

Mayor
ANTHONY TALERICO, JR.

Council
VIRGINIA M. EAST, President
DANIELLE M. JONES
MEIR ARAMAN
CARL LAWSON
CANDACE M. FAUST
MARIA GRAZIA ESCALANTE



Borough Administrator
WILLIAM P. LUCIA III

Borough Clerk
JULIE MARTIN

Borough Attorney
ANDREW BAYER

Borough Engineer
EDWARD HERRMAN

BOROUGH OF EATONTOWN
47 Broad Street
Eatontown, New Jersey 07724

AGENDA

Mayor and Council

Wednesday, September 10, 2025

****Amended 9/10/25***

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.

WORKSHOP 7:00 pm

1. Roll Call, Flag Salut
2. Proclamation - Hunger Awareness Month
3. **CLOSED SESSION**
Resolution 214-2025
Contract Negotiations - Netflix, Inc.
4. Netflix Timeline

REGULAR MEETING 7:30 pm (or as soon thereafter)

1. Roll Call
2. **APPROVAL OF MINUTES** *(vv)*
 - A. Regular and Closed Session - 8/27/2025
3. **COMMUNICATIONS**
 - A. Borough of Eatontown Planning Board Notice of Public Hearing, 40 Byrnes Lane
 - B. JCP&L Notice of Public Hearing, Basic Generation Services
 - C. NJDEP Notice of Public Hearing, Netflix Inc.
 - D. Monmouth County Board of County Commissioners Adopted Resolution, Support of S-4673 and A-5916
 - E. WLB Ordinance Supplementing Ordinance O-25-3 Which Amends Chapter 18 Zoning
4. **MAYOR'S REPORT** - Mayor Talerico
5. **REPORTS OF COMMITTEES**
 - A. EMERGENCY SERVICES - Council President East
 - B. FINANCE & ORDINANCE - Councilmember Jones
 - C. POLICE, PUBLIC LIGHTS & PARKING - Councilmember Araman
 - D. PARKS & RECREATION - Councilmember Lawson
 - E. PUBLIC WORKS & INSURANCE - Councilmember Faust
 - F. PUBLIC BUILDINGS & TENANTS RIGHTS - Councilmember Escalante

6. ADMINISTRATOR'S REPORT - Borough Administrator Lucia

7. HEARING - Boarding House/Rooming House - Golden Peaks Sober Living, 18 Willow *(carried/continued from 8/27/25)*

8. OLD BUSINESS

A. ORDINANCE ADOPTION *(rc)*

1) Ordinance 13-2025 - Ordinance Authorizing the Borough to Enter into an Agreement of Sale with the New Jersey Department of Transportation to Convey a Deed of Easement on the Real Property Designated as Block 304, Lot 10 on the Tax Map of the Borough of Eatontown for the Purposes of Improving Route 71 Within the Borough of Eatontown - *Public Hearing/Adoption*

9. PUBLIC COMMENT ON AGENDA ITEMS ONLY

10. BILLS & CLAIMS AND BI-WEEKLY PAYROLL *(vv)*

11. NEW BUSINESS

A. ORDINANCE INTRODUCTION *(rc)*

1) Ordinance 14-2025 - Bond Ordinance Providing for Various Capital Improvements and the Acquisition of Various Capital Equipment, Appropriating \$5,340,338 Therefor and Authorizing The Issuance of \$4,318,109 Bonds and Notes to Finance a Portion of the Costs Thereof, Authorized in and By the Borough of Eatontown, in the County of Monmouth, New Jersey - *First Reading/Introduction (Public Hearing 9/25/25)*

2) Ordinance 15-2025 - Ordinance Adopting A Redevelopment Plan for Property Located in the Borough of Eatontown within the Former Fort Monmouth, Pursuant to the Local Redevelopment and Housing Law - *First Reading/Introduction (Public Hearing 9/25/25)*

3) Ordinance 16-2025 – Ordinance Amending Chapter 97 Entitled Animals, Article III Wildlife Feeding to Prohibit the Feeding of Unconfined Wildlife on Private Property - *First Reading/Introduction (Public Hearing 9/25/25)*

B. CONSENT AGENDA RESOLUTIONS *(rc)*

(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 215-2025 - Auth. Refunds of Overpaid Property Taxes

2) Resolution 216-2025 - Auth. Purchase of Tasers/Supporting Equipment through State Contract, PD (\$185,694.75)

3) Resolution 217-2025 - Declaring Certain Property Totaling Approximately 47.5 Acres Located in the Borough Within the Former Fort Monmouth as Non-Condemnation Area in Need of Redevelopment

4) Resolution 218-2025 - Auth. Shared Services Agreement with the Board of Education, Courtesy Busing

5) Resolution 219-2025 - Auth. Escrow Funding Agreement with Netflix, Inc.

6) Resolution 220-2025 - Amend. Support from Denver Cole Farms New Jersey, LLC to Fiore Farms NJ, LLC

7) Resolution 221-2025 - Capital Budget Amendment *

C. CONSENT AGENDA MOTIONS

1) Acceptance of Tax Collector Report, August 2025

2) Acceptance of Planning/Zoning Report, August 2025

12. REMARKS OF COUNCIL AND CITIZENS

13. ADJOURNMENT *(vv)*

*The next meeting of the Governing Body is
Thursday, September 25, 2025 @ 7:00 p.m.*

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

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

1) Contract Negotiations – Netflix, Inc.

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 September 10, 2025.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico						

CERTIFICATION
 I, Julie Martin, Borough Clerk of the Borough of Eatontown, do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at the regular meeting held on September 10, 2025.

Julie Martin, RMC, Borough Clerk

ORDINANCE 13-2025

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

ORDINANCE AUTHORIZING THE BOROUGH TO ENTER INTO AN AGREEMENT OF SALE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION TO CONVEY A DEED OF EASEMENT ON THE REAL PROPERTY DESIGNATED AS BLOCK 304, LOT 10 ON THE TAX MAP OF THE BOROUGH OF EATONTOWN FOR THE PURPOSES OF IMPROVING ROUTE 71 WITHIN THE BOROUGH OF EATONTOWN

WHEREAS, the Borough of Eatntown is the owner of property located on Block 304, Lot 10 on the Borough Tax Map (the "Borough Property") adjacent to Route 71, a state highway owned and controlled by the State of New Jersey, Department of Transporation ("NJDOT"); and

WHEREAS, the NJDOT is engaged in a project for the purpose of highway construction known as ADA Central Contract 1, Route 71, Section 1 and proposes to reconstruct public sidewalk curb ramps needed for pedestrians and to re-grade any sidewalk and landscaping areas which are directly impacted by the public sidewalk curb ramps and sidewalk work to meet all ADA requirements adjacent to Route 71 on Borough Property (the "Route 71 Construction Project"); and

WHEREAS, the NJDOT seeks a Permanent Sidewalk Easement on Borough Property for which it obtained an appraisal which values the permanent sidewalk easement at \$700.00, and NJDOT offered to purchase the permanent easement on Borough Property for its appraised value of \$700.00; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to convey a Permanent Sidewalk Easement to the NJDOT so that it may proceed with and make improvements associated with the Route 71 Construction Project.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough Eatontown, County of Monmouth, State of New Jersey that it hereby authorizes the Borough to enter in an Agreement of Sale by and between the Borough of Eatontown and State of New Jersey, by the Commimisoner of Transportation to convey a Permanent Sidealk Easement to the NJDOT on Borough property designated as Block 304, Lot 10; and

BE IT FURTHER ORDAINED the Mayor is authorized to sign all documents necessary required by the Agreement of Sale with the NJDOT to convey the Permanent Sidewalk Easement to the NJDOT in a form approved by the Borough Attorney.

BE IT FURTHER ORDAINED, that:

- A. All other Ordinances or provisions of the Code of the Borough of Eatontown or parts thereof, which are inconsistent with any provisions in this Ordinance, are hereby repealed to the extent of such conflict or inconsistency.
- B. If any provision or portion of this Chapter is held to be unconstitutional, preempted by Federal or State Law or otherwise invalid by any court of competent jurisdiction, the remaining provisions of this chapter shall not be invalidated.
- C. This Ordinance shall take effect upon its passage and publication as required by law.

DATE OF INTRODUCTION: 08/27/2025

DATE OF PUBLIC HEARING: 09/10/2025

APPROVED:

ATTEST:

Anthony Talerico, Jr. Mayor

Date:

Julie Martin, Municipal Clerk

Date:

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BOROUGH OF EATONTOWN
Bill List By Vendor Id

Page No: 1

P.O. Type: All
Range: First to Last
Format: Condensed
Vendors: All
Rcvd Batch Id Range: First to Last

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

Include Non-Budgeted: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ABC001	NJ DIV. OF ALCOHOLIC BEVERAGE	25-01662	07/21/25	25-26 Liquor License Renewal	Open	51.00	0.00		
ADD002	ALAN D. DRAKE, INC.	25-01981	09/03/25		Open	2,795.00	0.00		
AIS001	SITEONE LANDSCAPE SUPPLY	25-00514	02/24/25		Open	41.06	0.00		B
AMAZ001	AMAZON.COM SERVICES, INC.	25-01805	08/08/25	PHONE AND TABLET CASES	Open	38.18	0.00		
		25-01853	08/18/25	FIRE DEPT BATTERY REPLACEMENT	Open	67.86	0.00		
						106.04			
APP002	GANNETT NJ NEWSPAPERS	25-01154	05/15/25	LEGAL ADVERTISEMENTS	Open	232.32	0.00		B
ARH001	ADAMS, REHMAN HEGGAN ASSOC INC	24-01890	08/26/24	DOWNTOWN GREENWAY PROJECT	Open	11,767.75	0.00		B
ASB001	ASBURY PARK PRESS, INC.	25-01854	08/18/25	Sept 2. 2025 Sp Meet Netflix	Open	74.83	0.00		
BBBA001	BROWN & BROWN BENEFITS ADV.	25-01835	08/14/25	SEPT 25' MONTHLY FEE	Open	1,500.00	0.00		
BOB001	BOB'S UNIFORM SHOP, INC.	25-01582	07/15/25	OEM NEW/REPLACE UNIFORMS	Open	1,762.75	0.00		
BSA001	BOY SCOUTS OF AMERICA	25-00022	01/06/25	OPEN FOR 2025	Open	62.50	0.00		B
CAG001	CLEARY GIACOBBE ALFIERI & JACO	25-01997	09/03/25	MUNICIPAL PROSECUTOR SERVICES	Open	3,000.00	0.00		
CGPH001	CGP&H, LLC	25-01800	08/07/25	HOUSING REHAB PROGRAM SERVICES	Open	715.00	0.00		
COMCA005	COMCAST- 8499052150124487	25-02038	09/08/25	BORO SPC VIDEO SERVICES	Open	162.63	0.00		
CSN001	CONRAD SMITH NURSERY, INC.	25-01228	05/29/25	BEAUTIFY ETNT GARDEN SUPPLIES	Open	226.76	0.00		B
DATAF005	DATA FINANCIAL, INC	25-01864	08/18/25	Paper for Tax Receipt Printer	Open	104.67	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DFS001	DIVISION OF FIRE SAFETY								
		25-01804	08/08/25	FIRE OFFICIAL LICENSE RENEWAL	Open	91.00	0.00		
EDDIE001	EDDIE'S PRINT SHOP LLC								
		25-00899	04/11/25	PUBLIC EVENTS PRINTING	Open	117.90	0.00		B
		25-01581	07/15/25	GREEN TEAM PRINT SUPPLIES	Open	370.00	0.00		B
						487.90			
EFS001	ENFORSYS, INC.								
		25-01781	08/07/25	POLISYS AZURE-HOSTED SUB FEE	Open	16,500.00	0.00		
EPPY005	EPPY'S TOOL & EQUIPMENT								
		25-01585	07/16/25	MISC SHOP TOOLS	Open	4,324.51	0.00		
FILEB005	FILEBANK, INC.								
		25-01843	08/18/25	OPRA 224-2025	Open	156.75	0.00		
FPMI005	FP MAILING SOLUTIONS								
		25-01827	08/13/25	BORO POSTAGE METER LEASE	Open	162.00	0.00		
FSS002	FIRE & SAFETY SERVICES, LTD								
		25-00587	03/05/25	FIRE DEPT REPAIRS BLANKET	Open	134.95	0.00		B
GASK001	GASKO'S FAMILY FARM & GREENHO								
		25-00826	04/03/25	OPEN FOR ARBOR & MEMORIAL DAY	Open	1,220.84	0.00		B
		25-01905	08/22/25	2025 Eatontown Day	Open	161.92	0.00		
						1,382.76			
GENAC001	BOROUGH OF EATONTOWN GENERAL A								
		25-01880	08/20/25	PAY PERIOD 8/29/25 O/S DEATIL	Open	13,884.00	0.00		
GLENCO01	GLENCO SUPPLY, INC								
		25-01700	07/28/25	SIGN SHOP SUPPLIES	Open	1,850.00	0.00		
GPC001	GENUINE PARTS COMPANY INC								
		25-01136	05/13/25	OPEN FOR 2025	Open	469.38	0.00		B
GROFFMID	GROFF TRACTOR MID ATLANTIC LLC								
		25-00037	01/06/25	OPEN FOR 2025	Open	599.97	0.00		B
HERT001	HERTRICH FLEET SERVICES, INC								
		25-01785	08/07/25	2025 CHEVROLET MALIBU LS 1FL	Open	70,267.50	0.00		
HOMED01	HOME DEPOT/6035322538819545								
		25-01708	07/28/25	BEAUTIFY EATONTOWN SUPPLIES	Open	192.34	0.00		B
IIAFI005	IIA FIRE DEPARTMENT TESTING								
		25-00682	03/17/25	FIRE DEPT HOSE APAPRATUS TEST	Open	4,175.70	0.00		
IMP001	IMPRINT SHOP LLC								
		25-01574	07/14/25	MANAGER JACKETS	Open	100.00	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
IPD001	INST. FOR PROFESSIONAL DEVELOP	25-01904	08/21/25	FINANCE BUDGET/FAST WEBINAR	Open	50.00	0.00		
JERS001	JCP&L	25-02041	09/08/25	BORO MONTHLY ELECTRIC SERVICES	Open	8,958.86	0.00		
		25-02042	09/08/25	BORO MONTHLY ELECTRIC SERVICES	Open	<u>1,035.28</u>	0.00		
						9,994.14			
JFWL001	JOSEPH-FAZZIO-HOWELL LLC	25-00499	02/21/25	open 2025	Open	27.04	0.00		B
JGC001	John Guire Supply LLC	25-01515	07/07/25	open for 2025	Open	604.28	0.00		B
JORGE006	JORGE BRITO	25-01871	08/19/25	REIMBURS FOR BACKGROUND DPW	Open	45.73	0.00		
JULIE001	JULIE MARTIN	25-01917	08/26/25	Mileage Reimbursement	Open	66.40	0.00		
KBS001	K.B.D. SUPPLY LLC	25-00415	02/12/25		Open	152.18	0.00		B
MARTIN01	JAMES MARTIN	25-01844	08/18/25	EYEGLASS REIMBURSEMENT	Open	144.72	0.00		
MCCPA001	MON. CO. POLICE CHIEF'S ASSOC.	25-01440	06/26/25	Emotional Sur for LEO	Open	300.00	0.00		
MCT001	MONMOUTH COUNTY TREASURER	25-01594	07/16/25	MUNICIPAL WASTE	Open	3,108.25	0.00		
MIDAT001	MID ATLANTIC TRUCK CENTRE, INC	25-00047	01/06/25	OPEN FOR 2025	Open	406.02	0.00		B
		25-01139	05/13/25	OPEN FOR 2025	Open	<u>1,281.70</u>	0.00		B
						1,687.72			
MME001	MCGRATH MUNICIPAL EQUIP LLC	25-01355	06/13/25	CONTRORLLER FOR HEATER ON HOTBO	Open	335.50	0.00		
MON002	MONMOUTH BUILDING CENTER	25-00050	01/06/25	OPEN FOR 2025	Open	67.55	0.00		B
		25-00941	04/17/25	OPEN FOR 2025	Open	<u>8.99</u>	0.00		B
						76.54			
NJAWC001	NEW JERSEY-AMERICAN WATER	25-02036	09/08/25	BORO FIRE HYDRANTS USAGE	Open	18,414.99	0.00		
NJB001	VERIZON	25-02039	09/08/25	MUSEUM MONTHLY PHONE SERVICE	Open	350.26	0.00		
NJLE001	NJ LEAGUE OF MUNICIPALITIES	25-01737	07/30/25	Job Ad Business Administrator	Open	160.00	0.00		

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Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
NJMOB005	NJ MOBILITY LLC DBA AMRAMP								
		25-01218	05/28/25	INSTALL ADA COMPLIANT RAMP	Open	21,441.18	0.00		B
		25-01974	09/03/25	BORO RAMP Addt'l footings	Open	5,958.82	0.00		
						27,400.00			
NJRPA005	NJRPA								
		25-01866	08/18/25	NJRPA Membership Renewal	Open	750.00	0.00		
NWFG001	NW FINANCIAL GROUP LLC								
		25-01793	08/07/25	FINANCIAL ADVISORY SERVICES	Open	352.50	0.00		
		25-01794	08/07/25	FINANCIAL ADVISORY SERVICES	Open	528.75	0.00		
		25-01795	08/07/25	FINANCIAL ADVISORY SERVICES	Open	293.75	0.00		
		25-01796	08/07/25	FINANCIAL ADVISORY SERVICES	Open	956.25	0.00		
		25-01797	08/07/25	FINANCIAL ADVISORY SERVICES	Open	215.00	0.00		
						2,346.25			
OMEG002	OMEGA GRAPHICS								
		25-01733	07/29/25	INSPECTION PAPER - BLDG DEPT	Open	240.00	0.00		
PAB001	PROCRAFT AUTO BODY, INC.								
		25-01568	07/11/25	Auto Repair - Reimburs by T&M	Open	1,631.54	0.00		
PATRI020	PATRICIA R. DOMINACH								
		25-00374	02/06/25	Chair Yoga Classes 2025	Open	100.00	0.00		B
PCREC002	JANICE GRASSO								
		25-01840	08/14/25	Petty Cash	Open	248.90	0.00		
PETRO02	PETRO KING SERVICE								
		25-01494	06/30/25	PUMP #2 REPLACEMENT	Open	4,695.17	0.00		
POORJ005	POOR JOHN'S PORTABLE TOILETS								
		25-00462	03/06/25	Portable Restrooms 4 Locations	Open	732.00	0.00		B
REP001	REPUBLIC SERVICES								
		25-01765	08/05/25	JULY RESI SERVICES	Open	90,569.22	0.00		
REPT001	REPUBLIC SERVICES								
		25-01766	08/05/25	JULY 2025 TONNAGE	Open	29,251.37	0.00		
		25-01912	08/25/25	TONNAGE 5/25	Open	21,600.12	0.00		
		25-01926	08/26/25	AUGUST 2025 TONNAGE	Open	21,961.53	0.00		
						72,813.02			
RIL001	RILEIGHS OUTDOOR DECOR								
		25-01404	06/23/25		Open	5,633.33	0.00		
RIZZO01	RIZZO'S WILDLIFE DISCOVERY LLC								
		25-01452	06/26/25	Rizzos Wildlife Show - 7.30.25	Open	875.00	0.00		
ROBER005	ROBERTS AND SONS INC								
		25-01323	06/10/25	OPEN FOR 2025	Open	183.77	0.00		B

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
SHORE002	THE HOSE SHOP, INC.	25-00743	03/24/25	OPEN FOR 2025	Open	258.04	0.00		B
SIC001	SELECTIVE INSURANCE COMPANY OF	25-01868	08/19/25	Flood Insurance DPW Lewis St.	Open	13,093.00	0.00		
SIC003	STANDARD INSURANCE COMPANY INC	25-01833	08/14/25	Firemens Life Insurance August	Open	463.32	0.00		
		25-01834	08/14/25	AUG DISABILITY INSURANCE	Open	3,022.26	0.00		
						3,485.58			
SPCA001	MONMOUTH COUNTY SPCA	25-01896	08/21/25	BORO ANIMAL CONTROL SERVICES	Open	2,166.98	0.00		
STAP003	STAPLES ADVANTAGE	25-01845	08/18/25	FINANCE OFFICE SUPPLIES	Open	290.20	0.00		
STATE025	STATE OF NJ EMPLOYERS ACCOUNTS	25-01950	08/28/25	INTEREST QTR 12/31/2024	Open	12.28	0.00		
TARGE005	TARGETED TECHNOLOGIES LLC	25-01993	09/03/25	BORO MONTHLY IT SERVICES	Open	8,600.20	0.00		
		25-01994	09/03/25	POLICE MONTHLY IT SERVICES	Open	4,755.58	0.00		
		25-01995	09/03/25	BORO QTRLY HOSTING DOMAINS	Open	300.00	0.00		
						13,655.78			
TEPS001	STATE OF NJ DEPT OF TREASURY	25-01961	09/02/25	PFRS EMPLOYEE CONTRIBUT 2025	Open	58,614.12	0.00		
		25-01962	09/02/25	PERS EMPLOYEE CONTRIBU 2025	Open	37,002.75	0.00		
		25-01967	09/02/25	SHBP CONTRIBUT SEPTEMBER 2025	Open	378,124.10	0.00		
						473,740.97			
THEB0005	THE BORJA GROUP	25-01819	08/12/25	Fall Soccer Training	Open	2,610.00	0.00		
TROP001	TROPICANA CASINO AND RESORT	25-01816	08/12/25	NJSLOM Convention 2025	Open	270.00	0.00		
ULINE001	ULINE	25-00319	01/29/25	OPEN FOR GLOVES	Open	331.01	0.00		B
UNIFI005	UNIFIRST CORPORATION	25-01409	06/23/25	OPEN FOR 2025	Open	182.12	0.00		B
WALTE005	WALTER SMITH	25-01900	08/21/25	MEDICARE INSURANCE REIMBURSE	Open	555.00	0.00		
WWG001	GRAINGER INC	25-01330	06/10/25	SMALL ENGINE FUEL 2 CYCLE 50:1	Open	1,325.44	0.00		
WWG010	W.W. GRAINGER, INC.	25-01341	06/11/25		Open	477.34	0.00		B

Vendor # Name							
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
Total Purchase Orders:		94	Total P.O. Line Items:	0	Total List Amount:	893,570.76	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:	5-01	766,905.08	0.00	766,905.08	0.00	0.00	766,905.08
GENERAL CAPITAL F	C-04	100,137.01	0.00	100,137.01	0.00	0.00	100,137.01
GRANT FUND	G-02	11,767.75	0.00	11,767.75	0.00	0.00	11,767.75
	T-15	14,760.92	0.00	14,760.92	0.00	0.00	14,760.92
Total of All Funds:		893,570.76	0.00	893,570.76	0.00	0.00	893,570.76

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

BOND ORDINANCE NO. 14-2025

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

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

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

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

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

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

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

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

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

delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

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

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

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

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

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

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

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations

authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

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

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

DATE OF INTRODUCTION: September 10, 2025

PUBLIC HEARING: September 25, 2025

ORDINANCE 15-2025

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

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

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

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

WHEREAS, by way of Resolutions 178-2017 and 173-2023, the Borough has designated certain property within its boundaries that previously fell under the jurisdiction and control of the Fort Monmouth Economic Revitalization Authority (**"FMERA"**), including Block 301, Lot 1, Block 501, Lots 1 and 1.01, Block 601, Lot 1 and Block 701, Lot 1, as a non-condemnation "area in need of redevelopment area" (the **"Original Redevelopment Area"**), according to the criteria set forth in the Redevelopment Law; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DATE INTRODUCED:	September 10, 2025
DATE OF PUBLIC HEARING:	September 25, 2025

ORDINANCE 16-2025

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it hereby amends Chapter 97 "Animals," "Wildlife Feeding" Section 97-15 "Prohibited Conduct" as follows:

[additions are underlined, and deletions are noted as strike-out]

§97-14 Definitions

FEED

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

WATERFOWL

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

WILD ANIMAL

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

§97-15 Prohibited Conduct

A. Feeding of wild animals birds and waterfowl prohibited.

1. No person shall feed, bait or in any manner provide access to food to any wild animal, birds, or waterfowl in the Borough of Eatontown, on lands either publicly or privately owned, except as permitted by Subsection B below. This section shall not apply to the feeding of farm animals, nor to confined wildlife (for example, wildlife confined in stables, parks, or rehabilitation centers, nor unconfined wildlife at environmental education centers.) ~~in any public park or on any other property owned or operated by the Borough of Eatontown, any wildlife,~~

~~excluding confined wildlife (for example, wildlife confined in zoos, parks or rehabilitation centers, or unconfined wildlife at environmental education centers).~~

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

§97-17 Violations and Penalties

Any person, firm or corporation violating any provision of this article shall, upon conviction, be subject to a fine not exceeding ~~\$1,250~~ \$2,000, a term of imprisonment not exceeding 90 days or a period of community service not exceeding 90 days, or any combination thereof.

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

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

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

DATE OF INTRODUCTION: 09/10/2025

DATE OF PUBLIC HEARING: 09/25/2025

APPROVED:

ATTEST:

ANTHONY TALERICO, JR., MAYOR
Date:

JULIE MARTIN RMC, MUNICIPAL CLERK
Date:

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Eatontown that the following taxes are hereby authorized to be refunded/apply based upon the recommendation of the tax collector:

BLOCK	LOT	NAME	AMOUNT
101	48	MARZANO, JACQUELINE	2,232.46

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico						

CERTIFICATION

I, Julie Martin, RMC, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at the regular meeting held on September 10, 2025.

Julie Martin, Borough Clerk

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

WHEREAS, there is a need for the purchase of tasers and supporting equipment in the Borough of Eatontown Police Department.

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

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:30-5.1 et seq., and any other applicable requirement, I Dena Amoda, CFO of the Borough of Eatontown have ascertained that there are sufficient funds not to exceed \$185,694.75 (PO# 25-01991)

Dena Amodea
Dena Amodea, CFO

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President East						
Councilmember Jones						
Councilmember Araman						
Councilmember Lawson						
Councilmember Faust						
Councilmember Escalante						
Mayor Talerico						

CERTIFICATION

I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on September 10, 2025.

Julie Martin, RMC, Borough Clerk

RESOLUTION 217-2025

BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

RESOLUTION DECLARING CERTAIN PROPERTY TOTALING APPROXIMATELY 47.5 ACRES
LOCATED IN THE BOROUGH WITHIN THE FORMER FORT MONMOUTH AS A NON-
CONDEMNATION AREA IN NEED OF REDEVELOPMENT

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

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

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

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

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

WHEREAS, the Transferred Land is generally described as follows: a small triangular area north of the intersection of Wilson Avenue (County Road 537A) and Messenger Avenue; together with an area south of Avenue of Memories and bounded by Nicodemus Avenue and Oceanport Way to the east; with the existing Nurses Quarters and Acutecare developments forming the southern boundary of the Transferred Land; and with the western boundary line of the Transferred Land following the original municipal boundary line between Oceanport and the Borough (collectively, and as more specifically outlined in Figure 2 in the hereinafter defined Preliminary Investigation Report, the "**Study Area**"); and

WHEREAS, on August 13, 2025, the Borough Council adopted Resolution 199-2025, directing the Planning Board to conduct a preliminary investigation of the Study Area, and to recommend to the

Borough Council whether the Borough Council should designate all or a portion of the Study Area as a non-condemnation “area in need of redevelopment”; and

WHEREAS, Leon S. Avakian, Inc., Neptune, New Jersey (the “Planner”), conducted a preliminary investigation of the Study Area to determine whether the Study Area meets the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment, and prepared a preliminary investigation report of the Study Area, all in accordance with the Redevelopment Law, entitled “Amended Area in Need of Redevelopment Study for the Former Fort Monmouth Properties in the Borough of Eatontown, New Jersey” dated August 2025 (the “Preliminary Investigation Report”); and

WHEREAS, the Preliminary Investigation Report sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, for the reasons set forth in the Preliminary Investigation Report; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on September 2, 2025, the Planning Board reviewed the Preliminary Investigation Report, conducted a public hearing during which members of the general public were given an opportunity to present their own evidence and to address questions to the Planning Board and its representatives concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board adopted a resolution recommending that the Study Area be declared a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Borough Council agrees with the conclusion of the Planning Board that the Study Area satisfies the criteria for non-condemnation redevelopment area designation set forth in the Redevelopment Law and finds that such conclusion is supported by substantial evidence as set forth in the Preliminary Investigation Report; and

WHEREAS, the Borough Council now desires to designate the Study Area as a non-condemnation area in need of redevelopment, pursuant to *N.J.S.A. 40A:12A-6 et seq.*

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

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

Section 2. The Study Area satisfies the criteria for redevelopment area designation set forth in the Redevelopment Law, and such Study Area is hereby designated as an area in need of redevelopment.

Section 3. The Study Area is further hereby designated as a “Non-Condernation Redevelopment Area” as referenced in the Redevelopment Law.

Section 4. The Borough Council hereby directs the Borough Clerk to transmit a certified copy of this resolution forthwith to the Board of Commissioners of the Department of Community Affairs for review. The Borough Council hereby further directs the Borough Clerk to transmit a certified copy of this resolution within 10 days of adoption of this resolution to the property owners of the Study Area.

Section 5. Pursuant to *N.J.S.A. 52:271-26(o)* and *N.J.A.C. 19:31C-3.25(a)(5)*, this resolution shall be effective upon FMERA’s consent to the designation of the Study Area as an area in need of redevelopment. The Borough Council hereby directs the Mayor, in consultation with counsel to the Borough, to prepare and submit to FMERA the “Land Use/Zoning/Redevelopment and Mandatory Conceptual Review ‘MCR’ Application Form” and any other documents in connection therewith in furtherance of such consent by FMERA.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on September 10, 2025. _____ Julie Martin, RMC, Borough Clerk
Council President East							
Councilmember Jones							
Councilmember Araman							
Councilmember Lawson							
Councilmember Faust							
Councilmember Escalante							
Mayor Talerico							

RESOLUTION 219-2025

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

RESOLUTION AUTHORIZING ESCROW FUNDING AGREEMENT WITH NETFLIX, INC.

WHEREAS, Netflix is the contract purchaser of the Mega Parcel on Fort Monmouth as set forth in Plan Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan adopted by the Fort Monmouth Economic Revitalization Authority ("FMERA") comprising lands identified as Block 301, portion of Lot 1, and Lot 1.01, on the Borough Tax map (the "Eatontown Parcel"); and

WHEREAS, pursuant to Resolutions No. 178-17 and 173-23, the Borough Council previously determined that properties then located within the Borough that were formerly part of Fort Monmouth, inclusive of a portion of the Eatontown Parcel, qualified as a non-condemnation redevelopment area; and

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

WHEREAS, upon Netflix's request, the Borough wishes to investigate the Study Area to determine whether all or a portion of the Study Area meets the criteria for designation as a non-condemnation area in need of redevelopment under the Local Redevelopment and Housing Law (the "LRHL"), including N.J.S.A. 40A:12A-5 and if it does, consider adoption of all powers available to it under the LRHL, including but not limited to the adoption of a Redevelopment Plan, Redevelopment Agreement, and Financial Agreement; and

WHEREAS, Netflix has agreed to enter into an Escrow Funding Agreement with the Borough to defray certain costs incurred by or on behalf of the Borough arising out of or in connection with the Borough's professional work associated with the redevelopment activities permitted under the LRHL; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to enter into an Escrow Funding Agreement with Netflix, Inc. to cover the cost of the Borough's professional services associated with the services outlined herein pursuant to the Borough's powers under the LRHL; 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 approves the Escrow

Funding Agreement with Netflix, Inc. and it hereby authorizes the Mayor to execute the Escrow Funding Agreement in a form acceptable to the Borough Attorney.

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

1. Netflix, Inc.
2. Andrew Bayer, Borough Attorney
3. Dena Amoda, Chief Financial Officer

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Julie Martin, Borough Clerk of the Borough of Eatontown do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at a regular meeting held on September 10, 2025 Julie Martin, RMC, Borough Clerk
Council President East							
Councilmember Jones							
Councilmember Araman							
Councilmember Lawson							
Councilmember Faust							
Councilmember Escalante							
Mayor Talerico							

RESOLUTION 221-2025

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

CAPITAL BUDGET AMENDMENT

Whereas, the 2025 Capital Budget of the Borough of Eatontown was adopted on May 28, 2025 and subsequently amended; and

Whereas it is desired to amend said adopted 2025 Capital Budget as amended relative to the Road Program,

Now, Therefore Be It Resolved by the Governing Body of the Borough of Eatontown of the County of Monmouth, that the following amendments to the adopted 2025 Capital Budget be made:

**Capital Budget of the
Borough of Eatontown
(Current Year Action)
2025**

<u>Project Title</u>	<u>Project Number</u>	<u>Estimated Total Cost</u>	<u>Capital Imp. Fund</u>	<u>Grants in Aid and Other Funds</u>	<u>Debt Authorized</u>	<u>To be Funded in Future Years</u>
Road Program	1	\$2,320,724.48	\$86,500.00	\$590,724.48	\$1,643,500.00	
Totals - All Projects		<u>\$24,830,053.48</u>	<u>\$235,304.50</u>	<u>\$2,794,424.48</u>	<u>\$4,470,785.50</u>	<u>\$17,329,539.00</u>

**Capital Budget of the
Borough of Eatontown
6 Year Capital Program 2025 - 2030
Anticipated Project Schedule and Requirements**

<u>Project Title</u>	<u>Project Number</u>	<u>Estimated Total Cost</u>	<u>Budget Year 2025</u>	<u>Budget Years 2026-2030</u>
Road Program	1	\$2,320,724.48	\$2,320,724.48	-
Totals - All Projects		<u>\$24,830,053.48</u>	<u>\$7,500,514.48</u>	<u>\$17,329,539.00</u>

Capital Budget of the
Borough of Eatontown
6 Year Capital Program 2025 - 2030
Summary of Anticipated Funding Sources and Amounts

<u>Project Title</u>	<u>Project Number</u>	<u>Estimated Total Cost</u>	<u>Capital Imp. Fund</u>	<u>Grants In Aid and Other Funds</u>	<u>Bonds and Notes General</u>
Road Program	1	\$2,320,724.48	\$86,500.00	\$590,724.48	\$1,643,500.00
Totals - All Projects		<u>\$24,830,053.48</u>	<u>\$1,101,781.45</u>	<u>\$2,794,424.48</u>	<u>\$20,933,847.55</u>

The Clerk be and is authorized and directed to file a certified copy of this resolution with the Division of Local Government Services, Department of Community Affairs, State of New Jersey, within three days after adoption of these amendments to the 2025 Adopted Capital Budget.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Julie Martin, Borough Clerk of the Borough of Eatontown, do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Eatontown, County of Monmouth, State of New Jersey at the regular meeting held on September 10, 2025. _____ Julie Martin, RMC, Borough Clerk
Council President East							
Councilmember Jones							
Councilmember Araman							
Councilmember Lawson							
Councilmember Faust							
Councilmember Escalante							
Mayor Talerico							