

2026-70 Resolution Supporting the State House Commission Pre-Application to the New Jersey Department of Environmental Protection for the Minor Diversion of Parkland in Hightstown Borough for American with Disabilities (ADA) Improvements within the Borough

2026-71 Resolution of the Borough of Hightstown, in the County of Mercer, Designating Non-Condemnation Area in Need of Redevelopment

Consent Agenda

2026-72 Approving Payment No. 2 to Earle Asphalt Company for Improvements to Maxwell Avenue

2026-73 Authorizing Execution of an Escrow Refund Agreement and Release with the Local Leaf and Authorizing Refund of Escrow Funds

2026-74 Resolution Appointing a Borough Engineer Through a Non-Fair and Open Process

2026-75 A Resolution Approving Fun Fridays for 2026 Organized by the Hightstown Borough Cultural Arts Commission

2026-76 A Resolution Approving Family Movie Night 2026 Organized by the Hightstown Borough Cultural Arts Commission

2026-77 A Resolution Authorizing Redemption of Ta Lien 25-0002 For Block 2.01; Lot:1; Qual: C0181 Known as 40 Dennis Court

2026-78 A Resolution Authorizing the Cancellation of a Portion of Property Taxes for Block 63.01 Lot 34 for a 100% Disabled American Veteran and Approve a Refund of 1st Quarter 2026 Taxes

2026-79 Authorizing the Borough of Hightstown to Hire a Full-Time Police Officer

2026-80 Establishing Revised Rate Schedule for Collection of Garbage From Certain Licensed Retail Food Establishments

2026-81 Authorizing Amendment No. 1 to the Shared Services Agreement Between the Borough of Hightstown and the Borough of Roosevelt for Solid Waste Collection Services

2026-82 Resolution Authorizing the Transfer of Appropriations Pursuant to N.J.S.A. 40A:4-59

Discussion

Bond Anticipation Note Sale

Subcommittee Reports

Mayor/Council/Administrative Updates

Adjournment



1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

February 26, 2026

John Francis Roman, Borough Administrator
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08690
Email: administrator@hightstownborough.com

Re: NJDOT Scope Modification
Improvements to Summit Street
Borough of Hightstown, Mercer County, New Jersey
Our File No.: H1806

Dear John:

As you know, this office is in the process of securing authorization to advertise from the NJDOT and NJDEP for the above referenced project. As required by the NJDOT grant, the project must be awarded by April 30, 2026. However, we anticipate that authorization from the NJDEP will not be received in time to meet the NJDOT award deadline. In order to meet this deadline, we recommend the Borough separate the project into two bid sets—one for roadway improvements to be funded under the NJDOT grant and one for water improvements to be funded under the NJDEP Loan.

The original scope of work includes the full length of Summit Street between Mercer Street and Stockton Street. Work includes milling and paving with base repairs as necessary; the replacement of deteriorated curb, sidewalk, and curb ramps as necessary; sidewalk where none currently exist on one side of the road; milling and overlay; storm upgrades to meet NJDOT Bicycle Safe Standards and NJDEP Stormwater Regulations; replacement of sanitary main and cleanouts; and water main, service, and curb box replacement.

You may recall that the original scope of work for the entire length of Summit Street (Mercer Street to Stockton Street) with all transportation improvement and water/sewer improvements had the following breakdown:

Approximate Cost of Transportation Improvements =	\$ 750,000.00
<u>Approximate Cost of Water/Sewer Improvements =</u>	<u>\$ 810,000.00</u>
Approximate Total Cost =	\$1,560,000.00

As discussed on February 13, we recommend splitting the contract as follows:

1. Phase 1 – Roadway Improvements to Summit Street between Mercer Street and Morrison Avenue.
Improvements include milling and paving with base repairs as necessary; replacement of deteriorated curb, sidewalk, and curb ramps; replacement of sanitary sewer cleanouts and manhole frames and covers; storm upgrades to meet NJDOT Bicycle Safe Standards and NJDEP Stormwater Regulations; replacement of fire hydrants and galvanized water services; tree removals; striping; and signage. The new sidewalk is proposed on the eastern side of Summit Street between Mercer Street and Prospect Drive. As a result, the existing roadway will be narrowed by approximately 4-feet in the area that is currently striped to allow for walking within the paved roadway. Additionally, the western curbline at the intersection with Mercer Street will be modified to provide a narrower turning radius. This will promote safer turns at this intersection. This work would be funded primarily by the \$478,710.00 NJDOT Municipal Aid Grant. There will be limited improvements that are not eligible for reimbursement and would therefore have to be self-funded by the Borough. The NJ Water Bank loan will not cover these costs.

Approximate Cost of Transportation Improvements =	\$575,000.00
<u>Approximate Cost of Water/Sewer Improvements =</u>	<u>\$ 35,000.00</u>
Approximate Total Cost =	\$610,000.00

2. Phase 2 – Water Improvements to Summit Street between Morrison Avenue and Stockton Street.
Improvements include the replacement of sanitary sewer cleanouts and manhole lids and covers; replacement of the sanitary sewer main and water main between First Avenue and Stockton Street; and replacement of all the water services and curb boxes within the project site. Roadway improvements between Morrison Avenue and Stockton Street will be completed under a future project. All trenches will

be properly restored and limits will be sealed. These improvements will be eligible for reimbursement through the NJ Water Bank.

Approximate Cost of Transportation Improvements =	\$	0.00
<u>Approximate Cost of Water/Sewer Improvements =</u>	<u>\$</u>	<u>730,000.00</u>
Approximate Total Cost =		\$730,000.00

3. Phase 3 – Roadway Improvements to Summit Street between Morrison Avenue and Stockton Street. Improvements include milling and paving with base repairs as necessary; replacement of deteriorated curb, sidewalk, and curb ramps; storm upgrades to meet NJDOT Bicycle Safe Standards and NJDEP Stormwater Regulations; tree removals as needed; striping; and signage. This work would be eligible for funding through a future grant application that could be submitted to the NJDOT Municipal Aid Program.

Approximate Cost of Transportation Improvements =	\$315,000.00
<u>Approximate Cost of Water/Sewer Improvements =</u>	<u>\$ 0.00</u>
Approximate Total Cost =	\$315,000.00

Splitting the contract as outlined above preserves the NJDOT funding (\$478,710.00) that is to expire this year and allows the Borough to pursue additional funding for future phases. Ultimately, the Borough will see an overall decrease in out-of-pocket expense related to these improvements in the amount of approximately \$200,000.00. These savings will be realized when a second NJDOT Municipal Aid grant is obtained for the transportation improvements proposed between Morrison Avenue and Stockton Street under the future Phase 3 outlined above.

As discussed, in order to move forward with this modification, please return the following required for an NJDOT Scope Modification request:

1. A copy of the draft Incidental Modification to Project Scope/Limits/Funding form. Please place this form onto the Borough's letterhead and return a signed and sealed PDF and physical copy. Upon receipt, we will move forward with submitting the Scope Modification; and
2. A draft resolution authorizing Roberts Engineering Group, LLC to submit a Scope Modification for the project.

Please let us know how the Borough would like to move forward.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,



Cameron Corini, PE, CME, CPWM
President

cc: Mayor and Council
Mairead Thompson, Borough Assistant Business Administrator
Peggy Riggio, RMC, CMR, Borough Clerk
Donna Condo, Borough CFO
Ken Lewis, Borough Superintendent of Public Works
Justin Streleckis, PE, Roberts Engineering Group, LLC
Kelly Pham, EIT, Roberts Engineering Group, LLC
Stephanie Katz, Roberts Engineering Group, LLC
Carmela Roberts, PE, CME, CPWM

Borough of Hightstown
County of Mercer

Resolution 2026-67

RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO SUBMIT A SCOPE MODIFICATION FOR THE IMPROVEMENTS TO SUMMIT STREET CONTRACT

WHEREAS, the Borough of Hightstown received a grant from NJDOT for Improvements to Summit Street ; and

WHEREAS, the project scope included site construction and water service improvements on Summit Street between Mercer Street and Stockton Street;

WHEREAS, the bid plans and specifications have been submitted to the NJDEP for the water improvements on January 26, 2026 and design comments have not yet been received; and

WHEREAS, a contract must be awarded by the NJDOT award deadline of April 30, 2026.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Hightstown that the scope of work for the Improvements to Summit Street is formally modified to eliminate the proposed improvements between Morrison Avenue and Stockton Street.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be sent to the Mayor, Council-President, and Roberts Engineering Group, LLC.

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 March 16, 2026.

Margaret Riggio, Borough Clerk

Moved by:

Seconded by:

	YES	NO	ABSTAIN	ABSENT
CICALESE				
FOWLER				
FRANTZ				
GULATI				
MONTFERRAT				
SPANN				

Borough of Hightstown
County of Mercer

Resolution 2026-68

**AUTHORIZING ROBERTS ENGINEERING GROUP, LLC TO ADVERTISE FOR BIDS
FOR IMPROVEMENTS TO SUMMIT STREET**

WHEREAS, the Borough of Hightstown has received funding through the New Jersey Department of Transportation (NJDOT) for the Improvements to Summit Street Project; and

WHEREAS, Roberts Engineering Group, LLC, the Borough Engineer, is currently in the process of securing authorization to advertise the project from the NJDOT; and

WHEREAS, the NJDOT grant requires that the project be awarded no later than April 30, 2026; and

WHEREAS, in order to meet this deadline, the Borough Engineer has recommended that the Borough authorize Roberts Engineering Group, LLC to advertise the bid documents in accordance with the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.); and

WHEREAS, authorization to advertise at the earliest possible time will allow sufficient time for the receipt of bids and award of the contract prior to the NJDOT deadline.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown, County of Mercer, State of New Jersey, that Roberts Engineering Group, LLC is hereby authorized to advertise for bids for the Improvements to Summit Street Project in accordance with the New Jersey Local Public Contracts Law.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized to publish the notice to bidders as required by law.

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 March 16, 2026

Margaret Riggio, Borough Clerk



1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

March 10, 2026

John Francis Roman, Borough Administrator
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08690
Email: administrator@hightstownborough.com

Re: Authorization to Advertise
Improvements to Summit Street
Borough of Hightstown, Mercer County, New Jersey
Our File No.: H1806

Dear John:

As you know, this office is in the process of securing authorization to advertise from the NJDOT for the above referenced project. As required by the NJDOT grant, the project must be awarded by April 30, 2026.

In order to meet this deadline, we are requesting the Borough authorize Roberts Engineering Group, LLC to advertise the bid documents in accordance with the New Jersey Local Public Contracts Law at the next available council meeting on March 16, 2026. This will provide sufficient time to advertise the contract and award before the NJDOT grant deadline of April 30, 2026.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Cameron Corini", is written over a light gray rectangular background.

Cameron Corini, PE, CME, CPWM
President

cc: Mayor and Council
Mairead Thompson, Borough Assistant Business Administrator
Peggy Riggio, RMC, CMR, Borough Clerk
Donna Condo, Borough CFO
Ken Lewis, Borough Superintendent of Public Works
Justin Streleckis, PE, Roberts Engineering Group, LLC
Kelly Pham, EIT, Roberts Engineering Group, LLC
Stephanie Katz, Roberts Engineering Group, LLC
Carmela Roberts, PE, CME, CPWM

Borough of Hightstown
County of Mercer

Ordinance 2026-03

**ORDINANCE TO EXCEED THE 2026 MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Hightstown in the County of Mercer finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Governing Body hereby determines that a 1 ½ % increase in the budget for said year, amounting to \$ 108,627.60 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Hightstown, in the County of Mercer, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Hightstown shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$ 253,464.41 , and that the CY 2026 municipal budget for the Borough of Hightstown be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

Borough of Hightstown
County of Mercer

Ordinance 2026-03

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Introduction: March 2, 2026

Adoption: **SCHEDULED FOR ADOPTION 3/16/2026**

ATTEST:

MARGARET RIGGIO
MUNICIPAL CLERK

SUSAN BLUTH
MAYOR

Borough of Hightstown
County of Mercer

Ordinance 2026-07

ORDINANCE REAPPROPRIATING \$40,000 OF PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES IN ORDER TO PROVIDE FOR THE ACQUISITION OF GARBAGE COLLECTION EQUIPMENT IN AND BY THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY

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. Pursuant to N.J.S.A. 40A:2-39, it is hereby determined that the \$40,000 originally appropriated pursuant to Section 3(c)(1) of Bond Ordinance #2022-21 of the Borough of Hightstown, in the County of Mercer, New Jersey (the "Borough"), finally adopted December 19, 2022, is no longer necessary for the acquisition of an automated garbage truck, including all related costs and expenditures incidental thereto.

Section 2. The \$40,000 appropriation described in Section 1 and made available pursuant to N.J.S.A. 40A:2-39 is hereby reappropriated to provide for the acquisition of garbage collection equipment, including all related costs and expenditures incidental thereto.

Section 3. 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 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 4. This ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

INTRODUCED:

ADOPTED:

MARGARET RIGGIO
BOROUGH CLERK

SUSAN BLUTH
MAYOR

Borough of Hightstown
County of Mercer

Resolution 2026-69

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 \$1,583,048.09 from the following accounts:

Current	\$1,249,666.50
W/S Operating	196,467.25
General Capital	46,153.69
Water/Sewer Capital	66,007.45
Grant	0.00
Trust	0.00
Unemployment Trust	0.00
Animal Control	475.00
Law Enforcement Trust	7,500.00
Tax Lien Trust	2,303.32
Housing Trust	0.00
Public Defender Trust	0.00
Escrow	<u>14,474.88</u>
Total	<u>\$1,583,048.09</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 March 16, 2026.

Margaret Riggio, Borough Clerk

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							
BLUEV010	BLUE VOICE INC.	<i>Account Continued</i>									
1	SOFTWARE THROUGH 1/31/2029	\$7,500.00	T-14-56-286-000-827	B	RESERVE-LAW ENFORCEMENT TRUR		02/18/26	03/04/26		2121410890126	N
Vendor Total:		\$7,500.00									
READY005	BLUETRITON BRANDS, INC										
26-00186	02/10/26	PURE LIFE DISTILLED WATER									
1	PURE LIFE DISTILLED WATER	\$159.39	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	02/10/26	03/10/26		06B8720200875	N
2	DELIVERY FEE	\$14.99	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	02/10/26	03/10/26		06B8720200875	N
		\$174.38									
Vendor Total:		\$174.38									
CGPH0005	CGP&H										
26-00197	02/18/26	Billing through 1/31/2026									
1	Monthly Flat Fee Jan 2026	\$100.00	6-01-21-180-001-108	B	COAH Planning	R	02/18/26	03/02/26		56028	N
2	Research unit info for AHMS	\$187.00	6-01-21-180-001-108	B	COAH Planning	R	02/18/26	03/02/26		56028	N
3	Review & update info in AHMS	\$102.00	6-01-21-180-001-108	B	COAH Planning	R	02/18/26	03/02/26		56028	N
		\$389.00									
Vendor Total:		\$389.00									
CLARK005	CLARKE CATON HINTZ										
26-00195	02/18/26	Prof services thru 1/30/2026									
1	Redev plan;corres;draft report	\$6,447.50	AINR2025	P	AINR Mercer Street	R	02/18/26	03/02/26		94595	N
2	Resolution;Conformance Applica	\$177.50	2025-04	P	Peddie Football Field & Track	R	02/18/26	03/02/26		94597	N
		\$6,625.00									
26-00240	02/25/26	Prof services thru 1/30/2026									
1	Appear at PB Mtg 1/12/26	\$508.75	6-01-21-180-001-105	B	PLANNER	R	02/25/26	03/02/26		94596	N
Vendor Total:		\$7,133.75									
COMCA005	COMCAST BUSINESS										
26-00268	03/05/26	8499 05 243 0051047 2/24-3/23									
1	8499 05 243 0051047 2/24-3/23	\$136.70	6-09-55-501-002-545	B	Internet Services	R	03/05/26	03/05/26		1047-02232026	N
Vendor Total:		\$136.70									
CONCE005	CONCENTRA MEDICAL CENTERS										
26-00280	03/06/26	NEW HIRE PHYSICAL J. JACKSON									
1	NEW HIRE PHYSICAL J. JACKSON	\$247.00	6-01-26-290-001-093	B	Employee Physicals/Drug Tests	R	03/06/26	03/11/26		518812082	N
Vendor Total:		\$247.00									

Vendor #	Name	Description		Contract	PO Type	First Enc Rcvd		Chk/Void	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Description	Stat/Chk	Date	Date	Date		
Item Description				Type						
COUNT015	COUNTY OF MONMOUTH			-						
26-00211	02/18/26	DEC 2025 SERVICES								
1 INV 26000207-DEC 2025 SERVICES		\$75.00	5-01-26-305-001-199	B	Miscellaneous	R	02/18/26	03/02/26	26000207	N
2 INV 26000207-ADMIN FEES		\$21.50	5-01-26-305-001-199	B	Miscellaneous	R	02/18/26	03/02/26	26000207	N
		\$96.50								
Vendor Total:		\$96.50								
G1077	COYNE CHEMICAL									
26-00039	01/07/26	RES 2025-116 CHLORINE				B				
3 RES 2025-216 CHLORINE 3/2/2026		\$1,565.46	6-09-55-501-001-526	B	Chlorine	R	01/07/26	03/11/26	471803	N
26-00042	01/07/26	RES 2025-220 LIME HI-CALC WTP				B				
3 HYDRATED LIME - DEL2/17/26 WTP		\$2,635.50	6-09-55-501-001-527	B	Calcium Hydroxide - Lime	R	01/07/26	03/11/26	471009	N
26-00138	02/03/26	RES 2025-218 FLUORIDE 2026				B				
3 RES 2025-218 FLUORIDE 2/17/26		\$848.39	6-09-55-501-001-528	B	Fluorosilic Acid	R	02/03/26	03/11/26	471010	N
Vendor Total:		\$5,049.35								
CREAT005	CREATE STREET									
26-00210	02/18/26	UNIFORMS QUOTE 613								
1 CARHARTT RAIN DEFENDER		\$120.00	6-01-25-256-002-043	B	Uniforms	R	02/18/26	03/05/26	613	N
2 GILDAN T-SHIRT		\$140.00	6-01-25-256-002-043	B	Uniforms	R	02/18/26	03/05/26	613	N
3 GILDAN T-SHIRT LONG SLEEVE		\$80.00	6-01-25-256-002-043	B	Uniforms	R	02/18/26	03/05/26	613	N
4 PORT & CO. FLEECE PULLOVER		\$150.00	6-01-25-256-002-043	B	Uniforms	R	02/18/26	03/05/26	613	N
		\$490.00								
Vendor Total:		\$490.00								
C0931	Creston Hydraulics, Inc.									
26-00177	02/08/26	43 SERIES HOSE ASSY								
1 INV 00248063-HOSE ASSY-TRK 120		\$380.20	6-01-26-305-001-034	B	Motor Vehicle Parts & Access.	R	02/08/26	03/02/26	00248063	N
Vendor Total:		\$380.20								
C0087	CUSTOM BANDAG, INC									
26-00180	02/08/26	TIRE REPLACEMENT TRK 10A								
1 INV 80264033 - TRK #10A		\$799.78	6-01-26-305-001-034	B	Motor Vehicle Parts & Access.	R	02/08/26	03/02/26	80264033	N
26-00274	03/06/26	TIRE REPAIR/REPLACE								
1 INV 80264713-TRK #10A TIRE		\$1,288.98	6-01-26-305-001-034	B	Motor Vehicle Parts & Access.	R	03/06/26	03/11/26	80264713	N
2 INV 80264791-TRK 550 TIRE		\$64.50	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	03/06/26	03/11/26	80264791	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											
C0087	CUSTOM BANDAG, INC	<i>Account Continued</i>									
		\$1,353.48									
	Vendor Total:	\$2,153.26									
DEBLO005	DEBLOCK ENVIRONMENTAL SVCS,LLC										
26-00267	03/05/26		BACK UP OPERATOR FOR AWWTP		B						
2 BACK UP OPERATOR FOR AWWTP		\$500.00	6-09-55-501-002-528	B	Outside Consulting Services (B	R	03/05/26	03/06/26		00014088	N
3 BACK UP OPERATOR FOR AWWTP		\$500.00	6-09-55-501-002-528	B	Outside Consulting Services (B	R	03/05/26	03/11/26		00014234	N
		\$1,000.00									
	Vendor Total:	\$1,000.00									
DUCKI005	DUCK ISLAND MARINE LLC										
25-01498	11/24/25		EST 25-0099 DRY SUIT								
1 EST 25-0099 DRY SUIT		\$1,749.00	5-01-25-252-002-173	B	Fire Dept Dive Team	R	11/24/25	03/10/26		26-0008	N
	Vendor Total:	\$1,749.00									
E0024	EARLE ASPHALT COMPANY										
25-01180	09/05/25		IMPROVEMENTS TO MAXWELL GC&WS		B						
9 IMP TO MAXWELL GENCAP 1 OF 2		\$29,498.28	C-04-55-899-000-444	B	MAXWELL AVENUE IMPROVEMENTSR		09/05/25	03/10/26		PAY EST # 2	N
10 IMP TO MAXWELL WATER		\$40,549.95	C-08-55-971-000-541	B	MAXWELL AVE WATER IMPROVEMEIR		09/05/25	03/10/26		PAY EST # 2	N
		\$70,048.23									
	Vendor Total:	\$70,048.23									
E0577	EAST WINDSOR REGIONAL SCHOOL										
26-00029	01/07/26		HB SCHOOL TAX LEVY 2026		B						
4 HB SCHOOL TAX LEVY DEBT SVC		\$287,653.00	6-01-55-001-000-001	B	School Tax Payable	R	01/07/26	03/02/26		MARCH 2, 2026	N
5 HB SCHOOL TAX LEVY 2026 3/16		\$795,076.00	6-01-55-001-000-001	B	School Tax Payable	R	01/07/26	03/09/26		MAR 16 2026	N
		\$1,082,729.00									
	Vendor Total:	\$1,082,729.00									
B0966	ERB'S GARAGE INC										
26-00213	02/18/26		AIR BRAKE REPAIR-TRK #10								
1 INV 19409-TRK #10 AIR BREAK		\$658.94	6-01-26-305-001-034	B	Motor Vehicle Parts & Access.	R	02/18/26	03/02/26		19409	N
	Vendor Total:	\$658.94									
Q0176	EUROFINS QC, LLC										
26-00120	01/29/26		WATER ANALYSIS WTP		B						

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	
Item Description					Type		Date Date	Date	
Q0176	EUROFINS QC, LLC	<i>Account Continued</i>							
2 INV 6300086838-WATER ANALYSIS		\$302.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/02/26		6300086838 N
3 INV 6300086837-WATER ANALYSIS		\$197.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/02/26		6300086837 N
4 INV 6300087124-WATER ANALYSIS		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/02/26		6300087124 N
5 INV 6300087023-WATER ANALYSIS		\$277.00	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/02/26		6300087023 N
6 INV 6300087368-WATER ANALYSIS		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/02/26		6300087368 N
7 INV 6300087808-WATER ANALYSIS		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/02/26		6300087808 N
8 INV 6300088376-WATER ANALYSIS		\$197.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/11/26		6300088376 N
9 INV 6300088369-WATER ANALYSIS		\$452.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/11/26		6300088369 N
10 INV 6300088203-WATER ANALYSIS		\$103.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/11/26		6300088203 N
11 INV 6300088158-WATER ANALYSIS		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26 03/11/26		6300088158 N
		\$2,520.50							
26-00276	03/06/26	AWWTP LAB TESTING							
1 AWWTP LAB TESTING 4600190942		\$170.00	6-09-55-501-002-532	B	Outside Lab Testing	R	03/06/26 03/10/26		4600190942 N
2 AWWTP LAB TESTING 4600185325		\$170.00	6-09-55-501-002-532	B	Outside Lab Testing	R	03/06/26 03/10/26		4600185325 N
		\$340.00							
Vendor Total:		\$2,860.50							
FERGU005	FERGUSON ENTERPRISES, LLC								
26-00212	02/18/26	CURB BOX/GATE VALVE							
1 INV 0787205-4FT ARCH CURB BOX,		\$918.32	6-09-55-501-001-535	B	Hydrants and Line Repair	R	02/18/26 03/02/26		0787205 N
2 INV 0787216-GATE VALVE,		\$1,022.06	6-09-55-501-002-529	B	Sewer Main Repair/Supplies	R	02/18/26 03/02/26		0787216 N
3 INV 0787565-12 MJ GATE VALVE,		\$4,882.98	6-09-55-501-002-529	B	Sewer Main Repair/Supplies	R	02/18/26 03/02/26		0787565 N
		\$6,823.36							
Vendor Total:		\$6,823.36							
FIREA005	FIRE APPARATUS REPAIR, INC.								
26-00236	02/25/26	LDH VALVE REPAIR TS-41							
1 LDH VALVE REPAIR TS-41		\$253.75	5-01-25-252-002-121	B	Preventive Maintenance	R	02/25/26 03/05/26		18628 N
Vendor Total:		\$253.75							
F1060	FRANCISCO JIMENEZ								
26-00199	02/18/26	UNIFORM ALLOWANCE - JIMENEZ							
1 UNIFORM ALLOWANCE - JIMENEZ		\$60.00	5-01-25-240-001-043	B	Uniform Allowance/Leather Gds.	R	02/18/26 03/03/26		12/25 N
Vendor Total:		\$60.00							
GARYG005	GARY GARRETT								

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											
GARYG005	GARY GARRETT	<i>Account Continued</i>									
26-00298	03/10/26	TAX EXEMPTION B63.01 L34									
1 TAX EXEMPTION B63.01 L34		\$2,923.63	6-01-55-001-000-008	B	Tax Refunds/Overpayments	R	03/10/26	03/10/26		B63.01 L34	N
Vendor Total:		\$2,923.63									
GENER015	GENERAL CODE, LLC										
26-00242	02/25/26	CODE ANALYSIS & COMPOSITION									
1 CODE ANALYSIS		\$1,598.00	6-01-20-140-001-060	B	Internet Services and Web Services	R	02/25/26	03/02/26		PG000045341	N
2 COMPOSITION		\$532.00	6-01-20-140-001-060	B	Internet Services and Web Services	R	02/25/26	03/02/26		PG000045341	N
		\$2,130.00									
26-00296	03/09/26	eCODE360 ANNUAL MAINT 2026									
1 eCODE360 ANNUAL MAINT 2026		\$1,295.00	6-01-20-140-001-060	B	Internet Services and Web Services	R	03/09/26	03/09/26		GC00134263	N
Vendor Total:		\$3,425.00									
GENER010	GENERAL DYNAMICS ORDNANCE &										
26-00241	02/25/26	SIM TRAINING COURSE									
1 SIM TRAINING COURSE		\$400.00	6-01-25-240-001-042	B	Education & Training	R	02/25/26	03/03/26		CO 362365	N
Vendor Total:		\$400.00									
G0171	GEORGE E. CONLEY ELECTRICAL										
25-01623	12/09/25	REPAIR OF BROKEN WIRE									
1 INV 25966-REPAIR BROKEN WIRE		\$1,005.30	5-09-55-501-001-503	B	Water Plant Maintenance	R	12/09/25	03/02/26		25966	N
Vendor Total:		\$1,005.30									
HO122	HECTOR J. ORTIZ										
26-00275	03/06/26	CDL FEE REIMBURSEMENT									
1 CDL RENEWAL FEE REIMBURSEMEI		\$47.00	6-01-26-290-001-199	B	Miscellaneous	R	03/06/26	03/11/26		2/27/25	N
Vendor Total:		\$47.00									
H0095	HERR'S PLUMBING										
26-00249	02/25/26	REPAIR WORK AT FIREHOUSE									
1 INV 70766-NO HEAT IN FIREHOUSE		\$801.77	6-01-26-310-001-024	B	Building Maintenance	R	02/25/26	03/05/26		70766	N
2 INV 70767-2ND FLOOR BOILER FH		\$1,319.87	6-01-26-310-001-024	B	Building Maintenance	R	02/25/26	03/05/26		70767	N
		\$2,121.64									
Vendor Total:		\$2,121.64									
H0126	HIGHTS ELECTRIC MOTOR, INC.										
26-00293	03/09/26	REBUILD FAIRBANKS MORSE									

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						
H0126	HIGHTS ELECTRIC MOTOR, INC.	Account Continued									
1	REBUILD FAIRBANKS MORSE	\$3,712.74	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		0961480-IN	N
Vendor Total:		\$3,712.74									
H0048	HIGHTS REALTY LLC										
26-00134	02/03/26	HPD RENT 2026				B					
4	HPD RENT MARCH 2026	\$5,412.29	6-01-26-310-001-025	B	Building Rental	R	02/03/26	03/02/26		MAR 2026	N
Vendor Total:		\$5,412.29									
INTER015	INTERSTATE WASTE SERV OF NJ										
26-00012	01/05/26	MUNICIPAL RECYCLING 2026				B					
4	MUNI RECYCLING MARCH 2026	\$13,115.08	6-01-26-311-001-029	B	Recycling Contract co-mingle-paper/cdlR		01/05/26	03/11/26		12049830	N
Vendor Total:		\$13,115.08									
J0257	JCP&L										
26-00269	03/05/26	MASTER 315 1/2/2-2/2/26									
1	100 008 482 778 1/2/26-2/1/26	\$32.31	6-09-55-501-002-504	B	Electricity	R	03/05/26	03/05/26		95129971687	N
2	100 009 292 701 12/31-1/29/26	\$187.88	6-09-55-501-001-504	B	Electricity	R	03/05/26	03/05/26		95129971687	N
3	100 012 445 746 1/2/26-2/1/26	\$6,152.36	6-09-55-501-001-504	B	Electricity	R	03/05/26	03/05/26		95129971687	N
4	100 012 529 309 1/3/26-2/2/26	\$12,532.90	6-09-55-501-002-504	B	Electricity	R	03/05/26	03/05/26		95129971687	N
		\$18,905.45									
Vendor Total:		\$18,905.45									
JERSE015	JERSEY AUTO SUPPLY INC.										
26-00247	02/25/26	JANUARY 2026 INVOICES									
1	INV 326013-WINDSHIELD WASH	\$28.72	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		326013	N
2	INV 326033-BRAKE PARTS CLEANEF	\$112.53	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		326033	N
3	INV 325585-HEAT SHRINK TUBING	\$18.64	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		325585	N
4	INV 326013-TAX EXEMPT	1.78-	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		326013	N
5	INV 326033-TAX EXEMPT	6.43-	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		326033	N
6	INV 325585-TAX EXEMPT	1.16-	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		325585	N
7	INV 326404 CREDIT-22 IN	255.73-	6-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	02/25/26	03/05/26		326404	N
8	INV 326404 CREDIT-TAX EXEMPT	\$15.89	6-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	02/25/26	03/05/26		326404	N
9	INV 326371-DIELETRIC GREASE	\$12.25	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		326371	N
10	INV 326371-TAX EXEMPT	0.76-	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		326371	N
11	INV 325288-SOLENOID	\$40.51	6-01-26-311-001-034	B	Equipment Parts & Accessories	R	02/25/26	03/05/26		325288	N
12	INV 325288-TAX EXEMPT	2.52-	6-01-26-311-001-034	B	Equipment Parts & Accessories	R	02/25/26	03/05/26		325288	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							
JERSE015	JERSEY AUTO SUPPLY INC.	<i>Account Continued</i>									
13 INV 326374-TEC RT MIRROR		\$400.68	6-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	02/25/26	03/05/26		326374	N
14 INV 326374-TAX EXEMPT		24.90-	6-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	02/25/26	03/05/26		326374	N
15 INV 362362-EXACT FIT PASSENGER		\$319.66	6-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	02/25/26	03/05/26		362362	N
16 INV 362362-TAX EXEMPT		19.86-	6-01-26-315-001-132	B	Vehicle Maint. - Public Works	R	02/25/26	03/05/26		362362	N
17 INV 326134-HARNESSES		\$15.45	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		326134	N
18 INV 326134-TAX EXEMPT		0.96-	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	02/25/26	03/05/26		326134	N
		\$650.23									
Vendor Total:		\$650.23									
J0069	JERSEY ELEVATOR LLC										
26-00121	01/29/26	MAINTENANCE SERVICE 1/26-3/26				B					
2 INV 465686-F9L7 - JAN 2026		\$218.47	6-01-26-310-001-029	B	Maintenance Contracts	R	01/29/26	03/10/26		INV-465686-F9L7	N
3 INV 480377-H7X8 - FEB 2026		\$218.47	6-01-26-310-001-029	B	Maintenance Contracts	R	01/29/26	03/10/26		INV-480377-H7X8	N
		\$436.94									
Vendor Total:		\$436.94									
J0378	KENNCO LLC										
26-00160	02/05/26	DEC 2025 CYLINDER RENTAL									
1 INV R33439-DEC 2025 CYLINDER		\$36.60	5-01-26-290-001-050	B	DPW Work Equipment	R	02/05/26	03/02/26		R33439	N
26-00161	02/05/26	CYLINDER RENTAL 2026				B					
2 INV R33857-JAN 2026 CYLINDER		\$36.60	6-01-26-290-001-050	B	DPW Work Equipment	R	02/05/26	03/10/26		R33857	N
Vendor Total:		\$73.20									
K0918	KENNETH A. LEWIS										
26-00179	02/08/26	U BOLT REIMBURSEMENT									
1 U BOLT REIMBURSEMENT		\$11.99	6-01-26-290-001-127	B	Street Repair & Maintenance	R	02/08/26	03/02/26		623154	N
Vendor Total:		\$11.99									
K0147	KNOX COMPANY										
26-00164	02/05/26	QUOTE QT-KA-71640 1YR CLOUD									
1 QUOTE QT-KA-71640 1YR CLOUD		\$721.00	6-01-25-252-002-056	B	Fire & Other Safety Equipment	R	02/05/26	03/05/26		INV-KA-491600	N
Vendor Total:		\$721.00									
KUBIA005	KUBIAK ELECTRIC CO., INC.										
26-00252	02/25/26	REPLACE UNIT HEATER AWWTP									
1 REPLACE UNIT HEATER AWWTP		\$1,345.40	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	02/25/26	03/04/26		26-77	N
26-00253	02/25/26	REWIRE AND REPLACE ELECTRIC									

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											
KUBIA005	KUBIAK ELECTRIC CO., INC.	<i>Account Continued</i>									
1 REWIRE AND REPLACE ELECTRICA		\$344.18	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	02/25/26	03/04/26		26-125	N
26-00290	03/09/26		ELECTRIC REPAIR TRICKLE FILTER								
1 ELECTRIC REPAIR TRICKLE FILTER		\$60.33	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		26-174	N
2 ELECTRIC REPAIR TRICKLE FILTER		\$125.00	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		26-174	N
3 ELECTRIC REPAIR TRICKLE FILTER		\$100.00	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		26-174	N
		\$285.33									
Vendor Total:		\$1,974.91									
MARSH005	MARSHALL MACHINERY INC										
26-00187	02/10/26		REPLACEMENT FORKS FRONT LOADER								
1 REPLACEMENT FORKS FRONT LOA		\$1,593.60	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	02/10/26	03/02/26		78454	N
Vendor Total:		\$1,593.60									
M0180	MCMASTER-CARR										
26-00244	02/25/26		JANUARY 2026 INVOICES								
1 INV 58222492-ZINC MALE INLET		\$26.14	6-01-26-290-001-127	B	Street Repair & Maintenance	R	02/25/26	03/05/26		58222492	N
2 INV 58878089-WIRE TAPS 22-18		\$24.23	6-01-26-290-001-127	B	Street Repair & Maintenance	R	02/25/26	03/05/26		58878089	N
3 INV 58878186-T-TAPS 18-14 WIRE		\$52.47	6-01-26-290-001-127	B	Street Repair & Maintenance	R	02/25/26	03/05/26		58878186	N
4 INV 58881297-LOCKNUT 5/8"-11,		\$56.17	6-01-26-290-001-127	B	Street Repair & Maintenance	R	02/25/26	03/05/26		58881297	N
		\$159.01									
26-00277	03/06/26		LARGE CELL BATTERY AWWTP								
1 LARGE CELL BATTERY AWWTP		\$22.28	6-09-55-501-002-530	B	Computer Software/Maint/Equip	R	03/06/26	03/10/26		60482601	N
Vendor Total:		\$181.29									
MERCE040	MERCER COUNTY FIRE PREVENTION										
26-00235	02/25/26		DUES 2025 & 2026								
1 DUES 2025		\$100.00	5-01-25-256-002-044	B	Professional Association Dues	R	02/25/26	03/02/26		41026	N
2 DUES 2026		\$100.00	6-01-25-256-002-044	B	Professional Association Dues	R	02/25/26	03/11/26		41026	N
		\$200.00									
Vendor Total:		\$200.00									
MESSE005	MES SERVICE COMPANY LLC										
26-00216	02/18/26		SCBA FLOW TESTS								
1 SCBA FLOW TESTS		\$3,875.53	6-01-25-252-002-123	B	Test Air Packs	R	02/18/26	03/05/26		IN2435321	N
Vendor Total:		\$3,875.53									

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										
26-00248	02/25/26			JAN 2026 ROOSEVELT TIPPING							
1 JAN 2026 ROOSEVELT TIPPING		\$1,906.49	6-01-43-513-001-171	B	Borough of Roosevelt-Tipping Fees	R	02/25/26	03/05/26		JAN 2026	N
Vendor Total:		\$1,906.49									
MOTOR010	MOTOROLA SOLUTIONS, INC										
25-01560	12/04/25			VESTA 911							
1 VESTA 911		\$2,287.80	C-04-55-925-014-102	B	ORD 2025-14 POLICE (COMPUTERSR		12/04/25	03/05/26		8282278339	N
2 VESTA 911		\$127.80	C-04-55-925-014-102	B	ORD 2025-14 POLICE (COMPUTERSR		12/04/25	03/05/26		8282278339	N
3 VESTA 911		\$357.32	C-04-55-925-014-102	B	ORD 2025-14 POLICE (COMPUTERSR		12/04/25	03/05/26		8282279803	N
4 VESTA 911		\$212.24	C-04-55-925-014-102	B	ORD 2025-14 POLICE (COMPUTERSR		12/04/25	03/05/26		8282279803	N
		\$2,985.16									
Vendor Total:		\$2,985.16									
N0076	NANCY ALEXANDER										
26-00200	02/18/26			MILEAGE REIMBURSEMENT							
1 MILEAGE REIMBURSEMENT		\$115.38	6-01-25-240-001-116	B	Traffic Bureau	R	02/18/26	03/02/26		1/30/26&2/10/26	N
Vendor Total:		\$115.38									
NATIO040	NATIONAL HIGHWAY PRODUCTS, INC										
26-00123	01/29/26			DO NOT ENTER SIGNS							
1 QUOTE QT036299-DO NOT ENTER		\$152.11	6-01-26-290-001-126	B	Signs & Posts	R	01/29/26	03/02/26		PS-INV-130613	N
Vendor Total:		\$152.11									
NJSOL005	NJ SOLUTIONS JHIF										
26-00255	02/27/26			MARCH HEALTH INS PREMIUMS							
1 MARCH HEALTH INS PREMIUMS		\$78,977.08	6-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	02/27/26	03/02/26		02182026	N
Vendor Total:		\$78,977.08									
N0652	NJ STATE POLICE CHIEF ASSN										
26-00196	02/18/26			2026 MEMBERSHIP DUES							
1 2026 MEMBERSHIP DUES		\$275.00	6-01-25-240-001-044	B	Professional Assoc. Dues	R	02/18/26	03/02/26		2026	N
Vendor Total:		\$275.00									
N1001	NJWEA										
26-00202	02/18/26			STEVE WHITE REGISTRATION							
1 STEVE WHITE REGISTRATION RENE		\$160.00	6-09-55-501-002-513	B	Education & Training	R	02/18/26	03/02/26		E17964	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							
N1001	NJWEA	<i>Account Continued</i>									
26-00203	02/18/26	E TORRES REGISTRATION									
1 E TORRES REGISTRATION RENEWA		\$160.00	6-09-55-501-002-513	B	Education & Training	R	02/18/26	03/05/26		E17963	N
2 E TORRES REGISTRATION RENEWA		\$160.00	6-09-55-501-002-513	B	Education & Training	R	02/18/26	03/05/26		E17963	N
3 DUES		\$121.00	6-09-55-501-002-513	B	Education & Training	R	03/05/26	03/05/26		E17963	N
		\$441.00									
26-00204	02/18/26	H. KEN WALTON REGISTRATION									
1 H. KEN WALTON REGISTRATION		\$55.00	6-09-55-501-002-513	B	Education & Training	R	02/18/26	03/02/26		E17961	N
2 H. KEN WALTON REGISTRATION		\$160.00	6-09-55-501-002-513	B	Education & Training	R	02/18/26	03/02/26		E17961	N
		\$215.00									
Vendor Total:		\$816.00									
O0019	O'BRIEN CONSULTING SERVICES										
26-00064	01/12/26	MONTHLY IT SERVICE FEES									
1 MONTHLY IT SERVICE FEES		\$900.00	5-01-25-240-001-029	B	Maint. Contracts - Other	R	01/12/26	03/02/26		25-7180	N
2 MONTHLY IT SERVICE FEES		\$280.00	5-01-25-240-001-029	B	Maint. Contracts - Other	R	01/12/26	03/02/26		25-7180	N
3 MONTHLY IT SERVICE FEES		\$8.50	5-01-25-240-001-029	B	Maint. Contracts - Other	R	01/12/26	03/02/26		25-7180	N
		\$1,188.50									
Vendor Total:		\$1,188.50									
O0050	ONE CALL CONCEPT INC										
26-00245	02/25/26	JAN 2026 ONE CALL MSGS									
1 JAN 2026 ONE CALL MSGS		\$73.40	6-09-55-501-001-535	B	Hydrants and Line Repair	R	02/25/26	03/05/26		6015087	N
Vendor Total:		\$73.40									
P0088	PARKER MCCAY, P.A.										
26-00271	03/05/26	Billing through 1/31/26									
1 Resolution draft/revise/review		\$1,183.00	2025-04	P	Peddie Football Field & Track	R	03/05/26	03/06/26		3208024	N
Vendor Total:		\$1,183.00									
PLOSIO05	PLOSIA COHEN LLC										
26-00259	03/02/26	ATTORNEY INVOICES JAN FEB 2026									
1 ATTORNEY INVOICES JAN 2026		\$2,151.80	6-01-20-155-001-027	B	General Matters	R	03/02/26	03/03/26		55456	N
2 ATTORNEY INVOICES FEB 2026		\$1,428.00	6-01-20-155-001-027	B	General Matters	R	03/02/26	03/03/26		55526	N
		\$3,579.80									
26-00260	03/02/26	ATTORNEY IN REM FORECLOSURE									
1 ATTORNEY IN REM NOVEMBER 2021		\$764.00	5-01-20-155-001-027	B	General Matters	R	03/02/26	03/03/26		55303	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											
PLOSI005	PLOSIA COHEN LLC	<i>Account Continued</i>									
3 ATTORNEY IN REM DECEMBER 2025		\$697.19	5-01-20-155-001-027	B	General Matters	R	03/02/26	03/03/26		55378	N
4 ATTORNEY IN REM JANUARY 2026		\$2,396.53	6-01-20-155-001-027	B	General Matters	R	03/02/26	03/03/26		55457	N
5 ATTORNEY IN REM FEBRUARY 2026		\$912.06	6-01-20-155-001-027	B	General Matters	R	03/02/26	03/03/26		55527	N
		\$4,769.78									
26-00270	03/05/26	Services from 1/1/26-2/28/26									
1 Services thru 1/31/26- Corresp		\$128.00	2022-06	P	480 MERCER STREET WAREHOUSER		03/05/26	03/06/26		55458	N
2 Services thru 2/28/26- Corresp		\$80.00	2022-06	P	480 MERCER STREET WAREHOUSER		03/05/26	03/06/26		55528	N
		\$208.00									
Vendor Total:		\$8,557.58									
POLIC005	POLICE & SHERIFFS PRESS, INC										
26-00198	02/18/26	PHOTO ID'S - TAXICAB DRIVERS									
1 PHOTO ID'S - TAXICAB DRIVERS		\$60.00	6-01-20-125-001-023	B	Printing & Stationary	R	02/18/26	03/02/26		130494	N
2 PHOTO ID'S - TAXICAB DRIVERS		\$160.00	6-01-20-125-001-023	B	Printing & Stationary	R	02/18/26	03/02/26		130714	N
		\$220.00									
26-00207	02/18/26	PHOTO ID -TAXICAB DRIVER									
1 PHOTO ID -TAXICAB DRIVER		\$20.00	6-01-20-125-001-023	B	Printing & Stationary	R	02/18/26	03/02/26		130804	N
Vendor Total:		\$240.00									
PROCA005	PRO CAP 8, LLC										
26-00299	03/10/26	LIEN REDEMPTION 25-00002									
1 LIEN REDEMPTION 25-00002		\$2,303.32	T-23-56-286-000-857	B	MISCELLANEOUS - OTHER	R	03/10/26	03/10/26		25-00002	N
Vendor Total:		\$2,303.32									
P0032	PWANJ	EDUCATION									
26-00238	02/25/26	2026 MEMBERSHIP									
1 2026 MEMBERSHIP FOR KENNETH		\$75.00	6-01-26-290-001-044	B	Professional Assoc. Dues	R	02/25/26	03/05/26		2026 MEMBERSHIP	
Vendor Total:		\$75.00									
QUADI005	QUADIENT, INC.										
26-00011	01/05/26	2026 POSTAGE MACHINE LEASE									
3 POSTAGE LEASE 3/29/26-6/28/26		\$507.90	6-01-30-421-001-029	B	Meter Rental/Maintance	R	03/02/26	03/02/26		Q2242338	N
Vendor Total:		\$507.90									
REDAR005	RED ARROW TECHNOLOGIES, LLC										
26-00237	02/25/26	VOIP SVC FEB 2026 HFD & MAIN									

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							
REDAR005	RED ARROW TECHNOLOGIES, LLC	<i>Account Continued</i>									
1	VOIP SVC FEB 2026 HFD	\$123.40	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		02/25/26	03/02/26		20531	N
2	VOIP SVC FEB 2026 MAIN	\$503.26	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		02/25/26	03/02/26		20531	N
		\$626.66									
26-00239	02/25/26	VOIP SVCS AWWTP/HPD 2/15-3/14									
1	VOIP SVCS AWWTP 2/15-3/14	\$182.41	6-09-55-501-003-548	B	Telephone	R	02/25/26	03/02/26		20572	N
2	VOIP SVCS H 2/15-3/14	\$380.70	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR		02/25/26	03/02/26		20572	N
		\$563.11									
Vendor Total:		\$1,189.77									
R0077	ROBERTS ENGINEERING GRP LLC										
25-00244	02/20/25	SUMMIT ST IMP CAPITAL DESIGN B									
8	SUMMIT ST CAPITAL	\$1,700.00	C-04-55-902-010-447	B	2024-04 SUMMIT ST IMP SECTION 2R		02/20/25	03/03/26		17812	N
9	SUMMIT ST CAPITAL INV 17953	\$6,690.00	C-04-55-902-010-447	B	2024-04 SUMMIT ST IMP SECTION 2R		02/20/25	03/03/26		17953	N
		\$8,390.00									
25-00245	02/20/25	SUMMIT ST WATER/SEWER DESIGN B									
8	SUMMIT ST IMP WATER/SEWER	\$7,577.00	C-08-55-978-000-544	B	2024-05 SUMMIT ST WATER-SEWER R		02/20/25	03/03/26		17954	N
25-01407	10/27/25	MAXWELL WATER IMPROVEMENTS B									
7	MAXWELL WATER IMPROVEMENTS	\$8,747.00	C-08-55-971-000-544	B	MAXWELL AVE WATER-SEWER IMP. R		10/27/25	03/03/26		17952	N
25-01408	10/27/25	MAXWELL ROADWAY IMPROVEMENTS B									
5	MAXWELL ROADWAY IMPROVEMEN	\$435.00	C-04-55-899-000-447	B	MAXWELL AVE IMPROVEMENTS SECR		10/27/25	03/03/26		17951	N
25-01558	12/03/25	PROF SRV: EMP REPAIR CONTRACT B									
5	PROF SRV: EMG REP CONTRACT SI	\$320.00	5-09-55-501-002-508	B	Engineer	R	12/03/25	03/03/26		17944	N
25-01567	12/04/25	DESIGN - WTP FILTERS 1 & 2 B									
5	DESIGN - WTP FILTERS 1 & 2	\$5,793.50	C-08-55-981-025-617	B	ORD 2025-15 REPLACEMENT OF FILR		12/04/25	03/03/26		17949	N
26-00044	01/07/26	DUTCH NECK RD IMPRV-DESIGN B									
5	DUTCH NECK RD IMPRV-DESIGN	\$1,300.00	C-04-55-908-001-447	B	ORD 2025-13 DUTCH NECK RD - SEIR		01/07/26	03/03/26		17955	N
26-00045	01/07/26	DAWES PARK DESIGN & INSPECTION B									
3	DAWES PARK DESIGN & INSPECTIO	\$2,076.25	C-04-55-906-001-447	B	2024-16 DAWES PARK IMPROVEMENR		01/07/26	03/02/26		17382	N
26-00094	01/27/26	ACTIVATED SLUDGE TANK DRY WELL									
1	ACTIVATED SLUDGE TANK DRY WEL	\$1,000.00	C-08-55-972-000-544	B	ACTIVATED SLUDGE TANK & DRYWER		01/27/26	03/03/26		17808	N
26-00095	01/28/26	Billing through 12/31/2025									
2	Meet w/ developer & Borough	\$450.00	3PRCLLC	P	Site Plan Application #2020-01	R	01/28/26	02/02/26		17815	N
3	Review proposal & plans	\$180.00	2022-01	P	105 Main St - Concept Plan	R	01/28/26	02/02/26		17816	N
4	Prep & attend PB hearing	\$571.25	2025-04	P	Peddie Football Field & Track	R	01/28/26	02/02/26		17817	N
		\$1,201.25									

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											
R0077	ROBERTS ENGINEERING GRP LLC	Account Continued									
26-00140	02/04/26	ZONING MAP									
1 ZONING MAP		\$600.00	5-01-20-165-001-028	B	General Engineering	R	02/04/26	03/02/26		17537	N
26-00225	02/24/26	GENERAL WATER AND SEWER									
1 GENERAL SEWER		\$240.00	6-09-55-501-002-508	B	Engineer	R	02/24/26	03/03/26		17946	N
2 GENERAL WATER		\$385.00	6-09-55-501-001-508	B	Engineer	R	02/24/26	03/05/26		17947	N
		\$625.00									
26-00226	02/24/26	ACTIVATED SLUDGE TANK/DRY WELL									
1 ACTIVATED SLUDGE TANK/DRY WEL		\$2,340.00	C-08-55-972-000-544	B	ACTIVATED SLUDGE TANK & DRYWER		02/24/26	03/03/26		17948	N
26-00229	02/24/26	TAX MAINTENANCE									
1 TAX MAINTENANCE		\$1,595.00	6-01-20-165-001-109	B	Tax Map Maintenance/Zoning	R	02/24/26	03/03/26		17945	N
26-00234	02/24/26	MISC REQUESTS									
1 MISC REQUESTS		\$246.50	5-01-20-165-001-028	B	General Engineering	R	02/24/26	03/03/26		17804	N
2 MISC REQUESTS		\$622.50	6-01-20-165-001-028	B	General Engineering	R	02/24/26	03/03/26		17943	N
		\$869.00									
26-00263	03/05/26	MISC REQUESTS									
1 MISC REQUESTS		\$340.00	6-01-20-165-001-028	B	General Engineering	R	03/05/26	03/05/26		18040	N
26-00272	03/05/26	Billing through 2/14/2026									
1 Rev for Resolution compliance		\$1,737.50	2025-04	P	Peddie Football Field & Track	R	03/05/26	03/06/26		17956	N
2 Application review & prep ltr		\$865.00	2025-04	P	Peddie Football Field & Track	R	03/05/26	03/06/26		18052	N
		\$2,602.50									
26-00295	03/09/26	Billing through 1/24/2026									
1 Attend PB Reorg Mtg 1/12/2026		\$540.00	6-01-21-180-001-106	B	Planning Board Engineer-General	R	03/09/26	03/09/26		17950	N
Vendor Total:		\$46,351.50									
S0061	SEA BOX										
26-00124	01/29/26	CONTAINER RENTAL 1/26-4/26									
2 INV RI147955-CONTAINER RENTAL		\$75.00	6-01-26-310-001-025	B	Building Rental	R	01/29/26	03/11/26		RI147955	N
3 INV RI149236-CONTAINER RENTAL		\$75.00	6-01-26-310-001-025	B	Building Rental	R	01/29/26	03/11/26		RI149236	N
		\$150.00									
Vendor Total:		\$150.00									
SHERW010	SHERWIN WILLIAMS PAINT										
26-00201	02/18/26	AWWTP PAINT SUPPLIES									
1 2 GALLONS GREY FLOOR PAINT		\$115.49	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	02/18/26	03/03/26		3658520391225	N

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P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
SHERW010	SHERWIN WILLIAMS PAINT	Account Continued									
2 3 PACK OF 9" ROLLERS		\$10.14	6-09-55-501-002-503	B Sewer Plant Maintenance		R	02/18/26	03/03/26		3658520391225	N
		\$125.63									
	Vendor Total:	\$125.63									
SHERW025	SHERWOOD-LOGAN & ASSOCIATES										
26-00056	01/12/26	VELODYNE LIQUID POLYMER									
1 VELODYNE LIQUID POLYMER		\$33,207.00	5-09-55-501-002-503	B Sewer Plant Maintenance		R	01/12/26	03/06/26		099209	N
	Vendor Total:	\$33,207.00									
S0256	STALKER RADAR										
25-01494	11/24/25	REPLACE KEYBOARD									
1 REPLACE KEYBOARD		\$234.00	5-01-25-240-001-029	B Maint. Contracts - Other		R	11/24/25	03/03/26		473230	N
2 REPLACE KEYBOARD		\$25.00	5-01-25-240-001-029	B Maint. Contracts - Other		R	11/24/25	03/03/26		473230	N
		\$259.00									
25-01655	12/18/25	TRAILER AXLE									
1 TRAILER AXLE		\$617.00	5-01-25-240-001-116	B Traffic Bureau		R	12/18/25	03/03/26		472429	N
2 TRAILER AXLE		\$185.00	5-01-25-240-001-116	B Traffic Bureau		R	12/18/25	03/03/26		472429	N
		\$802.00									
	Vendor Total:	\$1,061.00									
S1096	STAPLES BUSINESS ADVANTAGE										
26-00219	02/20/26	OFFICE SUPPLIES-FEBRUARY 2026									
1 CENTRAL OFFICE SUPPLIES		\$161.00	6-01-20-125-001-036	B Office Supplies		R	02/20/26	03/03/26		6056311697	N
2 AWWTP OFFICE SUPPLIES		\$226.69	6-09-55-501-002-509	B Office Supplies - Admin.		R	02/20/26	03/03/26		6056311697	N
3 CONSTRUCTION OFFICE SUPPLIES		\$38.56	6-01-33-195-001-036	B Office Supplies		R	02/20/26	03/03/26		6056311697	N
		\$426.25									
	Vendor Total:	\$426.25									
STATE020	STATE LINE FIRE & SAFETY, INC.										
25-01674	12/27/25	MODITECH CRASH RECOVERY SOFTWR									
1 MODITECH CRASH RECOVERY SOF		\$830.00	5-01-25-252-002-029	B Computer Software/Mntc/Equip		R	12/27/25	03/05/26		1731	N
	Vendor Total:	\$830.00									
S0375	STEVENSON SUPPLY CO.										
26-00246	02/25/26	MULTI-FLANGE,COUP,LOC, BUSH									
1 INV 708833-CAM LOC FEMALE		\$61.34	6-09-55-501-001-503	B Water Plant Maintenance		R	02/25/26	03/05/26		708833	N

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P.O. #	PO Date	Amount	Charge Account	Acct Description	Type						
Item Description											
T0211	TRAP ROCK INDUSTRIES LLC.	<i>Account Continued</i>									
1 INV 8185043-ROCKITE 3.18 TONS		\$572.40	6-01-26-290-001-127	B Street Repair & Maintenance		R	02/18/26	03/03/26		8185043	N
Vendor Total:		\$572.40									
TELEV	TREASURER, STATE OF NEW JERSEY										
26-00273	03/06/26	INSPECTION FEE FOR FH ELEVATOR									
1 INSPECTION FEE FOR FH ELEVATOI		\$258.00	6-01-26-310-001-024	B Building Maintenance		R	03/06/26	03/11/26		4454192	N
Vendor Total:		\$258.00									
TRENT005	TRENTONIAN										
26-00297	03/09/26	FEBRUARY 2026L LEGAL ADS									
1 ORD 2026-01 ADOPT		\$14.70	6-01-20-120-001-021	B Advertisements		R	03/09/26	03/09/26		2792634	N
2 ORD 2026-02 INTRO		\$30.80	6-01-20-120-001-021	B Advertisements		R	03/09/26	03/09/26		2795332	N
		\$45.50									
Vendor Total:		\$45.50									
USBAN040	U.S. BANK NATIONAL ASSOCIATION										
26-00288	03/09/26	FEBRUARY 2026 P-CARD									
1 NJ GOVERNMENT SERVICES		\$808.67	6-01-26-290-001-127	B Street Repair & Maintenance		R	03/09/26	03/09/26			N
2 INTERNATIONAL INSTITUTE		\$75.00	6-01-26-290-001-127	B Street Repair & Maintenance		R	03/09/26	03/09/26			N
3 ADVANCE LOCAL MEDIA LLC.		\$63.96	5-01-20-120-001-021	B Advertisements		R	03/09/26	03/09/26			N
4 STAPLES - POLICE DEPARTMENT		\$43.98	6-01-25-240-001-036	B Office Supplies & Equipment		R	03/09/26	03/09/26			N
5 RUTGERS THE STATE UNIVERSITY		\$150.00	6-01-25-240-001-042	B Education & Training		R	03/09/26	03/09/26			N
6 USPS - CLERK'S OFFICE		\$8.85	6-01-30-421-001-022	B Postage & Express Charges		R	03/09/26	03/09/26			N
7 NJMVC - PUBLIC WORKS		\$60.00	6-01-26-305-001-034	B Motor Vehicle Parts & Access.		R	03/09/26	03/09/26			N
8 WALMART - CLERK'S OFFICE		\$17.84	6-01-20-125-001-036	B Office Supplies		R	03/09/26	03/09/26			N
9 AMAZON - CENTRAL EQUIPMENT		\$35.62	6-01-26-290-001-127	B Street Repair & Maintenance		R	03/09/26	03/09/26			N
10 AMAZON - MEETING NAME PLATES		\$35.54	6-01-21-180-001-199	B Miscellaneous		R	03/09/26	03/09/26			N
11 AMAZON - MEETING NAME PLATE		\$17.77	6-01-20-110-001-199	B Miscellaneous		R	03/09/26	03/09/26			N
12 AMAZON - JANITORIAL SUPPLIES		\$63.18	6-01-20-125-001-035	B Paper Products/Janitorial		R	03/09/26	03/09/26			N
13 AMAZON - JANITORIAL SUPPLIES		\$35.99	6-01-20-125-001-035	B Paper Products/Janitorial		R	03/09/26	03/09/26			N
14 STAPLES PRINT SERVICES		\$46.98	6-01-25-252-001-199	B Miscellaneous		R	03/09/26	03/09/26			N
15 UPS - POLICE DEPARTMENT		\$26.13	6-01-25-240-001-093	B Medical Exams/Hepatitis B Shot		R	03/09/26	03/09/26			N
16 UPS ADJ. - POLICE DEPARTMENT		\$3.36	6-01-25-240-001-093	B Medical Exams/Hepatitis B Shot		R	03/09/26	03/09/26			N
17 WALMART - CLERK'S OFFICE		\$43.68	6-01-20-125-001-036	B Office Supplies		R	03/09/26	03/09/26			N
18 ADOBE - ASST. BUSINESS ADM		\$234.75	6-01-20-140-001-054	B Computer/Printers-Hardware & Softwar		R	03/09/26	03/09/26			N
19 HARBOR FREIGHT - PUBLIC WORK		\$106.57	6-01-26-290-001-050	B DPW Work Equipment		R	03/09/26	03/09/26			N

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USBAN040	U.S. BANK NATIONAL ASSOCIATION	<i>Account Continued</i>									
20	HARBOR FREIGHT - PUBLIC WORK	\$372.07	6-01-26-290-001-050	B	DPW Work Equipment	R	03/09/26	03/09/26			N
21	HARBOR FREIGHT - PUBLIC WORK	\$8.52	6-01-26-290-001-050	B	DPW Work Equipment	R	03/09/26	03/09/26			N
22	AMAZON - PUBLIC WORKS	\$23.00	6-01-26-290-001-127	B	Street Repair & Maintenance	R	03/09/26	03/09/26			N
23	TRACTOR SUPPLY COMPANY	\$65.26	6-01-26-290-001-127	B	Street Repair & Maintenance	R	03/09/26	03/09/26			N
24	AMAZON - WATER PLANT	\$622.85	6-09-55-501-001-503	B	Water Plant Maintenance	R	03/09/26	03/09/26			N
25	AMAZON - PUBLIC WORKS	\$16.97	6-01-26-290-001-127	B	Street Repair & Maintenance	R	03/09/26	03/09/26			N
26	AMAZON - PUBLIC WORKS	\$89.88	6-01-26-290-001-127	B	Street Repair & Maintenance	R	03/09/26	03/09/26			N
27	AMAZON - PUBLIC WORKS	\$103.84	6-01-26-290-001-050	B	DPW Work Equipment	R	03/09/26	03/09/26			N
28	UPS - PUBLIC WORKS	\$45.16	6-01-26-290-001-127	B	Street Repair & Maintenance	R	03/09/26	03/09/26			N
29	AMAZON - PUBLIC WORKS	\$59.97	6-01-26-290-001-127	B	Street Repair & Maintenance	R	03/09/26	03/09/26			N
30	AMAZON - PUBLIC WORKS	\$55.97	6-01-26-290-001-050	B	DPW Work Equipment	R	03/09/26	03/09/26			N
31	AMAZON - PUBLIC WORKS	\$41.98	6-01-26-290-001-127	B	Street Repair & Maintenance	R	03/09/26	03/09/26			N
32	AMAZON CREDIT PUBLIC WORKS	79.20-	6-01-26-290-001-050	B	DPW Work Equipment	R	03/09/26	03/09/26			N
33	AMAZON CREDIT - PUBLIC WORKS	79.20-	6-01-26-290-001-050	B	DPW Work Equipment	R	03/09/26	03/09/26			N
		\$3,224.94									
Vendor Total:		\$3,224.94									
UNIFI005	UNIFIRST CORPORATION										
26-00282	03/06/26	UNIFORMS FEBRUARY 2026									
1	UNIFORMS 2/5/26	\$104.32	6-09-55-501-002-507	B	Uniforms & Safety Equipment	R	03/06/26	03/10/26		1260874041	N
2	UNIFORMS 2/12/26	\$99.13	6-09-55-501-002-507	B	Uniforms & Safety Equipment	R	03/06/26	03/10/26		1260877526	N
3	UNIFORMS 2/19/26	\$60.03	6-09-55-501-002-507	B	Uniforms & Safety Equipment	R	03/06/26	03/10/26		1260881487	N
4	UNIFORMS 2/26/26	\$60.03	6-09-55-501-002-507	B	Uniforms & Safety Equipment	R	03/06/26	03/10/26		1260884785	N
		\$323.51									
Vendor Total:		\$323.51									
USELE005	US ELECTRICAL SERVICES, INC.										
26-00178	02/08/26	AREA LIGHT									
1	INV S129576018.001-AREA LIGHT	\$149.60	6-01-26-290-001-050	B	DPW Work Equipment	R	02/08/26	03/03/26		S129576018.001	N
Vendor Total:		\$149.60									
U0013	USA BLUE BOOK										
26-00291	03/09/26	INV00979298 AWWTP									
1	#202103 PHOSPHORUS	\$197.70	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		INV00979298	N
2	#34453 4 DIPSENER 10ML	\$35.85	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		INV00979298	N
3	#29452 AMMONIA STANDARD	\$30.30	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		INV00979298	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											
U0013	USA BLUE BOOK	<i>Account Continued</i>									
4 #29450 AMMONIA STANDARD		\$30.30	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		INV00979298	N
5 #90355 DEIONIZED WATER 99ML		\$263.10	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		INV00979298	N
6 #73688 AUTOCLAVE THERMOMETEF		\$155.70	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		INV00979298	N
7 FREIGHT		\$24.00	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	03/09/26	03/10/26		INV00979298	N
		\$736.95									
	Vendor Total:	\$736.95									
V0021	VISUAL COMPUTER SOLUTIONS, INC										
26-00061	01/12/26	SAAS ANNUAL RENEWAL									
1 SAAS ANNUAL RENEWAL		\$2,363.41	6-01-25-240-001-029	B	Maint. Contracts - Other	R	01/12/26	03/03/26		23001	N
	Vendor Total:	\$2,363.41									
W0071	WASTE MGMT OF NEW JERSEY, INC.										
26-00191	02/17/26	DUMPSTER YR 1& 2 RES 2025-116									
2 BORO HALL/FIREHOUSE JAN 2026		\$386.50	6-01-26-305-001-029	B	Contract-Dumpsters	R	02/17/26	03/03/26		3317014-0502-8	N
3 HOUSING AUTHORITY JAN 2026		\$489.58	6-01-26-305-001-029	B	Contract-Dumpsters	R	02/17/26	03/03/26		3317012-0502-2	N
4 HOUSING AUTHORITY JAN 2026		\$455.75	6-01-26-305-001-029	B	Contract-Dumpsters	R	02/17/26	03/03/26		3317012-0502-2	N
5 MUNI PARKING JAN 2026		\$1,886.85	6-01-26-305-001-029	B	Contract-Dumpsters	R	02/17/26	03/03/26		3317013-0502-0	N
6 MUNI PARKING JAN 2026		\$1,040.94	6-01-26-305-001-029	B	Contract-Dumpsters	R	02/17/26	03/03/26		3317013-0502-0	N
		\$4,259.62									
	Vendor Total:	\$4,259.62									
WEBST005	WEBSTER BANK										
26-00193	02/17/26	PRINCIPAL & INTEREST 3/1/2026									
1 PRINCIPAL 3/1/2026		\$100,000.00	6-09-55-522-000-154	B	Bond Principal	R	02/17/26	03/03/26		3/01/2026	N
2 INTEREST 3/1/2026		\$4,929.45	6-09-55-522-000-156	B	Bond Interest	R	02/17/26	03/03/26		3/01/2026	N
		\$104,929.45									
	Vendor Total:	\$104,929.45									
WIREL005	WIRELESS ELECTRONICS, INC.										
25-01611	12/09/25	XR60 ROUTERS NEW PD VEHICLE									
1 XR60 ROUTERS NEW PD VEHICLE		\$1,469.00	C-04-55-925-014-101	B	ORD 2025-14 POLICE DEPT - SUV PIR		12/09/25	03/05/26		S51225166	N
	Vendor Total:	\$1,469.00									

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
CURRENT FUND	5-01	\$9,226.00	\$0.00	\$9,226.00	\$0.00	\$0.00	\$0.00
	5-09	\$34,532.30	\$0.00	\$34,532.30	\$0.00	\$0.00	\$0.00
	Year Total:	\$43,758.30	\$0.00	\$43,758.30	\$0.00	\$0.00	\$0.00
CURRENT FUND	6-01	\$1,229,200.15	\$0.00	\$1,229,200.15	\$0.00	\$0.00	\$0.00
	6-09	\$157,051.50	\$0.00	\$157,051.50	\$0.00	\$0.00	\$0.00
	6-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,819.75
	Year Total:	\$1,386,251.65	\$0.00	\$1,386,251.65	\$0.00	\$0.00	\$11,819.75
GENERAL CAPITAL	C-04	\$46,153.69	\$0.00	\$46,153.69	\$0.00	\$0.00	\$0.00
WATER/SEWER CAPITAL	C-08	\$66,007.45	\$0.00	\$66,007.45	\$0.00	\$0.00	\$0.00
	Year Total:	\$112,161.14	\$0.00	\$112,161.14	\$0.00	\$0.00	\$0.00
ANIMAL CONTROL TRUST FUN	T-13	\$475.00	\$0.00	\$475.00	\$0.00	\$0.00	\$0.00
LAW ENFORCEMENT TRUST F	T-14	\$7,500.00	\$0.00	\$7,500.00	\$0.00	\$0.00	\$0.00
LIEN TRUST ACCOUNT-TAX CC	T-23	\$2,303.32	\$0.00	\$2,303.32	\$0.00	\$0.00	\$0.00
	Year Total:	\$10,278.32	\$0.00	\$10,278.32	\$0.00	\$0.00	\$0.00
Total Of All Funds:		\$1,552,449.41	\$0.00	\$1,552,449.41	\$0.00	\$0.00	\$11,819.75

Project Description	Project No.	Rcvd Total
105 Main St - Concept Plan	2022-01	\$180.00
480 MERCER STREET WAREHOUSE	2022-06	\$208.00
Peddie Football Field & Track	2025-04	\$4,534.25
Site Plan Application #2020-01	3PRCLLC	\$450.00
AINR Mercer Street	AINR2025	\$6,447.50
Total Of All Projects:		<u>\$11,819.75</u>

Date: March 16, 2026

To: Mayor and Council

From: Finance Office

Re: Manual Bill List for 03/16/2026

<u>CURRENT ACCOUNT</u>	<u>DATE ISSUED</u>	<u>PO #</u>	<u>CHECK #</u>	<u>Amount</u>
Comcast	3/4/2026	26-00230	39005	\$ 195.30
Comcast Business	3/4/2026	26-00231	39004	\$ 505.05
JCP & L	3/4/2026	26-00224	39006	\$ 1,317.17
JCP & L	3/4/2026	26-00227	39007	\$ 1,223.71
JCP & L (STREET LIGHTING)	3/4/2026	26-00222	39008	\$ 2,697.14
JCP & L (STREET LIGHTING)	3/4/2026	26-00223	39009	\$ 83.17
PSE&G	3/4/2026	26-00221	39011	\$ 2,392.22
PSE&G	3/4/2026	26-00220	39010	\$ 2,355.33
Verizon Fios	3/4/2026	26-00232	39013	\$ 205.17
Verizon Wireless	3/4/2026	26-00233	39012	\$ 266.09
TOTAL				<u>\$ 11,240.35</u>
 <u>WATER AND SEWER OPERATING</u>				
JCP&L	3/4/2026	26-00224	17332	\$ 188.68
JCP&L	3/4/2026	26-00227	17333	\$ 159.71
PSE&G	3/4/2026	26-00220	17334	\$ 4,254.69
PSE&G	3/4/2026	26-00221	17335	\$ 91.37
Verizon	3/4/2026	26-00228	17336	\$ 189.00
TOTAL				<u>\$ 4,883.45</u>
 <u>ESCROW</u>				
BIKRAM MAHARA	3/3/2026	26-00261	3406	\$ 2,655.13
TOTAL				<u>\$ 2,655.13</u>
 <u>GRANT</u>				
TOTAL				<u>\$ -</u>
 <u>TRUST- OTHER</u>				
TOTAL				<u>\$ -</u>
 <u>ANIMAL CONTROL TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>LAW ENFORCEMENT TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>UNEMPLOYMENT TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>PUBLIC DEFENDER TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>TAX LIEN TRUST</u>				
TOTAL				<u>\$ -</u>
 <u>GENERAL CAPITAL</u>				
TOTAL				<u>\$ -</u>
 <u>WATER AND SEWER CAPITAL</u>				
TOTAL				<u>\$ -</u>
MANUAL TOTAL				<u>\$ 18,778.93</u>

Borough of Hightstown
County of Mercer

Resolution 2026-70

RESOLUTION SUPPORTING THE STATE HOUSE COMMISSION PRE-APPLICATION TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE MINOR DIVERSION OF PARKLAND IN HIGHTSTOWN BOROUGH FOR AMERICAN WITH DISABILITIES (ADA) IMPROVEMENTS WITHIN THE BOROUGH

WHEREAS, Block 28, Lot 1 is part of the Hightstown Borough Hightstown Memorial Park which is encumbered, as a condition of Green Acres funding, with restrictions against disposal or diversion from recreation and conservation uses by the New Jersey Department of Environmental Protection; and

WHEREAS, in conjunction with the proposed ADA and signal improvements, it is necessary to remove the Green Acres restrictions from a 0.017 acre portion of Hightstown Memorial Park; and

WHEREAS, the removal of Green Acres restrictions from parkland requires the approval of the Commissioner of the Department of Environmental Protection and the State House Commission pursuant to N.J.A.C. 7:36-26; and

WHEREAS, the Hightstown Borough wishes to apply for approval for ADA and signal improvements as a minor disposal or diversion of parkland under N.J.A.C. 7:36-26; and

WHEREAS, the first step in the application process for approval of a minor disposal or diversion of parkland is the filing of a pre-application under N.J.A.C. 7:36-26.4; and

WHEREAS, in accordance with N.J.A.C. 7:36-26.4(d)10, it is necessary for Hightstown Borough to submit as part of the pre-application a Resolution endorsing the application to divert or dispose or parkland.

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

1. The Borough of Hightstown endorses the filing of a pre-application for the Hightstown Memorial Park minor diversion pursuant to N.J.A.C. 7:36-26;
2. The Borough of Hightstown hereby finds that Hightstown Memorial Park minor diversion would meet the minimum substantive criteria at N.J.A.C. 7:36-26.1(d) by improving pedestrian safety at the intersection of Franklin Street (Route 33) and North Main Street (Route 33);

Borough of Hightstown
County of Mercer

Resolution 2026-70

3. The Borough of Hightstown acknowledges that in order to obtain the approval of Hightstown Memorial Park minor diversion, all substantive and procedural requirements of N.J.A.C. 7:36-26 must be met, including compensation requirements at N.J.A.C. 7:36-26.5; and
4. The Borough of Hightstown acknowledges that in the event the Department classifies the Hightstown Memorial Park minor diversion as a major disposal or diversion of parkland, additional application information will be required under N.J.A.C. 7:36-26 before the application can proceed.

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 March 16, 2026..

Margaret Riggio, Borough Clerk

DATE: _____

HIGHTSTOWN BOROUGH

Attest: _____
Margaret Riggio, Borough Clerk

Susan Bluth, Mayor

DATE: _____

Attest: _____

Borough of Hightstown
County of Mercer

Resolution 2026-71

**RESOLUTION OF THE BOROUGH OF HIGHTSTOWN, IN THE
COUNTY OF MERCER, DESIGNATING NON-CONDEMNATION AREA
IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), municipalities may undertake studies to determine whether certain properties should be designated as an “area in need of redevelopment”; and

WHEREAS, by Resolution No. 2026-40, adopted January 20, 2026, the Borough Council (the “**Borough Council**”) of the Borough of Hightstown (the “**Borough**”) authorized and directed the Borough’s Planning Board (the “**Planning Board**”) to undertake a preliminary investigation (the “**Study**”) to determine whether the property identified as Block 39 in its entirety on the Borough’s tax maps (collectively, the “**Study Area**”) meets the criteria set forth in the Redevelopment Law for designation as an area in need of redevelopment; and

WHEREAS, at the direction of the Planning Board, Brian Slaugh, PP, AICP (the “**Planner**”), of the firm Clarke Caton Hintz, undertook the Study and prepared a report, dated M, and March 2, 2026 “Preliminary Investigation - Area in Need of Non-Condemnation Redevelopment – Mercer Street Block 39” (the “**Report**”); and

WHEREAS, on March 9, 2026, the Planning Board reviewed the Report, heard testimony from the Planner, and conducted a public hearing concerning the potential designation of the Study Area as an area in need of redevelopment; and

WHEREAS, the Planner concluded in the Report, and testified to the Planning Board on March 9, 2026, that the properties in the Study Area satisfy certain criteria for redevelopment area designation set forth in Section 40A:12A-5 **(c), (d), and (h)** and of the Redevelopment Law; and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board determined that the Study Area satisfies the criteria set forth in the Redevelopment Law for designation as an area in need of redevelopment and determined that it would recommend that the Borough Council so designate the Study Area; and

WHEREAS, on March 9, 2026, the Planning Board adopted Resolution 2026-08 concerning the endorsement of the findings and recommendations set forth in the Study; and

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

WHEREAS, the Borough Council now desires to designate the Study Area as a Non-Condemnation Redevelopment Area, pursuant to *N.J.S.A.* 40A:12A-6.

Borough of Hightstown
County of Mercer

Resolution 2026-71

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

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

Section 2. The Borough Council accepts the recommendations and conclusions of the Planning Board and finds same are supported by substantial evidence.

Section 3. Based upon the findings and recommendations of the Planning Board, and the Borough Council's conclusion that such findings and recommendation are supported by substantial evidence, the Study Area is hereby designated as a non-condemnation area in need of redevelopment.

Section 4. In connection with the redevelopment of such area, the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in an area in need of redevelopment, except for the power of eminent domain.

Section 5. That the Borough Planner is hereby authorized and directed to create a redevelopment plan for the Redevelopment Area.

Section 6. That the Borough Clerk, or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon all record owners of property located within the Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person, if any, who filed a written objection to the Planning Board's recommendation or designation of the Redevelopment Area, and shall transmit a copy of this Resolution to the New Jersey Commissioner of the Department of Community Affairs for review, with service to be in a manner provided by *N.J.S.A. 40A:12A-6.b(5)*.

Section 7. This resolution shall take effect immediately.

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 March 16, 2026.

Margaret Riggio, Borough Clerk



Borough of Hightstown Planning Board

156 Bank Street, Hightstown, NJ 08520
(609) 490-5100 Ext 617
Planning@HightstownBorough.com
www.hightstownborough.com

TO: Peggy Riggio, Borough Clerk
FROM: Jane Davis, Planning Board Secretary 
SUBJECT: Area in Need of Redevelopment – Block 39
DATE: March 10, 2026

At the March 9, 2026 Planning Board meeting, the Board held a hearing to determine whether the area previously authorized for study—Block 39, Lots 1, 5, 6, 28, and 29—by Clark Caton Hintz meets the criteria for designation as a non-condemnation redevelopment area.

No public comments were received. During the Board's discussion, several minor typographical corrections to the Study were identified and have been addressed in the attached draft.

Based on the required criteria being satisfied and the recommendation of the Board Planner, the Board unanimously approved the Study and memorialized its action through Resolution 2026-08.

Please feel free to contact me if you have any questions or require additional information.

Thank you.

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, MAKING FINDINGS AND RECOMMENDATIONS CONCERNING WHETHER CERTAIN PROPERTIES CONSTITUTE AN AREA IN NEED OF REHABILITATION AND/OR AN AREA IN NEED OF REDEVELOPMENT UNDER THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40a:12A-1 et. seq.)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment or areas in need of rehabilitation; and

WHEREAS, the Borough Council of Hightstown first directed the Planning Board on October 20, 2025, to conduct a study to determine whether the area known as Block 39, Lots 5,6 & 28 qualified as an *Area in Need of Condemnation Redevelopment*. This action was memorialized in Resolution 2025-208, adopted pursuant to criteria established at N.J.S.A. 40A:12:A-1 et seq., known as the “*Local Redevelopment and Housing Law*” (LRHL). However, at a later date, the Borough Council amended its directive to expand the study to include Block 39 in its entirety Resolution 2026-40, which was adopted on January 20, 2026. The two resolutions are found in Appendix A. This means that on further reflection, the Council as a whole, determined that condemnation was not necessary to achieve the objectives that might be gained from a redevelopment designation of these properties in the Study Area. Legally, the power of eminent domain cannot be used in any area proposed for redevelopment via the study, otherwise known as the *Preliminary Investigation*; and

WHEREAS, subsequent to the Borough Council resolution, the Planning Board directed the Borough Planner to undertake such a study that has resulted in this report. It provides an examination of the existing conditions of the study area, written descriptions and data analysis. The information gathered is compared to the criteria contained within the LRHL and, based on that comparison, a recommendation is made as to whether it should be formally identified as an Area in Need of Non-Condemnation Redevelopment (ANR); and

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

WHEREAS, the Redevelopment Law further requires the Planning Board, prior to conducting such public hearing, to publish notice of the hearing in a newspaper of general circulation, digitally and on the Borough website in the municipality once each week for two consecutive weeks, with the last publication made not less than ten days prior to such public hearing; and

WHEREAS, the Redevelopment Law further requires such notice to be mailed at least ten days prior to such public hearing to the last owner(s) of the relevant property(ies) according to the Borough’s assessment records; and

WHEREAS, the Planning Board held a hearing on March 9, 2026, (the “March Hearing”), during which the Planning Board reviewed the Report, heard testimony from representatives of the Planning Consultant, and conducted a public hearing during which members of the general public were given an opportunity to present their own evidence and/or to cross-examine the Planning Consultant, and to address questions to the Planning Board and its representatives, concerning the potential designation of the Study Area as an area in need of redevelopment and/or rehabilitation; and

WHEREAS, the Planning Board accepted the Report into the record; and

WHEREAS, the Planning Consultant concluded in the Report and testified to the Planning Board on March 9, 2026 that there is evidence to support the following findings: (i) the properties in question, individually and collectively qualify under the criteria for redevelopment area designation as set forth in N.J.S.A. 40A:12A-5(c), 5(d) and 5(h); and (ii) Block 39, Lots 1, 5, 6, 28 & 29 (the “**Redevelopment Parcels**”) satisfy the criteria for redevelopment area designation according to the criteria as set forth in the Report and summarized below in accordance with the Redevelopment Law; and

Table 1. Tax Parcels in the Study Area.

Owner	Address	Block	Lot(s)	Acreage
Borough of Hightstown	Railroad Avenue	39	1	0.6
MGKR Enterprises, LLC	180 Mercer Street	39	5	0.17
MGKR Enterprises, LLC	160 Mercer Street	39	6	0.20
MGKR Enterprises, LLC	140 Mercer Street	39	28	1.15
United States Postal Service	150 Mercer Street	39	29	2.87

In total the Mercer Street (Block 39) Study area equals 4.99 acres.

WHEREAS, the Planning Board desires to set forth its findings and conclusions, and its recommendations to the Mayor and Council, concerning the designation of (i) the Study as an area in need of rehabilitation, and (ii) the Redevelopment Parcels as an area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of the Hightstown as follows:

1. The aforementioned recitals are incorporated herein as though fully forth at length.
2. Based on the information and testimony presented by the Planning Board Consultant, as well as the Report itself and advice from the Planning Board’s consultants, it is the opinion of the Planning Board that: (i) the properties in the Study Area, individually and collectively satisfy the criteria for redevelopment area designation set forth in N.J.S.A. 40A:12A-5(c), -5(d) and -5(h); and (ii) the Redevelopment Parcels satisfy the criteria for redevelopment area designation in accordance with the Redevelopment Law.
3. It is the recommendation of the Planning Board that the Mayor and Council designate the Study Area as an area in need of rehabilitation, pursuant to the Redevelopment Law.
4. It is the recommendation of the Planning Board that the Mayor and Council designate the Redevelopment Parcels as a non-condemnation area in need of redevelopment, pursuant to the Redevelopment Law within which the Borough may use all the powers provided by the New Jersey Legislature for use in a redevelopment area, except the power of eminent domain.
5. The Secretary of the Planning Board shall forward a copy of this resolution to the Borough Clerk immediately.
6. This resolution shall take effect immediately.

ROLL CALL ON THE RESOLUTION, (March 9, 2026) :

Member	Yes	No	Abstain	Absent
Mayor Susan Bluth	X			
Chairperson Beverly Asselstine	X			
Jeet Gulati				X
Sofia Kyle	X			
Todd Lanphear	X			
Matt Morgan	X			
John Francis Roman	X			
Beth Watkins	X			
Chris Yandoli				X
Andrew Galbraith Ryer	X			

ROLL CALL MEMORIALIZATION, (March 9, 2026) :

Member	Yes	No	Abstain	Absent
Mayor Susan Bluth	X			
Chairperson Beverly Asselstine	X			
Jeet Gulati				X
Sofia Kyle	X			
Todd Lanphear	X			
Matt Morgan	X			
John Francis Roman	X			
Beth Watkins	X			
Chris Yandoli				X
Andrew Galbraith Ryer	X			

CERTIFICATION

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Borough of Hightstown Planning Board on the 9th day of March, 2026.



Jane Davis
Planning Board Secretary



Preliminary Investigation

Area in Need of Non-Condensation Redevelopment

Mercer Street Block 39



MARCH 2, 2026

Hightstown Borough, Mercer County, New Jersey

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ | 08608



Preliminary Investigation

Area in Need of Non-Condensation Redevelopment



Source: Google Earth

Mercer Street Block 39

Hightstown Borough, Mercer County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, *The New Jersey Local Redevelopment and Housing Law*, as a Non-Condensation Preliminary Investigation by the Planning Board on March 9, 2026.

Designated an Area in Need of Non-condensation Redevelopment by the Borough Council of the Borough of Hightstown on March 16, 2026.

Prepared for Hightstown Borough by:

Clarke Caton Hintz, P.C.

Brian Slough, PP, AICP

Principal-in-Charge

NJ Professional Planner License No. 3743



MAYOR AND BOROUGH COUNCIL

Susan Bluth, Mayor
Joe Cicalese, *Council President*
Christina Fowler, *Council Member*
Todd Frantz, *Council Member*
Jeet Gulati, *Council Member*
Frederick Montferrat, *Council Member*
Stephanie Spann, *Council Member*

PLANNING BOARD

Beverly Asselstine, *Class IV, Chair*
Susan Bluth, Mayor, *Class I*
John Francis Roman, *Borough
Administrator, Class II*
Jeet Gulati, *Council Member, Class III*
Chris Yandoli, *Class IV*
Beth Watkins, *Class IV*
Sofia Kyle, *Class IV*
Todd Lanphear, *Class IV*
Matthew Morgan, *Class IV*
Andrew Galbraith Ryer, *1st Alternate*
Wendi Patella, *2nd Alternate*

STAFF AND CONSULTANTS

Jane Davis, *Planning Board Secretary*
Michael Herbert, Esq., *Planning Board
Attorney*
Cameron Corini, PE, CME, CPWM,
Borough Engineer
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Preliminary Investigation of an Area in Need of Redevelopment
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INTRODUCTION

The Borough Council of Hightstown directed the Planning Board, pursuant to Resolution #2025-208 (Appendix A), adopted on October 20, 2025, and Resolution #2026-40 (Appendix B), adopted on January 20, 2026, to conduct a preliminary investigation to determine whether five parcels of both public and privately-owned properties located at 140 and 164-180 Mercer Street qualifies as an *area in need of non-condemnation redevelopment* (AINR), pursuant to the criteria established at N.J.S.A. 40A:12A-1, *et seq.*, known as the “Local Redevelopment and Housing Law” (“LRHL”). Subsequent to and in accordance with the Borough Council resolution, the Planning Board directed the office of the Borough Planner to undertake such a study.

This report, which constitutes the *Preliminary Investigation*, is the statutorily enabled vehicle by which the Planning Board may respond to the Borough Council’s request to study the area in question. This study includes a description of the existing conditions of the study area, depicted through photography, written narratives and data analysis. The information gathered is compared to the criteria contained within the LRHL and, based on that comparison, a recommendation is made as to whether it should be formally identified as an AINR.

Statutory Authority and Process

Under New Jersey’s LRHL municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The Borough of Hightstown is required to follow the statutorily defined process set forth in the LRHL. This process may result in the adoption of a redevelopment plan, which is typically a new set of development regulations, and allows the municipality to adopt other land development regulations and use fiscal tools to overcome the impediments to development and

NJ Local Redevelopment and Housing Law: *Redevelopment Process*

- Borough Council directs the Planning Board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.
- Borough Council decides whether this is condemnation or non-condemnation redevelopment.
- Planning Board conducts an investigation and holds a public hearing on the proposed redevelopment area designation.
- Based on the Planning Board’s recommendation, Borough Council may designate all or some of the study area as an “area in need of redevelopment”.
- The Borough Council prepares a redevelopment plan for the area or directs the Planning Board to prepare the plan.
- The Borough Council adopts the redevelopment plan.
- The Borough Council or another public agency/ authority designated as the “redevelopment entity” that oversees the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implements the redevelopment plan.

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redevelopment identified in the Preliminary Investigation that have led to the existing conditions of the property.

LOCATION AND EXISTING CONDITIONS

The Mercer Street Block 39 Study Area (Study Area) fronts Mercer Street (also designated as New Jersey Route 33, a state highway) at the beginning of the Borough’s downtown core. The Study area consists of five properties located at 140, 150, and 164-180 Mercer Street and is also known as Block 39; Lots 1, 5, 6, 28, and 29 of Hightstown Borough. The total land in the Study Area is 4.99± acres. The Hightstown United States Post Office (USPS) is the largest portion of the Study Area, consisting of about 2.87 acres; however, parking and lawn utilize most of the site’s area. Lots 5 and 6 consist of a two-garage auto repair facility with an area of about .37 acres. The former Lakeland Bank building lies on the corner of Mercer Street and Rogers Avenue, consisting of 1.15 acres which, much like the neighboring post office, mostly consists of right-of-way and parking. In addition, the study also encompasses a municipal gravel parking row along Railroad Avenue on Lot 1, owned by the Borough of Hightstown. Below is the tax assessment information for Block 39 in Table 1.



Photograph 1. City Auto

Table 1. Tax Assessment Information.

Block	Lot	Property Class	Owner	Lot Area	Assessed Value
39	1	15	Borough of Hightstown	0.6 ac.	\$45,000
	5	4A	MGKR Enterprises, LLC	0.17 ac.	\$223,500
	6	4A	MGKR Enterprises, LLC	0.20 ac.	\$289,700
	28	4A	MGKR Enterprises, LLC	1.15 ac.	\$785,200
	29	15	United States Postal Service	2.87 ac.	\$3,162,400
			TOTALS	4.99 ac.	\$4,505,800

The limited liability corporation shareholders of MGKR Enterprises, LLC, of the City Auto properties within the Study Area, acquired the former bank property in 2025 and having operated the existing auto repair facility since 2014. The bank building was most recently occupied by Lakeland Bank and previously owned by Lakeland Bancorp, Inc., which merged with Provident Financial Services, Inc. in May 2024. Following this merger, Provident Financial Services initiated a consolidation of branch locations, and the Hightstown branch

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within the Study Area was closed in August 2024. The property was subsequently acquired by MGKR Enterprises, LLC.

The Study Area is encumbered by two known utility easements. A fifteen (15) foot-wide utility easement extends from Rogers Avenue to the center of the Lakeland Bank building (Lot 28). In addition, a twenty-three (23) foot-wide sanitary sewer and water easement extends from Rogers Avenue along the boundary between Lot 28 and Lot 1 to the edge of Lot 29. See Tax Map exhibit on page 7.

Nearby Land Use

The area surrounding the Study Area consists of the downtown gateway and core sections of the Borough. Directly northeast of the bank building lies the center of the Borough's Central Business District (CBD) with retail and service establishments, as well as the First Baptist Church, a local landmark. Directly across Mercer Street from the bank are a coffee shop, appliance retailer, pet groomer, and similar uses. Southwest of the existing auto repair center there is more commercial development with a salon and shoe care service, as well as Dawes Park along a greenway. Northwest of Block 39, across Railroad Avenue, lies a five building, three-story apartment complex operated by the Hightstown Housing Authority. Beyond the immediate surrounding uses, the Borough transitions into single-family residential neighborhoods.

According to FEMA flood maps, no floodplain is located on the property, and the Environmental Constraints map only shows floodplain several blocks away. In addition, the sites are not on the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site List. Both of the auto repair facility sites had previously undergone remediation for contamination, with the cases being closed by NJDEP in 2020 and 2025.



Photograph 2. Commercial uses across Mercer Street from City Auto.



Photograph 3. Commercial uses across Mercer Street from former Lakeland Bank with First Baptist Church in the background.

EXISTING DOCUMENTS AND OTHER DATA

This section examines the land development regulations and land use policies at the local, regional and state level on the Study Area.

Downtown Core (DTC)

The Study Area is located within Hightstown’s Downtown Core (DTC) zoning district. Allowed uses in the DTC district include:

- Retail and service establishments with completely enclosed buildings
- Public facilities
- Offices, banks, and financial institutions
- Restaurants, bars, taverns, but not including establishments with drive-thrus
- Childcare facilities
- Newspaper and other publishing facilities
- Art galleries and artist studios, and
- Apartment dwellings as upper floor use of buildings containing the above permitted uses.

The use of a bank on Lot 29 is a conforming use but the automobile repair facilities on Lots 5 and 6 do not conform with current zoning.

2024 Master Plan Reexamination Report

Hightstown’s 2024 Master Plan Reexamination Report emphasizes the continued development and growth of the Borough’s Downtown as the Borough grows and evolves while keeping its mixed used character; these are demonstrated through several Master Plan Goals:

1. *Protect and perfect a historic town center image for the Borough.*
2. *Revitalize the central downtown business district and improve the economic viability of the Borough.*
3. *Preserve and enhance the existing residential character of the Borough.*

In addition, Hightstown’s Master Plan has several objectives listed for each of its goals, which further redevelopment in this location would promote.

- 1.1 *Create and nurture a focus on the downtown area as the central economic core surrounded by residential neighborhoods through land use regulations, opportunities for redevelopment and a set of design guidelines that reference the historic character of the area.*
- 2.2 *Continue to improve and maintain the streetscape in the expanded central downtown business district to make it inviting, appealing, and pedestrian friendly, while being seamlessly integrated with the downtown gateway district and beyond to residential neighborhoods.*

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- 2.10 *Encourage and provide incentives for business owners to maintain their properties downtown and where possible, rehabilitate store facades to reflect Hightstown's original historic appearance.*

Mercer County Master Plan

Mercer County's 2010 Master Plan with an update from 2016 supports the Borough's identification of this area as the central area of housing and employment for Hightstown. Redevelopment is the strongest tool for creating the opportunity for bringing about the necessary change and incentives to achieve these goals in the earliest timeframe.

Smart Growth Area and the State Plan

The entirety of the Study Area has been identified as a Town Center in Planning Area 2: the Suburban Planning Area. The Center designation and this planning area constitutes a "Smart Growth Area" as characterized by the New Jersey State Development and Redevelopment Plan ("State Plan"). The State Plan differentiates areas within the State to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination (N.J.S.A. 52:18A-200(f)).

The State Plan characterizes areas relative to the State's preference for development and redevelopment and where coordination and resources should be focused as different "planning areas". Furthermore, the Office of Planning Advocacy has aggregated the most preferential areas (planning areas) for growth and development within a map depicting Smart Growth Areas:

"Smart growth area" means an area designated pursuant to P.L. 1985, c. 398 (C. 52:18A-196 et seq.) as Board Area 1 (Metropolitan), Planning Area 2 (Suburban), a designated center, or a designated growth center in an endorsed plan; a smart growth area and planning area designated in a master plan adopted by the New Jersey Meadowlands Commission pursuant to subsection (i) of section 6 of P.L. 1968, c. 404 (C. 13:17-6); a growth area designated in the comprehensive management plan prepared and adopted by the Pinelands Commission pursuant to section 7 of the "Pinelands Protection Act," P.L. 1979, c. 111 (C. 13:18A-8); an urban enterprise zone designated pursuant to P.L. 1983, c. 303 (C. 52:27H-60 et seq.) or P.L. 2001, c. 347 (C. 52:27H-66.2 et al.); an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C. 40A:12A-5 and 40A:12A-6) and as approved by the Department of Community Affairs; or similar areas designated by the Department of Environmental Protection.

The LRHL considers the location of a redevelopment study area relative to the NJ State Plan policies, as embodied in the State Plan's planning areas, for the purposes of determining

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whether a study area should be designated as an Area in Need of Redevelopment. The entirety of the Study Area is designated a Town Center and within the Metropolitan Planning Area, Planning Area 2, which is considered a “Smart Growth Area” by the State Plan.

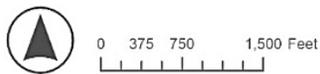
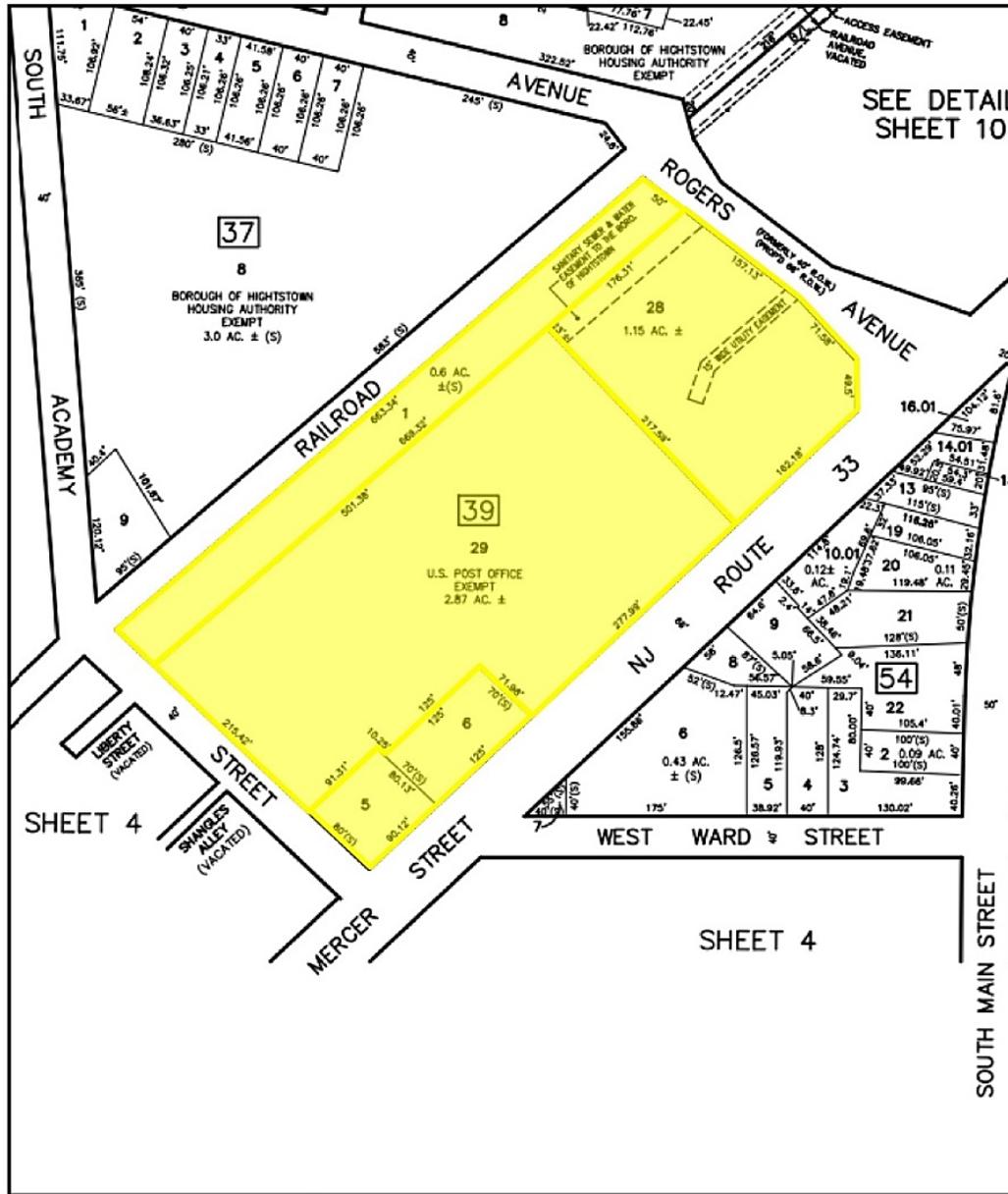
Fourth Round Housing Element and Fair Share Plan

The Lakeland Bank property (Lot 28) is identified within the Borough’s adopted 2025 Housing Element and Fair Share Plan (HEFSP) as a site suitable for inclusionary affordable housing development and is incorporated into the Borough’s plan to satisfy its Fourth Round affordable housing obligations. As documented in the HEFSP, the Borough evaluated sites with the capacity to accommodate affordable housing consistent with the relevant requirements including privately owned properties with redevelopment or inclusionary potential. The inclusion of the Lakeland Bank property in the Housing Element and Fair Share Plan reflects the Borough’s determination that the site represents a realistic opportunity for affordable housing production and the potential redevelopment of the property into a use that includes affordable housing is consistent with the goals of the Borough and its plans.

Following this review of planning and zoning documents for land use policies are a series of maps on the following pages that identify the subject area in need of redevelopment that is being studied in this document.

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Map 1. Portion of Tax Plate 9



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Planning
Landscape Architecture

Block 39
Area In Need of Redevelopment Study

Tax Map

Block 39; Lots 1, 5, 6, 28, and 29

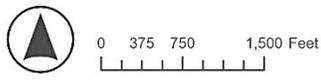
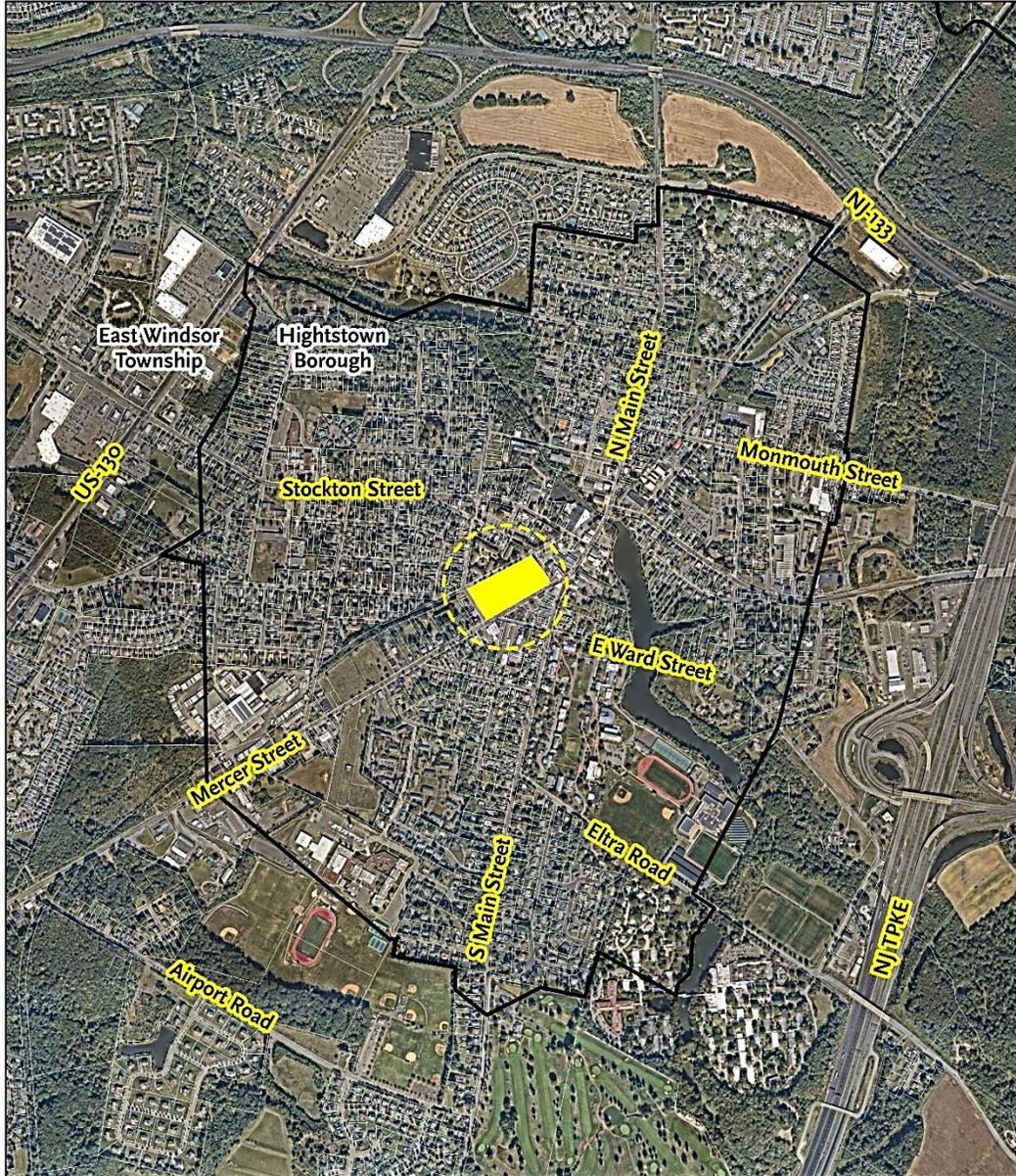
LOCATION:
Hightstown Borough, Mercer County, NJ

DATE:
February 2026

SOURCE:
Aerial Imagery
Nearmap (October 5, 2025)

Mercer Street Block 39
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Map 2. Study Area Location Map



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Planning
Landscape Architecture

Block 39
Area In Need of Redevelopment Study
Study Area Location

Block 39; Lots 1, 5, 6, 28, and 29

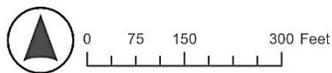
LOCATION:
Hightstown Borough, Mercer County, NJ

DATE:
February 2026

SOURCE:
Aerial Imagery
Nearmap (October 5, 2025)

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Map 3. Study Area Boundary



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Planning
Landscape Architecture

Block 39
Area In Need of Redevelopment Study
Study Area Boundary

Block 39; Lots 1, 5, 6, 28, and 29

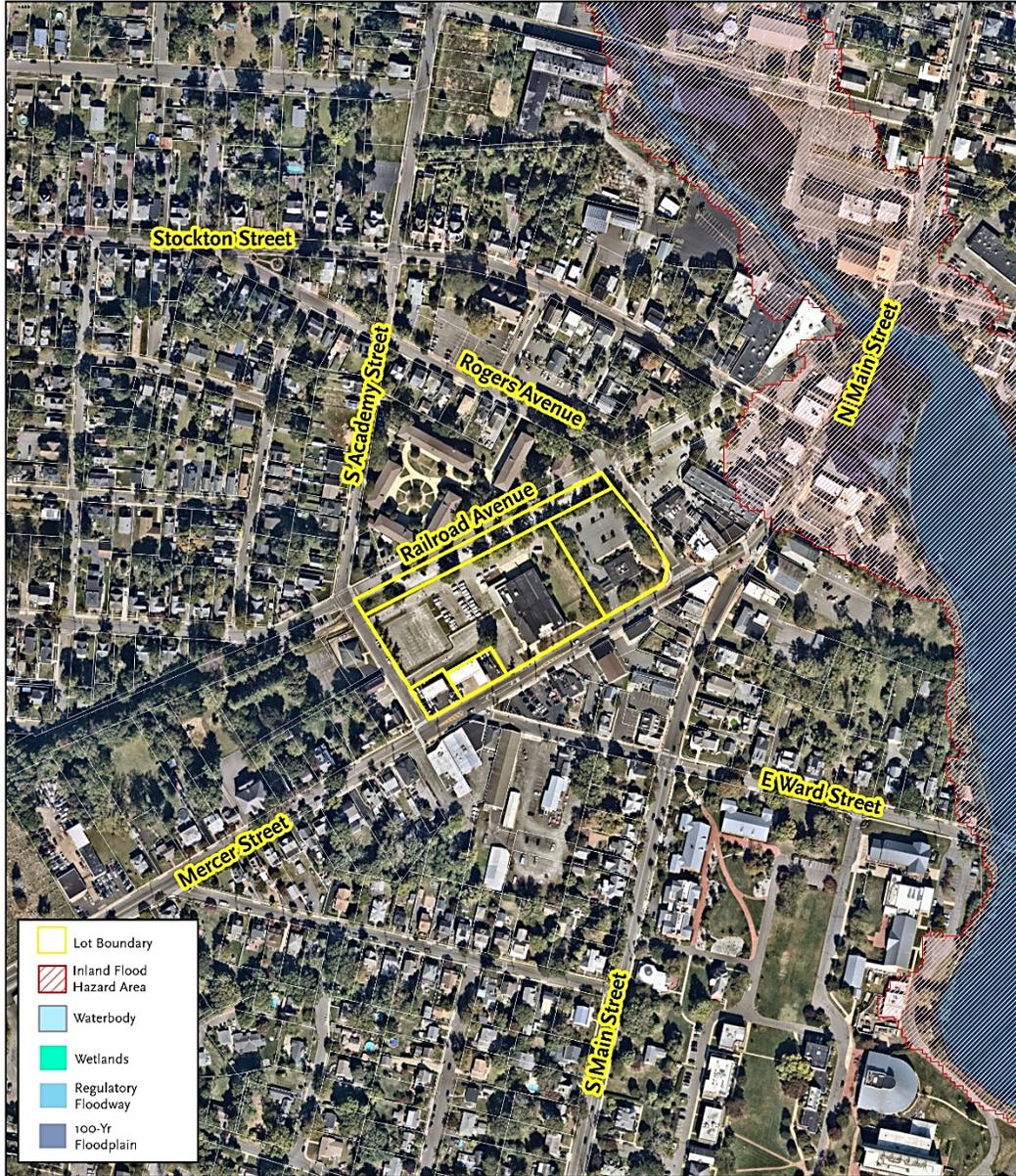
LOCATION:
Hightstown Borough, Mercer County, NJ

DATE:
February 2026

SOURCE:
Aerial Imagery
Nearmap (October 5, 2025)

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Map 4. Environmental Constraints



0 100 200 400 Feet

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Planning
Landscape Architecture

Block 39
Area In Need of Redevelopment Study
Environmental Constraints

Block 39; Lots 1, 5, 6, 28, and 29

LOCATION:
Hightstown Borough, Mercer County, NJ

DATE:
February 2026

SOURCE:
Aerial Imagery
Nearmap (October 5, 2025)

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APPLICATION OF REDEVELOPMENT CRITERIA TO THE STUDY AREA

Criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 provide the basis for the determination of an area in need of redevelopment (AINR). Although there are a variety of factors that could apply to an area, an area qualifies as being in need of redevelopment if it meets at least one of the eight statutory criteria. These criteria are commonly identified by the letter (a-h) corresponding to the paragraphs of Section 5 of the LRHL. They relate to the impact of a particular area on public health, safety and welfare, primarily through conditions of deterioration, obsolescence, disrepair and faulty designs. The absence of use and an area's relationship to an Urban Enterprise Zone or "smart growth" area are also addressed in the criteria. See sidebar on the right and following page for the list of eligible criteria.

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL also permits the designation of areas, or portions of study areas that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. At N.J.S.A. 40A:12A-3, the LRHL defines a "redevelopment area" or "area in need of redevelopment" to include:

"...lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

The criteria that apply to the subject tract are identified in turn and the analysis that led to their inclusion is presented for discussion.

Redevelopment Criteria "a" through "d" (N.J.S.A. 40A:12A-5)

- a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable [sic].
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

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CRITERION “C” FINDINGS

The Study Area meets Criterion “C” pursuant to the NJ Local Redevelopment and Housing Law. As noted in the sidebar, this states:

“Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.”

Lot 1 - Municipal Parking

Lot 1 is owned by the Borough of Hightstown and consists of approximately 0.6 acres of land. It is presently utilized as a gravel surface parking lot for 48 spaces, more or less. As land owned by the municipality, Lot 1 satisfies the ownership component of Criterion “c.” Furthermore, because the parcel is publicly owned and currently maintained for municipal parking purposes, there is no means whereby the instrumentality of private capital can be brought to bear on its development except through municipal action under the LRHL. Accordingly, Lot 1 meets the requirements of Criterion “C” for designation as part of an Area in Need of Non-Condemnation Redevelopment. No other lots within the study area meet this criterion. Though Lot 29, the post office lot, is also publicly owned, because it is federal property, it is not subject to state action under the separation of powers in the U.S. Constitution. This means that Criterion C or any of the other specific criteria in the LRHL would not apply to the post office lot. However, see additional discussion, below.

CRITERION “D” FINDINGS

The Study Area meets Criterion “D” pursuant to the NJ Local Redevelopment and Housing Law, which states:

“Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete

Redevelopment Criteria “e” through “h” (N.J.S.A. 40A:12A-5)

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) (subject to limited redevelopment powers)
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

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layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Lakeland Bank Building

The former Lakeland Bank building within the Study Area has been vacant since November 2024, or about 15 months since this study. The current owners of the site use the building for storage and existing lot for parking as part of their auto repair business on Lots 5 and 6 in the Study Area. There are no current or future plans by the present owners to resurrect the bank use as a functioning financial institution.

The widespread adoption of online banking platforms, mobile financial services, and virtual teller technologies has significantly reduced the need for traditional brick-and-mortar bank branches. As a result, bank facilities across the country have experienced widespread closures, consolidations, and reductions in physical footprint, with more than 15,000 net bank branch closures occurring nationally since 2012¹. New Jersey has mirrored this national trend, experiencing one of the largest net declines in physical bank locations in recent years, including a net loss of approximately thirty bank branches in 2025 alone. These industry-wide changes indicate that the refurbishment of the building and site for reuse as a banking facility is highly unlikely and as noted, not in the future plans of the owners in any event. A Wells Fargo branch located just 400 feet away from the Study Area also closed and has been designated an Area in Need of Redevelopment. The Borough's land development policy of the site is redevelopment at relatively high density for mixed use development with a modest retail or other commercial use on the ground floor and residential inclusionary development on upper floors.

Lakeland Bank Development Pattern

Despite being situated within the downtown core of the Borough of Hightstown and encompassing a relatively large parcel of approximately 1.15 acres, the site contains only a single-story building of about 4,500 square feet. This results in an exceptionally low floor area ratio of 0.09 for a downtown property and is even low for much more suburban areas. The site has a large surface parking lot and has a two lane drive-thru facility, as was common when the bank was constructed. While parking can serve an important role in supporting downtown activity, the parking on this site is privately controlled and does not function as a shared public resource. As a result, the property fails to contribute meaningfully to the intensity, walkability, and economic vitality expected within a traditional



Photograph 4. Bank Parking Lot

¹ <https://www.usnews.com/banking/articles/which-banks-are-closing-the-most-branches-in-2025>

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downtown setting. The continued use of such a prominently located and sizable parcel in this low-density configuration represents an inefficient and obsolete use of land. Land is increasingly a scarce resource in Hightstown, particularly in areas suitable for housing such as this where most services are available within a reasonable walking distance. Redevelopment of the site would allow for a more appropriate intensity of development that aligns with the Borough's downtown context and would support the evolving needs of the municipality.

In addition, the current building is not suitable for renovation and housing modern types of development due to its construction. Some of the intrinsic characteristics of the building's former use as a bank building such as the drive through, existing vaults, and low ceiling heights create conditions that make it difficult to repurpose to other uses.

The substantial lot size and existing low-density development pattern continued use as a single-branch bank represents an obsolete land use that no longer reflects prevailing market conditions, optimal land utilization, or meets the Borough's land development policies within the Downtown Core area.

Physical Form – Lakeland Bank Building



Photograph 5. Cracks in bank floor.



Photograph 6. Area behind teller counters.

As documented in the photographs provided, the former bank building exhibits physical conditions consistent with dilapidation and interior deterioration, water damage and a lack of heating. Multiple cracks are visible along floor and wall tile edges, indicating material failure and deferred maintenance, as shown in Photograph 2. Multiple patches of the carpet floor have been removed to reveal the concrete surface underneath.



Photograph 7. Former drive through teller counter.

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There are cracks on interior walls of the building as well with one hole directly above the former drive-through teller desk as seen in Photograph 7.

In addition, portions of interior wall finishes have been removed, exposing the underlying concrete masonry structure. Areas behind the former teller counters contain exposed electrical wiring and unfinished surfaces, which reflect a building interior that is no longer maintained in a condition suitable for safe or functional occupancy. The vault of the bank has been completely emptied of the lockboxes and other structures, though the vault door is still functional.

While the parking lot has a functional suburban-style layout though established for drive-thru use, it lacks any stormwater management to control either the volume of runoff or its quality, a characteristic shared by the other sites in the Study Area.

Given the design, construction and layout of the building and its site, there is little remedy to these problems short of replacing the facility and reconstructing the site's environs. Consequently, both the site and the building exhibit obsolete characteristics sufficient to satisfy Criterion 'd'. Reuse of the property for banking purposes, with the significant contraction in the retail portion of this economic sector seems highly unlikely and without a redevelopment designation, the ability to attract a high quality redevelopment of the site to a new use in line with the Borough's vision will be in jeopardy. The alternative is for the site to sit vacant and become a deteriorating eyesore in the core area of the downtown, which will be a significant detriment to the entire Main Street Redevelopment Area.

City Auto Site

Although Lots 5 and 6 are smaller in area than the bank and post office lots, they are similarly underutilized relative to their location within the Downtown Core (DTC) zoning district. The existing auto repair use is nonconforming within the DTC zone and reflects a low-intensity land use that does not align with the Borough's stated planning objectives for the downtown area. The small size of the lots would hinder their ability to be redeveloped by themselves as well, which would include the limited amount of parking able to be provided. As previously discussed, the Borough has identified the downtown as a primary area for accommodating future growth and redevelopment. In this context, the continued use of centrally located parcels for low-density, single purpose uses represents an obsolete development pattern.

Physical Form – Auto Repair Buildings

The two buildings associated with the auto repair use, located on Lots 5 and 6, exhibit physical conditions consistent with dilapidation. Observable structural deficiencies are present in both buildings, including multiple cracks in exterior masonry walls and interior wall surfaces, in addition to water damage on the exterior of the building, as seen in Photographs 8 and 9 (following page). In addition, interior deterioration is evident, with sections of ceiling material in the building on Lot 6 showing signs of delamination and detachment (Photographs 10 and

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HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

11). These conditions indicate ongoing material degradation from roof leaks that over time will negatively affect the structural integrity, functionality, and long-term viability of the buildings in their current form.

This building deterioration and functional obsolescence affecting all three buildings constitute sufficient evidence to support a determination that the properties meet the criteria for designation as an Area in Need of Redevelopment pursuant to Criterion D. The documented deterioration, combined with underutilization and obsolete land use patterns, demonstrates that the Study Area is not capable of being fully productive without substantial reinvestment and redevelopment.



Photograph 8. Crumbling corner of City Auto



Photograph 9. Water damage on the outside of City Auto.



Photograph 10. Cracking within City Auto



Photograph 11. Open section of City Auto wall

City Auto fully utilizes the two lots for its business as well as using the Lakeland Bank property for overflow parking. An examination of the oblique aerial on the inner title page depicts the

Mercer Street Block 39
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

stacked parking of vehicles on the site – some encroaching into the state and municipal rights-of-way – the underuse of the site from a policy and zoning standpoint where multi-story buildings are expected contrasts with the overuse of the site as an automotive repair facility. Modern facilities would have drive-up customer service bays, locations for drop off and pickup for people leaving cars for service, dedicated trash, parts and recycling locations with vehicular access, loading zone for deliveries and dropping off of vehicles by towing services, and so forth, that are absent from the facility simply because it lacks the space for these operations. Inevitably, such functions will spill over into the street at peak times of activity.

Additionally, given the age of the buildings, they do not meet modern environmental regulations for stormwater management and lack the urban design treatments of the streetscape found in other parts of the downtown core. The two lots are 100% impervious in cover, which sheds water primarily into the two adjoining streets, and then into the stormwater collection system without any treatment, meaning the settling of solids, trapping of oils and trash, and plan uptake of pollutants that come from vehicles. Possibly, the facility lacks oil and gas separators, which are required for new service stations.

In conclusion, the City Auto property exhibits functional obsolescence, a lack of environmental controls and evidence of deterioration to the two buildings, with the greatest emphasis on the first item. These present as meeting Criterion D.

Lot 1 (Visitor Parking) - Underutilization

Lot 1 is a municipal parking lot for visitors along Railroad Avenue with an entrance near Rogers Avenue that extends to within 100 feet of S. Academy Street where it exits back onto Railroad. One of the Borough's major bikeways is located between the parking lot and the street. As documented in Photograph 12, the parking lot is gravel with the angled parking spaces delineated by car stops. While signed for visitors, there is no signage prohibiting non-visitor use, nor any penalties listed if the motorist is a resident or employee.



Photograph 12. Lot 1 (Google Street View)

Adequate parking for the downtown core area has been in the forefront of public discussion, and the Borough is engaged in a study to provide answers to this question. Nonetheless, given its size, frontage, and position within a designated Town Center and Smart Growth Area, the continued use of Lot 1 as low-intensity surface parking lot represents a significant underutilization of land. This narrow parcel, when combined in whole or in part with the larger Lakeland Bank parcel or, should the U.S. Post Office decide to continue its plan of consolidation, close this branch, with that land, it could provide a tract with greater depth. This would create greater flexibility in design, potentially open up the rear of the properties to serve the pedestrian/cyclist population, or way stations for these recreational

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users. Depending on the downtown parking study, if the spaces are needed, more efficient replacement parking could be built in its place. By itself, the lot contributes little to pedestrian activity, economic vitality, or the built form to maintain continuity with the downtown environment.

SUBSECTION H FINDINGS

“Smart Growth” principles are embodied in the New Jersey State Development and Redevelopment Plan adopted on December 17, 2025 by the State Planning Commission pursuant to the State Planning Act (N.J.S. 52:18A-196 et seq.). Hightstown Borough is a Town Center wholly located in Planning Area 2, which is designated by the State Planning Commission as a “Suburban Planning Area”. Metropolitan Planning Areas have also been codified in the lending criteria by the NJ Housing and Mortgage Finance Agency, infrastructure development by the Board of Public Utilities and in the expedited permit review process allowed under the NJ Department of Environmental Protection in smart growth areas (N.J.S.A. 13:1D-144).

In order to clarify locations where smart growth policies should be advanced, the New Jersey Office for Planning Advocacy (NJOPA) has developed a smart growth area map. This map distills those areas, from the other areas identified in the State Plan, that are considered to be locations where the State policies advocate for “smart growth.” The map includes Metropolitan (PA1) and Suburban Planning (PA2) planning areas, designated centers, Meadowlands Smart Growth Areas, and Pinelands Growth Areas, Villages and Towns.

Smart Growth is an approach to planning that directs growth to enhance and rebuild existing communities where infrastructure and services are available, supports transit, reduces the number of vehicular trips, limits sprawl, protects the environment and reduces energy consumption. The NJ State Plan identifies “planning areas” and “centers” throughout the State that are used to identify areas by the degree to which growth should be supported and where State and other resources should be focused to support growth. The Study Area meets Criterion “H” pursuant to NJ Local Redevelopment and Housing Law, which states:

- h. *The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

However, absent any other criteria, Criterion “H” is not usually sufficient evidence for a determination that a property should be designated as an area in need of redevelopment, but provides a supporting role for Criteria “C” and “D” in this preliminary investigation.

Mercer Street Block 39
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

N.J.S.A. 40A:12A-3 FINDINGS: NECESSARY FOR THE EFFECTIVE REDEVELOPMENT OF THE REDEVELOPMENT AREA

As noted above, the LRHL also permits the designation of areas, or portions of study areas that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining areas. Federal lands do not qualify under any of the criteria except for Criterion H, and as explained above, in the absence of other supporting criteria, it does not stand on its own for the designation of the post office as an area in need of redevelopment. While not fully meeting the obsolescence criteria for a Criterion D identification, it nonetheless is an underutilized parcel.

Underutilization – USPS Post Office

The property located at Block 39, Lot 29, developed with the United States Post Office facility, also exhibits conditions of functional obsolescence relative to its location within the Downtown Core (DTC) zoning district. While the building remains operational, the development pattern of the site reflects a low-intensity, single-purpose use occupying a substantial parcel within the Borough’s primary commercial corridor. Similar to the former bank property, a significant portion of the site area is devoted to surface parking and paved areas for USPS vehicles, resulting in a development pattern that yields a low floor area ratio and limited contribution to downtown pedestrian activity.



Photograph 13. Post Office Via Google Streetview

The Study Area is also situated within a designated Town Center and Smart Growth Area where compact, mixed-use development is encouraged to strengthen the Borough’s economic core. The continued use of this centrally located parcel in a predominantly single-story, auto-oriented configuration represents an obsolete layout inconsistent with the intensity and land use pattern envisioned for the Downtown Core district. In addition, postal services are available at other nearby locations, including a post office facility approximately 3.7 miles away in Hamilton, Robbinsville and Cranbury. The presence of nearby facilities that could be used for local mail delivery further underscores the limited necessity of maintaining a large, low-density postal site within the Borough’s Downtown Core. If the retail portions of the post office are separable from letter



Photograph 14. Distribution Room

Mercer Street Block 39
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

carrier route hubs, then a smaller retail space in another location could be established and the site repurposed. When considered alongside the obsolescence of the former bank building and the auto repair facility Lots 5 and 6, the post office property contributes to a pattern of inefficient land use within a location intended to accommodate higher-intensity development. Since it is also the largest land use in the Study Area, its inclusion in the area in need of redevelopment is necessary for its effective redevelopment, even if it is a long term plan.

Physical Form – USPS Post Office

In addition to its low-intensity site layout, the post office building itself reflects characteristics that limit its adaptability. The structure is a single-story building with a large footprint and minimal vertical massing relative to its downtown location. Its internal configuration is specifically designed for postal operations, including secured service counters, sorting and storage areas, and service-oriented circulation patterns. These user-specific design features reduce the building’s flexibility for conversion to other permitted uses within the Downtown Core district without substantial interior alteration. Typically, user specific building like this ends up being demolished because the renovation costs and architectural workarounds of the adaptive reuse plan are often more costly. Further, in this instance, the building lacks an architectural distinctiveness that would generate higher rent or sales price that would justify an adaptive reuse over demolition and new construction. In summary, the combination of a one-story building form, expansive surface parking areas, and a layout oriented toward a single governmental function results in a physical form that does not lend itself to its redevelopment into the mixed-use building types envisioned for the Borough’s Downtown Core.



Photograph 15. P.O. Boxes

Mercer Street Block 39
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

RECOMMENDATIONS

This report constitutes a preliminary investigation for determining an Area in Need of Redevelopment as directed by the borough Council of Hightstown. It is the conclusion of this preliminary investigation that the Study Area qualifies under the criteria set forth at N.J.S.A. 40A:12A-1 et seq., to be designated as an Area in Need of Redevelopment. Specifically, these criteria are found for Block 39, and the following Lots:

N.J.S.A. 40A:12A-5.c Lot 1
N.J.S.A. 40A:12A-5.d Lots 5, 6 and 28
N.J.S.A. 40A:12A-5.h Lots 1, 5, 6, 28 and 29

In addition, Lot 29 was found necessary for inclusion in the Area in Need of Non-Condensation Redevelopment for the effective redevelopment of the Redevelopment Area due to its central location in Block 39, potential for meeting the land use policy goals of the municipality, and recognition of continuing consolidation plans of the U.S. Postal Service.

Public Hearing Notifications

Upon receipt of this preliminary investigation, the Planning Board is required to hold a public hearing. Notice for the hearing is required to be published in the newspaper of record in the municipality once each week for two (2) consecutive weeks. A copy of the notice is mailed to the last owner of record of each property within the Study Area. The newspaper notice is published in the official paper. During the pendency of the document, publishing requirements are changing to require municipal public notices to be published on the municipal website, as well.

Redevelopment Plan: *Required Elements* (N.J.S.A. 40A:12A-7.a)

- The plan's relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan.
- Pursuant to N.J.S.A. 40A:12A-7.c., the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law", N.J.S.A. 40:55D-1 et seq.

Mercer Street Block 39
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

PLANNING BOARD RECOMMENDATION TO BOROUGH COUNCIL

Once the hearing has been completed, the Planning Board makes a recommendation to the Borough Council that the delineated area, or any part of such an area, should or should not be determined to be an Area in Need of Non-Condensation Redevelopment. The Borough Council may then adopt a resolution determining that the delineated area, or portion, is a Redevelopment Area. Notice of such determination is then sent to each objector who has sent in a written protest.

CONCLUSION

The assemblage of the full block would significantly enhance redevelopment feasibility by creating a larger, more flexible development footprint capable of accommodating mixed-use construction at an intensity appropriate for the Downtown Core district. A consolidated site would allow for more efficient circulation planning, improved pedestrian connectivity, rationalized parking design, and the potential introduction of upper-story residential or office uses consistent with Smart Growth principles. From a market perspective, a larger and more adaptable redevelopment tract is much more attractive to prospective developers, as it allows for economies of scale and design flexibility that smaller, fragmented parcels cannot support.

Accordingly, even if portions of the block may not independently exhibit the physical deterioration and obsolescence characteristic of blight, their inclusion is necessary to eliminate constraints on coordinated redevelopment and to promote a more viable and economically sustainable outcome for the Borough's Downtown Core.

The post office building inclusion within the Study Area is necessary for the effective redevelopment of the block as a whole, consistent with N.J.S.A. 40A:12A-3. The post office parcel physically separates Lots 5, 6, and 28, limiting opportunities for integrated site design, shared access, structured parking solutions, and cohesive building massing. Absent inclusion of this parcel, redevelopment efforts will remain piecemeal, constraining the Borough's ability to achieve a unified development vision for this prominent downtown block. An Area in Need of Non-Condensation Redevelopment designation for Lot 29 may also provide the federal government with an outlet to reuse property it no longer needs, whether that be now or in the future. Lot 1, the Railroad Avenue street parking, satisfies Criterion "C" and its inclusion would allow for the entirety of Block 39 to be included in the potential redevelopment area.

The Planning Board concludes that the statutory basis for determining the study area to be an Area in Need of Non-Condensation Redevelopment is present and that the public health, safety and welfare would be promoted by designating Block 39; Lots 1, 5, 6, 28 and 29 on the tax assessment maps of the Borough of Hightstown as such by the Borough Council. A favorable recommendation is made to the Hightstown Borough Council to issue a Determination of an Area in Need of Non-Condensation Redevelopment.

Mercer Street Block 39
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

SUBSEQUENT PROCEDURAL STEPS

The Borough Council, once receiving this document and the Planning Board's resolution of adoption and recommendation, may then adopt its own resolution determining that the delineated area or portion thereof should be designated a redevelopment area. Once that occurs, the redevelopment area is established once forwarded to the Commissioner of the NJ Department of Community Affairs.

If designated by the Borough, the next action would be the creation and adoption of a redevelopment plan for the Redevelopment Area. A Redevelopment Plan is adopted by ordinance by the Borough Council before any project is initiated. Depending on the nature of the Redevelopment Plan, it may contain some or all of the land use controls for a particular Redevelopment Area. Furthermore, a plan may be created in such a way as to provide for detailed recommendations regarding land use, circulation, open space, utilities, urban design and architecture. At a minimum, pursuant to N.J.S.A. 40A:12A-7.a, a redevelopment plan will be necessary to address a series of required components as listed in the statute.

Mercer Street Block 39
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

APPENDIX A - BOROUGH RESOLUTION #2025-208

Borough of Hightstown
County of Mercer

Resolution 2025-208

**RESOLUTION OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF
MERCER, AUTHORIZING AND DIRECTING THE BOROUGH PLANNING
BOARD TO DETERMINE WHETHER CERTAIN PROPERTY CONSTITUTES AN
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), municipalities may undertake studies to determine whether certain properties should be designated as an “area in need of redevelopment”; and

WHEREAS, the Borough of Hightstown (the “**Borough**”) desires to authorize and direct the Borough’s Planning Board (the “**Planning Board**”) to undertake a preliminary investigation (the “**Study**”) to determine whether the property identified as Block 39, Lots 28, 6, and 5, on the Borough’s tax maps (collectively, the “**Study Area**”) meets the criteria set forth in the Redevelopment Law for designation as an area in need of redevelopment; and

WHEREAS, if the Study Area is determined to meet the criteria for designation as an area in need of redevelopment and the Borough so designates the Study Area, then the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, except the power of eminent domain.

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

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

Section 2. The Planning Board is authorized and directed to undertake a preliminary investigation and conduct a public hearing to determine whether the Study Area meets criteria necessary for designation as an area in need of redevelopment under the Redevelopment Law and, if the Study Area so qualifies, to recommend whether it should be so designated.

Section 3. Brian Slaugh, PP, AICP, of Clarke Caton Hintz, the Borough’s professional planner, is authorized and directed to undertake the Study and present findings and recommendations to the Planning Board in accordance with the Redevelopment Law.

Section 4. In the event the governing body shall designate the Study Area as a redevelopment area, the Borough shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, except for the power of eminent domain.

Borough of Hightstown
County of Mercer

Resolution 2025-208

Section 5. A copy of this resolution shall be forwarded to the Secretary of the Planning Board for action consistent herewith.

Section 6. This resolution shall take effect immediately.

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 20, 2025.


Margaret Riggio, Borough Clerk

Mercer Street Block 39
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

APPENDIX B - BOROUGH RESOLUTION #2026-40

Borough of Hightstown
County of Mercer

Resolution 2026-40

RESOLUTION OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, AMENDING RESOLUTION 2025-208 TO EXPAND THE STUDY AREA TO INCLUDE ALL OF BLOCK 39 AND AUTHORIZING AND DIRECTING THE BOROUGH PLANNING BOARD TO DETERMINE WHETHER SUCH AREA CONSTITUTES AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, on October 20, 2025, the Borough Council adopted Resolution 2025-208, entitled “Resolution of the Borough of Hightstown, in the County of Mercer, Authorizing and Directing the Borough Planning Board to Determine Whether Certain Property Constitutes an Area in Need of Redevelopment”; and

WHEREAS, Resolution 2025-208 authorized a preliminary investigation of Block 39, Lots 28, 6, and 5 as the Study Area; and

WHEREAS, the Borough now desires to amend Resolution 2025-208 so that the entire Block 39, as shown on the Borough’s Tax Map, is included in the Study Area to be evaluated for possible designation as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”); and

WHEREAS, the Borough Council finds it appropriate and in the public interest to expand the Study Area and formally amend Resolution 2025-208 to reflect this change.

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

1. Resolution 2025-208 is hereby amended to replace the Study Area originally identified therein (Block 39, Lots 28, 6, and 5) with a new Study Area consisting of the entirety of Block 39 as shown on the Borough’s Tax Map.
2. The Planning Board is authorized and directed to undertake a preliminary investigation and conduct a public hearing to determine whether all of Block 39 meets the criteria necessary for designation as an area in need of redevelopment under the Redevelopment Law and, if so, to recommend whether it should be so designated.
3. Brian Slauch, PP, AICP, of Clarke Caton Hintz, the Borough’s professional planner, is authorized and directed to undertake the Study of the entirety of Block 39 and present findings and recommendations to the Planning Board in accordance with the Redevelopment Law.
4. In the event the governing body shall designate Block 39 as a redevelopment area, the Borough shall be authorized to use all powers provided under the Redevelopment Law

Borough of Hightstown
County of Mercer

Resolution 2026-40

- for use in a redevelopment area, except for the power of eminent domain, consistent with Resolution 2025-208 as amended.
5. Except as expressly amended herein, all other provisions of Resolution 2025-208 shall remain in full force and effect.
 6. A copy of this resolution shall be forwarded to the Secretary of the Planning Board for action consistent herewith.

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 January 20, 2026.

Margaret Riggio, Borough Clerk



Borough of Hightstown Planning Board

156 Bank Street, Hightstown, NJ 08520
(609) 490-5100 Ext 617
Planning@HightstownBorough.com
www.hightstownborough.com

TO: Peggy Riggio, Borough Clerk

FROM: Jane Davis, Planning Board Secretary 

SUBJECT: Resolution 2025-208 – Possible Area in Need of Redevelopment

DATE: January 14, 2026

At the January 12, 2026 Planning Board meeting, the Board discussed the study that Clark Caton Hintz was authorized to conduct for Block 39, Lots 5, 6, and 28. During the discussion, the Board determined that expanding the study to include the entirety of Block 39—specifically Lots 1, 5, 6, 28, and 29—would be more beneficial. Including all lots within Block 39 may broaden opportunities and flexibility for future development.

The Board is requesting that Council amend Resolution 2025-208 to authorize the expansion of the study's scope as described above. Please feel free to reach out with any questions or if additional information is needed.

Thank you.

Mercer Street Block 39
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

APPENDIX C
TAX ASSESSMENT RECORDS

BOROUGH OF HIGHTSTOWN
RAILROAD AVE
HIGHTSTOWN, NJ 08520

Mailing Address
156 BANK STREET
HIGHTSTOWN NJ 08520

County: **MERCER**
Town: **HIGHTSTOWN**
Block / Lot: **39 / 1**

<i>Tax Information</i>	
Land Value: \$45,000	Property Type: Public
Imp. Value:	Assessment Year: 2004
Total Assessment: \$45,000	Tax Year: 2025
Property Tax: \$2,299	Town Tax Rate: 5.109

<i>Property Description</i>	
Zoning: CI-H	Building Description: GRNWAYS/PARKING
Lot Size: 0.6 AC	Year Built: 0
Land Sq. Ft.: 26136	Building Sq. Ft.:
Acres: 0.6	Num. Stories:

<i>Most Recent Sale</i>	
Seller:	
Deed Book:	Deed Date:
Deed Page:	Sale Price:

M.G.K.R. ENTERPRISES LLC
180 MERCER ST
Hightstown, NJ 08520

Mailing Address
180 MERCER STREET
HIGHTSTOWN, NJ 08520

County: **MERCER**
Town: **HIGHTSTOWN**

Block / Lot: **39 / 5**

<i>Tax Information</i>	
Land Value: \$100,500	Property Type: Commercial
Imp. Value: \$123,000	Assessment Year: 2004
Total Assessment: \$223,500	Tax Year: 2025
Property Tax: \$11,419	Town Tax Rate: 5.109

<i>Property Description</i>	
Zoning: DTC	Building Description: 1CB&GLASS
Lot Size: 91X80	Year Built: 0
Land Sq. Ft.: 7279	Building Sq. Ft.:
Acres: 0.1671	Num. Stories: 1

Most Recent Sales

Seller: **GLACKIN, WILLIAM F.**
Deed Book: **3534**
Deed Page: **18**
Deed Date: **01/16/1999**
Sale Price: **\$98,500**

MGKR ENTERPRISE, LLC
160 MERCER ST
Hightstown, NJ 08520

Mailing Address
180 MECER ST
HIGHTSTOWN, NJ 08520

County: **MERCER**
Town: **HIGHTSTOWN**
Block / Lot: **39 / 6**

<i>Tax Information</i>	
Land Value: \$104,800	Property Type: Commercial
Imp. Value: \$184,900	Assessment Year: 2004
Total Assessment: \$289,700	Tax Year: 2025
Property Tax: \$14,801	Town Tax Rate: 5.109

<i>Property Description</i>	
Zoning: DTC	Building Description:
Lot Size: 125X70	Year Built: 0
Land Sq. Ft.: 8751	Building Sq. Ft.:
Acres: 0.2009	Num. Stories: 1

<i>Most Recent Sale</i>	
Seller:	
Deed Book: 6205	Deed Date: 10/17/2014
Deed Page: 505	Sale Price: \$336,000

ARG 1CBHGNJ001, LLC
140 MERCER ST
Hightstown, NJ 08520

Mailing Address
38 WASHINGTON SQUARE
NEWPORT, RI 02840

County: **MERCER**
Town: **HIGHTSTOWN**
Block / Lot: **39 / 28**

<i>Tax Information</i>	
Land Value: \$156,300	Property Type: Commercial
Imp. Value: \$628,900	Assessment Year: 2004
Total Assessment: \$785,200	Tax Year: 2025
Property Tax: \$40,116	Town Tax Rate: 5.109

<i>Property Description</i>	
Zoning: DTC	Building Description:
Lot Size: 1.15	Year Built: 0
Land Sq. Ft.: 50094	Building Sq. Ft.:
Acres: 1.15	Num. Stories:

<i>Most Recent Sale</i>	
Seller:	
Deed Book: 6409	Deed Date: 07/24/2020
Deed Page: 1266	Sale Price: \$ 10

UNITED STATES POSTAL SERVICE
150 MERCER ST
Hightstown, NJ 08520

Mailing Address
150 MERCER STREET
HIGHTSTOWN, NJ 08520

County: **MERCER**
Town: **HIGHTSTOWN**
Block / Lot: **39 / 29**

Tax Information	
Land Value: \$285,300	Property Type: Public
Imp. Value: \$2,877,100	Assessment Year: 2004
Total Assessment: \$3,162,400	Tax Year: 2025
Property Tax: \$161,567	Town Tax Rate: 5.109

Property Description	
Zoning: DTC	Building Description: POST OFFICE
Lot Size: 2.87AC	Year Built: 0
Land Sq. Ft.: 125017	Building Sq. Ft.:
Acres: 2.87	Num. Stories:

Most Recent Sale	
Seller:	
Deed Book: 1967	Deed Date: 06/03/1974
Deed Page: 13	Sale Price: \$136,250

Borough of Hightstown
County of Mercer

Resolution 2026-72

**APPROVING PAYMENT NO. 2 TO EARLE ASPHALT COMPANY FOR
IMPROVEMENTS TO MAXWELL AVENUE**

WHEREAS, the Borough of Hightstown awarded a contract for Improvements to Maxwell Avenue to Earle Asphalt Company, of Farmingdale, New Jersey, in the original contract amount of \$1,698,413.13, as set forth in Resolution 2025-161 adopted August 18, 2025; and

WHEREAS, the contractor has submitted Payment No. 2 for work performed through January 31, 2026, covering mobilization, traffic control, 1” Cooper Water Service and Curb Valve and Box; and

WHEREAS, the Borough Engineer recommends Payment No. 2 in the total amount of \$70,048.23, with the payment funded \$29,498.28 from the Capital Fund and \$40,549.95 from the Water Fund.

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

1. Payment No. 2 to Earle Asphalt Company for the Improvements to Maxwell Avenue project is hereby approved in the amount of \$70,048.23.
2. Payment No. 2 shall be charged as follows: \$29,498.28 – Capital Fund; \$40,549.95 – Water Fund.
3. The Chief Financial Officer is authorized and directed to process the payment in accordance with applicable law and Borough procedures.

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 March 16, 2026.

Margaret Riggio, Borough Clerk



1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

MEMORANDUM

TO: Mayor and Council
Borough of Hightstown

FROM: Carmela Roberts, PE, CME, CPWM *CR*
For the Firm

DATE: February 16, 2026

RE: Improvements to Maxwell Avenue
Payment No. 2
Our File No.: H1805

Attached please find the following in reference to Payment No. 2, which is a partial payment through January 31, 2026, for mobilization, traffic control, 1" Copper Water Service, and Curb Valve and Box:

1. Payment No. 2
2. Invoice No. 2
3. Certified Payrolls
4. Monthly Project Workforce Reports

I recommend payment be made to Earle Asphalt Company in the amount of \$70,048.23.

The total recommended amount of \$70,048.23 is funded as follows:

Capital Fund:	\$29,498.28
Water Fund:	\$40,549.95
Sewer Fund:	\$0.00

Should you have any questions, please do not hesitate to call.

cc: John Francis Roman, Borough Administrator
Peggy Riggio, RMC, CMR, Borough Clerk
Mairead Thompson, Assistant Borough Administrator
Donna Condo, Borough CFO
Mike Corsi, Earle Asphalt Company
Amir Khan, Earle Asphalt Company
Edward Manganiello, Earle Asphalt Company
Bill Mead, Earle Asphalt Company
Tyler Becht, Earle Asphalt Company
Cameron Corini, PE, CME, CPWM, Roberts Engineering Group, LLC
Justin Streleckis, PE, Roberts Engineering Group, LLC
Giovanni Zangrilli, Roberts Engineering Group, LLC
Stephanie Katz, Roberts Engineering Group, LLC



PAYMENT No. 2
IMPROVEMENTS TO MAXWELL AVENUE
Borough of Hightstown, Mercer County, New Jersey
February 6, 2026
File No.: H1805

Item No.	Description	Units	Contract Quantity	Total As-Built Quantity	As-Built This Period	Unit Price	Total Cost
1	Mobilization	LS	1.00	0.60	0.10	\$60,000.00	\$36,000.00
2	Clearing Site	LS	1.00	0.60	0.10	\$133,000.00	\$79,800.00
3	Project Video	LS	1.00	0.00	0.00	\$1,500.00	\$0.00
4	Traffic Director, Flagger	HOUR	175.00	0.00	0.00	\$90.00	\$0.00
5	Uniform Traffic Director	HOUR	350.00	114.40	77.14	\$140.00	\$16,016.69
6	Drums	UNIT	30.00	0.00	0.00	\$0.01	\$0.00
7	Traffic Cones	UNIT	30.00	0.00	0.00	\$0.01	\$0.00
8	Breakaway Barricade	UNIT	9.00	0.00	0.00	\$0.01	\$0.00
9	Construction Sign 'B' (60"x30")	UNIT	3.00	0.00	0.00	\$500.00	\$0.00
10	Construction Sign 'C' (72"x60")	UNIT	5.00	4.00	0.00	\$1,000.00	\$4,000.00
11	Construction Sign 'D' (24"x18")	UNIT	2.00	0.00	0.00	\$0.01	\$0.00
12	Construction Sign 'E' (24"x18")	UNIT	2.00	0.00	0.00	\$0.01	\$0.00
13	Construction Sign 'F' (24"x18")	UNIT	4.00	0.00	0.00	\$0.01	\$0.00
14	Construction Sign 'G' (30"x18")	UNIT	4.00	0.00	0.00	\$0.01	\$0.00
15	Construction Sign 'H' (30"x18")	UNIT	4.00	0.00	0.00	\$0.01	\$0.00
16	Construction Sign 'I' (30"x18")	UNIT	1.00	0.00	0.00	\$0.01	\$0.00
17	Construction Sign 'J' (24"x24")	UNIT	4.00	0.00	0.00	\$0.01	\$0.00
18	Construction Sign 'K' (24"x24")	UNIT	4.00	0.00	0.00	\$0.01	\$0.00
19	Construction Sign 'L' (48"x48")	UNIT	1.00	1.00	0.00	\$500.00	\$500.00
20	Inlet Filter, Type 2	UNIT	9.00	0.00	0.00	\$150.00	\$0.00
21	Excavation, Test Pit	CY	550.00	114.00	21.00	\$25.00	\$2,850.00
22	Stump Removal	UNIT	2.00	0.00	0.00	\$650.00	\$0.00
23	Tree Removal, Over 6" to 12" Diameter	UNIT	6.00	0.00	0.00	\$750.00	\$0.00
24	Tree Removal, Over 18" to 24" Diameter	UNIT	3.00	0.00	0.00	\$1,125.00	\$0.00
25	Tree Removal, Over 30" to 36" Diameter	UNIT	1.00	0.00	0.00	\$1,500.00	\$0.00
26	Tree Planting, 2" Cal.	UNIT	10.00	0.00	0.00	\$500.00	\$0.00
27	Type 'B' Inlet with Bicycle Safe Frame and Grate	UNIT	2.00	0.00	0.00	\$6,000.00	\$0.00
28	Type 'E' Inlet with Bicycle Safe Frame and Grate	UNIT	1.00	0.00	0.00	\$5,900.00	\$0.00
29	Bicycle Safe Frame and Grate, Type 'B'	UNIT	6.00	0.00	0.00	\$425.00	\$0.00
30	10" Type 'N' Eco Curb Piece	UNIT	6.00	0.00	0.00	\$675.00	\$0.00
31	8" Type 'N' Eco Curb Piece	UNIT	1.00	0.00	0.00	\$675.00	\$0.00
32	4" Type 'N' Eco Curb Piece	UNIT	3.00	0.00	0.00	\$675.00	\$0.00
33	Manhole Frame and Cover, Storm	UNIT	1.00	0.00	0.00	\$1,050.00	\$0.00
34	6" HDPE Storm Pipe	LF	725.00	0.00	0.00	\$85.00	\$0.00
35	Connect to Existing Inlet	UNIT	1.00	0.00	0.00	\$2,150.00	\$0.00
36	8" HDPE Water Main	LF	1,185.00	0.00	0.00	\$290.50	\$0.00
37	1" Type K Copper Water Service	LF	1,500.00	177.00	177.00	\$12.50	\$2,212.50
38	3/4" Type K Copper Water Service	LF	2,800.00	266.00	266.00	\$40.00	\$10,640.00
39	Curb Valve and Box	UNIT	24.00	8.00	8.00	\$3,500.00	\$28,000.00
40	Fire Hydrant Assembly, Complete	UNIT	4.00	1.00	0.00	\$12,500.00	\$12,500.00
41	6" Wet Tap and Valve	UNIT	1.00	0.00	0.00	\$12,500.00	\$0.00
42	8"x8" Cut-In Tee	UNIT	1.00	0.00	0.00	\$7,500.00	\$0.00
43	8" Gate Valve	UNIT	4.00	0.00	0.00	\$4,000.00	\$0.00
44	8" Insertion Valve	UNIT	1.00	0.00	0.00	\$15,000.00	\$0.00
45	6" Insertion Valve	UNIT	1.00	0.00	0.00	\$12,403.41	\$0.00
46	8"x6" Reducer	UNIT	1.00	0.00	0.00	\$635.00	\$0.00
47	6" Cap	UNIT	4.00	0.00	0.00	\$500.00	\$0.00
48	8"X8"X6" Tee	UNIT	1.00	0.00	0.00	\$1,250.00	\$0.00
49	Permanent Trench Restoration	LF	35.00	0.00	0.00	\$85.00	\$0.00
50	Permanent Trench Restoration	LF	25.00	0.00	0.00	\$75.00	\$0.00
51	Remove and Fill Existing Manhole	UNIT	1.00	0.00	0.00	\$2,500.00	\$0.00
52	4' Dimater Precast Manhole with Frame and Cover, Sanitary Sewer	UNIT	3.00	0.00	0.00	\$10,500.00	\$0.00
53	Manhole Frame and Cover, Sanitary	UNIT	8.00	0.00	0.00	\$1,050.00	\$0.00
54	8" PVC Sanitary Sewer Main	LF	25.00	0.00	0.00	\$350.00	\$0.00
55	Concrete Encasement	LF	25.00	0.00	0.00	\$20.00	\$0.00
56	Connect to Existing Manhole	UNIT	1.00	0.00	0.00	\$2,000.00	\$0.00
57	6"x8"x18" Concrete Vertical Curb	LF	2,205.00	0.00	0.00	\$55.00	\$0.00
58	8"x9"x18" Concrete Vertical Curb	LF	75.00	0.00	0.00	\$60.00	\$0.00
59	8"X10"X36" Concrete Vertical Curb	LF	85.00	0.00	0.00	\$135.00	\$0.00
60	Brick Paver Sidewalk	SY	2.00	0.00	0.00	\$200.00	\$0.00



Item No.	Description	Units	Contract Quantity	Total As-Built Quantity	As-Built This Period	Unit Price	Total Cost
61	Concrete Sidewalk, 4" Thick	SY	761.00	0.00	0.00	\$100.00	\$0.00
62	Reinforced Concrete Sidewalk, 6" Thick	SY	300.00	0.00	0.00	\$140.00	\$0.00
63	Hot Mix Asphalt Driveway, 2" Thick	SY	200.00	0.00	0.00	\$65.00	\$0.00
64	Stone Driveway	SY	100.00	0.00	0.00	\$35.00	\$0.00
65	Brick Paver Driveway	SY	5.00	0.00	0.00	\$200.00	\$0.00
66	Detectable Warning Surface	SY	12.00	0.00	0.00	\$400.00	\$0.00
67	Excavation, Unclassified, 12" Depth or Less	SY	675.00	0.00	0.00	\$20.00	\$0.00
68	Pavement Milling, 3" or Less	SY	6,840.00	0.00	0.00	\$9.88	\$0.00
69	HMA Pavement Repair	SY	680.00	0.00	0.00	\$30.00	\$0.00
70	Tack Coat	GAL	733.00	0.00	0.00	\$0.01	\$0.00
71	Hot Mix Asphalt Surface Course 9.5M64, 2" Thick	TON	890.00	0.00	0.00	\$115.00	\$0.00
72	Hot Mix Asphalt Leveling Course 9.5M64, Variable Thickness	TON	123.00	0.00	0.00	\$50.00	\$0.00
73	Hot Mix Asphalt Base Course 19M64, 6" Thick	TON	115.00	0.00	0.00	\$110.00	\$0.00
74	Select Fill	CY	70.00	0.00	0.00	\$15.00	\$0.00
75	Compacted Dense Graded Aggregate, 6" Thick	SY	130.00	0.00	0.00	\$15.00	\$0.00
76	1-1/2" Clean Stone, If & Where Directed	CY	50.00	0.00	0.00	\$30.00	\$0.00
77	30"x30" Regulatory Sign, R1-1 'Stop'	UNIT	5.00	0.00	0.00	\$280.00	\$0.00
78	18"x6" Regulatory Plaque, R1-3P 'All Way'	UNIT	3.00	0.00	0.00	\$40.00	\$0.00
79	30"x24" Regulatory Sign, R2-1 'Speed Limit 25'	UNIT	4.00	0.00	0.00	\$225.00	\$0.00
80	30"x30" Regulatory Sign, R5-1 'Do Not Enter'	UNIT	1.00	0.00	0.00	\$280.00	\$0.00
81	30"x30" Regulatory Sign, R9-20 'Bicycle Allowed Use of Full Lane'	UNIT	7.00	0.00	0.00	\$280.00	\$0.00
82	30"x24" Regulatory Sign, R10-11a 'No Turn on Red'	UNIT	1.00	0.00	0.00	\$225.00	\$0.00
83	30"x24" Regulatory Sign, R12-1 'Weight Limit 3 Tons'	UNIT	2.00	0.00	0.00	\$225.00	\$0.00
84	18"x12" Regulatory Sign, 'No Stopping or Standing'	UNIT	3.00	0.00	0.00	\$150.00	\$0.00
85	24"x24" Warning Sign, W11-1 'Bicycle'	UNIT	7.00	0.00	0.00	\$180.00	\$0.00
86	30"x30" Warning Sign, W12-1 'Double Arrow'	UNIT	1.00	0.00	0.00	\$280.00	\$0.00
87	30"x30" Warning Sign, W15-2 'Watch Children'	UNIT	2.00	0.00	0.00	\$280.00	\$0.00
88	Street Signs	UNIT	4.00	0.00	0.00	\$310.00	\$0.00
89	Traffic Marking, 24" Wide White	LF	596.00	0.00	0.00	\$6.00	\$0.00
90	Traffic Marking, 8" Wide White	LF	605.00	0.00	0.00	\$2.00	\$0.00
91	Traffic Marking, Symbol, Shared Lane Marking	SF	198.00	0.00	0.00	\$35.00	\$0.00
92	Long Life Epoxy Resin Curb Marking, Yellow	LF	715.00	0.00	0.00	\$5.25	\$0.00
93	Traffic Striping, 4" Wide Yellow	LF	300.00	0.00	0.00	\$1.00	\$0.00
94	Topsailing, 5" Thick	SY	875.00	0.00	0.00	\$15.00	\$0.00
95	Fertilizing and Seeding, Type A-3	SY	875.00	0.00	0.00	\$1.00	\$0.00
96	Fuel Price Adjustment	DOLLAR	6,500.00	0.00	0.00	\$1.00	\$0.00
97	Asphalt Price Adjustment	DOLLAR	4,000.00	0.00	0.00	\$1.00	\$0.00
98	Allowance	DOLLAR	20,000.00	0.00	0.00	\$1.00	\$0.00
S-1	Hydrant Installation - 351 Franklin St	LS	1.00	1.00	0.00	\$4,355.04	\$4,355.04
TOTAL WORK COMPLETED							\$196,874.23
LESS: RETAINAGE		2%					\$3,937.48
SUBTOTAL							\$192,936.75
LESS: PREVIOUS PAYMENTS						\$122,888.51	
TOTAL AMOUNT DUE							\$70,048.24
AMOUNT OF ORIGINAL CONTRACT							\$1,698,413.13

Borough of Hightstown
County of Mercer

Resolution 2026-73

**AUTHORIZING EXECUTION OF AN ESCROW REFUND
AGREEMENT AND RELEASE WITH THE LOCAL LEAF AND
AUTHORIZING REFUND OF ESCROW FUNDS**

WHEREAS, The Local Leaf submitted an application to the Borough of Hightstown in connection with the Borough's cannabis licensing process and, as part of that process, paid a non-refundable application fee and deposited escrow funds in the amount of \$5,000.00 for professional review costs; and

WHEREAS, the Borough has completed its review of the application and determined that the application will not be selected to move forward in the licensing process; and

WHEREAS, the Borough has determined that the unused escrow balance remaining for the applicant is \$4,382.50; and

WHEREAS, the Borough and The Local Leaf have negotiated an Escrow Refund Agreement and Release providing that the Borough will refund the total sum of \$5,000.00 to fully resolve any issues or potential disputes relating to the cannabis application; and

WHEREAS, the applicant acknowledges that the cannabis application fee is non-refundable pursuant to Borough ordinance and that the refund amount exceeds the unused escrow balance and constitutes discretionary consideration beyond what the ordinance would otherwise require.

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

1. The Borough Administrator is hereby authorized to execute the Escrow Refund Agreement and Release with The Local Leaf, in substantially the form presented to the Borough Council.
2. The Borough Clerk is hereby authorized to attest to the execution of said agreement.
3. The Chief Financial Officer is hereby authorized to issue a refund in the amount of \$5,000.00 to The Local Leaf in accordance with the terms of the agreement.
4. This Resolution shall take effect immediately.

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 March 16, 2026.

Margaret Riggio, Borough Clerk

ESCROW REFUND AGREEMENT AND RELEASE

This agreement is entered into as of March 16, 2026, by and between **The Local Leaf**, with a principal address of 110 Orchard Avenue (“Applicant”), and the Borough of Hightstown, a municipal corporation of the State of New Jersey (“Borough”).

Applicant submitted an application to the Borough in connection with the Borough’s cannabis licensing process and, in connection therewith, paid a non-refundable application fee and deposited escrow funds in the amount of \$5,000.00 for professional review costs. The Borough has completed its review of Applicant’s submission and has determined that the application will not be selected to move forward in the licensing process. The parties therefore agree as follows:

1. Pursuant to Borough ordinance, the Borough is authorized to refund only the unused portion of escrow funds. The Borough has determined that the unused escrow balance remaining for Applicant is \$4,382.50 (“Unused Escrow Balance”).
2. In order to fully and finally resolve any issues or potential disputes relating to Applicant’s cannabis application, and without any admission of liability, wrongdoing, or error, the Borough has agreed to refund to Applicant the total sum of \$5,000.00, which exceeds the Unused Escrow Balance and constitutes discretionary consideration beyond what the ordinance would otherwise require.
3. Upon execution of this agreement, the Borough shall refund to Applicant the sum of \$5,000.00. Applicant acknowledges and agrees that this amount exceeds the Unused Escrow Balance identified above and constitutes full and adequate consideration for the agreements, waivers, and releases set forth herein.
4. Applicant acknowledges and agrees that the cannabis application fee paid to the Borough was expressly designated as non-refundable pursuant to Borough ordinance and that no portion of that application fee is being refunded.
5. In consideration of the refund described above, Applicant hereby irrevocably releases and forever discharges the Borough of Hightstown, and its officials, officers, employees, agents, boards, committees, and professionals, from any and all claims, demands, causes of action, damages, or liabilities of any kind, whether known or unknown, suspected or unsuspected, arising out of or relating in any way to Applicant’s cannabis application, the review and evaluation process, the selection or non-selection of applications, or the administration of the Borough’s cannabis licensing process.

6. Applicant agrees not to commence, file, or maintain any action, appeal, or proceeding against the Borough relating to the matters released herein, including actions in lieu of prerogative writs.
7. Applicant represents that this agreement is entered into knowingly and voluntarily, after having had the opportunity to consult with counsel of Applicant's choosing.
8. This agreement shall be governed by and construed in accordance with the laws of the State of New Jersey. Any action or proceeding arising out of or relating to this agreement shall be brought exclusively in the Superior Court of New Jersey, Mercer Vicinage.

Applicant: **THE LOCAL LEAF**

Name/Title:

Date: _____

BOROUGH OF HIGHTSTOWN

ATTEST:

John F. Roman, Borough Administrator

Margaret Riggio, Borough Clerk

Date: _____

Borough of Hightstown
County of Mercer

Resolution 2026-74

**RESOLUTION APPOINTING A BOROUGH ENGINEER THROUGH A NON-FAIR
AND OPEN PROCESS**

WHEREAS, the Borough of Hightstown requires the services of a Borough Engineer to provide professional engineering services to the Borough; and

WHEREAS, the Borough Council has determined that it is necessary to appoint a Borough Engineer to perform such services; and

WHEREAS, Cameron Corini of Roberts Engineering Group, LLC possesses the necessary qualifications, expertise, and experience to provide professional engineering services to the Borough; and

WHEREAS, the Borough wishes to appoint Cameron Corini of Roberts Engineering Group, LLC as Borough Engineer effective February 1, 2026 – December 31, 2026; and

WHEREAS, this appointment is being made through a Non-Fair and Open process pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Roberts Engineering Group, LLC has submitted all required political contribution disclosure forms and certifications in compliance with the State of New Jersey Pay-to-Play laws; and

WHEREAS, the total amount authorized for engineering services shall not exceed \$50,000.00 without further approval of the Borough Council; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this purpose.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hightstown, County of Mercer, State of New Jersey, that Cameron Corini of Roberts Engineering Group, LLC is hereby appointed as Borough Engineer effective February 1, 2026.

BE IT FURTHER RESOLVED that compensation for services shall be in accordance with the fee schedule submitted by Roberts Engineering Group, LLC, and shall not exceed \$50,000.00 without further authorization by the Borough Council.

BE IT FURTHER RESOLVED that this contract is awarded without competitive bidding as a professional services contract pursuant to N.J.S.A. 40A:11-5(1)(a)(i).

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute any documents necessary to effectuate this appointment.

Borough of Hightstown
County of Mercer

Resolution 2026-74

BE IT FURTHER RESOLVED that the Borough Clerk shall publish notice of the award on the public notice page of the Borough website in accordance with the law.

BE IT FURTHER RESOLVED that the executed contract and all required forms will be on file in the office of the Borough Clerk.

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 March 16, 2026.

Margaret Riggio, Borough Clerk



Borough of Hightstown

156 Bank Street, Hightstown, NJ 08520
(609) 490-5100
Website: www.hightstownborough.com

Peggy Riggio, RMC/CMC/QPA
Borough Clerk/Purchasing Agent

DETERMINATION OF VALUE AND CERTIFICATION OF FUNDS

Contract For: Borough Engineer Professional Services

Contract to be Awarded To: Cameron Corini, Roberts Engineering Group, LLC

Contract Period: February 1, 2026 through December 31, 2026

Maximum Contract Amount: Not to exceed \$50,000

VALUE DETERMINATION

It has been determined that the appointment of **Cameron Corini of Roberts Engineering Group, LLC** to serve as **Borough Engineer** represents fair and reasonable value to the Borough. This determination is based on the firm's professional qualifications, experience in providing municipal engineering services, familiarity with municipal requirements, and the reasonableness of the fee schedule submitted for the services to be provided.

This contract is awarded as a **professional services contract pursuant to N.J.S.A. 40A:11-5(1)(a)(i)** and through a **Non-Fair and Open process in accordance with N.J.S.A. 19:44A-20.5**.

CERTIFICATION

I hereby certify that the estimated amount of the contract to be awarded exceeds \$17,500.

I hereby further certify that funds to cover the expenditures for the above-referenced contract will be certified and encumbered by purchase orders on an as-needed basis in accordance with **N.J.A.C. 5:30-5.4**.

By: Peggy Riggio
Peggy Riggio, RMC/CMC/QPA
Borough Clerk/Purchasing Agent

Certified Date: 3/12/2026

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT, entered into as of February 1, 2026, by and between the Borough of Hightstown 156 Bank Street, Hightstown, New Jersey 08520 (hereinafter referred to as "MUNICIPALITY") and Cameron Corini, P.E., C.M.E., C.P.W.M. of Roberts Engineering Group, LLC, 1670 Whitehorse-Hamilton Square Road, Hamilton, New Jersey 08690 (hereinafter referred to as "ENGINEER").

WITNESSETH

WHEREAS, the MUNICIPALITY requires professional engineering services to be performed on a routine basis and in connection with tax map maintenance, planning and zoning board applications, construction inspection, water and sewer plant operations and general engineering involving the MUNICIPALITY during the calendar year 2026; and

WHEREAS, said MUNICIPALITY has adopted a resolution authorizing the award of a contract for professional engineering services to the ENGINEER through a Non-Fair and Open Process in compliance with the Local Public Contracts Law.

NOW, THEREFORE, IT IS AGREED, as follows:

1. That CAMERON CORINI, P.E., C.M.E., C.P.W.M. shall render professional engineering services for the MUNICIPALITY during 2026 as required by the MUNICIPALITY, in accordance with the provisions by a Resolution adopted on February 1, 2026.
2. The MUNICIPALITY agrees to compensate the ENGINEER for said services as set forth in the aforesaid resolution and the firm's proposal for same, which proposal is attached hereto and incorporated herein. The MUNICIPALITY agrees to pay the ENGINEER for any actual disbursements made in carrying out their duties as Borough Engineer.
3. The ENGINEER shall bill the MUNICIPALITY bi-weekly for said engineering services, if any, on vouchers as required by the MUNICIPALITY. The MUNICIPALITY agrees to process and pay said vouchers when audited and found correct. Payment will be made within thirty (30) days of the submission of an audited and approved voucher.
4. The ENGINEER as Contractor agrees to comply with Affirmative Action regulations as set forth in Exhibit A to this agreement.
5. The ENGINEER Certificate of Employee Information Report is attached as an exhibit to this Agreement.
6. Political Contribution Disclosure. This contract has been awarded to the ENGINEER based on the merits and abilities of ENGINEER to provide the goods or services as described herein. This contract was not awarded through a "fair and open process" pursuant to N.J.S.A. 19:44A-20.4 et seq. As such, the undersigned does hereby attest that ROBERTS ENGINEERING GROUP, LLC, its subsidiaries, assigns or principals controlling in excess of 10% of the company has neither made a contribution, that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16, in the one (1) year period preceding the award of the contract that would, pursuant to P.L. 2021, c. 30, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of the contract to any candidate committee of any person serving in an elective public office of that Hightstown Borough or Mercer County when the contract is awarded.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seals this _____ day of _____, 2026.

ATTEST:

BOROUGH OF HIGHTSTOWN

Peggy M. Riggio, RMC, CMR, Borough Clerk

Susan Bluth, Mayor

ATTEST:

ROBERTS ENGINEERING GROUP, LLC



Nicole Nieves, Office Manager



Cameron Corini, PE, CME, CPWM



1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

ROBERTS ENGINEERING GROUP, LLC

Borough of Hightstown
2026 Hourly Rate Schedule:

Principal.....	\$180.00
Sr. Professional Engineer.....	\$160.00
Professional Engineer.....	\$140.00
Staff Engineer II.....	\$130.00
Staff Engineer I.....	\$125.00
Designer.....	\$120.00
Design Technician.....	\$95.00
CAD Technician.....	\$92.00
Senior Construction Observer.....	\$91.00
Construction Observer.....	\$85.00
Technician II.....	\$76.00
Technician I.....	\$59.00
Professional Surveyor.....	\$165.00
Survey Supervisor.....	\$135.00
Senior Survey Technician.....	\$116.00
Survey Technician.....	\$92.00
Technician II.....	\$76.00
Field Crew Chief.....	\$150.00
Field Crew Assistant.....	\$75.00

Other Expenses:

Bulk Reproduction..... At Cost

Borough of Hightstown
County of Mercer

Resolution 2026-75

**A RESOLUTION APPROVING FUN FRIDAYS FOR 2026 ORGANIZED BY THE
HIGHTSTOWN BOROUGH CULTURAL ARTS COMMISSION**

WHEREAS, the Cultural Arts Commission is a recognized commission of Hightstown Borough pursuant to Article 2-48 entitled “Cultural Arts” of “The Revised General Ordinances of the Borough of Hightstown”; and

WHEREAS, one of the obligations of the Cultural Arts Commission as set forth in the in Article 2-48 is to sponsor activities for the benefit of the Hightstown Community; and

WHEREAS, the Cultural Arts Commission will be hosting *Fun Fridays* during the summer of 2026; and

WHEREAS, Fun Fridays will be at Memorial Park on the following dates: May 29th, June 26th, July 24th and August 28th from 4:30 p.m. – 8:00 p.m.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Hightstown approve Fun Fridays 2026 as a sponsored and covered event and look forward to more successful community events in the Borough of Hightstown.

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 March 16, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-76

**A RESOLUTION APPROVING FAMILY MOVIE NIGHT 2026 ORGANIZED BY THE
HIGHTSTOWN BOROUGH CULTURAL ARTS COMMISSION**

WHEREAS, the Cultural Arts Commission is a recognized commission of Hightstown Borough pursuant to Article 2-48 entitled “Cultural Arts” of “The Revised General Ordinances of the Borough of Hightstown”; and

WHEREAS, one of the obligations of the Cultural Arts Commission as set forth in the in Article 2-48 is to sponsor artistic activities for the benefit of the Hightstown Community; and

WHEREAS, the Cultural Arts Commission will host a Family Movie Night were Borough residents and their families can view a free movie in the park; and

WHEREAS, Family Movie Night is scheduled to take place Friday, August 28, 2026 beginning at 8:00 p.m.at Memorial Park; and

WHEREAS, all licensing requirements will be handled by the Cultural Arts Commission; and

WHEREAS, all vendors that will be selling or distributing food or beverages of any kind are required to apply for the appropriate permits with the Borough Clerk and pay all applicable fees pursuant to Hightstown Borough Code.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Hightstown approve Family Movie Night 2026 as a sponsored and covered event and are grateful to the Cultural Arts Commission for their work in providing community events to the residents of 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 March 16, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-77

**A RESOLUTION AUTHORIZING REDEMPTION OF TAX LIEN 25-00002 FOR
BLOCK 2.01 LT:1 QUAL:C0181 KNOWN AS 40 DENNIS COURT**

WHEREAS, the Tax Collector has received payment in the amount of \$2,303.32, on from property owner Philip W. Dujnic for redemption of Tax Lein #25-00003 for Block 2.01; Lt:1; Qual C0181; known as 40 Dennis Court; and

WHEREAS, reimbursements from money supplied by the taxpayer or now required to be made to the following Lien Holder:

**ProCap 8 FBO Firstrust Bank
PO Box 774
Fort Washington, PA 19034-0774**

\$2,303.32 total from Tax Lein Redemption Account, Lien, Penalty, Interest, Costs and Premium (if applicable).

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 CFO is authorized to issue payment in the amount of \$2,303.32 to ProCap 8 FBO Firstrust Bank.
2. The Tax Collector is hereby authorized and directed to take all steps necessary to fulfill the purpose of this Resolution.
3. A certified copy of this Resolution shall be forwarded to the Tax Collector, Deputy CFO and CFO.

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 March 12, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-78

**A RESOLUTION AUTHORIZING THE CANCELLATION OF A PORTION OF
PROPERTY TAXES FOR BLOCK 63.01 LOT 34 FOR A 100% DISABLED AMERICAN
VETERAN AND APPROVE A REFUND OF 1ST QUARTER 2026 TAXES**

WHEREAS, the 2025 Tax Duplicate lists Block 63.01 Lot 34, located at 108 Orchard Avenue, as owned by Gary Garrett, and he is a veteran and this property is his primary residence; and

WHEREAS, NJSA 54:4-3.30 et seq. allows property tax exemption for a disabled veteran, and the Veterans Administration has determined that Mr. Garrett is 100% permanently disabled, and the Tax Assessor has approved the property tax exemption effective December 15, 2025; and

WHEREAS, it is the desire of the Borough Council to cancel the 2025 property taxes, prorated effective December 15, 2025, and to cancel any taxes billed thereafter; and

WHEREAS, the first quarter 2026 taxes in the amount of \$2,923.63 have been paid and must be refunded.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hightstown, County of Mercer, State of New Jersey that the property taxes for Block 63.01 Lot 34 are hereby cancelled prorated effective December 15, 2025, and the Borough Tax Collector is authorized to adjust her records accordingly and is hereby released from the collection of same.

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized to issue a refund for the first quarter 2026 taxes in the amount of \$2,923.63 to Gary Garrett.

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 March 6, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-79

**AUTHORIZING THE BOROUGH OF HIGHTSTOWN TO HIRE A
FULL-TIME POLICE OFFICER**

WHEREAS, the Hightstown Borough Council has determined that it is necessary to hire a new full-time regular police officer in order to maintain the health, safety, and welfare of the public at large; and

WHEREAS, Section 2-19.8 of the “Revised General Ordinances of the Borough of Hightstown, New Jersey,” governs the procedure relating to application for, and appointment to, the position of police officer of any rank within the Borough; and

WHEREAS, pursuant to Subsection 2-19.8(b), the Chief has recommended that the Borough Council appoint Andrew M. Rodriguez as a Hightstown Borough Police Officer; and

WHEREAS, Andrew M. Rodriguez has successfully completed the application process and has satisfied the requirements of a background investigation and medical examination; and

WHEREAS, the appointment of Andrew M. Rodriguez shall be conditioned upon his successful completion of all remaining requirements of employment, including, but not limited to, a psychological examination;

WHEREAS, the Hightstown Borough Council believes that the hiring of the new police officer as referenced above is in the best interests of the health, safety and welfare of the Borough’s residents.

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

1. That Andrew M. Rodriguez is hereby appointed to serve as full-time regular police officer for the Borough of Hightstown, effective contingent upon the conditions set forth in this Resolution.
2. That the employment of the new officer shall be conditioned upon passing all applicable Borough requirements.
3. That all other terms and conditions of employment relating to the new hire shall be as set forth in the existing FOP Agreement and/or Borough Personnel Policy.
4. That all appropriate Borough officials are hereby authorized and directed to take all appropriate actions in furtherance of the intentions set forth in this Resolution.
5. That a certified copy of this Resolution shall be provided to each of the following:
 - a. Appointee Andrew M. Rodriguez;
 - b. Police Chief Frank Gendron;

Borough of Hightstown
County of Mercer

Resolution 2026-79

- c. Police Commissioner Cristina Fowler;
- d. Robert Merryman, Borough Labor Counsel; and
- e. Jonathan Cohen, Esq., Borough Attorney

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 March 16, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-80

ESTABLISHING REVISED RATE SCHEDULE FOR COLLECTION OF GARBAGE FROM CERTAIN LICENSED RETAIL FOOD ESTABLISHMENTS

WHEREAS, Article 18-1-9 of the *Revised General Ordinances of the Borough of Hightstown* provides that:

Licensed food establishments located in Block 23 or Block 33 of the Borough of Hightstown shall be permitted to utilize municipal garbage dumpsters located in the Stockton Street parking lot, provided that a written agreement is entered into between the Borough and the licensed retail food establishment, and that the food establishment pays a share of the Borough’s cost for the provision of such service. A schedule of fees shall be established by Resolution of the Borough Council for services provided under this subsection, and shall be updated as necessary in order to ensure the fair distribution of costs among the users.

; and

WHEREAS, the Borough Administrator, Superintendent of Public Works, and Chief Financial Officer have reviewed the existing agreement with Waste Management for Solid Waste Dumpster Services, along with the current fee schedule, and have recommended that the fee schedule be updated;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that, effective January 1, 2026, the following rates shall apply for use of said garbage dumpsters:

12 Farms.....	\$125.00 per month
Antojitos Ecuatorianos.....	\$150.00 per month
Exito Grocery Store.....	\$650.00 per month
Guatepan Bakery	\$104.00 per month
Hightstown Liquor.....	\$65.00 per month
Holy Wong.....	\$169.00 per month
Mannino’s	\$162.50 per month
Morgan’s	\$162.50 per month
RISE.....	\$600.00 per month
Rudy’s Café.....	\$200.00 per month
Rudy’s Abarroteria	\$260.00 per month
Shop for Less.....	\$65.00 per month
TacoRito.....	\$200.00 per month

Borough of Hightstown
County of Mercer

Resolution 2026-80

NOW, THEREFORE, BE IT FURTHER RESOLVED that the monthly rate for each establishment will increase by 5% on August 1, 2026.

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 March 16, 2026

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-81

**AUTHORIZING AMENDMENT NO. 1 TO THE SHARED SERVICES AGREEMENT
BETWEEN THE BOROUGH OF HIGHTSTOWN AND 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 Hightstown and the Borough of Roosevelt entered into a Shared Services Agreement for Solid Waste Collection Services for the period January 1, 2026, through December 31, 2030, which was authorized by the Borough of Hightstown by Resolution No. 2025-196, adopted October 6, 2025; and

WHEREAS, the parties have identified an error in the Compensation section of Article II of the Agreement; and

WHEREAS, the parties desire to amend the Agreement to correct the compensation provisions by replacing Article II: Compensation/Costs, Section A – Compensation, in its entirety; and

WHEREAS, the Mayor and Council of the Borough of Hightstown find it to be in the best interests of the Borough to authorize Amendment No. 1 to the Shared Services Agreement with the Borough of Roosevelt.

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 Amendment No. 1 to 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 Amendment No. 1, to the Borough of Roosevelt and to maintain a copy on file in the Clerk's office.
3. A copy of the executed Amendment shall 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 March 16, 2026.

Margaret Riggio, Borough Clerk

**AMENDMENT NO. 1
TO THE SHARED SERVICES AGREEMENT FOR SOLID WASTE
COLLECTION BETWEEN THE BOROUGH OF HIGHTSTOWN AND THE
BOROUGH OF ROOSEVELT**

This Amendment No. 1 to the Shared Services Agreement for Solid Waste Collection (the “Agreement”) is made by and between the Borough of Hightstown, and the Borough of Roosevelt, (collectively, the “Parties”).

WHEREAS, the Parties entered into a Shared Services Agreement for Solid Waste Collection Services executed in October 2025 for the term January 1, 2026, through December 31, 2030; and

WHEREAS, the Agreement was authorized by the Borough of Hightstown by Resolution No. 2025-196, adopted October 6, 2025, authorizing the Mayor and Borough Clerk to execute the Shared Services Agreement with the Borough of Roosevelt pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq.; and

WHEREAS, the Parties have identified an error in the Compensation section contained in Article II of the Agreement; and

WHEREAS, the Parties desire to amend the Agreement to correct the compensation provisions.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

ARTICLE II - AMENDMENT

Article II: Compensation/Costs, Section A – Compensation of the Agreement is hereby deleted in its entirety and replaced with the following:

A. Compensation

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

1. The sum of \$88,155.03 in 2026, representing \$7,346.25 per month; and
2. The sum of \$91,681.23 in 2027, representing \$7,640.10 per month; and
3. The sum of \$95,348.48 in 2028, representing \$7,945.71 per month; and
4. The sum of \$99,164.42 in 2029, representing \$8,263.53 per month; and
5. The sum of \$103,128.92 in 2030, representing \$8,594.08 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.

In addition to the annual 4% increase, the Parties agree that if Hightstown's actual costs to provide these services exceed a defined cost-increase threshold in any given contract year, Hightstown may apply an additional adjustment above the 4% to reflect those increased costs. The Parties shall review actual and projected costs no later than December 1 of each year and establish the rate for the upcoming budget year accordingly.

RATIFICATION

Except as expressly amended herein, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed Amendment No. 1 to this agreement.

ATTEST:

THE BOROUGH OF HIGHTSTOWN

MARGARET RIGGIO
BOROUGH CLERK

SUSAN BLUTH
MAYOR

ATTEST:

THE BOROUGH OF ROOSEVELT

KATHLEEN HART
BOROUGH CLERK

PEGGY MALKIN
MAYOR

Borough of Hightstown
County of Mercer

Resolution 2026-82

**RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS
PURSUANT TO N.J.S.A. 40A:4-59**

WHEREAS, N.J.S.A. 40A:4-59 provides that transfers may be made between appropriation accounts during the first three months of the succeeding fiscal year by resolution of the governing body adopted by not less than two-thirds of the full membership; and

WHEREAS, the Chief Financial Officer has determined that the following transfers are necessary in the 2025 Budget.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Hightstown, County of Mercer, State of New Jersey, that the following transfers in the 2025 Budget Appropriations be and are hereby authorized:

FROM:

Planning & Zoning Other Expenses
COAH Planner 5-01-21-180-001-108 \$2,000.00

TO:

Group Insurance 5-01-23-210-003-115 \$2,000.00

BE IT FURTHER RESOLVED that two-thirds of the full membership of the governing body affirmatively voted for the adoption of this resolution.

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 March 16, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown



156 Bank Street, Hightstown, NJ 08520
(609) 490-5100 Fax: (609) 371-0267

Website: www.hightstownborough.com

Memo

To: Mayor Bluth and Members of the Governing Body

From: Donna A. Condo, CFO

Re: Bond Anticipation Note Sale

Date: March 10, 2026

We received 4 bids for the purchase of \$7,866,100 Bond Anticipation Notes (BAN) for various general and water sewer capital projects. Below is a recap of the bids received:

<u>Bidder</u>	<u>Net Int Cost</u>	<u>Net Int Rate</u>	<u>Coupon</u>	<u>Premium</u>
Jefferies LLC,	\$201,424.60	2.5678%	3%	\$ 33,902.89
Hilltop Securities	\$203,594.25	2.5955%	4%	\$110,175.74
Oppenheimer	\$207,844.21	2.6496%	3.5%	\$ 66,704.53
TD Financial	\$211,510.69	2.6964%	4%	\$102,259.30

The bid was awarded to the lowest bidder with a net interest cost of \$201,424.60, Jefferies LLC.

The Bond Anticipation Note will be dated March 19, 2026 and will mature on March 18, 2027, at which time principal in the amount of \$7,866,100 and interest will be due.

Please have this notice read in the record at the next Council meeting.

Thank you and as always, if there are any questions do not hesitate to reach out.