

AGENDA
Hightstown Borough Council
August 4, 2025 | 6:30 p.m.
Hightstown Engine Company No. 1
140 North Main Street, Hightstown

PLEASE TURN OFF ALL CELL PHONES DURING YOUR ATTENDANCE AT THIS MEETING TO AVOID SOUNDS/RINGING OR CONVERSATIONS THAT MAY INTERFERE WITH THE RECORDING OR THE ABILITY OF ATTENDEES TO HEAR THE PROCEEDINGS. THANK YOU FOR YOUR COOPERATION.

Meeting called to order by Mayor Susan Bluth

STATEMENT: Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was advertised in the Trentonian and Windsor-Hights Herald as required by law and is posted on the Hightstown Borough website.

Roll Call

Flag Salute

Approval of Agenda

Approval of Minutes July 21, 2025 Public Session
July 21, 2025 Executive Session

Public Comment Any person wishing to address Council with his or her comments will have a maximum of three minutes to do so at this time.

Budget 2025 Public Hearing 2025 Budget
Resolution 2025-153 Amendment to the 2025 Municipal Budget
Resolution 2025-154 Authorizing the Budget to be Read by Title Only
Resolution 2025-155 Adoption of 2025 Budget

Ordinances **2025-11 First Reading and Introduction** An Ordinance of the Borough of Hightstown, County of Mercer, State of New Jersey, Establishing a New Article 4-14 Entitled "Filming" in the Borough Code to Regulate Commercial Filming in the Borough

Resolutions **2025-156** Authorizing Payment of Bills

Consent Agenda **2025-157** A Resolution Authorizing the Mayor and Municipal Clerk to Execute a Lease Agreement with the County of Mercer for 114 Franklin Street, Hightstown Memorial Library
2025-158 Authorizing Request for Proposal for Architectural Services

Discussion

Subcommittee Reports

Mayor/Council/Administrative Updates

Executive Session **Resolution 2025-159** Authorizing a Meeting that Excludes the Public
Contract Negotiations – Personnel

Adjournment

Borough of Hightstown
County of Mercer

Ordinance 2025-11

**AN ORDINANCE OF THE BOROUGH OF HIGHTSTOWN, COUNTY OF
MERCER, STATE OF NEW JERSEY, ESTABLISHING A NEW ARTICLE 4-14,
ENTITLED “FILMING” IN THE BOROUGH CODE TO REGULATE
COMMERCIAL FILMING IN THE BOROUGH**

WHEREAS, the Borough of Hightstown finds it necessary to establish a new Article 4-14, entitled “Filming”, in the Borough Code to facilitate and regulate motion picture filming within the Borough and establish “Film Ready” standards; and

WHEREAS, the Borough aims to establish filmmaking regulations that maintain the quality of life of Hightstown residents, while also promoting the Borough as an attractive and desirable filming location for motion pictures and television programs; and

WHEREAS, the new regulations would help support the Borough’s application for “Film Ready” Certification from the New Jersey Motion Picture and Television Commission.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Hightstown, in the County of Mercer, State of New Jersey, as follows:

Section 1. Article 4-14, presently “Reserved,” of Chapter 4, “General Licensing,” shall be named “Filming,” and shall constitute the following:

§ 4-14-1 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

FILMING

The taking of still or motion pictures either on film or videotape or similar recording medium, for commercial or educational purposes intended for viewing on television, in theaters, major linear broadcast network or streaming platforms, or for institutional uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the municipality.

MAJOR MOTION PICTURE

Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following: NBCUniversal, including Peacock; Warner Bros. Discovery, including New Line Cinema, HBO, DC Studios and Castle Rock Entertainment; Paramount Pictures, including Miramax, MTV Films, Showtime, Skydance, Dreamworks and Nickelodeon Movies; Walt Disney Studios, including 20th Century Studios, Searchlight Pictures, Hulu and Marvel Studios; Sony Pictures, including Columbia Pictures, Screen Gems and Tristar Pictures; Amazon MGM Studios; Netflix Studios; A24; Lionsgate; any film for which the budget is at least \$20,000,000; or any recurrent weekly television series programming.

PUBLIC LANDS

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Any and every public street, highway, sidewalk, square, public park or playground or any other public place within the municipality which is within the jurisdiction and control of the municipality.

§4-14-2. Permit required.

A. No person or organization shall film or permit filming on public or on private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including, but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic, without first having obtained a permit from the office of the Municipal Clerk, which permit shall set forth the approved location of such filming and the approved duration of such filming by specific reference to day or dates. Said permit must be readily available for inspection by the Borough officials at all times at the site of the filming.

B. All permits shall be applied for and obtained from the office of the Municipal Clerk during normal business hours. Applications for such permits shall be in a form approved by the Municipal Clerk and be accompanied by a permit fee in the amount established by this chapter in § 10 herein.

C. If a permit is issued and, due to inclement weather or other good cause, filming does not in fact take place on the dates specified, the Municipal Clerk may, at the request of the applicant, issue a new permit for filming on other dates subject to full compliance with all other provisions of this chapter. No additional fee shall be paid for this permit.

§ 4-14-3. Issuance of permits.

A. No permits will be issued by the Municipal Clerk unless applied for at least 30 or more business days prior to the requested shooting date; provided, however, that the Chief of Police may waive the 30 day period if, in his judgment, the applicant has obtained all related approvals and adjacent property owners or tenants do not need to be notified.

B. No permit shall be issued for filming upon public lands unless the applicant shall provide the municipality with a Certificate of Insurance naming the Borough of Hightstown as an additional insured:

1. Minimum additional insured insurance coverage as follows:

- a) General Liability of \$1,000,000 per occurrence with \$2,000,000 aggregate.
- b) Medical expenses (any one person) in the amount of \$5,000
- c) Damage to Rented Premises \$100,000.000

2. Additional required proof of insurance:

- a) Provide evidence of auto liability and workers' compensation coverage.

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3. An agreement, in writing, whereby the applicant agrees to indemnify and hold harmless the municipality from any and all liability, expense, claim or damages resulting from the use of public lands.
4. The hiring of off-duty police officer(s), if required by the Chief of Police, according to the agreed upon public safety plan, for the times indicated on the permit.

C. The holder of the permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Police Department with respect thereto.

§ 4-14-4. Interference with public activity; notice of filming.

A. The holder of a permit shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with such filming off the public streets.

B. The holder shall avoid any interference with previously scheduled activities upon public lands and limit, to the extent possible, any interference with normal public activity on such public lands. Advance written notice must be provided to all properties within 200 feet of filming location at least 7 days before shooting is scheduled to begin. A 200-foot list may be obtained by contacting the Hightstown Borough Tax Assessor. Proof of service of notification to all affected properties shall be submitted to the Municipal Clerk within three (3) days of the requested shooting date.

§ 4-14-5. Refusal to issue permit; employment of patrolmen and electrician.

A. The Borough Administrator may refuse to approve a permit whenever the Administrator determines, based on information provided by the Police Department and/or other Borough agency, that filming at the location and/or the time set forth in the application would violate any law or ordinance or would unreasonably interfere with the use and enjoyment of adjoining properties, unreasonably impede the free flow of vehicular or pedestrian traffic or otherwise endanger the public's health, safety or welfare, or otherwise create substantial operational or logistical concerns for the Borough.

B. Further, the Borough reserves the right to require one or more on-site off-duty officers in situations where the proposed production may impede the proper flow pedestrian or vehicular traffic, the cost of said off-duty officers to be borne by the applicant pursuant to Hightstown Borough Code §2-19-19. Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician shall be required if the production company does not have a licensed electrician on staff.

§ 4-14-6. Appeals.

A. Any person aggrieved by a decision of the Borough Administrator denying or revoking a permit or a person requesting relief may appeal to the Borough Council. A written notice of appeal setting forth the reasons for the appeal shall be filed with the Borough Clerk.

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B. An appeal from the decision of the Borough Administrator shall be filed within 10 days of the Administrator's decision. The Borough Council shall set the matter down for a hearing within 30 days of the day on which the notice of appeal was filed with the Borough Clerk. The decision of the Borough Council shall be in the form of a resolution supporting the decision of the Borough Administrator at the first regularly scheduled public meeting of the Borough Council after the hearing on the appeal, unless the appellant agrees in writing to a later date for the decision. If such a resolution is not adopted within the time required, the decision of the Administrator shall be deemed to be reversed, and a permit shall be issued in conformity with the application.

§ 4-14-7. Waiver of requirements of chapter by the Chief of Police.

The Chief of Police may authorize a waiver of any of the requirements, provisions or restrictions of this chapter if the Police Chief determines that a waiver thereof may be granted without endangering the public health, safety and welfare. In determining whether to issue a waiver, the Police Chief shall consider the following factors:

1. Potential traffic congestion at the location.
2. The applicant's ability to remove the applicant's vehicles and equipment from the public streets or other public property.
3. The extent to which the applicant is requesting restrictions on the use of public streets or public parking facilities during filming.
4. The nature of the filming, including whether filming will take place indoors or outdoors, and the proposed hours for filming.
5. The extent to which the filming may affect adjoining and nearby property owners and occupants.
6. The Borough's prior experience with the applicant, if any.

§ 4-14-8. Copies of permit; inspections.

Copies of the approved permit will be sent to the Police and Fire Departments before filming takes place and to the New Jersey Motion Picture and Television Commission at njfilm@njeda.gov. The applicant shall permit the Fire Prevention Bureau and other Borough inspectors to inspect the site and the equipment to be used. The applicant shall comply with all safety instructions issued by the Fire Prevention Bureau or other Borough inspectors.

§ 4-14-9. Reimbursement of certain costs.

In addition to any other fees or costs mentioned in this chapter, the applicant shall reimburse the Borough for any lost revenue, such as repairs to public property or other revenues that the Borough was prevented from earning because of filming.

§ 4-14-10. Fees.

CATEGORY	FEE
Basic filming application (one-time; with 30 or more days advance notice of the first day of filming)	\$100
Expedited basic filming application (one-time; with 29 or less days advance notice of the first day of filming with authorization from the Chief of Police)	\$250
Basic filming permit for nonprofits, including student films (one-time; no daily rate required)	\$25
Daily filming on public property	
Film and television projects with a budget under \$20mm	\$150 per day
Film and television projects with a budget over \$20mm	\$500 per day
Daily filming on private property	NO FEE CHARGED BY MUNICIPALITY
Public Safety	
Hiring of off-duty police and fire inspections, according to agreed upon public safety plan	The municipality's standard hourly rates for police and fire
Inconvenience fees	
All Street Closures (State, County and Municipal)	\$1,000 per day
County Road Closure – Authorization must be obtained directly from Mercer County	Fee is set by Mercer County
State Road Closure – Authorization must be obtained directly from New Jersey Department of Transportation	Fee is set by NJDOT
Properties in background - or used - in shot	Fee is negotiated between a production company and a private business or residence
Daily prep of business that is being “dressed”	Fee is negotiated between a production company and a private business
Daily filming of business that is “dressed”	Fee is negotiated between a production company and a private Business

§ 4-14-11. Violations and penalties.

Any person who violates any provision of this chapter shall, upon conviction thereof, be punished

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by a fine not exceeding \$2,000, imprisonment in the county/municipal jail for a term not exceeding 90 days, or a period of community service not exceeding 90 days, or any combination thereof as determined by the Municipal Court Judge. Each day on which a violation of an ordinance exists shall be considered a separate and distinct violation and shall be subject to imposition of a separate penalty for each day of the violation as the Municipal Court Judge may determine.

Section 2. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Hightstown, inconsistent with the provisions of this ordinance, is hereby repealed to the extent of such inconsistency, only.

Section 3. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 4. Enactment. This ordinance shall become effective immediately after publication in the manner provided by law.

Section 5. Continuation and codification. This ordinance shall be a part of the “Revised General Ordinances of the Borough of Hightstown,” as through codified and fully set forth herein. The Borough Clerk shall have this ordinance codified and incorporated in the official copies of the Borough Code. The Borough Clerk and Borough Attorney are authorized and directed to change any chapter, article and/or section number of the “Revised General Ordinances of the Borough of Hightstown,” in the event that the codification of this ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and accidental repeal of existing provisions not intended to be repealed.

Introduction:

Adoption:

ATTEST:

MARGARET RIGGIO, RMC
MUNICIPAL CLERK

SUSAN BLUTH
MAYOR

Borough of Hightstown
County of Mercer

Resolution 2025-153

AMENDMENT TO THE 2025 MUNICIPAL BUDGET

AMENDMENT FORTHCOMING FROM AUDITOR

Borough of Hightstown
County of Mercer

Resolution 2025-154

**AUTHORIZING THE BUDGET TO
BE READ BY TITLE ONLY**

WHEREAS, pursuant to 40A:4-10, as amended by Chapter 95, P.L.2015, provides that the budget may be read by title when procedures required by N.J.S.40A:4-8 and N.J.S.40A:4-9 or section 12 of P.L.1995, c.259 (C.40A:4-6.1), as applicable, have been followed; and

WHEREAS, N.J.S.A. 40A:4-8, as amended by Chapter 259, P.L. 1995 provides that the budget be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body; and

WHEREAS, the Borough Council finds that the budget for 2025 shall be read by title only.

NOW, THEREFORE BE IT RESOLVED that the budget shall be read by title only.

ROLL CALL RECORDED VOTE:

	1st	2nd	Yes	No	Abstain	Absent
Mr. Cicalese						
Ms. Fowler						
Mr. Frantz						
Mr. Gulati						
Mr. Jackson						
Mr. Montferrat						

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on August 4, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-155

ADOPTING THE 2025 MUNICIPAL BUDGET

RESOLUTION FORTHCOMING FROM AUDITOR

Borough of Hightstown
County of Mercer

Resolution 2025-156

AUTHORIZING PAYMENT OF BILLS

WHEREAS, certain bills are due and payable as per itemized claims listed on the following schedules, which are made a part of the minutes of this meeting as a supplemental record;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the bills be paid on audit and approval of the Borough Administrator, the appropriate Department Head and the Treasurer in the amount of \$534,712.26 from the following accounts:

Current		\$73,897.64
W/S Operating		304,933.34
General Capital		0.00
Water/Sewer Capital		110,998.95
Grant		500.00
Trust		0.00
Unemployment Trust		0.00
Animal Control		0.00
Law Enforcement Trust		634.87
Tax Lien Trust		0.00
Housing Trust		0.00
Public Defender Trust		0.00
Escrow		<u>43,747.46</u>
Total		<u>\$534,712.26</u>

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on August 4, 2025.

Margaret Riggio, Borough Clerk

Ranges	Item Status	Purchase Types	Misc
Range: First to Last Rcvd Batch Id Range: First to Last	Open: N Void: N Paid: N Held: Y Aprv: N Rcvd: Y	Bid: Y State: Y Other: Y Exempt: Y	P.O. Type: All Include Project Line Items: Yes Format: Detail without Line Item Notes Include Non-Budgeted: Y Vendors: All

Vendor #	Name	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
A1014	APPROVED FIRE PROTECTION, INC.								
25-00143	02/05/25	QUOTE #00036506 ANNUAL SERVICE	B						
3	GAS METER CALIBRATION	\$179.56 5-09-55-501-002-518	B	Service Contracts - AWWTP	R	02/05/25	07/29/25	IN00111094	N
Vendor Total:		\$179.56							
BOWMA005	BOWMAN & COMPANY LLP								
25-00981	07/21/25	PROF SVCS RENDERED INV 126936							
1	PROF SVCS RENDERED INV 126936	\$5,975.00 5-01-20-135-001-028	B	Audit Services	R	07/21/25	07/29/25	126936	N
2	PROF SVCS RENDERED INV 126936	\$2,987.50 5-09-55-501-001-501	B	Audit Services	R	07/21/25	07/29/25	126936	N
3	PROF SVCS RENDERED INV 126936	\$2,987.50 5-09-55-501-001-501	B	Audit Services	R	07/21/25	07/29/25	126936	N
4	PROF SVCS RENDERED INV 126936	\$2,290.00 5-09-55-501-001-549	B	Miscellaneous	R	07/21/25	07/29/25	126936	N
5	PROF SVCS RENDERED INV 126936	\$350.00 5-01-20-130-001-199	B	Miscellaneous	R	07/21/25	07/29/25	126936	N
		\$14,590.00							
Vendor Total:		\$14,590.00							
BUCKM005	BUCK MINING & MATERIAL INC								
25-01002	07/28/25	JUNE/JULY 2025 YARD DISPOSAL							
1	JUNE 2025 YARD DISPOSAL	\$107.25 5-01-26-311-001-168	B	Yardwaste	R	07/28/25	07/29/25	1373	N
2	JULY 2025 YARD DISPOSAL	\$313.50 5-01-26-311-001-168	B	Yardwaste	R	07/28/25	07/29/25	1384	N
3	JUNE/JULY 2025 YARD DISPOSAL	\$189.75 5-01-26-311-001-168	B	Yardwaste	R	07/28/25	07/29/25	1390	N
		\$610.50							
Vendor Total:		\$610.50							
CLARK005	CLARKE CATON HINTZ								
25-00951	07/16/25	Prof services through 6/27/25							
1	Prep/Rev Redevelopment Plan	\$7,290.16 2022-06	P	480 MERCER STREET WAREHOUSER		07/16/25	07/29/25	92963	N
25-00969	07/18/25	Prof services 6/27/2025							
1	Appear at PB Mtg RE: EOT	\$43.75 3PRCLLC	P	Site Plan Application #2020-01	R	07/18/25	07/29/25	92964	N
25-00976	07/21/25	PROF SERVICES THROUGH 6/02/25							
1	PROF SERVICES THROUGH 6/02/25	\$400.07 5-01-21-180-001-108	B	COAH Planning	R	07/21/25	07/29/25	92961	N

Vendor #	Name			Contract	PO Type						
P.O. #	PO Date	Description	Amount	Charge Account	Acct Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description					Type						
CLARK005	CLARKE CATON HINTZ	<i>Account Continued</i>									
25-00977	07/21/25	PROF SERVICES THROUGH 6/09/25									
1 PROF SERVICES THROUGH 6/09/25		\$235.39	5-01-21-180-001-105	B	General Planning-Consulting	R	07/21/25	07/29/25		92962	N
Vendor Total:		\$7,969.37									
COMCA005	COMCAST BUSINESS										
25-01007	07/28/25	ACT 1047 07/24/25-08/23/25									
1 ACT 1047 07/24/25-08/23/25		\$128.50	5-09-55-501-002-545	B	Internet Services	R	07/28/25	07/29/25		1017-07232025	N
Vendor Total:		\$128.50									
C0087	CUSTOM BANDAG, INC										
25-00924	07/11/25	TIRE REPLACMENT ENGINE E41 LRO									
1 TIRE REPLACMENT ENGINE E41 LR		\$654.87	5-01-25-252-002-121	B	Preventive Maintenance	R	07/11/25	07/29/25		80252148	N
25-00999	07/28/25	TIRE REAPLCMENT TRK#10A									
1 INV 80256098-TRK #10A		\$1,587.40	5-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	07/28/25	07/29/25		80256098	N
Vendor Total:		\$2,242.27									
E0576	EAST WINDSOR REGIONAL SCHOOL										
25-00985	07/23/25	JUNE 2025 FUEL USE									
1 JUN 2025 FUEL USE-CONSTRUCTIO		\$29.26	5-01-31-460-001-151	B	MOTOR FUEL-CONSTRUCTION DEPR		07/23/25	07/29/25		JUNE 2025	N
2 JUN 2025 FUEL USE-FIRE		\$245.98	5-01-31-460-001-166	B	Motor Fuel - Fire Dept.	R	07/23/25	07/29/25		JUNE 2025	N
3 JUN 2025 FUEL USE-FIRST AID		\$183.90	5-01-31-460-001-148	B	Motor Fuel - Emergency Medical	R	07/23/25	07/29/25		JUNE 2025	N
4 JUN 2025 FUEL USE-GARBAGE		\$1,168.25	5-01-31-460-001-147	B	Motor Fuel - Public Works	R	07/23/25	07/29/25		JUNE 2025	N
5 JUN 2025 FUEL USE-PARKS		\$116.07	5-01-31-460-001-147	B	Motor Fuel - Public Works	R	07/23/25	07/29/25		JUNE 2025	N
6 JUN 2025 FUEL USE-POLICE		\$1,634.08	5-01-31-460-001-145	B	Motor Fuel - Police	R	07/23/25	07/29/25		JUNE 2025	N
7 JUN 2025 FUEL USE-STREETS		\$875.43	5-01-31-460-001-147	B	Motor Fuel - Public Works	R	07/23/25	07/29/25		JUNE 2025	N
8 JUN 2025 FUEL FACILITY FEE		\$120.00	5-01-31-460-001-144	B	Upgrades to Fueling Facility	R	07/23/25	07/29/25		JUNE 2025	N
9 JUN 2025 FUEL AWWTP		\$87.35	5-09-55-501-002-512	B	Motor Fuel	R	07/24/25	07/29/25		JUNE 2025	N
10 JUN 2025 FUEL WATER		\$44.96	5-09-55-501-002-512	B	Motor Fuel	R	07/24/25	07/29/25		JUNE 2025	N
		\$4,505.28									
Vendor Total:		\$4,505.28									
ENVIR020	ENVIRONMENTAL PROTECTION &										
25-00297	03/06/25	SLUDGE DISPOSAL RES 2024-186				B					
6 SLUDGE DISPOSAL INV 58581		\$13,219.34	5-09-55-501-002-538	B	Sludge Removal/Disposal-Waste ManaR		05/13/25	07/29/25		58581A	N
7 SLUDGE DISPOSAL INV 59304		\$7,261.80	5-09-55-501-002-538	B	Sludge Removal/Disposal-Waste ManaR		06/09/25	07/29/25		59304	N
		\$20,481.14									

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
ENVIR020	ENVIRONMENTAL PROTECTION &	<i>Account Continued</i>									
	Vendor Total:	\$20,481.14									
B0966	ERB'S GARAGE INC										
25-00998	07/28/25		MACK GARBAGE TRUCK REPAIR								
1 MARK GARBAGE TRUCK INV	18999	\$1,450.30	5-01-26-305-001-034	B	Motor Vehicle Parts & Access.	R	07/28/25	07/29/25		18999	N
2 MARK GARBAGE TRUCK INV	19015	\$2,878.74	5-01-26-305-001-034	B	Motor Vehicle Parts & Access.	R	07/28/25	07/29/25		19015	N
		\$4,329.04									
	Vendor Total:	\$4,329.04									
Q0176	EUROFINS QC, LLC										
25-00997	07/28/25		WATER ANALYSIS								
1 WATER ANALYSIS INV	6300078257	\$279.50	5-09-55-501-001-532	B	Outside Testing/Labs	R	07/28/25	07/29/25		6300078257	N
2 WATER ANALYSIS INV	6300078174	\$247.50	5-09-55-501-001-532	B	Outside Testing/Labs	R	07/28/25	07/29/25		6300078174	N
3 WATER ANALYSIS INV	6300078594	\$197.50	5-09-55-501-001-532	B	Outside Testing/Labs	R	07/28/25	07/29/25		6300078594	N
4 WATER ANALYSIS INV	6300078511	\$222.50	5-09-55-501-001-532	B	Outside Testing/Labs	R	07/28/25	07/29/25		6300078511	N
5 WATER ANALYSIS INV	6300078571	\$61.50	5-09-55-501-001-532	B	Outside Testing/Labs	R	07/28/25	07/29/25		6300078571	N
		\$1,008.50									
	Vendor Total:	\$1,008.50									
G1077	GEORGE S. COYNE CO., INC.										
25-00056	01/14/25		RES 2024-193 CHLORINE			B					
5 INV 457948 7/22/25 CHLORINE		\$1,643.76	5-09-55-501-001-526	B	Chlorine	R	01/14/25	07/29/25		457948	N
25-00123	01/28/25		RES 2024-188 FLUORIDE			B					
8 INV 457949 7/22/25 FLUORIDE		\$1,072.34	5-09-55-501-001-528	B	Fluorosilic Acid	R	07/03/25	07/29/25		457949	N
25-00225	02/19/25		RES 2024-189 LIME HI-CALC WTP			B					
7 INV 458117 7/24/25 LIME HICALC		\$3,811.00	5-09-55-501-001-527	B	Calcium Hydroxide - Lime	R	06/23/25	07/30/25		458117	N
	Vendor Total:	\$6,527.10									
H0048	HIGHTS REALTY LLC										
25-00367	03/21/25		HPD RENT 3/1/25 - 12/31/25			B					
7 AUGUST 2025 RENT HPD		\$5,254.66	5-01-26-310-001-025	B	Building Rental	R	06/16/25	07/29/25		AUGUST 2025	N
	Vendor Total:	\$5,254.66									
H1100	HOME DEPOT CREDIT SERVICES										
25-01001	07/28/25		JULY 2025 INVOICES								
1 INV 5047235-WHITE HARD HAT		\$19.97	5-01-25-240-001-118	B	OIC Expenses	R	07/28/25	07/29/25		5047235	N
2 INV 6047013-20LB CONTRACTOR M		\$80.92	5-01-26-290-001-050	B	DPW Work Equipment	R	07/28/25	07/29/25		6047013	N

Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Contract Acct Description Type	PO Type Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
H1100	HOME DEPOT CREDIT SERVICES	<i>Account Continued</i>							
3 INV 9285820-PLIERS		\$15.97 5-01-26-290-001-050	B DPW Work Equipment	R	07/28/25	07/29/25		9285820	N
4 INV 4047314-5 GALLON BUCKET,		\$35.65 5-01-26-290-001-127	B Street Repair & Maintenance	R	07/28/25	07/29/25		4047314	N
5 INV 9040012-DUAL AIR CHUCK,		\$44.94 5-01-28-369-001-139	B Mower Repairs	R	07/28/25	07/29/25		9040012	N
6 INV 0046490-8 IN BRUSH BLADE		\$74.94 5-09-55-501-002-503	B Sewer Plant Maintenance	R	07/28/25	07/29/25		0046490	N
		\$272.39							
Vendor Total:		\$272.39							
INTER015 25-00001	INTERSTATE WASTE SERVICES OF 01/06/25	MUNICIPAL RECYCLING 2025		B					
8 INV 10887287 JULY 2025		\$13,115.08 5-01-26-311-001-029	B Recycling Contract co-mingle-paper/cdlR		01/06/25	07/29/25		10887287	N
Vendor Total:		\$13,115.08							
J0010 25-00987	JAMMER DOORS 07/23/25	FH REAR DOOR REPAIR							
1 INV 53689-FH REAR DOOR REPAIR		\$218.50 5-01-26-310-001-024	B Building Maintenance	R	07/23/25	07/29/25		53689	N
Vendor Total:		\$218.50							
J0257 25-00993	JCP&L 07/25/25	MASTER 200000055364 6/5-7/3/25							
1 100008438283 6/5/25-7/3/25		\$36.02 5-01-31-430-001-071	B Electric-Borough Hall	R	07/25/25	07/29/25		95109792419	N
2 100008482018 6/5/25-7/3/25		\$34.52 5-01-31-430-001-071	B Electric-Borough Hall	R	07/25/25	07/29/25		95109792419	N
3 100010898904 6/6/25-7/3/25		\$37.96 5-01-31-430-001-071	B Electric-Borough Hall	R	07/25/25	07/29/25		95109792419	N
4 100012487862 6/5/25-7/3/25		\$1,339.38 5-01-31-430-001-072	B Electric-Fire House	R	07/25/25	07/29/25		95109792419	N
5 100012529457 6/5/25-7/3/25		\$34.20 5-09-55-501-002-504	B Electricity	R	07/25/25	07/29/25		95109792419	N
		\$1,482.08							
Vendor Total:		\$1,482.08							
J0258 25-00971	JCP&L (STREET LIGHTING) 07/21/25	ACT 765 06/19/25-07/18/25							
1 ACT 765 06/19/25-07/18/25		\$2,197.85 5-01-31-435-001-075	B Street Lighting	R	07/21/25	07/29/25		95678170162	N
25-00972	07/21/25	ACT 724 06/19/25-07/18/25							
1 ACT 724 06/19/25-07/18/25		\$468.98 5-01-31-435-001-075	B Street Lighting	R	07/21/25	07/29/25		95678170161	N
Vendor Total:		\$2,666.83							
LEEHE005 25-00973	LEE HECHT HARRISON, LLC 07/21/25	FINANCE MOMBO WE 7/13/25							
1 FINANCE MOMBO WE 7/13/25		\$1,181.25 5-01-20-130-001-031	B PROF SERVICES	R	07/21/25	07/29/25		13563511	N

Vendor #	Name	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type					
Item Description										
LEEHE005	LEE HECHT HARRISON, LLC	<i>Account Continued</i>								
2 FINANCE MOMBO WE 7/13/25		\$196.87	5-09-55-501-001-600	B	WATER UTILITY -0 OTHER PROF TER	07/21/25	07/29/25		13563511	N
3 FINANCE MOMBO WE 7/13/25		\$196.88	5-09-55-501-002-600	B	SEWER - OTHER PROF - TEMP AGER	07/21/25	07/29/25		13563511	N
		\$1,575.00								
	Vendor Total:	\$1,575.00								
THERO005	LEXIPOL, LLC									
25-00959	07/17/25									
1 TRG ON LINE TRAINING		\$3,081.12	5-01-25-240-001-029	B	Maint. Contracts - Other	07/17/25	07/29/25		INVLHI11253477	N
	Vendor Total:	\$3,081.12								
MAGLO005	MAGLOCLEN									
25-00955	07/17/25									
1 ANNUAL MEMBERSHIP		\$400.00	5-01-25-240-001-044	B	Professional Assoc. Dues	07/17/25	07/29/25		12277	N
	Vendor Total:	\$400.00								
M1076	MCMANIMON, SCOTLAND & BAUMANN									
25-00962	07/18/25									
1 Review/Correspondence RE: AINR		\$1,012.50	2022-06	P	480 MERCER STREET WAREHOUSER	07/18/25	07/29/25		243912	N
25-00965	07/18/25									
1 Through 2/28/25-Corres/Confere		\$4,725.00	3PRCLLC	P	Site Plan Application #2020-01	07/18/25	07/29/25		238160	N
2 Through 3/31/25-Corres/Confere		\$4,725.00	3PRCLLC	P	Site Plan Application #2020-01	07/18/25	07/29/25		239101	N
3 Through 4/30/25-Corres/Confere		\$4,237.50	3PRCLLC	P	Site Plan Application #2020-01	07/18/25	07/29/25		241020	N
4 Through 5/31/25-Corres/Confere		\$6,697.40	3PRCLLC	P	Site Plan Application #2020-01	07/18/25	07/29/25		242566	N
5 Through 6/30/25-Corres/Confere		\$4,784.90	3PRCLLC	P	Site Plan Application #2020-01	07/18/25	07/29/25		243911	N
		\$25,169.80								
	Vendor Total:	\$26,182.30								
M0127	MONMOUTH COUNTY									
25-00984	07/23/25									
1 JUNE 2025 ROOSEVELT TIPPING		\$2,296.44	5-01-43-513-001-171	B	Borough of Roosevelt-Tipping Fees	07/23/25	07/29/25		84665	N
	Vendor Total:	\$2,296.44								
NEWJE005	NEW JERSEY INFRASTRUCTURE BANK									
25-00887	07/07/25									
1 20250801-W1104001-04		\$28,000.00	5-09-55-524-000-161	B	2010 Water Rehab. Loan - Principal	07/07/25	07/29/25		25W1104001-004	N
2 20250801-W1104001-04		\$3,200.00	5-09-55-524-000-162	B	2010 Water Rehab. Loan - Int.	07/07/25	07/29/25		25W1104001-004	N
3 20250801-W1104001-04		\$742.50	5-09-55-501-002-546	B	Admin Fee - AWWTP - (Loan)	07/07/25	07/29/25		25W1104001-004	N

Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Contract Acct Description Type	PO Type Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
NEWJE005	NEW JERSEY INFRASTRUCTURE BANK	<i>Account Continued</i>							
4 20250801-W1104001-04		\$51,830.35 5-09-55-524-000-161	B 2010 Water Rehab. Loan - Principal	R	07/07/25	07/29/25		25W1104001-004	N
5 20250801-S340 915-02/03		\$15,330.00 5-09-55-524-000-158	B 2012 Wastewater Trmt. Trust - Prin.	R	07/07/25	07/29/25		25S340915-02/03	N
6 20250801-S340 915-02/03		\$1,636.04 5-09-55-524-000-159	B 2012 Wastewater Trmt. Trust - Int.	R	07/07/25	07/29/25		25S340915-02/03	N
7 20250801-S340 915-02/03		\$425.07 5-09-55-501-002-546	B Admin Fee - AWWTP - (Loan)	R	07/07/25	07/29/25		25S340915-02/03	N
8 20250801-S340 915-02/03		\$28,528.24 5-09-55-524-000-158	B 2012 Wastewater Trmt. Trust - Prin.	R	07/07/25	07/29/25		25S340915-02/03	N
9 20250801-W1104001-005		\$12,924.00 5-09-55-524-000-158	B 2012 Wastewater Trmt. Trust - Prin.	R	07/07/25	07/29/25		25W1104001-005	N
10 20250801-W1104001-005		\$1,379.36 5-09-55-524-000-159	B 2012 Wastewater Trmt. Trust - Int.	R	07/07/25	07/29/25		25W1104001-005	N
11 20250801-W1104001-005		\$358.38 5-09-55-501-002-546	B Admin Fee - AWWTP - (Loan)	R	07/07/25	07/29/25		25W1104001-005	N
12 20250801-W1104001-005		\$24,052.00 5-09-55-524-000-158	B 2012 Wastewater Trmt. Trust - Prin.	R	07/07/25	07/29/25		25W1104001-005	N
13 20250801-W1104001-007/008		\$5,000.00 5-09-55-524-000-164	B NJEIT 2017	R	07/07/25	07/29/25		W1104001007/008	N
14 20250801-W1104001-007/008		\$728.13 5-09-55-524-000-165	B NJEIT 2017 Interest	R	07/07/25	07/29/25		W1104001007/008	N
15 20250801-W1104001-007/008		\$120.00 5-09-55-501-002-546	B Admin Fee - AWWTP - (Loan)	R	07/07/25	07/29/25		W1104001007/008	N
16 20250801-W1104001-007/008		\$3,461.68 5-09-55-524-000-164	B NJEIT 2017	R	07/07/25	07/29/25		W1104001007/008	N
17 20250801-S340 915-05		\$10,000.00 5-09-55-524-000-166	B 2018 NJEIT Principal	R	07/07/25	07/29/25		25S340 915-05	N
18 20250801-S340 915-05		\$5,103.12 5-09-55-524-000-167	B 2018NJEIT Interest	R	07/07/25	07/29/25		25S340 915-05	N
19 20250801-S340 915-05		\$495.00 5-09-55-501-002-546	B Admin Fee - AWWTP - (Loan)	R	07/07/25	07/29/25		25S340 915-05	N
20 20250801-S340 915-05		\$21,662.35 5-09-55-524-000-166	B 2018 NJEIT Principal	R	07/07/25	07/29/25		25S340 915-05	N
21 20250801-W1104001-010		\$5,000.00 5-09-55-524-000-168	B NJ IBANK 2022 Principal	R	07/07/25	07/29/25		25W1104001-010	N
22 20250801-W1104001-010		\$6,125.00 5-09-55-524-000-169	B NJ IBANK 2022 Interest	R	07/07/25	07/29/25		25W1104001-010	N
23 20250801-W1104001-010		\$854.30 5-09-55-501-002-546	B Admin Fee - AWWTP - (Loan)	R	07/07/25	07/29/25		25W1104001-010	N
24 20250801-W1104001-010		\$7,282.53 5-09-55-524-000-168	B NJ IBANK 2022 Principal	R	07/07/25	07/29/25		25W1104001-010	N
25 20250801-W1104001-009		\$5,000.00 5-09-55-524-000-170	B NJ IBANK 2023 Principal	R	07/07/25	07/29/25		25W1104001-009	N
26 20250801-W1104001-009		\$2,802.84 5-09-55-524-000-171	B NJ IBANK 2023 Interest	R	07/07/25	07/29/25		25W1104001-009	N
27 20250801-W1104001-009		\$472.34 5-09-55-501-002-546	B Admin Fee - AWWTP - (Loan)	R	07/07/25	07/29/25		25W1104001-009	N
28 20250801-W1104001-009		\$6,608.09 5-09-55-524-000-170	B NJ IBANK 2023 Principal	R	07/07/25	07/29/25		25W1104001-009	N

\$249,121.32

Vendor Total: \$249,121.32

Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Contract Acct Description Type	PO Type Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
OLUWA005 25-00737	OLUWABUKUNMI A. OGUNSOLA 05/30/25	LEADERSHIP INTERNSHIP 2025							
1 LEADERSHIP INTERNSHIP 2025		\$200.00 5-01-27-335-001-137	B Contests	R	05/30/25	07/29/25		2025	N
Vendor Total:		\$200.00							

Vendor # P.O. # Item Description	Name PO Date	Description Amount Charge Account	Contract Acct Description Type	PO Type Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P0088 25-00950	PARKER MCCAY, P.A. 07/16/25	Billing through 6/30/2025							
1 Reviewed application		\$320.00 ACCROAD25	P Engineering Review-Access Road	R	07/16/25	07/29/25		3200331	N

Vendor #	Name	Description		Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
P0088	PARKER MCCAY, P.A.	<i>Account Continued</i>									
25-00964	07/18/25	Billing through 5/30/2025									
1 Reviewed new application		\$80.00	2025-02	P	Minor Subdivision	R	07/18/25	07/29/25		3199243	N
25-00967	07/18/25	Billing through 6/30/2025									
1 Through 5/31/25- Meet w/ appli		\$240.00	3PRCLLC	P	Site Plan Application #2020-01	R	07/18/25	07/29/25		3199242	N
2 Through 6/30/25-Review EOT		\$200.00	3PRCLLC	P	Site Plan Application #2020-01	R	07/18/25	07/29/25		3200332	N
		\$440.00									
25-00978	07/21/25	BILLING THROUGH 6/30/25									
1 BILLING THROUGH 6/30/25		\$80.00	5-01-21-180-001-108	B	COAH Planning	R	07/21/25	07/29/25		32000330	N
2 BILLING THROUGH 6/30/25		\$1,926.29	5-01-21-180-001-107	B	Planning Board - Attorney	R	07/21/25	07/29/25		3200329	N
		\$2,006.29									
Vendor Total:		\$2,846.29									
PHOEN010	PHOENIX ADVISORS										
25-00968	07/18/25	Billing through 6/30/2025									
1 Through 4/1/25- Meetings		\$1,267.50	3PRCLLC	P	Site Plan Application #2020-01	R	07/18/25	07/29/25		17193	N
2 Through 6/30/25-Mtg+presentati		\$1,608.75	3PRCLLC	P	Site Plan Application #2020-01	R	07/18/25	07/29/25		17422	N
		\$2,876.25									
Vendor Total:		\$2,876.25									
P0227	PIONEER GENERAL CONTRACTING CO										
25-00509	04/16/25	131 AND 361 MORRISON AVE RAMP									
1 PROPOSAL TO FURNISH MATERIAL		\$10,000.00	5-01-26-290-001-127	B	Street Repair & Maintenance	R	04/16/25	07/29/25		7/7/2025	N
Vendor Total:		\$10,000.00									
P0044	PSE&G										
25-00970	07/21/25	ENERGY BILLS VARIOUS ACCT 7/18									
1 7523517609 06/17/25-07/15/25		\$27.37	5-01-31-446-001-070	B	Gas Heat - Borough Hall	R	07/21/25	07/29/25		604008594802	N
2 7666378505 06/17/25-07/15/25		\$27.37	5-09-55-501-001-505	B	Gas Service	R	07/21/25	07/29/25		605706612373	N
3 6687890808 06/17/25-07/15/25		\$34.60	5-01-31-446-001-070	B	Gas Heat - Borough Hall	R	07/21/25	07/29/25		604808362398	N
4 7419908206 06/17/25-07/15/25		\$27.37	5-01-31-446-001-070	B	Gas Heat - Borough Hall	R	07/21/25	07/29/25		601009671560	N
5 7733916518 06/17/25-07/15/25		\$30.98	5-09-55-501-002-505	B	Gas Service	R	07/21/25	07/29/25		601909419295	N
6 6503987609 06/17/25-07/15/25		\$27.37	5-09-55-501-001-505	B	Gas Service	R	07/21/25	07/29/25		601109658430	N
7 6675946706 06/17/25-07/15/25		\$32.20	5-01-31-446-001-143	B	Gas/Heat - Fire House	R	07/21/25	07/29/25		603408959084	N
		\$207.26									
25-01006	07/28/25	MASTER 1301418404 5/14-7/15/25									

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P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
P0044	PSE&G	<i>Account Continued</i>									
1 7341583509	5/14-7/15/25	\$212.81	5-01-31-446-001-143	B	Gas/Heat - Fire House	R	07/28/25	07/29/25		503100150058	N
2 7341583703	5/14/25-7/15/25	\$57.13	5-09-55-501-001-505	B	Gas Service	R	07/28/25	07/29/25		503100150058	N
3 7341583800	5/14/25-7/15/25	\$2,388.71	5-09-55-501-002-505	B	Gas Service	R	07/28/25	07/29/25		503100150058	N
		\$2,658.65									
	Vendor Total:	\$2,865.91									
P0348	PUMPING SERVICES, INC.										
25-00409	03/31/25		WTP FILTER RENTALS			B					
5 WTP FILTER RENTALS INV	1151401	\$37,944.79	C-08-55-981-025-541	B	ORD 2025-04 REP OF FILTERS - WTIR		06/10/25	07/29/25		1151401	N
6 WTP FILTER RENTALS INV	1151940	\$35,939.58	C-08-55-981-025-541	B	ORD 2025-04 REP OF FILTERS - WTIR		06/10/25	07/29/25		1151940	N
7 WTP FILTER RENTALS INV	1152473	\$35,939.58	C-08-55-981-025-541	B	ORD 2025-04 REP OF FILTERS - WTIR		06/10/25	07/29/25		1152473	N
		\$109,823.95									
	Vendor Total:	\$109,823.95									
REDAR005	RED ARROW TECHNOLOGIES, LLC										
25-00765	06/05/25		REROUTE CABLES,RELOCATE,ETC								
1 SONICWALL TZ370 W/RACK MOUNT		\$900.00	5-09-55-501-002-530	B	Computer Software/Maint/Equip	R	06/05/25	07/29/25		19028	N
2 CABLE RUNS IN PUMP HOUSE		\$350.00	5-09-55-501-002-530	B	Computer Software/Maint/Equip	R	06/05/25	07/29/25		19028	N
3 REROUTING OF CABLE/CLEANUP		\$1,200.00	5-09-55-501-002-530	B	Computer Software/Maint/Equip	R	06/05/25	07/29/25		19028	N
		\$2,450.00									
25-00979	07/21/25		VOIP SVCS AWWTP &HPD 7/15-8/14								
1 VOIP SVCS AWWTP 7/15-8/14		\$181.09	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		07/21/25	07/29/25		19027	N
2 VOIP SVCS POLICE 7/15-8/14		\$378.18	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		07/21/25	07/29/25		19027	N
		\$559.27									
25-00996	07/28/25		MONTHLY TELEPHONE 8/1/25								
1 MONTHLY TELEPHONE HPD 8/1/25		\$300.00	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		07/28/25	07/29/25		19101	N
2 MONTHLY TELEPHONE BORO 8/1/25		\$200.00	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		07/28/25	07/29/25		19101	N
3 MONTHLY TELEPHONE HFD 8/1/25		\$100.00	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		07/28/25	07/29/25		19101	N
4 MONTHLY TELEPHONE AWWTP 8/1/25		\$100.00	5-09-55-501-003-548	B	Telephone	R	07/28/25	07/29/25		19101	N
		\$700.00									
	Vendor Total:	\$3,709.27									
R0051	RL HUSKY INC.										
25-00956	07/17/25		HEPA FILTER								
1 HEPA FILTER		\$129.99	5-01-25-240-001-116	B	Traffic Bureau	R	07/17/25	07/29/25		0000001	N

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P.O. #	PO Date	Amount	Charge Account	Acct Description Type							
Item Description											
SAHAA005	SAHAANA S. KAUSHIK	<i>Account Continued</i>									
1 LEADERSHIP INTERNSHIP 2025		\$200.00	5-01-27-335-001-137	B	Contests	R	05/30/25	07/29/25		2025	N
Vendor Total:		\$200.00									
SAMUE005	SAMUEL KLEIN AND COMPANY										
25-00980	07/21/25	PROF SVCS RENDERED 7/11/25									
1 PROF SVCS RENDERED 7/11/25		\$640.00	C-08-55-959-000-544	B	2019-19 SEC 20 COSTS	R	07/21/25	07/29/25		JULY112025	N
2 PROF SVCS RENDERED 7/11/25		\$535.00	C-08-55-981-025-544	B	ORD 2025-04 SECTION 2-20 EXPENR	R	07/21/25	07/29/25		JULY112025	N
3 PROF SVCS RENDERED 7/11/25		\$750.00	5-01-20-135-001-028	B	Audit Services	R	07/21/25	07/29/25		JULY112025	N
4 PROF SVCS RENDERED 7/11/25		\$750.00	5-09-55-501-001-501	B	Audit Services	R	07/21/25	07/29/25		JULY112025	N
		\$2,675.00									
Vendor Total:		\$2,675.00									
S0061	SEA BOX										
25-01003	07/28/25	CONTAINER RENTAL AUG 2025									
1 INV RI139860-CONTAINER RENTAL		\$75.00	5-01-26-310-001-025	B	Building Rental	R	07/28/25	07/29/25		RI139860	N
Vendor Total:		\$75.00									
M0254	SF MOBILE-VISION										
25-00958	07/17/25	NON WARRANTY REPAIRS (MVR)									
1 NON WARRANTY REPAIRS (MVR)		\$167.50	5-01-25-240-001-029	B	Maint. Contracts - Other	R	07/17/25	07/29/25		59692	N
2 NON WARRANTY REPAIRS (MVR)		\$167.50	5-01-25-240-001-029	B	Maint. Contracts - Other	R	07/17/25	07/29/25		59694	N
		\$335.00									
Vendor Total:		\$335.00									
SHERW010	SHERWIN WILLIAMS PAINT										
25-01000	07/28/25	LINE STRIPING PAINT									
1 INV 0883-0 - LINE STRIPING		\$555.90	5-01-26-290-001-127	B	Street Repair & Maintenance	R	07/28/25	07/29/25		0883-0	N
2 INV 0960-6 - LINE STRIPING		\$619.87	5-01-26-290-001-127	B	Street Repair & Maintenance	R	07/28/25	07/29/25		0960-6	N
		\$1,175.77									
Vendor Total:		\$1,175.77									
SHERW025	SHERWOOD-LOGAN & ASSOCIATES										
25-00748	06/04/25	PENN VALLEY PUMP SUCTION HOUSI									
1 SUCTION HOUSING FOR SO #15055		\$845.00	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/04/25	07/30/25		096595	N
Vendor Total:		\$845.00									
T0061	TOWNSHIP OF ROBBINSVILLE DPW										

Vendor #	Name	Description		Contract	PO Type	First Enc Rcvd		Chk/Void	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Stat/Chk	Date	Date	Date		
Item Description				Type						
V0012	VERMEER NORTH ATLANTIC	Account Continued								
	Vendor Total:	\$281.98								
VIKIN005	VIKING TERMITE & PEST CONTROL									
25-00986	07/23/25	JULY 2025 SRVS MUNICIPAL/DPW								
1 INV 902987638-JULY 2025 SRVS		\$23.50	5-01-26-310-001-029	B	Maintenance Contracts	R	07/23/25	07/29/25	902987638	N
	Vendor Total:	\$23.50								
W0286	WEST WINDSOR TOWNSHIP									
25-00461	04/10/25	2025 HEALTH INTERLOCAL								
7 2025 HEALTH INTERLOCAL 3RD QTR		\$6,303.25	5-01-43-511-001-026	B	West Windsor Health Contract	R	04/11/25	07/29/25	08/01/25	N
	Vendor Total:	\$6,303.25								

Total Purchase Orders: 64 Total P.O. Line Items: 166 Total List Amount: \$522,490.80 Total Void Amount: \$0.00

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
CURRENT FUND	5-01	\$73,897.64	\$0.00	\$73,897.64	\$0.00	\$0.00	\$0.00
	5-09	\$293,211.88	\$0.00	\$293,211.88	\$0.00	\$0.00	\$0.00
	5-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,747.46
	Year Total:	\$367,109.52	\$0.00	\$367,109.52	\$0.00	\$0.00	\$43,747.46
WATER/SEWER CAPITAL	C-08	\$110,998.95	\$0.00	\$110,998.95	\$0.00	\$0.00	\$0.00
LAW ENFORCEMENT TRUST F	T-14	\$634.87	\$0.00	\$634.87	\$0.00	\$0.00	\$0.00
Total Of All Funds:		\$478,743.34	\$0.00	\$478,743.34	\$0.00	\$0.00	\$43,747.46

Project Description	Project No.	Rcvd Total
480 MERCER STREET WAREHOUSE	2022-06	\$8,302.66
Minor Subdivision	2025-02	\$1,588.75
Site Plan Application #2020-01	3PRCLLC	\$32,129.80
Engineering Review-Access Road	ACCROAD25	\$320.00
117 William St - Inspections	ALTAMIR-IF	\$1,406.25
Total Of All Projects:		<hr/> \$43,747.46

Date: August 4, 2025

To: Mayor and Council

From: Finance Office

Re: Manual Bill List for 8/4/2025

<u>CURRENT ACCOUNT</u>	<u>DATE ISSUED</u>	<u>PO #</u>	<u>CHECK #</u>	<u>Amount</u>
				TOTAL
				\$ -
<u>WATER AND SEWER OPERATING</u>				
TREASURER STATE OF NEW JERSEY	7/22/2025	25-00975	17021	\$ 11,721.46
				TOTAL
				\$ 11,721.46
<u>ESCROW</u>				
				TOTAL
				\$ -
<u>GRANT</u>				
MARK BAIRD	7/17/2025	25-00952	1823	\$ 500.00
				TOTAL
				\$ 500.00
<u>TRUST- OTHER</u>				
				TOTAL
				\$ -
<u>ANIMAL CONTROL TRUST</u>				
				TOTAL
				\$ -
<u>LAW ENFORCEMENT TRUST</u>				
				TOTAL
				\$ -
<u>UNEMPLOYMENT TRUST</u>				
				TOTAL
				\$ -
<u>PUBLIC DEFENDER TRUST</u>				
				TOTAL
				\$ -
<u>TAX LIEN TRUST</u>				
				TOTAL
				\$ -
<u>GENERAL CAPITAL</u>				
				TOTAL
				\$ -
<u>WATER AND SEWER CAPITAL</u>				
				TOTAL
				\$ -
MANUAL TOTAL				\$ 12,221.46

Borough of Hightstown
County of Mercer

Resolution 2025-157

A RESOLUTION AUTHORIZING THE MAYOR AND MUNICIPAL CLERK TO EXECUTE A LEASE AGREEMENT WITH THE COUNTY OF MERCER FOR 114 FRANKLIN STREET, HIGHTSTOWN MEMORIAL LIBRARY

WHEREAS, the Borough of Hightstown and the County of Mercer have negotiated the terms of a lease agreement for the property located at 114 Franklin Street, Hightstown, New Jersey, commonly known as the Hightstown Memorial Library; and

WHEREAS, the lease agreement sets forth the terms and conditions for the County's continued use and occupancy of the premises for public library purposes; and

WHEREAS, the governing body has reviewed the lease agreement, titled "Lease Agreement – 114 Franklin Street and finds it to be acceptable and in the best interests of the Borough; and

WHEREAS, it is necessary to formally authorize the Mayor and Municipal Clerk to execute the lease agreement on behalf of the Borough of Hightstown.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown, in the County of Mercer, State of New Jersey, as follows:

1. The Mayor and Municipal Clerk are hereby authorized to execute the lease agreement with the County of Mercer for the property located at 114 Franklin Street, Hightstown, New Jersey, known as the Hightstown Memorial Library, in substantially the form reviewed and approved by the governing body.
2. A copy of the fully executed lease agreement shall be maintained in the Office of the Municipal Clerk and made available for public inspection.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on August 4, 2025.

Margaret Riggio, Borough Clerk

LEASE AGREEMENT

114 FRANKLIN ST, HIGHTSTOWN, NEW JERSEY 08520

HIGHTSTOWN BOROUGH COUNCIL RESOLUTION NO. _____

MERCER COUNTY RESOLUTION NO. _____

THIS LEASE AGREEMENT is hereby entered into on this ____ day of _____, 2025 by and between the BOROUGH OF HIGHTSTOWN, a body politic of the State of New Jersey, having its principal offices at 156 Bank Street, Hightstown, New Jersey 08520 (hereinafter referred to as the “LANDLORD”), and by the COUNTY OF MERCER, a body politic of the State of New Jersey, having its principal office located at 640 South Broad Street, Trenton, New Jersey 08611 (hereafter referred to as the “TENANT”), collectively LANDLORD and TENANT may be referred to as “PARTIES”, as acknowledgment of the terms and conditions set forth herein.

1. The LANDLORD and TENANT hereby enter into this Agreement, pursuant to N.J.S.A. 40:A12-14(b), allowing Lease Agreements between public bodies for the lease from LANDLORD of a portion of those premises situated in the Borough of Hightstown, County of Mercer, State of New Jersey, more commonly known as the “Hightstown Memorial Branch” and located at 114 Franklin Street, Hightstown, New Jersey 08520 (the “Parcel”), more fully described in Schedule A, attached hereto. The term “Leased Premises” for the purpose of this agreement shall be defined as said parcel and the building and improvements attached thereto.

2. The LANDLORD hereby lets to the TENANT, and the TENANT hereby rents from the LANDLORD the Leased Premises. The LANDLORD acknowledges that the parties have been engaged in similar lease arrangements for decades and the TENANT has materially improved said parcel by the construction and/or addition of buildings for the purpose of operating a public library, as a branch of the multi-branch countywide library system.

Moreover, based on the history of the parties, as memorialized in prior agreements (the most recent dated March 21, 1994), which is attached hereto as “Schedule B”, the LANDLORD retains ownership to all the appurtenances and furnishings therein that were identified by the parties at the time of the 1994 lease, with the stipulation that any part of the collections and furnishings which the TENANT is advised in writing has historical value to the LANDLORD, in particular the microfilm copies of the “Hightstown Gazette” and the artifact known as the “wooden Indian” will not be disposed of by the TENANT.

3. The term of this Lease shall be for twenty (20) years, commencing on July 1, 2025 and ending June 30, 2045 with the option and mutual consent of both parties in writing to extend the Lease in ten (10) year increments.

4. There is no rent due for the use of Leased Premises, as per prior agreement.

5. The TENANT agrees to pay all charges for utilities, including but not limited to electricity, gas, water, sewer, telephone, garbage collection, recycling collection, and any other utility services used in or on the Leased Premises during the term of this Lease. The practice at the time of the execution of this Agreement has been for the LANDLORD to provide to the TENANT, water, sewer, garbage and recycling collection without costs. The PARTIES agreed, however, that the LANDLORD may, in the future require the TENANT to pay for these services. The TENANT shall pay all such charges directly to the respective utility providers. If any utility service is not separately metered, the LANDLORD shall pay the amount due and invoice the TENANT for the TENANT's pro rata share of the charges, which the TENANT shall pay in due course.

6. TENANT shall be permitted to use the Leased Premises for the purpose of operating and maintaining the Hightstown Branch of the Mercer County Library System. The TENANT shall continue to utilize the facility for the purposes of providing general library services to the LANDLORD (specifically, the Borough of Hightstown) and as a full participating member of the Mercer County Library System. TENANT shall be granted access to said Leased Premises for ingress, egress and regress.

7. TENANT and LANDLORD have examined the Leased Premises, and acknowledge that the TENANT has actively and continuously operated the Hightstown Branch of the Mercer County Library System on the Leased Premises. Unless otherwise provided in this Lease, no additional alterations, additions or improvements shall be made, and no fixtures of any kind, shall be installed in or attached to the Leased Premises, without prior written consent or approval of LANDLORD and obtaining the necessary zoning and construction permits, if so required. LANDLORD'S consent or approval shall not be unreasonably withheld, conditioned or delayed. This shall not preclude the TENANT from making any and all necessary repairs as the circumstances require. The TENANT shall be responsible for all costs for operating and maintained the Leased Premises.

8. TENANT agrees that all property and equipment kept, stored, or placed in or on the Leased Premises, including that belonging to guests or invitees of TENANT, is the sole risk and hazard of TENANT and LANDLORD shall not be responsible for any loss or damage to such property and equipment. At the end of this lease or other expiration condition, all movable property, equipment and non-permanent improvements installed by TENANT may, at TENANT's option, be removed from the Leased Premises, sold or transferred to LANDLORD. All permanent improvements remain the property of the LANDLORD, unless otherwise agreed in writing by the parties.

9. TENANT shall carry and keep in effect for the term of occupancy, insurance coverage to cover any claim which may arise during the TENANT'S use and occupancy and name LANDLORD as an additional insured on said coverage. The following are the minimum insurance coverage limits which must be maintained by the TENANT: see "Schedule C". The policy or policies of insurance shall be of a company or companies authorized to do business in the State of New Jersey. Proof of insurance shall be delivered to LANDLORD not less than fifteen (15) days prior to the commencement of the term hereof, or of the date when TENANT shall enter into possession, whichever occurs first. TENANT shall periodically deliver a renewal or replacement "certificates of coverage". TENANT shall also be responsible for obtaining and maintaining appropriate and

sufficient property insurance covering the building located at 114 Franklin Street, Hightstown, New Jersey, including for physical damage to the structure and all attached improvements such that the building can be returned to its condition prior to any such damage having been incurred.

10. TENANT shall comply with all rules and regulations, ordinances, resolutions, statutes, laws, and requirements and directions of other local, county, state and federal agencies now or hereafter affecting or regulating the Leased Premises and or the use, and, to indemnify and save LANDLORD harmless from the expense or damage resulting from failure to do so.

11. TENANT hereby agrees to indemnify, protect, defend and hold LANDLORD and its designees, and all their respective employees, consultants, professionals, contractors, successors and assigns harmless from and against any and all losses, damages, claims, causes of action, judgments, damages, costs and expenses, including but not limited to, attorneys' fees and court costs that LANDLORD may suffer or incurs as a result of, or in connection with this LEASE and TENANT'S use and operations on the Leased Premises. TENANT'S undertakings in this paragraph shall survive a termination of this Lease.

12. TENANT shall not cause or permit any hazardous substance, material or waste (as defined in any applicable environmental law, rule or regulation) to be brought upon or used in or about the Leased Premises. TENANT shall cause the Leased Premises to be used in compliance with all applicable environmental laws, rules and regulations. No vehicles leaking, oil, brake fluid, transmission fluid, gasoline, or other automotive fluids shall be parked or stored on the Leased Premises. Vehicles leaking automotive fluids are to be removed from the Leased Premises until repaired. Maintenance and repairs of all vehicles are strictly prohibited. TENANT shall take full financial responsibility for any costs of environmental cleanup should there be an environmental incident or violation from the NJ Department of Environmental Protection. TENANT hereby agrees to indemnify, protect, defend and hold LANDLORD and its designees, and all their respective employees, consultants, professionals, contractors, successors and assigns harmless from and against any and all losses, damages, claims, causes of action, judgments, damages, costs and expenses, including but not limited to, attorneys' fees and court costs that LANDLORD may suffer or incurs as a result of, or in connection with any environmental incident or violation from the NJ Department of Environmental Protection involving these Leased Premises. TENANT'S undertakings in this paragraph shall survive a termination of this Lease.

13. Neither party shall be responsible for any delays, losses, damages, or failures of performance of any of its obligations under this Lease where such delays, losses, damages, or failures are due to an act of God; fire, earthquake, landslides, hurricanes, tornadoes, severe weather; partial or entire failure of utilities, a flood greater than the regional one hundred (100) year flood; pandemic; war, blockade, insurrection, riot or civil disturbance, acts of a public enemy; blockage of access to the end-market facility(ies); labor strike or interruption other than by LANDLORD, extortion, sabotage or similar occurrence; any exercise of power or eminent domain, condemnation or other taking by the action of any Governmental Body on behalf of any public quasi-public or private entity; any act of Governmental Body; or a change in Law.

14. All notices required under the terms of this Lease shall be given and shall be completed by mailing such notices by certified or registered mail, return receipt requested to the address of the parties shown above, or to such address as may be designated in writing, which notice of change of address shall be given in the same manner.

As to LANDLORD: Dimitri Musing, Business Administrator
Hightstown Borough Municipal Building
156 Bank Street, Hightstown, New Jersey 08520
As to TENANT: Christopher R. Marion, County Administrator
McDade County Administration Building
640 S. Broad Street, Trenton, New Jersey 08650

The parties may agree to accept notice via electronic transmission ("email").

15. The Lease shall be governed by and constructed in accordance with the laws of the State of New Jersey.

16. This Lease contains the entire agreement between the parties. No representation, agent or employee of LANDLORD has been authorized to make any representations or promises with reference to the within letting or to vary, alter or modify the terms hereof. No addition, change, modification, alteration, amendment, waiver, renewal or extension thereof shall be binding unless reduces to writing and signed by all of the parties hereto. TENANT agrees and confirms that TENANT has had the opportunity to conduct its own sufficient due diligence on the Leased Premises, and that LANDLORD has made no representations on the condition, suitability, environmental status or other aspect of the Leased Premises.

17. This Lease may not be modified, altered, amended, changed or waived, except pursuant to a writing signed by all of the parties hereto.

18. The failure of any party at any time to require performance of any provision hereof shall in no manner affect the right of such party to enforce the same at a later time. No waiver by any party of the breach by any other party of any provision contained in this Lease, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or constructed as, a further or continuing waiver of any such breach, or a waiver of the breach of any other provision hereof.

19. In the event a dispute shall arise between the parties to this Lease, the parties agree to mediate such dispute with representatives from each party with settlement authority. If a dispute cannot be amicably be settled by the parties, either party has the right to notify in writing the other that a mediation is requested. The parties agree to share equally in the costs of the mediation and will choose a mediator from the list of approved Superior Court Civil Mediators found upon the Court's webpage.

20. In the event that any provision set forth herein (or any part thereof) is held to be invalid or unenforceable by any court of competent jurisdiction, or otherwise conflicts with applicable law, such provision (or part thereof) shall be deemed reformed to comport with the requirements of

applicable law, if and to the extent possible, or, if or to the extent not possible, deleted here from, and this Agreement shall be constructed to give effect to the reformed and/or remaining provisions (and parts thereof).

21. All rights and liabilities herein given to, or imposed upon the respective parties hereto, shall extend to and bind the several and respective heirs, personal representatives, successors and permitted assigns of said parties.

22. The words, "hereof", "herein" and "hereunder" are words of similar import, when used in this Lease, shall be deemed to refer to this Lease as a whole and not to any particular provision of this Lease. For all purposes of this Lease, words importing the plural number shall, where applicable, mean and include the correlative words of the singular number and vice versa.

IN WITNESS WHEREOF, the parties have caused this agreement to be signed by their proper officers, the day and year first set below.

ATTEST:

PEGGY RIGGIO, RMC/CMR
MUNICIPAL CLERK

SUSAN BLUTH
MAYOR, BOROUGH OF HIGHTSTOWN

Dated: _____

Dated: _____

ATTEST:

COUNTY OF MERCER

JERLENE H. WORTHY
CLERK,
BOARD OF CHOSEN COMMISSIONERS

DAN BENSON
COUNTY EXECUTIVE
COUNTY OF MERCER

Dated: _____

Dated: _____

SCHEDULE A

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THIS INDENTURE, made the *Twelfth*
day of *July*, in the year of our Lord one thousand
nine hundred and fifty-four,

BETWEEN the MAYOR and COUNCIL of the BOROUGH
OF HIGHTSTOWN, a municipal corporation, in the County of Mercer,
and State of New Jersey, party of the first part,

AND the HIGHTSTOWN LIBRARY ASSOCIATION, INC.,
a corporation, having its principal office in the Borough of
Hightstown, County of Mercer, and State of New Jersey, party of
the second part,

WITNESSETH, that the said party of the first
part has let, and by these presents do grant, demise, and to farm
let, unto the said party of the second part, as TENANT, all that
most easterly part of the Memorial Park running along Franklin and
Main Streets, in the Borough of Hightstown aforesaid, more par-
ticularly described as follows:

The entire easterly portion of the Park,
beginning at a point in the southerly line of Franklin Street
70 feet from the easterly boundary line of said Park, and running
therefrom parallel to the said easterly boundary line in a south-
erly direction to Peddie Lake, with the appurtenances, for the
term of Ninety-nine (99) years from the Twenty-first
day of *June*, one thousand nine hundred and fifty-
four, at the yearly rent or sum of One Dollar (\$1.00), to be paid
yearly, in advance, on the aforesaid day of each year.

And the said party of the second part does
covenant to pay to the said party of the first part the said
yearly rent as herein specified; and does covenant and agree that
it will not assign said lease; that it will conduct a free public
library in the Memorial Library Building located on said property,
for a period of 99 years; and that it agrees to conduct and oper-
ate said building as a free public library in the same manner that
it has been operating the Hightstown Library, with such financial

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aid from the Borough of Hightstown as Council may from time to time decide within legal limits.

It is hereby specifically understood and agreed that this lease shall include the shelving within said building, together with the furniture, all having been paid for with funds secured by public subscription and paid to the Mayor's Memorial Committee.

Said party of the second part agrees to be responsible for repairs to the building, and covenants to keep proper insurance on said building and furniture, in an amount to be approved by the party of the first part.

It is also specifically understood and agreed by and between the parties hereto that this lease shall terminate if at any time said building is not used and maintained by the Hightstown Library Association, Inc., free to the public as a memorial library and, further, that the lease shall terminate if at any time the residents of the Borough of Hightstown adopt the public free library system, in either of which events it shall then be lawful for the party of the first part to re-enter the said premises and to remove all persons therefrom.

And the said party of the second part covenants to pay to the said party of the first part the said yearly rent as herein specified, and that at the expiration of the said term, or other termination of said lease, the said party of the second part will quit and surrender the premises herein in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted.

And it is agreed that if any rent shall be due and unpaid and remain unpaid for thirty days after demand therefor, or if default shall be made in any of the covenants contained, then it shall be lawful for the said party of the first part to re-enter the said premises and to remove all persons therefrom.

And the said party of the first part does

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covenant that the said party of the second part, on paying the said yearly rent, and performing the covenants herein contained, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid,

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed by their proper corporate officers and caused their proper corporate seals to be hereto affixed, in duplicate, the day and year first above written.



ATTEST:

George F. Dennis
George F. Dennis, Clerk

BOROUGH OF HIGHTSTOWN

BY Elmer E. Ewart
Elmer E. Ewart, Mayor

HIGHTSTOWN LIBRARY ASSOCIATION, INC.

ATTEST:

Mary J. Kinnach
Mary J. Kinnach, Secretary

BY Elizabeth Cunningham
Elizabeth Cunningham, President

STATE OF NEW JERSEY:

COUNTY OF MERCER :

BE IT REMEMBERED That on this 13th day of July, Nineteen Hundred and Fifty-four, before me, the subscriber, a Notary Public of New Jersey, personally appeared GEORGE F. DENNIS, who being by me duly sworn on his oath, says that he is the Clerk of the Borough of Hightstown, a municipal corporation, the party of the first part named in the foregoing Lease; that he well knows the corporate seal of said corporation, that the said seal was so affixed and the said instrument signed and delivered by Elmer E. Ewart, who was at the date thereof the Mayor of said Borough of Hightstown, in the presence of this deponent, and said Mayor, at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation, pursuant to a resolution adopted by the Borough Council, and that deponent, at the same time, subscribed his name to said instrument as an attesting witness to the execution thereof.

Sworn to and subscribed before me this 13th day of July 1954.

George F. Dennis
George F. Dennis

Eleanor M. Perrine
ELEANOR M. PERRINE
A Notary Public of New Jersey
NOTARY PUBLIC OF N.J.
By Commission Expires May 21, 1955

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9663

<p style="text-align: center;">L E A S E</p>	<p>ESTATE: MAYOR and COUNCIL of the BOROUGH OF HIGHTSTOWN, a Municipal corporation, -and- HIGHTSTOWN LIBRARY ASSOCIATION, INC.</p>	<p>DATED: <i>July 13, 1954.</i></p>	<p>Received in the Clerks Office of the County of Mercer on the <i>16th</i> day of <i>August</i> A. D. 19<i>54</i> at <i>9:30</i> o'clock in the <i>1st</i> Book, and <i>100</i> page Book 1290 of Deeds County of Mercer <i>1954</i>. <i>[Signature]</i> Clerk</p>	<p style="text-align: center;">TURP AND COATES LAWYERS 188 BROCKTON STREET HIGHTSTOWN, NEW JERSEY</p> <p style="text-align: right;">270</p>
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The Public Law Print. Publishers, Reprint, N.J.

SCHEDULE B

AGREEMENT, dated as of March 21, 1994 (this "Agreement"), among the COUNTY OF MERCER, NEW JERSEY (the "County"), THE MERCER COUNTY IMPROVEMENT AUTHORITY (the "Authority"), the BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY (the "Borough"), and the HIGHTSTOWN LIBRARY ASSOCIATION, INC. (the "Association").

WITNESSETH

WHEREAS, the Authority has heretofore issued various series of project notes and revenue bonds for the purpose of financing the construction of a County Library System, to be leased to the Board of Chosen Freeholders of the County to provide library services and related programs to the municipalities which are members of said system; and

WHEREAS, the Authority has determined to issue a series of additional bonds for the purpose of constructing certain additions, enlargements, improvements, expansions, repairs, restorations and reconstruction to the several branches of the Mercer County Library System (the "1994 Additional Project"); and

WHEREAS, the site of the Hightstown Memorial Branch and the building thereon (the "Hightstown Branch"), which Hightstown Branch constitutes a part of the County Library System, has heretofore been leased to the Association by the Borough by Indenture dated July 12, 1954 (the "1954 Lease"), and certain improvements to the Hightstown Branch are included within the 1994 Additional Project; and

WHEREAS, the parties hereto have determined that, in order to provide for the issuance of said bonds, the County, the Authority, the Borough and the Association must enter into an agreement providing for, among other things, (i) the Authority to lease from the Borough certain real property located in the Borough and to construct thereon certain library facilities, (ii) the County to use such library facilities exclusively to provide library services and related programs to the Borough, (iii) the Borough to continue its membership in the Mercer County Library System and to pay its assessed share of the annual County Library operating and capital budget, including debt service, as levied in the County Library Tax, and (iv) the continuation of the existing role of the Association in connection with the Hightstown Branch.

NOW THEREFORE, the parties hereto hereby mutually agree as follows:

Section 1. The Borough hereby leases to the Authority the parcels of real property described in Schedule 1 attached hereto for a term commencing on the date hereof and terminating on the later of (i) December 1, 2014 and (ii) the date on which all obligations of the Authority issued to finance or refinance the portion of the 1994 Additional Project benefitting the Borough are no longer outstanding in accordance with the terms of the bond resolution under which they were issued. The Association hereby consents to the foregoing lease and agrees that all rights of the Authority hereunder shall be senior and prior to the rights of the Association

under the 1954 Lease. The consideration for said lease consists of the promises made by the Authority and the County in Sections 2 and 3 hereof.

Section 2. The Authority shall construct said additions and improvements to the Hightstown Branch in accordance with plans and specifications on file in the offices of the Municipal Clerk of the Borough, the Secretary of the Authority, the Clerk of the Board of Chosen Freeholders of the County, and the Secretary of the Association, which plans and specifications are hereby approved by the parties.

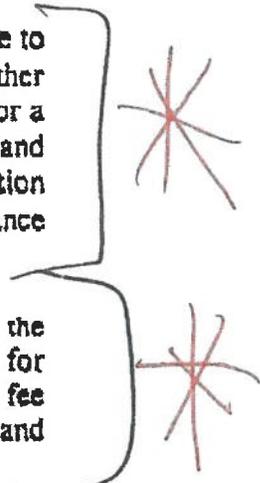
Section 3a. The County hereby agrees to utilize the facility exclusively to continue to provide general library services to the Borough on a par with those services offered at the other freestanding branches of the County Library System serving a population of similar size, for a term commencing on the date hereof and terminating on the later of (i) December 1, 2014 and (ii) the date on which all obligations of the Authority issued to finance or refinance the portion of the 1994 Additional Project benefitting the Borough are no longer outstanding in accordance with the terms of the bond resolution under which they were issued.

Section 3b. The Borough and the Association shall permit the County to utilize the premises upon which the Library facilities are located as part of the County Library System for the benefit of the County, particularly the residents of the Borough. There shall be no fee charged to the County. The County shall be responsible for all costs for operating and maintaining the Library property.

Section 4. For a term commencing on the date hereof and terminating on the later of (i) December 1, 2014 and (ii) the date on which all obligations of the Authority issued to finance or refinance the portion of the 1994 Additional Project benefitting the Borough are no longer outstanding in accordance with the terms of the bond resolution under which they were issued, the Authority shall be the owner of the Library and all appurtenances and furnishings therein, with the stipulation that any part of the collection or furnishings which the County is advised in writing has historical value to the Borough, in particular the microfilm copies of the Hightstown Gazette and the artifact known as the "wooden Indian", will not be disposed of.

Section 5a. For a term commencing on the date hereof and terminating on the later of (i) December 1, 2014 and (ii) the date on which all obligations of the Authority issued to finance or refinance the portion of the 1994 Additional Project benefitting the Borough are no longer outstanding in accordance with the terms of the bond resolution under which they were issued, the Borough shall remain a member of the Mercer County Library System and shall faithfully pay its assessed share of the annual County Library operating and capital budget, including debt service, as levied in the County Library Tax.

Section 5b. In the event that the Borough desires to withdraw from the County Library System prior to the time referred to above, the Borough shall nevertheless be obligated for its aliquot portion of the debt service on the obligations issued by the Authority for the 1994 Additional Project. The Borough may be discharged of this obligation by the purchase, to the



extent permitted by the financing documents executed (or amended) by the Authority and the County in connection with the financing of the 1994 Additional Project, of the facilities constructed for the Borough and otherwise referred to herein. The Borough agrees to pay its aliquot portion of the principal of and interest on the obligations issued by the Authority in regard to the 1994 Additional Project and to pay all operating expenses incurred in connection with the operation of the facilities referred to herein through the imposition of the Mercer County Library dedicated tax.

Section 5c. The Borough shall provide two calendar years notice to the County prior to their election to withdraw as set forth in paragraph 5b of the Agreement.

Section 6. In the event that the Borough terminates its membership in the County Library System pursuant to law, the Borough shall, prior to leaving the system, pay to the Authority on behalf of the County an amount equal to the outstanding principal amount of the Authority debt attributable to the improvement of the branch, plus the proportionate cost, if any, of interest between the time of termination and the first available bond call date for the issue in question, together with any premium payable in connection with said call. In lieu hereof, the parties may agree on any other method of repayment which will allow the Authority to repay the obligations attributable to construction and furnishing of the branch without the Authority's incurring any additional financial burden.

The actual cost of the improvements to the Hightstown Branch will be certified by the Authority to the Borough within sixty (60) days of its completion.

Section 7. Upon the amortization of the debt incurred by the Authority in connection with the design and construction of the Library Expansion Project, the Authority and the County shall offer to convey all rights, title and interest each may have for the sum of \$1.00 (One Dollar) and other valuable and good consideration to the Borough.

Section 8. It is the intention of the Borough and the County that, upon all right, title and interest of the County and the Authority in the Hightstown Branch reverting back to the Borough in accordance with the terms hereof, the Borough and the County will negotiate a lease upon mutually satisfactory terms. It is further agreed that if no lease is entered into the Borough shall remain the owners of the subject property.

Section 9. The County agrees that at all times during their use and occupancy of the lands and buildings herein described, the County shall defend and hold the Borough harmless as to any and all claims, settlements or judgments arising out of the use of the lands herein leased for the purposes herein agreed upon. It is the intention of the parties that the County shall bear full and sole responsibility vis-a-vis the Borough for the condition of said lands and buildings until conveyance pursuant to Section 7 hereof, and, thereafter, so long as the County remains in actual use and occupancy of said lands and buildings.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first written above.

ATTEST:

By: *[Signature]*
Clerk of the Board of
Chosen Freeholders

COUNTY OF MERCER, NEW JERSEY

By: *[Signature]*
County Executive

ATTEST:

By: *[Signature]*
Secretary

THE MERCER COUNTY
IMPROVEMENT AUTHORITY

By: *[Signature]*
Chairman

ATTEST:

By: *[Signature]*
Municipal Clerk

BOROUGH OF HIGHTSTOWN, IN THE
COUNTY OF MERCER, NEW JERSEY

By: *[Signature]*
Mayor

ATTEST:

By: *[Signature]*
Secretary

HIGHTSTOWN LIBRARY
ASSOCIATION, INC.

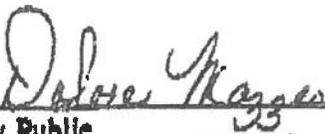
By: *[Signature]*
Curtis Crowell, President,
Board of Trustees

STATE OF NEW JERSEY)
) ss.:
COUNTY OF MERCER)

BE IT REMEMBERED on this 24th day of May, 1994, personally appeared before me Robert D. Prunetti, personally known to me and known by me to be the person who executed the foregoing instrument in the name and on behalf of the County of Mercer, New Jersey (the "County"), who, being by me duly sworn, did depose and say that he is the County Executive of the County, that the County is the body corporate and politic described in and that executed the said instrument and acknowledged said instrument so executed to be his voluntary act and the voluntary act and deed of said County, and stated on oath that said instrument was so signed by him and sealed and attested by Catherine DiCortanzo, Clerk of said Board of Chosen Freeholders and delivered on behalf of said County and at its discretion, and that the seal affixed to said instrument is the official seal of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year aforesaid.

[Notarial Seal]



Notary Public
DOLORES MAZZEO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 1, 1994

STATE OF NEW JERSEY)
) ss.:
COUNTY OF MERCER)

BE IT REMEMBERED on this 24th day of May, 1994, personally appeared before me Jay G. Destribats, personally known to me and known by me to be the person who executed the foregoing instrument in the name and on behalf of The Mercer County Improvement Authority, who, being by me duly sworn, did depose and say that he is the Chairman of The Mercer County Improvement Authority, that The Mercer County Improvement Authority is the body corporate and politic described in and that executed the said instrument and acknowledged said instrument so executed to be his voluntary act and the voluntary act and deed of said Authority, and stated on oath that said instrument was so signed by him and sealed and attested by Richard G. Van Noy, Secretary of said Authority and delivered on behalf of said Authority and at its discretion, and that the seal affixed to said instrument is the official seal of said Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year aforesaid.

[Notarial Seal]



Notary Public
ANNA M. WHITE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 2, 1998

STATE OF NEW JERSEY)
) ss.:
COUNTY OF MERCER)

On this 21st day of March, 1994, personally appeared before me Ernest B. Turp, personally known to me and known by me to be the person who executed the foregoing instrument in the name and on behalf of the Borough of Hightstown, in the County of Mercer, New Jersey (the "Borough") who, being by me duly sworn, did depose and say that he is the Mayor of the Borough, that the Borough, is the body corporate and politic described in and that executed the said instrument and acknowledged said instrument so executed to be his voluntary act and the voluntary act and deed of said Borough, and stated on oath that said instrument was so signed by him and sealed and attested by Marie S. Pellecchia, Secretary of said Borough and delivered on behalf of said Borough and at its discretion, and that the seal affixed to said instrument is the official seal of said Borough.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year aforesaid.

Rubuta Cas...
Notary Public

[Notarial Seal]

SCHEDULE C

Client#: 349843

CELJIF

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Conner Strong & Buckelew PO Box 99106 Camden, NJ 08101 877 861-3220		CONTACT NAME: CEL Underwriting Service Cntr. PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: njcounty@connerstrong.com	
INSURED County of Mercer 640 S. Broad Street, PO Box 8068 Trenton, NJ 08650		INSURER(S) AFFORDING COVERAGE INSURER A : Mercer County Insurance Comm. INSURER B : New Jersey Counties Excess JIF INSURER C : Argonaut Insurance Company INSURER D : Safety National Casualty Co. INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		MCIC-Package2025	01/01/2025	01/01/2026	EACH OCCURRENCE \$250,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY		MCIC-Package2025	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$250,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		NJCE20253-10	01/01/2025	01/01/2026	EACH OCCURRENCE \$11,250,000 AGGREGATE \$11,250,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	SELFINSURED	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$300,000 E.L. DISEASE - EA EMPLOYEE \$300,000 E.L. DISEASE - POLICY LIMIT \$300,000
B	WC & Emp Liab		NJCE20243-10	01/01/2025	01/01/2026	\$850,000
D	WC & Emp Liab		SP4068026	01/01/2025	01/01/2026	Statutory / \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Company B: Auto Physical Damage;

Policy Term: 1/1/2025 - 1/1/2026; Policy #:NJCE20253-10; Policy Limits: \$10,000,000

Company B: Property;

Policy Term: 1/1/2025 - 1/1/2026; Policy #:NJCE20253-10; Policy Limits: \$260,000,000

(See Attached Descriptions)

CERTIFICATE HOLDER

CANCELLATION

Borough of Hightstown
156 Bank Street
Hightstown, NJ 08520

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

W. Michael Trapani

DESCRIPTIONS (Continued from Page 1)

RE: Leased Premises- Hightstown Memorial Branch Library

The Certificate Holder is an Additional Insured on the above-referenced Commercial General Liability and Excess Liability Policies and Loss Payee on the Property Policy if required by written contract as respects to the leased premises for the Hightstown Memorial Branch library located at 114 Franklin Street, Hightstown, NJ 08520.

Borough of Hightstown
County of Mercer

Resolution 2025-158

AUTHORIZING REQUEST FOR PROPOSAL FOR ARCHITECTURAL SERVICES

BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Borough Clerk/Purchasing Agent is hereby authorized to prepare and advertise a Request for Proposal for Architectural Services for a Police Substation and that the Borough is authorized to receive same after proper advertisement.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on August 4, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-159

AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC

BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that this body will hold a meeting on August 4, 2025, at the Hightstown Firehouse Hall, 140 North Main Street, Hightstown, that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act.

The general nature of the subject or subjects to be discussed:

Contract Negotiations – Personnel

Stated as precisely as presently possible the following is the time when and the circumstances under which the discussion conducted at said meeting can be disclosed to the public November 4, 2025, or when the need for confidentiality no longer exists.

The public is excluded from said meeting, and further notice is dispensed with, all in accordance with sections 8 and 4a of the Open Public Meetings Act.

I hereby certify this to be a true copy of a resolution adopted by the Borough Council of the Borough of Hightstown at a meeting held on August 4, 2025.

Margaret Riggio, Borough Clerk