxes commencing on August 10, 2026; and

BE IT FURTHER RESOLVED that said exemption shall continue for as long as Mr. Cook remains completely disabled or owns his premises.

RESOLUTION 181-2026 - AUTHORIZING TAX SALE CERTIFICATE REDEMPTIONS

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

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

BLOCK	LOT	QUAL	NAME	AMOUNT CERTIFICATE	AMOUNT PREMIUM	CERTIFICATE NUMBER
3801	13.01	C0099	RTLF-NJ II LLC	\$ 858.44	\$ 100	25-00054

RESOLUTION 182-2026 - RESOLUTION AUTHORIZING LICENSE RENEWAL TO SAFE HARBOR SOLUTIONS, LLC TO OPERATE A COOPERATIVE SOBER LIVING RESIDENCE

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 to be licensed by the Borough Council of the Borough of Eatontown in accordance with the standards set forth in the Ordinance ; and

WHEREAS, Safe Harbor Solutions, LLC ("Safe Harbor") located at 275 Broad Street (the "Property") is an existing Cooperative Sober Living Residence ("CSLR") licensed by the New Jersey Department of Community Affairs, Bureau of Rooming and Boarding House Standards before the adoption of the Ordinance; and

WHEREAS, Safe Harbor filed an application for renewal of its Boarding House and Rooming House License to continue to operate a CSLR at the Property; and

WHEREAS, the application was reviewed by Fire Prevention, Housing, Zoning/Code Enforcement Bureau and the Police Department and all Departments/Divisions within the Borough recommended approval of the Application to the Borough Council; and

WHEREAS, the Borough Council conducted a public hearing on August 26, 2026 on Safe Harbor's license renewal application and Safe Harbor's representatives, Donald Jengo and Amy Jengo, appeared before the Council and premised upon the information supplied at the public hearing and a review of Safe Harbor's License Application including the recommendations from within the Borough's Departments and Divisions, the Borough Council believes it is in the best interest of its residents to approve and issue a renewal of Safe Harbor's License to operate a Cooperative Sober Living Residence at the Property subject to providing the Borough with proof of insurance and the posting of a performance/surety bond as required by the Ordinance

WHEREAS, Safe Harbor provided the Borough Clerk with the required proof of insurance and the posting of a performance/ surety bond as required by the Ordinance for the purpose of relocating its residents to other suitable facilities in the event that its license is subsequently revoked, or its license renewal is denied.

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 issuance of a License to Safe Harbor Solutions, LLC to operate a Cooperative Sober Living Residence at 275 Broad Street, Eatontown from October 9, 2026, through October 8, 2027.

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

1. Safe Harbor Solutions, LLC
2. William P. Lucia, III, Administrator

RESOLUTION 183-2026 - RESOLUTION AUTHORIZING THE BOROUGH OF EATONTOWN TO ENTER INTO A SHARED SERVICES AGREEMENT WITH MONMOUTH REGIONAL HIGH SCHOOL BOARD OF EDUCATION FOR COURTESY BUSING FOR STUDENTS WHO HAVE TO WALK ALONG OR ACROSS A HAZARDOUS ROUTE

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 to -35 authorizes municipalities to enter into agreements to provide services to one another; and

WHEREAS, pursuant to N.J.S.A. 18A:39-1.5, a school district that provides courtesy busing services is obligated to adopt a policy regarding transportation of students who must walk to and from school along hazardous routes; and

WHEREAS, the Borough Council is concerned for the safety of its high school students forced to walk to school along and/or across a hazardous route such as State Highways and County roads because they live within two miles of a school and are therefore not provided busing pursuant to N.J.S.A. 18A: 39-1; and

WHEREAS, the Borough received a grant from the State of New Jersey to provide courtesy busing to students who are required to walk to school and cross a hazardous route and it previously entered into a Shared Services Agreement with the the Eatontown Board of Education to provide courtesy busing for qualified elementary and middle school students with the grant monies received from the State of New Jersey; and

WHEREAS, the Borough seeks to provide the same courtesy busing services for high school students as it provides for elementary and middle school students and Monmouth Regional High School Board of Education has agreed to provide courtesy busing to students who must walk to high school because they live within two miles of a school and must cross a hazardous route to get to school; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to utilize the grant funds from the State of New Jersey and enter into a shared services agreement with Monmouth Regional High School Board of Education to provide the same courtesy busing services for high school students as it does for elementary and middle school students; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, that the Mayor is hereby authorized to execute a Shared Services Agreement between the Borough of Eatontown and the Monmouth Regional High School Board of Education for courtesy busing in a form approved by the Borough Attorney.

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

- a. Monmouth Regional High School Board of Education
- b. William P. Lucia, III, Business Administrator
- c. Dena Amodea, CFO

**RESOLUTION 184-2026 - AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR
FY 2027 ROID GRANT**

WHEREAS, the Borough of Eatontown desires to apply for and obtain a grant for approximately \$20,000. to carry out a project to modernize Eatontown's inclusive recreation program to foster a sustainable culture of inclusion, mutual support and lifelong community connection to reduce social isolation.

NOW THEREFORE BE IT 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 Mayor and Borough Administrator 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 185-2026 - AUTHORIZING APPROVAL OF THE PROPOSAL FROM CELTIC CONCEPTS INC. FOR LOCUST GROVE CEMETERY

WHEREAS, the Borough adopted Resolution 139-2026 on June 24, 2026 which authorized the removal of certain trees located at Locust Grove Cemetery due to their deteriorated condition, safety concerns and potential hazard to visitors, monuments, surrounding properties and adjoining roadway; and

WHEREAS, as a continuation of this project, the Borough solicited a quote from Celtic Concepts, Inc. for the removal and clearing of brush and overgrowth, the removal and/or relocation surface debris and grading and the preparation of the land for a fence; and

WHEREAS, Celtic Concepts, Inc. provided a quote dated August 13, 2026 in the amount of \$7,500.00 for the above-mentioned work.

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 Celtic Concepts, Inc. to perform the services outlined in its proposal to the Borough dated August 13, 2026 in an amount not to exceed \$7,500.00.

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

1. Celtic Concepts, Inc.
2. Ken Sneath, DPW
3. William P. Lucia, III, Borough Administrator
4. Dena Amodea, CFO

RESOLUTION 186-2026 - CONFIRMING APPOINTMENTS TO EMERGENCY SERVICES

BE IT RESOLVED that the following appointments to Emergency Services for the Borough of Eatontown for the remaining term of 8/26/2026-12/31/2026, unless noted otherwise, as made by the Mayor, are hereby confirmed:

<u>FIRST AID SQUAD</u>	
Sergeant	Anastasia Smith
Engineer	James Bastan

C. CONSENT AGENDA MOTIONS

- 1) Acceptance of Bond Anticipation Sale write-up from the Chief Financial Officer

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

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

13. REMARKS OF COUNCIL AND CITIZENS

Mayor Talerico opened the meeting to the council members.

Council President East wanted to remind everyone that school starts soon and to be mindful of children crossing the streets. Council President East wished parents, students, and staff a wonderful school year.

Councilmember Faust was sorry to hear about Carol Neis. Councilmember Faust wanted to say great job to everyone recognized tonight.

Mayor Talerico reported the Meadow Brook School Parking Lot project is moving along.

Councilmember Jones was sorry to hear about Carol Neis. Councilmember Jones congratulated everyone who was recognized tonight. Councilmember Jones wanted to remind everyone to take care of yourself and your health, be kind to others and live life the best you can. Councilmember Jones wished the students, faculty, staff, parents, and family members a great year.

Mayor Talerico opened the meeting to the public.

Kevin Gonzalez asked again about Grant 184. He stated that in 2024, it was a 20 percent matching grant and asked if there is no matching grant this year. Mayor Talerico responded that this Grant was done prior to Kevin or him being on Council and he will find out more information.

Michelle Jenks asked about renting the church on Wyckoff Road rather than using the gym and auditorium space within three of the schools in town. Mayor Talerico explained that the council is always considering everything as an option. The space at the church would serve other benefits besides auditorium and gym space. When the council considers the church, it will be the totality of the benefit. In addition to the gym and auditorium at the church, there is indoor space for other uses. The uses include an opportunity to expand the preschool and have adult and senior programming that cannot be done in schools during school hours.

Michelle Jenks asked about why there is preschool when the town already has pre-k and preschool in the public schools that are funded through state and property taxes. Mayor Talerico responded that he did not have the detail in front for the preschool program to respond during the meeting. Michelle asked why the before and aftercare programs were moved from the schools to the present location. Mayor Talerico responded there are several factors that affected the

location, which are not decided by the governing body. Michelle Jenks asks how many students were enrolled in the program. Mayor Talerico responded that he did not have that detail but guessed maybe 15.

Michelle Jenks stated her concerns regarding the Mayor posting detail on Facebook regarding the Netflix Community Benefit Agreement. She felt the posts give a favorable impression and an unfair advantage during an election year. Mayor Talerico responded that he has been giving updates during his term as Mayor and will continue to do so to keep the community updated.

Council President East discussed the requirements and limitations for using the facilities within the schools. Michelle Jenks discussed the plan she had and will submit a request to the schools to see how the process actually works.

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

14. ADJOURNMENT – 7:58 pm

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

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



By: Trina Lindsey, Borough Clerk

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

Approval 9/9/2026

BOROUGH OF EATONTOWN
Bill List By Vendor Id

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Ranges	Item Status	Purchase Types	Misc
<i>Range: First to Last</i> <i>Rcvd Batch Id Range: First to Last</i>	<i>Open: N</i> <i>Void: N</i> <i>Paid: N</i> <i>Held: Y</i> <i>Aprv: N</i> <i>Rcvd: Y</i>	<i>Bid: Y</i> <i>State: Y</i> <i>Other: Y</i> <i>Exempt: Y</i>	<i>P.O. Type: All</i> <i>Format: Condensed</i> <i>Include Non-Budgeted: Y</i> <i>Vendors: All</i>

Vendor #	Name	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ABC001	NJ DIV. OF ALCOHOLIC BEVERAGE							
26-01863	2026-2027 ABC LICENSE RENEWAL	07/28/26		Open	\$51.00	\$0.00		
ACTIO005	ACTION UNIFORM CO, LLC							
26-01280	Campos- S/S Polo	05/18/26		Open	\$378.00	\$0.00		
26-01286	J. Murphy Class B Pant	05/18/26		Open	\$556.00	\$0.00		
26-01418	Schou E7344R Pant	06/04/26		Open	\$308.00	\$0.00		
26-01419	Lehr Class B L/S	06/04/26		Open	\$550.00	\$0.00		
26-01421	Gilligan Class B Pant	06/04/26		Open	\$728.00	\$0.00		
26-01423	Blair S/S Polo	06/04/26		Open	\$476.00	\$0.00		
26-01436	Schmerler Chevrons on S/S	06/04/26		Open	\$915.00	\$0.00		
26-01541	Cortese Black Pant	06/12/26		Open	\$150.00	\$0.00		
26-01714	Bartlett Class B Pant	07/07/26		Open	\$540.00	\$0.00		
	Vendor Total:				\$4,601.00			
ADD002	ALAN D. DRAKE, INC.							
26-00548		02/19/26		Open	\$750.00	\$0.00		B
AIS001	SITEONE LANDSCAPE SUPPLY							
26-00025	OPEN FOR 2026	01/07/26		Open	\$11.82	\$0.00		B
26-00199	Conditioner & Mound Clay	01/16/26		Open	\$2,876.00	\$0.00		
	Vendor Total:				\$2,887.82			
AKEQ001	A&K EQUIPMENT CO INC							
26-00679	OPEN FOR 2026	03/10/26		Open	\$159.03	\$0.00		B
ALFRE005	ALFREDO MOLINA							
26-01759	EDUCATION REIMBURSEMENT	07/10/26		Open	\$4,188.00	\$0.00		
ALLE002	ALLEGRA							
26-01994	UCC PERMIT FOLDERS F100	08/07/26		Open	\$395.00	\$0.00		
ALLNE005	ALL NETWORK DISTRIBUTIONS INC							
26-01090	COVERALLS - FIRE INVESTIGATION	04/23/26		Open	\$195.00	\$0.00		
AMAZ001	AMAZON.COM SERVICES, INC							
26-01861	BIONSO 55PCS OSCILLATING SAW B	07/28/26		Open	\$46.48	\$0.00		
26-01945	DampRid	08/04/26		Open	\$14.14	\$0.00		
	Vendor Total:				\$60.62			
AMAZO005	AMAZON.COM #A3898AWA7QWVMO							
26-01788	NNO Supplies	07/16/26		Open	\$395.99	\$0.00		
AOC001	ALLIED OIL LLC.							
26-01936	93 RFG GAS ETHANOL 7.21.26	08/03/26		Open	\$7,351.83	\$0.00		
26-01941	DYED ULSD 7.29.26	08/03/26		Open	\$13,239.76	\$0.00		

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Vendor # P.O. #	Name PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
AOC001		ALLIED OIL LLC.	Account Continued				
26-01960	08/05/26	93 RFG GAS/ETHANOL 8.3.26	Open	\$7,072.65	\$0.00		
		Vendor Total:		\$27,664.24			
APS001		AIR PURIFICATION SOLUTIONS LLC					
26-01498	06/10/26	FD Air Filters	Open	\$4,516.00	\$0.00		
ARH001		ADAMS, REHMANN HEGGAN ASSOC INC					
26-00142	01/13/26	FMERA #1367 RES# 288-2025	Open	\$23,279.40	\$0.00		B
ATTM002		AT&T MOBILITY - 287306454448					
26-02060	08/24/26	BORO DEPTS CELL PHONE USAGE	Open	\$408.34	\$0.00		
ATTM003		AT&T MOBILE 287306454309					
26-02059	08/24/26	BORO DEPT/POLICE CELL USAGE	Open	\$2,915.23	\$0.00		
BAND001		BANDAG, INC					
26-00443	02/12/26	OPEN FOR 2026	Open	\$244.77	\$0.00		B
26-01928	08/03/26	PD STOCK TIRES	Open	\$3,240.80	\$0.00		
		Vendor Total:		\$3,485.57			
BELLA005		BELLA JENKS					
26-01585	06/17/26	ESSAY CONTEST WINNER 2026	Open	\$150.00	\$0.00		
BOE001		EATONTOWN BOARD OF EDUCATION					
26-02029	08/19/26	TAX LEVY SEPTEMBER 2026	Open	\$1,831,618.00	\$0.00		
BTF001		BOROUGH OF TINTON FALLS					
26-01500	06/10/26	STREET SWEEPER	Open	\$678.75	\$0.00		
CARDO001		JASON CARDAMONI					
26-01818	07/20/26	ORTHODONTIC REIMBURSEMENT	Open	\$1,500.00	\$0.00		
CGPH001		CGP&H, LLC					
26-01797	07/17/26	HOUSING REHAB PROGRAM SERVICE	Open	\$1,312.00	\$0.00		
CHAS001		ARTHUR F. CHASEY, JR.					
26-00328	01/29/26	2026 MEDICARE REIMBURSEMENT	Open	\$608.70	\$0.00		B
CKC001		CAROL K. CHASEY					
26-00327	01/29/26	2026 MEDICARE REIMBURSEMENT	Open	\$608.70	\$0.00		B
CLEAN005		CLEAN AIR COMPANY					
26-00871	03/26/26		Open	\$1,519.16	\$0.00		
CLEVE005		CLEVELAND BROTHERS EQUIP CO					
25-02130	09/19/25	GRATE FOR TUBGRINDER	Open	\$4,046.50	\$0.00		
CMAUT005		C&M AUTO PARTS LLC					
26-00666	03/06/26	OPEN FOR 2026	Open	\$1,726.82	\$0.00		B
COM006		COMCAST BUSINESS					

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Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
COM006			COMCAST BUSINESS	<i>Account Continued</i>				
26-02056	08/24/26		BORO ONLINE SERVICES	Open	\$817.60	\$0.00		
COMCA010			COMCAST-8499052150284679					
26-02063	08/25/26		COMM CTR ONLINE SERVICES	Open	\$164.73	\$0.00		
COMCA015			COMCAST-8499052150284661					
26-02064	08/25/26		PRESCHOOL ONLINE SERVICES	Open	\$194.73	\$0.00		
COMCA020			COMCAST-8499052150153270					
26-02062	08/25/26		PINEBROOK ONLINE SERVICES	Open	\$199.94	\$0.00		
COMCA030			COMCAST-8499052150112946					
26-02055	08/24/26		LIBRARY ONLINE SERVICES	Open	\$101.90	\$0.00		
CONFS001			CONTINENTAL FIRE & SAFETY, INC.					
26-01088	04/22/26		FIRE DEPARTMENT SUPPLIES	Open	\$4,969.00	\$0.00		
DELAG006			DELAGE FINANCIAL SRV-POSTAL					
26-02033	08/20/26		BORO MONTHLY POSTAL METER AGM	Open	\$101.00	\$0.00		
DENA001			DENAAMODEA					
26-00001	01/06/26		2026 CELL PHONE REIMBURSEMENT	Open	\$90.00	\$0.00		B
26-01973	08/06/26		EYEGLOSS REIMBURSEMENT	Open	\$205.00	\$0.00		
Vendor Total:					\$295.00			
DFS001			DIVISION OF FIRE SAFETY					
26-02016	08/18/26		Fire Safety Code Book	Open	\$75.00	\$0.00		
DWD002			D&W DIESEL					
26-01172	05/01/26			Open	\$301.66	\$0.00		B
FAMIL005			FAMILY FIRST URGENT CARE					
26-00360	02/03/26		NEW HIRE PHYSICALS	Open	\$395.00	\$0.00		B
FCRTL005			FCR TL TRUST					
26-01995	08/07/26		Lien 23-00028 Redemption	Open	\$825,553.09	\$0.00		
FILEB005			FILEBANK, INC					
26-01910	08/03/26		FILE RETRIEVAL - JULY 2026	Open	\$191.56	\$0.00		
26-01990	08/07/26		OPRA Invoice 140141	Open	\$57.04	\$0.00		
Vendor Total:					\$248.60			
FLAKKJ01			JAYNE FLAKKER					
26-02011	08/13/26		EYEGLOSS REIMBURSEMENT	Open	\$558.60	\$0.00		
FOO001			SAKER SHOPRITES, INC.					
26-01786	07/16/26		Camp Supplies Week 5 & 6	Open	\$121.48	\$0.00		
26-01980	08/06/26		PUBLIC EVENTS - MAYOR	Open	\$88.74	\$0.00		
Vendor Total:					\$210.22			
FPMAI005			FP MAILING SOLUTIONS					

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Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
FPMJ005		FP MAILING SOLUTIONS	<i>Account Continued</i>				
26-01978	08/06/26	BORO POSTAGE METER LEASE	Open	\$162.00	\$0.00		
FUN001		FUN BUS					
26-00433	02/11/26	1 HR OF FITNESS FUN	Open	\$375.00	\$0.00		
FWWEB005		F.W. WEBB COMPANY					
26-00073	01/08/26	Fred Blanket	Open	\$98.15	\$0.00		B
GENAC001		BOROUGH OF EATONTOWN GENERALA					
26-01965	08/05/26	PAY PERIOD 8/14/26 O/S DETAIL	Open	\$3,476.00	\$0.00		
26-02048	08/20/26	PAY PERIOD 8/28/26 O/S DETAIL	Open	\$13,884.00	\$0.00		
		Vendor Total:		\$17,360.00			
GENSE005		GENSERVE, LLC					
26-01916	08/03/26	SERVICE CALL-FIRE HOUSE	Open	\$650.00	\$0.00		
26-01917	08/03/26	EMERGENCY SERVICE CALL	Open	\$2,585.00	\$0.00		
		Vendor Total:		\$3,235.00			
GPC001		GENUINE PARTS COMPANY INC					
26-01163	05/01/26	OPEN 2026 2ND QTR	Open	\$738.54	\$0.00		B
26-01476	06/09/26	AUTO/EQUIP PARTS	Open	\$2,415.95	\$0.00		B
		Vendor Total:		\$3,154.49			
GSB002		GARDEN STATE BOBCAT, INC					
26-01904	07/31/26	P.50 TEETH KIT	Open	\$392.94	\$0.00		
GWL001		GEORGE WALL LINCOLN MERCURY,IN					
26-01508	06/10/26	OPEN FOR 2026	Open	\$217.50	\$0.00		B
HOMED01		HOME DEPOT/6035322538819545					
26-01311	05/20/26	.4 CU FT WASHED PLAY SAND	Open	\$14.91	\$0.00		
IMA003		MARCO TECHNOLOGIES, LLC					
26-02032	08/20/26	BORO MONTHLY COPIER LEASE	Open	\$895.97	\$0.00		
IMP001		IMPRINT SHOP LLC					
26-01598	06/18/26	3522 LAT WOMEN'S FINE JERSEY	Open	\$622.50	\$0.00		
26-01606	06/18/26	3522 LAT WOMEN'S FINE JERSEY	Open	\$99.00	\$0.00		
26-01633	06/25/26	YOUTH PROGRAM	Open	\$173.00	\$0.00		
		Vendor Total:		\$894.50			
INTER015		INTERGLOBE COMMUNICATIONS					
26-02058	08/24/26	BORO PHONE USAUGE	Open	\$4,375.51	\$0.00		
JCPL0010		JCP&L					
26-02054	08/24/26	BORO MONTHLY ELECTRIC USAGE	Open	\$27,018.29	\$0.00		
JFWLL001		JOSEPH FAZZIO-HOWELL LLC					
26-00669	03/06/26	OPEN FOR 2026	Open	\$1,735.98	\$0.00		B
JOHN005		MICHAEL JOHNSON					

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Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
JOHN005		MICHAEL JOHNSON	Account Continued				
26-01727	07/08/26	EYEGLOSS REIMBURSEMENT	Open	\$736.98	\$0.00		
MARTU001		MARTURANO RECREATION CO.					
26-01538	06/12/26	2 benches and freight	Open	\$2,359.24	\$0.00		
MCPA001		MONMOUTH COUNTY POLICE ACADEMY					
26-01711	07/07/26	Radar Instructor Training	Open	\$150.00	\$0.00		
MGL001		MGL PRINTING SOLUTIONS					
26-01774	07/14/26	MINUTES PAPER	Open	\$180.00	\$0.00		
MJPLA005		MJ PLANNING LLP					
26-01837	07/22/26	450 wall escrow 1736	Open	\$742.50	\$0.00		
26-01866	07/28/26	40 brynes escrow 1698	Open	\$123.75	\$0.00		
26-02009	08/13/26	1621 Pumo Escrow 1746	Open	\$660.00	\$0.00		
		Vendor Total:		\$1,526.25			
MON002		MONMOUTH BUILDING CENTER					
26-00304	01/28/26	OPEN 2026	Open	\$29.39	\$0.00		B
26-01331	05/22/26	Boro Hall open	Open	\$344.80	\$0.00		B
		Vendor Total:		\$374.19			
MRH00L		MONMOUTH REGIONAL H.S. BD. OF					
26-02028	08/19/26	TAX LEVY SEPTEMBER 2026	Open	\$1,024,229.75	\$0.00		
NEWJE010		NEW JERSEY STATE POLICE					
26-01762	07/13/26	FY2026 Semi Annual	Open	\$5,940.00	\$0.00		
NJAWC001		NEW JERSEY AMERICAN WATER					
26-02061	08/24/26	BORO MONTHLY WATER USAGE	Open	\$3,821.28	\$0.00		
NJB001		VERIZON					
26-02057	08/24/26	MUSEUM INTERNET SERVICES	Open	\$237.22	\$0.00		
NJN002		NJ NATURAL GAS					
26-01716	07/07/26	Gas disconnect Lewis St Demo	Open	\$5,026.86	\$0.00		
NOR002		NORTHWIND MECHANICAL SYSTEMS					
26-01913	08/03/26	TROUBLESHOOT AC CONDENSER & C	Open	\$840.00	\$0.00		
NWFG001		NW FINANCIAL GROUP LLC					
26-02026	08/19/26	Garbage Analysis	Open	\$293.75	\$0.00		
PAB001		PROCRAFT AUTO BODY, INC.					
26-01790	07/16/26	Veh 3 Insurance Deductible	Open	\$2,250.00	\$0.00		
PARAL005		PARALLEL ARCHITECTURAL GRP LLC					
25-00991	04/22/25	ARCHITECTURE/DESIGN BORO HALL	Open	\$9,850.00	\$0.00		B
25-01427	06/25/25	DPW INVESTIGATION/FEASIBILITY	Open	\$4,000.00	\$0.00		B
25-01836	08/14/25	ARCHITECTURAL SERVICE BORO H	Open	\$19,000.00	\$0.00		B
		Vendor Total:		\$32,850.00			

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Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
PARAL005		PARALLEL ARCHITECTURAL GRP, LLC	Account Continued				
PATRI020 26-00141	01/13/26	PATRICIA R. DOMINACH Chair Yoga Classes 2026	Open	\$100.00	\$0.00		B
PCARD005 26-02015	08/18/26	PCARD PURCHASES STATEMENT DATE 8/14/26	Open	\$458.03	\$0.00		
PINWH005 26-02017	08/18/26	PINWHEEL PLACE CBA Award	Open	\$5,000.00	\$0.00		
POWER001 26-01958	08/04/26	POWER HOUSE SIGN WORKS OEM IDENTIFICATION DECALS	Open	\$600.00	\$0.00		
RAFAE005 26-02034	08/20/26	RAFAEL DAYAN RELEASE ESCROW #1754	Open	\$1,560.00	\$0.00		
RESCUE1 26-01512	06/10/26	RESCUE ESSENTIALS Blue NAR Training Tourniquet	Open	\$902.98	\$0.00		
ROADR005 26-01848	07/24/26	ROAD REMEDY LLC INSTARMAC PERMANENT POTHOLE R	Open	\$2,704.00	\$0.00		
RTLFLN010 26-02050	08/20/26	RTLFL-NJ II LLC Lien 25-00054 Redemption	Open	\$958.44	\$0.00		
RUTG099 25-02911	12/11/25	RUTGERS CONTINUING STUDIES GOV CPWM SECTION C	Open	\$2,340.00	\$0.00		
SCH001 21-01760	08/06/21	T&M ASSOCIATES ROAD ANALYSIS & SEWER REPAIR	Open	\$2,958.00	\$0.00		B
25-01838	08/14/25	ENGINEERING SERVICES BORO HALL	Open	\$7,257.19	\$0.00		B
Vendor Total:				\$10,215.19			
SCO001 26-01437	06/05/26	SCOLES FLOORSHINE IND. HAND SOAP (PARKS)	Open	\$691.60	\$0.00		
SEACST01 26-01482	06/09/26	SEA COAST CHEVROLET-OLDSMOBILE AUTO PARTS PD	Open	\$711.63	\$0.00		B
SHORE002 26-00062	01/07/26	THE HOSE SHOP, INC. OPEN FOR 2026	Open	\$94.45	\$0.00		B
SNAP0005 26-01526	06/11/26	SNAPOLOGY OF MONMOUTH COUNTY Snapology 7.17.26	Open	\$1,350.00	\$0.00		
26-01618	06/22/26	Legos & Law Enforcement Event	Open	\$540.00	\$0.00		
Vendor Total:				\$1,890.00			
SPCA001 26-01889	07/31/26	MONMOUTH COUNTY SPCA BORO ANIMAL CONTROL SERVICES	Open	\$2,295.00	\$0.00		
SPORT005		SPORTS FIELD SERVICES, LLC					

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Vendor #	P.O. #	PO Date	Name	Description	Status	Amount	Void Amount	Contract	PO Type
SPORT005			SPORTS FIELD SERVICES, LLC	Account Continued					
	26-00200	01/16/26		LL & 60/90 field reno.	Open	\$19,280.00	\$0.00		
SSW001			S&S WORLDWIDE						
	26-01190	05/05/26		W11406 Lacrosse Practice Balls	Open	\$148.05	\$0.00		
	26-01191	05/05/26		100 Outdoor Pickleballs Green	Open	\$159.99	\$0.00		
				Vendor Total:		\$308.04			
STAP003			STAPLES ADVANTAGE						
	26-01949	08/04/26		FINANCE DEPT OFFICE SUPPLIES	Open	\$288.15	\$0.00		
	26-01952	08/04/26		BORO REPLENISH COPY PAPER	Open	\$439.90	\$0.00		
				Vendor Total:		\$728.05			
SUKHN005			SUKHNANDAN SUNGH						
	26-01816	07/20/26		REFUND SUMMER CAMP	Open	\$590.00	\$0.00		
TCLAY001			THOMAS CLAYTON						
	26-01966	08/05/26		MEDICARE REIMBURSEMENT 2026	Open	\$1,217.40	\$0.00		
TERM001			TERMINATOR TERMITE & PEST MGT						
	26-01629	06/24/26		Terminator Services Lewis St	Open	\$515.00	\$0.00		
TESLA005			TESLA INC						
	26-01253	05/14/26		#1677 ESCROW RELEASE	Open	\$500.14	\$0.00		
	26-01752	07/09/26		#1690 RELEASE ESCROW FUNDS	Open	\$3,251.71	\$0.00		
				Vendor Total:		\$3,751.85			
THOMA005			THOMAS J HYNES						
	26-01846	07/24/26		WOOKBOOT REIMBURSEMENT	Open	\$400.00	\$0.00		
TRIUM005			TRIUMPH MODULAR INC						
	26-01780	07/15/26		STANDARD DOUBLE WIDE 7/1-7/31	Open	\$2,330.20	\$0.00		
TSNJ004			TREASURER, STATE OF NJ						
	26-01909	08/03/26		EATONTOWN COMPOSTING FACILITY	Open	\$6,100.00	\$0.00		
ULINE001			ULINE						
	26-01814	07/20/26		DOWNTOWN EXECUTIVE ADJUSTABLE	Open	\$2,219.64	\$0.00		
UNIFI005			UNIFIRST CORPORATION						
	26-00030	01/07/26		OPEN FOR 2026	Open	\$123.35	\$0.00		B
	26-00987	04/09/26		2nd OPEN FOR 2026	Open	\$275.95	\$0.00		B
				Vendor Total:		\$399.30			
WWG001			GRAINGER INC						
	26-00707	03/11/26		OPEN FOR 2026	Open	\$122.56	\$0.00		B
	26-01600	06/18/26		FIREHOUSE BLDG OPEN	Open	\$209.94	\$0.00		B
	26-01601	06/18/26		PARKS OPEN PO	Open	\$110.44	\$0.00		B
				Vendor Total:		\$442.94			

Total Purchase Orders: 132 Total P.O. Line Items: 0 Total List Amount: \$3,963,456.44 Total Void Amount: \$0.00

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Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND:	5-01	\$7,036.50	\$0.00	\$7,036.50	\$0.00	\$0.00	\$7,036.50
CURRENT FUND:	6-01	\$3,005,331.34	\$0.00	\$3,005,331.34	\$590.00	\$0.00	\$3,005,921.34
GENERAL CAPITAL FU	C-04	\$68,888.86	\$0.00	\$68,888.86	\$0.00	\$0.00	\$68,888.86
GRANT FUND	G-02	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00
	T-15	\$846,492.24	\$0.00	\$846,492.24	\$0.00	\$0.00	\$846,492.24
	T-17	\$30,117.50	\$0.00	\$30,117.50	\$0.00	\$0.00	\$30,117.50
	Year Total:	\$876,609.74	\$0.00	\$876,609.74	\$0.00	\$0.00	\$876,609.74
Total Of All Funds:		\$3,962,866.44	\$0.00	\$3,962,866.44	\$590.00	\$0.00	\$3,963,456.44