

AGENDA
Hightstown Borough Council
October 6, 2025 | 6:30 p.m.
Grace Rogers School Auditorium
380 Stockton Street

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 September 15, 2025 Public Session
 September 15, 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.

Ordinances

2025-14 Final Reading and Public Hearing Bond Ordinance Providing for Various Capital Improvements in and By the Borough of Hightstown, in the County of Mercer, New Jersey, Appropriating \$627,200 Therefor and Authorizing the Issuance of \$595,000 Bonds or Notes of the Borough to Finance part of the Cost Thereof

2025-15 Final Reading and Public Hearing Bond Ordinance Providing for Improvements to the Water Treatment Plant for the Water-Sewer Utility in and by the Borough of Hightstown, in the County of Mercer, New Jersey, Appropriating \$1,515,000 Therefor and Authorizing the Issuance of \$1,515,000 Bonds or Notes of the Borough to Finance the Cost Thereof

2025-16 First Reading and Introduction An Ordinance of the Borough of Hightstown, County of Mercer, State of New Jersey, Amending Article 4-14, Entitled "Filming" in the Borough

2025-17 First Reading and Introduction An Ordinance Amending Chapter 28 – Zoning of the Code of the Borough of Hightstown,

County of Mercer to Modify the DTC and HC Districts and Locations of the R-MF Districts to Implement Inclusionary Affordable Housing Zoning for the Fourth Round

Resolutions

2025-193 Authorizing Payment of Bills

2025-194 Resolution Accepting a Donation from Netflix, Inc.

2025-195 A Resolution Authorizing the Mayor and Borough Clerk to Execute a Shared Services Agreement with the Township of Robbinsville for Dispatch Services

2025-196 Authorizing the Mayor and Borough Clerk to Execute a Shared Services Agreement with the Borough of Roosevelt for Solid Waste Collection Services

Consent Agenda

2025-197 A Resolution Approving the Santa Around Town Sponsored by Hightstown Engine Company No. 1

2025-198 A Resolution Approving the Closure of Stockton Street for Halloween Activities

2025-199 A Resolution Supporting Communities of Light 2025

2025-200 A Resolution Approving the Installation of a Commemorative Street Sign on West Ward Street

2025-201 Amending Resolution 2021-069 Establishing Revised Rate Schedule for Collection of Garbage from Certain Licensed Retail Food Establishments

2025-202 Amending Resolution 2025-190 Canceling General Capital Improvement Appropriation

2025-203 Resolution Canceling General Capital Improvement Appropriation Balances

Discussion

Subcommittee Reports

Mayor/Council/Administrative Updates

Executive Session **Resolution 2025-204** Authorizing a Meeting that Excludes the Public

Contract Negotiations – Solid Waste Agreement

Contract Negotiations – Labor Agreements

Contract Negotiations – Professional Services

Adjournment

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BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$627,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$595,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Borough of Hightstown, in the County of Mercer, New Jersey (the "Borough") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$627,200, and further including the aggregate sum of \$32,200 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to be issued in the principal amount of \$595,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation

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therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation and Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) <u>Police Department</u> 1) Acquisition of various equipment and vehicles for the Police Department, including but not limited to, computers, radios, evidence equipment, storage equipment, furniture, IT equipment, shredder, printer, fingerprint scanner and a police vehicle with outfitting, including all related costs and expenditures incidental thereto.	\$388,200	\$368,500	5 years
2) Acquisition of in-car modems and a BDX, and the digitalization of records, including all related costs and expenditures incidental thereto.	\$130,000	\$123,500	10 years
b) <u>Fire Department</u> 1) Acquisition of turnout gear and respiratory protection equipment, including all related costs and expenditures incidental thereto.	\$38,000	\$36,000	5 years
2) Acquisition of a Swiftwater boat, trailer and motor, including all related costs and expenditures incidental thereto.	\$46,000	\$43,500	15 years
c) <u>Office of Emergency Management</u> Acquisition of portable VHF/UHF radios, including all related costs and expenditures incidental thereto.	\$10,000	\$9,500	10 years

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d) <u>Administration</u> Computer equipment upgrade, including all related costs and expenditures incidental thereto.		<u>\$15,000</u>		<u>\$14,000</u>		5 years
Total		<u>\$627,200</u>		<u>\$595,000</u>		

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each improvement or purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the

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amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

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

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 6.48 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes

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provided in this bond ordinance by \$595,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$5,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the

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requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduced: September 15, 2025

Adopted: **Public Hearing Scheduled for October 6, 2025**

Margaret Riggio
Municipal Clerk

Susan Bluth
Mayor

Borough of Hightstown
County of Mercer

Ordinance 2025-15

BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO THE WATER TREATMENT PLANT FOR THE WATER-SEWER UTILITY IN AND BY THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$1,515,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,515,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF.

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Hightstown, in the County of Mercer, New Jersey (the "Borough"). For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$1,515,000. Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the costs of the improvement since the project described in Section 3(a) hereof is expected to be funded through the New Jersey Infrastructure Bank.

Section 2. In order to finance the cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,515,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is improvements to the water treatment plant for the Water-Sewer Utility, including, but not limited to, engineering expenses in connection with the commencement of work to replace filters, and various construction projects, including walls,

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pipng connections, filters and tank removal, including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

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Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

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

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 30 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,515,000, but that the net debt of the Borough determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

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(d) An aggregate amount not exceeding \$275,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the

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Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Introduced: September 15, 2025

Adopted: **Public Hearing Scheduled for October 6, 2025**

Margaret Riggio
Municipal Clerk

Susan Bluth
Mayor

Borough of Hightstown
County of Mercer

Ordinance 2025-16

**AN ORDINANCE OF THE BOROUGH OF HIGHTSTOWN, COUNTY OF
MERCER, STATE OF NEW JERSEY, AMENDING A 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 amend Article 4-14, entitled “Filming”, in the Borough Code to facilitate and regulate motion picture filming within the Borough and establish “Film Ready” standards.

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, of the Borough Code is hereby amended and supplemented in the following respects (additions are show with underline; deletions are shown with ~~strikethrough~~):

§ 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

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

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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 ~~30-4~~ or more business days prior to the requested shooting date; provided, however, that the ~~Chief of Police~~ Borough Administrator may waive the ~~30-4~~ 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.
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.

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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.—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. Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed that objections may be filed with the Municipal Clerk, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of notification to adjacent owners shall be submitted to the Municipal Clerk within two days of the requested shooting date. 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 ~~Chief of Police~~~~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, and according to agreed upon public safety plan. ~~The~~ cost of said off-duty officers ~~shall~~ be borne by the applicant pursuant to Hightstown Borough Code §2-19-19, at the borough's standard hourly rate. 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

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setting forth the reasons for the appeal shall be filed with the Borough Clerk.

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~~Borough Administrator.

The ~~Chief of Police~~Borough Administrator may authorize a waiver of any of the requirements, provisions or restrictions of this chapter if the ~~Police Chief~~Administrator 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~~Administrator 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.

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§ 4-14-10. Fees.

CATEGORY	FEE
Basic filming application (one-time; with 30-4 or more <u>business</u> days advance notice of the first day of filming)	\$100
Expedited basic filming application (one-time; with 29-3 or less <u>business</u> 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) <u>Municipal Road Closure</u>	\$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.

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

Ordinance 2025-17

ORDINANCE AMENDING CHAPTER 28 - ZONING OF THE CODE OF THE BOROUGH OF HIGHTSTOWN, COUNTY OF MERCER TO MODIFY THE DTC AND HC DISTRICTS AND LOCATIONS OF THE R-MF DISTRICTS TO IMPLEMENT INCLUSIONARY AFFORDABLE HOUSING ZONING FOR THE FOURTH ROUND

WHEREAS, the Hightstown Borough Council desires to implement the Housing Element and Fair Share Plan of the municipality for the Fourth Round of affordable housing obligations by modifying certain district regulations in the Zoning Ordinance and Zoning Map to provide the opportunity for affordable housing; and

WHEREAS, it has been determined by Hightstown Borough Council that the implementation of these modifications to the DTC and HC zoning districts and the application of the R-MF in its various sub-zones would effectuate the intent and purpose of the goals and objectives of the Housing Element and Fair Share Plan of the Master Plan of the Borough of Hightstown; and

WHEREAS, the Municipal Land Use Law requires that any amendments or revisions to Hightstown Borough's Zoning Ordinance shall be reviewed by the Planning Board to determine if the amendments or revisions thereto are substantially consistent with the Master Plan of the Borough of Hightstown; and

WHEREAS, the Planning Board of Hightstown adopted a Housing Element and Fair Share Plan, Element of the Master Plan on May 12, 2025 that addresses the municipality's affordable housing obligations in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

WHEREAS, the Hightstown Borough Council formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A.40:55D-62.1.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Hightstown that the Zoning Ordinance is hereby amended as follows (deletions are shown with ~~strikeout~~, additions are shown with underline):

Section 1. Section 28-3-13, entitled "DTC Downtown Core," of Article 28-3, "Districts Established; Zoning Map," of Chapter 28, "Zoning," of the Borough Code is hereby amended and

Borough of Hightstown
County of Mercer

Ordinance 2025-17

supplemented as follows:

Chapter 28. Zoning

Article 28-3. Districts Established; Zoning Map

§ 28-3-13. DTC Downtown Core.

~~The purpose and intent is to eliminate the CC-1 Central Commercial District and the CC-2 Central Commercial District and to establish a new district known as the DTC Downtown Core.~~

A. Purpose and Intent. The purpose and intent of the DTC, Downtown Core Zoning District, is to create a cohesive mixed use district that allows for incremental change to the historic fabric and character of Hightstown by providing for a wide range of uses for the enjoyment of its citizens and visitors thereto while being supportive of the needs of the business community.

A.B. Permitted Uses. In the DTC Downtown Core, the following uses, and no others, shall be permitted:

(1) Principal Uses:

- (a) Retail sales and services within a completely enclosed building.
- (b) Personal and business services within a completely enclosed building.
- (c) Offices.
- (d) Public facilities, including public parking facilities.
- (e) Child care centers.
- (f) Bars and taverns.
- (g) Restaurants and other places to eat and drink, but not including establishments with drive-throughs facilities.
- (h) Banks and financial institutions.
- (i) Newspaper and other publishing facilities.
- (j) Apartment dwellings ~~as upper floor use of buildings containing above permitted principal uses above ground-floor non-residential uses.~~
- (k) Art galleries and artist studios.

- (2) Accessory Uses and Structures:
 - (a) Signs in accordance with Chapter 29.
 - (b) Parking facilities not located in front of the building line.
 - (c) Fences, walls and landscaping.
 - (d) Amusement machines, subject to the licensing and regulation provisions of Chapter 4, General Licensing, Article 4-7, Amusement Machines, of the Code of the Borough of Hightstown.
 - (e) Satellite dishes, subject to the restrictions and requirements set forth in § 28-10-19.
 - (f) Accessory uses and structures customarily incidental and on the same lot as a principal or conditional use.
- (3) Conditional Uses. The following uses shall be permitted when authorized as a conditional use by the Planning Board when meeting their associated criteria:
 - (a) Cannabis retail, subject to the following criteria:
 - [i] Such use shall operate fully within an enclosed building.
 - [ii] Excepting emergency egress doors, each entrance and exit, including loading docks doors, shall be designed to prevent interior air from escaping out of doors unless properly treated as required under §4-13-6G through air locks, negative pressurization or other means of preventing untreated air from exiting the building.
 - [iii] All criteria set forth in the licensing regulations at §4-13-6 shall apply.

C. Required Use.

- (1) In order to effectuate the purposes of the Borough of Hightstown's constitutional obligation to provide for affordable housing, any site development of Block 39, Lot 28 (140 Mercer Street) that increases the existing square footage in existence as of June 30, 2025, or is a redevelopment of the site, shall include a mixed use building consisting of a non-residential use fronting on Mercer Street and multi-family residential units.
- (2) At least twenty percent (20%) of all housing units shall be affordable to low, including very low, and moderate income households as those terms are defined in the Borough's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-

301 et seq.).

- (3) The maximum residential density shall be eighteen (18) units per acre.
- (4) Notwithstanding any other provision herein, the maximum height shall be four (4) stories and fifty-five (55) feet.
- (5) The required number of parking spaces shall be one space for each studio or one-bedroom unit, one and one-half space for each two-bedroom unit and two spaces for each three-bedroom unit. Non-residential spaces shall be as otherwise required herein.

D. ~~B.~~ Other Restrictions.

- (1) Lot Area. A lot area of not less than two thousand (2,000) square feet shall be required.
- (2) Lot Width. A lot width of not less than twenty (20) feet shall be required.
- (3) Lot Depth. A lot depth of not less than fifty (50) feet shall be required.
- (4) Front Yard. None shall be required, except that building locations shall comply with Borough requirements for providing adequate sight triangles distance at street and driveway intersections.
- (5) Side Yards. None shall be required, except that building locations shall comply with Borough requirements for providing adequate sight triangles distance at street and driveway intersections.
- (6) Rear Yard; Principal Buildings. There shall be a rear yard not less than ten (10) feet deep.
- (7) Rear Yard; Accessory Buildings. There shall be a rear yard not less than three (3) feet deep behind accessory buildings.
- (8) Height. The maximum height shall be three (3) stories ~~or~~ and fifty-five (55) feet.
- (9) Coverage. No building shall cover more than ninety percent (90%) of the lot area.
- (10) Parking. Parking shall be provided in accordance with § 28-10-11. Parking is not required for individual uses situated within three-hundred (300) feet of a public facility or designated private parking facility subject, however, to demonstration that the facility has adequate parking to accommodate the individual use while maintaining sufficient parking for existing uses already utilizing the parking facility.
- (11) Signs. Signs for individual business establishments shall be permitted in accordance with Article 29-~~18~~.

(11)E. Additional Requirements.

- (12)(1) Sight Triangles. The regulations for adequate sight triangles distance at street and driveway intersections shall be in accordance with

Borough of Hightstown
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Ordinance 2025-17

§ 28-10-9.

~~(13)~~(2) Residential District Buffer. For lots which adjoin a residential district, a buffer area of at least ~~ten~~ (10) feet shall be provided, and the buffer area shall be landscaped to provide for continuous, year-round visual screening of the property. The buffer area may contain a fence provided said fence is in accordance with § 28-10-4. The fence shall be provided only to supplement necessary landscaping.

Section 2. Section 28-3-9, entitled “R-MF, Multi-Family District,” of Article 28-3, “Districts Established; Zoning Map,” of Chapter 28, “Zoning,” of the Borough Code is hereby amended and supplemented as follows:

Chapter 28. Zoning

Article 28-3. Districts Established; Zoning Map

§ 28-3-9. R-MF, Multi-Family District.

- A. Purpose and Intent. The purpose and intent of the R-MF Multi-Family Residential District is to provide market rate and subsidized affordable housing in the Borough of Hightstown to aid in meeting its constitutional obligation to provide for very low, low and moderate income housing in accordance with the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). The R-MF district is further divided into sub-districts that apply to specific sites with inclusionary affordable housing in accordance with the objectives of the Housing Plan Element of the Master Plan and implementing resolutions, ordinances, and agreements constituting the Fair Share Plan. The R-MF district provides a compensatory benefit over the preceding zoning district’s use and/or intensity standards sufficient to address the affordable housing components of inclusionary development.
- B. Permitted Uses. In the R-MF Multifamily District, the following uses, and no others, shall be permitted:
- (1) Principal Uses:
 - (a) Townhouse dwellings.
 - (b) Multifamily dwellings.
 - (c) Municipal purpose.
 - (2) Accessory Uses:
 - (a) Community center for the use of residents and their guests.
 - (b) Common recreational facilities for the use and enjoyment of residents and their guests.
 - (c) Maintenance building.

- (d) Management office if located within a community center or building with multifamily dwellings.
 - (e) Home occupation in accordance with the requirements of §28-10-6 and in addition to the prohibited uses listed in subparagraph -c therein, no funeral home, private school or professional office shall be permitted as a home occupation on the premises.
 - (f) Off-street surface parking; car sheds and detached garages for private residential use, only.
 - (g) Fences, walls and street furniture.
 - (h) Signs in accordance with §29.
 - (i) Large satellite dish antenna when approved as part of an application for development for providing common service to the residents of a development in accordance with the standards of §28-10-18.
 - (j) Small satellite dish antennae in accordance with the standards of §28-10-18.
 - (k) Accessory uses on the same lot and customarily incidental to the principal use.
- (3) Conditional Uses. The following uses shall be permitted when the criteria have been met for the site listed.
- (a) Multifamily use with a sub-district designation of 18 (R-MF18) shall be permitted when the following criteria have been met:
 - [1] New multifamily dwellings shall be added to the site by additions to the existing building or by the demolition and construction of new buildings in lieu of the construction of additions.
 - [2] The design of the additions shall have at a minimum a base made of comparable materials to the exterior of the existing buildings but may differ in the field materials above the base, and shall have a similar roof pitch, and roof design as the existing buildings. Fenestration shall mimic the spacing and opening size, to the degree permissible by the Uniform Construction Code, of the existing window and doors architecture.
 - [3] At least twenty percent (20%) of all housing units shall be affordable to low, including very low, and moderate income households as those terms are defined in the Borough's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D301 et seq.). Such units may be established in existing multifamily units as such dwellings become vacant

in a schedule as approved by the Borough's Administrative Agent for affordable housing.

~~[3]~~[4] These conditional use criteria shall not apply to any R-MF18 zoned property that does not contain garden apartments, but shall be considered a principal permitted use.

- (b) Uses permitted in §28-3-15, the DTG Downtown Gateway district, listed as -
A(1)(c), A(1)d, A(1)f, A(1)g and A(1)k -A(1)(b), -A(1)(c), -A(1)(d), -A(1)(e), -
A(1)(f), - A(1)(g), -A(1)(h), -A(1)(i), -A(1)(k) meeting the following criteria:

[1] Any such use shall front on State Highway 33 Franklin Street or County Road 633.

[2] Any such use shall be located on the first floor only of a building.

- (c) Uses permitted in §28-3-14, the Highway Commercial district, listed as A(1), A(2) and A(3)

[1] Any such use shall front on Mercer Street.

- (d) Cannabis retail uses permitted subject to the following criteria:

[1] Any such use shall front on State Highway 33 Franklin Street or County Road 633.

[2] Any such use shall be located on the first floor only of a building.

[3] Such use shall operate fully within an enclosed building.

[4] Excepting emergency egress doors, each entrance and exit, including loading docks doors, shall be designed to prevent interior air from escaping out of doors unless properly treated as required under § 4-13-6G through air locks, negative pressurization or other means of preventing untreated air from exiting the building.

[5] All criteria set forth in the licensing regulations at § 4-13-6 shall apply.

Section 3. Section 28-3-14, entitled "H-C Highway Commercial District," of Article 28-3, "Districts Established; Zoning Map," of Chapter 28, "Zoning," of the Borough Code is hereby amended and supplemented as follows:

Chapter 28. Zoning

Article 28-3. Districts Established; Zoning Map

§ 28-3-14. H-C Highway Commercial District.

Borough of Hightstown
County of Mercer

Ordinance 2025-17

- A. Permitted Uses. In the H-C Highway Commercial District, the following uses, and no others, shall be permitted:
- (1) Principal Uses.
 - (a) Any principal use permitted in the DTC Downtown Core District.
 - (b) Retailing and service establishments with incidental outdoor operations.
 - (c) Movie theater, bowling alley, gymnasiums, tennis centers, roller skating rinks and similar recreational and cultural facilities conducted within an enclosed building.
 - (d) Lumber yards.
 - (e) Heating oil distribution facilities.
 - (f) Motor vehicle body and repair shops, subject to the conditions of § **28-10-13**.
 - (2) Accessory Uses and Structures.
[Amended 12-18-2023 by Ord. No. 2023-20]
 - (a) Off-street parking and loading facilities.
 - (b) Private garages and storage buildings.
 - (c) Fences, walls and landscaping.
 - (d) Amusement machines: as permitted in the DTC Downtown Core District.
 - (e) Satellite dishes, subject to the restrictions and requirements set forth in **28-10-19**.
 - (f) Signs in accordance with Chapter **29**.
 - (g) Accessory uses and structures customarily incidental to and on the same lot as a principal or conditional use.
 - (3) Conditional Uses. The following uses shall be permitted when authorized as a conditional use by the Planning Board when meeting their associated criteria:
[Added 12-18-2023 by Ord. No. 2023-20]
 - (a) Cannabis cultivation, manufacturing, wholesaling, distribution or retail, subject to the following criteria:

- [i] With the exception of cannabis retail, such use or uses shall be located on a tract of land comprising at least 10 contiguous acres. The vertically integrated operation of cannabis cultivation and cannabis manufacturing shall be permitted on the same tract of land.
- [ii] Such use shall operate fully within an enclosed building.
- [iii] Excepting emergency egress doors, each entrance and exit, including loading docks doors, shall be designed to prevent interior air from escaping out of doors unless properly treated as required under § 4-13-6G through air locks, negative pressurization or other means of preventing untreated air from exiting the building.
- [iv] All criteria set forth in the licensing regulations at § 4-13-6 shall apply.

- (b) Subject to approval of the State Cannabis Regulatory Commission, nothing herein shall prohibit multiple licensees within each permitted class from operating simultaneously on the same tract of land, provided that each licensee otherwise satisfies the conditional use criterion herein and any requirements of the state with respect to the co-location of cannabis businesses on the same tract of land or within the same building.

B. Other Restrictions.

- (1) Lot Area. A lot area of not less than 20,000 square feet shall be required.
- (2) Lot Width. A lot width of not less than 100 feet shall be required.
- (3) Lot Depth. A lot depth of not less than 200 feet is required.
- (4) Front Yard. No portion of any building shall be located nearer to any street line that 25 feet, except that projections such as windowsills, cornices, cantilevered roofs, open one-story porches, balconies, other roof overhangs, canopies, bay windows and others of the same nature may project not more than five feet into a required front yard. In addition, no building erected on any lot need be set back farther from the street line that the average alignment of existing buildings within 200 feet on each side of the lot and within the same block front and district; however, regardless of the alignment of neighboring buildings, no building erected between two existing buildings on immediately adjacent lots need be set back farther than that of the two buildings which is farther from the street line.
- (5) Perimeter Setback. A setback of 25 feet from all lot lines other than street lines is required.
- (6) Height. The maximum height shall be 2.5 stories, not to exceed 35 feet.
- (7) Lot Coverage. The total lot coverage of all buildings shall not exceed 30% of the gross lot area, and total lot coverage of all buildings, structures and other lot improvements shall not exceed 70% of the gross lot area.
- (8) Parking. See § 28-10-11, Off-Street Parking and Off-Street Loading Facilities.

- (9) Signs.
- (a) Freestanding signs shall be permitted for all permitted uses, provided that:
- [1] There shall be no more than one sign for each street, other than a residential service street, on which the use fronts.
 - [2] The total area of such signs shall not exceed 75 square feet, nor shall they exceed a height of 55 feet.
 - [3] All bare incandescent light sources (neon lights shall not be considered as such) and immediately adjacent reflecting surfaces shall be shielded from view. Flashing, moving, intermittently illuminated advertising devices shall be prohibited.
- (b) Signs for individual business establishments in designed shopping centers shall be permitted in addition to the center's sign, provided that:
- [1] The total area of all signs shall not exceed two square feet for each foot of building frontage; the maximum shall not exceed 40 square feet.
 - [2] No sign shall exceed two feet in height.
 - [3] Such sign shall be applied flat against a wall and shall not project beyond the side or top of the wall to which it is affixed nor more than eight inches in front of such wall.
 - [4] All bare incandescent light sources (neon lights shall not be considered as such) and immediately adjacent reflecting surfaces shall be shielded from view; flashing, moving, intermittently illuminated signs, reflection signs or signs painted in luminous materials that glow in the dark and advertising devices shall be prohibited.
 - [5] Not more than one sign shall be permitted for each tenant on the premises on each wall fronting on a street.
- (10) Sight Triangles. The regulations for sight triangles shall be the same as for the R-1 District.
- (11) Landscaping and Buffers. All portions of lots not used for buildings, parking or other improvements shall be suitably landscaped with lawns, shrubs and/or trees. Lot lines which abut residential uses or residential district lines shall provide a landscape buffer strip at least 10 feet in width, and the buffer strip shall be suitably landscaped to provide a continuous, year-round, visual screening of the property. The buffer area may contain a fence provided in accordance with § 28-10-5, but the fence shall be provided to only supplement necessary landscaping. A landscaped strip at least five feet in width shall be provided along all street right-of-way lines as a setback for parking of motor vehicles. The landscape strip and any adjoining landscape area of the right-of-way shall be landscaped with suitable shrubbery not exceeding 30 inches in height, street trees and other suitable landscaping improvements.

C. Required Use.

- (1) In order to effectuate the purposes of the Borough of Hightstown's constitutional obligation to provide for affordable housing, any site development of Block 61.01, Lots 39, 41-43 (397-413 Mercer Street) that increases the existing square footage in existence as of June 30, 2025, or is a redevelopment of the site, shall include a mixed use building consisting of a non-residential use fronting on Mercer Street and multi-family residential units.

- (2) At least twenty percent (20%) of all housing units shall be affordable to low, including very low, and moderate income households as those terms are defined in the Borough's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.)
- (3) The maximum residential density shall be eighteen (18) units per acre.
- (4) Notwithstanding any other provision herein, the maximum height shall be four (4) stories and fifty-five (55) feet.
- (5) The required number of parking spaces shall be one space for each studio or one-bedroom unit, one and one-half space for each two-bedroom unit and two spaces for each three-bedroom unit. Non-residential spaces shall be as otherwise required herein.

Section 4. §28-3-1, Zoning Map, shall be amended to rescind the existing zoning districts and apply the following zoning districts and subdistricts to the tax assessment blocks and lots, and associated half width of streets as appropriate:

R-MF Block 60; Lots 1-5

R-MF18 Block 24, Lot 9 (278 Monmouth St.)

Section 5. Continuation. In all other respects, the Zoning Ordinance of the Borough of Hightstown shall remain unchanged.

Section 6. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part there of directly involved in the controversy in which such judgment shall have been rendered.

Section 7. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Borough of Hightstown, then the restriction which imposes the greater limitation shall be enforced.

Section 8. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 9. Enactment. This Ordinance shall take effect upon the filing thereof with the Mercer County Planning Board after final passage, adoption, and publication by the Borough Clerk of the Borough of Hightstown in the manner prescribed by law.

Section 10. 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 of Hightstown
County of Mercer

Ordinance 2025-17

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, CMR
MUNICIPAL CLERK

SUSAN BLUTH
MAYOR



To: Mayor Bluth and The Hightstown Borough Council
From: Beverly Asselstine, Chair, Hightstown Planning Board
CC: Peggy Riggio, Borough Clerk, Jane Davis, Planning Board Secretary
Date: September 30, 2025
Subject: Affordable Housing Zoning Change Recommendations

The Hightstown Planning Board adopted the Fourth Round Housing Element and Fair Share Plan on May 12, 2025 and subsequently the document was filed with the state by June 30, as required. The law allowed for a 60 day challenge period. Hightstown received a challenge on August 31st from the Fair Share Housing Center, which identified two concerns. One was a request for documentation and clarification around how administrative fees are calculated and a limit on the percent of revenues from development fees that can be expended on administration. The second was a call for the Borough to update a number of ordinances and documents in accordance with forthcoming regulations, which have not yet been issued.

Since neither of these issues impact the zoning change recommendations in the Fourth Round Housing Element and Fair Share Plan and the challenge period has closed, the Planning Board is now forwarding the draft zoning ordinance with our recommendation that Council take action to approve as soon as possible.

Thank you.

Borough of Hightstown
County of Mercer

Resolution 2025-193

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 \$1,401,386.56 from the following accounts:

Current	\$1,290,022.64
W/S Operating	56,395.37
General Capital	2,052.50
Water/Sewer Capital	39,544.50
Grant	1,411.65
Trust	2,698.75
Unemployment Trust	0.00
Animal Control	0.00
Law Enforcement Trust	2,700.00
Tax Lien Trust	0.00
Housing Trust	0.00
Public Defender Trust	0.00
Escrow	<u>6,561.15</u>
Total	<u>\$1,401,386.56</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 October 6, 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	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
ACTIO010	ACTION UNIFORM CO, LLC									
23-01096	08/31/23	BODY ARMOR ESTIMATE49639/49644		B						
4	BODY ARMOR ESTIMATE 49639	\$1,311.65 G-02-41-726-015-399	B	State Body Armor	R	12/27/23	09/19/25		70264	N
25-00522	04/17/25	UNIFORM ALLOWANCE - NEW HIRE								
1	UNIFORM ALLOWANCE - NEW HIRE	\$2,032.88 5-01-25-240-001-043	B	Uniform Allowance/Leather Gds.	R	04/17/25	09/19/25		79663	N
25-01227	09/19/25	UNIFORM ALLOWANCE								
1	UNIFORM ALLOWANCE	\$15.95 5-01-25-240-001-042	B	Education & Training	R	09/19/25	10/01/25		81357	N
2	CLOTHING ALLOWANCE	\$13.95 5-01-25-240-001-042	B	Education & Training	R	09/19/25	10/01/25		81357	N
		\$29.90								
	Vendor Total:	\$3,374.43								
AFFIL005	AFFILIATED ELECTRICAL &									
25-01217	09/19/25	GENERATOR MONITORING CELLULAR								
1	MOBILE LINK CELLULAR 4G-LTE	\$319.00 5-09-55-501-002-511	B	Generator/Engine Maintenance Agree	R	09/19/25	10/01/25		11802364	N
2	GENERATOR MONITORING CELLUL	\$129.00 5-09-55-501-002-511	B	Generator/Engine Maintenance Agree	R	09/19/25	10/01/25		11802364	N
		\$448.00								
25-01218	09/19/25	ANNUAL MAINTENANCE CONTRACT								
1	MAINTENANCE CONTACT LIQUID	\$950.00 5-09-55-501-002-511	B	Generator/Engine Maintenance Agree	R	09/19/25	09/30/25		11802258	N
2	MOBILE LINK CELLULAR 4G-LTE	\$129.00 5-09-55-501-002-511	B	Generator/Engine Maintenance Agree	R	09/19/25	09/30/25		11802258	N
		\$1,079.00								
	Vendor Total:	\$1,527.00								
AGINS005	AGIN SIGNS & DESIGNS									
25-01018	07/30/25	REFLECTIVE LINEAR ESTMATE 7196								
1	REFLECTIVE LINEAR FOOT OEM	\$130.00 5-01-25-252-001-199	B	Miscellaneous	R	07/30/25	09/25/25		9519	N
	Vendor Total:	\$130.00								
A1014	APPROVED FIRE PROTECTION, INC.									
25-00143	02/05/25	QUOTE #00036506 ANNUAL SERVICE		B						
4	MIN BILLING CHG INV IN00115421	\$195.00 5-09-55-501-002-518	B	Service Contracts - AWWTP	R	02/05/25	09/25/25		IN00115421	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							
A1014	APPROVED FIRE PROTECTION, INC.	Account Continued									
Vendor Total:		\$195.00									
APRUZ005	APRUZZESE, MCDERMOTT, MASTRO &										
25-01203	09/16/25	LABOR INV 236702 AUG 2025									
1	LABOR INV 236702 AUG 2025	\$1,424.50	5-01-20-155-001-031	B	Labor,Personnel & Union Council	R	09/16/25	09/19/25		236702	N
Vendor Total:		\$1,424.50									
BHMGC005	BHMG - CORPORATE CARE										
25-01171	09/04/25	PHYSICAL - NEW HIRE									
1	PHYSICAL - NEW HIRE	\$398.00	5-01-25-240-001-093	B	Medical Exams/Hepatitis B Shot	R	09/04/25	09/19/25		00100914-00	N
Vendor Total:		\$398.00									
BUCKM005	BUCK MINING & MATERIAL INC										
25-01262	09/29/25	AUGUST 2025 YARD DISPOSAL									
1	AUGUST 2025 YARD DISPOSAL	\$429.00	5-01-26-311-001-168	B	Yardwaste	R	09/29/25	09/30/25		1404	N
Vendor Total:		\$429.00									
C0735	CHART POOL USA INC.										
25-01191	09/10/25	AWWTP CHARTS AND PENS									
1	CHARTS #002-138-02	\$318.60	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/10/25	09/19/25		1285877-01	N
2	CHARTS 5009 1225-1	\$128.80	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/10/25	09/19/25		1285877-01	N
3	CPP 500-801 RED	\$77.82	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/10/25	09/19/25		1285877-01	N
4	CPP 200-502 BLUE	\$98.14	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/10/25	09/19/25		1285877-01	N
5	SHIPPING	\$22.44	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/11/25	09/19/25		1285877-01	N
		\$645.80									
Vendor Total:		\$645.80									
CLARK005	CLARKE CATON HINTZ										
25-01206	09/18/25	Prof. Services through 8/29/25									
1	Phone call with Board Member	\$87.50	5-01-21-180-001-105	B	General Planning-Consulting	R	09/18/25	09/19/25		93511	N
2	Prep/Revise Redev Plan	\$1,066.65	2022-06	P	480 MERCER STREET WAREHOUSE	R	09/18/25	09/19/25		93512	N
3	Review Application/Prep Report	\$303.75	2025-03	P	125 Oak Ln- Use Variance	R	09/18/25	09/19/25		93513	N
		\$1,457.90									
Vendor Total:		\$1,457.90									
C0938	COLE PARMER INSTRUMENT CO, LLC										
25-01087	08/14/25	OUTSIDE LAB TESTING									

Vendor #	Name			Contract	PO Type			Invoice	1099 Excl	
P.O. #	PO Date	Description	Amount	Charge Account	Acct Description	Stat/Chk	First Enc Rcvd	Chk/Void	Invoice	1099 Excl
Item Description							Date Date	Date		
C0938	COLE PARMER INSTRUMENT CO, LLC			Account Continued						
1 TIP OMGA EPP/BIO/ACC 5ML 100PK		\$164.80	5-09-55-501-002-506	B	Lab. Equipment & Supplies	R	08/14/25	09/19/25	4074720	N
2 FREIGHT		\$33.63	5-09-55-501-002-506	B	Lab. Equipment & Supplies	R	09/16/25	09/19/25	4074720	N
		\$198.43								
	Vendor Total:	\$198.43								
COMCA010	COMCAST									
25-01245	09/22/25	ETHERNET HPD 9/15/25-10/14/25								
1 ETHERNET HPD 9/15/25-10/14/25		\$195.30	5-01-20-140-001-060	B	Internet Services and Web Services	R	09/22/25	09/30/25	251312910	N
		\$195.30								
	Vendor Total:	\$195.30								
COMCA005	COMCAST BUSINESS									
25-01246	09/22/25	ACCT 6659 & 4100 SEP 2025								
1 ACCT 8499 05 243 0036659 SEP25		\$321.50	5-01-20-140-001-060	B	Internet Services and Web Services	R	09/22/25	09/24/25	6659-09012025	N
2 ACCT 8499 05 243 0034100 SEP25		\$175.35	5-01-20-140-001-060	B	Internet Services and Web Services	R	09/22/25	09/24/25	4100-09082025	N
		\$496.85								
25-01258	09/26/25	ACCT 1047 OAK 9/24/25-10/23/25								
1 ACCT 1047 OAK 9/24/25-10/23/25		\$128.50	5-09-55-501-002-545	B	Internet Services	R	09/26/25	09/26/25	1047-09232025	N
		\$625.35								
	Vendor Total:	\$625.35								
C1092	CORRPRO COMPANIES, INC.									
25-01215	09/19/25	INSPECTION SERVICE								
1 INV 800579-INSPECTION SERVICE		\$2,805.00	5-09-55-501-001-518	B	Maint. Contracts - Plant	R	09/19/25	09/24/25	800579	N
		\$2,805.00								
	Vendor Total:	\$2,805.00								
COUNT015	COUNTY OF MONMOUTH	-								
25-01278	09/29/25	JULY 2025 SERVICES								
1 INV 25001069-JUL 2025 SERVICES		\$25.00	5-01-26-305-001-199	B	Miscellaneous	R	09/29/25	09/30/25	25001069	N
2 INV 25001069-ADMIN FEE		\$21.50	5-01-26-305-001-199	B	Miscellaneous	R	09/29/25	09/30/25	25001069	N
		\$46.50								
	Vendor Total:	\$46.50								
C0087	CUSTOM BANDAG, INC									
25-01284	09/29/25	TIRE REPLACEMENT								
1 INV 80259173-TIRE REPLACEMENT		\$308.26	5-01-26-311-001-034	B	Equipment Parts & Accessories	R	09/29/25	09/30/25	80259173	N
		\$308.26								
	Vendor Total:	\$308.26								
E0577	EAST WINDSOR REGIONAL SCHOOL									

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							
E0577	EAST WINDSOR REGIONAL SCHOOL		Account Continued									
25-01023	07/31/25		HB SCHOOL TAX LEVY 2025			B						
5 HB GENERAL FUND	10/15/25	\$954,091.00	5-01-55-001-000-001	B	School Tax Payable		R	08/06/25	09/24/25		10/15/2025	N
Vendor Total:		\$954,091.00										
E0578	EAST WINDSOR REGIONAL SCHOOL											
25-01274	09/29/25		SUMMER REC TRIP TRANSPORTATION									
1 SUMMER REC TRIP TRANS	9/2/2025	\$2,153.68	5-01-28-370-002-021	B	RECREATION SUMMER PROGRAM		R	09/29/25	09/30/25		TRNSPHTSUMMEIN	
2 SUMMER REC TRIP TRANS	9/24/25	\$253.50	5-01-28-370-002-021	B	RECREATION SUMMER PROGRAM		R	09/29/25	09/30/25		TRNSPHTSUMMEIN	
		\$2,407.18										
Vendor Total:		\$2,407.18										
E0157	EAST WINDSOR TOWNSHIP											
25-01202	09/16/25		RELEASE STOCKTON- RES 2025-167									
1 RELEASE STOCKTON- RES 2025-167		\$4,799.50	5-01-55-005-002-001	B	Operations		R	09/16/25	09/19/25		RES 2025-167	N
25-01205	09/18/25		2025 DISPATCH SERVICES			B						
2 2025 DISPATCH SERVICES	10/1/25	\$157,672.50	5-01-43-517-001-199	B	East Windsor Dispatch-Shared Service		R	09/18/25	09/19/25		2025-002-10	N
Vendor Total:		\$162,472.00										
E0201	EDMUNDSGOVTECH, INC.											
25-01219	09/19/25		AR & Business Licensing									
1 Annual Fee 9/1 through 8/31		\$2,000.00	5-01-33-195-002-029	B	Computer Software/Maint/Equip		R	09/19/25	09/23/25		25-IN6724	N
Vendor Total:		\$2,000.00										
ENVIR020	ENVIRONMENTAL PROTECTION &											
25-00297	03/06/25		SLUDGE DISPOSAL RES 2024-186			B						
9 8/5,8/12,8/19,8/26/25 INV60873		\$9,992.72	5-09-55-501-002-538	B	Sludge Removal/Disposal-Waste Mana		R	09/02/25	09/19/25		60873	N
Vendor Total:		\$9,992.72										
Q0176	EUROFINS QC, LLC											
25-01233	09/19/25		MONTHLY ANALYSIS									
1 MONTHLY ANALYSIS		\$28.00	5-09-55-501-002-506	B	Lab. Equipment & Supplies		R	09/19/25	09/23/25		4600181428	N
25-01268	09/29/25		WATER ANALYSIS									
1 INV 6300081909-WATER ANALYSIS		\$247.50	5-09-55-501-001-532	B	Outside Testing/Labs		R	09/29/25	09/30/25		6300081909	N
2 INV 6300082132-WATER ANALYSIS		\$247.50	5-09-55-501-001-532	B	Outside Testing/Labs		R	09/29/25	09/30/25		6300082132	N
3 INV 6300082308-WATER ANALYSIS		\$222.50	5-09-55-501-001-532	B	Outside Testing/Labs		R	09/29/25	09/30/25		6300082308	N
4 INV 6300082320-WATER ANALYSIS		\$57.50	C-08-55-981-025-544	B	ORD 2025-04 SECTION 2-20 EXPENR		R	09/29/25	09/30/25		6300082320	N
		\$775.00										

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							
Q0176	EUROFINS QC, LLC	Account Continued									
Vendor Total:		\$803.00									
D0995	EVER DIXIE USA EMS SUPPLY CO.										
25-01016	07/30/25	HPD FIRST AID SUPPLIES									
1	HPD FIRST AID SUPPLIES	\$18.00	5-01-25-240-001-116	B	Traffic Bureau	R	07/30/25	09/19/25		CIN0036928	N
2	HPD FIRST AID SUPPLIES	\$36.00	5-01-25-240-001-116	B	Traffic Bureau	R	07/30/25	09/19/25		CIN0036928	N
3	HPD FIRST AID SUPPLIES	\$95.00	5-01-25-240-001-116	B	Traffic Bureau	R	07/30/25	09/19/25		CIN0036928	N
		\$149.00									
Vendor Total:		\$149.00									
EVERB005	EVERBRIDGE, INC										
25-01237	09/19/25	MASS NOTIFICATION SYSTEM									
1	MASS NOTIFICATION SYSTEM	\$5,000.00	5-01-20-140-001-060	B	Internet Services and Web Services	R	09/19/25	09/23/25		M89626	N
2	RESIDENT CONNECTION LIFE SAFE	\$531.00	5-01-20-140-001-060	B	Internet Services and Web Services	R	09/19/25	09/30/25		M89626	N
		\$5,531.00									
Vendor Total:		\$5,531.00									
F0135	FBI NATIONAL ACADEMY ASSOC.										
25-00892	07/07/25	FBINAA-NJ CONFERENCE									
1	FBINAA-NJ CONFERENCE	\$725.00	5-01-25-240-001-042	B	Education & Training	R	07/07/25	09/24/25			N
Vendor Total:		\$725.00									
FERGU005	FERGUSON ENTERPRISES, LLC										
25-01281	09/29/25	12CX12 REP CLAMP									
1	INV 0766428-12CX12 REP CLAMP	\$415.04	5-09-55-501-001-535	B	Hydrants and Line Repair	R	09/29/25	09/30/25		0766428	N
Vendor Total:		\$415.04									
FIREA005	FIRE APPARATUS REPAIR, INC.										
25-01081	08/14/25	EST#25-215 VEHICLE TS-41									
1	REPAIR OF AIR LEAK, COMPRESSO	\$290.00	5-01-25-252-002-121	B	Preventive Maintenance	R	08/14/25	09/19/25		18515	N
2	AV 284358 HIGH HEAT	\$58.00	5-01-25-252-002-121	B	Preventive Maintenance	R	08/14/25	09/19/25		18515	N
		\$348.00									
25-01199	09/10/25	REPLACE GAUGE FOR PRECONNECT									
1	REPLACE GAUGE FOR PRECONNECT	\$145.00	5-01-25-252-002-121	B	Preventive Maintenance	R	09/10/25	09/19/25		18514	N
2	PSI E ONE LOGO	\$97.20	5-01-25-252-002-121	B	Preventive Maintenance	R	09/10/25	09/19/25		18514	N
3	SHIPPING	\$25.00	5-01-25-252-002-121	B	Preventive Maintenance	R	09/10/25	09/19/25		18514	N

Vendor #	Name			Contract	PO Type			Invoice	1099 Excl	
P.O. #	PO Date	Description	Amount	Charge Account	Acct Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	
Item Description										
FIREA005		FIRE APPARATUS REPAIR, INC.		Account Continued						
		\$267.20								
25-01223	09/19/25	ENGINE 41 LIST OF REPAIRS								
1		ENGINE 41 REPAIRS LABOR	\$2,428.75	5-01-25-252-002-121	B Preventive Maintenance	R	09/19/25	09/23/25	18528	N
2		ENGINE 41 REPAIRS PARTS	\$648.26	5-01-25-252-002-121	B Preventive Maintenance	R	09/19/25	09/23/25	18528	N
		\$3,077.01								
Vendor Total:		\$3,692.21								
G1077		GEORGE S. COYNE CO., INC.								
25-00123	01/28/25	RES 2024-188 FLUORIDE		B						
10		INV 462116 9/19/25 FLUORIDE	\$1,072.34	5-09-55-501-001-528	B Fluorosilic Acid	R	09/02/25	09/30/25	462116	N
25-00129	01/31/25	RES 2024-189 LIMEHI-CALC AWWTP		B						
9		INV 462174 9/22/25 LIME HICALC	\$1,905.50	5-09-55-501-002-553	B Calcium Hydroxide (Lime)	R	03/28/25	09/30/25	462174	N
25-00225	02/19/25	RES 2024-189 LIME HI-CALC WTP		B						
9		INV 462115 9/19/25 LIME HICALC	\$2,858.25	5-09-55-501-001-527	B Calcium Hydroxide - Lime	R	08/29/25	09/26/25	462115	N
Vendor Total:		\$5,836.09								
G0175		GEORGE'S GARAGE & TOWING, INC.								
25-01192	09/10/25	REPAIRS FORD E350 INV36707								
1		REPAIRS FORD E350 INV36707	\$3,342.09	5-01-25-252-002-121	B Preventive Maintenance	R	09/10/25	09/19/25	36707	N
2		LABOR	\$2,232.50	5-01-25-252-002-121	B Preventive Maintenance	R	09/10/25	09/19/25	36707	N
3		HAZMAT	\$44.65	5-01-25-252-002-121	B Preventive Maintenance	R	09/10/25	09/19/25	36707	N
		\$5,619.24								
25-01214	09/19/25	TOW FROM MERCER ST TO MOUNT'S								
1		INV 71156-TRK #39 TOW	\$150.00	5-01-26-315-001-132	B Vehicle Maint. - Public Works	R	09/19/25	09/24/25	71156	N
Vendor Total:		\$5,769.24								
G0115		GILMARTIN, ROBERT D.								
25-00243	02/20/25	BOH RECORDING SECRETARY 2025		B						
4		BOH RECORDING SEC. 2025 MARC	\$98.70	5-01-27-330-001-039	B Recording Secty.	R	03/05/25	09/25/25		N
5		BOH RECORDING SEC. 2025 APRIL	\$98.70	5-01-27-330-001-039	B Recording Secty.	R	09/25/25	09/25/25		N
6		BOH RECORDING SEC. 2025 MAY	\$98.70	5-01-27-330-001-039	B Recording Secty.	R	09/25/25	09/25/25		N
7		BOH RECORDING SEC. 2025 JUNE	\$98.70	5-01-27-330-001-039	B Recording Secty.	R	09/25/25	09/25/25		N
		\$394.80								
Vendor Total:		\$394.80								
G0038		GOLD TYPE BUSINESS MACHINES								

Vendor #	Name			Contract	PO Type			Invoice	1099 Excl	
P.O. #	PO Date	Description	Amount	Charge Account	Acct Description	Stat/Chk	First Enc Rcvd	Chk/Void	Invoice	1099 Excl
Item Description							Date Date	Date		
G0038	GOLD TYPE BUSINESS MACHINES		Account Continued							
25-01229	09/19/25	E-TICKET								
1 E-TICKET		\$1,330.00	5-01-25-240-001-029	B	Maint. Contracts - Other	R	09/19/25	09/24/25	I-07697	N
Vendor Total:		\$1,330.00								
H0048	HIGHTS REALTY LLC									
25-00367	03/21/25	HPD RENT 3/1/25 - 12/31/25				B				
9 OCTOBER 2025 RENT HPD		\$5,254.66	5-01-26-310-001-025	B	Building Rental	R	08/20/25	09/19/25	OCTOBER 2025	N
Vendor Total:		\$5,254.66								
H1100	HOME DEPOT CREDIT SERVICES									
25-01210	09/19/25	AUG/SEPT 2025 INVOICES								
1 INV 6046341-FISKAR'S LOPPER		\$34.98	5-01-26-290-001-050	B	DPW Work Equipment	R	09/19/25	09/26/25	6046341	N
2 INV 6615118-WASH BRUSH HEAD		\$14.98	5-01-26-290-001-050	B	DPW Work Equipment	R	09/19/25	09/26/25	6615118	N
3 INV 9611731-20LB LEAK STOPPER		\$53.94	5-01-26-310-001-024	B	Building Maintenance	R	09/19/25	09/26/25	9611731	N
4 INV 6046409-HDX FILTER 3PK		\$55.88	5-01-26-310-001-024	B	Building Maintenance	R	09/19/25	09/26/25	6046409	N
6 INV 9524316-HD FITTING BRUSH,		\$4.95	5-01-26-290-001-127	B	Street Repair & Maintenance	R	09/19/25	09/26/25	9524316	N
7 INV 9512333-BOILER DRAIN,		\$14.38	5-01-28-369-001-139	B	Mower Repairs	R	09/19/25	09/26/25	9512333	N
		\$179.11								
25-01277	09/29/25	SEPTEMBER INVOICES								
1 INV 2041115-2X4-96" WHITEWOOD		\$3.85	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	2041115	N
2 INV 7521897-2X4-8" SHIM		\$6.84	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	7521897	N
3 INV 6616601-GR 28DX3X.120,		\$90.95	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	6616601	N
4 INV 6040463-2X4-10FT FIR,		\$306.76	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	6040463	N
5 INV 6512289-DIY SHIM,		\$104.20	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	6512289	N
6 INV 9021050-5/8 J CHANNEL		\$71.82	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	9021050	N
7 INV 1041230-BEHR SATIN PAINT		\$75.96	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	1041230	N
8 INV 9023775-YINYL SIDING		\$189.00	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	9023775	N
9 INV 6622130-EZ ADHESIVE 4 GAL		\$77.97	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	6622130	N
10 INV 6041848-TROWEL		\$6.77	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	6041848	N
11 INV 4042133-CAULK GUN,		\$45.79	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	4042133	N
12 CREDIT 4181726-CVBS ADHESIVE		20.54	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	4181726	N
13 INV 3522639-3" GASKET CADET,		\$231.39	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/29/25	09/30/25	3522639	N
14 INV 3040894-4.5" CUT OFF DISC		\$29.97	5-09-55-501-001-503	B	Water Plant Maintenance	R	09/29/25	09/30/25	3040894	N
15 INV 8511892-18 WATT 4FT,		\$170.95	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	8511892	N
16 INV 8521779-ADJ HIGH BAY,		\$272.98	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	8521779	N
17 INV 6523926-30LB CANVAS KIT		\$8.68	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25	6523926	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											
H1100	HOME DEPOT CREDIT SERVICES	<i>Account Continued</i>									
18 INV 4513950-36"X80 SLAB,		\$90.27	5-01-26-310-001-024	B	Building Maintenance	R	09/29/25	09/30/25		4513950	N
		\$1,763.61									
	Vendor Total:	\$1,942.72									
INSTI005	INSTITUTE FOR FORENSIC PSYCH										
25-01232	09/19/25	NEW HPD HIRE PYSCH EVAL									
1 NEW HPD HIRE PYSCH EVAL		\$550.00	5-01-25-240-001-093	B	Medical Exams/Hepatitis B Shot	R	09/19/25	09/24/25		23048	N
	Vendor Total:	\$550.00									
I0682	INSTITUTE FOR PROFESSIONAL DEV										
25-01220	09/19/25	CEU WEBINAR 9/24/25									
1 WORKPLACE HARASSMENT WEBIN		\$50.00	5-01-20-145-001-042	B	Education & Training	R	09/19/25	09/30/25		92425	N
	Vendor Total:	\$50.00									
C0743	J.P.MORGAN CHASE BANK										
25-01201	09/12/25	2018 GO SERIES - INT PAYMENT									
1 2018 GO SERIES - INT PAYMENT		\$33,600.00	5-01-45-930-001-156	B	Interest on Bonds	R	09/12/25	09/19/25		10.01.25	N
2 2018 GO SERIES - INT PAYMENT		\$5,437.50	5-09-55-522-000-156	B	Bond Interest	R	09/12/25	09/19/25		10.01.25	N
		\$39,037.50									
	Vendor Total:	\$39,037.50									
J0257	JCP&L										
25-01200	09/10/25	ACCT 122 08/08/25-09/09/25									
1 ACCT 122 08/08/25-09/09/25		\$40.19	5-01-31-430-001-071	B	Electric-Borough Hall	R	09/10/25	09/19/25		95448517376	N
25-01260	09/26/25	MASTER 364 8/5/25-9/6/25									
1 100 008 438 283 MAIN&STOCKTON		\$37.05	5-01-31-430-001-071	B	Electric-Borough Hall	R	09/26/25	09/26/25		95109878294	N
2 100 008 482 018 RT33 & MAXWELL		\$34.40	5-01-31-430-001-071	B	Electric-Borough Hall	R	09/26/25	09/26/25		95109878294	N
3 100 010 898 904 FRANKLIN ST &		\$60.16	5-01-31-430-001-071	B	Electric-Borough Hall	R	09/26/25	09/26/25		95109878294	N
4 100 012 487 862 FIREHOUSE		\$1,286.93	5-01-31-430-001-072	B	Electric-Fire House	R	09/26/25	09/26/25		95109878294	N
5 100 012 529 457 BOROHALL EQUIP		\$34.20	5-09-55-501-002-504	B	Electricity	R	09/26/25	09/26/25		95109878294	N
		\$1,452.74									
	Vendor Total:	\$1,492.93									
J0258	JCP&L (STREET LIGHTING)										
25-01259	09/26/25	ACCT 724 & 765 8/20-9/18/25									
1 100 011 415 724 8/20-9/18/25		\$607.69	5-01-31-435-001-075	B	Street Lighting	R	09/26/25	09/26/25		95747998707	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											
J0258	JCP&L (STREET LIGHTING)	<i>Account Continued</i>									
2 100 011 415 765	8/20-9/18/25	\$3,002.51	5-01-31-435-001-075	B	Street Lighting	R	09/26/25	09/26/25		95747998708	N
		\$3,610.20									
Vendor Total:		\$3,610.20									
J0069	JERSEY ELEVATOR LLC										
25-01176	09/04/25	SEPT 2025 MAINTENANCE									
1 SEPT 2025 MAINTENANCE		\$210.07	5-01-26-310-001-029	B	Maintenance Contracts	R	09/04/25	09/19/25		INV-385285-B2C0	N
Vendor Total:		\$210.07									
J0378	KENNCO LLC										
25-01225	09/19/25	AUG 2025 CYLINDER RENTAL									
1 INV R31827-AUG 2025 CYLINDER		\$36.60	5-01-26-290-001-050	B	DPW Work Equipment	R	09/19/25	09/24/25		R31827	N
Vendor Total:		\$36.60									
LEEHE005	LEE HECHT HARRISON, LLC										
25-01195	09/10/25	FINANCE MOMBO W/E 8/31/25									
1 FINANCE MOMBO W/E 8/31/25		\$1,181.25	5-01-20-130-001-031	B	PROF SERVICES	R	09/10/25	09/19/25		13605654	N
2 FINANCE MOMBO W/E 8/31/25		\$196.87	5-09-55-501-001-600	B	WATER UTILITY -0 OTHER PROF TER		09/10/25	09/19/25		13605654	N
3 FINANCE MOMBO W/E 8/31/25		\$196.88	5-09-55-501-002-600	B	SEWER - OTHER PROF - TEMP AGER		09/10/25	09/19/25		13605654	N
		\$1,575.00									
25-01198	09/10/25	FINANCE MOMBO W/E 9/7/25									
1 FINANCE MOMBO W/E 9/7/25		\$1,096.88	5-01-20-130-001-031	B	PROF SERVICES	R	09/10/25	09/19/25		13610811	N
2 FINANCE MOMBO W/E 9/7/25 WTP		\$182.81	5-09-55-501-001-600	B	WATER UTILITY -0 OTHER PROF TER		09/10/25	09/19/25		13610811	N
3 FINANCE MOMBO W/E 9/7/25 AWWT		\$182.81	5-09-55-501-002-600	B	SEWER - OTHER PROF - TEMP AGER		09/10/25	09/19/25		13610811	N
		\$1,462.50									
25-01224	09/19/25	FINANCE MOMBO W/E 9/16/25									
1 FINANCE MOMBO W/E 9/16/25		\$708.75	5-01-20-130-001-031	B	PROF SERVICES	R	09/19/25	09/24/25		13618447	N
2 FINANCE MOMBO W/E 9/16/25 WTP		\$118.13	5-09-55-501-001-600	B	WATER UTILITY -0 OTHER PROF TER		09/19/25	09/24/25		13618447	N
3 FINANCE MOMBO W/E 9/16/25AWW1		\$118.12	5-09-55-501-002-600	B	SEWER - OTHER PROF - TEMP AGER		09/19/25	09/24/25		13618447	N
		\$945.00									
Vendor Total:		\$3,982.50									
L0037	LINCOLN FINANCIAL GROUP										
25-01221	09/19/25	OCTOBER 2025 LIFE INSURANCE									
1 OCTOBER 2025 LIFE INSURANCE		\$272.40	5-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	09/19/25	09/24/25		OCT 2025 LIFE	N
2 OCTOBER 2025 LIFE INSURANCE		\$5.91	5-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	09/19/25	09/24/25		OCT 2025 LIFE	N

Vendor #	Name			Contract	PO Type			Invoice	1099 Excl	
P.O. #	PO Date	Description	Amount	Charge Account	Acct Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	
Item Description										
L0037	LINCOLN FINANCIAL GROUP	<i>Account Continued</i>								
3	OCTOBER 2025 LIFE INSURANCE	18.16	5-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	09/19/25	09/24/25	OCT 2025 LIFE	N
4	OCTOBER 2025 LIFE INS WTP	\$9.08	5-09-55-501-001-514	B	INSURANCE	R	09/19/25	09/24/25	OCT 2025 LIFE	N
5	OCTOBER 2025 LIFE INS AWWTP	\$63.56	5-09-55-501-002-514	B	Insurance	R	09/19/25	09/24/25	OCT 2025 LIFE	N
		\$332.79								
Vendor Total:		\$332.79								
LORIL005	LORI LANGSNER									
25-00820	06/23/25	PETALS & PALETTES								
1	PETALS & PALETTES	\$100.00	G-02-41-761-000-000	B	Mercer County Local Arts Grant	R	06/23/25	09/19/25	625	N
Vendor Total:		\$100.00								
M1076	MCMANIMON, SCOTLAND & BAUMANN									
25-01208	09/18/25	Proe services through 8/31/25								
1	Correspondence & conferences	\$187.50	3PRCLLC	P	Site Plan Application #2020-01	R	09/18/25	09/19/25	247403	N
2	Email correspondence	\$37.50	2022-01	P	105 Main St - Concept Plan	R	09/18/25	09/19/25	247404	N
3	Email correspondence	\$112.50	2022-06	P	480 MERCER STREET WAREHOUSE	R	09/18/25	09/19/25	247405	N
		\$337.50								
Vendor Total:		\$337.50								
M0180	MCMMASTER-CARR									
25-01263	09/29/25	PARKSON FINE SCREEN ITEMS								
1	CORROSION RESISTENT STAINLES:	\$9.50	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/29/25	09/30/25	52300610	N
2	CORROSION RESISTANCE 5/8" NUT	\$7.50	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/29/25	09/30/25	52300610	N
3	STAINLESS WASHERS 5/8"	\$7.15	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/29/25	09/30/25	52300610	N
		\$24.15								
Vendor Total:		\$24.15								
M0536	MGL PRINTING SOLUTIONS									
25-01190	09/10/25	DEL. W/S NOTICE								
1	DEL. W/S NOTICE	\$398.00	5-09-55-501-001-522	B	Printing & Stationary	R	09/10/25	09/19/25	217716	N
2	DEL. W/S NOTICE SHIPPING FEE	\$28.00	5-09-55-501-001-522	B	Printing & Stationary	R	09/10/25	09/19/25	217716	N
3	DEL. TAX NOTICE	\$229.00	5-01-20-145-001-023	B	Tax Bill/Notice Printing	R	09/10/25	09/19/25	217716	N
4	DEL. TAX NOTICE SHIPPING FEE	\$22.00	5-01-20-145-001-023	B	Tax Bill/Notice Printing	R	09/10/25	09/19/25	217716	N
		\$677.00								
Vendor Total:		\$677.00								

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											
M0127	MONMOUTH COUNTY										
25-00775	06/09/25		MAY 2025 ROOSEVELT TIPPING								
1 MAY 2025 ROOSEVELT TIPPING		\$4,736.81	5-01-43-513-001-171	B	Borough of Roosevelt-Tipping Fees	R	06/09/25	10/01/25		MAY 2025	N
2 5/21/25 TICKET 2314820		\$796.75	5-01-32-465-001-165	B	Landfill Solid Waste Disposal-MCIA	R	09/26/25	10/01/25		MAY 2025	N
		\$5,533.56									
25-01213	09/19/25		AUGUST 2025 ROOSEVELT TIPPING								
1 AUGUST 2025 ROOSEVELT TIPPING		\$2,279.86	5-01-43-513-001-171	B	Borough of Roosevelt-Tipping Fees	R	09/19/25	09/24/25			N
	Vendor Total:	\$7,813.42									
M1125	MOUNT'S GARAGE										
25-01194	09/10/25		LABOR/PARTS TRK #76 & 39								
1 INV 18221-LABOR, PARTS, HAZMAT		\$2,131.34	5-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	09/10/25	09/19/25		18221	N
2 INV 18221-TAX EXEMPT		132.43-	5-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	09/10/25	09/19/25		18221	N
3 INV 18188-LABOR, PARTS, HAZMAT		\$3,687.24	5-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	09/10/25	09/19/25		18188	N
4 INV 18188-TAX EXEMPT		229.10-	5-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	09/10/25	09/19/25		18188	N
		\$5,457.05									
	Vendor Total:	\$5,457.05									
N0275	NJ LEAGUE OF MUNICIPALITIES										
25-00982	07/23/25		EMPLOYMENT AD								
1 EMPLOYMENT AD		\$160.00	5-01-20-120-001-021	B	Advertisements	R	07/23/25	09/24/25		SD22707	N
25-01138	08/25/25		EMPLOYMENT AD - DRIVER/LABORER								
1 EMPLOYMENT AD - DRIVER/LABORER		\$160.00	5-01-26-310-001-199	B	Miscellaneous	R	08/25/25	09/19/25		SD22855	N
25-01139	08/25/25		AD-WATER TREATMENT OPERATOR								
1 AD-WATER TREATMENT OPERATOR		\$160.00	5-09-55-501-001-510	B	Advertisements	R	08/25/25	09/19/25		SD22856	N
	Vendor Total:	\$480.00									
N1115	NJ SHADE TREE FEDERATION										
25-01272	09/29/25		2025 MEMBERSHIP RENEWAL								
1 2025 MEMBERSHIP RENEWAL		\$150.00	5-01-27-335-001-044	B	Professional Assoc. Dues	R	09/29/25	09/30/25		M2025-193	N
	Vendor Total:	\$150.00									
N1001	NJWEA										
25-01261	09/29/25		SEMINAR S.WHITE 10/20-10/23/25								
1 SEMINAR S.WHITE 10/20-10/23/25		\$155.00	5-09-55-501-002-513	B	Education & Training	R	09/29/25	09/30/25		E16661	N
	Vendor Total:	\$155.00									

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						
N0170 NORCIA CORP.											
25-01193	09/10/25		MODULE SERVICE KIT FOR TRK 10A								
1 INV 86132 - TRK 10A		\$2,118.98	5-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	09/10/25	09/19/25		86132	N
Vendor Total:		\$2,118.98									
O0019 O'BRIEN CONSULTING SERVICES											
25-01057	08/06/25		MONTHLY IT SERVICES								
1 MONTHLY IT SERVICES		\$1,800.00	5-01-25-240-001-029	B	Maint. Contracts - Other	R	08/06/25	09/19/25		25-7060	N
2 MONTHLY IT SERVICES		\$560.00	5-01-25-240-001-029	B	Maint. Contracts - Other	R	08/06/25	09/19/25		25-7060	N
3 MONTHLY IT SERVICES		\$17.00	5-01-25-240-001-029	B	Maint. Contracts - Other	R	08/06/25	09/19/25		25-7060	N
		\$2,377.00									
25-01173	09/04/25		MONTHLY IT FEE - AUG 2025								
1 MONTHLY IT FEE - AUG 2025		\$900.00	5-01-25-240-001-029	B	Maint. Contracts - Other	R	09/04/25	09/19/25		25-7082	N
2 MONTHLY IT FEE - AUG 2025		\$280.00	5-01-25-240-001-029	B	Maint. Contracts - Other	R	09/04/25	09/19/25		25-7082	N
3 MONTHLY IT FEE - AUG 2025		\$8.50	5-01-25-240-001-029	B	Maint. Contracts - Other	R	09/04/25	09/19/25		25-7082	N
		\$1,188.50									
Vendor Total:		\$3,565.50									
O0050 ONE CALL CONCEPT INC											
25-01175	09/04/25		AUG 2025 ONE CALL MSGS								
1 AUG 2025 ONE CALL MSGS		\$58.90	5-09-55-501-001-535	B	Hydrants and Line Repair	R	09/04/25	09/19/25		5085087	N
Vendor Total:		\$58.90									
P0088 PARKER MCCAY, P.A.											
25-01207	09/18/25		Invoice dated 9/15/2025								
1 Prep housing obj,trust fund ac		\$180.00	5-01-21-180-001-108	B	COAH Planning	R	09/18/25	09/19/25		3202584	N
2 Prep & Revise Resolution		\$380.00	3PRCLLC	P	Site Plan Application #2020-01	R	09/18/25	09/19/25		3202585	N
3 Rec & Review Application		\$80.00	2025-03	P	125 Oak Ln- Use Variance	R	09/18/25	09/19/25		3202586	N
4 Review Application		\$80.00	2025-02	P	Minor Subdivision	R	09/18/25	09/19/25		3202587	N
		\$720.00									
Vendor Total:		\$720.00									
P0089 PARKSON CORPORATION											
25-00296	03/05/25		RES 2025-57 FILTER SCREEN			B					
3 FIELD SVC/COMPLETE REBUILD		\$32,790.00	C-08-55-975-000-541	B	2023-09 IMP TO FINE SCREEN	R	03/05/25	09/30/25		AR1/510434742	N
Vendor Total:		\$32,790.00									

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							
P0089	PARKSON CORPORATION	<i>Account Continued</i>									
PEOPL005	PEOPLES PLUMBING LLC										
25-01265	09/29/25	QUARTERLY BACKFLOW PREVENTER									
1	QUARTERLY BACKFLOW PREVENTER	\$250.00	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/29/25	09/30/25		52213047	N
2	QUARTERLY BACKFLOW PREVENTER	\$250.00	5-09-55-501-002-503	B	Sewer Plant Maintenance	R	09/29/25	09/30/25		52213047	N
		\$500.00									
Vendor Total:		\$500.00									
POLIC005	POLICE & SHERIFFS PRESS, INC										
25-01230	09/19/25	HPD PHOTO ID									
1	HPD PHOTO ID	\$20.00	5-01-20-125-001-023	B	Printing & Stationary	R	09/19/25	09/24/25		124384	N
Vendor Total:		\$20.00									
P1155	PRIOR NAMI BUSINESS SYSTEMS										
25-01231	09/19/25	QUARTERLY COPY FEES									
1	QUARTERLY COPY FEES	\$227.64	5-01-25-240-001-029	B	Maint. Contracts - Other	R	09/19/25	09/24/25		0000737336	N
Vendor Total:		\$227.64									
P0044	PSE&G										
25-01242	09/22/25	ENERGY BILLS VARIOUS ACCTS9/17									
1	66 878 908 08 156 BANK ST	\$36.00	5-01-31-446-001-070	B	Gas Heat - Borough Hall	R	09/22/25	09/24/25		603509008747	N
2	66 759 467 06 140 N MAIN ST	\$34.80	5-01-31-446-001-143	B	Gas/Heat - Fire House	R	09/22/25	09/24/25		605407488800	N
3	65 039 876 09 1ST AVE W TOWER	\$28.78	5-09-55-501-001-505	B	Gas Service	R	09/22/25	09/24/25		602509297104	N
4	74 199 082 06 232 MERCER ST	\$28.78	5-01-31-446-001-070	B	Gas Heat - Borough Hall	R	09/22/25	09/24/25		601609622661	N
5	75 235 176 09 415 MERCER ST	\$28.78	5-01-31-446-001-070	B	Gas Heat - Borough Hall	R	09/22/25	09/24/25		602509298675	N
6	76 663 785 05 BANK ST G-GEN	\$37.68	5-09-55-501-001-505	B	Gas Service	R	09/22/25	09/24/25		602710017538	N
7	77 339 165 18 217 MAXWELL AVE	\$31.19	5-09-55-501-002-505	B	Gas Service	R	09/22/25	09/24/25		601409669950	N
		\$226.01									
25-01257	09/26/25	MASTER 1301418404 8/13-9/12/25									
1	ACCT 7341583509 8/13-9/12/25	\$104.62	5-01-31-446-001-143	B	Gas/Heat - Fire House	R	09/26/25	09/26/25		503100152533	N
2	ACCT 7341583703 8/13-9/12/25	\$28.78	5-09-55-501-001-505	B	Gas Service	R	09/26/25	09/26/25		503100152533	N
3	ACCT 7341583800 8/13-9/12/25	\$1,062.09	5-09-55-501-002-505	B	Gas Service	R	09/26/25	09/26/25		503100152533	N
		\$1,195.49									
Vendor Total:		\$1,421.50									
QUADI005	QUADIENT, INC.										

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						
QUADI005	QUADIENT, INC.	Account Continued									
25-01196	09/10/25	INV Q1994765 9/29/25-12/28/25									
1 INV Q1994765 9/29/25-12/28/25		\$507.90	5-01-30-421-001-029	B	Meter Rental/Maintance	R	09/10/25	09/19/25		Q1994765	N
Vendor Total:		\$507.90									
READI005	READINESS TRAINING GROUP NJ										
25-01170	09/04/25	CONSULTING INV C739A860-0002									
1 CONSULTING INV C739A860-0002		\$2,700.00	T-14-56-286-000-827	B	RESERVE-LAW ENFORCEMENT TRUR		09/04/25	09/19/25		C739A860-0002	N
Vendor Total:		\$2,700.00									
REDAR005	RED ARROW TECHNOLOGIES, LLC										
25-01222	09/19/25	VOIP SVCS AWWTP &HPD9/15-10/14									
1 VOIP SVCS AWWTP 9/15-10/14		\$181.09	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		09/19/25	09/23/25		19454	N
2 VOIP SVCS HPD 9/15-10/14		\$378.18	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		09/19/25	09/23/25		19454	N
		\$559.27									
25-01234	09/19/25	ELECTION BOX CAMERA SYST 19465									
1 ELECTION BOX CAMERA SYST 1946		\$550.00	5-01-20-120-001-053	B	EQUIPMENT	R	09/19/25	09/23/25		19465	N
2 UNIVIEW POE 4K CAMERA		\$300.00	5-01-20-120-001-053	B	EQUIPMENT	R	09/19/25	09/23/25		19465	N
3 UNIVIEW CAMERA JUNCTION BOX		\$50.00	5-01-20-120-001-053	B	EQUIPMENT	R	09/19/25	09/23/25		19465	N
4 ONSITE INSTALL/CONFIGURATION		\$450.00	5-01-20-120-001-053	B	EQUIPMENT	R	09/19/25	09/23/25		19465	N
		\$1,350.00									
25-01280	09/29/25	MONTHLY SUPPORT NETWORK 10/25									
1 TECH SUPPORT & SVC OCT 2025		\$2,245.00	5-01-20-140-001-094	B	Computer Service & Support	R	09/29/25	09/30/25		19526	N
2 INTERNET & WEB OCT 2025		\$1,375.00	5-01-20-140-001-060	B	Internet Services and Web Services	R	09/29/25	09/30/25		19526	N
3 TECH SUPPORT INTERNET WEB 10/		\$755.00	5-09-55-501-002-530	B	Computer Software/Maint/Equip	R	09/29/25	09/30/25		19526	N
4 TECH SUPPORT INTERNET WEB 10/		\$550.00	5-09-55-501-001-530	B	Computer Software/Maint/Equip	R	09/29/25	09/30/25		19526	N
		\$4,925.00									
25-01283	09/29/25	MONTHLY PHONE OCTOBER 2025									
1 MONTHLY PHONE HPD 10/25		\$300.00	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		09/29/25	09/30/25		19525	N
2 MONTHLY PHONE BORO 10/25		\$200.00	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		09/29/25	09/30/25		19525	N
3 MONTHLY PHONE HFD 10/25		\$100.00	5-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		09/29/25	09/30/25		19525	N
4 MONTHLY PHONE AWWTP 10/25		\$100.00	5-09-55-501-003-548	B	Telephone	R	09/29/25	09/30/25		19525	N
		\$700.00									
Vendor Total:		\$7,534.27									

Vendor #	Name			Contract	PO Type			Invoice	1099 Excl
P.O. #	PO Date	Description	Amount	Charge Account	Acct Description	Stat/Chk	First Enc Rcvd	Chk/Void	Invoice
Item Description					Type		Date Date	Date	
M0254	SF MOBILE-VISION	<i>Account Continued</i>							
Vendor Total:		\$682.50							
S0240	STATE OF N.J.-DEPT OF TREASURY								
25-01287	09/30/25	OCT HEALTH INSURANCE 2025							
1 OCT HEALTH INSURANCE 2025		\$46,700.46	5-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	09/30/25	09/30/25	OCT HEALTH 2025N
2 OCT HEALTH INSURANCE 2025 WTF		\$3,180.71	5-09-55-501-001-514	B	INSURANCE	R	09/30/25	09/30/25	OCT HEALTH 2025N
3 OCT HEALTH INSURANCE 2025AWM		\$13,559.86	5-09-55-501-002-514	B	Insurance	R	09/30/25	09/30/25	OCT HEALTH 2025N
		\$63,441.03							
Vendor Total:		\$63,441.03							
TMOBI005	T-MOBILE								
25-01286	09/29/25	STOCKTON LOT CAMERA 8/21-9/20							
1 STOCKTON LOT CAMERA 8/21-9/20		\$62.70	5-01-33-195-002-029	B	Computer Software/Maint/Equip	R	09/29/25	09/30/25	1657-09212025 N
Vendor Total:		\$62.70							
T0061	TOWNSHIP OF ROBBINSVILLE DPW								
25-01174	09/04/25	HPD VEHICLE MAINTENANCE							
1 HPD VEHICLE MAINTENANCE		\$352.55	5-01-43-515-001-170	B	Mechanic Services	R	09/04/25	09/19/25	1001885 N
2 HPD VEHICLE MAINTENANCE		\$1,069.94	5-01-43-515-001-170	B	Mechanic Services	R	09/04/25	09/19/25	1001886 N
3 HPD VEHICLE MAINTENANCE		\$111.01	5-01-43-515-001-170	B	Mechanic Services	R	09/04/25	09/19/25	1001887 N
4 HPD VEHICLE MAINTENANCE		\$38.65	5-01-43-515-001-170	B	Mechanic Services	R	09/04/25	09/19/25	1001888 N
5 HPD VEHICLE MAINTENANCE		\$111.01	5-01-43-515-001-170	B	Mechanic Services	R	09/04/25	09/19/25	1001890 N
6 HPD VEHICLE MAINTENANCE		\$220.51	5-01-43-515-001-170	B	Mechanic Services	R	09/04/25	09/19/25	1001892 N
		\$1,903.67							
Vendor Total:		\$1,903.67							
T0LIC	TREASURER STATE OF NEW JERSEY								
25-01282	09/29/25	SAFE DRINKING WATER ANNUAL							
1 SAFE DRINKING WATER ANNUAL		\$720.00	5-09-55-501-001-520	B	Permits & Fees	R	09/29/25	09/30/25	251371030 N
Vendor Total:		\$720.00							
TRENT005	TRENTONIAN								
25-01238	09/19/25	AUGUST 2025 LEGAL ADS							
1 IN REM FORECLOSURES		\$107.50	5-01-20-120-001-021	B	Advertisements	R	09/19/25	09/23/25	2751912 N
2 ORD 2025-12 INTRO		\$25.55	5-01-20-120-001-021	B	Advertisements	R	09/19/25	09/23/25	2750318 N
3 ORD 2025-11 ADOPT		\$17.15	5-01-20-120-001-021	B	Advertisements	R	09/19/25	09/23/25	2750317 N
4 CANCEL PB AUGUST MEETING		\$12.95	5-01-21-180-001-021	B	Advertisements	R	09/19/25	09/23/25	2746773 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											
TRENT005	TRENTONIAN	<i>Account Continued</i>									
5 IRD 2025-11 INTRO		\$30.10	5-01-20-120-001-021	B	Advertisements	R	09/19/25	09/23/25		2746338	N
		\$193.25									
	Vendor Total:	\$193.25									
T1066	TROPICANA CASINO RESORT										
25-00908	07/08/25	NJLM HOTEL RESERVATIONS 2025									
1 MARGARET RIGGIO	11/17-11/20/25	\$135.00	5-01-27-330-001-041	B	Conferences & Meetings	R	09/19/25	09/19/25		24411	N
2 MARGARET RIGGIO	11/17-11/20/25	\$270.00	5-01-20-120-001-041	B	Conferences & Meetings	R	09/19/25	09/19/25		24411	N
3 SUSAN BLUTH	11/17-11/20/25	\$405.00	5-01-20-110-001-041	B	Conferences & Meetings	R	09/19/25	09/19/25		24417	N
4 MAIREAD THOMPSON	11/18-11/19	\$135.00	5-01-20-100-001-041	B	Conferences & Meetings	R	09/19/25	09/19/25		24417	N
5 FRANK GENDRON	11/18-11/20/25	\$270.00	5-01-25-240-001-041	B	Conferences & Meetings	R	09/19/25	09/19/25		24418	N
6 JOSHUA JACKSON	11/18-11/20/25	\$270.00	5-01-20-110-001-041	B	Conferences & Meetings	R	09/19/25	09/19/25		24417	N
7 JEET GULATI	11/19-11/20/25	\$135.00	5-01-20-110-001-041	B	Conferences & Meetings	R	09/19/25	09/19/25		24418	N
8 TODD FRANTZ	11/18-11/20/25	\$270.00	5-01-20-110-001-041	B	Conferences & Meetings	R	09/19/25	09/19/25		24417	N
9 JOSEPH CICALESSE	11/18-11/20/25	\$270.00	5-01-20-110-001-041	B	Conferences & Meetings	R	09/19/25	09/19/25		24417	N
		\$2,160.00									
	Vendor Total:	\$2,160.00									
USBAN040	U.S. BANK NATIONAL ASSOCIATION										
25-01204	09/17/25	AUG 2025 3508/6091/3105/8670									
1 UPS INV 161Y33315 6091		\$70.15	5-01-25-240-001-093	B	Medical Exams/Hepatitis B Shot	R	09/17/25	09/19/25		161Y33315	N
2 UPS INV 161Y33265 6091		\$37.47	5-01-25-240-001-029	B	Maint. Contracts - Other	R	09/17/25	09/19/25		161Y33265	N
3 AMAZON DOUBLE SIDED SIGN 6091		\$67.74	5-01-25-240-001-043	B	Uniform Allowance/Leather Gds.	R	09/17/25	09/19/25		5160472-9585065	N
4 DUCK ISLAND RECYCLE 3105		\$627.95	5-01-32-465-001-165	B	Landfill Solid Waste Disposal-MCIA	R	09/17/25	09/19/25		178619	N
5 NJMVC TITLE & REG 3105		\$85.00	5-01-26-315-001-133	B	Vehicle Maint. - Fire Dept.	R	09/17/25	09/19/25		07/29/2025	N
6 UPS 1Z161Y330395928054 3105		\$130.54	5-09-55-501-001-549	B	Miscellaneous	R	09/17/25	09/19/25		07/31/2025	N
7 TAX CREDIT ELLIOT &FRANTZ 3105		21.18-	5-01-26-290-001-127	B	Street Repair & Maintenance	R	09/17/25	09/19/25		60000653	N
8 TAX CREDIT CONT FIRE 3105		10.87-	5-01-26-290-001-127	B	Street Repair & Maintenance	R	09/17/25	09/19/25		S3234	N
9 AMAZON BATTERY&TOOLS 3105		\$99.46	5-01-28-369-001-139	B	Mower Repairs	R	09/17/25	09/19/25		4544972-5920260	N
10 BICYCLE RACK BRAKE CABLE 31C		\$26.55	5-01-28-369-001-139	B	Mower Repairs	R	09/17/25	09/19/25		102813	N
11 USPS NJ DEPT OF COMM AFF 867C		\$8.40	5-01-30-421-001-022	B	Postage & Express Charges	R	09/17/25	09/19/25		LABEL 07/28/25	N
12 DROPBOX J31DW7ZLK3XL 8670		\$119.88	5-01-20-140-001-054	B	Computer/Printers-Hardware & Softwar	R	09/17/25	09/19/25		J31DW7ZLK3XL	N
13 FEDEX 883112163149 8670		\$36.94	5-01-30-421-001-022	B	Postage & Express Charges	R	09/17/25	09/19/25		883112163149	N
14 FEDEX 883159660932 8670		\$36.94	5-01-30-421-001-022	B	Postage & Express Charges	R	09/17/25	09/19/25		883159660932	N
15 INDEED JULY 2025 8670		\$43.55	5-01-20-120-001-021	B	Advertisements	R	09/17/25	09/19/25		US125-04268064	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							
USBAN040	U.S. BANK NATIONAL ASSOCIATION	Account Continued									
16 SPARE PARTS D24F 8670		\$1,397.89	5-09-55-501-002-503	B Sewer Plant Maintenance	R		09/17/25	09/19/25		D24F	N
17 LIBERTY SCIENCE DAWES REC 86		\$912.00	5-01-28-370-002-021	B RECREATION SUMMER PROGRAM	R		09/17/25	09/19/25		3440429	N
18 USPS SEACOAST CONST 8670		\$8.40	5-01-30-421-001-022	B Postage & Express Charges	R		09/17/25	09/19/25		09355192683989	N
19 UPRINTING 14364465 8670		\$217.88	5-01-20-125-001-023	B Printing & Stationary	R		09/17/25	09/19/25		14364465	N
20 FEDEX 883356190971 8670		\$35.20	5-01-30-421-001-022	B Postage & Express Charges	R		09/17/25	09/19/25		883356190971	N
21 JENKINSON'S DAWES REC 8670		\$642.50	5-01-28-370-002-021	B RECREATION SUMMER PROGRAM	R		09/17/25	09/19/25		25-906	N
22 CALENDARWIZ 101256-2508 8670		\$123.00	5-01-20-140-001-060	B Internet Services and Web Services	R		09/17/25	09/19/25		101256-2508	N
23 IIMC 93E370B593D5 8670		\$195.00	5-01-20-120-001-044	B Professional Assoc. Dues	R		09/17/25	09/19/25		93E370B593D5	N
24 MCANJ 20364753 8670		\$102.75	5-01-20-120-001-044	B Professional Assoc. Dues	R		09/17/25	09/19/25		82158	N
25 AMAZON NAME PLATE 8670		\$10.62	5-01-20-125-001-023	B Printing & Stationary	R		09/17/25	09/19/25		4701874-1965824	N
26 AMAZON NAME PLATE 8670		\$10.63	5-01-21-180-001-199	B Miscellaneous	R		09/17/25	09/19/25		4701874-1965824	N
27 STAPLES 6948638006 8670		\$43.98	5-01-20-125-001-023	B Printing & Stationary	R		09/17/25	09/19/25		6948638006	N
		\$5,058.37									
Vendor Total:		\$5,058.37									
U0013	USA BLUE BOOK										
25-01151	09/02/25	HACH EZ GGA ITEM 202121									
1 HACH EZ GGA ITEM 202121		\$221.40	5-09-55-501-002-506	B Lab. Equipment & Supplies	R		09/02/25	09/24/25		00812030	N
Vendor Total:		\$221.40									
VECTO010	VECTOR SECURITY, INC.										
25-00004	01/07/25	FIRE ALARM SYSTEM DPW 2025									
11 DWP 9/24-12/23/2025 FIRE ALARM		\$309.00	5-01-26-310-001-024	B Building Maintenance	R		01/07/25	09/19/25		76624605	N
Vendor Total:		\$309.00									
V0019	VERIZON										
25-01243	09/22/25	ACCT 250-717-367-0001-69									
1 ACCT 250-717-367-0001-69		\$189.00	5-09-55-501-003-545	B Telephone-W/S-VERIZON	R		09/22/25	09/24/25		0169-09152025	N
Vendor Total:		\$189.00									
VERIZ015	VERIZON FIOS										
25-01244	09/22/25	155-504-140-0001-53 HPD 9/9/25									
1 155-504-140-0001-53 HPD 9/9/25		\$204.54	5-01-20-140-001-060	B Internet Services and Web Services	R		09/22/25	09/24/25		0153-09092025	N
Vendor Total:		\$204.54									
V0022	VERIZON WIRELESS										
25-01241	09/22/25	INV 6122986542 8/9/25-9/8/25									

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											
V0022	VERIZON WIRELESS	Account Continued									
1 INV 6122986542	8/9/25-9/8/25	\$266.25	5-01-31-440-001-079	B Telephone-VERIZON WIRELESS		R	09/22/25	09/24/25		6122986542	N
Vendor Total:		\$266.25									
VIKIN005	VIKING TERMITE & PEST CONTROL										
25-01211	09/19/25	SEPT 2025 SRVC POLICE DEPT.									
1 INV 903209208-SEPT 2025 SRVCS		\$23.70	5-01-26-310-001-029	B Maintenance Contracts		R	09/19/25	09/24/25		903209208	N
25-01212	09/19/25	SEPT 2025 SRVCS MUNICIPAL/DPW									
1 INV 903209198-SEPT 2025 SRVCS		\$23.50	5-01-26-310-001-029	B Maintenance Contracts		R	09/19/25	09/24/25		903209198	N
Vendor Total:		\$47.20									
W0071	WASTE MGMT OF NEW JERSEY, INC.										
25-01189	09/09/25	DUMPSTER YR 1 RES 2025-116									
2 INV 32844710502-9 8/1/-8/31/25		\$386.50	5-01-26-305-001-029	B Contract-Dumpsters		R	09/09/25	09/19/25		3284471-0502-9	N
3 INV 32844690502-3 8/1/-8/31/25		\$489.58	5-01-26-305-001-029	B Contract-Dumpsters		R	09/09/25	09/19/25		3284469-0502-3	N
4 INV 32844690502-3 8/1/-8/31/25		\$455.75	5-01-26-305-001-029	B Contract-Dumpsters		R	09/09/25	09/19/25		3284469-0502-3	N
5 INV 32844700502-1 8/1/-8/31/25		\$1,886.85	5-01-26-305-001-029	B Contract-Dumpsters		R	09/09/25	09/19/25		3284470-0502-1	N
6 INV 32844700502-1 8/1/-8/31/25		\$1,040.94	5-01-26-305-001-029	B Contract-Dumpsters		R	09/09/25	09/19/25		3284470-0502-1	N
		\$4,259.62									
Vendor Total:		\$4,259.62									
W0377	WINDSOR CAR WASH										
25-00678	05/21/25	CAR WASH BOOKS									
1 CAR WASH BOOKS		\$360.00	5-01-26-315-001-131	B Vehicle Maint. - Police		R	05/21/25	09/24/25		A30029	N
Vendor Total:		\$360.00									
W0035	WTH TECHNOLOGY, INC										
25-01172	09/04/25	ANNUAL FEE									
1 ANNUAL FEE		\$684.00	5-01-25-240-001-029	B Maint. Contracts - Other		R	09/04/25	09/19/25		33287	N
Vendor Total:		\$684.00									

Total Purchase Orders: 123 Total P.O. Line Items: 284 Total List Amount: \$1,401,386.56 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	\$1,290,022.64	\$0.00	\$1,290,022.64	\$0.00	\$0.00	\$0.00
	5-09	\$56,395.37	\$0.00	\$56,395.37	\$0.00	\$0.00	\$0.00
	5-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,561.15
	Year Total:	\$1,346,418.01	\$0.00	\$1,346,418.01	\$0.00	\$0.00	\$6,561.15
GENERAL CAPITAL	C-04	\$2,052.50	\$0.00	\$2,052.50	\$0.00	\$0.00	\$0.00
WATER/SEWER CAPITAL	C-08	\$39,544.50	\$0.00	\$39,544.50	\$0.00	\$0.00	\$0.00
	Year Total:	\$41,597.00	\$0.00	\$41,597.00	\$0.00	\$0.00	\$0.00
	G-02	\$1,411.65	\$0.00	\$1,411.65	\$0.00	\$0.00	\$0.00
TRUST OTHER - FUND #12	T-12	\$2,698.75	\$0.00	\$2,698.75	\$0.00	\$0.00	\$0.00
LAW ENFORCEMENT TRUST F	T-14	\$2,700.00	\$0.00	\$2,700.00	\$0.00	\$0.00	\$0.00
	Year Total:	\$5,398.75	\$0.00	\$5,398.75	\$0.00	\$0.00	\$0.00
Total Of All Funds:		\$1,394,825.41	\$0.00	\$1,394,825.41	\$0.00	\$0.00	\$6,561.15

Project Description	Project No.	Rcvd Total
Easement Agreement	133MONMOUT	\$51.75
105 Main St - Concept Plan	2022-01	\$37.50
480 MERCER STREET WAREHOUSE	2022-06	\$1,179.15
Minor Subdivision	2025-02	\$2,132.50
125 Oak Ln- Use Variance	2025-03	\$1,896.25
207 Grant Ave - Habitat House	207GRANT	\$696.50
Site Plan Application #2020-01	3PRCLLC	\$567.50
Total Of All Projects:		\$6,561.15

Borough of Hightstown
County of Mercer

Resolution 2025-194

RESOLUTION ACCEPTING A DONATION FROM NETFLIX, INC.

WHEREAS, the Borough of Hightstown is authorized to accept gifts and donations pursuant to N.J.S.A. 40A:5-29, provided that such donations are for a public purpose; and

WHEREAS, Netflix, Inc. has generously offered to donate Ten Thousand Dollars (\$10,000.00) to the Borough of Hightstown; and

WHEREAS, the Mayor and Borough Council wish to acknowledge and accept this donation with gratitude, and direct that the funds be deposited into the Borough's General Fund Balance to be used for purposes consistent with law and as determined by the Borough;

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

1. The Borough of Hightstown hereby accepts the generous donation of Ten Thousand Dollars (\$10,000.00) from Netflix, Inc.
2. The Borough Clerk is directed to forward a copy of this resolution to Netflix, Inc., together with a letter of appreciation on behalf of the Borough.
3. The Chief Financial Officer is directed to deposit the donation into the appropriate General Account in accordance with all applicable statutes and regulations.

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 October 6, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-195

**A RESOLUTION AUTHORIZING THE MAYOR AND BOROUGH CLERK TO
EXECUTE A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF
ROBBINSVILLE FOR DISPATCH SERVICES**

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq. permits local units of this State to enter into a contract with any other local unit for the joint provisions within their combined jurisdictions of any service which any party to the agreement is empowered to render within its jurisdiction; and

WHEREAS, Hightstown desires to contract with Robbinsville for the provision of dispatch services (hereinafter “Dispatch Services” or “Services; and

WHEREAS, Robbinsville is agreeable to providing dispatch services to Hightstown under the terms and conditions set forth in the Shared Services Agreement, with services anticipated to begin on May 16, 2026; and

WHEREAS, the Mayor and Council of the Borough of Hightstown find it to be in the best interest of the Borough and its residents to enter into said Agreement;

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

1. The Mayor and Borough Clerk are hereby authorized to execute the Shared Services Agreement Between the Township of Robbinsville and the Borough of Hightstown – Dispatch Services, in substantially the form attached hereto and made a part hereof.
2. The Borough Clerk shall forward a certified copy of this Resolution, together with the executed Agreement, to the Township of Robbinsville and shall retain a copy on file in the Clerk’s office.

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 October 6, 2025.

Margaret Riggio, Borough Clerk

**SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF
ROBBINSVILLE AND BOROUGH OF HIGHTSTOWN – DISPATCH SERVICES**

THIS SHARED SERVICES AGREEMENT is effective _____, 2025, between the **TOWNSHIP OF ROBBINSVILLE**, a municipal corporation of the State of New Jersey, with offices at 2298 Route 33, Robbinsville, New Jersey, 08691 hereinafter referred to as “Robbinsville”, and the **BOROUGH OF HIGHTSTOWN**, a municipal corporation of the State of New Jersey, with offices at 156 Bank Street, Hightstown, New Jersey, 08520, hereinafter referred to as “Hightstown” (Hightstown and Robbinsville will be collectively referred to herein as the “Parties”).

WITNESSETH:

WHEREAS, Hightstown desires to contract with Robbinsville for the provision of dispatch services (hereinafter “Dispatch Services” or “Services”) anticipated to begin on May 16, 2026 (“Anticipated Start Date”); and

WHEREAS, Robbinsville is agreeable to providing said Dispatch Services to Hightstown for a fee and certain specified conditions; and

WHEREAS, the *Uniform Shared Services and Consolidation Act*, N.J.S.A. 40A:65-1 *et seq.* permits local units of this State to enter into a contract with any other local unit for the joint provisions within their combined jurisdictions of any service which any party to the agreement is empowered to render within its jurisdiction; and

WHEREAS, Robbinsville and Hightstown have authorized and approved of this Agreement by resolution duly adopted pursuant to N.J.S.A. 40A:65-5 of the *Uniform Shared Services Consolidation Act*;

NOW, THEREFORE, with the foregoing Recitals incorporated herein by reference and in consideration of the mutual agreements and covenants contained herein, the Parties, intending to be legally bound, hereby agree as follows:

1. Provision of Dispatch Services. Robbinsville shall provide Dispatch Services to Hightstown in accordance with the terms and conditions set forth herein. The Dispatch Services shall include, but not be limited to, the following:

- A. Robbinsville shall provide dispatch services to Hightstown on a 24-hour, 7-day per week basis. Robbinsville and its communications personnel shall perform the same duties and provide the same level of service of Dispatch Services to Hightstown that it provides to itself. In the case of Fire and EMS Emergency Dispatch Services, Robbinsville agrees to respond to the initial 911 calls, and any Hightstown calls relating to Fire or EMS services shall be redirected to the County radio system.
- B. Robbinsville will continue to own and maintain all of its existing equipment and any new equipment it installs to comply with the terms and conditions of this

Agreement. Should time and experience lead to the requirement of additional equipment, the purchase of such equipment shall be negotiated by the Parties of this Agreement.

- C. Robbinsville will continue the operations of its Emergency Dispatch Center in the same manner it is currently operating. Any material changes in the operation of Dispatch will be communicated to all parties as stipulated in Section 7 – Communications Between the Parties.
- D. Robbinsville will be responsible for recording all incoming 911 calls and radio transmissions for Hightstown as it does for itself.
- E. Robbinsville will monitor the security cameras located at the Hightstown Police Department, and any costs to install monitors or other necessary infrastructure and/or equipment is the sole responsibility of Hightstown.

2. Provision of Employees to Provide the Dispatch Services.

A. Dispatchers.

- i. Robbinsville shall provide the Dispatch Services to Hightstown, through the use of Robbinsville employees (“Robbinsville Employees”). Hightstown understands and specifically acknowledges that Robbinsville must employ two (2) new dispatchers (“Dispatchers”) in order to provide the Services to Hightstown and but for the provision of the Services in accordance with this Agreement, the aforesaid Dispatchers would not be required. Therefore, Hightstown acknowledges and agrees that it shall be responsible for paying to Robbinsville the actual salary and employment costs, specified in iv below, for the Dispatchers during the term of this Agreement.
- ii. Robbinsville shall employ two (2) new Dispatchers. Hightstown understands and specifically acknowledges that the current collective bargaining agreement applicable to dispatchers in Robbinsville expires at 11:59 p.m. on December 31, 2026, and that new collective bargaining agreements will subsequently be negotiated and executed by and between Robbinsville and Teamsters Local 35 during the term of this Agreement. The actual salary and employment benefits to be paid by Hightstown to Robbinsville for the Dispatchers shall begin four (4) months prior to the Anticipated Start Date of the provision of Dispatch Services and shall be in accordance with those set by the terms of the applicable collective bargaining agreement. The Salary Schedule attached hereto as Exhibit A is a projection of future costs based upon the current collective bargaining agreement and is provided as an estimate only.
- iii. The Dispatchers shall be employed four (4) months prior to the Anticipated Start Date of the provision of Dispatch Services in order to receive the

training required to provide Dispatch Services to Hightstown. Hightstown will be responsible for paying the Dispatcher's costs beginning four (4) months prior to the Anticipated Start Date of the provision of Dispatch Services. Hightstown shall be permitted to pay the Dispatcher's costs for the initial four (4) month training period over two (2) years: fifty percent (50%) of these costs shall be paid to Robbinsville in 2026, and the remaining fifty percent (50%) of these costs shall be paid to Robbinsville in 2027.

- iv. The Dispatchers shall at all times maintain their full-time status as Robbinsville Employees and shall not be considered employees of Hightstown at any time or for any reason whatsoever. Robbinsville shall be responsible for direct salary compensation to the Dispatchers and continue to pay all indirect expenses relating to salary compensation, including but not limited to payroll taxes, pension, worker's compensation, healthcare coverage, etc., for same (inclusively the "Employee Costs"). These Employee Costs will ultimately be reimbursed by Hightstown to Robbinsville.

3. Provision of Equipment, Infrastructure, Services and Supplies.

- A. Robbinsville shall provide the required equipment, infrastructure, services and supplies ("Equipment, Infrastructure, Services and Supplies") in order to allow for the provision of Dispatch Services to Hightstown pursuant to this Agreement. Hightstown shall make payment to Robbinsville for the Equipment, Infrastructure, Services and Supplies as set forth in this Agreement.
- B. The Equipment and Infrastructure required to provide the Dispatch Services to Hightstown pursuant to this Agreement has been contracted for by Robbinsville in the total amount of \$1,437,911.75, which consists of \$1,095,686.00 for Motorola dispatch equipment and \$342,225.75 accessory equipment in the Dispatch Center. Hightstown shall be responsible to pay:
 - i. Thirty Percent (30%) of the costs for the Motorola dispatch equipment, equaling \$328,705.80; and
 - ii. Thirty Percent (30%) of any actual costs for the accessory equipment that exceeds the \$200,000.00 grant funding received by the Parties under the State's FY2025 Local Efficiency Achievement Program for the purchase of specified accessory equipment only, equaling \$42,667.73.
- C. The Parties shall coordinate the transfer of any information, files, data, etc. ("Data") from Hightstown's existing dispatch system to Robbinsville's dispatch system as may be required for Robbinsville to provide the Dispatch Services to Hightstown pursuant to this Agreement. Hightstown shall be responsible for One Hundred Percent (100%) of the costs associated with the transfer of this Data.

- D. Upon commencement of the Services, Hightstown shall be responsible to pay annual recurring costs (“Recurring Costs”) for any service procured by Robbinsville and required to provide Dispatch Services, including, but not limited to, the following services (unless otherwise specified, the costs below are 2025 costs and are provided for informational purposes only):
- i. Computer-Aided Dispatch: Robbinsville and Hightstown shall be billed and make payments separately.
 - ii. 911 System: There is no cost in the first through fifth years. Beginning in the sixth and each subsequent year, Hightstown shall pay thirty percent (30%) of the actual cost (sixth year costs are \$48,000 total (\$14,400 Hightstown share)).
 - iii. Radio/Equipment Maintenance: There is no cost in the first year as the equipment is under warranty. Beginning in the second and each subsequent year, Hightstown shall pay thirty percent (30%) of the actual cost (second year costs are \$20,000 total (\$6,000 Hightstown share)).
 - iv. Radio/Equipment Cleaning: \$3,000 total (\$900 Hightstown share).
 - v. GPS: Robbinsville and Hightstown shall be billed and make payments separately.

Hightstown’s share is approximately thirty percent (30%) of the total cost, based upon approximately 30% of the dispatch calls to be received by Robbinsville will originate from Hightstown.

- E. 911 System Upgrade. Robbinsville has contracted for the upgrade to its 911 system (“911 Upgrade”), currently anticipated for 2025/2026 at an estimated cost of \$600,000.00. This Upgrade is being required by the State of New Jersey for Mercer County and of all of its municipalities located therein. This Upgrade shall be funded, in an amount of \$600,000.00, using funds received from the State of New Jersey as part of its FY2025 Budget. Hightstown shall be responsible to pay Thirty Percent (30%) of any actual total costs that exceed the aforementioned \$600,000.00 received from the State associated with this required Upgrade.

4. Term. This Agreement shall be binding as of _____, 2025 (the “Effective Date”).

- A. Robbinsville shall begin providing Dispatch Services to Hightstown at 12:00 a.m. on May 16, 2026, and continue to provide such Services until the expiration of this Agreement at 11:59 p.m. on December 31, 2034. Upon expiration, at Hightstown’s option, this Agreement may be extended for up to two (2) additional five (5) year terms. Hightstown shall notify Robbinsville in writing at least one (1) year prior to the expiration of the initial term or any additional five (5) year extension of this Agreement if it desires to not extend the Agreement for an additional term.

- B. Robbinsville shall employ two (2) Dispatchers four (4) months prior to the Anticipated Start Date of the provision of Dispatch Services in order to provide the training required to provide Dispatch Services to Hightstown beginning on May 16, 2026.

5. Consideration.

- A. Annual Fee. On the date Robbinsville begins providing the Dispatch Services to Hightstown, Hightstown shall pay Robbinsville an annual fee for the provision of Dispatch Services (“Annual Fee”). This Annual Fee shall consist of all Employee Costs for the Dispatchers and all Recurring Costs as defined above. Robbinsville shall effort to calculate the Annual Fee by December 1, or as soon thereafter, of the year prior to the year for which the fee will apply.
 - i. During the term of this Agreement payment of the Annual Fee shall be made by Hightstown to Robbinsville in equal installments on a quarterly basis, in accordance with invoices provided by Robbinsville to Hightstown.
- B. Equipment and Infrastructure Fee. With respect to payment of the Equipment and Infrastructure costs in Section 3B above, Hightstown shall be permitted to pay its portion of such costs in equal installments over a period of seven (7) years. In the event this Agreement is terminated by Hightstown prior to the full payment by Hightstown for its share of the Equipment and Infrastructure costs, any amount remaining as of the termination date of this Agreement shall be paid by Hightstown to Robbinsville within sixty (60) days of such termination.
- C. 911 Upgrade Fee. With respect to payment of the 911 Upgrade costs in Section 3E above, if any, Hightstown shall be permitted to pay its portion of such costs in equal installments over a period of five (5) years. In the event this Agreement is terminated by Hightstown prior to the full payment by Hightstown for its share of the 911 Upgrade costs, any amount remaining as of the termination date of this Agreement shall be paid by Hightstown to Robbinsville within sixty (60) days of such termination.
- D. Administrative Fee. Hightstown shall pay to Robbinsville a quarterly fee of Five Hundred Dollars (\$500.00) as consideration for administration of the provisions of this Agreement.
- E. Payment by Hightstown to Robbinsville shall be made within thirty (30) days of the date of each invoice or the next business day if the thirtieth day falls on a weekend or holiday designated by Robbinsville.

6. Insurance. Robbinsville shall be responsible for insuring its own officers, directors, employees, and agents against any demand or claim, assertion of liability, or any action founded thereon, including reasonable attorneys’ fees, arising out of, or alleged to have arisen out of the performance of any activity under the terms of this Agreement.

7. Communications Between the Parties. Communications between the Parties regarding the provision of the Dispatch Services, generally, under this Agreement shall be directed to the Business Administrator of the respective Party; however, nothing contained within this paragraph shall prevent the Business Administrator or Mayor of either Party from contacting their counterpart for the other Party with information or suggestions regarding the Dispatch Services generally provided hereunder. Each Party's Police Chief or their designee may speak with their respective counterpart to discuss the day-to-day operations of the Dispatch Services and any service complaints or other operational questions related to the Dispatch Services.

8. Termination. This Agreement may be terminated only upon mutual written consent of the Parties,.

9. Notices. All notices, statements, or other documents required by this Agreement shall be hand-delivered or mailed to the following designated municipal representatives:

A. The designated municipal representative for Robbinsville is:

Township Clerk
Township of Robbinsville
2298 Route 33
Robbinsville, New Jersey 08691

B. The designated municipal representative for Hightstown is:

Borough Clerk
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08520

10. Dispute Resolution. In the event a dispute arises concerning the terms and conditions of this Agreement, the Parties shall attempt to mutually agree upon a third party to arbitrate any such dispute. Any decision by the arbitrator shall be binding on the Parties. In the event the Parties are unable to mutually agree on the selection of a single arbitrator, each Party shall appoint an attorney licensed to practice law in the State of New Jersey to serve as arbitrators. Such appointment shall be made within fifteen (15) days after written notice by either Party of the election to proceed with arbitration by a panel of arbitrators. The two (2) attorneys appointed by the Parties (one by each Party) shall appoint a third attorney and the three (3) attorneys shall constitute the entire panel of arbitrators. Any decision by a majority vote of the three (3) attorneys shall constitute the decision of the entire panel of arbitrators. Any decision by a majority vote of the three (3) attorneys shall be binding upon the Parties. The costs and expenses of the arbitrator(s) and fees charged by such arbitrator(s) shall be shared equally by the Parties; however, each Party shall be solely responsible for their own attorney's fees and expenses related to retention of their own experts and witnesses.

11. Choice of Law. Any dispute arising under this Agreement or related to this Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

12. Assignment and Waiver. The rights, duties and obligations of this Agreement may not be assigned without either Party's prior written consent and it is agreed that a failure or delay in the enforcement of any of the provisions of this Agreement by either Party shall not constitute a waiver of those provisions.

13. Entire Agreement. This Agreement sets forth the entire understanding of the Parties and cannot be changed or modified orally.

14. Modification. This Agreement may only be supplemented, amended or revised in writing, which has been duly authorized by the Parties and signed by the proper authorized representatives thereof.

15. Mutually Drafted. The Parties hereto acknowledge that the drafting of this Agreement is a mutual effort between the Parties and that this Agreement is not to be construed against either Party as the drafter.

16. Severability. In the event that any provision of this Agreement shall, for any reason, be determined to be invalid, illegal or unenforceable, in any respect, by any court of competent jurisdiction, the rest of this Agreement shall nevertheless remain in full force and effect.

17. Filing. A copy of this Agreement shall be filed with the Division of Local Government Services in the Department of Community Affairs.

Signatures Appear on the Next Page

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signed by their respective officers duly authorized, and have caused this Agreement to be dated as of the day and year written above.

ATTEST: (Affix Seal)

TOWNSHIP OF ROBBINSVILLE

MICHELE SEIGFRIED,
Township Clerk

DAVID FRIED, Mayor

ATTEST: (Affix Seal)

HIGHTSTOWN BOROUGH

PEGGY RIGGIO
Borough Clerk

SUSAN BLUTH, Mayor

Borough of Hightstown
County of Mercer

Resolution 2025-196

AUTHORIZING THE MAYOR AND BOROUGH CLERK TO EXECUTE A SHARED SERVICES AGREEMENT WITH THE BOROUGH OF ROOSEVELT FOR SOLID WASTE COLLECTION SERVICES

WHEREAS, the “Uniform Shared Services and Consolidation Act,” N.J.S.A. 40A:65-1 et seq., authorizes local units of government in the State of New Jersey to enter into agreements with one another for the provision of services which either local unit is empowered to provide within its own jurisdiction; and

WHEREAS, the Borough of Roosevelt (“Roosevelt”) is in need of the provision of solid waste collection services for properties within its jurisdiction; and

WHEREAS, the Borough of Hightstown (“Hightstown”), through its Department of Public Works, is willing and able to provide solid waste collection services to Roosevelt under the terms and conditions set forth in a Shared Services Agreement; and

WHEREAS, the Mayor and Council of the Borough of Hightstown find it to be in the best interests of the Borough and in furtherance of inter-municipal cooperation to enter into such Agreement;

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

1. The Mayor and Borough Clerk are hereby authorized to execute the Shared Services Agreement Between the Borough of Hightstown and the Borough of Roosevelt for Solid Waste Collection Services, in substantially the form attached hereto and made a part hereof.
2. The Borough Clerk is directed to forward a certified copy of this Resolution, together with the executed Agreement, to the Borough of Roosevelt and to maintain a copy on file in the Clerk’s office.
3. A copy of the executed Agreement shall also be filed with the Division of Local Government Services in the Department of Community Affairs in accordance with N.J.S.A. 40A:65-5.

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 October 6, 2025.

Margaret Riggio, Borough Clerk

SHARED SERVICES AGREEMENT FOR SOLID WASTE COLLECTION

THIS SHARED SERVICES AGREEMENT is made this _____ day of

_____, 2025 by and between:

**BOROUGH OF HIGHTSTOWN,
a Municipal Corporation of the State of New Jersey,
Public Works Facility
156 Bank Street
Hightstown, New Jersey 08520
(hereinafter referenced as "Hightstown")**

AND

**BOROUGH OF ROOSEVELT,
a Municipal Corporation of the State of New Jersey,
33 North Rochdale Avenue
P.O. Box 128
Roosevelt, New Jersey 08555
(hereinafter referenced as "Roosevelt")**

WHEREAS, the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 et seq. (the "Act"), authorizes local units of this State to enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive in its own jurisdiction; and

WHEREAS, Roosevelt is in need of the provision of solid waste collection services (also referenced as the "services") for properties located within Roosevelt's jurisdiction; and

WHEREAS, Hightstown is willing to assist Roosevelt by providing the services to Roosevelt, under certain terms and conditions; and

WHEREAS, in the spirit of inter-municipal cooperation, and in furtherance of the principles underlying the Act, Hightstown and Roosevelt (collectively, the "parties") have

negotiated an Agreement for the shared provision of the services within their respective jurisdictions; and

WHEREAS, the terms and conditions of this undertaking are set forth below; and

WHEREAS, the parties have each duly authorized their proper officials to enter into and execute this Agreement.

NOW, THEREFORE, WITNESSETH, the parties, for the consideration hereafter named, hereby agree as follows:

ARTICLE I: SCOPE OF SERVICES.

A. SERVICES TO BE PERFORMED.

Hightstown, through its Department of Public Works, shall provide the following solid waste collection services to Roosevelt:

1. Solid waste collection. Solid waste collection shall be performed at the curbside for all physical addresses in Roosevelt, using Hightstown's automated single-arm garbage truck equipped to empty containers (one per physical address). Each physical address shall be permitted service for one (1) container of a maximum capacity of ninety (90) gallons. Collection shall be performed in accordance with the schedule set forth in Paragraph B(1) below.
2. Bulk garbage collection. Bulk garbage collection shall be performed at the curbside for all residential homes in Roosevelt in accordance with the schedule set forth in Paragraph B(2) below. No tires, batteries, hazardous materials, recyclable items or yard waste shall be accepted for collection as part of bulk garbage collection. Large items must be broken down in size to equal no more than 45 pounds per lift.

3. Christmas tree collection. Christmas tree collection shall be performed as specified in Paragraph B(3) below.
4. Scrap metal collection. Scrap metal collection shall be performed at the curbside for all physical addresses in Roosevelt in accordance with the schedule set forth in Paragraph B(4) below.

All services (except for Christmas tree collection) shall include disposition of the materials collected at the Tinton Falls landfill site in Monmouth County, or other appropriate facilities selected by Hightstown. Christmas tree collection services shall include grinding the trees into chips and ultimate disposition of the chips, as appropriate, by Hightstown.

B. COLLECTION SCHEDULE.

All collection services shall be performed by Hightstown on designated days between 7:00 a.m. and 4:00 p.m., except on legal holidays as designated by Hightstown.

1. Solid waste — every Wednesday (alternate collection day in case of holiday — the next day).
2. Bulk garbage — twice per year, once in May and once in October, to be scheduled upon advance notice by the Hightstown Department of Public Works.
3. Christmas trees — one day in January at a Roosevelt designated drop-off site for residents to discard trees (uncovered) for Hightstown pick-up.
4. Scrap metal — twice per year, once in May and once in October, to be scheduled upon advance notice by the Hightstown Department of Public Works.

ARTICLE II: COMPENSATION/COSTS.

A. COMPENSATION.

In consideration for the services to be rendered, compensation by Roosevelt to Hightstown shall be paid as follows:

1. The sum of **\$78,301.60** in 2026, representing \$6,525.13 per month; and
2. The sum of **\$81,433.66** in 2027, representing \$6,786.14 per month; and
3. The sum of **\$84,691.01** in 2028, representing \$7,057.58 per month; and
4. The sum of **\$88,078.65** in 2029, representing \$7,339.89 per month; and
5. The sum of **\$91,601.80** in 2030, representing \$7,633.48 per month.

Rates above represent an annual 4% increase throughout the five year term of the agreement. All compensation shall be due and payable to Hightstown in monthly increments on or prior to the first day of each month.

B. OTHER COSTS.

Roosevelt agrees to pay the following additional costs:

1. Purchase of garbage containers (with a maximum capacity of ninety (90) gallons) designed for the Hightstown truck having the automated garbage pick-up mechanism.
2. Tipping fees at the Tinton Falls landfill site in Monmouth County.
3. Any other garbage hauling fees required in Monmouth County.
4. In order to cover the costs associated with the items referenced in B(2) and B(3) above, Roosevelt shall post the sum of \$2,800.00 per month in escrow with Hightstown. These funds shall be utilized by Hightstown to pay the tipping fees and any other garbage hauling fees that are required to be paid directly by the hauler (Hightstown). Roosevelt shall be required to keep the escrow account replenished on a monthly basis. Escrow payments shall be due and payable to Hightstown on or

prior to the first day of each month. Any funds remaining in the escrow account at the end of the month shall roll forward to the next month. No escrow payment shall be due from Roosevelt in any month if and when the aggregate rollover amount equals the average monthly tipping/garbage hauling fees. If this Agreement is terminated by either party pursuant to the provisions of Article IV(B) below, then any remaining balance in the escrow account shall be returned to Roosevelt. Additionally, any remaining balance existing in the escrow account as of the natural conclusion of this Agreement shall be returned to Roosevelt. If a shortfall should occur in the escrow account, then Roosevelt shall be required to pay the excess by the 15th of the next month. Hightstown shall provide Roosevelt with tipping fee and/or garbage hauling invoices or tickets on a monthly basis setting forth weights and fees in the amount deducted from the escrow account. No interest shall be paid by Hightstown to Roosevelt on the revolving funds that are held within the escrow account.

**ARTICLE III: INSURANCE; HOLD HARMLESS AND
INDEMNIFICATION.**

A. INSURANCE.

During the term of this Agreement, Hightstown shall ensure that all Hightstown personnel who are involved with provision of the services, and all vehicles used in connection with the services, are covered under Hightstown's comprehensive general liability and automobile insurance policies, as well as all other applicable insurance policies.

B. ADDITIONAL INSUREDS.

The parties agree to name each other as additional insureds on any and all applicable insurance policies. These policies shall include, without limitation, comprehensive general

liability, automobile liability, errors and omissions and workers compensation with limits and deductibles as mutually agreed upon. Each party shall provide the other with a certificate of insurance setting forth the above coverage(s) and naming the other as additional insured promptly upon the execution of this Agreement.

C. CANCELLATION OR CHANGES TO POLICIES.

Each party agrees to provide the other party with at least fourteen (14) days advance written notice of any proposed cancellation of relevant insurance policies or of material changes to said policies.

D. HOLD HARMLESS AND INDEMNIFICATION.

In those circumstances where a claim has been submitted and/or a lawsuit filed alleging liability on behalf of either or both of the parties as a result of actions performed in connection with the services referenced in this Agreement, then the parties hereby agree that each party shall be responsible for claims resulting from actions performed by their own employees and/or as a result of accidents or incidents involving their own vehicle(s).

To that extent only, the parties hereby agree to indemnify and hold each other, and their respective officers, agents and employees, harmless, from and against any and all claims, demands, suits, proceedings, liabilities, judgments, awards, losses, damages, costs and expenses, including attorney's fees, because of bodily injury, sickness, disease or death, sustained by any person or persons or injury or damages to, or destruction of, any property directly or indirectly arising out of, relating to, or in connection with the duties and services specified in this Agreement.

**ARTICLE IV: DURATION OF CONTRACT; TERMINATION;
MODIFICATION; DISPUTES.**

A. DURATION.

This Agreement shall endure for a period commencing on **January 1, 2026** and **continuing** until **December 31, 2030**. Notwithstanding the foregoing, by Resolutions of Agreement by both parties, this Agreement may be extended upon such terms and conditions as are mutually acceptable to the parties.

B. TERMINATION.

1. This Agreement may be terminated for any reason by either party upon ninety (90) days advance written notice.
2. In the event that either party defaults in the performance of any of its obligations under this Agreement after receiving written notice of same and failing to cure such default within thirty (30) days of said written notice, the non-defaulting party shall be entitled to terminate this Agreement.

C. MODIFICATION.

This Agreement may not be changed orally, and may only be modified or amended by a written statement signed by both parties.

D. DISPUTES.

Pursuant to N.J.S.A. 40A:65-7(c), the parties agree that any disputes which may arise between them relating to the services to be provided under this Agreement shall be referred to binding arbitration, if the parties are not able to resolve such disputes between themselves. Arbitration shall be conducted in accordance with the rules of the American Arbitration Association and in no event shall any arbitrator award damages for any special, incidental or

consequential damages. The parties agree to split the costs related to such binding arbitration equally between them.

ARTICLE V: CHOICE OF LAW.

Any dispute under this Agreement or related to this Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

ARTICLE VI: ENTIRE AGREEMENT.

This Agreement represents the entire agreement between the parties and cannot be changed or modified orally. This Agreement may be supplemented, amended or revised only by a writing which is signed by all of the parties hereto.

ARTICLE VII: SEVERABILITY.

If any part of this Agreement shall be held to be unenforceable, the rest of this Agreement shall nevertheless remain in full force and effect.

ARTICLE VIII: WAIVER.

Failure to insist upon strict compliance with any of the terms, covenants, or conditions of this Agreement at any one time shall not be deemed a waiver of such term, covenant, or condition at any other time nor shall any waiver or relinquishment of any right or power herein at any time be deemed a waiver or relinquishment of the same or any other right or power at any other time.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement,
the day and year first above written.

ATTEST:

THE BOROUGH OF HIGHTSTOWN

By: _____
Margaret Riggio, Borough Clerk

Susan Bluth, Mayor

Date: _____

ATTEST:

THE BOROUGH OF ROOSEVELT

By: _____
Kathleen Hart, Borough Clerk

Peggy Malkin, Mayor

Date: _____

Borough of Hightstown
County of Mercer

Resolution 2025-197

**A RESOLUTION APPROVING SANTA AROUND TOWN SPONSORED BY
HIGHTSTOWN ENGINE COMPANY NO. 1 AS A BOROUGH SPONSORED EVENT**

WHEREAS, Hightstown Engine Company No. 1 is sponsoring “Santa Around Town”;
and

WHEREAS, this event will take place on Friday, November 28, 2023, beginning at
6:30 p.m.; and

WHEREAS, fire apparatus will drive through the streets of the Borough while Santa
rides on the last apparatus; and

WHEREAS, the event will conclude at the Hightstown Firehouse, where Santa will
ceremonially light the station, and residents will be invited to take photos with Santa and enjoy
light refreshments.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the
Borough of Hightstown approve Santa Around Town as a Borough-sponsored event, thank
Hightstown Engine Company No. 1 for their efforts, and look forward to celebrating the
beginning of the holiday season in Hightstown Borough.

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 October 6, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-198

**A RESOLUTION APPROVING THE CLOSURE OF
STOCKTON STREET FOR HALLOWEEN ACTIVITIES**

WHEREAS, as in years past, Stockton Street will be closed on October 31, 2025, to provide for safe Halloween activities for the community; and

WHEREAS, the road closure will begin at 5:30 p.m. and last until 9:30 p.m.; and

WHEREAS, Stockton Street will be closed from Summit Street to North Main Street; and

WHEREAS, residents are asked to discontinue distribution of candy at 9:00 p.m.; and

WHEREAS, the Hightstown Police Department will be on site to ensure the safety of all participants.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Hightstown approves the closure of Stockton Street as a Borough-sponsored event on October 31, 2025 as detailed herein and look forward to another memorable evening for the Hightstown Community.

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 October 6, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-199

A RESOLUTION SUPPORTING COMMUNITIES OF LIGHT 2025

WHEREAS, it is the policy of the Borough of Hightstown to recognize organizations that have contributed to the overall benefit of the community; and

WHEREAS, Younity (formerly Womanspace), founded in 1977, has demonstrated a unique ability to provide comfort, support services, crisis intervention and safety to women, men and children who are victims of domestic violence, sexual assault and strangulation; and

WHEREAS, Younity (formerly Womanspace), in the belief that “peace begins at home”, has asked the Mercer County Community to join them in their struggle against family violence by participating in their annual Communities of Light project; and

WHEREAS, Younity (formerly Womanspace) has provided emergency shelter in secure locations and comprehensive services for victims of domestic violence since 1977, sexual assault since 2002 and strangulation since 2024, for more than 130,204 women, 17,782 children and 9,397 men. Additionally, Younity (formerly Womanspace) has assisted more than 332,296 hotline callers over the last 48 years; and

WHEREAS, the Borough of Hightstown commends Younity (formerly Womanspace) for their efforts to bring an end to the cycle of interpersonal violence imposed on women, men, and children; and

WHEREAS, the Mayor and Council of the Borough of Hightstown urge each and every household to demonstrate their support of the concept that “peace begins at home” by placing luminaries along their driveways and sidewalks on Monday, October 27, 2025, as a visible symbol of that support; and

WHEREAS, the proceeds from Communities of Light 2025 will be used to fund vital services for victims of domestic violence, sexual assault, strangulation and human trafficking.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown, County of Mercer, State of New Jersey, that Monday, October 27, 2025, be recognized Communities of Light Day and hereby commends Womanspace on its many accomplishments and wish them continued success with Communities of Light in the years to come.

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 October 6, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-200

**A RESOLUTION APPROVING THE INSTALLATION OF A
COMMEMORATIVE STREET SIGN ON WEST WARD STREET**

WHEREAS, Anthony “AJ” Dwayne Collins, Jr. was a cherished member of the Hightstown community whose life was tragically lost on West Ward Street; and

WHEREAS, the Borough of Hightstown wishes to honor his memory and the positive impact he had on family, friends, and neighbors; and

WHEREAS, the installation of a commemorative street sign provides a lasting tribute and ensures that the community remembers and reflects upon his life;

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

1. The Borough authorizes the installation of a commemorative street sign, “on West Ward Street in honor of Anthony “AJ” Dwayne Collins, Jr.
2. The Borough Public Works Department is directed to coordinate the installation of the sign in accordance with Borough standards.
3. The Borough Clerk is directed to forward a copy of this resolution to the family and include it in the official Borough records.

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 October 6, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-201

**AMENDING RESOLUTION 2021-069 - ESTABLISHING REVISED RATE
SCHEDULE FOR COLLECTION OF GARBAGE FROM CERTAIN LICENSED
RETAIL FOOD ESTABLISHMENTS**

WHEREAS, Resolution 2021-069, adopted by Hightstown Borough Council on April 19, 2021, established a revised rate schedule for collection of garbage from certain licensed retail food establishments pursuant to Section 18-1 of the *Revised General Ordinances of the Borough of Hightstown*; and

WHEREAS, following the adoption of Resolution 2021-069, several new retail food establishments opened on Main Street that should be added to the current rate schedule.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the following retail food establishment be added to the current rate schedule for use of said garbage dumpsters:

Hightstown Liquors	\$50 per month
Exito Fresh Market	\$500 per month
Rudy’s Abarroteria	\$200 per month

and that the above rate shall remain in effect until such time as they are modified by further Resolution of Council.

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 October 6, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-202

**AMENDING RESOLUTION 2025-190 CANCELING GENERAL CAPITAL IMPROVEMENT APPROPRIATION
BALANCES**

WHEREAS, Borough Council adopted Resolution 2025-190 on September 15, 2025 canceling certain general capital improvement appropriation balances; and

WHEREAS, it has come to the attention of the Borough Clerk that the total amount of the cancellation was incorrect.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Hightstown, Mercer County, that Resolution 2025-190 be amended as follows:

	Funded	Unfunded
2004-17	16,784.33	
2007-15	17,182.52	
2005-24		318.74
2005-34	11,936.46	
2007-26	618.17	
2008-01	2,062.34	
2009-20	1,677.82	16,899.57
2010-02	640.46	13,000.00
2010-16		258.74
2011-05		6,886.61
2012-13	28,946.23	500.00
2012-15	1,100.00	
2013-07		27,579.74
2013-22	11,048.00	
2013-23		17,253.29
2014-06	14,867.37	9,334.00
2014-13	3,342.67	
2015-07		27,670.80
2015-11	953.22	300.00
2015-15		7,232.74
2015-20	6,181.10	
2016-08	5,624.53	
2016-22	38,876.59	90,000.00
2017-12	10,432.41	
2017-17		21,756.16
2018-22	26,993.50	
2018-22		8,122.11
2018-20		95,297.51
Total	199,267.72	342,410.01

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 October 6, 2025..

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-203

**RESOLUTION CANCELING GENERAL CAPITAL IMPROVEMENT
APPROPRIATION BALANCES**

WHEREAS, certain General Capital Improvement Appropriation balances remain dedicated to projects now completed; and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balance and unused debt authorizations may be cancelled.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Hightstown, Mercer County, that the following unexpended and dedicated balances of General Capital Appropriations be cancelled:

Ordinance 2012-13	\$26,382.60
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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 October 6, 2025.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2025-204

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 October 6, 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 – Solid Waste Agreements

Contract Negotiations – Labor Agreements

Contract Negotiations – Professional Services

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 January 6, 2026, 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 October 6, 2025.

Margaret Riggio, Borough Clerk