

**TOWNSHIP OF BYRAM  
COUNCIL AGENDA, TUESDAY, MARCH 3, 2026  
EXECUTIVE SESSION – 6:30 P.M.  
REGULAR SESSION – 7:30 P.M.**

**PLEASE TAKE NOTICE** that the regular session part of the meeting starting at 7:30 p.m. will be held in person at 10 Mansfield Drive and via Zoom Webinar. The public may connect using a computer or smart device by clicking on the following link: <https://us02web.zoom.us/j/82117363001>, or by calling any of the following number's US: +1 646 518 9805 or +1 267 831 0333 to participate. When prompted, enter the Meeting ID Number: 821 1736 3001. The public will have the opportunity to comment at appropriate times during the meeting. Formal action will be taken.

**1. CALL MEETING TO ORDER**

**2. OPEN PUBLIC MEETING STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Act. Both adequate and electronic notice of the meeting has been provided, specifying the time, place. In addition, a copy of this notice is available to the public and is on file in the office of the Municipal Clerk, posted on the main door, the bulletin board of the Municipal Building, on the Township website at: [https://www.byramtwp.org/index.php/town\\_hall/township\\_council](https://www.byramtwp.org/index.php/town_hall/township_council), and has been forwarded to those persons requesting notice.

**3. ROLL CALL**

**4. RESOLUTION FOR EXECUTIVE SESSION**

- A. Attorney Client Privilege Communication  
- General

**5. RETURN TO OPEN SESSION**

**6. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT REFLECTION**

**7. CHANGE IN NEW JERSEY LEGAL NOTICE PUBLICATION REQUIREMENTS**

**8. APPROVAL OF AGENDA**

**9. RESOLUTION NO. 065-2026 – Resolution Appointing Louis Esposito to Fill a Vacancy on the Byram Township Council**

**10. SWEARING IN OF COUNCILMAN LOU ESPOSITO**

**11. ROLL CALL**

**12. APPOINTMENT AND SWEARING IN OF NEW FIRE DEPARTMENT MEMBER – Anthony Bouyet**

**13. 2026 BUDGET INTRODUCTION / APPROVAL**

**2026 Budget Information:**

[https://www.byramtwp.org/index.php/town\\_hall/office\\_article/2026\\_municipal\\_budget\\_information](https://www.byramtwp.org/index.php/town_hall/office_article/2026_municipal_budget_information)

**Budget Message:**

<https://www.byramtwp.org/useruploads/files/02202026%20Municipal%20Budget%20Message%202026.pdf>

**14. REPORTS**

- Township Manager
- Mayor and Council Members
- Township Attorney

**15. PUBLIC PARTICIPATION I – Meeting open to the public for comments on matters not on the agenda or items on the agenda for which no public discussion is provided.**

**16. APPROVAL OF MINUTES**

- February 17, 2026 Regular & Closed Session Meeting Minutes

**17. CONSENT AGENDA:** These items are considered to be routine by the Members of the Township Council and will be enacted on by one motion. There will be no separate discussion of these items unless a citizen or Council member so requests in which event the item may be removed from the general order of business and considered in its normal sequence on the agenda.

- A. Resolution No. 064-2026 – Resolution Authorizing the Acceptance of a 2026 Radon Awareness Program (RAP) Grant from the New Jersey Department of Environmental Protection in the Amount up to \$1,350.00
- B. Resolution No. 066-2026 – Resolution Granting a License for 2026 to Raimo of Stanhope, Inc. to Operate Facility Pursuant to Chapter 156 of the Byram Township Code
- C. Resolution No. 067-2026 – Approval of Quarry License for Year 2026 for Tilcon New Jersey, a Division of Tilcon New York, Inc.

- D. Resolution No. 068-2026 Township of Byram, County of Sussex, State of New Jersey Appointing EB Employee Solutions, LLC, DBA the Difference Card to Provide HRA Services for the Township of Byram
- E. Resolution No. 069-2026 – Memorandum of Agreement - PBA Local 406
- F. Resolution No. 070-2026 - Memorandum of Agreement – DPW OPEIU Local 32
- G. Resolution No. 071-2026 - Memorandum of Agreement – Clerical OPEIU Local 32
- H. Resolution No. 072-2026 – Authorization to Execute Change Order No. 1 for Proposed Improvements to Roseville Road – Line Striping – Net Increase \$156.06
- I. Resolution No. 073-2026 - Authorization to Execute Change Order No. 1 for Proposed Improvements to Roseville Road – Milling and Paving – Net Decrease \$11,645.44
- J. Resolution No. 074-2026 – Self Examination of Budget Resolution
- K. Resolution No. 075-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 304 Lot 2181 Refund of Taxes Paid for 1<sup>st</sup> Quarter 2026
- L. Resolution No. 076-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 337.03 Lot 5 Refund of Taxes Paid for 1<sup>st</sup> Quarter 2026
- M. Resolution No. 077-2026 – Resolution Authorizing 100% Disabled Veteran Exempt Status to Owner of Block 404 Lot 35 Refund of Taxes Paid for 1<sup>st</sup> Quarter 2026

**18. APPROVAL OF MARCH 3, 2026 BILL LIST**

**19. ORDINANCE – 2<sup>nd</sup> Reading / Public Hearing**

- **ORDINANCE NO. 003-2026** - An Ordinance of the Mayor and Council of the Township of Byram Amending Chapter 215 Entitled “ Site Plan and Subdivision Review” to Delete Article XIII Entitled “Development Fees” and Chapter 240 Entitled “Zoning” of the Code of the Township of Byram to Delete Sections 240-81 Entitled “Affordable Housing” and Section 240-82 Entitled “Mandatory Setaside of Units” and Related Sections 249-83 Through 92 and to Replace them in their Entirety with a New Section 240-81 Entitled “AFFORDABLE HOUSING”

**20. ORDINANCE – 1<sup>st</sup> Reading / Introduction**

- An Ordinance of the Township of Byram, County of Sussex, and State of New Jersey to Amend the Township Code by Repealing Chapter 3, “Administration of Government,” Article VII, “Municipal Court,” And Article VIII, “Municipal Court Prosecutor” And Adding New Chapter 3, “Administration of Government,” Article VII, “Joint Municipal Court”

**21. ITEMS FOR DISCUSSION**

**22. FUTURE AGENDA DISCUSSION ITEMS**

**23. PUBLIC PARTICIPATION II**

**24. EXECUTIVE SESSION – Session II (if necessary)**

**25. ANY OTHER BUSINESS THE COUNCIL DEEMS NECESSARY**

**26. ADJOURNMENT**

**RESOLUTION NO. 065-2026**

**RESOLUTION APPOINTING LOUIS ESPOSITO  
TO FILL A VACANCY ON THE BYRAM TOWNSHIP COUNCIL**

WHEREAS, the Township of Byram is organized under the Mayor–Council form of government pursuant to the Optional Municipal Charter Law, N.J.S.A. 40:69A-1 et seq.; and

WHEREAS, Councilman Harvey Roseff passed away, creating a vacancy on the Township Council; and

WHEREAS, pursuant to N.J.S.A. 40A:16-3, a vacancy occurs upon the death of a member of the governing body; and

WHEREAS, pursuant to N.J.S.A. 40A:16-5(b), when a vacancy occurs in the membership of the governing body of a municipality holding general elections at a time other than subsequent to September 1 of the next-to-last year of the term, the governing body may fill the vacancy temporarily by appointment until the next general election held not less than sixty (60) days after the occurrence of the vacancy; and

WHEREAS, the term of the late Councilman Harvey Roseff was scheduled to expire on December 31, 2029; and

WHEREAS, the Township Council publicly solicited and reviewed letters of interest from qualified residents and has determined that Louis Esposito is qualified to serve the residents of the Township of Byram.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Byram, County of Sussex, State of New Jersey, as follows:

1. **Appointment.** Louis Esposito is hereby appointed to serve as a member of the Township Council to fill the vacancy created by the passing of Councilman Harvey Roseff.
2. **Term of Appointment.** This appointment shall be temporary pursuant to N.J.S.A. 40A:16-5(b) and shall continue until December 31, 2026, or until a successor elected at the next general election is duly sworn into office to serve the remainder of the unexpired term ending December 31, 2029, whichever occurs first in accordance with law.
3. **Oath of Office.** The Township Clerk is hereby authorized and directed to administer the oath of office to Louis Esposito and to file all required documentation in accordance with law.
4. **Effective Date.** This Resolution shall take effect immediately upon adoption.

**BYRAM TOWNSHIP COUNCIL**

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion				
2nd				
Yes				
No				
Abstain				
Absent				

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on March 3, 2026.

\_\_\_\_\_  
Cynthia Church, Township Clerk

**TOWNSHIP OF BYRAM**  
**Sussex County, New Jersey**  
**RESOLUTION NO. 066- 2026**

**RESOLUTION GRANTING A LICENSE FOR 2026 TO RAIMO OF STANHOPE, INC. TO OPERATE FACILITY PURSUANT TO CHAPTER 156 OF THE BYRAM TOWNSHIP CODE**

**WHEREAS**, Raimo of Stanhope, Inc. is the owner of certain real property located in the Township of Byram, designated as Lots 36 and 37 in Block 35 and Lots 26 and 27 in Block 37 on the official tax map of Byram Township and located at 49 Route 206; and

**WHEREAS**, Raimo of Stanhope, Inc. has applied to the Township of Byram to renew a license to operate a facility pursuant to Byram Township Code Chapter 156 entitled Junk and Junk Dealers; and

**WHEREAS**, on February 17, 2026 the Byram Township Council reviewed a report submitted by the Township Engineer, Cory L. Stoner, P.E. dated February 13, 2026, and reviewed the current operations on the site with Mr. Stoner and Mr. Frank Nemeth, major shareholder in Raimo of Stanhope, Inc. and Mr. Chris Manzo; and

**WHEREAS**, no objections were submitted to the Township Council by any resident or taxpayer of the Township with regard to the application; and

**WHEREAS**, the Township Council considered the renewal application and determined that a public hearing was not necessary.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council on this 3rd day of March 2026 that the application of Raimo of Stanhope, Inc. for a license pursuant to Chapter 156 is granted for the period ending December 31, 2026 subject to the following:

1. The Licensee shall comply with all conditions and requirements of the of the Planning Board approval granted on March 18, 2021.
2. The Licensee shall maintain a copy of the New Jersey Pollutant Discharge Elimination System (NJPDES) permit and documents related to New Jersey Department of Environmental Protection (NJDEP) compliance on the premises and make these items available to the Township Engineer at the time of any inspection.
3. The licensed premises are lower than Route 206 so that the wooden fence along the Route 206 frontage does not fully obstruct the view of operations. The Licensee shall keep these evergreen trees in good condition and replace any damaged evergreens in 2026 if they may become diseased or eaten by deer or other animals.
4. Netcong Avenue (50' ROW) divides the licensed premises (Block 37, Lots 26 & 27 are to the north of Netcong Avenue and Block 35, Lots 36 & 37 are to the south) and will be upgraded as part of the approval granted by the Planning Board on March 18, 2021. The Licensee may store a maximum of three (3) vehicles, consisting of trailers and/or tandems, on the north side of Netcong Avenue 100' in length starting 50' from the Route 206 right-of-way until work on the upgrades to Netcong Avenue are started. Once work on the improvements to Netcong Avenue is started, no parking will be permitted along Netcong

Avenue. All other equipment and piles of materials related to the operation of the facility must be located within the fenced premises.

5. When Netcong Avenue is improved, the Licensee will remove or relocate any fencing as approved by the Planning Board from the right-of-way at its own cost.

6. Licensee shall make a good faith effort to keep roll-off containers and other equipment and materials within the fenced area of Block 37, Lot 36 and Block 35 Lot 37. Block 37, Lot 35 is not part of the licensed premises. No roll off containers or flatbed trailers shall be stored outside the licensed premises. If the Licensee attempts to keep any roll off containers, flat bed trucks or similar equipment on the non-licensed premises, then licensee shall remove them until and unless the Licensee obtains a use variance and site plan approval from the Byram Township Planning Board for expansion of the operation.

7. It is recognized that the existing concrete pad encroaches on the Millstream Lane right-of-way as a pre-existing condition. Licensee shall keep the right of way free of debris and maintain in good condition the surveyor located property corner stakes.

8. The Licensee shall keep Block 31, Lots 29 and 30 and any other non-licensed property free of materials and ensure that these properties do not become a second deposit area for roll off containers and flatbed trailers.

9. Records regarding pest control shall be maintained on the premises and available for review by the Township Engineer during any inspection.

10. Records regarding Licensee's environmental consultant shall be maintained on the premises and available for review by the Township Engineer during any inspection.

11. Records regarding fire safety service shall be maintained on the premises and available for review by the Township Engineer during any inspection. Following receipt, Licensee shall provide a copy of the DCA Certificate to the Township Engineer.

12. With regard to the requirements of Section 156-6(L), higher stacks/piles of materials shall continue to be kept in the middle of the licensed premises. Piles of scrap metal adjacent to residential properties shall be kept to a minimum with the Licensee continuing to work to keep the site organized and minimize the view of stacked material from adjacent properties. The Licensee should continue to clean up the Block 35 Lot 36 property and remove all remaining items from the site in 2026.

13. Vehicles shall not be parked between the fence on Block 35 Lot 37 and Route 206.

14. Licensee shall continue in 2026 to keep box trailers/containers off Block 31, Lot 29 and 30, which are not part of the licensed premises.

15. The fences and gate for Lot 36 shall be installed as approved by the Planning Board and gates must be closed each night. The fences and gates around the license properties shall be maintained and any breaks shall be repaired as needed to discourage thefts and vandalism.

16. Netcong Avenue must be kept in a suitable condition acceptable to the Township Engineer and the Township Road Department Supervisor in 2026 and shall be paved as offered by the Licensee in accordance with the requirements of the Township

Engineer and as approved by the Byram township Council. As offered by the Licensee, Netcong Avenue shall be maintained and paved as needed by the Licensee and not by the Township because majority of the use of Netcong Avenue is by visitors to the licensed site and Licensee’s heavy equipment.

17. The stacking of vehicles on the licensed property shall be prohibited. Any vehicles or portion of vehicles that are stacked on the property shall be removed from the property or property stored. There shall be no storage of vehicles or equipment on Netcong Avenue.

18. The New Jersey Pollutant Discharge Elimination System (NJPDES) permit for the facility has expired but has been extended administratively until a new permit is issued by the New Jersey Department of Environmental Protection (NJDEP). Copies of the new permit for the facility shall be provided to the Township when received from the NJDEP. Copies of the existing and new permit along with copies of the facilities Drainage Control Plan shall be maintained on the premises and available for review by the Township Engineer during any inspection.

19. The Licensee shall provide the Township with copies of quarterly water quality testing that is performed to assure that the discharge of stormwater from the site meets New Jersey Department of Environmental Protection guidelines.

**BYRAM TOWNSHIP COUNCIL**

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

Attest: I hereby certify that this is a true copy of a Resolution granting license that was adopted by the Byram Township Council at a regular meeting held on March 3, 2026.

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Cynthia Church, RMC  
Township Clerk

**TOWNSHIP OF BYRAM  
SUSSEX COUNTY, NEW JERSEY  
RESOLUTION NO. 067-2026**

**Approval of Quarry License for Year 2026 for  
Tilcon New Jersey, a Division of Tilcon New York, Inc.**

**WHEREAS**, Tilcon New Jersey (hereinafter “Tilcon”), a division of Tilcon New York, Inc., is the owner of certain real property located in the Township of Byram; and

**WHEREAS**, Tilcon has applied to the Township of Byram (“Township”) for a license renewal to operate a quarry on property designated on the Township tax assessment maps as Block 226 Lot 8, Block 357 Lot 1, Block 358 Lot 1, Block 362 Lot 5 and Block 363 Lot 2 (“the quarry”). The “lower tract” is 9 Lackawanna Drive (tax Block 226, Lot 16) that is owned by Anty Trucking, Inc. and is not part of this Quarry License though there is a driveway for access to the quarry from Lackawanna Drive across that property; and

**WHEREAS**, Tilcon submitted reports, data, correspondence, maps and an aerial photograph in support of the application (“the application”) that remain on file with the Township Clerk; and

**WHEREAS**, the application has been reviewed by Cory L. Stoner, P.E., C.M.E. of Harold E. Pellow & Associates, Township Engineers for compliance with the requirements of Chapter 189 of the Township Code regarding “Quarries”, and the Township Engineer has recommended conditional approval of the application; and

**WHEREAS**, the Township Engineer submitted a report dated February 12, 2026; and

**WHEREAS**, a review of the Township Engineer’s report was conducted at the February 17, 2026 Council meeting at which Tilcon was represented by Daniel Naiman. No member of the public present chose to comment when provided with the opportunity to do so; and

**WHEREAS**, operations at the Byram Quarry had partially returned in 2025 and Tilcon plans to continue operation related to blasting, rock crushing, trucking and sales in 2026; and

**NOW, THEREFORE, BE IT RESOLVED**, on March 3, 2026, by the Township Council of the Township of Byram that the application for a quarry license for the year 2026 is granted subject to the following conditions:

1. **Township Ordinance §189-4E.** If not previously supplied, Tilcon must supply the name of its registered agent and address within New Jersey.
2. **Township Ordinance §189-4F.** If not previously supplied, Tilcon must provide the names and addresses for all persons and entities that own ten percent (10%) or more of the shares of Tilcon.
3. **Wetlands [§189-5(B)(4)]** – In 2002, Tilcon obtained a Letter of Interpretation (“LOI”) from the NJDEP covering the area 500’ beyond the 5-year quarry plan at that time. The limits of the 2002 LOI have been staked and in 2007 an orange construction fence was erected 200’ from its boundary. The orange construction fence was subsequently replaced by a chain link fence. The plan submitted for 2026 does not reach

the limits of the 500' buffer nor cross the 200' line demarcated by the construction fence. Tilcon will make application for a new LOI when the limits of clearing/quarrying reach 200' from the 2002 LOI limit. The Township and Tilcon acknowledge that the NJDEP has sole jurisdiction over wetlands, and it remains Tilcon's obligation to comply with the regulations and requirements of that agency.

4. **Noise** - The Council reserves the right to suspend or revoke the license if Tilcon's operation does not comply with the Byram Township Noise Control Ordinance. There was no report of noise complaints being received during 2025. Tilcon will respond to any complaint that may be received, investigate the complaint, and determine (including cause appropriate testing to be done) if the sound is/was emanating from the quarry. If the sound is/was emanating from the quarry then Tilcon will take necessary measures to mitigate.

5. **Performance Bond [§189-7]** - A guarantee in the form of \$50,000.00 cash held by the Township and a performance bond in the amount of \$1,287,600.00 has been posted and will be maintained throughout the license period. A copy of the renewed bond shall be provided to the Township in 2026.

6. **NJPDES Permit** – Tilcon applied for a renewal of its NJPDES Permit for Industrial Stormwater Runoff and operates under an extension of this permit until renewal or further action by NJDEP. Tilcon will provide the Township Engineer with any updates regarding this permit and will provide the Township Engineer with a copy of the permit when obtained. Tilcon will also provide the Township Engineer with confirmation that it has complied with all conditions of the permit.

7. **Storage of solvents prohibited** - There will be no storage of industrial solvents on the quarry property other than *de minimus* quantities. "Industrial solvents" does not include motor fuels, motor oil or hydraulic oils. Tilcon was found to have taken satisfactory steps to address the storage and appropriate handling of fuel. Tilcon shall continue to take proper steps to ensure that industrial solvents are not stored onsite and fuel and oil are properly handled.

8. **Equipment auctions** - The Township does not approve of equipment being transported from other locations for storage or auction at the quarry. There shall be no equipment auctions on the site unless proper permits are first obtained from the Township.

9. **Soil Erosion Permit** - Tilcon will abide by the terms and conditions of its soil conservation and sediment control re-certification permit (effective July 9, 2024 and valid through January 2028) and will provide the Township Engineer with a copy of all inspection reports and/or correspondence from the Sussex County Soil Conservation District. No violations were received in 2025. Tilcon shall continue to comply with the conditions of its soil conservation and sediment control permit during 2026. The Township Engineer will notify Sussex County Soil Conservation District prior to the Engineer's quarterly inspections.

10. **Dust Control** – Tilcon will continue to use water from the on-site detention basin for dust control instead of groundwater from on-site wells.

11. **Payment of fees** - Tilcon must pay all fees pursuant to Chapter 189 of the Byram Township Code, including the Township's professional fees.

12. **Equipment** – Only equipment for quarry operations shall be on any properties included in this application. No equipment other than quarry operation equipment or equipment related to the loading and trucking of stone material shall be allowed to be stored on any of the approved properties.
13. **Water and Wetlands** - Tilcon engaged an environmental firm to provide an updated report regarding the ongoing wetlands monitoring program being conducted at the Quarry and the possible influence of the quarry operation upon wetlands located north of the quarrying operation. A report by Weston & Sampson dated November 14, 2025 was submitted. The report illustrated that no change in groundwater condition occurred and no impact to the wetlands has occurred due to the quarry operation. Tilcon has agreed to provide updated reports with each year's license application to ensure that no change in the wetlands occurs as a result of the quarry operation, and must provide a new report for 2026. In addition, in April 2020, the unnamed tributary to Lubbers Run which runs through the wetlands complex north of the current Quarry was upgraded to a Category -1 water. If the Quarry is expanded in the future any new excavation, grading or removal of vegetation within the 300' buffer will require NJDEP approvals.
14. **Driveway** –The driveway from Lackawanna Drive was last resurfaced and striped in 2019. The driveway is now used by both Byram Quarry and Anty Trucking, Inc for access. Tilcon (in coordination with Anty Trucking, Inc.) will continue to maintain the paved driveway on 9 Lackawanna Drive (tax Block 226, Lot 16) from Lackawanna Drive in a condition acceptable to the Township Engineer.
15. **Access Road** - Tilcon will continue to maintain the access driveway to the quarry and regrade it as is needed to minimize dust and noise that may be caused by ruts or potholes.
16. **Fencing and Security** – The orange construction safety fence around the perimeter of the quarried portion of the premises has been replaced by permanent cyclone fencing and ATV traffic in the quarry has been greatly reduced. Tilcon must make the fence repairs noted by the Township Engineer during 2026 and must keep the fence in good repair. Tilcon has installed a camera system that is monitored 24/7. It shall coordinate with the Byram Township Police Department so that if a representative of Tilcon does not or cannot respond to a trespassing or other alert, then the Police Department will be promptly contacted.
17. **Haybale Protection of Wetlands** –Tilcon shall be diligent in maintaining the haybale protection of the wetlands on the side of the mountain. The overall protection of these wetlands shall be continued by Tilcon in 2026.
18. **Stone Check Dams** – The stone check dams must remain in place and free of silt throughout 2026.
19. **Asphalt Berms for Paved Equipment Parking** – The asphalt berms that surround the paved equipment parking pads were in satisfactory condition during inspections of the site in 2025. These asphalt berms should be monitored in 2026 and replaced as needed.
20. **Aerial Photograph Exhibit** – Tilcon submitted an aerial photograph as part of the 2026 license application to show the current topographic conditions. Tilcon shall continue to include with its future applications for a quarry license an updated aerial

photograph or an overlay that illustrates the updated topography and other changes that occurred on the site during the prior license year.

21. **Inspections** – The Township Engineer will advise the Secretary of the Township’s Environmental Commission in advance of inspections.

22. **Listing only the properties that have quarrying rights on New Jersey State and Byram Township license application documents** – Tilcon will list only the quarry properties licensed by Byram Township on its New Jersey State and Township license application documents. These properties are tax Block 226 Lot 8, Block 357 Lot 1, Block 358 Lot 1, Block 362, Lot 5 and Block 363, Lot 2. It is recognized that there is an existing disturbed area on the former “McGovern Tract” (tax Block 226, Lot 11) where quarry equipment has been stored. The former “McGovern tract” is not part of the protected pre-existing, non-conforming quarry use. Tilcon shall not disturb or convert to quarry use any additional area(s) that is outside of the licensed premises.

23. **Contaminated Soil** – No contaminated soils be brought to the quarry site and if it is confirmed that contaminated soils are present, they must be promptly and properly removed, and all appropriate remediation measures undertaken.

24. **Advance Notification of Blasting** – In addition to the advance notice required by Township Code, Tilcon will advise the Township Engineer when blasting is to take place.

25. **Fuel Storage Tank** – Tilcon will, at a minimum, clean the secondary containment system if the onsite fuel storage tank is to be used.

26. **Updated Plans** – Tilon provided updated plans in 2026 as required per the 2025 license renewal. No changes are needed to the maps.

27. **Mine Registration Certificate**-The Quarry Mine Registration certificate expires on March 31, 2026, this must be renewed and a copy provided to the Township and Township Engineer as soon as possible.

28. **Permit to Use Explosives**-The Permit to Use Explosives expires on September 30, 2026, this must be renewed and a copy provided to the Township and Township Engineer as soon as possible.

**NO THEREFORE, BE IF FUTHER RESOLED**, This Resolution shall take effect immediately, and a copy of this Resolution shall be placed on file with the Clerk of the Township. If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

**TOWNSHIP OF BYRAM**

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST: I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on March 3, 2026.

\_\_\_\_\_  
Cynthia Church, Township Clerk

# 2026 MUNICIPAL DATA SHEET

(MUST ACCOMPANY 2026 BUDGET)

**CAP**

**MUNICIPALITY:** TOWNSHIP OF BYRAM

**COUNTY:** SUSSEX

<u>Alexander Rubenstein</u> <b>Mayor's Name</b>	<u>December 31, 2029</u> <b>Term Expires</b>
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<b>Municipal Officials</b>	
<u>Cynthia Church</u> <b>Municipal Clerk</b>	<u>1/1/2021</u> <b>Date of Orig. Appt.</b>
<u>Michele McElroy</u> <b>Tax Collector</b>	<u>C-1933</u> <b>Cert. No.</b>
<u>Ashleigh M. Frueholz</u> <b>Chief Financial Officer</b>	<u>T-8530</u> <b>Cert. No.</b>
<u>Raymond A. Sarinelli</u> <b>Registered Municipal Accountant</b>	<u>N-0912</u> <b>Cert. No.</b>
<u>Thomas Collins</u> <b>Municipal Attorney</b>	<u>563</u> <b>Lic. No.</b>
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**Official Mailing Address of Municipality**

Township of Byram  
10 Mansfield Drive  
Stanhope, NJ 07874

**Fax #:** (973) 347-6446

<b>Governing Body Members</b>	
Name	Term Expires
<u>Lisa Franco</u>	<u>12/31/2027</u>
<u>Jack Gallagher</u>	<u>12/31/2027</u>
<u>Richard Proctor</u>	<u>12/31/2027</u>
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# 2026 MUNICIPAL BUDGET

Municipal Budget of the                     TOWNSHIP                     of                     BYRAM                    , County of                     SUSSEX                     for the Fiscal Year 2026.

It is hereby certified that the Budget and Capital Budget annexed hereto and hereby made a part hereof is a true copy of the Budget and Capital Budget approved by resolution of the Governing Body on the

          3rd           day of                     March                    , 2026  
and that public advertisement will be made in accordance with the provisions of N.J.S.A. 40A:4-6 and N.J.A.C. 5:30-4.4(d).

Certified by me, this           3rd           day of           March          , 2026

                    cchurch@byramtwp.org                      
Clerk  
                    10 Mansfield Drive                      
Address  
                    Stanhope, NJ 07874                      
Address  
                    (973) 347-2500                      
Phone Number

It is hereby certified that the approved Budget annexed hereto and hereby made a part is an exact copy of the original on file with the Clerk of the Governing Body, that all additions are correct, all statements contained herein are in proof, and the total of anticipated revenues equals the total of appropriations.

Certified by me, this           3rd           day of           March          , 2026

<u>                    rasarinelli@nisivoccia.com                    </u> Registered Municipal Accountant	<u>                    200 Valley Road Suite 300                    </u> Address
<u>                    Mount Arlington, NJ 07856                    </u> Address	<u>                    (973) 298-8500                    </u> Phone Number

It is hereby certified that the approved Budget annexed hereto and hereby made a part is an exact copy of the original on file with the Clerk of the Governing Body, that all additions are correct, all statements contained herein are in proof, the total of anticipated revenues equals the total of appropriations and the budget is in full compliance with the Local Budget Law, N.J.S.A. 40A:4-1 et seq.

Certified by me, this           3rd           day of           March          , 2026

                    afrueholz@byramtwp.org                      
Chief Financial Officer

**DO NOT USE THESE SPACES**

## CERTIFICATION OF ADOPTED BUDGET

*(Do not advertise this Certification form)*

It is hereby certified that the amounts to be raised by taxation for local purposes has been compared with the approved Budget previously certified by me and any changes required as a condition to such approval have been made. The adopted budget is certified with respect to the foregoing only.

STATE OF NEW JERSEY  
Department of Community Affairs  
Director of the Division of Local Government Services

Dated:                     , 2026                      By:

# MUNICIPAL BUDGET NOTICE

## Section 1.

Municipal Budget of the TOWNSHIP of BYRAM, County of SUSSEX for the Fiscal Year 2026

Be it Resolved, that the following statements of revenues and appropriations shall constitute the Municipal Budget for the year 2026;

Be it Further Resolved, that said Budget be published on the official website https://www.byramtwp.org/index.php/notices on March 24th, 2026;

Also, if applicable, it will be advertised in the following on-line publication of N/A on \_\_\_\_\_, 2026.

The Governing Body of the TOWNSHIP of BYRAM does hereby approve the following as the Budget for the year 2026:

### RECORDED VOTE

(Insert Last Name)

Ayes

Nays

Abstained

Absent

Notice is hereby given that the Budget and Tax Resolution was approved by the COUNCIL MEMBERS of the TOWNSHIP of BYRAM, County of SUSSEX, on March 3rd, 2026.

A Hearing on the Budget and Tax Resolution will be held at Township of Byram, on April 7th, 2026 at 7:30 o'clock P.M. at which time and place objections to said Budget and Tax Resolution for the year 2026 may be presented by taxpayers or other interested persons.

# EXPLANATORY STATEMENT

## SUMMARY OF CURRENT FUND SECTION OF APPROVED BUDGET

	YEAR 2026
<b>General Appropriations For: (Reference to item and sheet number should be omitted in advertised budget)</b>	XXXXXXXXXXXX
<b>1. Appropriations within "CAPS" -</b>	XXXXXXXXXXXX
<b>(a) Municipal Purposes {(Item H-1, Sheet 19)(N.J.S.A. 40A:4-45.2)}</b>	10,838,949.00
<b>2. Appropriations excluded from "CAPS" -</b>	XXXXXXXXXXXX
<b>(a) Municipal Purposes {(Item H-2, Sheet 28)(N.J.S.A. 40A:4-53.3 as amended)}</b>	2,187,832.36
<b>(b) Local District School Purposes in Municipal Budget (Item K, Sheet 29)</b>	-
<b>Total General Appropriations excluded from "CAPS" (Item O, Sheet 29)</b>	2,187,832.36
<b>3. Reserve for Uncollected Taxes (Item M, Sheet 29) Based on Estimated</b>	1,200,000.00
96.88% Percent of Tax Collections	
Building Aid Allowance 2026 - \$	-
for Schools-State Aid 2025 - \$	-
<b>4. Total General Appropriations (Item 9, Sheet 29)</b>	14,226,781.36
<b>5. Less: Anticipated Revenues Other Than Current Property Tax (Item 5, Sheet 11) (i.e. Surplus, Miscellaneous Revenues and Receipts from Delinquent Taxes)</b>	4,072,757.86
<b>6. Difference: Amount to be Raised by Taxes for Support of Municipal Budget (as follows)</b>	XXXXXXXXXXXX
<b>(a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes (Item 6(a), Sheet 11)</b>	10,154,023.50
<b>(b) Addition to Local District School Tax (Item 6(b), Sheet 11)</b>	-
<b>(c) Minimum Library Tax</b>	-

**EXPLANATORY STATEMENT - (Continued)**

**SUMMARY OF 2025 APPROPRIATIONS EXPENDED AND CANCELED**

	<b>General Budget</b>	<b>Sewer Utility</b>	<b>Utility</b>	<b>Utility</b>	<b>Utility</b>	<b>Utility</b>	<b>Utility</b>
Budget Appropriations - Adopted Budget	13,465,387.00	395,000.00	-	-	-	-	-
Budget Appropriations Added by N.J.S.A. 40A:4-87	84,091.45						
Emergency Appropriations	-	-	-	-	-	-	-
Total Appropriations	13,549,478.45	395,000.00	-	-	-	-	-
<u>Expenditures:</u>							
Paid or Charged (Including Reserve for Uncollected Taxes)	12,191,248.10	295,884.94	-	-	-	-	-
Reserved	1,358,218.32	99,115.06	-	-	-	-	-
Unexpended Balances Canceled	12.03	-	-	-	-	-	-
Total Expenditures and Unexpended Balances Canceled	13,549,478.45	395,000.00	-	-	-	-	-
Overexpenditures *	-	-	-	-	-	-	-



EXPLANATORY STATEMENT - (Continued)

**BUDGET MESSAGE**

**RECAP OF GROUP INSURANCE APPROPRIATION**

Following is a recap of the Municipality's Employee Group Insurance

Estimated Group Insurance Costs - 2026 \$ 2,478,557.69

Estimated Amounts to be Contributed by Employees:

Contribution from all eligible emp. 350,284.69

2,128,273.00

Budgeted Group Insurance - Inside CAP 1,645,402.00

Budgeted Group Insurance - Utilities 482,871.00

Budgeted Group Insurance - Outside CAP 482,871.00

TOTAL 2,128,273.00

Instead of receiving Health Benefits, 7 employees have elected an opt-out for 2026. This opt-out amount is budgeted separately.

Health Benefits Waiver  
Salaries and Wages \$ 40,000.00

**"2010" LEVY CAP BANKS:**

**2023**

Maximum Allowable Amount to be Raised by Taxation	9,196,084
Amount to be Raised by Taxation for Municipal Purpose	9,076,889
Available for Banking (CY 2026)	<u>119,195</u>
Amount Used in CY 2026	<u>119,195</u>
Balance to Expire	<u>119,195</u>

**2024**

Maximum Allowable Amount to be Raised by Taxation	9,370,110
Amount to be Raised by Taxation for Municipal Purpose	9,184,794
Available for Banking (CY 2026 - CY 2027)	<u>185,316</u>
Amount Used in CY 2026	<u>185,316</u>
Balance to Carry Forward (CY 2027)	<u>185,316</u>

**2025**

Maximum Allowable Amount to be Raised by Taxation	9,738,853
Amount to be Raised by Taxation for Municipal Purpose	9,477,421
Available for Banking (CY 2026 - CY 2028)	<u>261,432</u>
Amount Used in CY 2026	<u>261,432</u>
Balance to Carry Forward (CY 2027 - CY2028)	<u>261,432</u>

**2026**

Maximum Allowable Amount to be Raised by Taxation	-
Amount to be Raised by Taxation for Municipal Purpose	-
Available for Banking (CY 2027 - CY 2029)	-

**Total Levy CAP Bank** 446,748

EXPLANATORY STATEMENT - (Continued)

BUDGET MESSAGE

**NEW JERSEY 2010 LOCAL UNIT LEVY CAP LAW**

P.L. 2007, c. 62, was amended by P.L. 2008 c. 6 and P.L. 2010 c. 44 (S-29 R1). The last amendment reduces the 4% to 2% and modifies some of the exceptions and exclusions. It also removes the LFB waiver. The voter referendum now requires a vote in excess of only 50% which is reduced from the original 60% in P.L. 2007, c. 62.

**SUMMARY LEVY CAP CALCULATION**

**LEVY CAP CALCULATION**

Prior Year Amount to be Raised by Taxation	9,477,421.00
Less:	
Less: Prior Year Deferred Charges to Future Taxation Unfunded	
Less: Prior Year Deferred Charges: Emergencies	
Less: Prior Year Recycling Tax	13,200.00
Less:	
Less:	
Net Prior Year Tax Levy for Municipal Purpose Tax for CAP Calculation	<u>9,464,221.00</u>
Plus 2% CAP Increase	<u>189,284.42</u>
<b>ADJUSTED TAX LEVY</b>	<u>9,653,505.42</u>
Plus: Assumption of Service/Function	
<b>ADJUSTED TAX LEVY PRIOR TO EXCLUSIONS</b>	<u>9,653,505.42</u>

**ADJUSTED TAX LEVY PRIOR TO EXCLUSIONS**

9,653,505.42

Exclusions:

Allowable Shared Service Agreements Increase	
Allowable Health Insurance Costs Increase	512,863.00
Allowable Pension Obligations Increases	
Allowable LOSAP Increase	
Allowable Capital Improvements Increase	229,680.00
Allowable Debt Service and Capital Leases Inc.	
Recycling Tax appropriation	13,200.00
Deferred Charge to Future Taxation Unfunded	
Current Year Deferred Charges: Emergencies	

Add Total Exclusions 755,743.00

Less Cancelled or Unexpended Waivers

Less Cancelled or Unexpended Exclusions 12.03

**ADJUSTED TAX LEVY**

10,409,236.39

Additions:

New Ratables - Increase for new construction	2,603,900
Prior Year's Local Purpose Tax Rate (per \$100)	<u>1.020</u>
New Ratable Adjustment to Levy	26,559.78
Amounts approved by Referendum	
Levy CAP Bank Applied	

**MAXIMUM ALLOWABLE AMOUNT TO BE RAISED BY TAXATION**

10,435,796.17

**AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES**

10,154,023.50

**OVER OR (UNDER) 2% LEVY CAP**

(281,772.67)

(must be equal or under for Introduction)

EXPLANATORY STATEMENT - (Continued)

**BUDGET MESSAGE**

## CURRENT FUND - ANTICIPATED REVENUES

GENERAL REVENUES	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
<b>1. Surplus Anticipated</b>	08-101	2,235,000.00	2,085,000.00	2,085,000.00
<b>2. Surplus Anticipated with Prior Written Consent of Director of Local Government Services</b>	08-102			
<b>Total Surplus Anticipated</b>	08-100	2,235,000.00	2,085,000.00	2,085,000.00
<b>3. Miscellaneous Revenues - Section A: Local Revenues</b>	XXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
Licenses:	XXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
Alcoholic Beverages	08-103	6,000.00	6,000.00	6,223.00
Other	08-104			
Fees and Permits	08-105	50,000.00	50,000.00	60,293.75
Fines and Costs:	XXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
Municipal Court	08-110	55,000.00	55,000.00	60,810.90
Other	08-109			
Interest and Costs on Taxes	08-112	80,000.00	80,000.00	88,615.84
Interest and Costs on Assessments	08-115			
Parking Meters	08-111			
Interest on Investments and Deposits	08-113	500,000.00	500,000.00	612,537.59
Anticipated Utility Operating Surplus	08-114			





**CURRENT FUND - ANTICIPATED REVENUES - (Continued)**

GENERAL REVENUES	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
<b>3. Miscellaneous Revenues - Section A: Local Revenues (continued)</b>				
<b>Total Section A: Local Revenue</b>	<b>08-001</b>	<b>691,000.00</b>	<b>691,000.00</b>	<b>828,481.08</b>

**CURRENT FUND - ANTICIPATED REVENUES - (Continued)**

GENERAL REVENUES	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
<b>3. Miscellaneous Revenues - Section B: State Aid Without Offsetting Appropriations</b>				
Transitional Aid	09-212			
Energy Receipts Tax (P.L. 1997, Chapters 162 & 167)	09-202	582,337.00	582,337.00	582,337.32
Garden State Trust	09-206	51,622.00	61,324.00	61,324.00
Watershed Aid	09-207			
Municipal Relief Fund				
<b>Total Section B: State Aid Without Offsetting Appropriations</b>	<b>09-001</b>	<b>633,959.00</b>	<b>643,661.00</b>	<b>643,661.32</b>

**CURRENT FUND - ANTICIPATED REVENUES - (Continued)**

GENERAL REVENUES	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
<b>3. Miscellaneous Revenues - Section C: Dedicated Uniform Construction Code Fees</b>				
<b>Offset with Appropriations (N.J.S.A. 40A:4-36 and N.J.A.C. 5:23-4.17)</b>	XXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
Uniform Construction Code Fees	08-160			
<b>Special Item of General Revenue Anticipated with Prior Written</b>				
<b>Consent of Director of Local Government Services:</b>	XXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
Additional Dedicated Uniform Construction Code Fees Offset with Appropriations (N.J.S.A. 40A:4-45.3h and N.J.A.C. 5:23-4.17)	XXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
Uniform Construction Code Fees	08-160			
<b>Total Section C: Dedicated Uniform Construction Code Fees Offset with Appropriations</b>	08-002	-	-	-





**CURRENT FUND - ANTICIPATED REVENUES - (Continued)**

GENERAL REVENUES	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
<b>3. Miscellaneous Revenues - Section D: Special Items of General Revenue Anticipated</b>				
<b>With Prior Written Consent of the Director of Local Government Services</b>				
<b>Shared Service Agreements Offset With Appropriations:</b>	xxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx
<b>Total Section D: Shared Service Agreements Offset With Appropriations</b>	11-001	-	-	-

**CURRENT FUND - ANTICIPATED REVENUES - (Continued)**

GENERAL REVENUES	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
<b>3. Miscellaneous Revenues - Section E: Special Items of General Revenue Anticipated</b>				
<b>With Prior Written Consent of the Director of Local Government Services -</b>				
<b>Additional Revenues Offset with Appropriations (N.J.S.A. 40A:4-45.3h):</b>	xxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx
<b>Total Section E: Special Item of General Revenue Anticipated with Prior Written</b>	xxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx
<b>Consent of Director of Local Government Services - Additional Revenues</b>	08-003	-	-	-

**CURRENT FUND - ANTICIPATED REVENUES - (Continued)**

GENERAL REVENUES	FCOA	Anticipated		Realized in Cash in 2025
		2026	2025	
<b>3. Miscellaneous Revenues - Section F: Special Items of General Revenue Anticipated</b>				
<b>    With Prior Written Consent of Director of Local Government Services - Public and</b>				
<b>    Private Revenues Offset with Appropriations:</b>	xxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx
SIF - Risk Control Grant	10-871		3,114.00	3,114.00
Recycling Tonnage Grant	10-569		9,530.04	9,530.04
Clean Communities Grant	10-602		27,529.41	27,529.41
Municipal Alliance on Alcoholism and Drug Abuse	10-506		3,918.00	
New Jersey Department of Transportation Grant	10-559	144,652.00	181,236.00	
Highlands Grant	10-877		60,000.00	
Municipal Alliance - Opioid Settlement Funds	10-554		7,500.00	1,496.02
Body Armor Replacement Fund	10-505	1,576.86		-
Green Communities Grant	10-599	5,000.00		-
Radon Awareness Grant	12-881	2,000.00		-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-

**CURRENT FUND - ANTICIPATED REVENUES - (Continued)**

GENERAL REVENUES	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
<b>3. Miscellaneous Revenues - Section F: Special Items of General Revenue Anticipated</b>				
<b>    With Prior Written Consent of Director of Local Government Services - Public and</b>				
<b>    Private Revenues Offset with Appropriations (Continued):</b>	xxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
<b>Total Section F: Special Item of General Revenue Anticipated with Prior Written</b>	xxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx
<b>    Consent of Director of Local Government Services - Public and Private Revenues</b>	10-001	153,228.86	292,827.45	41,669.47



**CURRENT FUND - ANTICIPATED REVENUES - (Continued)**

GENERAL REVENUES	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
<b>3. Miscellaneous Revenues - Section G: Special Items of General Revenue Anticipated</b>				
<b>    With Prior Written Consent of Director of Local Government Services - Other Special</b>				
<b>    Items:</b>	xxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx
<b>Total Section G: Special Items of General Revenue Anticipated with Prior Written</b>	xxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx
<b>    Consent of Director of Local Government Services - Other Special Items</b>	08-004	34,570.00	34,569.00	34,569.00

**CURRENT FUND - ANTICIPATED REVENUES - (Continued)**

GENERAL REVENUES	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
<b>Summary of Revenues</b>	XXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
<b>1. Surplus Anticipated (Sheet 4, #1)</b>	08-101	2,235,000.00	2,085,000.00	2,085,000.00
<b>2. Surplus Anticipated with Prior Written Consent of Director of Local Government Services (Sheet 4, #2)</b>	08-102	-	-	-
<b>3. Miscellaneous Revenues:</b>	XXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
Total Section A: Local Revenues	08-001	691,000.00	691,000.00	828,481.08
Total Section B: State Aid Without Offsetting Appropriations	09-001	633,959.00	643,661.00	643,661.32
Total Section C: Dedicated Uniform Construction Code Fees Offset with Appropriations	08-002	-	-	-
Total Section D: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Shared Service Agreements	11-001	-	-	-
Total Section E: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Additional Revenues	08-003	-	-	-
Total Section F: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Public and Private Revenues	10-001	153,228.86	292,827.45	41,669.47
Total Section G: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Other Special Items	08-004	34,570.00	34,569.00	34,569.00
<b>Total Miscellaneous Revenues</b>	13-099	1,512,757.86	1,662,057.45	1,548,380.87
<b>4. Receipts from Delinquent Taxes</b>	15-499	325,000.00	325,000.00	362,929.62
<b>5. Subtotal General Revenues (Items 1, 2, 3 and 4)</b>	13-199	4,072,757.86	4,072,057.45	3,996,310.49
<b>6. Amount to be Raised by Taxes for Support of Municipal Budget:</b>	XXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes	07-190	10,154,023.50	9,477,421.00	XXXXXXXXXXXX
b) Addition to Local District School Tax	07-191	-	-	XXXXXXXXXXXX
c) Minimum Library Tax	07-192	-	-	XXXXXXXXXXXX
<b>Total Amount to be Raised by Taxes for Support of Municipal Budget</b>	07-199	10,154,023.50	9,477,421.00	10,148,131.11
<b>7. Total General Revenues</b>	13-299	14,226,781.36	13,549,478.45	14,144,441.60

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - within "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
GENERAL GOVERNMENT:						-	-	
General Administration:						-	-	
Salaries & Wages	20-100	1	325,700.00	328,700.00		328,400.00	274,914.70	53,485.30
Other Expenses	20-100	2	150,770.00	150,770.00		150,770.00	118,969.66	31,800.34
Mayor and Council:						-	-	
Salaries & Wages	20-110	1	17,500.00	17,500.00		17,500.00	17,500.00	-
Other Expenses	20-110	2	12,300.00	12,300.00		12,300.00	7,349.38	4,950.62
Municipal Clerk:						-	-	
Salaries & Wages	20-120	1	84,600.00	79,100.00		79,400.00	79,302.60	97.40
Other Expenses	20-120	2	17,300.00	17,000.00		17,000.00	9,955.10	7,044.90
Financial Administration:						-	-	
Salaries & Wages	20-130	1	167,000.00	163,800.00		163,800.00	151,965.81	11,834.19
Other Expenses	20-130	2	20,075.00	20,075.00		20,075.00	13,164.08	6,910.92
Other Expense - Audit	20-135	2	49,000.00	48,000.00		48,000.00		48,000.00
Tax Assessment Administration						-	-	
Salaries & Wages	20-150	1	71,300.00	69,900.00		69,900.00	69,822.48	77.52
Other Expenses	20-150	2	33,020.00	32,820.00		32,820.00	13,888.62	18,931.38
Revenue Administration (Tax Collection):						-	-	
Salaries & Wages	20-145	1	92,500.00	90,700.00		90,700.00	61,722.48	28,977.52
Other Expenses	20-145	2	17,600.00	21,719.00		21,719.00	8,747.47	12,971.53

**CURRENT FUND - APPROPRIATIONS**

8. GENERAL APPROPRIATIONS  (A) Operations - within "CAPS" - (continued)	FCOA		Appropriated				Expended 2025	
			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
GENERAL GOVERNMENT (Continued):						-		-
Legal Services and Costs:						-		-
Other Expenses - Fees	20-155	2	125,000.00	125,000.00		125,000.00	80,875.97	44,124.03
Environmental Commission:						-		-
Salaries & Wages	20-170	1	1,000.00	1,000.00		1,000.00		1,000.00
Other Expenses	20-170	2	2,600.00	2,600.00		2,600.00	2,326.14	273.86
Engineering Services and Costs:						-		-
Other Expenses	20-165	2	40,000.00	40,000.00		40,000.00	10,500.00	29,500.00
Municipal Land Use Law (N.J.S.A. 40:55D-1):						-		-
Planning Board						-		-
Salaries & Wages	21-180	1	60,700.00	59,600.00		59,600.00	58,674.96	925.04
Other Expenses	21-180	2	68,350.00	68,350.00		68,350.00	28,031.90	40,318.10
Zoning Commission:						-		-
Salaries & Wages	21-185	1	67,200.00	65,800.00		65,800.00	47,531.06	18,268.94
Other Expenses	21-185	2	3,620.00	3,620.00		3,620.00	981.12	2,638.88
						-		-
						-		-
						-		-
						-		-
						-		-

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - within "CAPS" - (continued)			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
Insurance (P.L. 2003, C.92):						-		-
General Liability Insurance	23-210	2	254,614.00	229,175.00		229,175.00	229,175.00	-
Workers' Compensation	23-215	2	91,351.00	82,224.00		82,224.00	82,224.00	-
Employee Group Insurance	23-220	2	1,645,402.00	1,499,600.00		1,499,600.00	1,343,104.94	156,495.06
Employee Group Insurance-Health Benefit Waiver	23-222	1	40,000.00	30,000.00		30,000.00	23,083.33	6,916.67
Unemployment Insurance	23-225	2	100.00	100.00		100.00	100.00	-
PUBLIC SAFETY:						-		-
Fire:						-		-
Other Expenses	25-265	2	81,320.00	81,320.00		81,320.00	62,772.73	18,547.27
Other Expenses - Uniform Allowance	25-265	2	25,000.00	25,000.00		25,000.00	16,500.00	8,500.00
Uniform Fire Safety Act (P.L. 1983, Ch. 383):						-		-
Fire Prevention Bureau:						-		-
Other Expenses	25-265	2	9,300.00	9,300.00		9,300.00	8,083.00	1,217.00
Police:						-		-
Salaries & Wages	25-240	1	1,987,000.00	1,987,000.00		1,987,000.00	1,767,484.49	219,515.51
Other Expenses	25-240	2	104,125.00	100,025.00		100,025.00	83,687.44	16,337.56
First Aid Organization Contribution	25-260	2	6,000.00	6,000.00		6,000.00		6,000.00
Police Radio & Communication & 911 - Contractual	25-250	2	151,000.00	148,000.00		148,000.00	145,388.92	2,611.08
						-		-
						-		-

**CURRENT FUND - APPROPRIATIONS**

8. GENERAL APPROPRIATIONS  (A) Operations - within "CAPS" - (continued)	FCOA		Appropriated				Expended 2025	
			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
Office of Emergency Management:						-		-
Salaries & Wages	25-252	1	3,000.00	3,000.00		3,000.00	3,000.00	-
Other Expenses	25-252	2	500.00	500.00		500.00	123.75	376.25
Municipal Court:						-		-
Other Expenses	43-490	2	152,400.00	149,400.00		149,400.00	149,382.12	17.88
STREETS AND ROADS:						-		-
Road Repair and Maintenance:						-		-
Salaries & Wages	26-290	1	1,090,750.00	1,052,550.00		1,052,550.00	965,463.55	87,086.45
Other Expenses - Miscellaneous	26-290	2	437,650.00	437,650.00		437,650.00	347,624.55	90,025.45
Other Expenses - Improvements to Streets & Rds	26-293	2	325,500.00	325,500.00		325,500.00	319,275.10	6,224.90
Other Expenses - Vehicle Expenses	26-295	2	85,000.00	75,000.00		75,000.00		75,000.00
Other Expenses - Fleet Maintenance	26-292	2	136,000.00	156,000.00		156,000.00	134,949.03	21,050.97
Public Buildings and Grounds:						-		-
Other Expenses	26-310	2	46,300.00	45,000.00		45,000.00	34,984.58	10,015.42
Garbage Removal - Contractual	26-305	2	1,049,000.00	1,027,000.00		1,027,000.00	1,011,272.10	15,727.90
Recycling:						-		-
Other Expenses	26-305	2	10,000.00	10,000.00		10,000.00	1,940.29	8,059.71
						-		-
						-		-
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## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - within "CAPS" - (continued)			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
HEALTH AND WELFARE:						-		-
Board of Health:						-		-
Other Expenses	27-330	2	4,900.00	10,945.00		10,945.00	6,824.59	4,120.41
Animal Control						-		-
Other Expenses	27-340	2	14,000.00	14,000.00		14,000.00	12,750.00	1,250.00
RECREATION AND EDUCATION:						-		-
Parks and Playgrounds:						-		-
Salaries & Wages	28-375	1	72,700.00	71,300.00		71,300.00	71,267.52	32.48
Other Expenses	28-375	2	7,560.00	7,310.00		7,310.00	7,120.13	189.87
Community Transportation:						-		-
Salaries & Wages	27-365	1	9,200.00	9,100.00		9,100.00	6,055.10	3,044.90
Senior Citizens' Program:						-		-
Other Expenses	27-365	2	9,500.00	9,500.00		9,500.00	9,500.00	-
						-		-
						-		-
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**CURRENT FUND - APPROPRIATIONS**

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - within "CAPS" - (continued)			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
						-		-
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## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - within "CAPS" - (continued)			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
						-		-
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## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - within "CAPS" - (continued)			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
Uniform Construction Code - Appropriations	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Offset by Dedicated Revenues (N.J.A.C. 5:23-4.17)	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
State Uniform Construction Code								
Construction Official								
Salaries and Wages	22-195	1				-		-
Other Expenses	22-195	2	100.00	100.00		100.00		100.00
						-		-
						-		-
						-		-
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## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA	Appropriated				Expended 2025	
(A) Operations - within "CAPS" - (continued)		for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
Uniform Construction Code - Appropriations	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Offset by Dedicated Revenues (N.J.A.C. 5:23-4.17)	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
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## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - within "CAPS" - (continued)			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>UNCLASSIFIED:</b>	xxxxxx		xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx
Utilities:						-		-
Gasoline	31-460	2	215,000.00	215,000.00		215,000.00	107,715.48	107,284.52
Electricity	31-430	2	57,000.00	57,000.00		57,000.00	37,867.51	19,132.49
Natural Gas	31-447	2	3,000.00	3,000.00		3,000.00	1,434.45	1,565.55
Heating Oil	31-447	2	67,000.00	67,000.00		67,000.00	30,887.31	36,112.69
Street Lighting	31-435	2	40,000.00	35,000.00		35,000.00	30,669.45	4,330.55
Telephone	31-440	2	16,000.00	16,000.00		16,000.00	12,451.54	3,548.46
Municipal Sewer Charges	31-455	2	6,575.00	6,575.00		6,575.00	5,841.68	733.32
Accumulated Sick and Vacation	30-415	1	100.00	100.00		100.00	100.00	-
						-		-
Celebration of Public Events	30-420	2	35,000.00	28,000.00		28,000.00	27,430.52	569.48
						-		-
						-		-
						-		-
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						-		-
						-		-
						-		-

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - within "CAPS" - (continued)			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>UNCLASSIFIED:</b>	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
						-		-
						-		-
						-		-
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						-		-
						-		-
						-		-
<b>Total Operations {Item 8(A)} within "CAPS"</b>	34-199		9,716,082.00	9,447,628.00	-	9,447,628.00	8,153,757.73	1,293,870.27
<b>B. Contingent</b>	35-470	2			XXXXXXXXXX	-		-
<b>Total Operations Including Contingent - within "CAPS"</b>	34-201		9,716,082.00	9,447,628.00	-	9,447,628.00	8,153,757.73	1,293,870.27
<b>Detail:</b>			XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
<b>Salaries &amp; Wages</b>	34-201	1	4,090,250.00	4,029,150.00	-	4,029,150.00	3,597,888.08	431,261.92
<b>Other Expenses (Including Contingent)</b>	34-201	2	5,625,832.00	5,418,478.00	-	5,418,478.00	4,555,869.65	862,608.35



## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
(E) Deferred Charges and Statutory Expenditures - Municipal within "CAPS"	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
(1) DEFERRED CHARGES	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>(E) Deferred Charges and Statutory Expenditures - Municipal within "CAPS" - (continued)</b>	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
<b>(2) STATUTORY EXPENDITURES:</b>	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Contribution to:								
Public Employees' Retirement System	36-471		224,346.00	224,343.00		224,343.00	207,432.16	16,910.84
Social Security System (O.A.S.I.)	36-472		315,500.00	315,500.00		315,500.00	281,658.82	33,841.18
Consolidated Police & Fireman's Pension Fund	36-474					-		-
Police and Firemen's Retirement System of NJ	36-475		564,321.00	624,727.00		624,727.00	624,727.00	-
Unemployment Compensation Insurance (N.J.S.A. 43:21-3 et seq.)	23-225					-		-
						-		-
						-		-
						-		-
Defined Contribution Retirement Program (DCRP)	36-477		18,700.00	18,700.00		18,700.00	10,743.21	7,956.79
						-		-
<b>Total Deferred Charges and Statutory Expenditures - Municipal within "CAPS"</b>	<b>34-209</b>		1,122,867.00	1,183,270.00	-	1,183,270.00	1,124,561.19	58,708.81
<b>(F) Judgments</b>	37-480					-		XXXXXXXXXX
<b>(G) Cash Deficit of Preceding Year</b>	46-855					-		-
<b>(H-1) Total General Appropriations for Municipal Purposes within "CAPS"</b>	<b>34-299</b>		10,838,949.00	10,630,898.00	-	10,630,898.00	9,278,318.92	1,352,579.08

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - Excluded from "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
Musconetcong Sewer Authority:						-		-
Sewer Treatment	31-456	2	52,000.00	49,000.00		49,000.00	47,375.84	1,624.16
Recycling Tax Other Expenses	32-465	2	13,200.00	13,200.00		13,200.00	9,184.92	4,015.08
Employee Group Insurance	23-221	2	482,871.00			-		-
						-		-
						-		-
						-		-
						-		-
						-		-
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## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - Excluded from "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
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						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
<b>Total Other Operations - Excluded from "CAPS"</b>	<b>34-300</b>		548,071.00	62,200.00	-	62,200.00	56,560.76	5,639.24

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - Excluded from "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>Uniform Construction Code</b>	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Appropriations Offset by Increased Fee Revenues (N.J.A.C. 5:23-4.17)	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
					-		-	
					-		-	
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<b>Total Uniform Construction Code Appropriations</b>	<b>22-999</b>		-	-	-	-	-	-





## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - Excluded from "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>Shared Service Agreements</b>	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
						-		-
						-		-
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						-		-
<b>Total Interlocal Municipal Service Agreements</b>	42-999		-	-	-	-	-	-

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - Excluded from "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
Additional Appropriations Offset by Revenues (N.J.S.A. 40A:4-45.3h)	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
						-		-
						-		-
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						-		-
<b>Total Additional Appropriations Offset by Revenues (N.J.S.A. 40A:4-45.3h)</b>	<b>34-303</b>		-	-	-	-	-	-

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - Excluded from "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>Public and Private Programs Offset by Revenues</b>								
Matching Funds for Grants	41-899	2	979.50			-	-	-
SIF - Risk Control Grant	41-871	2		3,114.00		3,114.00	3,114.00	-
Recycling Tonnage Grant	41-569	2		9,530.04		9,530.04	9,530.04	-
Clean Communities Grant	41-602	2		27,529.41		27,529.41	27,529.41	-
Municipal Alliance on Alcoholism and Drug Abuse	41-506	2		3,918.00		3,918.00	3,918.00	-
New Jersey Department of Transportation Grant	41-559	2	144,652.00	181,236.00		181,236.00	181,236.00	-
Highlands Grants	41-877	2		60,000.00		60,000.00	60,000.00	-
Municipal Alliance - Opioid Settlement Funds	41-554	2		7,500.00		7,500.00	7,500.00	-
Body Armor Replacement Fund	41-505	2	1,576.86			-	-	-
Green Communities Grant	41-599	2	5,000.00			-	-	-
Radon Awareness Grant	40-881	2	2,000.00			-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-



## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(A) Operations - Excluded from "CAPS" (continued)			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
Public and Private Programs Offset by Revenues (cont)	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
<b>Total Public and Private Programs Offset by Revenues</b>	<b>40-999</b>		154,208.36	292,827.45	-	292,827.45	292,827.45	-
<b>Total Operations - Excluded from "CAPS"</b>	<b>34-305</b>		702,279.36	355,027.45	-	355,027.45	349,388.21	5,639.24
<b>Detail:</b>								
Salaries & Wages	34-305	1	-	-	-	-	-	-
Other Expenses	34-305	2	702,279.36	355,027.45	-	355,027.45	349,388.21	5,639.24

**CURRENT FUND - APPROPRIATIONS**

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(C) Capital Improvements - Excluded from "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
Down Payments on Improvements	44-902					-		-
Capital Improvement Fund	44-901		1,066,103.00	836,423.00	XXXXXXXXXX	836,423.00	836,423.00	-
Drainage Improvements	44-904	2	5,000.00	5,000.00		5,000.00	5,000.00	-
Supplement to Road Improvement Program	44-905	2	100,000.00	100,000.00		100,000.00	100,000.00	-
						-		-
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						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(C) Capital Improvements - Excluded from "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
<b>Public and Private Programs Offset by Revenues:</b>	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
New Jersey Transportation Trust Fund Authority Act	41-865					-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
<b>Total Capital Improvements Excluded from "CAPS"</b>	<b>44-999</b>		1,171,103.00	941,423.00	-	941,423.00	941,423.00	-



## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(D) Municipal Debt Service - Excluded from "CAPS" (cont.)			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
<b>Total Municipal Debt Service Excluded from "CAPS"</b>	<b>45-999</b>		314,450.00	422,130.00	-	422,130.00	422,117.97	XXXXXXXXXX

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
(E) Deferred Charges - Municipal - Excluded from "CAPS"			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>(1) DEFERRED CHARGES:</b>	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Emergency Authorizations	46-870				XXXXXXXXXX	-		XXXXXXXXXX
Special Emergency Authorization - 5 Years (N.J.S.A. 40A:4-55)	46-875				XXXXXXXXXX	-		XXXXXXXXXX
Special Emergency Authorization - 3 Years (N.J.S.A. 40A:4-55.1 &	46-871				XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX	-		XXXXXXXXXX
<b>Total Deferred Charges - Municipal - Excluded from "CAPS"</b>	<b>46-999</b>		-	-	XXXXXXXXXX	-	-	XXXXXXXXXX
<b>(F) Judgments (N.J.S.A. 40A:4-45.3cc)</b>	<b>37-480</b>					-		XXXXXXXXXX
<b>(N) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-</b>	<b>29-405</b>				XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX			XXXXXXXXXX
<b>(G) With Prior Consent of Local Finance Board: Cash Deficit of Preceding Year</b>	<b>46-885</b>				XXXXXXXXXX	-		XXXXXXXXXX
					XXXXXXXXXX			XXXXXXXXXX
<b>(H-2) Total General Appropriations for Municipal Purposes Excluded from</b>	<b>34-309</b>		2,187,832.36	1,718,580.45	-	1,718,580.45	1,712,929.18	5,639.24

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA		Appropriated				Expended 2025	
			for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
For Local District School Purposes - Excluded from "CAPS"	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
<b>(I) Type 1 District School Debt Service</b>	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Payment of Bond Principal	48-920					-		XXXXXXXXXX
Payment of Bond Anticipation Notes	48-925					-		XXXXXXXXXX
Interest on Bonds	48-930					-		XXXXXXXXXX
Interest on Notes	48-935					-		XXXXXXXXXX
						-		XXXXXXXXXX
						-		XXXXXXXXXX
<b>Total of Type 1 District School Debt Service - Excluded from "CAPS"</b>	48-999		-	-	-	-	-	XXXXXXXXXX
<b>Deferred Charges and Statutory (J) Expenditures - Local School -</b>	XXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Emergency Authorizations - Schools	29-406				XXXXXXXXXX	-		XXXXXXXXXX
Capital Project for Land, Building or Equipment N.J.S.A. 18A:22-20	29-407					-		XXXXXXXXXX
Total Deferred Charges and Statutory Expenditures - Local School -	29-409		-	-	-	-	-	XXXXXXXXXX
<b>District School Purposes {Items (I) and (J) - (K) Excluded from "CAPS"</b>	29-410		-	-	-	-	-	XXXXXXXXXX
<b>(O) Total General Appropriations - Excluded from "CAPS"</b>	34-399		2,187,832.36	1,718,580.45	-	1,718,580.45	1,712,929.18	5,639.24
<b>(L) Subtotal General Appropriations {Items (H-1) and (O)}</b>	34-400		13,026,781.36	12,349,478.45	-	12,349,478.45	10,991,248.10	1,358,218.32
<b>(M) Reserve for Uncollected Taxes</b>	50-899		1,200,000.00	1,200,000.00	XXXXXXXXXX	1,200,000.00	1,200,000.00	XXXXXXXXXX
<b>9. Total General Appropriations</b>	34-499		14,226,781.36	13,549,478.45	-	13,549,478.45	12,191,248.10	1,358,218.32

## CURRENT FUND - APPROPRIATIONS

8. GENERAL APPROPRIATIONS	FCOA	Appropriated				Expended 2025	
Summary of Appropriations		for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>(H-1) Total General Appropriations for</b>	<b>34-299</b>	10,838,949.00	10,630,898.00	-	10,630,898.00	9,278,318.92	1,352,579.08
<b>Municipal Purposes within "CAPS"</b>	XXXXXX						
<b>(A) Operations - Excluded from "CAPS"</b>	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
<b>Other Operations</b>	<b>34-300</b>	548,071.00	62,200.00	-	62,200.00	56,560.76	5,639.24
<b>Uniform Construction Code</b>	<b>22-999</b>	-	-	-	-	-	-
<b>Shared Service Agreements</b>	<b>42-999</b>	-	-	-	-	-	-
<b>Additional Appropriations Offset by Revenues</b>	<b>34-303</b>	-	-	-	-	-	-
<b>Public &amp; Private Programs Offset by Revenues</b>	<b>40-999</b>	154,208.36	292,827.45	-	292,827.45	292,827.45	-
<b>Total Operations Excluded from "CAPS"</b>	<b>34-305</b>	702,279.36	355,027.45	-	355,027.45	349,388.21	5,639.24
<b>(C) Capital Improvements</b>	<b>44-999</b>	1,171,103.00	941,423.00	-	941,423.00	941,423.00	-
<b>(D) Municipal Debt Service</b>	<b>45-999</b>	314,450.00	422,130.00	-	422,130.00	422,117.97	XXXXXXXXXX
<b>(E) Total Deferred Charges (Sheet 28)</b>	<b>46-999</b>	-	-	XXXXXXXXXX	-	-	XXXXXXXXXX
<b>(F) Judgments (Sheet 28)</b>	<b>37-480</b>	-	-	-	-	-	XXXXXXXXXX
<b>(G) Cash Deficit - With Prior Consent of Local Finance Board</b>	<b>46-885</b>	-	-	XXXXXXXXXX	-	-	XXXXXXXXXX
<b>(K) Local District School Purposes</b>	<b>29-410</b>	-	-	-	-	-	XXXXXXXXXX
<b>(N) Transferred to Board of Education</b>	<b>29-405</b>	-	-	XXXXXXXXXX	-	-	XXXXXXXXXX
<b>(M) Reserve for Uncollected Taxes</b>	<b>50-899</b>	1,200,000.00	1,200,000.00	XXXXXXXXXX	1,200,000.00	1,200,000.00	XXXXXXXXXX
<b>Total General Appropriations</b>	<b>34-499</b>	14,226,781.36	13,549,478.45	-	13,549,478.45	12,191,248.10	1,358,218.32

**DEDICATED SEWER UTILITY BUDGET**

10. DEDICATED REVENUES FROM SEWER UTILITY	FCOA	Anticipated		Realized in
		2026	2025	Cash in 2025
Operating Surplus Anticipated	08-501	90,000.00	90,000.00	90,000.00
Operating Surplus Anticipated with Prior Written Consent of Director of Local Government Services	08-502			
<b>Total Operating Surplus Anticipated</b>	<b>08-500</b>	<b>90,000.00</b>	<b>90,000.00</b>	<b>90,000.00</b>
Rents	08-503	305,000.00	305,000.00	328,691.62
Miscellaneous	08-505			
Special Items of General Revenues Anticipated with Prior Written Consent of Director of Local Government Services	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Deficit (General Budget)	08-549			
<b>Total Sewer Utility Revenues</b>	<b>08-599</b>	<b>395,000.00</b>	<b>395,000.00</b>	<b>418,691.62</b>

**DEDICATED SEWER UTILITY BUDGET - (continued)**

11. APPROPRIATIONS FOR SEWER UTILITY	FCOA	Appropriated				Expended 2025	
		for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>Operating:</b>	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Salaries & Wages	55-501	84,500.00	84,500.00		84,500.00	57,434.64	27,065.36
Other Expenses	55-502	132,100.00	120,700.00		120,700.00	55,363.29	65,336.71
Musconetcong Sewerage Authority Fee	55-503	75,100.00	75,600.00		75,600.00	71,063.76	4,536.24
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-



**DEDICATED SEWER UTILITY BUDGET - (continued)**

11. APPROPRIATIONS FOR SEWER UTILITY	FCOA	Appropriated				Expended 2025	
		for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>Operating:</b>	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Salaries & Wages	55-501				-		-
Other Expenses	55-502				-		-
					-		-
					-		-
					-		-
<b>Capital Improvements:</b>	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Down Payments on Improvements	55-510				-		-
Capital Improvement Fund	55-511	81,550.00	90,900.00	XXXXXXXXXX	90,900.00	90,900.00	-
Capital Outlay	55-512				-		-
					-		-
					-		-
<b>Debt Service:</b>	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Payment on Bond Principal	55-520				-		XXXXXXXXXX
Payment on Bond Anticipation Notes & Capital Notes	55-521				-		XXXXXXXXXX
Interest on Bonds	55-522				-		XXXXXXXXXX
Interest on Notes	55-523				-		XXXXXXXXXX
					-		XXXXXXXXXX
					-		XXXXXXXXXX
					-		XXXXXXXXXX

**DEDICATED SEWER UTILITY BUDGET - (continued)**

11. APPROPRIATIONS FOR SEWER UTILITY	FCOA	Appropriated				Expended 2025	
		for 2026	for 2025	for 2025 By Emergency Appropriation	Total for 2025 As Modified By All Transfers	Paid or Charged	Reserved
<b>Deferred Charges and Statutory Expenditures:</b>	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
<b>DEFERRED CHARGES:</b>	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Emergency Authorizations	55-530			XXXXXXXXXX	-		XXXXXXXXXX
				XXXXXXXXXX	-		XXXXXXXXXX
				XXXXXXXXXX	-		XXXXXXXXXX
				XXXXXXXXXX	-		XXXXXXXXXX
				XXXXXXXXXX	-		XXXXXXXXXX
<b>STATUTORY EXPENDITURES:</b>	XXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Contribution To:							
Public Employee's Retirement System	55-540	14,050.00	15,600.00		15,600.00	15,600.00	-
Social Security System (O.A.S.I.)	55-541	6,500.00	6,500.00		6,500.00	4,393.76	2,106.24
Unemployment Compensation Insurance (N.J.S.A. 43:21-3 et. Seq.)	55-542	200.00	200.00		200.00	200.00	-
Defined Contribution Retirement Program	55-543	1,000.00	1,000.00		1,000.00	929.49	70.51
					-		-
					-		-
<b>Judgements</b>	55-531				-		XXXXXXXXXX
<b>Deficit in Operations in Prior Years</b>	55-532			XXXXXXXXXX	-		XXXXXXXXXX
<b>Surplus (General Budget )</b>	55-545			XXXXXXXXXX	-		XXXXXXXXXX
<b>TOTAL SEWER UTILITY APPROPRIATIONS</b>	55-599	395,000.00	395,000.00	-	395,000.00	295,884.94	99,115.06

## DEDICATED ASSESSMENT BUDGET

14. DEDICATED REVENUES FROM	FCOA	Anticipated		Realized in Cash in 2025
		2026	2025	
Assessment Cash	51-101	67,115.45	134,230.91	134,230.91
Deficit (General Budget)	51-885			
Total Assessment Revenues	51-899	67,115.45	134,230.91	134,230.91
15. APPROPRIATIONS FOR ASSESSMENT DEBT		Appropriated		Expended 2025 Paid or Charged
		2026	2025	
Payment of Bond Principal	51-920	66,450.94	130,934.62	130,934.62
Payment of Bond Anticipation Notes	51-925			
Payment of Bond Interest		664.51	3,296.29	3,296.29
Total Assessment Appropriations	51-999	67,115.45	134,230.91	134,230.91

## DEDICATED ASSESSMENT BUDGET UTILITY

14. DEDICATED REVENUES FROM	FCOA	Anticipated		Realized in Cash in 2025
		2026	2025	
Assessment Cash	52-101			
Deficit ( Utility Budget)	52-885			
Total Utility Assessment Revenues	52-899	-	-	-
15. APPROPRIATIONS FOR ASSESSMENT DEBT		Appropriated		Expended 2025 Paid or Charged
		2026	2025	
Payment of Bond Principal	52-920			
Payment of Bond Anticipation Notes	52-925			
Total Utility Assessment Appropriations	52-999	-	-	-

## DEDICATED ASSESSMENT BUDGET UTILITY

14. DEDICATED REVENUES FROM	FCOA	Anticipated		Realized in Cash in 2025
		2026	2025	
Assessment Cash	53-101			
Deficit ( Utility Budget)	53-885			
Total Utility Assessment Revenues	53-899	-	-	-
15. APPROPRIATIONS FOR ASSESSMENT DEBT		Appropriated		Expended 2025 Paid or Charged
		2026	2025	
Payment of Bond Principal	53-920			
Payment of Bond Anticipation Notes	53-925			
Total Utility Assessment Appropriations	53-999	-	-	-

Dedication by Rider - (N.J.S.A. 40A: 4-39) dedicated revenues anticipated during the year 2026 from Animal Control State or Federal Aid for Maintenance of Libraries Bequest, Escheat; Construction Code Fees Due Hackensak Meadowlands Development Commission; Outside Employment of Off-Duty Municipal Police Officers; Unemployment Compensation Insurance; Reimbursement of Sale of Gasoline to State Automobiles; State Training Fees - Uniform Construction Code Act; Older Americans Act - Program Contributions; Municipal Alliance on Alcoholism and Drug Abuse - Program Income: \_\_\_\_\_  
 Storm Recovery; Recreation; Accumulated Absences; Housing and Community Development Act; Open Space Trust Fund; Public Defender; Planning Board Escrow; Zoning Board Escrow & Developer's Escrow; Donation for Riverside Park Improvement Project; Housing Trust Funds; Holiday Lighting Donations; P.O.A.A. Fees; Commodity Resale System; Uniform Fire Safety Act Penalty; UCC Code Enforcement Fees; Police Outside Duty

are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement."

## APPENDIX TO BUDGET STATEMENT

### COMPARATIVE STATEMENT OF CURRENT FUND OPERATIONS AND CHANGE IN CURRENT SURPLUS

#### CURRENT FUND BALANCE SHEET - DECEMBER 31, 2025

ASSETS	
Cash and Investments	7,389,109.12
Due from State of N.J.(c. 20, P.L. 1961)	11,413.13
Federal and State Grants Receivable	
Receivables with Offsetting Reserves:	XXXXXXXX
Taxes Receivable	564,338.91
Tax Title Lien Receivable	825,909.76
Property Acquired by Tax Title Lien Liquidation	3,015,700.00
Other Receivables	454,162.88
Deferred Charges Required to be in 2026 Budget	-
Deferred Charges Required to be in Budgets Subsequent to 2026	-
<b>Total Assets</b>	<b>12,260,633.80</b>
<b>LIABILITIES, RESERVES AND SURPLUS</b>	
*Cash Liabilities	3,767,373.04
Reserves for Receivables	4,860,111.55
Surplus	3,633,149.21
<b>Total Liabilities, Reserves and Surplus</b>	<b>12,260,633.80</b>

School Tax Levy Unpaid	
Less: School Tax Deferred	
*Balance Included in Above "Cash Liabilities"	-

	YEAR 2025	YEAR 2024
Surplus Balance, January 1	3,520,332.38	3,356,537.03
CURRENT REVENUE ON A CASH BASIS:	XXXXXXXX	XXXXXXXX
Current Taxes:*(Percentage Collected 2025: 98.34%, 2024: 98.67%)	36,801,869.71	35,080,326.08
Delinquent Taxes	362,929.62	359,886.06
Other Revenues and Additions to Income	3,153,879.24	3,990,544.61
<b>Total Funds</b>	<b>43,839,010.95</b>	<b>42,787,293.78</b>
EXPENDITURES AND TAX REQUIREMENTS:	XXXXXXXX	XXXXXXXX
Municipal Appropriations	12,349,466.42	12,999,461.98
School Taxes (Including Local and Regional)	21,473,298.00	20,074,808.00
County Taxes (Including Added Tax Amounts)	6,269,729.54	6,069,262.30
Special District Taxes	110,711.06	110,815.12
Other Expenditures and Deductions from Income	2,656.72	12,614.00
<b>Total Expenditures and Tax Requirements</b>	<b>40,205,861.74</b>	<b>39,266,961.40</b>
Less: Expenditures to be Raised by Future Taxes	-	-
<b>Total Adjusted Expenditures and Tax Requirements</b>	<b>40,205,861.74</b>	<b>39,266,961.40</b>
Surplus Balance, December 31	3,633,149.21	3,520,332.38

\*Nearest even percentage may be used

#### Proposed Use of Current Fund Surplus in 2026 Budget

Surplus Balance, December 31	3,633,149.21
Current Surplus Anticipated in 2026 Budget	2,235,000.00
Surplus Balance Remaining	1,398,149.21

(Important: This appendix must be Included in advertisement of Budget.)

2026

**CAPITAL BUDGET AND CAPITAL IMPROVEMENT PROGRAM**

This section is included with the Annual Budget pursuant to N.J.A.C. 5:30-4. It does not in itself confer any authorization to raise or expend funds. Rather it is a document used as part of the local unit's planning and management program. Specific authorization to expend funds for purposes described in this section must be granted elsewhere, by a separate bond ordinance, by inclusion of a line item in the Capital Improvement Section of this budget, by an ordinance taking the money from the Capital Improvement Fund, or other lawful means.

**CAPITAL BUDGET**

- A plan for all capital expenditures for the current fiscal year.

If no Capital Budget is included, check the reason why:

- Total capital expenditures this year do not exceed \$25,000, including appropriations for Capital Improvement Fund, Capital Line items and Down Payments on Improvements.
- No bond ordinances are planned this year.

**CAPITAL IMPROVEMENT PROGRAM**

- A multi-year list of planned capital projects, including the current year.

Check appropriate box for number of years covered, including current year:

- 3 years. (Population under 10,000)
- 6 years. (Over 10,000 and all county governments)
- years exceeding minimum time period.
- Check if municipality is under 10,000, has not expended more than \$25,000 annually for capital purposes in immediately previous three years, and is not adopting CIP.

**TOWNSHIP OF BYRAM  
NARRATIVE FOR CAPITAL IMPROVEMENT PROGRAM**

The following pages reflect the estimated needs for the Township of Byram for the years 2026-2028, as required by New Jersey State Statute. We retain the right to make changes as a result of our growth or as the occasion merits.

**CAPITAL BUDGET (Current Year Action)  
2026**

Local Unit

**TOWNSHIP OF BYRAM**

1 PROJECT TITLE	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 AMOUNTS RESERVED IN PRIOR YEARS	PLANNED FUNDING SERVICES FOR CURRENT YEAR - 2026					6 TO BE FUNDED IN FUTURE YEARS
				5a 2026 Budget Appropriations	5b Capital Improvement Fund	5c Capital Surplus	5d Grants in Aid and Other Funds	5e Debt Authorized	
Road Improvements - Paving, Resurfacing, Repairs	1	3,896,175.00	696,300.00	225,500.00	142,898.00		746,302.00		2,085,175.00
DPW Equipment Replacement - Trucks & Parks Equipment	2	292,000.00		100,000.00	30,000.00				162,000.00
Police Department Renovation	3	3,000,000.00			550,000.00		1,237,500.00	1,212,500.00	
CO Johnson Park Improvements	4	1,500,000.00					75,000.00	1,425,000.00	
CO Johnson Park Repairs	5	185,000.00					185,000.00		
Mohawk View Park Fencing	6	27,000.00					27,000.00		
CO Johnson CIP - ADA Picnic Area Expansion	7	50,000.00					50,000.00		
Baseball & Softball Fields - Clay Replacement	8	60,000.00					60,000.00		
Fire Department - Base Fill Station Replacement	9	50,000.00			50,000.00				
Fire Department - Standby Generator for Lee Hill	10	25,000.00			25,000.00				
Acquisition of Fire Tanker Truck	11	600,000.00							600,000.00
Fire Department - SCBA Replacement	12	310,000.00							310,000.00
		-							
		-							
		-							
		-							
		-							
		-							
<b>TOTAL - THIS PAGE</b>	<b>XXXXX</b>	9,995,175.00	696,300.00	325,500.00	797,898.00	-	2,380,802.00	2,637,500.00	3,157,175.00

**CAPITAL BUDGET (Current Year Action)  
2026**

Local Unit

TOWNSHIP OF BYRAM

1 PROJECT TITLE	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 AMOUNTS RESERVED IN PRIOR YEARS	PLANNED FUNDING SERVICES FOR CURRENT YEAR - 2026					6 TO BE FUNDED IN FUTURE YEARS
				5a 2026 Budget Appropriations	5b Capital Improvement Fund	5c Capital Surplus	5d Grants in Aid and Other Funds	5e Debt Authorized	
		-							
		-							
		-							
		-							
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		-							
<b>TOTAL - THIS PAGE</b>	XXXXX	-	-	-	-	-	-	-	-

**CAPITAL BUDGET (Current Year Action)  
2026**

Local Unit

TOWNSHIP OF BYRAM

1 PROJECT TITLE	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 AMOUNTS RESERVED IN PRIOR YEARS	PLANNED FUNDING SERVICES FOR CURRENT YEAR - 2026					6 TO BE FUNDED IN FUTURE YEARS
				5a 2026 Budget Appropriations	5b Capital Improvement Fund	5c Capital Surplus	5d Grants in Aid and Other Funds	5e Debt Authorized	
		-							
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		-							
<b>TOTAL - ALL PROJECTS</b>	<b>XXXXX</b>	9,995,175.00	696,300.00	325,500.00	797,898.00	-	2,380,802.00	2,637,500.00	3,157,175.00

**3 YEAR CAPITAL PROGRAM - 2026 to 2028  
ANTICIPATED PROJECT SCHEDULE AND FUNDING REQUIREMENTS**

Local Unit

TOWNSHIP OF BYRAM

1 PROJECT TITLE	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 Estimated Completion Time	FUNDING AMOUNTS PER BUDGET YEAR					
				5a 2026	5b 2027	5c 2028	5d	5e	5f
Road Improvements - Paving, Resurfacing, Repairs	1	3,896,175.00	Continuous	1,811,000.00	978,316.00	1,106,859.00			
DPW Equipment Replacement - Trucks & Parks Equipment	2	292,000.00	3 Years	130,000.00	81,000.00	81,000.00			
Police Department Renovation	3	3,000,000.00	1 Year	3,000,000.00					
CO Johnson Park Improvements	4	1,500,000.00	1 Year	1,500,000.00					
CO Johnson Park Repairs	5	185,000.00	1 Year	185,000.00					
Mohawk View Park Fencing	6	27,000.00	1 Year	27,000.00					
CO Johnson CIP - ADA Picnic Area Expansion	7	50,000.00	1 Year	50,000.00					
Baseball & Softball Fields - Clay Replacement	8	60,000.00	1 Year	60,000.00					
Fire Department - Base Fill Station Replacement	9	50,000.00	1 Year	50,000.00					
Fire Department - Standby Generator for Lee Hill	10	25,000.00	1 Year	25,000.00					
Acquisition of Fire Tanker Truck	11	600,000.00	1 Year		600,000.00				
Fire Department - SCBA Replacement	12	310,000.00	1 Year			310,000.00			
		-							
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		-							
<b>TOTAL - THIS PAGE</b>	<b>XXXXX</b>	9,995,175.00	<b>XXXXXXXXXX</b>	6,838,000.00	1,659,316.00	1,497,859.00	-	-	-

**3 YEAR CAPITAL PROGRAM - 2026 to 2028  
 ANTICIPATED PROJECT SCHEDULE AND FUNDING REQUIREMENTS**

Local Unit

TOWNSHIP OF BYRAM

1 PROJECT TITLE	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 Estimated Completion Time	FUNDING AMOUNTS PER BUDGET YEAR					
				5a 2026	5b 2027	5c 2028	5d	5e	5f
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<b>TOTAL - THIS PAGE</b>	XXXXX	-	XXXXXXXXXX	-	-	-	-	-	-

**3 YEAR CAPITAL PROGRAM - 2026 to 2028  
ANTICIPATED PROJECT SCHEDULE AND FUNDING REQUIREMENTS**

Local Unit

TOWNSHIP OF BYRAM

1 PROJECT TITLE	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 Estimated Completion Time	FUNDING AMOUNTS PER BUDGET YEAR					
				5a 2026	5b 2027	5c 2028	5d	5e	5f
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		-							
<b>TOTAL - ALL PROJECTS</b>	<b>XXXXX</b>	9,995,175.00	<b>XXXXXXXXXX</b>	6,838,000.00	1,659,316.00	1,497,859.00	-	-	-

**3 YEAR CAPITAL PROGRAM - 2026 to 2028  
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS**

Local Unit

TOWNSHIP OF BYRAM

1 Project Title	2 Estimated Total Costs	BUDGET APPROPRIATIONS		4 Capital Improvement Fund	5 Capital Surplus	6 Grants - in - Aid and Other Funds	BONDS AND NOTES			
		3a Current Year 2026	3b Future Years				7a General	7b Self Liquidating	7c Assessment	7d School
Road Improvements - Paving, Resurfacing, Repairs	3,896,175.00	225,500.00	651,000.00	1,077,073.00		1,942,602.00				
DPW Equipment Replacement - Trucks & Parks Equipment	292,000.00	100,000.00	162,000.00	30,000.00						
Police Department Renovation	3,000,000.00			550,000.00		1,237,500.00	1,212,500.00			
CO Johnson Park Improvements	1,500,000.00					75,000.00	1,425,000.00			
CO Johnson Park Repairs	185,000.00					185,000.00				
Mohawk View Park Fencing	27,000.00					27,000.00				
CO Johnson CIP - ADA Picnic Area Expansion	50,000.00					50,000.00				
Baseball & Softball Fields - Clay Replacement	60,000.00					60,000.00				
Fire Department - Base Fill Station Replacement	50,000.00			50,000.00						
Fire Department - Standby Generator for Lee Hill	25,000.00			25,000.00						
Acquisition of Fire Tanker Truck	600,000.00			30,000.00			570,000.00			
Fire Department - SCBA Replacement	310,000.00			15,500.00			294,500.00			
	-			-						
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	-			-						
	-			-						
<b>TOTAL - THIS PAGE</b>	9,995,175.00	325,500.00	813,000.00	1,777,573.00	-	3,577,102.00	3,502,000.00	-	-	-

**3 YEAR CAPITAL PROGRAM - 2026 to 2028  
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS**

Local Unit

TOWNSHIP OF BYRAM

1 Project Title	2 Estimated Total Costs	BUDGET APPROPRIATIONS		4 Capital Improvement Fund	5 Capital Surplus	6 Grants - in - Aid and Other Funds	BONDS AND NOTES			
		3a Current Year 2026	3b Future Years				7a General	7b Self Liquidating	7c Assessment	7d School
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<b>TOTAL - THIS PAGE</b>	-	-	-	-	-	-	-	-	-	-



**SECTION 2 - UPON ADOPTION FOR YEAR 2026**

RESOLUTION No.

Be it Resolved by the COUNCIL MEMBERS of the TOWNSHIP  
of BYRAM, County of SUSSEX that the budget hereinbefore set forth is hereby  
adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 10,154,023.50 (Item 2 below) for municipal purposes, and
- (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,
- (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in  
Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of  
the following summary of general revenues and appropriations.
- (d) \$ 110,430.00 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
- (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
- (f) \$ - (Item 5 Below) Minimum Library Tax

**RECORDED VOTE**  
(Insert last name)

	<b>Ayes</b>	<b>Nays</b>	
			<b>Abstained</b>
			<b>Absent</b>

**SUMMARY OF REVENUES**

1. General Revenues			
Surplus Anticipated	08-100	\$	2,235,000.00
Miscellaneous Revenues Anticipated	13-099	\$	1,512,757.86
Receipts from Delinquent Taxes	15-499	\$	325,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSED (Item 6(a), Sheet 11)			
	07-190	\$	10,154,023.50
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:			
Item 6, Sheet 42	07-195	\$	-
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY			
		\$	-
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191		
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX			
	07-192	\$	-
<b>Total Revenues</b>	<b>13-299</b>	<b>\$</b>	<b>14,226,781.36</b>

**SUMMARY OF APPROPRIATIONS**

<b>5. GENERAL APPROPRIATIONS:</b>	XXXXXX	XXXXXXXXXXXXXXXXXX
<b>Within "CAPS"</b>	XXXXXX	XXXXXXXXXXXXXXXXXX
(a & b) Operations Including Contingent	34-201	\$ 9,716,082.00
(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	\$ 1,122,867.00
(g) Cash Deficit	46-885	\$ -
<b>Excluded from "CAPS"</b>	XXXXXX	XXXXXXXXXXXXXXXXXX
(a) Operations - Total Operations Excluded from "CAPS"	34-305	\$ 702,279.36
(c) Capital Improvements	44-999	\$ 1,171,103.00
(d) Municipal Debt Service	45-999	\$ 314,450.00
(e) Deferred Charges - Municipal	46-999	\$ -
(f) Judgments	37-480	\$ -
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)	29-405	\$ -
(g) Cash Deficit	46-885	\$ -
(k) For Local District School Purposes	29-410	\$ -
(m) Reserve for Uncollected Taxes	50-899	\$ 1,200,000.00
<b>6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)</b>	07-195	
<b>Total Appropriations</b>	34-499	<b>\$ 14,226,781.36</b>

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the 7 day of April, 2026. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2026 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this 7 day of April, 2026, cchurch@byramtwp.org, Clerk  
Signature

TOWNSHIP OF BYRAM

OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND

DEDICATED REVENUES FROM TRUST FUND	FCOA	Anticipated		Realized in Cash in 2025	APPROPRIATIONS	FCOA	Appropriated		Expended 2025		
		2026	2025				for 2026	for 2025	Paid or Charged	Reserved	
Amount to be Raised By Taxation	54-190	110,430.00	110,430.00	110,711.06	Development of Lands for Recreation and Conservation:		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	
					Salaries & Wages	54-385-1				-	
Interest Income	54-113				Other Expenses	54-385-2				-	
					Maintenance of Lands for Recreation and Conservation:		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	
Reserve Funds:	54-101				Salaries & Wages	54-375-1				-	
					Other Expenses	54-372-2				-	
					Historic Preservation:		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	
					Salaries & Wages	54-176-1				-	
					Other Expenses	54-176-2				-	
										-	
					Acquisition of Lands for Recreation and Conservation	54-915-2				-	
Total Trust Fund Revenues:	54-299	110,430.00	110,430.00	110,711.06	Acquisition of Farmland	54-916-2				-	
<b>Summary of Program</b>					Down Payments on Improvements	54-902-2					-
					Debt Service:		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	
Year Referendum Passed/Implemented:			2000		Payment of Bond Principal	54-920-2				XXXXXXXXXX	
			(Date)		Payment of Bond Anticipation Notes and Capital Notes	54-925-2				XXXXXXXXXX	
Rate Assessed:		\$	0.0119		Interest on Bonds	54-930-2				XXXXXXXXXX	
Total Tax Collected to date:		\$	2,606,968.87		Interest on Notes	54-935-2				XXXXXXXXXX	
Total Expended to date:		\$	5,124,577.13		Reserve for Future Use	54-950-2	110,430.00	110,430.00		110,430.00	
Total Acreage Preserved to date:			497.440		Total Trust Fund Appropriations:	54-499	110,430.00	110,430.00	-	110,430.00	
			(Acres)								
Recreation land preserved in 2025:											
Farmland preserved in 2025:											



**Annual List of Change Orders Approved  
Pursuant to N.J.A.C. 5:30-11**

Contracting Unit: TOWNSHIP OF BYRAM Year Ending: December 31, 2025

The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

--

For each change order listed above, submit with introduced budget a copy of the governing body resolution authorizing the change order and an Affidavit of Publication for the newspaper notice required by N.J.A.C. 5:30-11.9(d). (Affidavit must include a copy of the newspaper notice.)  
If you have not had a change order exceeding the 20 percent threshold for the year indicated above, please check here  and certify below.

Date  
3/3/2026

Clerk of the Governing Body  
cchurch@byramtwp.org

**COMPUTATION OF APPROPRIATION:  
RESERVE FOR UNCOLLECTED TAXES AND  
AMOUNT TO BE RAISED BY TAXATION  
IN 2026 MUNICIPAL BUDGET**

	YEAR 2026	YEAR 2025
1 Total General Appropriations for 2026 Municipal Budget Statement Item 8(L) (Exclusive of Reserve for Uncollected Taxes)	13,026,781.36	XXXXXXXXXXXX
2 Local District School Tax		14,015,943.00
Actual		
Estimate	14,296,261.86	XXXXXXXXXXXX
3 Regional School District Tax		
Actual		
Estimate		XXXXXXXXXXXX
4 Regional High School Tax		7,457,355.00
Actual		
Estimate	7,606,502.10	XXXXXXXXXXXX
5 County Tax		6,269,729.54
Actual		
Estimate	6,395,124.13	XXXXXXXXXXXX
6 Special District Tax		
Actual		
Estimate		XXXXXXXXXXXX
7 Municipal Open Space		110,711.06
Actual		
Estimate	110,430.00	XXXXXXXXXXXX
8 Municipal Arts and Culture		
Actual		
Estimate		XXXXXXXXXXXX
9 Total General Appropriations & Other Taxes	41,435,099.45	
10 Less: Total Anticipated Revenues from 2026 in Municipal Budget (Item 5)	4,072,757.86	
11 Cash Required from 2026 to Support Local Municipal Budget and Other Taxes	37,362,341.59	
12 Amount of Item 11 divided by <span style="border: 1px solid black; padding: 2px;"><b>96.88%</b></span>		
equals Amount to be Raised by Taxation (Percentage used must not exceed the applicable percentage shown by Item 13, AFS Sheet 22)	38,562,341.59	
<u>Analysis of Item 12:</u>		
Local School District Tax (Line 2 Above)	14,296,261.86	
Regional School District Tax (Line 3 Above)	-	
Regional High School Tax (Line 4 Above)	7,606,502.10	
County Tax (Line 5 Above)	6,395,124.13	
Special District Tax (Line 6 Above)	-	
Municipal Open Space Tax (Line 7 Above)	110,430.00	
Municipal Arts and Culture Tax (Line 8 Above)	-	
Tax in Local Municipal Budget	10,154,023.50	
Total Amount (Line 12)	38,562,341.59	
13 Appropriation: Reserve for Uncollected Taxes (Budget Statement, Item 8(M) (Item 12, Less Item 11)	1,200,000.00	
<u>Computation of "Tax in Local Municipal Budget"</u>		
Item 1 - Total General Appropriations	13,026,781.36	
Item 13 - Appropriation: Reserve for Uncollected Taxes	1,200,000.00	
Subtotal	14,226,781.36	
Less: Item 10 - Total Anticipated Revenues	4,072,757.86	
Amount to Be Raised by Taxation in Municipal Budget	10,154,023.50	

<b>Local Tax for Municipal Purpose</b>	10,154,023.50
<b>Addition to Local District School Tax</b>	
<b>Minimum Library Tax</b>	

# TOWNSHIP OF BYRAM

## SUMMARY OF 2026 BUDGET

Total Budget	14,226,781.36	100.0%	Future Budget Projections					
			2027	2028	2029	2030	2031	
<b>Employee Costs:</b>								
Salaries & Wages								
Sheet 17	4,090,250.00		<b>102.00%</b>	4,172,055.00	4,255,496.10	4,340,606.02	4,427,418.14	4,515,966.51
Sheet 25	-		<b>102.00%</b>	-	-	-	-	-
Total	4,090,250.00			4,172,055.00	4,255,496.10	4,340,606.02	4,427,418.14	4,515,966.51
Social Security								
Sheet 19	315,500.00		<b>102.00%</b>	321,810.00	328,246.20	334,811.12	341,507.35	348,337.49
Pensions etc.								
Sheet 19	224,346.00		<b>102.00%</b>	228,832.92	233,409.58	238,077.77	242,839.33	247,696.11
Sheet 19	564,321.00		<b>105.00%</b>	592,537.05	622,163.90	653,272.10	685,935.70	720,232.49
Sheet 19	-							
Sheet 20	-							
Insurance								
Sheet 14	2,168,273.00		<b>115.00%</b>	2,493,513.95	2,867,541.04	3,297,672.20	3,792,323.03	4,361,171.48
Direct Employee Costs	<b>7,362,690.00</b>	<b>51.8%</b>						
<b>General Liability Insurance</b>								
Sheet 14	345,965.00	2.4%	<b>103.00%</b>	356,343.95	367,034.27	378,045.30	389,386.66	401,068.26
<b>Debt Service:</b>								
Sheet 27	314,450.00	2.2%	<b>0%</b>	314,450.00	314,450.00	314,450.00	314,450.00	314,450.00
<b>Reserve for Uncollected Taxes:</b>								
Sheet 29	1,200,000.00	8.4%	<b>100%</b>	1,200,000.00	1,200,000.00	1,200,000.00	1,200,000.00	1,200,000.00
<b>Capital Funds:</b>								
Sheet 26a	1,171,103.00	8.2%	<b>100%</b>	871,103.00	871,103.00	871,103.00	871,103.00	871,103.00
<b>Deferred Charges:</b>								
Sheet 28	-	0.0%						
<b>Grants:</b>								
Sheet 25 (less Salaries & Wages above)	154,208.36	1.1%	<b>0%</b>	-	-	-	-	-
<b>All Other Departmental OE's:</b>								
Various Line Items	3,678,365.00	25.9%	<b>100.00%</b>	3,678,365.00	3,678,365.00	3,678,365.00	3,678,365.00	3,678,365.00
<b>Projected Budget Totals</b>				14,229,010.87	14,737,809.09	15,306,402.51	15,943,328.20	16,658,390.34

**TOWNSHIP OF BYRAM  
2026 BUDGET FUNDING**

Budget Funding:

Fund Balance	2,235,000.00
Local Revenues	725,570.00
State Aid	633,959.00
Grants	153,228.86
Delinquent Tax	325,000.00
Local Purpose Tax	10,154,023.50
	14,226,781.36
 Ratables	 926,615,600
Tax Rate	1.096
Increase	0.076

Project Tax Results

2027	2028	2029	2030	2031
1,935,000.00	1,935,000.00	1,935,000.00	1,935,000.00	1,935,000.00
725,570.00	725,570.00	725,570.00	725,570.00	725,570.00
633,959.00	633,959.00	633,959.00	633,959.00	633,959.00
-	-	-	-	-
325,000.00	325,000.00	325,000.00	325,000.00	325,000.00
10,609,481.87	11,118,280.09	11,686,873.51	12,323,799.20	13,038,861.34
14,229,010.87	14,737,809.09	15,306,402.51	15,943,328.20	16,658,390.34
934,615,600	942,615,600	950,615,600	958,615,600	966,615,600
<b>1.135</b>	<b>1.180</b>	<b>1.229</b>	<b>1.286</b>	<b>1.349</b>
<b>0.039</b>	<b>0.044</b>	<b>0.050</b>	<b>0.056</b>	<b>0.063</b>

### COMPARISON OF REVENUES & APPROPRIATIONS

	BUDGET YEAR	PRIOR YEAR	CHANGE	%
<b>REVENUES</b>				
Surplus	2,235,000.00	2,085,000.00	150,000.00	7.19%
Local	725,570.00	725,569.00	1.00	0.00%
State Aid	633,959.00	643,661.00	(9,702.00)	-1.51%
State & Federal Grants	153,228.86	292,827.45	(139,598.59)	-47.67%
Delinquent Tax	325,000.00	325,000.00	-	0.00%
Local Purpose Tax	10,154,023.50	9,477,421.00	676,602.50	7.14%
Minimum Library Tax	-	-	-	#DIV/0!
School Tax (Debt Service)	-	-	-	#DIV/0!
Arts and Cultural Tax	-	-	-	#DIV/0!
<b>TOTAL REVENUE</b>	<b>14,226,781.36</b>	<b>13,549,478.45</b>	<b>677,302.91</b>	<b>5.00%</b>
<b>APPROPRIATIONS</b>				
Salaries & Wages	4,090,250.00	4,029,150.00	61,100.00	1.52%
Other Expenses	6,173,903.00	5,480,678.00	693,225.00	12.65%
Statutory & Deferred Charges	1,122,867.00	1,183,270.00	(60,403.00)	-5.10%
State & Federal Grants	154,208.36	292,827.45	(138,619.09)	-47.34%
Capital (without grants)	1,171,103.00	941,423.00	229,680.00	24.40%
Debt Service	314,450.00	422,130.00	(107,680.00)	-25.51%
School Debt Service	-	-	-	#DIV/0!
Reserve for Uncollected Taxes	1,200,000.00	1,200,000.00	-	0.00%
<b>TOTAL APPROPRIATIONS</b>	<b>14,226,781.36</b>	<b>13,549,478.45</b>	<b>677,302.91</b>	<b>0.049987</b>
Adopted Emergencies		-		

### LOCAL TAX LEVY AND ASSESSED VALUES

	BUDGET YEAR	PRIOR YEAR	CHANGE	%
Local Purpose Tax Levy (only)	10,154,023.50	9,477,421.00	676,602.50	7.14%
Local Tax Rate	1.0958	1.0200	0.0758	7.43%
Assessed Valuation	926,615,600	928,611,500	(1,995,900)	-0.21%

### STATUS OF "CAPS"

	SPENDING CAP	CAP COLA	2% LEVY CAP
	<b>CAP 2.00%</b>	<b>CAP COLA</b>	10,435,796.17 MAX 10,154,023.50 ACTUAL
CAP Base from Prior Year	10,630,898.00	10,630,898.00	(281,772.67) + OR ( )
Rate Applied	2.00%	3.50%	
Allowable CAP	10,843,515.96	11,002,979.43	Must be zero or ( ) to Introduce Budget
Additions:			
See Sheet 3b	26,559.78	26,559.78	
Other			
Total CAP Allowable	10,870,075.74	11,029,539.21	
Budget Expenditures Sheet 19	10,838,949.00	10,838,949.00	
Remaining or (Excess)	31,126.74	190,590.21	

### CONDITION OF SURPLUS

	BUDGET YEAR	PRIOR YEAR	CHANGE
Available	3,633,149.21	3,520,332.38	112,816.83
Used to Fund Budget	2,235,000.00	2,085,000.00	150,000.00
Remaining Balance	1,398,149.21	1,435,332.38	(37,183.17)

### % OF TAX COLLECTION

	CURRENT	PRIOR	CHANGE
Actual Percentage of Collection	98.34%	98.67%	-0.33%
Used for Reserve for Taxes	96.88%	96.69%	0.19%
Remaining	1.46%	1.98%	-0.52%



# 2026 Municipal Budget

of the                     TOWNSHIP                     of           BYRAM           County of  
          SUSSEX           for the fiscal year 2026.

## Revenue and Appropriations Summaries

Summary of Revenues	Anticipated	
	2026	2025
1. Surplus	2,235,000.00	2,085,000.00
2. Total Miscellaneous Revenues	1,512,757.86	1,662,057.45
3. Receipts from Delinquent Taxes	325,000.00	325,000.00
4. a) Local Tax for Municipal Purposes	10,154,023.50	9,477,421.00
b) Addition to Local School District Tax		
c) Minimum Library Tax		
Tot Amt to be Rsd by Taxes for Sup of Muni Bnd	10,154,023.50	9,477,421.00
Total General Revenues	14,226,781.36	13,549,478.45

Summary of Appropriations	2026 Budget	Final 2025 Budget
1. Operating Expenses: Salaries & Wages	4,090,250.00	4,029,150.00
Other Expenses	6,328,111.36	5,773,505.45
2. Deferred Charges & Other Appropriations	1,122,867.00	1,183,270.00
3. Capital Improvements	1,171,103.00	941,423.00
4. Debt Service (Include for School Purposes)	314,450.00	422,130.00
5. Reserve for Uncollected Taxes	1,200,000.00	1,200,000.00
Total General Appropriations	14,226,781.36	13,549,478.45
Total Number of Employees	56	54

2026 Dedicated	Sewer	Utility Budget
<b>Summary of Revenues</b>		<b>Anticipated</b>
		2026
		2025
1. Surplus		90,000.00
2. Miscellaneous Revenues		305,000.00
3. Deficit (General Budget)		
Total Revenues		395,000.00
<b>Summary of Appropriations</b>		<b>2026 Budget</b>
		<b>Final 2025 Budget</b>
1. Operating Expenses: Salaries & Wages		84,500.00
Other Expenses		207,200.00
2. Capital Improvements		81,550.00
3. Debt Service		
4. Deferred Charges & Other Appropriations		21,750.00
5. Surplus (General Budget)		
Total Appropriations		395,000.00
Total Number of Employees		NONE

Balance of Outstanding Debt			
General			
Interest	30,425.95		
Principal	766,820.02		
Outstanding Balance	797,245.97		

Notice is hereby given that the budget and tax resolution was approved by the                     COUNCIL MEMBERS                      
of the           TOWNSHIP           of           BYRAM          , County of  
          SUSSEX           on           MARCH 3          , 2026.

A hearing on the budget and tax resolution will be held at           the Byram Township Municipal Building          , on  
          April 7          , 2026 at           7:30           o'clock PM at which time and place  
objections to the Budget and Tax Resolution for the year 2026 may be presented by taxpayers or  
other interested parties.

Copies of the budget are available in the office of                     the Municipal Clerk                     at  
the Municipal Building,           10 Mansfield Drive, Stanhope           New Jersey,  
          Monday - Friday           during the hours of           8:30AM           to           4:30PM          .

**TOWNSHIP OF BYRAM  
SUSSEX COUNTY, NEW JERSEY  
RESOLUTION NO. 064-2026**

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF A 2026  
RADON AWARENESS PROGRAM (RAP) GRANT FROM THE NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION IN THE AMOUNT UP TO  
\$1,350.00**

WHEREAS, the Byram Township submitted a grant application to the New Jersey Department of Environmental Protection Radon Awareness Program: and

WHEREAS, Byram Township has been awarded this grant up to \$1350.00 for the purchase of Radon Test Kits; and

WHEREAS, this funding will allow the Township to provide radon test kits for Byram Residents on a first come first serve basis; and

NOW THEREFORE BE IT RESOLVED by the Council of the Township of Byram, County of Sussex, State of New Jersey that the Township Manager is hereby authorized to execute any and all documents associated with this grant.

**BYRAM TOWNSHIP COUNCIL**

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on March 3, 2026.

\_\_\_\_\_  
Cynthia Church, RMC/CMR

**TOWNSHIP OF BYRAM  
RESOLUTION NO. 068-2026**

**TOWNSHIP OF BYRAM, COUNTY OF SUSSEX, STATE OF NEW JERSEY  
APPOINTING EB EMPLOYEE SOLUTIONS, LLC, DBA THE DIFFERENCE  
CARD TO PROVIDE HRA SERVICES FOR THE TOWNSHIP OF BYRAM**

**WHEREAS**, the **Employer Insurance Commission** (hereinafter the “COMMISSION” or “COMMISSIONERS” as appropriate) is an agency of the Township of Byram and is subject to certain requirements of the Local Public Contracts Law; and

**WHEREAS**, it is the Township of Byram’s intention to offer our employees the opportunity to enroll in NJD/FRE HD High + Difference Card with a fully funded Health Reimbursement Account in the amount of \$12,400 for each employee regardless of level of coverage (single, member/spouse, parent/child and family) to be effective June 1, 2026 and

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The EB Employee Solutions, LLC, dba as The Difference Card (hereinafter the VENDOR) with a business address of 200 Business Park Drive, Suite 311, Armonk, NY 10504 is appointed to provide HRA Services for the period June 1, 2026 through December 31, 2026.

**BE IT FURTHER RESOLVED THAT:** All associated fees due to the VENDOR will be paid by the Township directly to the VENDOR.

**BE IT FURTHER RESOLVED THAT:** the Township is hereby authorized to execute contracts between the Township and the VENDOR set forth in this resolution with terms and conditions as required by the Township.

**ADOPTED** by the Township of Byram at a properly noticed meeting held on March 3, 2026.

**BYRAM TOWNSHIP COUNCIL**

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST: I certify that the foregoing Resolution was adopted by the Byram Township Council at a meeting held on March 3, 2026.

\_\_\_\_\_  
Cynthia Church, RMC  
Township Clerk

**Resolution No. 069-2026**

**MEMORANDUM OF AGREEMENT  
Township of Byram  
AND  
Sussex County PBA Local 406  
(Byram Township Unit)**

**WHEREAS**, the Township of Byram (“Township”) and PBA Local 406 (“PBA”) are parties to Collective Negotiations Agreement (“Agreement”) with an effective date of January 1, 2022 – December 31, 2026; and

**WHEREAS**, the Township has been made aware of certain issues regarding its funding requirements for employee “Health Reimbursement Accounts” that need to be amended in accordance with guidance from the State Health Benefits Plan; and

**WHEREAS**, the parties’ Agreement provides for provision of Medical Insurance for eligible employees through the State Health Benefits Plan; and

**WHEREAS**, the parties have reached an agreement on the use of a Health Reimbursement Account; and

**WHEREAS**, this Memorandum of Agreement shall be incorporated by reference and shall amend, supplement and revise the parties’ Agreement but shall alter no other terms of said Agreement.

**NOW THEREFORE**, the parties agree that Article XXVI.A. of the Agreement between the parties shall be amended to add the following language:

- A. The Township agrees to provide employees enrolling in the HDHP High with a health reimbursement program for 2026.
  - a. Effective June 1, 2026, the Township will implement The Difference Card, which PBA members will use to pay for co-pays, deductibles, and prescriptions under the HDHP high plan.
  - b. The Township will fund up to \$12,400 into an HRA account for each PBA member who enrolls in the HDHP High regardless of their level of coverage (single, member/spouse, parent/child or family).
  - c. PBA Members that elect to enroll in HDHP High with an HRA shall be permitted to reenroll in the plan that they left provided the plan is still offered by the State Health Benefits Plan and Horizon/Aetna.

In witness whereof, this Memorandum of Agreement is executed on March 3, 2026

**Township of Byram**

**PBA Local 403**

X \_\_\_\_\_  
Alex Rubenstein, Mayor

X \_\_\_\_\_  
Todd Sodano, PB Local 406 President

Attest: \_\_\_\_\_  
Cynthia Church, Municipal Clerk

X \_\_\_\_\_  
X \_\_\_\_\_

**Resolution No. 070-2026**

**MEMORANDUM OF AGREEMENT  
Township of Byram  
AND  
OPEIU Local No. 32  
(Department of Public Works Unit)**

**WHEREAS**, the Township of Byram (“Township”) and OPEIU Local No. 32 (“Union”) are parties to Collective Negotiations Agreement (“Agreement”) with an effective date of January 1, 2022 – December 31, 2026; and

**WHEREAS**, the Township has been made aware of certain issues regarding its funding requirements for employee “Health Reimbursement Accounts” that need to be amended in accordance with guidance from the State Health Benefits Plan; and

**WHEREAS**, the parties’ Agreement provides for provision of Medical Insurance for eligible employees through the State Health Benefits Plan; and

**WHEREAS**, the parties have reached an agreement on the use of a Health Reimbursement Account; and

**WHEREAS**, this Memorandum of Agreement shall be incorporated by reference and shall amend, supplement and revise the parties’ Agreement but shall alter no other terms of said Agreement.

**NOW THEREFORE**, the parties agree that Article IX.B. of the Agreement between the parties shall be amended to add the following language:


- A. The Township agrees to provide employees enrolling in the HDHP High with a health reimbursement program for 2026.
  - a. Effective June 1, 2026, the Township will implement The Difference Card, which Union members will use to pay for co-pays, deductibles, and prescriptions under the HDHP high plan.
  - b. The Township will fund up to \$12,400 into an HRA account for each Union member who enrolls in the HDHP High regardless of their level of coverage (single, member/spouse, parent/child or family).
  - c. Union Members that elect to enroll in HDHP High with an HRA shall be permitted to reenroll in the plan that they left provided the plan is still offered by the State Health Benefits Plan and Horizon/Aetna.

In witness whereof, this Memorandum of Agreement is executed on March 3, 2026

**Township of Byram**

X \_\_\_\_\_  
Mayor, Alex Rubenstein

**Local No. 32 OPEIU**

X  \_\_\_\_\_  
George Millette, Local 32 OPEIU

Attest: \_\_\_\_\_  
Municipal Clerk, Cynthia Church

X \_\_\_\_\_  
Matthew Pinkerton

**Resolution No. 071-2026**

**MEMORANDUM OF AGREEMENT  
Township of Byram  
AND  
OPEIU Local No. 32  
(Clerical Unit)**

**WHEREAS**, the Township of Byram (“Township”) and OPEIU Local No. 32 (“Union”) are parties to Collective Negotiations Agreement (“Agreement”) with an effective date of January 1, 2022 – December 31, 2026; and

**WHEREAS**, the Township has been made aware of certain issues regarding its funding requirements for employee “Health Reimbursement Accounts” that need to be amended in accordance with guidance from the State Health Benefits Plan; and

**WHEREAS**, the parties’ Agreement provides for provision of Medical Insurance for eligible employees through the State Health Benefits Plan; and

**WHEREAS**, the parties have reached an agreement on the use of a Health Reimbursement Account; and

**WHEREAS**, this Memorandum of Agreement shall be incorporated by reference and shall amend, supplement and revise the parties’ Agreement but shall alter no other terms of said Agreement.

**NOW THEREFORE**, the parties agree that Article XII.B. of the Agreement between the parties shall be amended to add the following language:

- A. The Township agrees to provide employees enrolling in the HDHP High with a health reimbursement program for 2026.
  - a. Effective June 1, 2026, the Township will implement The Difference Card, which Union members will use to pay for co-pays, deductibles, and prescriptions under the HDHP high plan.
  - b. The Township will fund up to \$12,400 into an HRA account for each Union member who enrolls in the HDHP High regardless of their level of coverage (single, member/spouse, parent/child or family).
  - c. Union Members that elect to enroll in HDHP High with an HRA shall be permitted to reenroll in the plan that they left provided the plan is still offered by the State Health Benefits Plan and Horizon/Aetna.

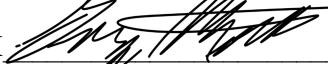
In witness whereof, this Memorandum of Agreement is executed on March 3, 2026

**Township of Byram**

X \_\_\_\_\_  
Mayor, Alex Rubenstein

Attest: \_\_\_\_\_  
Municipal Clerk, Cynthia Church

**Local No. 32 OPEIU**

X  \_\_\_\_\_  
George Millette, Local 32 OPEIU

X \_\_\_\_\_

X \_\_\_\_\_

**TOWNSHIP OF BYRAM  
RESOLUTION NO. 072-2026**

**AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 1  
FOR PROPOSED IMPROVEMENTS TO ROSEVILLE ROAD – LINE  
STRIPING**

WHEREAS, the Township of Byram (Owner) and Denville Line Painting Inc., entered into a contract for proposed Improvements to Roseville Road – Line Striping for a total of \$8,557.29 as stated in Resolution No.144-2025; and

WHEREAS, in the process of completing the work, certain changes were authorized by the Owner as detailed in Change Order No. 1; and

WHEREAS, the revised work was negotiated between the engineer Harold Pellow & Associates and the Contractor and was found to require a net increase of \$156.06.

NOW, THEREFORE, BE IT RESOLVED by the Township of Byram in the County of Sussex, State of New Jersey to authorize the Mayor to execute Change Order No. 1 resulting in a net increase of \$156.06 resulting in an adjusted contract price of \$8,713.35.

**BYRAM TOWNSHIP COUNCIL**

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing Resolution was adopted by the Byram Township Council at a meeting held on March 3, 2026.

\_\_\_\_\_  
Cynthia Church, RMC  
Township Clerk

**NEW JERSEY DEPARTMENT OF TRANSPORTATION  
STATE AID PROJECTS  
CHANGE ORDER NUMBER - 1  
Division of Local Aid and Economic Development**

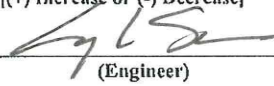
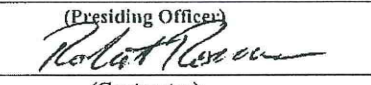
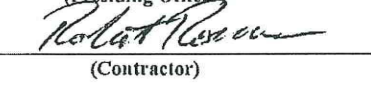
<b>Project</b>	PROPOSED IMPROVEMENTS TO ROSEVILLE ROAD - <u>LINE STRIPING</u>
<b>Municipality</b>	TOWNSHIP OF BYRAM, MUNICIPAL BUILDING, 10 MANSFIELD DRIVE, STANHOPE, NJ 07874
<b>County</b>	SUSSEX
<b>Contractor</b>	DENVILLE LINE PAINTING, INC., 2 GREEN POND ROAD, ROCKAWAY, NJ 07866

In accordance with the project Supplementary Specification, the following are changes in the contract.

**Location and Reason for Change** (Attach additional sheets if required) -

<b>Location</b>	Roseville Road, Byram Township
<b>Reason</b>	All as-built quantities.

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>QUANTITY (+/-)</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
	<u>EXTRA</u>			
5	Traffic Stripes, Long Life, Epoxy Resin, 4" Wide	540 LIN. FT.	\$ 0.29	\$ 156.06
Total EXTRA:				\$ 156.06

AMOUNT OF ORIGINAL CONTRACT:	<u>\$8,557.29</u>	EXTRA:	<u>\$ 156.06</u>
ADJUSTED AMOUNT BASED ON CHANGE ORDER NO. 1:	<u>\$8,713.35</u>	SUPPLEMENTAL:	<u>\$ -</u>
% CHANGE IN CONTRACT: [(+) Increase or (-) Decrease]	<u>1.8%</u>	REDUCTION:	<u>          </u>
	<u>2/24/20</u>	TOTAL CHANGE:	<u>\$ 156.06</u>
 _____ (Engineer)	<u>2/24/20</u> (Date)	_____ (District Manager) (Date) (Division of Local Aid and Economic Development)	
 _____ (Presiding Officer)	<u>2/25/20</u> (Date)		
 _____ (Contractor)			

**TOWNSHIP OF BYRAM  
RESOLUTION NO. 073-2026**

**AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 1  
FOR PROPOSED IMPROVEMENTS TO ROSEVILLE ROAD – MILLING  
AND PAVING**

WHEREAS, the Township of Byram (Owner) and Tilcon New York Inc., under the Morris County Cooperative System entered into a contract for proposed Resurfacing of Various Streets for a total of \$275,279.25 as stated in Resolution No. 143-2025; and

WHEREAS, in the process of completing the work, certain changes were authorized by the Owner as detailed in Change Order No. 1; and

WHEREAS, the revised work was negotiated between the engineer Harold Pellow & Associates and the Contractor and was found to require a net decrease of \$11,645.44.

NOW, THEREFORE, BE IT RESOLVED by the Township of Byram in the County of Sussex, State of New Jersey to authorize the Mayor to execute Change Order No. 1 resulting in a net decrease of \$11,645.44 resulting in an adjusted contract price of \$263,633.81.

**BYRAM TOWNSHIP COUNCIL**

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing Resolution was adopted by the Byram Township Council at a meeting held on March 3, 2026.

\_\_\_\_\_  
Cynthia Church, RMC  
Township Clerk

**HAROLD E. PELLOW and ASSOCIATES, INC.**

*Consulting Engineers, Planners Land Surveyors*

17 Plains Road

Augusta, NJ 07822-2009

**CHANGE ORDER NO. 1**

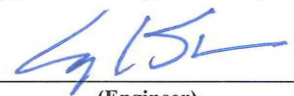
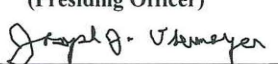
**2/4/2026**

<b>Project</b>	Proposed Improvements to Roseville Road
<b>Owner</b>	Township of Byram, Municipal Building, 10 Mansfield Drive, Stanhope, NJ 07874
<b>County</b>	Sussex County
<b>Contractor</b>	Tilcon New York, Inc., 9 Entin Road, Parsippany, New Jersey 07054

<b>In accordance with the project Supplementary Specification, the following are changes in the contract.</b>	
<b>Location and Reason for Change</b> (Attach additional sheets if required) -	
<b>Location:</b>	Proposed Improvements to Roseville Road
<b>Reason:</b>	As Noted

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>QUANTITY (+/-)</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<b>REDUCTION</b>				
2	Hot Mix Asphalt 9.5M64 Surface Course, 2" Thick <i>(As Built Quantities)</i>	106.78	TONS \$ 77.65	\$ 8,291.47
3	Fuel Price Adjustment	53.21%	L.S. \$ 5,000.00	\$ 2,660.48
4	Asphalt Price Adjustment	13.87%	L.S. \$ 5,000.00	\$ 693.49
<b>Total REDUCTION:</b>				<b>\$ 11,645.44</b>

<b>AMOUNT OF ORIGINAL CONTRACT:</b>	<u>\$275,279.25</u>	<b>EXTRA:</b>	<u>\$ -</u>
<b>ADJUSTED AMOUNT BASED ON CHANGE ORDER NO. 1:</b>	<u>\$263,633.81</u>	<b>SUPPLEMENTAL:</b>	<u>\$ -</u>
<b>% CHANGE IN CONTRACT:</b> [(+) Increase or (-) Decrease]	<u>-4.2%</u>	<b>REDUCTION:</b>	<u>\$ 11,645.44</u>
		<b>TOTAL CHANGE:</b>	<u>\$ (11,645.44)</u>

 _____ (Engineer)	2/20/26 _____ (Date)
_____ (Presiding Officer)	_____ (Date)
 _____ (Contractor)	2-4-2026 _____ (Date)

**TOWNSHIP OF BYRAM  
RESOLUTION NO. 074 – 2026**

**SELF-EXAMINATION OF BUDGET RESOLUTION**

**WHEREAS**, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of Local Government Services, of conducting the annual budget examination; and

**WHEREAS**, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

**WHEREAS**, N.J.A.C. 5:50-7.2 through 7.5 the Township of Byram has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the local government meets the necessary conditions to participate in the program for the 2026 budget year.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Township of Byram that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer’s certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
  - a. Payment of interest and debt redemption charges
  - b. Deferred charges and statutory expenditures
  - c. Cash deficit of preceding year
  - d. Reserve for uncollected taxes
  - e. Other reserves and non-disbursement items
  - f. Any inclusions of amounts required for school purposes
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met (complies with the “CAP” law).
3. That the budget is in such form, arrangement, content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
  - a. All estimates of revenue are reasonable, accurate and correctly stated.
  - b. Items of appropriation are properly set forth.
  - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

**BE IT FURTHER RESOLVED**, that a copy of this resolution be forwarded to the Division of Local Government Services accompanied by the Chief Financial Officer’s certification of approved budget.

**BYRAM TOWNSHIP COUNCIL**

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

ATTEST:

I certify that the foregoing resolution was adopted by the Byram Township Council at a meeting held on March 3, 2026.

\_\_\_\_\_  
Cynthia Church, RMC

**TOWNSHIP OF BYRAM  
SUSSEX COUNTY, NEW JERSEY**

**CERTIFICATION OF APPROVED BUDGET**

It is hereby certified that the Approved Budget complies with the requirements of law and approval is given pursuant to N.J.S.A. 40A:4-78(b) and N.J.A.C. 5:30-7.

It is further certified that the municipality has met the eligibility requirements of N.J.A.C. 5:30-7.4 and 7.5, and that I, as Chief Financial Officer, have completed the local examination in compliance with N.J.A.C. 5:30-7.6.

Dated: 02/26/2026

By:   
Ashleigh M. Frueholz, CMFO

## List of Bills - (All Funds)

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Vendor	Description	Payment	Check Total
<b>Claims Account</b>			
3698 - A & K EQUIPMENT CO., INC.	PO 31721 M-3 Body Hinge Replacment - Order #34436	2,250.00	2,250.00
86 - APPROVED AUTO ELECTRIC, INC	PO 31569 2026 Blanket for Batteries & Electrical	98.80	98.80
3841 - APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P	PO 31804 LABOR ATTORNEY - DECEMBER 2025 SERVICES	760.00	760.00
111 - AURORA ELECTRICAL SUPPLY CO., LLC	PO 31665 2026 Blanket for Supplies	79.16	79.16
3961 - BROADVOICE - LOCKBOX #913150	PO 31611 1ST QUARTER 2026 SERVICE FEES FOR PHONE	833.33	833.33
3851 - CARTER, KAITLYN	PO 31650 JANUARY 2026 PAINT & SIP NIGHT	600.00	600.00
261 - CERTIFIED SPEEDOMETER SERVICE, INC.	PO 31776 POLICE - CAR CALIBRATION	176.00	176.00
3888 - CHEF IT UP 2 GO SUSSEX CTY	PO 31824 WINTER COOKING SESSION #1	1,700.00	1,700.00
272 - CHEMUNG SUPPLY CORP.	PO 31796 Plow Blades	2,193.70	
	PO 31827 PLOW BLADES	1,056.90	3,250.60
2921 - CLEAN AIR COMPANY, INC.	PO 31709 InFIRE DEPT - ANNUAL INSPECTION - QUOTE	224.50	224.50
342 - D & E SERVICE CENTER	PO 31582 DPW - Tow D-2	400.00	400.00
373 - DELSEA TERMITE & PEST CONTROL	PO 31795 2026 Blanket - Pest Control Services	295.00	295.00
385 - DENVILLE LINE PAINTING, INC.	PO 30929 LINE STRIPING OF ROSEVILLE RD - R #144-2	8,713.35	8,713.35
2104 - DOVER BRAKE & CLUTCH CO., INC.	PO 31566 2026 Blanket for Supplies	105.72	105.72
3967 - ELEMENTAL SHELTER SOLUTIONS, LLC	PO 31241 LEAF DUMP - TENSIONED-FABRIC STRUCTURE -	43,689.25	43,689.25
3345 - EM ELECTRICAL CONTRACTORS, LLC	PO 31722 2026 Fire Alarm Monitoring	135.00	135.00
3860 - ERIC M. BERNSTEIN & ASSOCIATES, LLC	PO 31864 SPECIAL PROSECUTOR - JANUARY 2026 SERVIC	682.50	682.50
2760 - EXTEL COMMUNICATIONS	PO 31876 1ST QUARTER 2026 ACCOUNT MANAGEMENT	228.00	228.00
3854 - FF1 APPARATUS, LLC	PO 31887 Tender #7 - Pump Repairs - MCCPC Contrac	1,588.15	1,588.15
3453 - FIRE AND SECURITY TECHNOLOGIES, INC.	PO 31802 FIRE DEPT - REPLACEMENT EXTINGUISHERS RE	560.00	560.00
524 - FIREFIGHTER ONE, LLC	PO 31768 FIRE DEPT - HELMET FOR CAPTAIN - QUOTE #	593.30	593.30
3700 - FRED BEANS FORD OF WASHINGTON	PO 31565 2026 Blanket for Parts	290.57	290.57
2396 - GARDEN STATE LABORATORIES, INC.	PO 31810 2026 Blanket for Water Testing	415.00	415.00
588 - GENERAL CODE	PO 31511 2025 ORDINANCE CODIFICATION - ESTIMATE D	2,574.00	2,574.00
3118 - GRASS ROOTS TURF PRODUCTS, INC.	PO 31773 Field Supplies	19.10	
	PO 31774 2026 Blanket for Field Supplies	66.00	85.10
649 - HAROLD E. PELLOW & ASSOCIATES,	PO 31855 ESCROW - DECEMBER 2025 SERVICES - PRESTI	75.00	
	PO 31859 ESCROW - NOVEMBER 2025 SERVICES - MOLLOY	370.00	
	PO 31860 ESCROW - NOVEMBER 2025 SERVICES - LISK	112.50	
	PO 31861 ESCROW - NOVEMBER 2025 SERVICES - PRESTI	217.50	
	PO 31862 ESCROW - NOVEMBER 2025 SERVICES - SHRENS	257.50	1,032.50
3999 - I AND SONS CONSTRUCTION, LLC	PO 31833 UCC - PERMIT #26-045 REFUND - OVERCHARGE	538.00	538.00
999 - J.R. ROOF, INC.	PO 31567 2026 Blanket for Parts	733.65	733.65
751 - JCP&L	PO 31879 MONTHLY SERVICE	456.87	456.87
751 - JCP&L	PO 31880 MONTHLY SERVICE	2,112.72	2,112.72
751 - JCP&L	PO 31897 MONTHLY SERVICE	62.32	62.32
751 - JCP&L	PO 31898 MONTHLY SERVICE	70.47	70.47
751 - JCP&L	PO 31899 MONTHLY SERVICE	200.23	200.23
751 - JCP&L	PO 31905 MONTHLY SERVICES	1,520.79	1,520.79
3412 - KONICA MINOLTA PREMIER FINANCE	PO 31638 JAN-APRIL 2026 BLANKET PURCHASE ORDER -	111.70	111.70
3412 - KONICA MINOLTA PREMIER FINANCE	PO 31639 JAN-APRIL 2026 BLANKET PURCHASE ORDER -	130.19	130.19
2409 - LAKELAND BUS LINES, INC.	PO 31890 TRANSPORTATION FOR FLOWER SHOW - 03/02/2	1,750.00	1,750.00
2409 - LAKELAND BUS LINES, INC.	PO 31892 TRANSPORTATION FOR YANKEES GAME - 06/21/	300.00	300.00
2409 - LAKELAND BUS LINES, INC.	PO 31893 TRANSPORTATION FOR METS GAME - 05/30/202	300.00	300.00
866 - LAKELAND EMERGENCY SQUAD	PO 31891 2025 BUDGET APPROPRIATION	6,000.00	6,000.00
3921 - LAWSON PRODUCTS, INC.	PO 31579 2026 Blanket for Supplies	77.90	77.90
892 - LENAPE VALLEY REGIONAL H S	PO 31884 TRANSPORTATION - SKI CLUB	2,500.00	2,500.00
1928 - LINDE GAS & EQUIPMENT, INC.	PO 31771 2026 Blanket for Tank Leases	198.24	198.24
3681 - LOEFFEL'S WASTE OIL SERVICE, LLC	PO 31873 Used Oil Removal	195.00	195.00
3699 - MARAZITI FALCON, LLP	PO 31856 PLANNING BOARD - DECEMBER 2025 SERVICES	385.00	
	PO 31857 ESCROW - DECEMBER 2025 SERVICES - PRESTI	420.00	
	PO 31858 ESCROW - DECEMBER 2025 SERVICES - JAM HO	350.00	1,155.00
3997 - MCCLEARY, CARMELA	PO 31808 SKI CLUB - PARTIAL REFUND	51.00	51.00
1009 - MGL PRINTING SOLUTIONS	PO 31813 FINANCE/TAX - INK PAD REPLACEMENTS	105.00	105.00
2625 - NAPA AUTO PARTS	PO 31564 2026 Blanket for Supplies	685.56	685.56
3988 - NATIONAL FUEL OIL, INC.	PO 31625 1ST QUARTER 2026 BLANKET PURCHASE ORDER	2,974.39	2,974.39
2437 - NAVITEND	PO 31394 CLOUD BACKUP & RECOVERY LICENSE	190.00	
	PO 31620 1ST QUARTER 2026 - COMPUTER SERVICES - B	4,578.94	

### List of Bills - (All Funds)

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Vendor	Description	Payment	Check Total
	PO 31875 JANUARY 2026 IT SERVICES	250.00	
	PO 31886 2026 DOMAIN NAME REGISTRATION/RENEWAL	51.00	5,069.94
1163 - NEW JERSEY CONFERENCE OF MAYORS	PO 31710 2026 MEMBERSHIP DUES	525.00	525.00
2280 - ONE CALL CONCEPTS, INC.	PO 31621 2026 BLANKET PURCHASE ORDER - CALL BEFOR	11.40	11.40
3183 - ORGERA, MICHAEL	PO 31877 Reimbursement - 2026 PWANJ Annual Member	75.00	75.00
1244 - OTC BRANDS, INC.	PO 31823 POLAR PLUNGE SUPPLIES - QUOTE #741075357	82.22	82.22
3826 - PECKHAM INDUSTRIES, INC.	PO 31673 2026 Blanket for Calcium - MCCPC Contrac	8,686.40	8,686.40
4000 - PERFORMANCE TROPHIES AND MEDALS	PO 31852 POLICE - INITIAL RETIREMENT PLAQUE	165.03	
	PO 31854 POLICE - PLAQUE, PINS & BADGES MOUNTING	127.78	292.81
3992 - PHILLIPS, CAITLIN	PO 31896 REIMBURSEMENT - NOTARY & OATH OF OFFICE	15.00	15.00
3957 - PORTOFINO BUILDERS, LLC	PO 31242 BELTON STREET DRAINAGE IMPROVEMENTS - AP	2,837.71	2,837.71
1327 - POWERCO, INC.	PO 31672 2026 Blanket for Parts	483.80	483.80
3041 - PRIMEPOINT, LLC	PO 30528 2ND-4TH QUARTER 2025 BLANKET PURCHASE OR	212.50	212.50
3907 - QUEENS BALLPARK COMPANY, LLC	PO 31786 RECREATION - METS GAME TICKETS	2,717.00	2,717.00
1379 - REED SYSTEMS, LTD	PO 31769 Calcium Repair Parts	426.84	426.84
3652 - ROYALTY CLEANING SERVICES, LLC	PO 31719 1ST QUARTER 2026 BLANKET PURCHASE ORDER	567.32	567.32
1468 - SCMUA	PO 31574 2026 Blanket for Tire Disposal	513.75	
	PO 31658 1ST QUARTER 2026 BLANKET PURCHASE ORDER	11,018.70	11,532.45
1483 - SERVICE TIRE TRUCK CENTER, INC.	PO 31568 2026 Blanket for Tires & Related Tire Se	80.00	80.00
2551 - SID HARVEY'S INDUSTRIES, INC.	PO 31667 2026 Blanket for Supplies	82.64	82.64
3990 - SJ FUEL SOUTH CO., INC.	PO 31623 1ST QUARTER 2026 BLANKET PURCHASE ORDER	1,441.62	
	PO 31624 1ST QUARTER 2026 BLANKET PURCHASE ORDER	6,339.73	
	PO 31624 1ST QUARTER 2026 BLANKET PURCHASE ORDER	4,279.57	12,060.92
2959 - SOMERSET COUNTY POLICE ACADEMY	PO 31420 POLICE - TRAINING COURSE	175.00	175.00
1976 - SPORTS FIELD MGR ASSOC OF NJ	PO 31713 Membership Renewal for Matthew Pinkerton	60.00	60.00
1543 - STAPLES	PO 31841 ADMIN - OFFICE SUPPLIES - ORDER #7674930	84.24	84.24
1554 - STATE OF NEW JERSEY	PO 31903 MARCH 2026 HEALTH INSURANCE PREMIUMS	171,515.24	
	PO 31903 MARCH 2026 HEALTH INSURANCE PREMIUMS	1,107.24	172,622.48
2433 - STEB, INC.	PO 31901 SPRING 2026 BROCHURE PRINTING - QUOTE #2	700.00	700.00
3073 - SUSSEX COUNTY POLICE CHIEF'S ASSN.	PO 31830 POLICE - 2026 MEMBERSHIP DUES	1,000.00	1,000.00
1602 - SUSSEX CTY MUNICIPAL CLERKS	PO 31870 2026 MEMBERSHIP DUES	150.00	150.00
3908 - THE PENNSYLVANIA HORTICULTURAL SOCIETY	PO 31885 RECREATION - PHILADELPHIA FLOWER SHOW	1,495.00	1,495.00
2151 - THE STANDARD INSURANCE CO.	PO 31594 1ST QUARTER 2026 LIFE INSURANCE PREMIUMS	1,600.01	1,600.01
2408 - TILCON NEW YORK, INC.	PO 30930 MILLING & PAVING OF ROSEVILLE RD - R #14	5,272.68	5,272.68
2170 - TONY'S CONCRETE CONSTRUCTION CO., I	PO 31060 LEAF DUMP STORAGE BUILDING - APPROVED 08	1,160.00	1,160.00
3733 - TURN OUT UNIFORMS, INC.	PO 31847 POLICE - BOOTS REPLACEMENT - MENDELSONH	120.00	120.00
3688 - VAN DINE MOTORS, INC.	PO 31765 PLOW REPLACEMENT - BERGEN COUNTY COOP	8,096.84	8,096.84
1884 - VERIZON	PO 31881 Monthly Service	281.96	281.96
1889 - VERIZON WIRELESS	PO 31882 MONTHLY SERVICE	280.45	280.45
1926 - WB MASON CO., INC.	PO 31560 2026 WATER COOLER RENTAL & SUPPLIES	43.64	
	PO 31764 ADMIN - OFFICE SUPPLIES - ORDER #S159101	240.01	283.65
1926 - WB MASON CO., INC.	PO 31764 ADMIN - OFFICE SUPPLIES - ORDER #S159101	456.45	456.45
3829 - WELDON MATERIALS, INC.	PO 31577 2026 Blanket for Asphalt Materials	109.23	109.23
1933 - WEST CHESTER MACHINERY, INC	PO 31772 Plow Fluid	38.08	38.08
TOTAL			333,333.88

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-160-05-000-016	Due to/from Payroll Agency			86,351.61	
01-201-20-100-020	GENERAL ADMIN OE	5,435.63			
01-201-20-110-020	MAYOR & COUNCIL OE	525.00			
01-201-20-120-020	CLERK OE	150.00			
01-201-20-130-020	FINANCE ADMINISTRATION OE	164.20			
01-201-20-145-020	TAX COLLECTION OE	52.50			
01-201-20-155-020	LEGAL SERVICES	682.50			
01-201-23-220-020	GROUP INSURANCE	86,763.64			
01-201-25-240-020	POLICE OE	1,658.42			
01-201-25-265-020	FIRE OE	817.80			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-26-290-020	ROAD REPAIR & MAINT OE	12,964.60			
01-201-26-292-020	FLEET MAINTENANCE	6,339.94			
01-201-26-310-020	PUBLIC BLDGS & GROUNDS OE	1,617.76			
01-201-26-335-020	RECYCLING OE	195.00			
01-201-26-335-030	GARBAGE CONTRACT	10,718.19			
01-201-28-375-020	PARKS & PLAYGROUNDS OE	700.00			
01-201-30-420-020	CELEBRATION PUBLIC EVENTS	82.22			
01-201-31-430-020	ELECTRICITY	1,791.49			
01-201-31-435-020	STREET LIGHTING	2,631.91			
01-201-31-440-020	TELEPHONE	1,343.29			
01-201-31-447-020	HEATING OIL	1,441.62			
01-201-31-460-020	GASOLINE	6,339.73			
01-201-32-465-000	RECYCLING TAX APPROP.	300.51			
01-203-20-100-020	(2025) GENERAL ADMIN OE		402.50		
01-203-20-110-020	(2025) MAYOR & COUNCIL OE		2,574.00		
01-203-20-155-020	(2025) LEGAL SERVICES		760.00		
01-203-21-180-020	(2025) PLANNING BD OE		385.00		
01-203-25-240-020	(2025) POLICE OE		516.03		
01-203-25-260-020	(2025) FIRST AID CONTRIBUTIONS		6,000.00		
01-203-25-265-020	(2025) FIRE OE		560.00		
01-203-26-290-020	(2025) ROAD REPAIR & MAINT OE		19.10		
01-203-26-292-020	(2025) FLEET MAINTENANCE		400.00		
01-213-07-000-000	RESERVE - FEDERAL/STATE GRANTS			513.75	
01-260-05-100	Due to Claims			0.00	241,197.94
<b>TOTALS FOR</b>	<b>Current fund</b>	<b>142,715.95</b>	<b>11,616.63</b>	<b>86,865.36</b>	<b>241,197.94</b>
04-215-55-042-000	VARIOUS STREET IMPROVEMENTS (004-2022)			13,986.03	
04-215-55-051-000	DPW FACILITIES IMPROVEMENTS (012-2023)			44,849.25	
04-215-55-060-000	DRAINAGE IMPRVMTS - BELTON ST (#010-2025)			2,837.71	
04-260-05-100	Due to Claims			0.00	61,672.99
<b>TOTALS FOR</b>	<b>Capital</b>	<b>0.00</b>	<b>0.00</b>	<b>61,672.99</b>	<b>61,672.99</b>
05-201-55-502-020	OPERATING OE	1,118.64			
05-260-05-100	Due to Claims			0.00	1,118.64
<b>TOTALS FOR</b>	<b>Sewer</b>	<b>1,118.64</b>	<b>0.00</b>	<b>0.00</b>	<b>1,118.64</b>
19-260-05-100	Due to Claims			0.00	16,128.81
19-286-56-000-001	Reserve - Diesel/Gasoline			7,253.96	
19-286-56-000-013	Reserve - Storm Recovery/Snow Removal			8,096.84	
19-286-56-000-400	Reserve - Uniform Construction Code			778.01	
<b>TOTALS FOR</b>	<b>Other Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>16,128.81</b>	<b>16,128.81</b>
20-260-05-100	Due to Claims			0.00	11,413.00
20-286-56-011-000	TRIPS			6,562.00	
20-286-56-300-000	PROGRAMMING			2,300.00	
20-286-56-800-000	SPORTS			2,551.00	
<b>TOTALS FOR</b>	<b>Recreation Trust</b>	<b>0.00</b>	<b>0.00</b>	<b>11,413.00</b>	<b>11,413.00</b>
24-260-05-100	Due to Claims			0.00	1,802.50
24-280-56-000	Reserve for Developers Escrow Deposits			1,802.50	
<b>TOTALS FOR</b>	<b>Developers Escrow - VNB</b>	<b>0.00</b>	<b>0.00</b>	<b>1,802.50</b>	<b>1,802.50</b>

Total to be paid from Fund 01 Current fund 241,197.94  
 Total to be paid from Fund 04 Capital 61,672.99  
 Total to be paid from Fund 05 Sewer 1,118.64  
 Total to be paid from Fund 19 Other Trust 16,128.81  
 Total to be paid from Fund 20 Recreation Trust 11,413.00

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
-----					
Total to be paid from Fund 24 Developers Escrow - VNB		1,802.50			
		=====			
		333,333.88			

**Checks Previously Disbursed**

2026013	SUSSEX COUNTY TREASURER	PO# 31738	1st Qtr 2026 County Purpose Tax	1,440,413.87	2/17/2026
2026014	SUSSEX COUNTY TREASURER	PO# 31739	1st Qtr 2026 County Library Tax	117,259.19	2/17/2026
2026015	SUSSEX COUNTY TREASURER	PO# 31740	1st Qtr 2026 County Open Space Tax	5,474.54	2/17/2026
2026016	SUSSEX COUNTY TREASURER	PO# 31661	2025 Added/Omitted County Purpose	15,771.18	2/18/2026
2026017	SUSSEX COUNTY TREASURER	PO# 31662	2025 Added/Omitted County Library	1,291.65	2/18/2026
2026018	SUSSEX COUNTY TREASURER	PO# 31663	2025 Added/Omitted County Open Spa	76.31	2/18/2026
2026019	BYRAM TWP BD OF EDUCATION	PO# 31606	JANUARY - JUNE 2026 SCHOOL TAX LEV	1,206,759.83	3/02/2026
2026020	LENAPE VALLEY REGIONAL H S	PO# 31605	JANUARY - JUNE 2026 REGIONAL SCHOO	641,231.17	3/02/2026
9022726	BYRAM TWP PAYROLL ACCT		02/27/2026 Payroll	239,042.08	2/25/2026
				-----	
				3,667,319.82	

Totals by fund	Previous Checks/Voids	Current Payments	Total
-----			
Fund 01 Current fund	3,667,319.82	241,197.94	<b>3,908,517.76</b>
Fund 04 Capital		61,672.99	<b>61,672.99</b>
Fund 05 Sewer		1,118.64	<b>1,118.64</b>
Fund 19 Other Trust		16,128.81	<b>16,128.81</b>
Fund 20 Recreation Trust		11,413.00	<b>11,413.00</b>
Fund 24 Developers Escrow - VNB		1,802.50	<b>1,802.50</b>
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BILLS LIST TOTALS	3,667,319.82	333,333.88	<b>4,000,653.70</b>
			=====

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
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**Current fund**

**DEPARTMENT 000**

	31903	STATE OF NEW JERSEY	MARCH 2026 HEALTH INSURANCE PREMIUMS - A	86,351.61	
01-160-05-000-016		<i>Due to/from Payroll Agency</i>	<b>TOTAL FOR ACCOUNT</b>		<b>86,351.61</b>
					=====
<b>TOTAL for DEPARTMENT 000</b>					<b>86,351.61</b>

**DEPARTMENT 100**

	31841	STAPLES	ITEM #4539C001 - CANON 21 YELLOW STANDAR	18.58	
	31841	STAPLES	ITEM #4537C001 - CANON 21 CYAN STANDARD	18.58	
	31764	WB MASON CO., INC.	ITEM #CNM5805C022 - CANON PIXMA G3270 WI	270.78	
	31841	STAPLES	ITEM #4526C001 - CANON 21 BLACK STANDARD	28.50	
	31764	WB MASON CO., INC.	ITEM #DIX14259 - TICONDEROGA ERASABLE CH	11.07	
	31764	WB MASON CO., INC.	ITEM #FEL00702 - BANKERS BOX STOR/FILE L	94.52	
	31764	WB MASON CO., INC.	ITEM #FEL00789 - BANKERS BOX STOR/FILE F	80.08	
	31841	STAPLES	ITEM #4538C001 - CANON 21 MAGENTA STANDA	18.58	
01-201-20-100-200		<i>Office Supplies</i>	<b>TOTAL FOR ACCOUNT</b>		<b>540.69</b>
	31896	PHILLIPS, CAITLIN	REIMBURSEMENT - COUNTY FEE FOR NOTARY &	15.00	
01-201-20-100-202		<i>Dues &amp; Memberships</i>	<b>TOTAL FOR ACCOUNT</b>		<b>15.00</b>
	31875	NAVITEND	ADDED CURRENT LEGAL NOTICES SECTION TO H	125.00	
	31886	NAVITEND	DOMAIN NAME REGISTRATION/RENEWAL - BYRAM	25.50	
	31886	NAVITEND	DOMAIN NAME REGISTRATION/RENEWAL - BYRAM	25.50	
	31875	NAVITEND	MOVED CURRENT LEGAL NOTICES SECTION FROM	125.00	
	31620	NAVITEND	MARCH 2026 COMPUTER SERVICES	4,578.94	
01-201-20-100-216		<i>Computer Services</i>	<b>TOTAL FOR ACCOUNT</b>		<b>4,879.94</b>
	31394	NAVITEND	DECEMBER 2025 - CLOUD BACKUP & RECOVERY	95.00	
	31394	NAVITEND	NOVEMBER 2025 - CLOUD BACKUP & RECOVERY	95.00	
01-203-20-100-216		<i>(2025) Computer Services</i>	<b>TOTAL FOR ACCOUNT</b>		<b>190.00</b>
	30528	PRIMEPOINT, LLC	DECEMBER 2025 MAINTENANCE FEES	212.50	
01-203-20-100-272		<i>(2025) Miscellaneous</i>	<b>TOTAL FOR ACCOUNT</b>		<b>212.50</b>
					=====
<b>TOTAL for DEPARTMENT 100</b>					<b>5,838.13</b>

**DEPARTMENT 110**

	31710	NEW JERSEY CONFERENCE OF MAYORS	2026 MEMBERSHIP DUES - A. RUBENSTEIN	525.00	
01-201-20-110-202		<i>Dues &amp; Memberships</i>	<b>TOTAL FOR ACCOUNT</b>		<b>525.00</b>
	31511	GENERAL CODE	2025 ORDINANCE CODIFICATION	2,574.00	
01-203-20-110-204		<i>(2025) Codifications</i>	<b>TOTAL FOR ACCOUNT</b>		<b>2,574.00</b>
					=====
<b>TOTAL for DEPARTMENT 110</b>					<b>3,099.00</b>

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
<b>DEPARTMENT 120</b>					
		31870 SUSSEX CTY MUNICIPAL CLERKS	2026 MEMBERSHIP DUES - CYNTHIA CHURCH (C	75.00	
		31870 SUSSEX CTY MUNICIPAL CLERKS	2026 MEMBERSHIP DUES - DORIS FLYNN (DEPU	75.00	
01-201-20-120-202		<i>Dues &amp; Memberships</i>	<b>TOTAL FOR ACCOUNT</b>		<b>150.00</b>
					=====
<b>TOTAL for DEPARTMENT 120</b>					<b>150.00</b>
<b>DEPARTMENT 130</b>					
		31813 MGL PRINTING SOLUTIONS	2 COLOR REPLACE PADS BLUE/RED (TRODAT 54	47.00	
		31813 MGL PRINTING SOLUTIONS	SHIPPING	5.50	
01-201-20-130-200		<i>Office Supplies</i>	<b>TOTAL FOR ACCOUNT</b>		<b>52.50</b>
		31638 KONICA MINOLTA PREMIER FINANCE	FEBRUARY 2026 LEASE PAYMENT	111.70	
01-201-20-130-209		<i>Copy Machine</i>	<b>TOTAL FOR ACCOUNT</b>		<b>111.70</b>
					=====
<b>TOTAL for DEPARTMENT 130</b>					<b>164.20</b>
<b>DEPARTMENT 145</b>					
		31813 MGL PRINTING SOLUTIONS	2 COLOR REPLACE PADS BLUE/RED (TRODAT 54	47.00	
		31813 MGL PRINTING SOLUTIONS	SHIPPING	5.50	
01-201-20-145-200		<i>Office Supplies</i>	<b>TOTAL FOR ACCOUNT</b>		<b>52.50</b>
					=====
<b>TOTAL for DEPARTMENT 145</b>					<b>52.50</b>
<b>DEPARTMENT 155</b>					
		31864 ERIC M. BERNSTEIN & ASSOCIATES, LLC	PREPARE FOR & ATTEND ZOOM ANDOVER MUNICI	210.00	
		31864 ERIC M. BERNSTEIN & ASSOCIATES, LLC	RECEIVE & REVIEW CORRESPONDENCE FROM NIC	420.00	
		31864 ERIC M. BERNSTEIN & ASSOCIATES, LLC	CORRESPONDENCE TO NICK CUTRONE TO CONFIR	52.50	
01-201-20-155-808		<i>Legal Retainer</i>	<b>TOTAL FOR ACCOUNT</b>		<b>682.50</b>
		31804 APRUZZESE, MCDERMOTT, MASTRO & MURPHY, P.C.	DECEMBER 2025 LABOR ATTORNEY SERVICES	760.00	
01-203-20-155-808		<i>(2025) Legal Retainer</i>	<b>TOTAL FOR ACCOUNT</b>		<b>760.00</b>
					=====
<b>TOTAL for DEPARTMENT 155</b>					<b>1,442.50</b>
<b>DEPARTMENT 180</b>					
		31856 MARAZITI FALCON, LLP	COMMUNICATIONS W/C. PHILLIPS REGARDING P	140.00	
		31856 MARAZITI FALCON, LLP	REVIEW STATUTES, MUNICIPAL WEBSITES, STA	122.50	
		31856 MARAZITI FALCON, LLP	COMMUNICATIONS W/MAYOR RUBENSTEIN REGARD	122.50	

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
<b>DEPARTMENT 180</b>					
01-203-21-180-215		(2025) Legal Services	TOTAL FOR ACCOUNT		385.00
					=====
TOTAL for DEPARTMENT 180					385.00
<b>DEPARTMENT 220</b>					
		31903 STATE OF NEW JERSEY	MARCH 2026 HEALTH INSURANCE PREMIUMS - R	66,526.21	
		31903 STATE OF NEW JERSEY	MARCH 2026 HEALTH INSURANCE PREMIUMS - A	18,637.42	
		31594 THE STANDARD INSURANCE CO.	MARCH 2026 LIFE INSURANCE PREMIUMS	1,600.01	
01-201-23-220-230		Group Plans	TOTAL FOR ACCOUNT		86,763.64
					=====
TOTAL for DEPARTMENT 220					86,763.64
<b>DEPARTMENT 240</b>					
		31830 SUSSEX COUNTY POLICE CHIEF'S ASSN.	2026 Training Assessment	400.00	
		31830 SUSSEX COUNTY POLICE CHIEF'S ASSN.	2026 Membership Dues	600.00	
01-201-25-240-202		Dues & Memberships	TOTAL FOR ACCOUNT		1,000.00
		31639 KONICA MINOLTA PREMIER FINANCE	FEBRUARY 2026 LEASE PAYMENT	130.19	
01-201-25-240-209		Copy Machine	TOTAL FOR ACCOUNT		130.19
		31847 TURN OUT UNIFORMS, INC.	ITEM #2200830008 - CROSSTREX HIGH STYLE	120.00	
01-201-25-240-235		Uniform/Clothing Replacement	TOTAL FOR ACCOUNT		120.00
		31882 VERIZON WIRELESS	PATROL VEHICLE PHONE & MODEMS ACCOUNT #2	280.45	
01-201-25-240-250		Cell Phone - Police	TOTAL FOR ACCOUNT		280.45
		31854 PERFORMANCE TROPHIES AND MEDALS	MOUNT CUSTOMER'S PLAQUE, PINS & BADGES L	127.78	
01-201-25-240-452		Special Items	TOTAL FOR ACCOUNT		127.78
		31776 CERTIFIED SPEEDOMETER SERVICE, INC.	12/04/2025 VEHICLE SPEEDOMETER CALIBRATI	176.00	
01-203-25-240-211		(2025) Service/Maintenance	TOTAL FOR ACCOUNT		176.00
		31420 SOMERSET COUNTY POLICE ACADEMY	DUSTING & LIFTING CLASS - PA304 - 10/30/	175.00	
01-203-25-240-271		(2025) Police & Fire Training	TOTAL FOR ACCOUNT		175.00
		31852 PERFORMANCE TROPHIES AND MEDALS	JDS #P3161 - 8"X 10 1/2" AMERICAN WALNUT	112.00	
		31852 PERFORMANCE TROPHIES AND MEDALS	RUSH FEE	21.53	
		31852 PERFORMANCE TROPHIES AND MEDALS	LINES OF ENGRAVING	31.50	
01-203-25-240-452		(2025) Special Items	TOTAL FOR ACCOUNT		165.03
					=====
TOTAL for DEPARTMENT 240					2,174.45

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
<b>DEPARTMENT 260</b>					
	31891	LAKELAND EMERGENCY SQUAD	2025 BUDGET APPROPRIATION	6,000.00	
01-203-25-260-224		(2025) Aid	<b>TOTAL FOR ACCOUNT</b>		<b>6,000.00</b>
					=====
<b>TOTAL for DEPARTMENT 260</b>					<b>6,000.00</b>

<b>DEPARTMENT 265</b>					
01-201-25-265-211	31709	CLEAN AIR COMPANY, INC. <i>Service/Maintenance</i>	LABOR FOR ANNUAL INSPECTION & MAINTENANC <b>TOTAL FOR ACCOUNT</b>	224.50	<b>224.50</b>
01-201-25-265-235	31768	FIREFIGHTER ONE, LLC <i>Uniform/Clothing Replacement</i>	ITEM #UL6RDR319R545LBR160 - BULLARD RED <b>TOTAL FOR ACCOUNT</b>	593.30	<b>593.30</b>
01-203-25-265-211	31802	FIRE AND SECURITY TECHNOLOGIES, INC. <i>(2025) Service/Maintenance</i>	20# ABC FIRE EXTINGUISHER 2.5G WATER CAN <b>TOTAL FOR ACCOUNT</b>	340.00 220.00	<b>560.00</b>
					=====
<b>TOTAL for DEPARTMENT 265</b>					<b>1,377.80</b>

<b>DEPARTMENT 290</b>					
01-201-26-290-202	31877	ORGERA, MICHAEL	Reimbursement for 2026 PWANJ Annual Memb	75.00	
	31713	SPORTS FIELD MGR ASSOC OF NJ <i>Dues &amp; Memberships</i>	2026 Sports Field Managers Association o <b>TOTAL FOR ACCOUNT</b>	60.00	<b>135.00</b>
01-201-26-290-220	31564	NAPA AUTO PARTS	AIR HOSE COUPLERS FEMALE INLET	70.90	
	31771	LINDE GAS & EQUIPMENT, INC.	INDUSTRIAL ACETYLENE LEASE 01/20/2026-02	42.48	
	31579	LAWSON PRODUCTS, INC.	BRAKE & PARTS CLEANER 13OZ	62.40	
	31771	LINDE GAS & EQUIPMENT, INC.	INDUSTRIAL HIGH PRESSURE LEASE 01/20/202	56.64	
	31579	LAWSON PRODUCTS, INC.	SURF COND DISC, 2'' DIA, COARSE GRADE	15.50	
	31771	LINDE GAS & EQUIPMENT, INC.	INDUSTRIAL ACETYLENE LEASE 12/20/2025-01	42.48	
	31771	LINDE GAS & EQUIPMENT, INC.	INDUSTRIAL HIGH PRESSURE LEASE 12/20/202	56.64	
01-201-26-290-248	31564	NAPA AUTO PARTS <i>Minor Equip</i>	1000A JUMP STARTER <b>TOTAL FOR ACCOUNT</b>	119.99	<b>119.99</b>
01-201-26-290-253	31577	WELDON MATERIALS, INC. <i>Black Top</i>	01/16/26 - ASPHALT SURCHARGE 01/16/26 - 1/4" TOP MIX 01/16/26 - WINTER CHARGE <b>TOTAL FOR ACCOUNT</b>	0.73 86.50 22.00	<b>109.23</b>
	31796	CHEMUNG SUPPLY CORP.	Freight	50.00	
	31796	CHEMUNG SUPPLY CORP.	Part #HDWR-CB-3 - 1/2 X 2.5" Carriage Bo	74.00	
	31796	CHEMUNG SUPPLY CORP.	Part #EPUTPSQE-00070 - 5/8 X 6 X 96 - WP	691.20	
	31827	CHEMUNG SUPPLY CORP.	ITEM #EGRD-1550 - GRD 3/4X8X15 UNIV 11/1	352.50	
	31796	CHEMUNG SUPPLY CORP.	Part #EPUTPSQE-00259 - PU Western Pro+ 5	1,026.00	
	31772	WEST CHESTER MACHINERY, INC	Item #1307010-1 - Fluid Quart	38.08	
	31827	CHEMUNG SUPPLY CORP.	ITEM #EGRD-1575L - WESTWIDEOUT 5/8X8X20	352.20	
	31827	CHEMUNG SUPPLY CORP.	ITEM #EGRD-1575R - WESTWIDEOUT 5/8X8X20	352.20	
	31796	CHEMUNG SUPPLY CORP.	Part #HDWR-CB-9 - 5/8 X 2.5" Carriage Bo	352.50	

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
<b>DEPARTMENT 290</b>					
01-201-26-290-255		<i>Road Safety</i>	<b>TOTAL FOR ACCOUNT</b>		<b>3,288.68</b>
		31673 PECKHAM INDUSTRIES, INC.	01/22/2026 DELIVERY - WINTER CALCIUM CHL	6,755.20	
		31673 PECKHAM INDUSTRIES, INC.	01/29/2026 DELIVERY - WINTER CALCIUM CHL	1,931.20	
01-201-26-290-291		<i>Liquid De-Icer</i>	<b>TOTAL FOR ACCOUNT</b>		<b>8,686.40</b>
		31774 GRASS ROOTS TURF PRODUCTS, INC.	PELADOW CALCIUM CHLORIDE (50LBS)	66.00	
01-201-26-290-461		<i>Park Maintenance</i>	<b>TOTAL FOR ACCOUNT</b>		<b>66.00</b>
		31564 NAPA AUTO PARTS	NAPA 20W50 QT	47.84	
		31569 APPROVED AUTO ELECTRIC, INC	350CCA DEKA BATTERY	89.90	
		31564 NAPA AUTO PARTS	NAPA SYN 15W50 QT	74.52	
01-201-26-290-492		<i>Park Vehicle Repair</i>	<b>TOTAL FOR ACCOUNT</b>		<b>212.26</b>
		31773 GRASS ROOTS TURF PRODUCTS, INC.	Item #2396109 - PennMulch Seed Starter 1	19.10	
01-203-26-290-461		<i>(2025) Park Maintenance</i>	<b>TOTAL FOR ACCOUNT</b>		<b>19.10</b>
<b>TOTAL for DEPARTMENT 290</b>					<b>12,983.70</b>

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12,983.70

**DEPARTMENT 292**

		31569 APPROVED AUTO ELECTRIC, INC	FUSE HOLDER	8.90	
		31887 FF1 APPARATUS, LLC	PV/PVG O-Ring Repair Kit	35.10	
		31887 FF1 APPARATUS, LLC	SW Primer W/Plate	118.80	
		31887 FF1 APPARATUS, LLC	Gauge-Oil Pressure VDO	39.59	
		31887 FF1 APPARATUS, LLC	Switch Gearshift	111.60	
		31887 FF1 APPARATUS, LLC	Labor	1,196.25	
		31887 FF1 APPARATUS, LLC	Shop Supplies	86.81	
01-201-26-292-260		<i>Fire Department</i>	<b>TOTAL FOR ACCOUNT</b>		<b>1,597.05</b>
		31672 POWERCO, INC.	ITEM #47710533 - FILTER, HYD	114.80	
		31672 POWERCO, INC.	ITEM #P8421-410 - 10 HOLE KIT	39.75	
		31565 FRED BEANS FORD OF WASHINGTON	COVER AS	244.09	
		31565 FRED BEANS FORD OF WASHINGTON	PAD	165.11	
		31565 FRED BEANS FORD OF WASHINGTON	HOUSING	-118.63	
		31672 POWERCO, INC.	ITEM #142300A1 - BLADE	329.25	
		31566 DOVER BRAKE & CLUTCH CO., INC.	MARKERS, NYLON, FLUORESCENT	105.72	
		31769 REED SYSTEMS, LTD	MPU 12V 45 SW PBS 3.0R 3.3G 1MZW S Shurf	426.84	
		31721 A & K EQUIPMENT CO., INC.	Labor to Replace Broken Dump Body Hinge	2,250.00	
01-201-26-292-270		<i>DPW Fleet</i>	<b>TOTAL FOR ACCOUNT</b>		<b>3,556.93</b>
		31567 J.R. ROOF, INC.	LINER	115.62	
		31564 NAPA AUTO PARTS	STRETCH FIT (TM) BELT	30.18	
		31564 NAPA AUTO PARTS	ADO PADS	62.31	
		31564 NAPA AUTO PARTS	BLISTER PACK CAPSULES	54.92	
		31564 NAPA AUTO PARTS	DEX COOL RTU COOLANT	61.74	
		31567 J.R. ROOF, INC.	SHAFT	190.28	
		31567 J.R. ROOF, INC.	TANK	34.32	
		31567 J.R. ROOF, INC.	HOSE	41.61	
		31567 J.R. ROOF, INC.	PUMP	351.82	
		31564 NAPA AUTO PARTS	BRAKE ROTOR	163.16	
		31568 SERVICE TIRE TRUCK CENTER, INC.	DISMOUNT/MOUNT COMPUTER SPIN BALANCE - N	80.00	
01-201-26-292-280		<i>Police Dept. Fleet</i>	<b>TOTAL FOR ACCOUNT</b>		<b>1,185.96</b>
		31582 D & E SERVICE CENTER	HD-Tow D-2 to Campbell Freightliner in L	400.00	
01-203-26-292-270		<i>(2025) DPW Fleet</i>	<b>TOTAL FOR ACCOUNT</b>		<b>400.00</b>

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
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**DEPARTMENT 292**

TOTAL for DEPARTMENT 292

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6,739.94

**DEPARTMENT 310**

		31667 SID HARVEY'S INDUSTRIES, INC.	STRAINER, SUNTEC, BAG	3.50	
		31560 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS - DEPOSIT	-36.00	
		31560 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS	-4.97	
		31665 AURORA ELECTRICAL SUPPLY CO., LLC	SP-15A-120V GFI	79.16	
		31795 DELSEA TERMITE & PEST CONTROL	02/09/2026 MONTHLY PEST CONTROL - CO JOH	58.00	
		31810 GARDEN STATE LABORATORIES, INC.	01/06/2026 WATER TESTING - VOC'S	250.00	
		31795 DELSEA TERMITE & PEST CONTROL	02/09/2026 MONTHLY PEST CONTROL - MUNICI	76.00	
		31795 DELSEA TERMITE & PEST CONTROL	01/20/2026 MONTHLY PEST CONTROL - CO JOH	53.00	
		31560 WB MASON CO., INC.	CREDIT - 5 GALLON WATER JUGS - DEPOSIT	-6.00	
		31795 DELSEA TERMITE & PEST CONTROL	01/20/2026 MONTHLY PEST CONTROL - MUNICI	69.00	
		31667 SID HARVEY'S INDUSTRIES, INC.	NOZZLE, OIL BURNER, 1.50-60B	5.98	
		31667 SID HARVEY'S INDUSTRIES, INC.	NOZZLE, OIL BURNER, 2.00-80B	8.45	
		31560 WB MASON CO., INC.	FEBRUARY 2026 WATER COOLER RENTAL	2.85	
		31810 GARDEN STATE LABORATORIES, INC.	01/06/2026 WATER TESTING - TOTAL COLIFOR	125.00	
		31810 GARDEN STATE LABORATORIES, INC.	01/06/2026 WATER TESTING - SAMPLING FEE	40.00	
		31722 EM ELECTRICAL CONTRACTORS, LLC	2nd Quarter 2026 Fire Alarm Monitoring	135.00	
		31667 SID HARVEY'S INDUSTRIES, INC.	ADAPTER, TANK FILL	14.27	
		31667 SID HARVEY'S INDUSTRIES, INC.	CAP, TANK FILL, STANDARD	6.06	
		31719 ROYALTY CLEANING SERVICES, LLC	FEBRUARY 2026 JANITORIAL SERVICES	567.32	
		31795 DELSEA TERMITE & PEST CONTROL	02/05/2026 MONTHLY PEST CONTROL - LEE HI	39.00	
		31560 WB MASON CO., INC.	5 GALLON WATER JUGS	24.85	
		31560 WB MASON CO., INC.	5 GALLON WATER JUGS - DEPOSIT	48.00	
		31667 SID HARVEY'S INDUSTRIES, INC.	CARTRIDGE, SPIN ON OIL	44.38	
		31560 WB MASON CO., INC.	5 GALLON WATER JUGS	14.91	
01-201-26-310-220		<i>Operating Maintenance</i>	<b>TOTAL FOR ACCOUNT</b>		<b>1,617.76</b>

TOTAL for DEPARTMENT 310

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1,617.76

**DEPARTMENT 335**

		31873 LOEFFEL'S WASTE OIL SERVICE, LLC	Minimum Charge	195.00	
01-201-26-335-020		<i>RECYCLING OE</i>	<b>TOTAL FOR ACCOUNT</b>		<b>195.00</b>
		31658 SCMUA	02/03/2026 GARBAGE DISPOSAL	5,520.13	
		31658 SCMUA	02/10/2026 GARBAGE DISPOSAL	5,198.06	
01-201-26-335-030		<i>GARBAGE CONTRACT</i>	<b>TOTAL FOR ACCOUNT</b>		<b>10,718.19</b>

TOTAL for DEPARTMENT 335

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10,913.19

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
<b>DEPARTMENT 375</b>					
01-201-28-375-220		31901 STEB, INC. <i>Operating Maintenance</i>	QTY: 525 - SPRING 2026 BROCHURE: B&W 8.5 <b>TOTAL FOR ACCOUNT</b>	700.00	700.00
					=====
<b>TOTAL for DEPARTMENT 375</b>					<b>700.00</b>
<b>DEPARTMENT 420</b>					
01-201-30-420-020		31823 OTC BRANDS, INC. <i>CELEBRATION PUBLIC EVENTS</i>	ITEM #IN-5/882 - ST. PATRICK'S NOVELTY A ITEM #IN-70/716 - SHAMROCK DANGLING SPIR ITEM #IN-33/231 - GREEN GLITTER TOP HATS ITEM #IN-25/557 - GREEN DERBY HATS W/BAN SHIPPING & HANDLING ITEM #IN-14473262 - PRISM SHAMROCK ROLL <b>TOTAL FOR ACCOUNT</b>	21.99 8.29 27.99 7.98 12.99 2.98	82.22
					=====
<b>TOTAL for DEPARTMENT 420</b>					<b>82.22</b>
<b>DEPARTMENT 430</b>					
01-201-31-430-661		31899 JCP&L <i>P &amp; R Utilities</i>	BALLFIELD WELL, ROSEVILLE RD. - ACCT #10 TAMARACK PARK - ACCT #100116096270 <b>TOTAL FOR ACCOUNT</b>	200.23 70.47	270.70
01-201-31-430-675		31905 JCP&L <i>Fire Dept Utilities</i>	FIRE DEPT - ACCT #200000053062 <b>TOTAL FOR ACCOUNT</b>	1,520.79	1,520.79
					=====
<b>TOTAL for DEPARTMENT 430</b>					<b>1,791.49</b>
<b>DEPARTMENT 435</b>					
01-201-31-435-020		31879 JCP&L 31880 JCP&L 31897 JCP&L <i>STREET LIGHTING</i>	STREET LIGHTING ACCT #100000676716 STREET LIGHTING ACCT #100000676781 RT. 206/TAMARACK RD - ACCT #100128762331 <b>TOTAL FOR ACCOUNT</b>	456.87 2,112.72 62.32	2,631.91
					=====
<b>TOTAL for DEPARTMENT 435</b>					<b>2,631.91</b>
<b>DEPARTMENT 440</b>					
01-201-31-440-601		31611 BROADVOICE - LOCKBOX #913150 31876 EXTEL COMMUNICATIONS <i>A&amp;E Utilities</i>	MARCH 2026 SERVICE FEES FOR PHONE SYSTEM 1ST QUARTER 2026 ACCOUNT MANAGEMENT SERV <b>TOTAL FOR ACCOUNT</b>	833.33 228.00	1,061.33

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
<b>DEPARTMENT 440</b>					
01-201-31-440-670	31881	VERIZON <i>DPW Utilities</i>	DPW - Account #251-256-346-0001-55 <b>TOTAL FOR ACCOUNT</b>	178.38	178.38
01-201-31-440-680	31881	VERIZON <i>Public Safety</i>	Police - Account #751-663-306-0001-55 <b>TOTAL FOR ACCOUNT</b>	103.58	103.58
<b>TOTAL for DEPARTMENT 440</b>					=====
					<b>1,343.29</b>
<b>DEPARTMENT 447</b>					
01-201-31-447-619	31623	SJ FUEL SOUTH CO., INC. <i>Rescue Squad</i>	02/12/2026 HEATING OIL DELIVERY - 245.70 <b>TOTAL FOR ACCOUNT</b>	677.00	677.00
01-201-31-447-661	31623	SJ FUEL SOUTH CO., INC. <i>P &amp; R Utilities</i>	02/12/2026 HEATING OIL DELIVERY - 150.60 <b>TOTAL FOR ACCOUNT</b>	414.96	414.96
01-201-31-447-675	31623	SJ FUEL SOUTH CO., INC. <i>Fire Dept Utilities</i>	02/12/2026 HEATING OIL DELIVERY - 126.90 <b>TOTAL FOR ACCOUNT</b>	349.66	349.66
<b>TOTAL for DEPARTMENT 447</b>					=====
					<b>1,441.62</b>
<b>DEPARTMENT 460</b>					
01-201-31-460-670	31624	SJ FUEL SOUTH CO., INC. <i>DPW Utilities</i>	02/16/2026 GASOLINE DELIVERY - 1,567.10 02/05/2026 GASOLINE DELIVERY - 1,257.30 <b>TOTAL FOR ACCOUNT</b>	3,500.12 2,839.61	6,339.73
<b>TOTAL for DEPARTMENT 460</b>					=====
					<b>6,339.73</b>
<b>DEPARTMENT 465</b>					
01-201-32-465-000	31658	SCMUA <i>RECYCLING TAX APPROP.</i>	02/10/2026 RECYCLING TAX 02/03/2026 RECYCLING TAX <b>TOTAL FOR ACCOUNT</b>	145.74 154.77	300.51
<b>TOTAL for DEPARTMENT 465</b>					=====
					<b>300.51</b>
<b>DEPARTMENT 701</b>					
01-213-07-701-001	31574	SCMUA <i>Recycling Grant</i>	02/04/2026 TIRE DISPOSAL <b>TOTAL FOR ACCOUNT</b>	513.75	513.75
<b>TOTAL for DEPARTMENT 701</b>					=====
					<b>513.75</b>

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
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**Capital**

**DEPARTMENT 042**

	30929	DENVILLE LINE PAINTING, INC.	CHANGE ORDER #1 - APPROVED 03/03/2026 R	156.06	
	30929	DENVILLE LINE PAINTING, INC.	LINE STRIPING OF ROSEVILLE RD - APPROVED	8,557.29	
	30930	TILCON NEW YORK, INC.	CHANGE ORDER #1 - APPROVED 03/03/2026 R	-11,645.44	
	30930	TILCON NEW YORK, INC.	FINAL DRAWDOWN	16,918.12	
04-215-55-042-000		<i>VARIOUS STREET IMPROVEMENTS (004-2022)</i>	<b>TOTAL FOR ACCOUNT</b>		<b>13,986.03</b>
					=====
<b>TOTAL for DEPARTMENT 042</b>					<b>13,986.03</b>

**DEPARTMENT 051**

	31241	ELEMENTAL SHELTER SOLUTIONS, LLC	TENSIONED FABRIC STRUCTURE LEAF DUMP - E	2,612.23	
	31241	ELEMENTAL SHELTER SOLUTIONS, LLC	TENSIONED FABRIC STRUCTURE LEAF DUMP - S	750.00	
	31060	TONY'S CONCRETE CONSTRUCTION CO., I	FINAL DRAWDOWN	1,160.00	
	31241	ELEMENTAL SHELTER SOLUTIONS, LLC	TENSIONED FABRIC STRUCTURE LEAF DUMP - F	3,800.00	
	31241	ELEMENTAL SHELTER SOLUTIONS, LLC	TENSIONED FABRIC STRUCTURE LEAF DUMP - B	11,152.02	
	31241	ELEMENTAL SHELTER SOLUTIONS, LLC	TENSIONED FABRIC STRUCTURE LEAF DUMP - I	25,375.00	
04-215-55-051-000		<i>DPW FACILITIES IMPROVEMENTS (012-2023)</i>	<b>TOTAL FOR ACCOUNT</b>		<b>44,849.25</b>
					=====
<b>TOTAL for DEPARTMENT 051</b>					<b>44,849.25</b>

**DEPARTMENT 060**

	31242	PORTOFINO BUILDERS, LLC	FINAL DRAWDOWN	2,837.71	
04-215-55-060-000		<i>DRAINAGE IMPRVMTS - BELTON ST (#010-2025)</i>	<b>TOTAL FOR ACCOUNT</b>		<b>2,837.71</b>
					=====
<b>TOTAL for DEPARTMENT 060</b>					<b>2,837.71</b>

**Sewer**

**DEPARTMENT 502**

	31621	ONE CALL CONCEPTS, INC.	JANUARY 2026 MARKOUTS	11.40	
05-201-55-502-220		<i>Maintenance</i>	<b>TOTAL FOR ACCOUNT</b>		<b>11.40</b>
	31903	STATE OF NEW JERSEY	MARCH 2026 HEALTH INSURANCE PREMIUMS - A	1,107.24	
05-201-55-502-230		<i>Group Insurance</i>	<b>TOTAL FOR ACCOUNT</b>		<b>1,107.24</b>
					=====
<b>TOTAL for DEPARTMENT 502</b>					<b>1,118.64</b>

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
<b>Other Trust</b>					
<b>DEPARTMENT 000</b>					
		31624 SJ FUEL SOUTH CO., INC.	02/07/2026 GASOLINE DELIVERY - 1,903.30	4,279.57	
		31625 NATIONAL FUEL OIL, INC.	02/12/2026 DIESEL DELIVERY - 1,070.00 GA	2,974.39	
19-286-56-000-001		<b>Reserve - Diesel/Gasoline</b>	<b>TOTAL FOR ACCOUNT</b>		<b>7,253.96</b>
		31765 VAN DINE MOTORS, INC.	BERGEN COUNTY COOP DISCOUNT	-4,484.16	
		31765 VAN DINE MOTORS, INC.	HEADLIGHTS	550.00	
		31765 VAN DINE MOTORS, INC.	ITEM #85900-4 - BIG BOX WIDE OUT	5,209.00	
		31765 VAN DINE MOTORS, INC.	ITEM #85850 - WIDE OUT XL	6,697.00	
		31765 VAN DINE MOTORS, INC.	LABOR	125.00	
19-286-56-000-013		<b>Reserve - Storm Recovery/Snow Removal</b>	<b>TOTAL FOR ACCOUNT</b>		<b>8,096.84</b>
		31833 I AND SONS CONSTRUCTION, LLC	UCC - PERMIT #26045 REFUND - OVERCHARGE	538.00	
19-286-56-000-401		<b>Uniform Construction Fees - Byram</b>	<b>TOTAL FOR ACCOUNT</b>		<b>538.00</b>
		31764 WB MASON CO., INC.	ITEM #COS061940 - COSCO REPLACEMENT INK	11.84	
		31764 WB MASON CO., INC.	CREDIT - ITEM #GLF232198 - PEXELLE SPECI	-199.99	
		31764 WB MASON CO., INC.	ITEM #ROA74000 - ROARING SPRING LEGAL PA	7.19	
		31764 WB MASON CO., INC.	ITEM #GLF232198 - PEXELLE SPECIALTY SOLU	199.99	
		31764 WB MASON CO., INC.	ITEM #ROA74000 - ROARING SPRING LEGAL PA	7.19	
		31764 WB MASON CO., INC.	ITEM #GLF232198 - PEXELLE SPECIALTY SOLU	199.99	
		31764 WB MASON CO., INC.	ITEM #AAGPM428 - AT-A-GLANCE MONTHLY WAL	20.99	
		31764 WB MASON CO., INC.	ITEM #GLF232198 - PEXELLE SPECIALTY SOLU	199.99	
		31764 WB MASON CO., INC.	CREDIT - ITEM #ROA74000 - ROARING SPRING	-7.19	
		31764 WB MASON CO., INC.	CREDIT - ITEM #GLF232198 - PEXELLE SPECI	-199.99	
19-286-56-000-421		<b>Uniform Construction Code - Other Expenses</b>	<b>TOTAL FOR ACCOUNT</b>		<b>240.01</b>
					=====
<b>TOTAL for DEPARTMENT 000</b>					<b>16,128.81</b>

**Recreation Trust**

**DEPARTMENT 011**

		31890 LAKELAND BUS LINES, INC.	CHARTER BUS FOR PHILADELPHIA FLOWER SHOW	1,750.00	
		31892 LAKELAND BUS LINES, INC.	DEPOSIT	300.00	
		31885 THE PENNSYLVANIA HORTICULTURAL SOCIETY	PROCESSING FEE	15.00	
		31893 LAKELAND BUS LINES, INC.	DEPOSIT	300.00	
		31885 THE PENNSYLVANIA HORTICULTURAL SOCIETY	2026 PHILADELPHIA FLOWER SHOW	1,480.00	
		31786 QUEENS BALLPARK COMPANY, LLC	LESS: DEPOSIT - PO #31184	-500.00	
		31786 QUEENS BALLPARK COMPANY, LLC	METS GAME TICKETS 05/30/2026	3,192.00	
		31786 QUEENS BALLPARK COMPANY, LLC	PROCESSING ORDER CHARGE	25.00	
20-286-56-011-001		<b>CONSIGNMENT TICKETS</b>	<b>TOTAL FOR ACCOUNT</b>		<b>6,562.00</b>
					=====
<b>TOTAL for DEPARTMENT 011</b>					<b>6,562.00</b>

**DEPARTMENT 300**

		31650 CARTER, KAITLYN	01/09/2026 - PAINT & SIP - HOT COCOA SNO	600.00	
20-286-56-300-002		<b>ADULT ART CLASSES</b>	<b>TOTAL FOR ACCOUNT</b>		<b>600.00</b>
		31824 CHEF IT UP 2 GO SUSSEX CTY	JR. CHEF COOKING CLASS WINTER SESSION #1	1,700.00	

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
<b>DEPARTMENT 300</b>					
20-286-56-300-004		FOOD CLASSES	TOTAL FOR ACCOUNT		1,700.00
					=====
TOTAL for DEPARTMENT 300					2,300.00

<b>DEPARTMENT 800</b>					
		31884 LENAPE VALLEY REGIONAL H S	SKI CLUB TRANSPORTATION TO MOUNTAIN CREE	2,500.00	
		31808 MCCLEARY, CARMELA	SKI CLUB - PARTIAL REFUND DUE TO INJURY	51.00	
20-286-56-800-009		SKI CLUB	TOTAL FOR ACCOUNT		2,551.00
					=====
TOTAL for DEPARTMENT 800					2,551.00

**Developers Escrow - VNB**

<b>DEPARTMENT 177</b>					
		31857 MARAZITI FALCON, LLP	COMMUNICATIONS REGARDING THE STATUS OF T	17.50	
		31857 MARAZITI FALCON, LLP	COMMUNICATIONS WITH C. STONER, P.E., C.M	17.50	
		31857 MARAZITI FALCON, LLP	REVIEW REVISED RESOLUTION, PRIOR APPROVA	140.00	
		31857 MARAZITI FALCON, LLP	REVIEW COMMENTS FROM R. MCBRIAR, ESQ.; R	105.00	
		31861 HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	72.50	
		31857 MARAZITI FALCON, LLP	COMMUNICATIONS W/C. STONER REGARDING DES	35.00	
		31857 MARAZITI FALCON, LLP	REVIEW & REVISE PRESTIA RESOLUTION; COMM	87.50	
		31855 HAROLD E. PELLOW & ASSOCIATES,	DEED REVIEW	75.00	
		31857 MARAZITI FALCON, LLP	COMMUNICATIONS W/C. PHILLIPS REGARDING C	17.50	
		31861 HAROLD E. PELLOW & ASSOCIATES,	11/06/2025 - ATTENDANCE AT MEETING	145.00	
24-280-56-177		Philip Prestia - #9707751072	TOTAL FOR ACCOUNT		712.50
					=====
TOTAL for DEPARTMENT 177					712.50

<b>DEPARTMENT 268</b>					
		31862 HAROLD E. PELLOW & ASSOCIATES,	11/06/2025 - ATTENDANCE AT MEETING	145.00	
		31862 HAROLD E. PELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	112.50	
24-280-56-268		Aaron Shrensel - #6265689907	TOTAL FOR ACCOUNT		257.50
					=====
TOTAL for DEPARTMENT 268					257.50

<b>DEPARTMENT 270</b>					
		31858 MARAZITI FALCON, LLP	COMMUNICATIONS W/C. PHILLIPS REGARDING P	17.50	
		31858 MARAZITI FALCON, LLP	COMMUNICATIONS REGARDING THE STATUS OF T	35.00	
		31858 MARAZITI FALCON, LLP	12/10/2025 - DRAFT RESOLUTION FOR JAM HO	87.50	
		31858 MARAZITI FALCON, LLP	12/11/2025 - DRAFT RESOLUTION FOR JAM HO	210.00	
24-280-56-270		JAM Hospitality Group - #9140134811	TOTAL FOR ACCOUNT		350.00

**List of Bills (Department/Account Detail) - (All Funds)**

Meeting Date: 03/03/2026 For bills from 02/13/2026 to 02/26/2026

Account	PO #	Vendor	Description	Payment	Account Total
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**DEPARTMENT 270**

TOTAL for DEPARTMENT 270

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350.00

**DEPARTMENT 272**

24-280-56-272	31860	HAROLD E. FELLOW & ASSOCIATES, <i>David M. Lisk - #8575410203</i>	APPLICATION & PLAN REVIEW	112.50	
			<b>TOTAL FOR ACCOUNT</b>		<b>112.50</b>

TOTAL for DEPARTMENT 272

=====

112.50

**DEPARTMENT 273**

24-280-56-273	31859	HAROLD E. FELLOW & ASSOCIATES,	APPLICATION & PLAN REVIEW	225.00	
	31859	HAROLD E. FELLOW & ASSOCIATES, <i>Matthew Molloy - #5729843204</i>	APPLICATION & PLAN REVIEW	145.00	
			<b>TOTAL FOR ACCOUNT</b>		<b>370.00</b>

TOTAL for DEPARTMENT 273

=====

370.00

**TOWNSHIP OF BYRAM  
ORDINANCE # 003-2026**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM  
AMENDING CHAPTER 215 ENTITLED “ SITE PLAN AND SUBDIVISION REVIEW”  
TO DELETE ARTICLE XIII ENTITLED “DEVELOPMENT FEES”AND CHAPTER  
240 ENTITLED “ZONING” OF THE CODE OF THE TOWNSHIP OF BYRAM TO  
DELETE SECTIONS 240-81 ENTITLED “AFFORDABLE HOUSING” AND SECTION  
240-82 ENTITLED “MANDATORY SETASIDE OF UNITS” AND RELATED  
SECTIONS 249-83 THROUGH 92 AND TO REPLACE THEM IN THEIR ENTIRETY  
WITH A NEW SECTION 240-81 ENTITLED  
“AFFORDABLE HOUSING”**

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Township of the Byram as follows:

**Section 1:** Chapter 215 entitled “Site Plan and Subdivsion Review” is hereby amended to delete Article XIII entitled “Development Fees” and to amend Chapter 240 entitled “Zoning” to delete Sections 240-81 through 92 and to replace them in their entirety with the following new section “240-81” entitled “Affordable Housing” and Section numbers 215 Article XIII and 240-82 through 92 are reserved in the code.

240-81 Affordable Housing

A. Introduction & Applicability

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in *Byram* consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).

2. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.

3. The *Byram* Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality

shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.

4. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.

#### 5. Applicability

a. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality's most recently adopted HEFSP.

b. This Ordinance shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very low-, low- and moderate-income housing units.

c. Projects receiving federal Low Income Housing Tax Credit financing and are proposed for credit shall comply with the low/moderate split and bedroom distribution requirements, maximum initial rents and sales prices requirements, affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

#### B. Definitions

As used herein the following terms shall have the following meanings:

“Accessory apartments” means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling. Accessory apartments are also referred to as “accessory dwelling units.”

“Act” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Adaptable” means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the “State

Uniform Construction Code Act,” P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

“Administrative agent” means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

“Affirmative marketing” means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

“Affirmative Marketing Plan” means the municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

“Affirmative Marketing Process” or “Program” means the actual undertaking of Affirmative Marketing activities in furtherance of each project with very low- low- and moderate-income units.

“Affordability assistance” means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner’s association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

“Affordability average” means an average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income households.

“Affordable” means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

“Affordable housing development” means a development included in a municipality’s housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

“Affordable Housing Dispute Resolution Program” or “the Program” refers to the dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

“Affordable Housing Monitoring System” or “AHMS” means the Department’s cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing

unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

“Affordable Housing Trust Fund” or “AHTF” means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the “Neighborhood Preservation Non-lapsing Revolving Fund” and “Balanced Housing” mean the AHTF.

“Affordable unit” means a housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

“Age-restricted housing” means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

“Assisted living residence” means a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

“Barrier-free escrow” means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

“Builder’s remedy” means court-imposed site-specific relief for a litigant who seeks to build affordable housing for which the court requires a municipality to utilize zoning techniques, such as mandatory set-asides or density bonuses, including techniques which provide for the economic viability of a residential development by including housing that is not for low- and moderate-income households.

“Certified household” means a household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household. “CHOICE” means the no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.

“COAH” or the “Council” means the Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).

“Commissioner” means the Commissioner of the Department of Community Affairs.

“Compliance certification” means the certification obtained by a municipality pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1), that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next round begins, which is also known as a “judgment of compliance” or “judgment of repose.” The term “compliance certification” shall include a judgment of repose granted in an action filed pursuant to section 13 of P.L.1985, c. 222 (C.52:27D-313).

“Construction” means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217(N.J.S.A. 52:27D-119 et seq.).

“County-level housing judge” means a judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share plans and housing elements with the Act.

“DCA” and “Department” mean the State of New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Department” means the New Jersey Department of Community Affairs.

“Developer” means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

“Development fee” means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.

“Dispute Resolution Program” means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).

“Division” means the Division of Local Planning Services within the Department of Community Affairs.

“Emergent opportunity” means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

“Equalized assessed value” or “EAV” means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

“Equity share amount” means the product of the price differential and the equity share, with the equity share being the whole number of years that have elapsed since the last non-exempt sale of a restricted ownership unit, divided by 100, except that the equity share may not be less than five percent and may not exceed 30 percent.

“Exit sale” means the first authorized non-exempt sale of a restricted unit following the end of the control period, which sale terminates the affordability controls on the unit.

“Exclusionary zoning litigation” means litigation challenging the fair share plan, housing element, ordinances, or resolutions that implement the fair share plan or housing element of a municipality based on alleged noncompliance with the Act or the Mount Laurel doctrine, which litigation shall include, but shall not be limited to, litigation seeking a builder’s remedy.

“Extension of expiring controls” means extending the deed restriction period on units where the controls will expire in the current round of a housing obligation, so that the total years of a deed restriction is at least 60 years.

“Fair share obligation” means the total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

“Fair share plan” means the plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low - and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

“FHA” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Green Building Strategies” means the strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

“HMFA” or “the Agency” means the New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

“Household income” means a household’s gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

“Housing element” means the portion of a municipality’s master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality’s fair share of its region’s present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. at N.J.S.A. 52:27D-304.1.

“Housing region” means a geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

“Inclusionary development” means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate- income households.

“Judgment of compliance” or “judgment for repose” means a determination issued by the Superior Court approving a municipality’s fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

“Low-income household” means a household with a household income equal to 50 percent or less of the regional median income.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

“Mixed use development” means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1)there is a common developer for both the residential development

component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities maybe considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

“Moderate-income household” means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“MONI” means the no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

“Municipal housing liaison” or “MHL” means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

“Municipal affordable housing trust fund” means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

“Municipal development fee ordinance” means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

“New construction” means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

“New Jersey Affordable Housing Trust Fund” means an account established pursuant to N.J.S.A. 52:27D-320.

“New Jersey Housing Resource Center” or “Housing Resource Center” means the online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

“95/5 restriction” means a deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

“Non-exempt sale” means any sale or transfer of ownership of a restricted unit to one’s self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor’s deed to a class A beneficiary; and the transfer of ownership by court order.

“Nonprofit” means an organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

“Non-residential development” means:

Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

“Non-residential development fee” means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

“Order for repose” means the protection a municipality has from a builder’s remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

“Payment in lieu of constructing affordable units” means the prior approval of the payment of funds to the municipality by a developer when affordable units are were not produced on a

site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

“Prospective need” means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

“Qualified Urban Aid Municipality” means a municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

“Person with a disability” means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

“Price differential” means the difference between the controlled sale price of a restricted unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of a restricted unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

“Prior round unit” means a housing unit that addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

“Program” means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L.2024, c. 2 (C.52:27D-313.2).

“Random selection process” means a lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans’ preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

“RCA administrator” means an appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

“RCA project plan” means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

“Receiving municipality” means, for the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality’s fair share obligation.

“Reconstruction” means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

“Recreational facilities and community centers” means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

“Regional contribution agreement” or “RCA” means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality’s affordable housing obligation to another municipality within its housing region.

“Regional median income” means the median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

“Rehabilitation” means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

“Residential development fee” means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

“Restricted unit” means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

“Spending plan” means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

“State Development and Redevelopment Plan” or “State Plan” means the plan prepared pursuant to sections 1 through 12 of the “State Planning Act,” P.L.1985, c. 398 (C.52:18A-196 et al.), designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to subsection f. of section 5 of P.L.1985, c. 398 (C.52:18A-200).

“Supportive housing household” means a very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or special needs housing. Such populations include, but are not limited to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in Section 2 of P.L. 1977), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit Program, the McKinney–Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to

the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant's self-identification of household members on the affordable housing application.

“Supportive housing sponsoring program” means grant or loan program which provided financial assistance to the development of the unit.

“Supportive housing unit” means a restricted rental unit, as defined by N.J.S.A. 34:1B-21.24, that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. Supportive housing units are also referred to as permanent supportive housing units.

“Transitional housing” means temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2) provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

“Treasurer” means the Treasurer of the State of New Jersey.

“UHAC” means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

“UHORP” means the Agency's Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

“Unit type” means type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance), multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

“Very-low-income household” means a household with a household income less than or equal to 30 percent of the regional median income.

“Very-low-income housing” means housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

“Very-low-income unit” means a restricted unit that is affordable to a very-low-income household.

“Veteran” means a veteran as defined at N.J.S.A. 54:4-8.10.

“Veterans’ preference” means the agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

“Weatherization” means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

### C. Monitoring and Reporting Requirements

1. The municipality shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan:

a. The municipality shall provide electronic monitoring data with the Department pursuant to P.L. 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department’s website at

<https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.

b. On or before February 15 of each year, the municipality shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.

c. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

### D. Municipality-wide Mandatory Set-Aside

1. A development, other than single-family detached, providing a minimum of five new housing units created through any municipal rezoning or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan that provides for densities at or above six units per acre, is required to include an affordable housing set-aside of 20%.

2. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.

3. All such affordable units shall be governed by this ordinance for the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.

4. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.

5. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.

6. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.

7. In the event that the inclusionary set-aside of 20% of the total number of residential units does not result in a full integer, the developer shall choose one the developer shall round the set-aside upward to construct a whole additional affordable unit.

E. New Construction (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.). Per the definition of “New Construction,” this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.

1. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.

2. Completion Schedule (previously known as phasing). Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50
75	75

90	100
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3. Design. The following design requirements apply to affordable housing developments, excluding prior round units.

a. Design of 100 percent affordable developments:

i. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.

ii. Each bedroom in each restricted unit must have at least one window.

iii. Restricted units must include adequate air conditioning and heating.

b. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.

i. Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.

ii. Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.

iii. Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.

iv. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.

iv. Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.

v. Each bedroom in each restricted unit must have at least one window.

vi. Restricted units must be of the same unit type as market-rate units within the same building.

vii. Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.

c. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:

i. Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.

ii. Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.

iii. Restricted units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses *may* be exempt from this requirement. The proper ratio for restricted to market-rate unit type shall be subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.

iv. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.

v. Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).

vi. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.

vii. Each bedroom in each restricted unit must have at least one window; and

viii. Restricted units must include adequate air conditioning and heating.

4. Utilities.

a. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.

b. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.AC 5:80-26.13(e).

5. Low/moderate split and bedroom distribution.

a. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.

b. In each affordable housing development, at least 50% of the restricted units within each bedroom distribution rounded up to the nearest whole number shall be very low- or low-income units.

c. Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count and counted as part of the required number of low-income units within the development.

d. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:

i. At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;

ii. Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;

iii. The combined number of efficiency and one-bedroom units shall be no greater than 20% of the total number of low- and moderate-income units. The municipality has chosen not to allow rounding.

iv. At least 30% of all low- and moderate-income units, rounded up shall be two-bedroom units. The municipality has chosen not to allow rounding.

v. At least 20% of all low- and moderate-income units, rounded up shall be three-bedroom units. The municipality has chosen not to allow rounding.

vi. The remaining units may be allocated among two- and three-bedroom units at the discretion of the developer.

e. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least 5% of those restricted units.

6. Accessibility requirements.

a. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.

b. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:

- i. An adaptable toilet and bathing facility on the first floor;
- ii. An adaptable kitchen on the first floor;
- iii. An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;
- iv. An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
- v. If not all of the foregoing requirements in b.i. through b.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
- vi. An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
  - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
  - (b) To this end, the builder of restricted units shall deposit funds within the Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
  - (c) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
  - (d) The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
  - (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Affordable Housing Trust Fund and earmarked appropriately.

vii. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

## F. Affordable Housing Programs

1. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.

2. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation).

a. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.

b. Both ownership and rental units shall be eligible for rehabilitation funds.

c. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.

d. The municipality shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.

e. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L 2024, Chapter 2. The Administrative Agent(s) shall provide

rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.

f. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:

i. If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.

ii. If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant's current rent or the maximum rent permitted under UHAC.

iii. Rents in rehabilitated units may increase annually based on the standards in UHAC.

iv. At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.

3. Market to Affordable program (per N.J.A.C. 5:97-6.9).

a. The market to affordable program permits the purchase or subsidization of unrestricted units through a mortgage write-down provided to an income-certified buyer or through a sale or rental as a low- or moderate-income unit to an income-eligible household. The market to affordable program may produce both low- and moderate-income units.

b. At the time they are offered for sale or rental, eligible units may be new, pre-owned or vacant.

c. The units shall be certified to be in sound condition as a result of an inspection performed by a licensed building inspector.

d. A minimum subsidy of \$25,000 per moderate-income unit and/or \$30,000 per low-income unit shall be provided, with additional subsidy depending on the market prices or rents in a municipality.

e. The units shall comply with UHAC with the following exceptions:

- i. Bedroom distribution (N.J.A.C. 5:80-26.4).
  - ii. Low/moderate income split (N.J.A.C. 5:80-26.4).
- f. Affordability average (N.J.A.C. 5:80-26.4); however:
- i. The maximum rent for a moderate-income unit shall be affordable to households earning no more than 60 percent of median income and the maximum rent for a low-income unit shall be affordable to households earning no more than 44 percent of median income; and
  - ii. The maximum sales price for a moderate-income unit shall be affordable to households earning no more than 70 percent of median income and the maximum sales price for a low-income unit shall be affordable to households earning no more than 40 percent of median income.

4. Extension of Controls Program (for ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k)).

- a. An extension of affordability controls program is established to maintain and extend the affordability of deed restricted units scheduled to come out of their affordability control period, subject to N.J.A.C. 5:97-6.14 and UHAC, including the following:
  - i. The affordable unit meets the criteria for prior cycle (April 1, 1980 - December 15, 1986) or post December 15, 1986 credits set forth in N.J.A.C. 5:97.
  - ii. The affordability controls for the unit are scheduled to expire in the current round; or in the next round of housing obligations if the municipal election to extend controls is made no earlier than one year before the end of the current round;
  - iii. The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards.
  - iv. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work.
  - v. The municipality shall adhere to the process for extending controls pursuant to UHAC for extending ownership units and rental units, either inclusionary or 100% affordable developments.

vi. The deed restriction for the extended control period shall be filed with the County Clerk.

5. Assisted Living Residence (per N.J.A.C. 5:97-6.11).

a. An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.

b. The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.

c. A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.

d. Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.

e. Low- and moderate-income residents cannot be charged any upfront fees.

f. The units shall comply with UHAC with the following exceptions:

i. Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;

ii. The deed restriction may be on the facility, rather than individual apartments or rooms;

iii. Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and

g. Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

6. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).

a. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:

i. Units are subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

ii. Units may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services.

iii. The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.

iv. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.

v. Occupancy shall not be restricted to youth under 18 years of age.

vi. In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.

vii. The bedrooms and/or units shall comply with UHAC with the following exceptions:

(a) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing, and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;

(b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).

viii. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance

with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.

ix. Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.

x. The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:

(a) An Affirmative Marketing Plan in accordance with D1 above; and

(b) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.

xi. The sponsor/owner shall complete annual monitoring as directed by the MHL.

#### G. Regional Income Limits.

1. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.

2. Regional income limits are based on regional median income, which is established by a regional weighted average of the “median family incomes” published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.

3. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8 income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

#### H. Maximum Initial Rents and Sales Prices.

1. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.

2. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.

3. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60% of regional median income. *The maximum rent may be increased to no more than 70 percent of regional median income for moderate-income units within affordable developments where very-low-income units compose at least 13 percent of the restricted units; however, the number of units with rent affordable to households earning 70 percent of regional median income may not exceed the number of very-low-income units in excess of 13 percent rounded up of the restricted units.)*

4. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.

5. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development must achieve an affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.

6. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.

7. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:

- a. A studio or efficiency unit shall be affordable to a one-person household;
- b. A one-bedroom unit shall be affordable to a one and one-half person household;
- c. A two-bedroom unit shall be affordable to a three-person household;
- d. A three-bedroom unit shall be affordable to a four and one-half person household; and

e. A four-bedroom unit shall be affordable to a six-person household.

8. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:

a. A studio or efficiency unit shall be affordable to a one-person household;

b. A one-bedroom unit shall be affordable to a one- and one-half-person household; and

c. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.

9. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.

10. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.

11. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.

I. Affirmative Marketing.

1. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.

2. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 1 and is required to be followed throughout the period of deed restriction.

3. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.

a. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.

b. There shall be a regional preference for all households that live and/or work in Housing Region 1 comprising Counties.

c. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.

d. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.

4. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.

5. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing

Process, the Administrative Agent shall consider the use of language translations where appropriate.

6. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.

7. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph.

8. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

9. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.

10. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales.

J. Selection of Occupants of Affordable Housing Units.

1. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.

2. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.

K. Occupancy Standards.

1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:

- a. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;
- b. Provide a bedroom for every two adult occupants;

c. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and

d. Avoid placing a one-person household into a unit with more than one bedroom.

L. Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

1. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80- 26.6, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.

2. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).

3. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.

4. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.

5. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:

a. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or

b. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.

6. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.

7. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.

8. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.

9. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

M. Price Restrictions for Restricted Ownership Units and Resale Prices.

1. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:

a. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.

b. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C. 5:80-26.7.

i. If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.

ii. If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3

c. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:

i. those that render the unit suitable for a larger household or the addition of a bathroom.

ii. The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);

d. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.

2. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

#### N. Buyer Income Eligibility.

1. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30% of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.

2. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A.

52:27D-311.k(9) must first be advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.

3. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.

4. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:

- a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
- b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
- c. The household is currently in substandard or overcrowded living conditions;
- d. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

O. Limitations on Indebtedness Secured by Ownership Unit; Subordination.

1. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.

2. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

P. Control Periods for Restricted Rental Units.

1. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432, and amended December 20, 2004, 36 N.J.R. 5713 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.

2. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9% Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.

3. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.

4. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.

5. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.

6. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.

7. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:

- a. Sublease or assignment of the lease of the unit;
- b. Sale or other voluntary transfer of the ownership of the unit;
- c. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
- d. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

Q. Rent Restrictions for Rental Units; Leases and Fees.

1. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
2. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
3. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
  - a. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
4. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
5. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
6. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
7. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
8. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

R. Tenant Income Eligibility.

1. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:

- a. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of the regional median income by household size.
- b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of the regional median income by household size.
- c. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of the regional median income by household size.

2. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:

- a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
- b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
- c. The household is currently in substandard or overcrowded living conditions;
- d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
- e. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.

3. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

S. Municipal Housing Liaison.

1. The Municipal Housing Liaison shall be approved by municipal resolution.

2. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in in N.J.A.C. 5:99-1 et seq.

3. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:

- a. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
- b. The oversight of the Affirmative Marketing Plan and affordability controls.
- c. When applicable, overseeing and monitoring any contracting Administrative Agent.
- d. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.
- e. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.
- f. Coordinating meetings with affordable housing providers and administrative agents, as needed.
- g. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.
- h. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
- i. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in C.8. above has been duly recorded.
- j. Listing on the municipal website contact information for the MHL and Administrative Agents.

T. Administrative Agent.

1. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.

2. The fees for administrative agents shall be paid as follows:
  - a. Administrative agent fees related to rental units shall be paid by the developer/owner.
  - b. Administrative agent fees related to initial sale of units shall be paid by the developer.
  - c. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
  - d. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.

3. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.

4. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:

- a. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
- b. Affirmative marketing:
  - i. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.
  - ii. Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
- c. Household certification.
  - i. Soliciting, scheduling, conducting and following up on interviews with interested households.

- ii. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
  - iii. Providing written notification to each applicant as to the determination of eligibility or non-eligibility within 5 days of the determination thereof.
  - iv. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.
  - v. Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
  - vi. Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
- d. Affordability controls.
- i. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
  - ii. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.
  - iii. Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
  - iv. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
- e. Records retention.
- i. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
  - ii. Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of

the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.

- f. Resales and re-rentals.
  - i. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
  - ii. Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
- g. Processing requests from unit owners.
  - i. Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
  - ii. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
  - iii. Notifying the municipality of an owner's intent to sell a restricted unit.
  - iv. Making determinations on requests by owners of restricted units for hardship waivers.
- h. Enforcement.
  - i. Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
  - ii. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;

iii. Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;

iv. Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and

v. Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.

i. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.

U. Responsibilities of The Owner of a development containing affordable units.

1. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:

a. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.

b. The total number of units in the project and the number of affordable units.

c. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.

d. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.

e. A projected construction schedule.

f. The location of any common areas and elevators.

g. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.

2. In addition to A above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:

- a. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
- b. Provide to the administrative agent a description of any applicable fees.
- c. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
- d. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.
- e. Provide to the administrative agent a proposed form of lease for any rental units.
- f. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
- g. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.

3. In addition to A, above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:

- a. Proposed pricing for all units, including any purchaser options and add-on items.
- b. Condominium or homeowner association fees and any other applicable fees.
- c. Estimated real property taxes.
- d. Sewer, water, trash disposal, and any other utility assessments.
- e. Flood insurance requirement, if applicable.
- f. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

V. Enforcement of Affordable Housing Regulations

1. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.

2. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:

a. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:

i. A fine of not more than \$1,000 or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;

ii. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected;

iii. In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.

3. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.

4. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a

judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.

a. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.

b. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.

c. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.

d. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be

treated in the same manner as the excess that would have been realized from an actual sale as previously described.

e. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.

f. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.

5. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a reasonable amount of time and be re-leased within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.

6. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.

7. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.

## 8. Appeals

a. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter must be filed, in writing, with the municipal housing liaison. A

decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action.

W. Development Fees.

1. Purpose

a. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.

2. Basic Requirements

a. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.

b. The municipality shall not spend development fees until the court has approved a plan for spending such fees.

3. Residential Development Fees

a. Imposed fees

i. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.

ii. When an increase in residential density is permitted pursuant to a "d" variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a "bonus" development fee of 6.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

b. Eligible exactions, ineligible exactions and exemptions for residential development

i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.

ii. Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.

iii. Development fees shall not be imposed and collected when an existing single family residential structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement.

iv. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.

4. Non-Residential Development Fees

a. Imposition of fees

i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and

improvements, for all new non-residential construction on an unimproved lot or lots.

ii. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

b. Eligible exactions, ineligible exactions and exemptions for non-residential development

i. The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.

ii. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

c. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.

d. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.

e. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner

of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.

5. Collection Procedures

a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.

b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

c. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.

d. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.

e. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.

f. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

g. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).

h. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the

construction permit and that determined at the time of issuance of certificate of occupancy.

6. Appeal of development fees

a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

b. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

7. Affordable Housing Trust Fund

a. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.

b. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:

i. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;

ii. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;

iii. Rental income from municipally operated units;

iv. Repayments from affordable housing program loans;

- v. Recapture funds;
  - vi. Proceeds from the sale of affordable units; and
  - vii. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- c. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.
- d. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
- i. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
  - ii. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
  - iii. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
  - iv. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
  - v. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
  - vi. Revocation of compliance certification or a judgment of compliance and repose;
  - vii. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
  - viii. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- e. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.

## 8. Use of Funds

a. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.

b. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.

c. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low- income households.

i. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.

ii. Affordability assistance for very low income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.

d. No more than 20% of all affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the

Superior Court and the Program including the costs to the municipality of resolving a challenge.

9. Monitoring

a. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

10. Ongoing Collection of Fees

a. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.

b. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).

11. Emergent Affordable Housing Opportunities. Requests to expend affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

Section 2. Repealer

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. Severability

If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

Section 4 Effective Date

This ordinance shall take effect twenty (20) days after publication, as provided by law.

Introduced: 02/17/2026

Adopted: 03/03/2026

\_\_\_\_\_  
Cynthia Church, RMC  
Township Clerk

\_\_\_\_\_  
Alexander Rubenstein  
Mayor

**BYRAM TOWNSHIP COUNCIL**

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

**NOTICE OF ADOPTION**

**NOTICE** is hereby given that Ordinance 003-2026 was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, Mansfield Drive, Byram Township, New Jersey, on the 17th day of February 2026. The said ordinance was further considered for final adoption at a meeting of the Township Council of The Township of Byram, held at the Byram Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the 3rd day of March at 7:30 p.m. at which time all persons were given the opportunity to be heard. It was finally passed and adopted and will be in full force in the Township according to law.

\_\_\_\_\_  
Cynthia Church, RMC  
Township Clerk

**TOWNSHIP OF BYRAM**  
**SUSSEX COUNTY, NEW JERSEY**

**ORDINANCE NO. 004 - 2026**

**AN ORDINANCE OF THE TOWNSHIP OF BYRAM, COUNTY OF SUSSEX, AND STATE OF NEW JERSEY TO AMEND THE TOWNSHIP CODE BY REPEALING CHAPTER 3, “ADMINISTRATION OF GOVERNMENT,” ARTICLE VII, “MUNICIPAL COURT,” AND ARTICLE VIII, “MUNICIPAL COURT PROSECUTOR’ AND ADDING NEW CHAPTER 3, “ADMINISTRATION OF GOVERNMENT,” ARTICLE VII, “JOINT MUNICIPAL COURT”**

**WHEREAS**, the Township of Byram has entered into an Agreement to form a Joint Municipal Court with the Township of Andover, Andover Borough, Green Township, Hopatcong Borough and Stanhope Borough (collectively “the five [6] municipalities” or “members”); and

**WHEREAS**, it is in the best interest of the Township of Byram to participate in the joint municipal court with Andover Township, Andover Borough, Green Township, Hopatcong Borough and Stanhope Borough;

**WHEREAS**, a Joint Municipal Court has been created and agreed to by the five (6) municipalities.

**NOW THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Byram, in the County of Sussex, and State of New Jersey as follows:

**SECTION 1.**

That Chapter 3 “Administration of Government,” Article VII “Municipal Court” and Article VIII “Municipal Court Prosecutor” is repealed and that a new Chapter 3 “Administration of Government,” Article VII “Joint Municipal Court” be established as follows:

**CHAPTER 3. ADMINISTRATION OF GOVERNMENT.**

§ 3-22. Creation; Name; Jurisdiction.

- A. Creation of Court. There has been created a joint Municipal Court consisting of the Township of Andover, Andover Borough Green Township, Hopatcong Borough and Stanhope Borough (collectively “the five [6] municipalities”). This Court is created by the shared services agreement executed by the five (6) municipalities in March of 2026, and is subject to the terms thereof. The shared services agreement is attached hereto and incorporated in this chapter and shall be approved by and filed with the Administrative Director of the Courts.
- B. Name of Court. The name of the Joint Municipal Court shall be the “Andover Joint Municipal Court (Andover Township, Andover Borough Byram Township, Green Township, Hopatcong Borough and Stanhope)” and it shall have a seal bearing said name.

- C. Jurisdiction. The jurisdiction of the Andover Joint Municipal Court shall be coextensive with the territories of the Township of Andover, Andover Borough, Byram Township, Green Township, Hopatcong Borough and Stanhope in the County of Sussex. The Court shall be under the jurisdiction of the Assignment Judge and Municipal Court Administrator for Vicinage 10, – Morris/Sussex, of the Superior Court of New Jersey.

§ 3-23. Municipal Judge; powers, duties and qualifications.

- A. There shall be a Joint Municipal Judge appointed by the Governor as provided by law with regard to Joint Municipal Courts. The Municipal Judge shall serve for a term of three (3) years from the date of appointment and until a successor is appointed and qualified.
- B. The Municipal Judge shall have and possess the requisite qualifications in order to serve as a Municipal Court Judge as provided by the laws of the State of New Jersey.
- C. The Municipal Judge shall faithfully carry out all of the responsibilities of a Municipal Court Judge and shall abide by all rules and regulations established for Municipal Court Judges by the Administrative Office of the Courts, the New Jersey Supreme Court and any other applicable laws and rules.

§ 3-24. Municipal Prosecutor.

There shall be appointed a Municipal Prosecutor for the Joint Municipal Court who shall prosecute all cases in the Joint Municipal Court.

- A. The Municipal Prosecutor shall be appointed annually by Andover Township at the same time and in the same manner as other annual appointments are customarily made, and shall continue to serve until a successor is duly appointed and qualified.
- B. The Municipal Prosecutor shall serve at the will of Andover Township, which service may be terminated upon thirty (30) days' written notice.
- C. Qualifications for the position of Prosecutor are that the appointee shall be a duly licensed attorney at law of New Jersey, in good standing, and remain so throughout the term of service.
- D. There shall also be appointed by Andover Township an Alternate Municipal Court Prosecutor, whose duties shall be the same as the Municipal Prosecutor's, but who shall act as Municipal Prosecutor only in the event the Municipal Prosecutor is absent or unavailable, or in the event the Municipal Prosecutor is unable to represent the Township as a result of a conflict of interest. All provisions and references to Municipal Prosecutor in this chapter shall apply to the Alternate Municipal Prosecutor in all respects. In the event that the Municipal Prosecutor is absent, unavailable or unable to represent the Township due to a conflict of interest, the Municipal Prosecutor shall promptly notify the Municipal Court Administrator of such circumstances, and the matter shall then be reassigned or transferred to the Alternate Municipal Prosecutor, through the office of the Municipal Court Administrator.

§ 3-25. Municipal Court Administrator.

There shall be an Administrator of the Andover Joint Municipal Court who shall perform the functions and duties prescribed for the Administrator by law, by the rules applicable to municipal courts and by the Municipal Court Judge. The compensation of the Administrator shall be determined by Andover Township. The duties of Municipal Court Administrator shall include, but are not limited to:

- A. Carrying out the rules, regulations, policies and procedures relating to the operation of the Court.
- B. Interviewing and speaking to persons wishing to file criminal complaints or wishing information in that regard; receiving complaints and dispensing information relative to Court matters.
- C. Maintaining the financial records of the Court.
- D. Attending court sessions; recording pleas, judgments and dispositions; arranging trial calendars; signing court documents; preparing and issuing warrants and commitments.
- E. Taking and preparing bail bonds, recognizances and security in lieu thereof; making inquiry concerning their sufficiency and equity; receiving and accounting for fines and costs.
- F. Interviewing persons on informal Police Court matters to determine if there is a basis for formal action and, if necessary, issuing summonses requiring court appearances; maintaining and classifying records and files.
- G. Maintaining, forwarding, receiving and reporting such records, reports and files as are required by the State Director of Motor Vehicles.
- H. Making a yearly report to the Township Committee.
- I. Performing all other duties required by law.

§ 3-26. Deputy Municipal Court Administrator

There shall be a Deputy Administrator of the Andover Joint Municipal Court who shall perform the functions and duties prescribed by law, by the rules applicable to municipal courts and by the Municipal Court judge. The Deputy Administrator shall be appointed in accordance with the applicable court rules. The compensation of the Deputy Administrator shall be determined by Andover Township.

§ 3-27. Municipal Public Defender

The Township of Andover shall, by resolution, annually appoint a Public Defender to serve within the Andover Joint Municipal Court. The Public Defender shall be compensated as determined by the Township of Andover. It shall be the Municipal Public Defender's duties to represent eligible, indigent defendants, in proceedings over which the Andover Joint Municipal Court has jurisdiction.

- A. Qualifications. The Municipal Public Defender shall be an attorney at law of the State of New Jersey in good standing. The Municipal Public Defender need not be a resident of the Township, and may hold the same title in one or more Municipal Courts. The Municipal Public Defender may represent private clients in this and any other municipality, subject to the Rules of Court governing the conduct of lawyers, judges and court personnel.

- B. Term. The Municipal Public Defender shall serve for a term of one year from the date of his or her appointment, and may continue to serve in office pending reappointment of a successor. The Municipal Public Defender shall be removed by the governing body of a municipality for good cause shown and after a public hearing, upon due notice with an opportunity to be heard. Failure to reappoint a Municipal Public Defender shall not constitute a removal from office.
- C. Salary. Remuneration for the position of Municipal Public Defender and Conflict Public Defender shall be fixed by ordinance.
- D. Duties. The Municipal Public Defender shall represent defendants who meet the eligibility requirements set forth below. The Municipal Public Defender shall be responsible for handling all phases of the defense, including but not limited to discovery, pre-trial and post-trial hearings, motions, removals to Federal District Court and other collateral functions. Duties of the Public Defender shall not include de novo appeals in Superior Court.
- E. Eligibility requirements. To be eligible for the services of the Municipal Public Defender, a defendant must:
- (1) Be charged with a crime as specified in N.J.S.A. § 2B:12-18; or
  - (2) Be charged with an offense of which there is a likelihood, in the opinion of the Municipal Court, that the defendant, if convicted, will be subject to imprisonment or other consequence of magnitude; and
  - (3) Meet the financial eligibility requirements, in the opinion of the Municipal Court, as set forth in N.J.S.A. § 2A:158A-14 and guidelines promulgated by the New Jersey Supreme Court; and
  - (4) Provide all necessary applications, releases and authorizations, and documents.
  - (5) Pay an application fee of \$200. This fee may be waived or reduced by the Municipal Court upon clear and convincing proof that the fee is an unreasonable burden upon the applicant. Said fee may be paid over time, not to exceed four months.
  - (6) In the event that the Municipal Court cannot determine eligibility before the time when the first services are to be rendered, the Municipal Court shall refer the defendant to the Municipal Public Defender provisionally. If it is later determined that the defendant is ineligible, or if it is determined that the initial determination was erroneous, the Court shall inform the defendant, and the defendant shall be obliged to engage his own counsel and to reimburse the municipality for the cost of the services rendered.
- F. Juvenile defendants.
- (1) In the event the defendant is under the age of 18 years, the eligibility for service shall be determined on the basis of the financial circumstances of the individual and the individual's parents or legal guardian.
  - (2) The Municipal Court shall be entitled to recover the cost of legal services from the parents or legal guardian, and shall have the authority to require parents or legal guardians to execute and deliver any authorizations required to determine eligibility.
- G. Municipal responsibilities and reimbursements.

- (1) The municipality shall be responsible for payment of all necessary services of representation as determined by the Court. The factors of need and real value to a defendant may be weighed against the financial constraints of the municipality in determining the necessary services.
- (2) The municipality shall have a lien on any property to which the defendant shall have or acquire an interest up to the amount of the reasonable value of the services rendered to a defendant. To effectuate such lien, the Municipal Attorney shall file a notice setting forth the services rendered to the defendant and the reasonable value thereof with the Clerk of the Superior Court. Within 10 days of said filing, the Municipal Attorney shall send a copy of the notice with a statement of the date of the filing to the defendant by certified mail to the defendant's last known address. The filing of the notice shall constitute a lien for a period of 10 years from the date of filing and shall have the priority of a judgment.
- (3) The Municipal Attorney may do all things necessary to collect any money due to the municipality for reimbursement for services rendered by the Municipal Public Defender, including remedies available for recovery of a civil judgment, counsel fees and costs.
- (4) All application fees collected shall be deposited in a dedicated fund administered by the Treasurer of the municipality and shall be used exclusively to meet the costs incurred in providing the services of a Municipal Public Defender.

H. There shall also be appointed by Andover Township a Conflict Public Defender, whose duties shall be the same as the Public Defender's, but who shall act as Public Defender only in the event the Public Defender is absent or unavailable, or in the event the Public Defender is unable to represent an eligible defendant as a result of a conflict of interest. All provisions and references to Municipal Public Defender in this chapter shall apply to the Conflict Public Defender in all respects. In the event that the Municipal Public Defender is absent, unavailable or unable to represent an eligible defendant due to a conflict of interest, the Municipal Public Defender shall promptly notify the Municipal Court Administrator of such circumstances, and the matter shall then be reassigned or transferred to the Conflict Public Defender, through the office of the Municipal Court Administrator.

#### § 3-28. Auditor

The auditor appointed by Andover Township shall act as the auditor for the Andover Joint Municipal Court. The auditor shall perform a yearly audit of the Andover Joint Municipal Court, which audit shall be prepared generally in accordance with the requirements of the Local Fiscal Affairs Law, N.J.S.A. 40A:5-1, *et seq.* A copy of the complete audit shall be supplied to each participating municipality by September 1 of each year.

#### § 3-29. Additional Court Personnel

The Township of Andover shall, hereafter, by resolution have the power to designate such other persons as may be required to serve as clerks, staff and other officers thereof and to establish compensation to be paid to the respective persons to manage and run the day-to-day operations of the Joint Municipal Court. Compensation thereof shall be in accordance with the salary ordinance adopted annually by the Township of Andover.

#### § 3-30. Withdrawal by member municipality.

The members of the Andover Joint Municipal Court established by this Chapter are the Township of Andover, Andover Borough, Township of Byram, Green Township, Hopatcong Borough and Stanhope Borough. Collectively, the Township of Andover, Andover Borough, Township of Byram, Green Township, Hopatcong Borough, Stanhope Borough shall be referred to as members. Any member of the Andover Joint Municipal Court may withdraw by complying with the provisions of the shared services agreement amongst the members identified in § 3-22(A) above or such subsequent agreements or amendments then existing and in effect.

§ 3-31. Contributions and compensation.

- A. The Borough of Andover, the Township of Byram, Green Township, Hopatcong Borough, and Stanhope Borough shall pay the Township of Andover a fee in accordance with the shared services agreement then existing between the parties.
- B. The Township of Andover shall remit fines and levies collected for infractions occurring in Andover Borough, the Township of Byram, Green Township, Hopatcong Borough and Stanhope Borough to the applicable municipality on at least a monthly basis or as set forth in the agreement amongst the municipalities.

**SECTION 2.** Repealer.

All ordinances of the Township of Byram, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

**SECTION 3.** Severability.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 4.** Effect

This Ordinance shall take effect upon final passage, approval, and publication as required by law.

**SECTION 5.** Renumeration

This Ordinance may be renumbered for codification purposes.

**BY ORDER OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM**

Introduced: February 17, 2026      Adopted:

**BYRAM TOWNSHIP COUNCIL**

	Councilman Esposito	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Mayor Rubenstein
Motion					
2nd					
Yes					
No					
Abstain					
Absent					

**NOTICE OF INTRODUCTION**

Notice is hereby given that the foregoing Ordinance No. 004-2026 was submitted in writing at a meeting of the Mayor and Council of the Township of Byram, in the County of Sussex, New Jersey, held on the 3<sup>rd</sup> day of March, 2026. Introduced and read by title and passed on the first reading and that said Township Mayor and Council will further consider the Ordinance for second reading and final passage thereof at a meeting to be held on the 17<sup>th</sup> day of March, 2026 at 7:30 p.m., at the Township of Byram Municipal Building, 10 Mansfield Drive, Stanhope, New Jersey, at which time and place a public hearing will be held thereon by the Township Council and all persons and citizens in interest shall have an opportunity to be heard concerning same. Copies of this ordinance are available at the Clerk's office Monday through Friday from 8:30 a.m. to 4:30 p.m.

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Cynthia Church, Township Clerk