

Mayor
ANTHONY TALERICO, JR.

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



BOROUGH OF EATONTOWN
47 Broad Street
Eatontown, New Jersey 07724

AGENDA
Mayor and Council
Wednesday, July 22, 2026

Borough Administrator
WILLIAM P. LUCIA III

Borough Clerk
TRINA LINDSEY

Borough Attorney
ANDREW BAYER

Borough Engineer
GREG GITTO

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 MEETING 7:00 pm

1. Roll Call, Flag Salute
2. Proclamation - What Eatontown Means to Me
3. Eatontown Baseball Recognition
4. Eatontown Recreation Center proposal – Mayor Talerico

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

1. Roll Call
2. **APPROVAL OF MINUTES** (vv)
 - A. Workshop/Regular Meeting/Closed Session - 7/08/2026
3. **COMMUNICATIONS**
 - A. Eatontown Planning Board Notice of Public Hearing – Zaki Mustacci, 450 Wall Street
 - B. Middletown Zoning Board Notice of Public Hearing – 820 Navesink River Road
 - C. Borough of Highlands – Resolution 26-162 – Requesting the Monmouth County Board of Taxation and/or the New Jersey State Legislature amend the regulations and statutes authorizing the Monmouth County Assessment Demonstration Program to permit each municipality with the option to participate or withdraw therefrom
 - D. Eatontown Zoning Board of Adjustment Notice of Public Hearing – 100 Oak Lane
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. OLD BUSINESS –

A. ORDINANCE ADOPTION

- 1. Ordinance 15-2026** – An ordinance amending the Monmouth Mall Redevelopment Plan
Second Reading/Public Hearing

9. PUBLIC COMMENT ON AGENDA ITEMS ONLY

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

11. NEW BUSINESS

A. 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 149-2026** – Authorizing an involuntary (Ordinary) Disability Retirement Application
- 2) Resolution 150-2026** – Authorizing the Mayor to execute the New Jersey Department of Transportation FY2027 Bikeways application for services associated with the Eatontown Industrial Way & State Route 35 bike lane & pedestrian improvement project
- 3) Resolution 151-2026** – Resolution to approve Eatontown Borough to enter into a Shared Services Agreement with the County of Monmouth to provide the iTax Map/Collaboration Center System (Tax Map conversion and maintenance services)
- 4) Resolution 152-2026** – Authorizing tax sale certificate redemptions
- 5) Resolution 153-2026** – Authorizing a Place-to-Place transfer for a Plenary Retail Consumption License, 1311-33-006-005, Felice Monmouth, LLC
- 6) Resolution 154-2026** – Approving Chapter 159 for the State of New Jersey, Recreation Disability Grant (ROID)
- 7) Resolution 155-2026** – Approving Chapter 159 for the State of New Jersey, Recycle Tonnage Grant
- 8) Resolution 156-2026** – Approving Chapter 159 for the State of New Jersey, Clean Communities Grant
- 9) Resolution 157-2026** – Resolution designating redeveloper and authorizing redevelopment agreement for property within the downtown village redevelopment area
- 10) Resolution 158-2026** – Authorizing the issuance and receipt of bids for 80 Acres Park Project
- 11) Resolution 159-2026** – Authorizing the purchase of two (2) Chevrolet Tahoe vehicles for the Eatontown Police Department, NJ State Contract 26-FLEET-129165, \$113,483.80
- 12) Resolution 160-2026** – Authorizing the purchase of a Caterpillar Inc., Model 325 Hydraulic Excavator for the Department of Public Works, Sourcewell Cooperative Contract 011723-CAT, \$245,500.00

C. CONSENT AGENDA MOTIONS (vv)

- 1) Acceptance of Eatontown Environmental Commission 2025 Annual Report**

12. REMARKS OF COUNCIL AND CITIZENS

13. ADJOURNMENT (vv)

***The next meeting of the Governing Body is
Wednesday, August 12, 2026 @ 7:00 p.m.***

ORDINANCE 15-2026

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

AN ORDINANCE AMENDING THE MONMOUTH MALL REDEVELOPMENT PLAN

WHEREAS, the Mayor and Council of the Borough of Eatontown adopted Resolution 70-2021 on April 14, 2021 Authorizing the Borough Planning Board to undertake a preliminary investigation to determine whether Block 2201, Lots 1.01, 1.02, 2, 3, 4 and 5, and Block 2202, Lot 1 on the Borough Tax Map, commonly known as the Monmouth Mall Property (the "Monmouth Mall Property"), meets the criteria to be designated as a non-condemnation area in need of redevelopment in accordance with N.J.S.A. 40A:12A-5 (the "LRHL"); and

WHEREAS, the Planning Board adopted a Resolution on December 6, 2021 determining that the Property meets the criteria under the LRHL to be declared a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, Borough Council reviewed the recommendations of the Planning Board and adopted Resolution 208-202 designating the Property as a Non-Condensation Area in Need of Redevelopment under the criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 (b) and (h) on December 8, 2021; and

WHEREAS, the Borough and Planning Board Planner, Jennifer C. Beahm, P.P., AICP of Leon S. Avakian, Inc. prepared a report entitled "Monmouth Mall Redevelopment Plan" setting for the zoning and bulk standards by which the Monmouth Mall Property may be redeveloped; and

WHEREAS, the Borough Council adopted Ordinance 5-2023 approving the Redevelopment Plan for the Monmouth Mall Property and the redevelopment of the property is currently being undertaken in accordance with a Redevelopment Agreement;

WHEREAS, the Redeveloper of the Monmouth Mall Property requested the Borough Council amend the Redevelopment Plan to allow for a veterinary service, which is consistent with other permitted principal uses and principal recreational use such as Pet Stores and Pet Parks; and

WHEREAS, the Borough Council of the Borough of Eatontown believes it is in the best interest of the Borough to amend the Redevelopment Plan to allow for veterinary services to complement the other similar permitted uses within the Monmouth Mall Redevelopment Plan to continue the redevelopment of the Monmouth Mall Property.

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 the Monmouth Mall Redevelopment Plan dated _____, Section C Permitted Land Uses, Permitted Principle Uses in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7 as follows:

[additions are underscored]

C. Permitted Land Uses

Permitted Principal Land Uses

22. Veterinary Offices, defined as an animal hospital or clinic that provides medical care for small animals or pets. Kennels, outdoor runs, boarding, Animal Care Centers and Animal Care Facilities as defined by §89-4 and §97-30 of the Borough Code, are specifically prohibited.

BE IT FURTHER ORDAINED THAT the superseding zoning standards contained within the Amended Monmouth Mall Redevelopment Plan shall supersede the applicable regulations in the Eatontown Borough Land Use Ordinances governing the Monmouth Mall Property and if a particular land use, development regulations or site standards are not addressed in this Redevelopment Plan, compliance with the Eatontown Borough Land Use Ordinances or other applicable code requirements apply.

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.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon passage and publication in accordance with applicable law

DATE INTRODUCED: 07/08/2026

DATE ADOPTED: 07/22/2026

APPROVED:

ATTEST:

ANTHONY TALERICO, JR., Mayor

Date:

TRINA LINDSEY, RMC, MUNICIPAL CLERK

Date:

**RESOLUTION 149-2026
BOROUGH OF EATONTOWN**

**A RESOLUTION OF THE BOROUGH OF EATONTOWN AUTHORIZING AN INVOLUNTARY (ORDINARY)
DISABILITY RETIREMENT APPLICATION**

WHEREAS, the Borough of Eatontown has employed Jessica Connolly as a Police Officer; and

WHEREAS, Police Officer Jessica Connolly is an active member of the Police and Firemen's Retirement System (PFRS); and

WHEREAS, Police Officer Jessica Connolly has approximately twenty (20) years and two months (2) of PFRS Service Credit, meeting the minimum service credit requirement of at least 4 years for PFRS members; and

WHEREAS, the Borough of Eatontown has found that Police Officer Jessica Connolly is totally and permanently disabled and no longer can perform her assigned duties based on the documentation of certain medical records and documentation supplied by medical professionals retained by the Borough of Eatontown; and

WHEREAS, the Borough of Eatontown is unable to provide an alternative to the PFRS covered position with duties capable of being performed by said Police Officer Jessica Connolly; and

WHEREAS, the Borough Administrator and/or Chief of Police for the Borough of Eatontown has consented to the processing of the Involuntary (Ordinary) Disability Retirement application effective August 1, 2026;

WHEREAS, the Borough Council believes it is in the best interest of the Borough to support the Borough Administrator and Police Chief's recommendation to support Police Officer Connolly's Involuntary (Ordinary) Disability Retirement application; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Eatontown that the Borough Administrator is hereby authorized to process an Involuntary (Ordinary) Disability Retirement application for Police Officer Jessica Connolly; and

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be forwarded to the following

- a. William P. Lucia, III, Business Administrator
- b. Theresa Healy, Police Chief
- c. Jessical Connolly, Police Officer

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 July 22, 2026.
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico							

RESOLUTION 150-2026

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

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION FY2027 BIKEWAYS APPLICATION FOR SERVICES ASSOCIATED WITH THE
EATONTOWN INDUSTRIAL WAY & STATE ROUTE 35 BIKE LANE & PEDESTRIAN IMPROVEMENT PROJECT**

WHEREAS, the Borough of Eatontown is desirous of requesting funding consideration from the State of New Jersey Department of Transportation (hereinafter "NJDOT") under the Transportation Trust Fund (FY2027 Bikeways Application) for the Industrial Way & State Route 35 Bike Lane and Pedestrian Safety Improvements Path project within the Borough of Eatontown; and

WHEREAS, the Borough of Eatontown is an eligible recipient for funding under said program; and

WHEREAS, the Borough of Eatontown has authorized ARH Associates to prepare the required application and agreement; and

WHEREAS, in furtherance of same, it is necessary for the Council of the Borough of Eatontown to authorize the Mayor to execute said application agreement to allow the Borough to be eligible for the NJDOT Transportation Trust Fund (FY2027 Bikeways Application) Industrial Way & State Route 35 Bike Lane and Pedestrian Safety Improvements Path project within the Borough of Eatontown; and

WHEREAS, in furtherance of same, it is necessary for the Council of the Borough of Eatontown to authorize ARH Associates to provide all required reports, narratives, estimates and maps required for said funding consideration.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Eatontown that the Mayor is hereby authorized to execute the attached application with the NJDOT Transportation Trust Fund (FY2027 Bikeways Application) for services associated with the project entitled Industrial Way & State Route 35 Bike Lane & Pedestrian Safety Improvements; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Eatontown that ARH Associates is hereby authorized to provide all required reports, narratives, estimates and maps required for the NJDOT Transportation Trust Fund (FY2027 Bikeways Application).

ADOPTED: July 22, 2026

ANTHONY TALERICO, Mayor

Trina Lindsey, Municipal Clerk

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 July 22, 2026.
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico							

Trina Lindsey, RMC, Borough Clerk

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 July 22, 2026.
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico							

Trina Lindsey, RMC, Borough Clerk

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

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.

BLOCK	LOT	QUAL	NAME	AMOUNT CERTIFICATE	AMOUNT PREMIUM	CERTIFICATE NUMBER
1101	30		PRO CAP 8 FBO FIRSTRUST BANK	\$ 1,348.12	\$ 800	25-00015
201	19		PRO CAP 8 FBO FIRSTRUST BANK	\$ 1,222.97	\$ 800	25-00001

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 July 22, 2026.
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico							

Trina Lindsey, RMC, Borough Clerk

BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT FURTHER RESOLVED that the Borough Clerk of the Borough of Eatontown provide a copy of this resolution to the Eatontown Police Department (Detective Bureau), Felice Monmouth, LLC and the corresponding file in the Clerk's Office.

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

CERTIFICATION
 I, Trina Lindsey, 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 July 22, 2026.

Trina Lindsey, RMC, Borough Clerk

RESOLUTION 154-2026

**APPROVING CHAPTER 159 FOR STATE OF NEW JERSEY
RECREATION DISABILITY GRANT (ROID)**

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

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

WHEREAS, the Borough of Eatontown has received notice of an award of \$15,000 from State of New Jersey and wishes to amend its 2026 Budget to include this amount as revenue.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Eatontown hereby requests the Director of the Division of Local Government Services to approve the amendment of an additional item of revenue in the budget of the year 2026 in the sum of \$15,000 to be received from grants as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with
Prior Written Consent of the Director of Local
Government Services:

Public and Private Revenues off-set with
Appropriations:

Recreation Disability Grant (ROID)
..... \$15,000

BE IT FURTHER RESOLVED that a like sum of..... \$15,000
be and the same is hereby appropriated under the caption of:

General Appropriations:

Operations-Excluded from "CAPS"
Public and Private Programs Offset by Revenues:
Recreation Disability Grant (ROID)

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

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 July 22, 2026. Trina Lindsey, RMC, Borough Clerk
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico							

RESOLUTION 155-2026

**APPROVING CHAPTER 159 FOR STATE OF NEW JERSEY
RECYCLE TONNAGE GRANT**

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

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

WHEREAS, the Borough of Eatontown has received notice of an award of \$79,622.25 from State of New Jersey and wishes to amend its 2026 Budget to include this amount as revenue.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Eatontown hereby requests the Director of the Division of Local Government Services to approve the amendment of an additional item of revenue in the budget of the year 2026 in the sum of \$79,622.25 to be received from grants as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with
Prior Written Consent of the Director of Local
Government Services:

Public and Private Revenues off-set with
Appropriations:

Clean Communities Grant
..... \$79,622.25

BE IT FURTHER RESOLVED that a like sum of..... \$79,622.25
be and the same is hereby appropriated under the caption of:

General Appropriations:

Operations-Excluded from "CAPS"
Public and Private Programs Offset by Revenues:
Clean Communities Grant

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

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 July 22, 2026.
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico							

RESOLUTION 156-2026

**APPROVING CHAPTER 159 FOR STATE OF NEW JERSEY
CLEAN COMMUNITIES GRANT**

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

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

WHEREAS, the Borough of Eatontown has received notice of an award of \$33,769.30 from State of New Jersey and wishes to amend its 2026 Budget to include this amount as revenue.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Eatontown hereby requests the Director of the Division of Local Government Services to approve the amendment of an additional item of revenue in the budget of the year 2026 in the sum of \$33,769.30 to be received from grants as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with
Prior Written Consent of the Director of Local
Government Services:

Public and Private Revenues off-set with
Appropriations:

Clean Communities Grant

..... \$33,769.30

BE IT FURTHER RESOLVED that a like sum of..... \$33,769.30
be and the same is hereby appropriated under the caption of:

General Appropriations:

Operations-Excluded from "CAPS"

Public and Private Programs Offset by Revenues:

Clean Communities Grant

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

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 July 22, 2026.
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico							Trina Lindsey, RMC, Borough Clerk

RESOLUTION 157-2026
BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH

**RESOLUTION DESIGNATING REDEVELOPER AND AUTHORIZING REDEVLEOPMENT AGREEMENT FOR PROPERTY WITHIN
THE DOWNTOWN VILLAGE REDEVELOPMENT AREA**

WHEREAS, the Mayor and Council of the Borough of Eatontown adopted Resolution 44-2021 on February 24, 2021 directing the Planning Board to conduct a preliminary investigation of the properties officially designated as Block 304, Lots 1, 2, 3, 4, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26; Block 901, Lots 1, 2, 3, 4, 5, 6, 7, and 8; and Block 401, Lots 61, 62, and 63 on the tax map of the Borough of Eatontown (the "Downtown Redevelopment Area") so as to determine whether the Downtown Redevelopment Area meets the criteria to be designated as a Non-Condemnation Area in Need of Redevelopment under the ; and

WHEREAS, the Planning Board conducted an investigation which included consideration of the report prepared by Jennifer C. Beahm, P.P., AICP of Leon S. Avakian Inc., dated April 2021 entitled "Area in Need of Redevelopment Investigation Report" and conducted a public hearing on May 17, 2021 in accordance with the requirements of applicable law; and

WHEREAS, the Planning Board determined the Downtown Redevelopment Area meets the criteria under the LRHL to be declared a Non-Condemnation Area in Need of Redevelopment and adopted a resolution on June 7, 2021, confirming that finding; and

WHEREAS, Borough Council adopted Resolution 102-2021 determining the Downtown Redevelopment Area constitutes an Area in Need of Redevelopment under N.J.S.A. 40A:12A-5 (a) and (b); and

WHEREAS, the Borough Council adopted Resolution 38-2024 authorizing the Planning Board to conduct a preliminary investigation to determine whether additional properties in the Downtown designated as Block 304, Lots 5, 6, 7, 8, 9, 10, 12, 13, 15, and 16 and Block 301, Lots 13 and 18 and Block 401, Lots 64, 65, 66, 67 and 68 on the Borough Tax Map (the "Amended Downtown Study Area meets the criteria to be declared an Area in Need of Redevelopment in conjunction with its previous determination that the Downtown Study Area met the redevelopment designation under the LRHL; and

WHEREAS, the Planning Board conducted a public hearing and considered the report by the Planning Board Planner Jennifer C. Beahm, P.P. AICP of Leon S. Avakian, Inc. dated April 2021 which recommends the designation of the Amended Downtown Study Area as a non-condemnation Area in Need Redevelopment and the Planning Board adopted a Resolution on April 15, 2024 recommending that the Downtown Study Area continues to qualify as a Non-Condemnation Area in Need of Redevelopment; and the Amended Downtown Study Area constitutes a Non-Condemnation Area in Need of Redevelopment premised upon N.J.S.A. 40A:12A-5 (a) (b) (c), (d) and (h); and

WHEREAS, the Borough Council adopted Resolution 97-2024 on April 25, 2024 designating the Amended Study Downtown Study Area as Non-Condemnation Area in Need of Redevelopment premised upon N.J.S.A. 40A:12A-5(a)(b)(c)(d) and (h)

WHEREAS, the Borough Council authorized the Borough Planner, Jennifer C. Beahm, PP, AICP, to prepare a redevelopment plan for the Downtown Redevelopment Area including the Amended Downtown Study Area; ; and

1. Hyo Jun and Young Ja Kim
2. Christine Bell, P.P. AICP
3. Kathy Muscillo, Zoning Officer

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

CERTIFICATION

I, Trina Lindsey, 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 July 22, 2026.

Trina Lindsey, RMC, Borough Clerk

**BOROUGH OF EATONTOWN
COUNTY OF MONMOUTH**

WHEREAS, the Borough was awarded a \$151,000 from Monmouth County Open Space Grant funding allowing the Borough to move forward with improvements to 80 Acres Park including by way of example the installation of a new low intensity lighting along the Wall Street portion of the Park's path, repaving portions of the path throughout the interior of the park all of which were outlined in the Borough's grant application to Monmouth County (the "80 Acres Park Project"); and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to authorize the issuance and receipt of bids to implement the 80 Acres Park Project.

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

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

I, Trina Lindsey, 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 July 22, 2026.

Trina Lindsey, RMC, Borough Clerk

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

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT	CERTIFICATION I, Trina Lindsey, 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 July 22, 2026.
Council President East							
Councilmember Araman							
Councilmember Escalante							
Councilmember Faust							
Councilmember Jones							
Councilmember Lawson							
Mayor Talerico							

Trina Lindsey, RMC, Borough Clerk

BOROUGH OF EATONTOWN
Bill List By Vendor Id

07/21/2026

11:39 AM

Ranges		Item Status	Purchase Types	Misc			
<i>Range: First to Last</i>		<i>Open: N</i>	<i>Bid: Y</i>	<i>P.O. Type: All</i>			
<i>Rcvd Batch Id Range: First to Last</i>		<i>Void: N</i>	<i>State: Y</i>	<i>Format: Condensed</i>			
		<i>Paid: N</i>	<i>Other: Y</i>	<i>Include Non-Budgeted: Y</i>			
		<i>Held: Y</i>	<i>Exempt: Y</i>	<i>Vendors: All</i>			
		<i>Aprv: N</i>					
		<i>Rcvd: Y</i>					
Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
91MED005		91 MEDIA					
26-01380	06/02/26	DEPLOY PRO PLUS LIFETIME	Open	\$200.00	\$0.00		
ACTIO005		ACTION UNIFORM CO, LLC					
26-01281	05/18/26	Quackenbush Class B Pant	Open	\$622.00	\$0.00		
26-01444	06/05/26	Christie Class B S/S add Chev	Open	\$947.00	\$0.00		
26-01447	06/05/26	Licknack L/S Blauer w/ Chev	Open	\$1,113.00	\$0.00		
		Vendor Total:		\$2,682.00			
AHA002		AFFORDABLE HOUSING ALLIANCE IN					
26-01693	07/02/26	Affordable Housing Agreement	Open	\$515,200.00	\$0.00		
AMERI001		AMERIFLEX BUSINESS SOLUTIONS					
26-01740	07/09/26	FSA/COBRA ADMIN FEES AUGUST 26	Open	\$120.00	\$0.00		
AOC001		ALLIED OIL LLC.					
26-01594	06/18/26	FUEL MOTOR GASOLINE	Open	\$8,265.72	\$0.00		
ARH001		ADAMS, REHMANN HEGGAN ASSOC INC					
26-00142	01/13/26	FMERA #1367 RES# 288-2025	Open	\$25,557.00	\$0.00		B
ATTM002		AT&T MOBILITY - 287306454448					
26-01806	07/17/26	BORO DEPTS CELL PHONE USAGE	Open	\$375.11	\$0.00		
ATTM003		AT&T MOBILE 287306454309					
26-01807	07/17/26	BORO/POLICE CELL PHONE USAGE	Open	\$63.05	\$0.00		
BELOP005		BELO PIZZERIA					
26-01702	07/06/26	OEM FLOOD EMERGENCY 7/6/2026	Open	\$62.63	\$0.00		
BOE001		EATONTOWN BOARD OF EDUCATION					
26-01741	07/09/26	TAX LEVY AUGUST 2026	Open	\$1,831,618.00	\$0.00		
BROWN007		BROWN'S HEATING, COOLING & PLUMB					
26-00291	01/27/26	Blanket 2026	Open	\$275.00	\$0.00		B
26-00775	03/19/26	Blanket 2nd	Open	\$2,500.00	\$0.00		B
		Vendor Total:		\$2,775.00			
BTF001		BOROUGH OF TINTON FALLS					
26-01705	07/06/26	2026 SHARED SERV TINTON FALLS	Open	\$82,095.50	\$0.00		
CALI001		CALIBRE PRESS					
26-01615	06/22/26	Street Survival	Open	\$1,345.00	\$0.00		
CGPH001		CGP&H, LLC					
26-01232	05/12/26	HOUSING REHAB PROGRAM SERVICE	Open	\$2,298.00	\$0.00		

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CLE001		JOHN CLEARY					
26-01550	06/15/26	MEDICARE REIMBURSEMENT 2026	Open	\$1,623.20	\$0.00		
COMCA005		COMCAST- 8499052150124487					
26-01695	07/02/26	8499052150124487 BORO HALL	Open	\$195.66	\$0.00		
COMCA010		COMCAST-8499052150284679					
26-01687	07/01/26	SERVICE 6/21/26-7/20/26	Open	\$164.73	\$0.00		
COMCA015		COMCAST-8499052150284661					
26-01686	07/01/26	SERVICE 6/21/26-7/20/26	Open	\$194.73	\$0.00		
COMCA035		COMCAST -8499052150292458					
26-01685	07/01/26	SERVICE 6/20/26-7/19/2026	Open	\$168.61	\$0.00		
CRANB005		CRANBURY CUSTOM LETTERING INC					
26-01350	05/27/26	12 signs double sided	Open	\$168.00	\$0.00		
26-01486	06/09/26	Welcome Banner & Camp Signs	Open	\$458.00	\$0.00		
		Vendor Total:		\$626.00			
DAXUA005		DAXUAN WANG					
26-01671	06/30/26	Lien 25-00058 Redemption	Open	\$2,433.36	\$0.00		
DRAGO005		DRAGONFLY PRODUCTION INC					
26-01672	06/30/26	PIRATE MAGIC SHOW	Open	\$500.00	\$0.00		
EPPYS005		EPPY'S TOOL & EQUIPMENT					
26-01475	06/09/26	TOOLS & EQUIP	Open	\$906.17	\$0.00		B
FILEB005		FILEBANK, INC					
26-01586	06/17/26	FILE BANK STORAGE/RETRIEVAL	Open	\$914.39	\$0.00		
FMERA001		FMERA					
26-01648	06/26/26	#1678 RELEASE ESCROW FUNDS	Open	\$49,632.80	\$0.00		
FOO001		SAKER SHOPRITES, INC.					
26-00822	03/24/26	MAY SNACKS	Open	\$75.16	\$0.00		
26-00824	03/24/26	MAY BINGO SUPPLIES	Open	\$30.92	\$0.00		
26-01422	06/04/26	JULY BIRTHDAY LUNCH	Open	\$124.59	\$0.00		
26-01424	06/04/26	JULY BINGO SUPPLIES	Open	\$73.78	\$0.00		
26-01543	06/12/26	Summer Rec Supplies WK 1 & 2	Open	\$261.06	\$0.00		
26-01661	06/29/26	MUNICIPAL ALLIANCE SPEAK PROG	Open	\$248.90	\$0.00		
26-01765	07/13/26	WATER- OEM,FIRE DEPT	Open	\$395.09	\$0.00		
		Vendor Total:		\$1,209.50			
GENAC001		BOROUGH OF EATONTOWN GENERAL A					
26-01731	07/08/26	PAY PERIOD 7/17/26 O/S DETAIL	Open	\$12,104.00	\$0.00		
GENSE005		GENSERVE, LLC					
26-00739	03/16/26		Open	\$3,517.96	\$0.00		B
26-01148	04/30/26	Firehouse Generator transfer	Open	\$2,010.00	\$0.00		

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GENSE005		GENSERVE, LLC	<i>Account Continued</i>				
		Vendor Total:		\$5,527.96			
GRAM001 26-01700	07/06/26	BUSINESS INFORMATION SYS CORP SERVICE& SUPPORT RENEWAL	Open	\$545.74	\$0.00		
IMP001 26-00817	03/24/26	IMPRINT SHOP LLC SPRING 2026 CLEAN UP SHIRTS	Open	\$825.00	\$0.00		
INTER015 26-01804	07/17/26	INTERGLOBE COMMUNICATIONS BORO MONTHLY PHONE USAGE	Open	\$4,332.07	\$0.00		
JCPL0010 26-01696	07/02/26	JCP&L MONTHLY BILLING	Open	\$75.04	\$0.00		
26-01801	07/17/26	BORO MONTHLY ELECTRIC SERVICE	Open	\$85.45	\$0.00		
26-01825	07/21/26	BORO ELECTRIC SERVICES	Open	\$62.42	\$0.00		
		Vendor Total:		\$222.91			
JERS001 26-01690	07/01/26	JCP&L JULY BILLING	Open	\$412.92	\$0.00		
JERSE011 26-01510	06/10/26	JERSEY TACTICAL CORP 2Day Trainer ForceEntry Patrol	Open	\$600.00	\$0.00		
JOSEP025 26-01675	07/01/26	JOSEPH P FISHER HocusPocus Joe Fischer 7.27.26	Open	\$425.00	\$0.00		
LINDA020 26-01551	06/15/26	LINDA CLEARY MEDICARE REUMBURSMENT 2026	Open	\$202.90	\$0.00		
LLM001 26-01364	06/01/26	LAKESHORE LEARNING MATERIALS DG141 48" table and shipping	Open	\$424.35	\$0.00		
MARTU001 26-01326	05/21/26	MARTURANO RECREATION CO. UltraSite 6' Tables P238-R6	Open	\$18,110.93	\$0.00		
26-01369	06/02/26	Picnic tables 24-GRY6	Open	\$4,971.79	\$0.00		
		Vendor Total:		\$23,082.72			
MATTH025 26-01520	06/11/26	MATTHEW LAWSON REIMBURSEMENT FOR FINGERPRINT	Open	\$45.73	\$0.00		
MAZ003 26-01494	06/10/26	MAZZA RECYCLING SERVICES INC COMMINGLED/ RECYCLING	Open	\$19,754.43	\$0.00		
MCANJ01 26-01691	07/01/26	MUNICIPAL CLERKS ASSOC OF NJ MEMBERSHIP 2026-2027	Open	\$100.00	\$0.00		
MCT001 26-01663	06/29/26	MONMOUTH COUNTY TREASURER MUNICIPAL WASTE STATE 5/31/26	Open	\$1,969.53	\$0.00		
MICK001 26-01489	06/09/26	MICKEY'S ICE CREAM & ITAL ICE 7/17/27 6-8 pm 250 @3.75	Open	\$875.00	\$0.00		

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MICK001		MICKEY'S ICE CREAM & ITAL ICE	<i>Account Continued</i>				
MIKE001 26-01647	06/26/26	JERSEY MIKE'S SUBS 1021 Jersey Mikes Subs 7.22.26	Open	\$754.80	\$0.00		
MONMO035 26-01682	07/01/26	MONMOUTH COUNTY CLERK OFFICE PRIMARY ELECTION 2026	Open	\$4,867.14	\$0.00		
MRH00L 26-01742	07/09/26	MONMOUTH REGIONAL H.S. BD. OF TAX LEVY AUGUST 2026	Open	\$1,024,229.75	\$0.00		
MRK001 26-01603	06/18/26	MR KEYS INC MASTER KEYS GURBISZ PARK	Open	\$382.00	\$0.00		
MU002 26-01577	06/16/26	MONMOUTH UNIVERSITY FEDERAL WORK STUDY	Open	\$81.60	\$0.00		
NATIO005 26-01379	06/02/26	NATIONAL HIGHWAY PRODUCTS NON INV SHL2R CAOST LED	Open	\$1,105.00	\$0.00		
NJAWC001 26-01688	07/01/26	NEW JERSEY AMERICAN WATER 1018-210026567791/5/23-6/23/26	Open	\$18,547.22	\$0.00		
26-01812	07/20/26	BORO DEPTS WATER SERVICES	Open	\$3,419.32	\$0.00		
26-01828	07/21/26	WEST ST WATER SERVICES	Open	\$28.23	\$0.00		
		Vendor Total:		\$21,994.77			
NJB001 26-01802	07/17/26	VERIZON MUSEUM MONTHLY PHONE SERVICE	Open	\$229.54	\$0.00		
NJLE001 26-01715	07/07/26	NJ LEAGUE OF MUNICIPALITIES NJLM Annual Conference - Trina	Open	\$65.00	\$0.00		
NJN001 26-01689	07/01/26	NJ NATURAL GAS CO. MONTHLY BILLING	Open	\$1,983.07	\$0.00		
NJSHD001 26-01667	06/30/26	NEW JERSEY STATE VET HEALTH DE JUNE 2026 DOG REPORT	Open	\$10.80	\$0.00		
PROCA006 26-01649	06/26/26	PRO CAP 8, LLC Lien 25-00040 Redemption	Open	\$1,899.16	\$0.00		
PROCW001 26-00173	01/15/26	PROSHINE HAND CAR WASH Police Vehicles	Open	\$2,000.00	\$0.00		B
26-01446	06/05/26	Police Vehicles	Open	\$700.00	\$0.00		
		Vendor Total:		\$2,700.00			
REP001 26-01652	06/29/26	REPUBLIC SERVICES RESIDENTIAL SERV 5/1-5/31/26	Open	\$67,594.28	\$0.00		
26-01653	06/29/26	MAY 2026 RECYCLING	Open	\$28,244.67	\$0.00		
		Vendor Total:		\$95,838.95			
ROLLI005		ROLLING VIDEO GAMES OF NJ,LLC					

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ROLLI005		ROLLING VIDEO GAMES OF NJ,LLC		<i>Account Continued</i>			
26-00765	03/17/26	60 MINUTE FOAM PARTY	Open	\$399.00	\$0.00		
SCH001		T&M ASSOCIATES					
25-01346	06/11/25	WYCKOFF/WHALEPOND RESURFACIN	Open	\$381.26	\$0.00		B
26-00658	03/06/26	UTILITY COORDINATION GURBISZ P	Open	\$4,037.95	\$0.00		B
		Vendor Total:		\$4,419.21			
SHORIN01		SHORE INFLATABLES					
26-00937	04/02/26	MARBLE RED,SILVER,& BLUE COMBO	Open	\$590.00	\$0.00		
SIC003		STANDARD INSURANCE COMPANY INC					
26-01718	07/08/26	Firemens Life Ins JUNE & JULY	Open	\$1,144.00	\$0.00		
26-01719	07/08/26	JUNE JULY DISABILITY INSURANCE	Open	\$6,044.52	\$0.00		
		Vendor Total:		\$7,188.52			
SPCA001		MONMOUTH COUNTY SPCA					
26-01584	06/17/26	MAY 2026 ANIMAL CONTROL	Open	\$2,030.80	\$0.00		
STAP003		STAPLES ADVANTAGE					
26-01195	05/06/26	6061814796 ADMINISTRATION	Open	\$125.39	\$0.00		
26-01388	06/02/26	RECORDS OFFICE SUPPLIES	Open	\$317.17	\$0.00		
26-01390	06/02/26	POLICE OFFICE SUPPLIES	Open	\$229.99	\$0.00		
26-01572	06/16/26	COMMUNITY CENTER SUPPLIES	Open	\$40.09	\$0.00		
26-01573	06/16/26	ADMIN OFFICE SUPPLIES	Open	\$143.01	\$0.00		
26-01574	06/16/26	HOUSING OFFIE SUPPLIES	Open	\$65.27	\$0.00		
		Vendor Total:		\$920.92			
TAY001		TAYLOR FENCE					
26-00021	01/07/26	OPEN FOR 2026	Open	\$24.15	\$0.00		B
TERES005		TERESA FEDO					
26-01678	07/01/26	SUMMER REC REIMBURSMENT 2026	Open	\$295.00	\$0.00		
THEOF005		THE OFFICAL FUN GUYS					
26-01499	06/10/26	fun guys survivor 7.8.26	Open	\$850.00	\$0.00		
TNJ001		TREASURER, STATE OF NJ					
26-01668	06/30/26	APRIL-JUNE 2026 REPORT	Open	\$675.00	\$0.00		
TNJ002		TREASURER, STATE OF NJ					
26-01692	07/01/26	2nd Qtr DCA Fees - 2026	Open	\$25,558.00	\$0.00		
TRE001		TREASURER, STATE OF NEW JERSEY					
26-01679	07/01/26	ENVIRONMENTAL REG NJPDES	Open	\$3,000.00	\$0.00		
TRUN001		TRAINING UNLIMITED, LLC					
26-00241	01/21/26	Ethics Webinar	Open	\$155.00	\$0.00		
TURF001		TURF TRADE					
26-00879	03/27/26	OPEN FOR 2026	Open	\$228.02	\$0.00		B

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ULINE001		ULINE					
26-01576	06/16/26	GEAR LOCKER WITH DOOR	Open	\$14,590.00	\$0.00		
VBF001		VERIZON BUSINESS FIOS					
26-01827	07/21/26	BORO FIREHOUSE FIOS SERVICE	Open	\$430.22	\$0.00		
WWG010		W.W. GRAINGER, INC.					
26-00778	03/19/26		Open	\$56.23	\$0.00		B
26-01116	04/27/26		Open	\$243.23	\$0.00		B
26-01361	06/01/26	Boro Hall Filters Blanket	Open	\$220.18	\$0.00		B
Vendor Total:				\$519.64			

Total Purchase Orders: 101 Total P.O. Line Items: 0 Total List Amount: \$3,820,691.48 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:	6-01	\$3,166,222.53	\$0.00	\$3,166,222.53	\$295.00	\$0.00	\$3,166,517.53
GENERAL CAPITAL FU	C-04	\$43,196.93	\$0.00	\$43,196.93	\$0.00	\$0.00	\$43,196.93
GRANT FUND	G-02	\$1,241.90	\$0.00	\$1,241.90	\$0.00	\$0.00	\$1,241.90
	T-12	\$10.80	\$0.00	\$10.80	\$0.00	\$0.00	\$10.80
	T-15	\$534,534.52	\$0.00	\$534,534.52	\$0.00	\$0.00	\$534,534.52
	T-17	\$75,189.80	\$0.00	\$75,189.80	\$0.00	\$0.00	\$75,189.80
	Year Total:	\$609,735.12	\$0.00	\$609,735.12	\$0.00	\$0.00	\$609,735.12
Total Of All Funds:		\$3,820,396.48	\$0.00	\$3,820,396.48	\$295.00	\$0.00	\$3,820,691.48