

AGENDA
Hightstown Borough Council
July 20, 2026 | 6:30 p.m.
Hightstown Engine Company No. 1
140 North Main Street, Hightstown

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

Meeting called to order by Mayor Susan Bluth

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

Roll Call

Flag Salute

Approval of Agenda

Approval of Minutes July 6, 2026 – Public Session
 July 6, 2026 – Executive Session

Engineering Items

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

Ordinances **2026-12 Public Hearing and Final Reading** an Ordinance Amending and Supplementing Chapter 25, Entitled “Stormwater Control,” of “The Revised General Ordinances of the Borough of Hightstown”

Resolutions **2026-162** Authorizing Payment of Bills

2026-163 Authorizing the Borough of Hightstown to Hire a Full-Time Police Officer

2026-164 Authorizing the Borough of Hightstown to Hire a Full-Time Police Officer

2026-165 Resolution Authorizing the Refund of Escrow Funds for 6 Ely Court

2026-166 Resolution Authorizing the Refund of Escrow Funds for 224-232 Academy St-Site Plan

2026-167 Resolution Authorizing the Refund of Escrow Funds for 224-232 Academy St-Performance Guarantee

2026-168 Resolution of the Borough of Hightstown, in the County of Mercer, Designating Non-Condemnation Area in Need of Redevelopment

Consent Agenda

2026-169 A Resolution Authorizing the Cancellation of a Portion of Property Taxes for Block 12 Lot 8.02 for a 100% Disabled American Veteran

2026-170 A Resolution Authorizing the Cancellation of a Portion of Property Taxes for Block 7 Lot 49 for a 100% Disabled American Veteran

Discussion

Capital Budget

Subcommittee Reports

Mayor/Council/Administrative Updates

Executive Session

Adjournment

Meeting agenda is subject to change

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 25, ENTITLED
“STORMWATER CONTROL,” OF “THE REVISED GENERAL ORDINANCES OF
THE BOROUGH OF HIGHTSTOWN.”**

WHEREAS, the Borough of Hightstown (the “Borough”) previously established Chapter 25, entitled “Stormwater Control,” of “The Revised General Ordinances of the Borough of Hightstown” (also referenced as the “Borough Code”); and

WHEREAS, the New Jersey Department of Environmental Protection (the “DEP”) adopted new stormwater regulations on January 20, 2026, (the “regulations”); and

WHEREAS, the regulations affect the Borough in that they are the new requirements for stormwater in the State of New Jersey (the “State”); and

WHEREAS, the Mayor and Council now wish to revise Section 25 of the Borough Code, in order to comply with the State’s new requirements.

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

1. That Chapter 25, entitled “Stormwater Control,” of the Borough Code is hereby repealed in its entirety and replaced with the following:

Section I. Scope and Purpose:

A. Policy Statement

Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

B. Purpose

The purpose of this ordinance is to establish minimum stormwater management requirements and controls for “major development,” as defined below in Section II.

C. Applicability

1. This ordinance shall be applicable to the following major developments:

- ~~a.i.~~ Non-residential major developments; and
- ~~b.ii.~~ Aspects of residential major developments that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21.

2. This ordinance shall also be applicable to all major developments undertaken by *{insert name of municipality}*.

3. ~~A complete~~ application required by ordinance pursuant to ~~Section I.C.1 and Municipal Land Use Law at N.J.S.A. 40:55D-10.5 and~~ above that has been submitted prior to *{adoption date of this ordinance}*, shall be subject to the stormwater management requirements in effect on the date the complete application was received ~~{1 day prior to the adoption date of this ordinance}~~.

4. ~~An application required by ordinance for approval pursuant to Section I.C.1 above that has been submitted on or after March 2, 2021, but prior to {adoption date of this ordinance}, shall be subject to the stormwater management requirements in effect on {1 day prior to the adoption date of this ordinance}. Notwithstanding 5 below or any rule to the contrary, major developments for any public roadway or railroad project conducted by a public transportation entity that has determined a preferred alternative or reached an equivalent milestone before July 17, 2023, shall be subject to the stormwater management requirements in effect prior to July 17, 2023 requirements of this ordinance as follows:~~

- ~~i. A major development that reached a preferred alternative or equivalent milestone prior to March 2, 2021, is subject to the requirements of this ordinance in effect on March 1, 2021; and~~
- ~~ii. A major development that reached a preferred alternative or equivalent milestone on or after March 2, 2021, is subject to the requirements of this ordinance in effect on the date the preferred alternative or equivalent milestone is reached.~~

5. ~~Should a public transportation entity initiate a substantial change to a major development that had previously reached a preferred alternative or equivalent milestone, the major development shall instead be subject to the requirements of this ordinance in effect when the amended milestone is reached.~~

D. Maintenance Requirement Applicability to the Stormwater Management Measures

Prior Constructed Stormwater Management Measures

Under the authorization by the conditions in Part V.F.4.a of municipality's Tier A Municipal Stormwater General Permit, the municipality must ensure adequate long-term cleaning, operation and maintenance of stormwater facilities not owned or operated by the municipality, not subject to the conditions of another NJPDES stormwater permit and which were constructed after February 7, 1984.

E. Compatibility with Other Permit and Ordinance Requirements

Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

Section II. Definitions:

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this ~~Chapter~~ ordinance clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2.

"CAFRA Centers, Cores or Nodes" means those areas with boundaries incorporated by reference or revised by the Department in accordance with N.J.A.C. 7:7-13.16.

"CAFRA Planning Map" means the map used by the Department to identify the location of Coastal Planning Areas, CAFRA centers, CAFRA cores, and CAFRA nodes. The CAFRA Planning Map is available on the Department's Geographic Information System (GIS).

"Community basin" means an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, established in accordance with N.J.A.C. 7:8-4.2(c)14, that is designed and constructed in accordance with the New Jersey Stormwater Best Management Practices Manual, or an alternate design, approved in accordance with N.J.A.C. 7:8-5.2(g), for an infiltration

system, sand filter designed to infiltrate, standard constructed wetland, or wet pond and that complies with the requirements of this ~~chapter~~ ordinance.

“Compaction” means the increase in soil bulk density.

“Contributory drainage area” means the area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

“Core” means a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

“County review agency” means an agency designated by the ~~County Board of Chosen Freeholders Commissioners~~ Board of County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

1. A county planning agency or
2. A county water resource association created ~~under~~ pursuant to N.J.S.A. 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

“Department” means the Department of Environmental Protection.

“Designated Center” means a State Development and Redevelopment Plan Center as designated by the State Planning Commission such as urban, regional, town, village, or hamlet.

“Design engineer” means a person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

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

In the case of development of agricultural land, development means: any activity that requires a State permit, any activity reviewed by the County Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and

municipal review of any activity not exempted by the Right to Farm Act , N.J.S.A 4:1C-1 et seq.

“Disturbance” means the placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. ~~Milling and repaving is~~ The following maintenance activities are not considered disturbance for the purposes of this ~~definition~~ ordinance:

1. Milling, repaving or resurfacing pavement; patching broken pavement; sealing or filling roadway cracks or joints; repairing damaged concrete pavement joints; driveway repair; bridge or pipe/culvert patching; and bridge deck overlays;
2. Repair or replacement of: median barriers; sidewalks (including installation of ramps pursuant to Americans with Disabilities Act on existing impervious surface); concrete curbs; inlets, manholes and catch basins; conduit outlet protection; and guiderail systems, including rails, posts, impact attenuators, and non-vegetated treatment surfaces consisting solely of permeable material;
3. Repair or replacement of traffic, utility and ITS structures on poles including sign structures such as traffic signs, dynamic variable message signs, cameras, radios, traffic signal equipment and their supporting cabinets;
4. Repair or replacement of rail ties or sleepers; regrading track bed; resurfacing or re-installing rail; repairing or replacing lineside signaling systems; and staging maintenance-of-way equipment on or adjacent to track;
5. Geotechnical and archeological investigation activities; installation of one or more monitoring wells; construction of a gauge, weir, or similar device; and
6. Removal of accumulated sediment and debris from a channel.

“Drainage area” means a geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving waterbody or to a particular point along a receiving waterbody.

“Environmentally constrained area” means the following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

“Environmentally critical area” means an area or feature which is of significant environmental value, including but not limited to: stream corridors, natural

heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

"Empowerment Neighborhoods" means neighborhoods designated by the Urban Coordinating Council "in consultation and conjunction with" the New Jersey Redevelopment Authority pursuant to N.J.S.A 55:19-69.

"Erosion" means the detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

"Green infrastructure" means a stormwater management measure that manages stormwater close to its source by:

1. Treating stormwater runoff through infiltration into subsoil;
2. Treating stormwater runoff through filtration by vegetation or soil; or
3. Storing stormwater runoff for reuse.

"HUC 14" or "hydrologic unit code 14" means an area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

"Impervious surface" means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

"Independent State authority" means a public authority, board, commission, corporation, or other agency or instrumentality of the State allocated, in but not of, a principal department of State government pursuant to Article V, Section IV, paragraph 1 of the New Jersey Constitution, or which is not subject to supervision or control by the department in which it is allocated, and a regional authority, but shall not include a college or university.

"Infiltration" is the process by which water seeps into the soil from precipitation.

"Lead planning agency" means one or more public entities having stormwater management planning authority designated by the regional stormwater management planning committee pursuant to N.J.A.C. 7:8-3.2, that serves as the primary representative of the committee.

"Major development" means an individual "development," as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;

2. The creation of one-quarter acre or more of “regulated impervious surface” since February 2, 2004;
3. The creation of one-quarter acre or more of “regulated motor vehicle surface” since March 2, 2021 {or the effective date of this ordinance, whichever is earlier}; ~~or~~
4. The reconstruction of one-quarter acre or more of “motor vehicle surface” or “impervious surface” since {the effective date of this ordinance}; or
4. 5. A combination of 2, ~~and~~ 3, and 4 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, ~~or~~ 4, or 5 above. Projects undertaken by any government agency that otherwise meet the definition of “major development” but which do not require approval ~~under~~ pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered “major development.”

~~NOTE: The definition of major development above aligns with the definition at N.J.A.C. 7:8-1.2 and is recommended for consistency. Alternatively, a municipality may adopt the following definition, which is the minimum standard required. Municipalities that have already adopted the definition at N.J.A.C. 7:8-1.2 or another definition that goes beyond the minimum requirement should not reduce the stringency of their definition by adopting the minimum standard.~~

~~“Major development” means an individual “development,” as well as multiple developments that individually or collectively result in the disturbance of one or more acres of land since February 2, 2004.~~

~~Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually result in the disturbance of one or more acres of land since February 2, 2004. Projects undertaken by any government agency that otherwise meet the definition of “major development” but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered “major development.”~~

~~Additionally, individual municipalities may define major development with a smaller area of disturbance, a smaller area of regulated impervious or motor vehicle surface, or both.~~

“Motor vehicle” means land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low speed vehicles. For the

purposes of this definition, motor vehicle does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

“Motor vehicle surface” means any pervious or impervious surface that is intended to be used by “motor vehicles” and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, race-tracks, and runways.

“Municipality” means any city, borough, town, township, or village.

“New Jersey Stormwater Best Management Practices (BMP) Manual” or “BMP Manual” means the manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the Department as being capable of contributing to the achievement of the stormwater management standards specified in this ~~chapter~~ ordinance. The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the Department’s determination as to the ability of that best management practice to contribute to compliance with the standards contained in this ~~chapter~~ ordinance. Alternative stormwater management measures, removal rates, or calculation methods may be utilized, subject to any limitations specified in this ~~chapter~~ ordinance, provided the design engineer demonstrates to the municipality, in accordance with Section ~~IV.F~~ IV.G. of this ordinance and N.J.A.C. 7:8-5.2(g), that the proposed measure and its design will contribute to achievement of the design and performance standards established by this ~~chapter~~ ordinance.

“New public roadway or railroad” means the construction of a new public roadway or railroad where none currently or previously existed, such as a new bypass. This definition excludes the relocation or reinstating of a public roadway or railroad at a location where one previously existed within a right-of-way and excludes the construction of any widening, improvements and attendant features to an existing public roadway or railroad, such as new ramps, additional lanes/dualization, connection of gaps in existing mainlines, or connection of movements within and existing interchange.

“Node” means an area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

“Nutrient” means a chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

“Person” means any individual, corporation, company, partnership, firm, association, political subdivision of this State and any state, interstate or Federal agency.

“Pollutant” means any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance (except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. §§ 2011 *et seq.*)), thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, ground waters or surface waters of the State, or to a domestic treatment works. “Pollutant” includes both hazardous and nonhazardous pollutants.

"Public roadway or railroad" means a pathway for use by motor vehicles or trains that is intended for public use and is constructed by, or on behalf of, a public transportation entity. A public roadway or railroad does not include a roadway or railroad constructed as part of a private development, regardless of whether the roadway or railroad is ultimately to be dedicated to and/or maintained by a governmental entity.

“Public roadway or railroad project limits” means the segment of public roadway or railroad that is proposed to be constructed or improved, and including the right-of-way associated with the that segment of public roadway or railroad.

“Public transportation entity” means a Federal, State, *interstate*, county, or municipal government, an independent State authority, or a statutorily authorized public-private partnership program pursuant to P.L. 2018, c. 90 (N.J.S.A. 40A:11-52 *et seq.*), that performs a public roadway or railroad project that includes new construction, expansion, reconstruction, or improvement of a public roadway or railroad.

“Recharge” means the amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

“Reconstruction” means the replacement, rebuilding, or restoration of a lawfully existing structure.

“Regulated impervious surface” means any of the following, alone or in combination:

1. A net increase of impervious surface;
2. The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a “new stormwater conveyance system” is a stormwater conveyance system that is

constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);

3. The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or
4. The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased.

“Regulated motor vehicle surface” means any of the following, alone or in combination:

1. The total area of motor vehicle surface that is currently receiving water;
2. A net increase in motor vehicle surface; and/or
quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

“Retention” means retaining the stormwater runoff generated from development by infiltration, evapotranspiration, or reuse of stormwater runoff without the discharge of the stormwater runoff directly or indirectly to surface waters or to a treatment works.

“Sediment” means solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

“Site” means the lot or lots upon which a major development is to occur or has occurred.

“Soil” means all unconsolidated mineral and organic material of any origin.

“State Development and Redevelopment Plan Metropolitan Planning Area (PA1)” means an area delineated on the State Plan Policy Map and adopted by the State Planning Commission that is intended to be the focus for much of the State’s future redevelopment and revitalization efforts.

“State Plan Policy Map” is defined as the geographic application of the State Development and Redevelopment Plan’s goals and statewide policies, and the official map of these goals and policies.

“Stormwater” means water resulting from precipitation (including rain and snow) that runs off the land’s surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities, or conveyed by snow removal equipment.

“Stormwater management BMP” means an excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management BMP may either be normally dry (that is, a detention basin or infiltration system), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

“Stormwater management measure” means any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances.

“Stormwater runoff” means water flow on the surface of the ground or in storm sewers, resulting from precipitation.

“Stormwater management planning agency” means a public body authorized by legislation to prepare stormwater management plans.

“Stormwater management planning area” means the geographic area for which a stormwater management planning agency is authorized to prepare stormwater management plans, or a specific portion of that area identified in a stormwater management plan prepared by that agency.

“Tidal Flood Hazard Area” means a flood hazard area in which the flood elevation resulting from the two-, 10-, or 100-year storm, as applicable, is governed by tidal flooding from the Atlantic Ocean. Flooding in a tidal flood hazard area may be contributed to, or influenced by, stormwater runoff from inland areas, but the depth of flooding generated by the tidal rise and fall of the Atlantic Ocean is greater than flooding from any fluvial sources. In some situations, depending upon the extent of the storm surge from a particular storm event, a flood hazard area may be tidal in the 100-year storm, but fluvial in more frequent storm events.

“Urban Coordinating Council Empowerment Neighborhood” means a neighborhood given priority access to State resources through the New Jersey Redevelopment Authority.

“Urban Enterprise Zones” means a zone designated by the New Jersey Enterprise Zone Authority pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et. seq.

“Urban Redevelopment Area” is defined as previously developed portions of areas:

1. Delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1), Designated Centers, Cores or Nodes;

2. Designated as CAFRA Centers, Cores or Nodes;
3. Designated as Urban Enterprise Zones; and
4. Designated as Urban Coordinating Council Empowerment Neighborhoods.

“Water control structure” means a structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the two-, 10-, or 100-year storm, flood hazard area limit, and/or floodway limit of the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, ford (if above grade), retaining wall, and weir.

“Waters of the State” means the ocean and its estuaries, all springs, streams, wetlands, and bodies of surface or groundwater, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

“Wetlands” or “wetland” means an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Section III. Design and Performance Standards for Stormwater Management Measures

- A. Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
 1. The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules at N.J.A.C. 2:90.
 2. The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
- B. The standards in this ordinance apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or Water Quality Management Plan adopted in accordance with Department rules.

Section IV. Stormwater Management Requirements for Major Development

- A. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with Section X.
- B. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department's Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlenbergi* (bog turtle).
- C. The following ~~linear~~ development projects are exempt from the groundwater recharge, stormwater runoff ~~quantity~~ ~~quality~~, and stormwater runoff ~~quality~~ ~~quantity~~ requirements ~~of at Sections IV.P and, Q, and R, respectively, provided that any vegetated areas temporarily disturbed to conduct the project are, to the maximum extent practicable, revegetated with native, noninvasive vegetation upon completion of the project:~~
1. The construction, reconstruction, or repair of an underground utility line ~~provided that the disturbed areas are revegetated upon completion;~~ or cable, or its supporting infrastructure, such as conduit, junction boxes, and manholes;
 2. The construction, reconstruction, or repair of an aboveground utility line ~~provided that the existing conditions are maintained to the maximum extent practicable; and~~ or cable, or its supporting infrastructure, such as poles and towers;
 3. The construction, reconstruction, or repair of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material;
 4. The maintenance of a dam; and
 5. Public safety improvements undertaken by the municipality or another public transportation entity as set forth in this paragraph:
 - i. Installation of guiderail systems, such as rails, posts, impact attenuators, and non-vegetated treatment surfaces, provided that any pavement utilized consists solely of permeable material;
 - ii. Installation of traffic, utility and ITS structures on poles including sign structures such as traffic signs, dynamic variable message signs, cameras, radios, traffic signal equipment and their supporting cabinets;
 - iii. Installation of railroad lineside signaling systems; and
 - iv. Rockfall mitigation activities that do not result in a net increase of regulated motor vehicle surface or impervious surface.
- D. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements

of Sections IV.O, P, Q and R may be obtained for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions at IV.D.1, 2, 3, and 4 below are met: The construction of a new public roadway or railroad is not eligible for a waiver pursuant to this subsection.

1. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
 2. The applicant demonstrates through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of Sections IV.O, P, Q and R to the maximum extent practicable;
 3. The applicant demonstrates that, in order to meet the requirements of Sections IV.O, P, Q and R, existing structures currently in use, such as homes and buildings, would need to be condemned; and
 4. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under IV.D.3 above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of Sections IV.O, P, Q and R that were not achievable onsite.
- E. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater Best Management Practices Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in Sections IV.O, P, Q and R. When designed in accordance with the most current version of the New Jersey Stormwater Best Management Practices Manual, the stormwater management measures found at N.J.A.C. 7:8-5.2 (f) Tables 5-1, 5-2 and 5-3 and listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. Upon amendments of the New Jersey Stormwater Best Management Practices to reflect additions or deletions of BMPs meeting these standards, or changes in the presumed performance of BMPs designed in accordance with the New Jersey Stormwater BMP Manual, the Department shall publish in the New Jersey Registers a notice of administrative change revising the applicable table. The most current version of the BMP Manual can be found on the Department's website at:
- <https://dep.nj.gov/stormwater/bmp-manual/>.
- F. Where the BMP tables in the NJ Stormwater Management Rule are different due to updates or amendments with the tables in this ordinance, the BMP Tables in the Stormwater Management rule at N.J.A.C. 7:8-5.2(f) shall take precedence.

Table 1 Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Cistern	0	Yes	No	--
Dry Well ^(a)	0	No	Yes	2
Grass Swale	50 or less	No	No	2 ^(e) 1 ^(f)
Green Roof	0	Yes	No	--
Manufactured Treatment Device ^{(a) (g)}	50 or 80	No	No	Dependent upon the device
Pervious Paving System ^(a)	80	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Small-Scale Bioretention Basin ^(a)	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Small-Scale Infiltration Basin ^(a)	80	Yes	Yes	2
Small-Scale Sand Filter	80	Yes	Yes	2
Vegetative Filter Strip	60-80	No	No	--

Table 2 Green Infrastructure BMPs for Stormwater Runoff Quantity (or for Groundwater Recharge and/or Stormwater Runoff Quality with a Waiver or Variance from N.J.A.C. 7:8-5.3Section IV.O)				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Bioretention System	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Infiltration Basin	80	Yes	Yes	2
Sand Filter ^(b)	80	Yes	Yes	2
Standard Constructed Wetland	90	Yes	No	N/A
Wet Pond ^(d)	50-90	Yes	No	N/A
Table 3 BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity only with a Waiver or Variance from N.J.A.C. 7:8-5.3Section IV.O				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Blue Roof	0	Yes	No	N/A
Extended Detention Basin	40-60	Yes	No	1
Manufactured Treatment Device ^(h)	50 or 80	No	No	Dependent upon the device
Sand Filter ^(c)	80	Yes	No	1
Subsurface Gravel Wetland	90	No	No	1
Wet Pond	50-90	Yes	No	N/A

Notes to Tables 1, 2, and 3:

- (a) subject to the applicable contributory drainage area limitation specified at Section IV.O.2;
 - (b) designed to infiltrate into the subsoil;
 - (c) designed with underdrains;
 - (d) designed to maintain at least a 10-foot wide area of native vegetation along at least 50 percent of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;
 - (e) designed with a slope of less than two percent;
 - (f) designed with a slope of equal to or greater than two percent;
 - (g) manufactured treatment devices that meet the definition of green infrastructure at Section II;
 - (h) manufactured treatment devices that do not meet the definition of green infrastructure at Section II.
- G. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the municipality. A copy of any approved alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate shall be provided to the Department in accordance with Section VI.B. Alternative stormwater management measures may be used to satisfy the requirements at Section IV.O only if the measures meet the definition of green infrastructure at Section II. Alternative stormwater management measures that function in a similar manner to a BMP listed at Section IV.O.2 are subject to the contributory drainage area limitation specified at Section IV.O.2 for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at Section IV.O.2 shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance in accordance with N.J.A.C. 7:8-4.6 (See Section XI, Below) or a waiver from strict compliance in accordance with Section IV.D is granted from Section IV.O.
- H. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site, so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table, so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures

within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.

- I. Design standards for stormwater management measures are as follows:
 1. Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
 2. Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one-inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of Section VIII.C;
 3. Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement;
 4. Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at Section VIII; and
 5. ~~The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of two and one half inches in diameter.~~ Any flow control device, such as an orifice, weir, grate or perforated pipe, at the outlet of the stormwater management measures shall be designed to prevent the clogging of the flow control device while achieving the design and performance standards at Sections IV.P, Q and R.
- J. Manufactured treatment devices may be used to meet the requirements of this ~~subchapter~~ ~~section~~, provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department. Manufactured treatment devices that do not meet the definition of green infrastructure at Section II may be used only under the circumstances described at Section IV.O.4.

- K. Any application for a new agricultural development that meets the definition of major development at Section II shall be submitted to the Soil Conservation District for review and approval in accordance with the requirements at Sections IV.O, P, Q and R and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For purposes of this subsection, "agricultural development" means land uses normally associated with the production of food, fiber, and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacture of agriculturally related products.
- L. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Sections IV.P, Q and R shall be met in each drainage area, unless the runoff from the drainage areas converge onsite and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.
- M. Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the Office of the Mercer County Clerk; 209 South Broad Street, Trenton, NJ 08608. A form of deed notice shall be submitted to the municipality for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Sections IV.O, P, Q and R and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to Section X.B.5. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.
- N. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to Section IV of this ordinance and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall

be submitted to the municipality for approval and subsequently recorded with the Mercer County Clerk; 209 South Broad Street, Trenton, NJ 08608 and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with ~~Section IV.M~~ above. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality in accordance with ~~Section IV.M~~ above.

O. Green Infrastructure Standards

1. This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
2. ~~To Except as provided at O.6 through O.10 below, to~~ satisfy the groundwater recharge and stormwater runoff quality standards at Sections IV.P and Q, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at Section IV.F--and/or an alternative stormwater management measure approved in accordance with Section IV.G. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

Best Management Practice	Maximum Contributory Drainage Area
Dry Well	1 acre
Manufactured Treatment Device	2.5 acres
Pervious Pavement Systems	Area of additional inflow cannot exceed three times the area occupied by the BMP
Small-scale Bioretention	2.5 acres
Small-scale Infiltration Basin	2.5 acres
Small-scale Sand Filter	2.5 acres

3. ~~To Except as provided at O.6, O.7.i, O.7.iii, O.8, O.9 and O.10 below, to~~ satisfy the stormwater runoff quantity standards at Section IV.R, the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with Section IV.G.
4. If a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section IV.D is granted from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with Section IV.G may be used to meet the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Sections IV.P, Q and R.

5. For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this subsection shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this subsection. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this subsection, each project shall fully comply with the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at Sections IV.P, Q and R, unless the project is granted a waiver from strict compliance in accordance with Section IV.D.
6. The municipality or another public transportation entity proposing a public roadway or railroad project shall demonstrate compliance with the minimum design and performance standards for groundwater recharge, stormwater runoff quality, and stormwater runoff quantity at Sections IV.P, Q, and R, respectively, by utilizing green infrastructure BMPs from Tables 1 or 2 within the public roadway or railroad project limits, unless green infrastructure BMPs from Tables 1 or 2 cannot be utilized due to unsuitable hydrologic, hydraulic, or physical conditions. If green infrastructure BMPs from Tables 1 or 2 cannot be utilized within the public roadway or railroad project limits due to unsuitable hydrologic, hydraulic, or physical conditions, IV.O.7 below shall apply.
7. Where the municipality or another public transportation entity demonstrates that it cannot achieve compliance with the minimum design and performance standards for groundwater recharge, stormwater runoff quality, and stormwater runoff quantity within the public roadway or railroad project limits in accordance with O.6 above, the following requirements shall apply:
 - i. The municipality or another public transportation entity shall demonstrate compliance with the minimum design and performance standards for groundwater recharge, stormwater runoff quality, and stormwater runoff quantity at Sections IV.P, Q, and R, respectively, by utilizing green infrastructure BMPs from Tables 1 or 2 in disturbed lands immediately adjacent to the public roadway or railroad project limits.
 - a. All disturbed lands adjacent to the public roadway or railroad project limits shall be investigated for achieving compliance with this paragraph regardless of whether the disturbed land is owned or controlled by the municipality or another public transportation entity. For the purpose of this subparagraph, disturbed land includes lawn,

- farmland, or other disturbed areas, but excludes preserved farmland and wooded areas.
- b. The municipality or another public transportation entity's investigation shall include lands held for recreation and conservation purposes. However, such lands are not required to be utilized if the proposed green infrastructure solution would violate State or Federal law or be inconsistent with or require a release or modification of any recorded restrictions on the property.
 - c. Compliance with the minimum design and performance standards for groundwater recharge, stormwater runoff quality, and stormwater runoff quantity shall be achieved within the disturbed lands immediately adjacent to the public roadway or railroad project limits, unless the municipality or another public transportation entity demonstrates that compliance within this area cannot be achieved due to unsuitable hydrologic, hydraulic, or physical conditions.
- ii. If the municipality or another public transportation entity has demonstrated that compliance with O.7.i above cannot be achieved due to unsuitable hydrologic, hydraulic, or physical conditions, the municipality or another public transportation entity shall demonstrate compliance with the minimum design and performance standards for groundwater recharge and stormwater runoff quality at Sections IV.P and Q, respectively, by utilizing green infrastructure BMPs from Tables 1 or 2 in the land owned or controlled by the municipality or another public transportation entity, and the disturbed areas immediately adjacent thereto, located upstream of the project and within the same HUC-14 as the project.
 - iii. If the municipality or another public transportation entity has demonstrated that compliance with groundwater recharge and stormwater runoff quality standards pursuant to both O.7.i and O.7.ii above and/or stormwater runoff quantity standards pursuant to O.7.i above cannot be achieved due to unsuitable hydrologic, hydraulic, or physical conditions, the municipality or another public transportation entity may utilize stormwater BMPs from Table 3 to comply with the unmet standards that have been demonstrated to be not achieved pursuant to O.7.i and O.7.ii above, as applicable, without the need to request a waiver from strict compliance pursuant to Section IV.D.
8. If the municipality or another public transportation entity seeking to enlarge an existing public roadway or railroad demonstrates that compliance with the design and performance standards for stormwater runoff quality, groundwater recharge, or stormwater runoff quantity cannot be achieved in accordance with O.6 and O.7 above, it shall request a waiver from strict compliance pursuant to Section IV.D. The construction of new public roadways or railroads are not eligible for the waiver from strict compliance at Section IV.D.

9. For the purposes of O.6 and O.7 above, unsuitable hydrologic, hydraulic, or physical conditions means any physical, hydrologic, or hydraulic impediment that prevents the installation of a functioning BMP on a particular area of land such as, but not limited to, high seasonal high water table elevation, slope steeper than the maximum slope allowable for a BMP, karst topography, shallow depth to bedrock, unavoidable adverse impact resulting from groundwater mounding, or physical impedances caused by existing structures. Additionally, an inability to retain safe pedestrian passage shall be considered an unsuitable physical condition. Demonstration of unsuitable hydrologic or hydraulic conditions shall be supported by appropriate documentation that complies with the requirements set forth in the applicable laws, rules, ordinances, and construction codes, such as soil testing reports, site plans, survey maps, geological investigation reports, geotechnical reports, and/or photos. The documents shall be submitted to the Department, along with the certification required at O.10 below. Further, the municipality or another public transportation entity shall retain copies of the documents. Installation of a stormwater BMP within the area of a sidewalk, whether within or outside the public roadway or railroad project limits, shall provide sufficient pedestrian passage in the remaining sidewalk.
10. If the municipality or another public transportation entity has demonstrated compliance with the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements of this ordinance in accordance with O.7 and O.8 above, the municipality or another public transportation entity shall submit to the Department a certification stating that the municipality or another public transportation entity has conducted its analysis in conformance with O.6 through O.8 above. The certification shall:
 - i. Be signed and sealed by one or more design engineers;
 - ii. Be endorsed by the chief executive officer of the municipality or another public transportation entity; a senior executive officer having responsibility for the overall operations of a principal geographic unit of the public transportation entity (for example, Regional Administrator); or a duly authorized representative by the chief executive officer of the public transportation entity;
 - iii. Include the description of project, location, name and title of the individual with direct knowledge of the review and analysis, the description of the investigation performed, rationale for the decision, and the documentation described in O.9 above must be attached to the certification;
 - iv. Be submitted to the Department at the email address listed in Section VI.B as part of the application for any permit listed in N.J.A.C. 7:8-1.6(a)1 through 5, if applicable, and
 - v. Be included in the annual report that is required to be submitted to the Department pursuant to the municipality's Municipal Separate Storm Sewer System permit, pursuant to N.J.A.C. 7:14A.

11. Notwithstanding the requirements in this subsection, any public roadway or railroad project that has determined a preferred alternative or equivalent milestone by March 2, 2021, shall not be subject to O.2, O.3, and O.4 above, provided that the municipality or another public transportation entity submits to the Department at the email address listed at Section VI.B, by *March 20, 2026*, a list of projects that have selected a preferred alternative or equivalent milestone by March 2, 2021, and that the municipality or another public transportation entity does not make a substantial change to the design of the project on or after March 2, 2021.

P. Groundwater Recharge Standards

1. This subsection contains the minimum design and performance standards for groundwater recharge as follows:
2. The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at Section V, either:
 - i. Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or
 - ii. Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the projected 2-year storm, as defined and determined pursuant to Section V.D of this ordinance, is infiltrated.
3. This groundwater recharge requirement does not apply to projects within the “urban redevelopment area,” or to projects subject to P.4 below.
4. The following types of stormwater shall not be recharged:
 - i. Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than “reportable quantities” as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan approved pursuant to the Administrative Requirements for the Remediation of Contaminated Sites rules, N.J.A.C. 7:26C, or Department landfill closure plan and areas; and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and
 - ii. Industrial stormwater exposed to “source material.” “Source material” means any material(s) or machinery, located at an industrial facility, that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial

stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

Q. Stormwater Runoff Quality Standards

1. This subsection ~~contains~~ sets forth the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface or the reconstruction of one-quarter acre or more of motor vehicle surface.
2. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm from all new and reconstructed motor vehicle surface as follows:
 - i. Ninety-five percent TSS removal of the anticipated load, expressed as an annual average, shall be achieved for stormwater runoff from any new or reconstructed motor vehicle surface that is proposed to be:
 - a. Discharged within a 300-foot riparian zone (as established by the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1); or
 - b. Discharged into an existing or proposed stormwater conveyance system that ultimately discharges within a 300-foot riparian zone located within the same HUC14 as the major development.
 - ii. Eighty percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from ~~the net increase of~~ any new or reconstructed motor vehicle surface not covered by Q.2.i above, except as follows:
 - a. Where the municipality or another public transportation entity demonstrates that achieving 80 percent TSS removal pursuant to Q.2.ii above for a public roadway project would require acquisition of developed or otherwise encumbered land outside of the entity's existing right-of-way along the section of roadway being improved or constructed, the public transportation entity shall instead provide water quality treatment to the maximum extent practicable, with a minimum water quality treatment of 50 percent TSS removal for all new and reconstructed motor vehicle.

- iii. If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average, unless Q.2.i or Q.2.ii above require a higher level of TSS removal.
- 3. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollutant Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with 2 above, unless the major development is itself subject to a NJPDES permit with a numeric effluent limitation for TSS or the NJPDES permit to which the major development is subject exempts the development from a numeric effluent limitation for TSS.
 - 4. The water quality design storm is 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 4, below. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.

Table 4 - Water Quality Design Storm Distribution

Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)
1	0.00166	41	0.1728	81	1.0906
2	0.00332	42	0.1796	82	1.0972
3	0.00498	43	0.1864	83	1.1038
4	0.00664	44	0.1932	84	1.1104
5	0.00830	45	0.2000	85	1.1170
6	0.00996	46	0.2117	86	1.1236
7	0.01162	47	0.2233	87	1.1302
8	0.01328	48	0.2350	88	1.1368
9	0.01494	49	0.2466	89	1.1434
10	0.01660	50	0.2583	90	1.1500
11	0.01828	51	0.2783	91	1.1550
12	0.01996	52	0.2983	92	1.1600
13	0.02164	53	0.3183	93	1.1650
14	0.02332	54	0.3383	94	1.1700
15	0.02500	55	0.3583	95	1.1750
16	0.03000	56	0.4116	96	1.1800
17	0.03500	57	0.4650	97	1.1850
18	0.04000	58	0.5183	98	1.1900
19	0.04500	59	0.5717	99	1.1950
20	0.05000	60	0.6250	100	1.2000
21	0.05500	61	0.6783	101	1.2050
22	0.06000	62	0.7317	102	1.2100
23	0.06500	63	0.7850	103	1.2150
24	0.07000	64	0.8384	104	1.2200
25	0.07500	65	0.8917	105	1.2250
26	0.08000	66	0.9117	106	1.2267
27	0.08500	67	0.9317	107	1.2284
28	0.09000	68	0.9517	108	1.2300
29	0.09500	69	0.9717	109	1.2317
30	0.10000	70	0.9917	110	1.2334
31	0.10660	71	1.0034	111	1.2351
32	0.11320	72	1.0150	112	1.2367
33	0.11980	73	1.0267	113	1.2384
34	0.12640	74	1.0383	114	1.2400
35	0.13300	75	1.0500	115	1.2417
36	0.13960	76	1.0568	116	1.2434
37	0.14620	77	1.0636	117	1.2450
38	0.15280	78	1.0704	118	1.2467
39	0.15940	79	1.0772	119	1.2483
40	0.16600	80	1.0840	120	1.2500

5. If more than one BMP in series is necessary to achieve the required 80 percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (A \times B) / 100,$$

Where

R = total TSS Percent Load Removal from application of both BMPs, and
 A = the TSS Percent Removal Rate applicable to the first BMP
 B = the TSS Percent Removal Rate applicable to the second BMP.

6. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in Sections IV.P, Q and R.
7. In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
8. The Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1 establish 300-foot riparian zones along Category One waters, as designated in the Surface Water Quality Standards at N.J.A.C. 7:9B, and certain upstream tributaries to Category One waters. A person shall not undertake a major development that is located within or discharges into a 300-foot riparian zone without prior authorization from the Department under N.J.A.C. 7:13.
- ~~9. Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-11.2(j)3.i, runoff from the water quality design storm that is discharged within a 300-foot riparian zone shall be treated in accordance with this subsection to reduce the post-construction load of total suspended solids by 95 percent of the anticipated load from the developed site, expressed as an annual average.~~
- ~~10.~~ 9. The stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.
10. Stormwater management measures shall be designed to incorporate any additional measures specified in a ~~TMDL(s)~~ total maximum daily loads(s) approved or established by United States Environmental Protection Agency EPA, unless otherwise required pursuant to N.J.A.C. 7:14A-25.6(e).

R. Stormwater Runoff Quantity Standards

1. This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
2. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section V, complete one of the following:
 - i. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the current and projected 2-, 10-, and 100-year storm events, as defined and determined in Section V.C and D, respectively, of this ordinance, do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;
 - ii. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the current and projected 2-, 10-, and 100-year storm events, as defined and determined pursuant to Section V.C and D, respectively, of this ordinance, and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development ~~under~~ pursuant to existing zoning and land use ordinances in the drainage area;
 - a. If the analysis demonstrates that there is no increase in the volume or peak runoff rates of stormwater leaving the site, and the change in timing is solely a result of the proposed installation of BMPs to comply with Section IV.Q or Section IV.R.4 below, then no analysis of downstream flooding impacts shall be required, unless the review agency determines that the project will result in increased flood damages downstream of the site;
 - iii. Design stormwater management measures so that the post-construction peak runoff rates for the current and projected 2-, 10-, and 100-year storm events, as defined and determined in Sections V.C and D, respectively, of this ordinance, are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or
 - iv. In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with ~~Sections IV.R.2.i, ii and iii~~ above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major

development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure.

3. The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.
4. Except as provided in R.4.iii below, the design engineer shall demonstrate that the major development meets the minimum volumetric reduction standard in accordance with R.4.i and/or R.4.ii below.
 - i. Stormwater management measures shall be designed to achieve retention of the water quality design storm by incorporating green infrastructure BMPs from Table 1 and Table 2 unless R.4.i.a below applies:
 - a. Where an applicant demonstrates that compliance with this subparagraph is technically impracticable as set forth at N.J.A.C. 7:8-4.6(a)1 (Section XI, below), or the type of stormwater is subject to Section IV.P.4, a major development site shall instead meet the hydrograph requirements at R.4.i.a(1) and R.4.i.a(2) below:
 - (1) The runoff peak flow rate of the water quality design storm from the site shall be less than the runoff peak flow rate of the water quality design storm from a drainage area equivalent to the size of the disturbed area of the major development, with a woods cover type, in good hydrologic condition and on Hydrologic Soil Group D soil; and
 - (2) The runoff hydrograph duration of the water quality design storm from the site shall be greater than the runoff hydrograph duration of the water quality design storm from a drainage area equivalent to the size of disturbed areas of the major development, with a woods cover type, in good hydrologic condition, and on Hydrologic Soil Group D soil. For the purposes of this sub-subparagraph, "runoff hydrograph duration" means the duration between the time that the runoff flow rate starts to be greater than zero to the time that the runoff flow rate becomes zero.
 - ii. In the alternative of R.4.i above, the applicant may address all or a portion of the volumetric reduction standard, as follows:
 - a. The applicant shall undertake one or both of the following:

- (1) Removal of existing impervious surface totaling an area equal to or greater than the impervious surface within the disturbed portions of the major development site; and/or
 - (2) Retention of an equivalent or greater volume of stormwater runoff generated by the water quality design storm required pursuant to R.4 above at an offsite location. Runoff retained from storms other than the water quality design storm shall not be counted toward compliance with this requirement.
 - b. Volumetric reduction pursuant to R.4.ii.a above shall occur within the same HUC-14 as the major development, except where the applicant is a public transportation entity that demonstrates providing volumetric reduction within the same HUC-14 is technically reasons as set forth in N.J.A.C. 7:8-4.6 (See Section XI, below), in which case the applicant shall provide volumetric reduction within the same Watershed Management Area as the major development, and as close as practicable to the major development.
 - c. Any application for a major development that utilizes offsite impervious surface removal or retention to comply with the volumetric reduction standard must be accompanied by sufficient information and property owner permission to fully review and approve the offsite portion of the project along with the major development itself. Applications utilizing offsite impervious surface removal or retention without this information shall not be considered complete. Further, any offsite portions of the project must be construction prior to, or concurrent with, the major development.
- iii. The volumetric reduction standards of this subsection shall not be applicable to projects that are undertaken by a public transportation entity in cases where the project meets the definition of major development solely because the project results in increased capacity of an existing stormwater conveyance system.

Section V. Calculation of Stormwater Runoff and Groundwater Recharge:

A. Stormwater runoff shall be calculated in accordance with the following:

1. The design engineer shall calculate runoff using the following method:

The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 *Part 630, Hydrology National Engineering Handbook*, incorporated herein by reference as amended and supplemented. This methodology is additionally described in *Technical Release 55 - Urban Hydrology for Small Watersheds* (TR-55), dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the

methodology is available from the Natural Resources Conservation Service website at:

<https://directives.sc.egov.usda.gov/directive/24>

~~or at United States Department of Agriculture Natural Resources Conservation Service, New Jersey State Office.~~

2. For the purpose of calculating curve numbers and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term “curve number” applies to the NRCS methodology above at Section V.A.1. A curve number or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).
 3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volumes.
 4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS *Technical Release 55 – Urban Hydrology for Small Watersheds* or other methods may be employed.
 5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.
- B. Groundwater recharge may be calculated in accordance with the following:

The New Jersey Geological Survey Report GSR-32: A Method for Evaluating Groundwater-Recharge Areas in New Jersey, incorporated herein by reference as

amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey website at:

<https://www.nj.gov/dep/njgs/pricelst/gsrreport/gsr32.pdf>

or at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420
Mail Code 29-01, Trenton, New Jersey 08625-0420.

C. The precipitation depths of the current two-, 10-, and 100-year storm events shall be determined by multiplying the values determined in accordance with items 1 and 2 below:

1. The applicant shall utilize the National Oceanographic and Atmospheric Administration (NOAA), National Weather Service's Atlas 14 Point Precipitation Frequency Estimates: NJ, in accordance with the location(s) of the drainage area(s) of the site. This data is available at:

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=nj; and

2. The applicant shall utilize Table 5: Current Precipitation Adjustment Factors below, which sets forth the applicable multiplier for the drainage area(s) of the site, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

NOTE: The municipality may instead wish to abbreviate this table along with the text in Item 2 above to reflect only the relevant information, depending on the location of the municipality. The current precipitation adjustment factors added to the ordinance shall be those found in N.J.A.C. 7:8-5.7(c) as Table 5-5.

Table 5: Current Precipitation Adjustment Factors

County	Current Precipitation Adjustment Factors		
	2-year Design Storm	10-year Design Storm	100-year Design Storm
Atlantic	1.01	1.02	1.03
Bergen	1.01	1.03	1.06
Burlington	0.99	1.01	1.04
Camden	1.03	1.04	1.05
Cape May	1.03	1.03	1.04
Cumberland	1.03	1.03	1.01
Essex	1.01	1.03	1.06
Gloucester	1.05	1.06	1.06
Hudson	1.03	1.05	1.09
Hunterdon	1.02	1.05	1.13
Mercer	1.01	1.02	1.04
Middlesex	1.00	1.01	1.03
Monmouth	1.00	1.01	1.02
Morris	1.01	1.03	1.06
Ocean	1.00	1.01	1.03
Passaic	1.00	1.02	1.05
Salem	1.02	1.03	1.03
Somerset	1.00	1.03	1.09
Sussex	1.03	1.04	1.07
Union	1.01	1.03	1.06
Warren	1.02	1.07	1.15

- D. Table 6: Future Precipitation Change Factors provided below sets forth the change factors to be used in determining the projected two-, 10-, and 100-year storm events for use in this ~~chapter~~ ordinance, which are organized alphabetically by county. The precipitation depth of the projected two-, 10-, and 100-year storm events of a site shall be determined by multiplying the precipitation depth of the two-, 10-, and 100-year storm events determined from the National Weather Service's Atlas 14 Point Precipitation Frequency Estimates pursuant to C.1 above, by the change factor in the table below, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development and/or its drainage area lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

NOTE: The municipality may instead wish to abbreviate this table along with the text in Item D above to reflect only the relevant information, depending on the location of the municipality. The future precipitation change factors added to the ordinance shall be those found in N.J.A.C. 7:8-5.7(d) as Table 5-6.

Table 6: Future Precipitation Change Factors

County	Future Precipitation Change Factors		
	2-year Design Storm	10-year Design Storm	100-year Design Storm
Atlantic	1.22	1.24	1.39
Bergen	1.20	1.23	1.37
Burlington	1.17	1.18	1.32
Camden	1.18	1.22	1.39
Cape May	1.21	1.24	1.32
Cumberland	1.20	1.21	1.39
Essex	1.19	1.22	1.33
Gloucester	1.19	1.23	1.41
Hudson	1.19	1.19	1.23
Hunterdon	1.19	1.23	1.42
Mercer	1.16	1.17	1.36
Middlesex	1.19	1.21	1.33
Monmouth	1.19	1.19	1.26
Morris	1.23	1.28	1.46
Ocean	1.18	1.19	1.24
Passaic	1.21	1.27	1.50
Salem	1.20	1.23	1.32
Somerset	1.19	1.24	1.48
Sussex	1.24	1.29	1.50
Union	1.20	1.23	1.35
Warren	1.20	1.25	1.37

Section VI. Sources for Technical Guidance:

- A. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department's website at:

<https://dep.nj.gov/stormwater/bmp-manual/>.

1. Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.
2. Additional maintenance guidance is available on the Department's website at:

<https://dep.nj.gov/stormwater/maintenance-guidance/>.

~~B. Submissions required for review by the Department should be mailed to:~~

~~The Division of Watershed Protection and Restoration, New Jersey Department of Environmental Protection, Mail Code 501-02A, PO Box 420, Trenton, New Jersey 08625-0420.~~

B. Submissions required for review by the Department should be directed to the New Jersey Department of Environmental Protection's Division of Watershed Protection and Restoration through email to stormwatermanagementrules@dep.nj.gov.

Section VII. Solids and Floatable Materials Control Standards:

A. Site design features identified under Section IV.F ~~above~~, or alternative designs in accordance with Section IV.G ~~above~~, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this ~~paragraph subsection~~, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see ~~Section VII.A.2~~ below.

1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:
 - i. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
 - ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets,

grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- iii. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

2. The standard in A.1. above does not apply:

- i. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;
- ii. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- iii. Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
 - a. A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
 - b. A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

- iv. Where flows are conveyed through a trash rack that has parallel bars with one-inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- v. Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

Section VIII. Safety Standards for Stormwater Management Basins:

- A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new stormwater management BMP.
- B. The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management BMPs. Municipal and county stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to meet one or more of the safety standards in Section VIII.C.1, VIII.C.2, and VIII.C.3 for trash racks, overflow grates, and escape provisions at outlet structures.
- C. Requirements for Trash Racks, Overflow Grates and Escape Provisions
 - 1. A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the Stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following:
 - i. The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;
 - ii. The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
 - iii. The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and
 - iv. The trash rack shall be constructed of rigid, durable, and corrosion resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.
 - 2. An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:
 - i. The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
 - ii. The overflow grate spacing shall be no ~~less~~ greater than two inches across the smallest dimension
 - iii. The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.
 - 3. Stormwater management BMPs shall include escape provisions as follows:

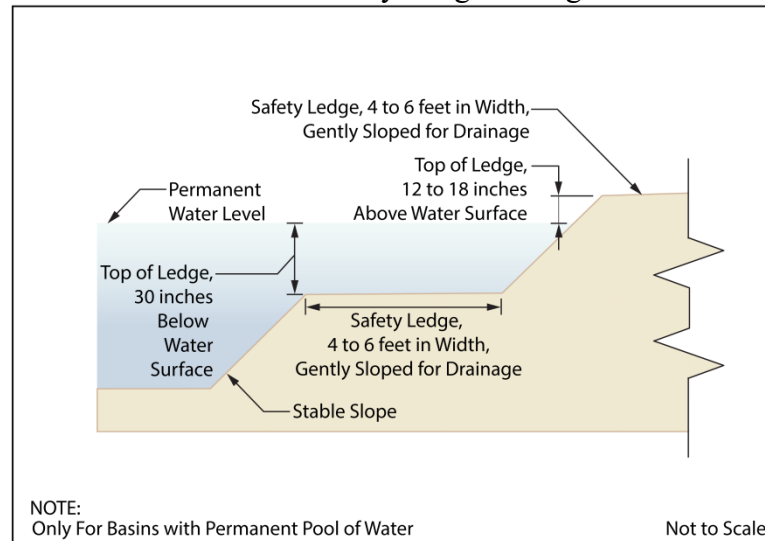
- i. If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the municipality pursuant to **Section VIII.C**, a free-standing outlet structure may be exempted from this requirement;
- ii. Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than two and one-half feet. Safety ledges shall be comprised of two steps. Each step shall be four to six feet in width. One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See **Section VIII.E** for an illustration of safety ledges in a stormwater management BMP; and
- iii. In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical.

D. Variance or Exemption from Safety Standard

A variance or exemption from the safety standards for stormwater management BMPs may be granted only upon a written finding by the municipality that the variance or exemption will not constitute a threat to public safety.

E. Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



Section IX. Requirements for a Site Development Stormwater Plan:

A. Submission of Site Development Stormwater Plan

1. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section IX.C below as part of the submission of the application for approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit *{specify number}* copies of the materials listed in the checklist for site development stormwater plans in accordance with Section IX.C of this ordinance.

B. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review

engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

C. Submission of Site Development Stormwater Plan

The following information shall be required:

1. Topographic Base Map

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

2. Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

3. Project Description and Site Plans

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

4. Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of Sections III through V are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling

groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

5. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- i. Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- ii. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

6. Calculations

- i. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section IV of this ordinance.
- ii. ~~When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high water table, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed~~ A soil report complying with the requirements in Chapter 12 of the BMP Manual shall be submitted to determine the suitability and distribution of soils present at the location of the ~~control measure~~ site.

7. Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of Section X.

8. Waiver from Submission Requirements

The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in Section IX.C.1 through IX.C.6 of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

Section X. Maintenance and Repair:

A. Applicability

Projects subject to review as in Section I.C of this ordinance shall comply with the requirements of Section X.B and X.C.

B. General Maintenance

1. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development.
2. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.
3. If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
4. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.
5. If the party responsible for maintenance identified under ~~Section X.~~B.3 above is not a public agency, the maintenance plan and any future revisions based on ~~Section X.~~B.7 below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.
6. Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not

limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.

7. The party responsible for maintenance identified under ~~Section X~~.B.3 above shall perform all of the following requirements:
 - i. Maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders;
 - ii. Evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
 - iii. Retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by ~~Section X~~.B.6 and B.7 above.
8. The requirements of Section X.B.3 and B.4 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.

Note: It may be appropriate to delete requirements in the maintenance and repair plan that are not applicable if the ordinance requires the facility to be dedicated to the municipality. If the municipality does not want to take this responsibility, the ordinance should require the posting of a two year maintenance guarantee in accordance with N.J.S.A. 40:55D-53. Maintenance and inspection guidance can be found on the Department's website at:

<https://dep.nj.gov/stormwater/maintenance-guidance/>.

9. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.

- C. Nothing in this subsection shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53

Section XI. Variance from the design and performance standards for stormwater management measures

- A. A variance from the design and performance standards for stormwater management measures set forth in this ordinance and the municipal stormwater management plan, provided the municipal stormwater management plan includes a mitigation plan or a mitigation plan in accordance with the conditions in this Section:

1. The applicant demonstrates that it is technically impracticable to meet any one or more of the design and performance standards on-site. For the purposes of this analysis, technical impracticability exists only when the design and performance standard cannot be met for engineering, environmental, or safety reasons. The approval of a variance shall apply to an individual drainage area and design and performance standard and shall not apply to an entire site or project, unless an applicant provides the required analysis for each drainage area within the site and each design and performance standard;
2. The applicant demonstrates that the proposed design achieves the maximum possible compliance with the design and performance standards on-site; and
3. A mitigation project in accordance with the following is implemented.
 - i. The mitigation project may be selected from the municipal mitigation plan or may be proposed by the applicant, provided it meets the criteria in the municipal mitigation plan.
 - ii. The mitigation project shall be approved no later than preliminary or final site plan approval of the major development.
 - iii. The mitigation project shall be located in the same HUC 14 as the area of the major development subject to the variance.
 - iv. The mitigation project shall be constructed prior to, or concurrently with, the major development.
 - v. The mitigation project shall comply with the green infrastructure standards at Section IV.O.
 - vi. If the variance that resulted in the mitigation project being required is from the green infrastructure standards at Section IV.O, then the mitigation project must use green infrastructure BMPs in Table 1, and/or an alternative stormwater management measure approved in accordance with Section IV.G that meets the definition of green infrastructure to manage an equivalent or greater area of impervious surface and an equivalent or greater area of motor vehicle surface as the area of the major development subject to the variance. Grass swales and vegetative filter strips may only be used in the mitigation project if the proposed project additionally includes a green infrastructure BMP other than a grass swale or vegetative filter strip. The green infrastructure used in the mitigation project must be

sized to manage the water quality design storm, as defined at Section IV.Q, at a minimum, and is subject to the applicable contributory drainage area limitation specified at Section IV.G or Section IV.O, as applicable.

vii. A variance from the groundwater recharge standards at Section IV.P may be granted if one of the following is met:

(1) The average annual groundwater recharge provided by the mitigation project must equal or exceed the average annual groundwater recharge deficit resulting from granting the variance for the major development; or

(2) Runoff infiltrated during the two-year storm from the mitigation project must equal or exceed the deficit resulting from granting the variance from the required infiltration of the increase in runoff volume from pre-construction to post-construction from the major development.

viii. A variance from the stormwater runoff quality standards at Section IV.Q may be granted if the following are met:

(1) The total drainage area of motor vehicle surface managed by the mitigation project(s) must equal or exceed the drainage area of the area of the major development subject to the variance and must provide sufficient TSS removal to equal or exceed the deficit resulting from granting the variance for the major development; and

(2) The mitigation project must remove nutrients to the maximum extent feasible in accordance with Section IV.Q.

ix. A variance from the stormwater runoff quantity standards at Section IV.Q may be granted if the following are met:

(1) The applicant demonstrates, through hydrologic and hydraulic analysis, including the effects of the mitigation project, that the variance will not result in increased flooding damage below each point of discharge of the major development;

(2) The mitigation project discharges to the same watercourse and is located upstream of the major development subject to the variance; and

(3) The mitigation project provides peak flow rate attenuation in accordance with Section IV.Q for an equivalent or greater area than the area of the major development subject to the variance. For the purposes of this demonstration, equivalent includes both size of the area and percentage of impervious surface and/or motor vehicle surface.

x. The applicant or the entity assuming maintenance responsibility for the associated major development shall be responsible for preventive and corrective maintenance (including replacement) of the mitigation project and shall be identified as such in the maintenance plan established in accordance with Section X. This responsibility is not transferable to any entity other than a public agency, in which case, a written agreement with that public agency must be submitted to the review agency.

B. Any approved variance shall be submitted by the municipality to the county review agency and the New Jersey Department of Environmental Protection, by

way of a written report describing the variance, as well as the required mitigation, within 30 days of the approval.

Section XII. Penalties:

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall be subject to the following penalties:

A. This chapter shall be enforced by the Code Enforcement Officer and/or their designee.

B. Any person(s) who erects, constructs, alters, repairs, converts, maintains, fails to maintain or uses any building, structure or land in violation of this chapter, or who otherwise has not complied in any respect with the requirements of this chapter, shall be subject to the following penalties for each offense: any and all penalties as set forth in Chapter 1, Article 1-5, of the Borough Code.

C. Each act or violation, and every day upon which any violation shall occur or continues to occur, shall constitute a separate offense.

D. In addition to the penalties prescribed by § 25-1-11B and C above, in the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have 14 days to effect maintenance and repair of the facility in a manner that is approved by the Borough Engineer or his or her designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality may immediately proceed to do so and shall bill the cost thereof, along with any professional fees or other costs incurred by the municipality associated with maintenance and repair activities, to the responsible person. Nonpayment of such bill(s) may result in the imposition of a lien against the property.

Section XIII. Severability:

Each section, subsection, ~~sentence~~, paragraph, subparagraph, clause, ~~sentence~~ and phrase of this ~~Ordinance~~ is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this ~~Ordinance~~ to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this ~~Ordinance~~.

Section XIV. Effective Date:

This ~~Ordinance~~ shall be in full force and effect from and after its adoption and any publication as required by law.

2. That all parts and provisions of any Ordinance which are inconsistent with the provisions of this Ordinance shall be repealed to the extent of such inconsistency.

3. That the provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

4. That this Ordinance shall take effect upon final passage and publication in accordance with the law.

Introduction: June 15, 2026

Adoption: **SCHEDULED FOR PUBLIC HEARING 7/20/2026**

ATTEST:

MARGARET RIGGIO
MUNICIPAL CLERK

SUSAN BLUTH
MAYOR

Borough of Hightstown
County of Mercer

Resolution 2026-162

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 \$822,701.95 from the following accounts:

Current	\$317,533.59
W/S Operating	212,816.43
General Capital	116,666.35
Water/Sewer Capital	151,467.79
Grant	539.38
Trust	715.99
Unemployment Trust	583.61
Animal Control	0.00
Law Enforcement Trust	0.00
Tax Lien Trust	0.00
Housing Trust	0.00
Public Defender Trust	2,700.00
Escrow	<u>19,678.81</u>
Total	<u><u>\$822,701.95</u></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 July 20, 2026.

Margaret Riggio, Borough Clerk

Ranges				Item Status		Purchase Types		Misc			
Range: First to Last Rcvd Batch Id Range: First to Last				Open: N Void: N Paid: N Held: Y Aprv: N Rcvd: Y		Bid: Y State: Y Other: Y Exempt: Y		P.O. Type: All Include Project Line Items: Yes Format: Detail without Line Item Notes Include Non-Budgeted: Y Vendors: All			
Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description	Amount	Charge Account	Acct Type	Description		Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
ACCES005 ACCESS COMPLIANCE, LLC											
26-00827	07/09/26	FF TEST & RESP PRZYBYLOWSKI									
1 FF TEST PRZYBYLOWSKI	\$145.00	6-01-25-252-002-093	B	Medical Expenses/Hepatitis B		R	07/09/26	07/14/26		39941	N
2 RESP FIT TEST PRZYBYLOWSKI	\$50.00	6-01-25-252-002-093	B	Medical Expenses/Hepatitis B		R	07/09/26	07/14/26		39941	N
3 EKG PRZYBYLOWSKI	\$70.00	6-01-25-252-002-093	B	Medical Expenses/Hepatitis B		R	07/09/26	07/14/26		39941	N
	\$265.00										
Vendor Total:		\$265.00									
ACTIO010 ACTION UNIFORM CO, LLC											
26-00550	05/11/26	UNIFORM ALLOWANCE - BUCK									
1 UNIFORM ALLOWANCE - BUCK	\$850.00	6-01-25-240-001-043	B	Uniform Allowance/Leather Gds.		R	05/11/26	06/30/26		89914	N
Vendor Total:		\$850.00									
AMAZO005 AMAZON CAPITAL SERVICES, INC											
26-00733	06/11/26	MONITOR PLATE MOUNT									
1 MONITOR PLATE MOUNT	\$128.00	C-04-55-925-014-104	B	ORD 2024-14 POLICE DEPT - IT		R	06/11/26	06/24/26		14CN-FD4L-NNWHN	
26-00775	06/25/26	JUNE 5 2026 INVOICE									
1 SAMSUNG GALAXY CASE AND	\$11.98	6-01-26-290-001-050	B	DPW Work Equipment		R	06/25/26	07/10/26		19W4-G9QC-4W7VN	
2 LED FORKLIFT TURNSIGNAL LIGHTS	\$21.59	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.		R	06/25/26	07/10/26		19W4-G9QC-4W7VN	
	\$33.57										
26-00787	07/02/26	AWWTP OMRON SWITCH SENSOR									
1 AWWTP OMRON PHOTOELECTRIC	\$149.94	6-09-55-501-002-503	B	Sewer Plant Maintenance		R	07/02/26	07/07/26		1VG3-XCHQ-G36PN	
2 AWWTP SHIPPING	\$18.24	6-09-55-501-002-503	B	Sewer Plant Maintenance		R	07/02/26	07/07/26		1VG3-XCHQ-G36PN	
	\$168.18										
26-00790	07/02/26	AMAZON ORDER DPW 6/24 6/25									
1 6/24/26-HUSQVARNA RECOIL ASSY	\$85.14	6-01-28-369-001-139	B	Mower Repairs		R	07/02/26	07/10/26			N
2 6/24/26-TRIMMER LINE HD	\$49.21	6-01-28-369-001-139	B	Mower Repairs		R	07/02/26	07/10/26			N
3 6/25/26-POWER WASHER ROTATING	\$114.35	6-01-26-290-001-127	B	Street Repair & Maintenance		R	07/02/26	07/10/26			N
	\$248.70										

Vendor #	Name										
P.O. #	PO Date	Description	Contract		PO Type						
Item Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
AMAZO005	AMAZON CAPITAL SERVICES, INC		Account Continued								
26-00792	07/02/26	AMAZON ORDER-COMMUNITY GARDEN									
1 ULTRASONIC RODENT DETERRENT	\$90.03	6-01-20-100-001-199	B	Miscellaneous	R	07/02/26	07/06/26		1T6W-6HG-VRVG	N	
26-00869	07/14/26	DPW ORDER 7/2, 7/6, 7/7 2026									
1 7/2/26 18V BATTERY REPLACEMENT	\$47.49	6-01-26-290-001-050	B	DPW Work Equipment	R	07/14/26	07/14/26		1C3G-34P4-JMFY	N	
2 7/6/26-24PK D BATTERIES	\$32.48	6-01-26-310-001-024	B	Building Maintenance	R	07/14/26	07/14/26		1YGP-NQW1-TDQJ	N	
3 7/7/26-MILWAUKEE 6 PK CHARGER	\$132.43	6-01-26-311-001-034	B	Equipment Parts & Accessories	R	07/14/26	07/14/26		191R-FQVF-DQKDN		
		\$212.40									
Vendor Total:		\$880.88									
AMERI020	AMERICAN AQUATIC TESTING, INC.										
26-00772	06/25/26	AWWTP AMERICAN AQUATIC									
1 AWWTP AMERICAN AQUATIC	\$1,700.00	6-09-55-501-002-532	B	Outside Lab Testing	R	06/25/26	07/06/26		14957	N	
Vendor Total:		\$1,700.00									
APRUZ005	APRUZZESE, MCDERMOTT, MASTRO &										
26-00782	06/25/26	LABOR COUNSEL MAY 2026									
1 LABOR COUNSEL MAY 2026	\$136.50	6-01-20-155-001-031	B	Labor,Personnel & Union Council	R	06/25/26	07/06/26		2379564	N	
Vendor Total:		\$136.50									
BELLE005	BELLE MEAD GARAGE										
26-00871	07/14/26	AGC HYDRAULIC VALVE EXCHANGE									
1 AGC HYDRAULIC VALAVE-112 NIMC	\$299.05	T-12-56-286-000-850	B	STORM RECOVERY SNOW,STORM, IR		07/14/26	07/14/26		01-84465	N	
Vendor Total:		\$299.05									
BELSO005	BELSON, LLC										
26-00660	05/27/26	BENCH FOR MEMORIAL PARK									
1 QUOTE WQ 396724-BENCH MODEL	\$1,399.66	6-01-28-369-001-141	B	Parks & Playgrd Maintenance	R	05/27/26	07/06/26		396724	N	
Vendor Total:		\$1,399.66									
READY005	BLUETRITON BRANDS, INC										
26-00743	06/15/26	AWWTP 5 GALLON DISTILLED WATER									
1 AWWTP 5 GALLON DISTILLED WATE	\$173.88	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/15/26	07/15/26			N	
2 SHIPPING	\$14.99	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/15/26	07/15/26			N	
		\$188.87									
Vendor Total:		\$188.87									
B0921	BRITTON INDUSTRIES, INC										

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
B0921	BRITTON INDUSTRIES, INC			Account Continued							
26-00786	07/02/26	JUNE 2026 YARD WASTE DISPOSAL									
1 JUNE 2026 YARD WASTE DISPOSAL		\$318.80	6-01-26-311-001-168	B	Yardwaste	R	07/02/26	07/14/26		1455627-IN	N
2 JUNE 2026 YARD WASTE DISPOSAL		\$179.38	6-01-26-311-001-168	B	Yardwaste	R	07/02/26	07/14/26		1460016-IN	N
3 JUNE 2026 YARD WASTE DISPOSAL		\$164.99	6-01-26-311-001-168	B	Yardwaste	R	07/02/26	07/14/26		1463872-IN	N
		\$663.17									
26-00867	07/14/26	JULY 2026 YARD WASTE DISPOSAL									
1 JULY 2026 YARD WASTE DISPOSAL		\$93.88	6-01-26-311-001-168	B	Yardwaste	R	07/14/26	07/14/26		1470768-IN	N
	Vendor Total:	\$757.05									
BUCKM005	BUCK MINING & MATERIAL INC										
26-00873	07/14/26	APRIL 2026 WOODCHIPS									
1 APRIL 2026 WOODCHIPS		\$57.75	6-01-26-311-001-168	B	Yardwaste	R	07/14/26	07/14/26		1462	N
	Vendor Total:	\$57.75									
CGPH0005	CGP&H										
26-00732	06/11/26	Billing through 5/31/26									
1 Monthly Flat Fee May 2026		\$100.00	6-01-21-180-001-108	B	COAH Planning	R	06/11/26	06/24/26		57236	N
2 Prep report-Round 4 Aff Ctrl		\$85.00	6-01-21-180-001-108	B	COAH Planning	R	06/11/26	06/24/26		57236	N
		\$185.00									
	Vendor Total:	\$185.00									
C0058	CINTAS CORPORATION #061										
26-00759	06/22/26	AWWTP GLOVES									
1 AWWTP GLOVES		\$725.00	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/22/26	06/24/26		1906344843	N
	Vendor Total:	\$725.00									
CIVIC005	CIVICPLUS, LLC										
26-00793	07/02/26	SOCIAL MEDIA ARCHIVING									
1 SOCIAL MEDIA ARCHIVING		\$2,005.92	6-01-20-140-001-060	B	Internet Services and Web Services	R	07/02/26	07/06/26		375878	N
2 SOCIAL MEDIA ARCHIVING		\$250.74	6-09-55-501-002-530	B	Computer Software/Maint/Equip	R	07/02/26	07/06/26		375878	N
3 SOCIAL MEDIA ARCHIVING		\$250.74	6-09-55-501-001-530	B	Computer Software/Maint/Equip	R	07/02/26	07/06/26		375878	N
		\$2,507.40									
	Vendor Total:	\$2,507.40									
CLARK005	CLARKE CATON HINTZ										
26-00749	06/16/26	Prof services thru 5/29/2026									

Vendor #	Name											
P.O. #	PO Date	Description	Contract	PO Type								
Item Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099	Excl	
CLARK005	CLARKE CATON HINTZ	Account Continued										
1 Prep/Rev/Analyze Redev Plan	\$645.30	2022-06	P	480 MERCER STREET WAREHOUSER		06/16/26	06/24/26		95538	N		
26-00760	06/22/26	Prof services thru 5/29/2026										
1 Review & Correspondence	\$234.31	6-01-21-180-001-108	B	COAH Planning	R	06/22/26	06/24/26		95248	N		
2 Appear at PB Mtg & County PB	\$647.50	6-01-21-180-001-105	B	PLANNER	R	06/22/26	06/24/26		95536	N		
3 Correspondence	\$321.00	6-01-21-180-001-108	B	COAH Planning	R	06/22/26	06/24/26		95537	N		
	\$1,202.81											
26-00762	06/23/26	WARD/MERCER REDEVELOPMENT										
1 W WARD REDVELOPMENT	\$2,531.25	6-01-20-155-001-032	B	LEGAL COUNCIL-REDEVELOPMENT	R	06/23/26	07/06/26		95540	N		
2 MERCER ST REDEVELOPMENT	\$462.50	6-01-20-155-001-032	B	LEGAL COUNCIL-REDEVELOPMENT	R	06/23/26	07/06/26		95249	N		
	\$2,993.75											
Vendor Total:	\$4,841.86											
CLEAN005	CLEAN AIR COMPANY, INC											
26-00502	04/29/26	INSP & MAINT OF EXHAUST SYST										
1 INSP & MAINT OF EXHAUST LABOR	\$605.00	6-01-25-252-002-121	B	Preventive Maintenance	R	04/29/26	06/25/26		CAC130966	N		
2 PARTS	\$25.60	6-01-25-252-002-121	B	Preventive Maintenance	R	04/29/26	06/25/26		CAC130966	N		
	\$630.60											
Vendor Total:	\$630.60											
C0938	COLE PARMER INSTRUMENT CO, LLC											
26-00602	05/15/26	AWWTP SUPPLIES										
1 ITEM # EW-24502-99 TIP OMEGA	\$183.90	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	05/15/26	06/24/26		4270817	N		
2 ITEM # EW-0827-62 TAPE	\$95.50	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	05/15/26	06/24/26		4270817	N		
3 FREIGHT AWWTP	\$37.32	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	05/15/26	06/24/26		4270817	N		
	\$316.72											
Vendor Total:	\$316.72											
C0222	CONTINENTAL FIRE & SAFETY,INC.											
26-00768	06/24/26	CYLINDER HYDROTESTED 10/2025										
1 CYLINDER HYDROTESTED 10/2025	\$36.00	5-01-25-252-002-121	B	Preventive Maintenance	R	06/24/26	07/08/26		S2541	N		
Vendor Total:	\$36.00											
C1092	CORRPRO COMPANIES, INC.											
26-00842	07/09/26	INSPECTION SERVICE WATER TANKS										
1 INSPECTION SERVICE WATER TANK	\$2,955.00	6-09-55-501-001-518	B	Maint. Contracts - Plant	R	07/09/26	07/14/26		834024	N		
Vendor Total:	\$2,955.00											

Vendor #	Name												
P.O. #	PO Date	Description			Contract	PO Type							
Item Description		Amount	Charge	Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
C1092	CORRPRO COMPANIES, INC.		Account Continued										
COUNT015	COUNTY OF MONMOUTH		-										
26-00777	06/25/26	APRIL 2026 SERVICES											
1 APRIL 2026 SERVICES		\$25.00	6-01-26-305-001-199	B	Miscellaneous	R		06/25/26	07/06/26		26000659	N	
2 DPW MATERIALS-NEW STICKER		\$2.00	6-01-26-305-001-199	B	Miscellaneous	R		06/25/26	07/06/26		26000659	N	
3 ADMINISTRATIVE FEE		\$21.50	6-01-26-305-001-199	B	Miscellaneous	R		06/25/26	07/06/26		26000659	N	
		\$48.50											
26-00864	07/14/26	MAY 2026 SERVICES											
1 MAY 2026 SERVICES		\$95.00	6-01-26-305-001-199	B	Miscellaneous	R		07/14/26	07/14/26		26000718	N	
2 ADMINISTRATIVE FEE		\$21.50	6-01-26-305-001-199	B	Miscellaneous	R		07/14/26	07/14/26		26000718	N	
		\$116.50											
	Vendor Total:	\$165.00											
G1077	COYNE CHEMICAL												
26-00041	01/07/26	RES 2025-220 LIMEHI-CALC AWWTP					B						
9 HYDRATED LIME 7/7/26 DEL AWWTP		\$1,757.00	6-09-55-501-002-553	B	Calcium Hydroxide (Lime)	R		01/07/26	07/10/26		479941	N	
26-00042	01/07/26	RES 2025-220 LIME HI-CALC WTP					B						
7 HYDRATED LIME - DEL6/16/26 WTP		\$1,757.00	6-09-55-501-001-527	B	Calcium Hydroxide - Lime	R		01/07/26	07/14/26		478534	N	
26-00138	02/03/26	RES 2025-218 FLUORIDE 2026					B						
7 RES 2025-218 FLUORIDE 6/17/26		\$848.39	6-09-55-501-001-528	B	Fluorosilic Acid	R		05/27/26	07/14/26		478672	N	
26-00717	06/09/26	AWWTP SODIUM BISULFATE											
1 AWWTP 5 GALLON PAILS OF SODIUM BISULFITE		\$526.50	6-09-55-501-002-555	B	Sodium Bisulfite	R		06/09/26	06/30/26		478533	N	
	Vendor Total:	\$4,888.89											
CREAT005	CREATE STREET												
26-00788	07/02/26	CORNERSTONE TACTICAL POLO											
1 CORNERSTONE TACTICAL POLO		\$180.00	6-01-25-256-002-043	B	Uniforms	R		07/02/26	07/10/26		861	N	
	Vendor Total:	\$180.00											
C0931	Creston Hydraulics, Inc.												
26-00778	06/25/26	43 SERIES HOSE ASSY											
1 43 SERIES HOSE ASSY		\$99.95	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R		06/25/26	07/06/26		00253402	N	
	Vendor Total:	\$99.95											
DANIE005	DANIEL TRENT												
26-00836	07/09/26	FUN FRIDAY DANJONIAN 7/24/26											

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
DANIE005	DANIEL TRENT	Account Continued									
1 FUN FRIDAY DANJONIAN	7/24/26	\$500.00	G-02-41-761-000-000	B	Mercer County Local Arts Grant	R	07/09/26	07/13/26		7/24/2026	N
Vendor Total:		\$500.00									
DEBLO005	DEBLOCK ENVIRONMENTAL SVCS,LLC										
26-00267	03/05/26	BACK UP OPERATOR FOR AWWTP				B					
7 BACK UP OPERATOR FOR AWWTP		\$500.00	6-09-55-501-002-528	B	Outside Consulting Services (B	R	06/02/26	07/08/26		00014818	N
Vendor Total:		\$500.00									
DEERE005	DEERE & COMPANY										
26-00383	04/01/26	PURCHASE OF ZERO TURN MOWER									
1 PURCHASE OF ZERO TURN MOWEF		\$5,110.55	6-01-26-310-001-050	B	DPW Work Equipment	R	04/01/26	07/10/26		117940293	N
2 PURCHASE OF ZERO TURN MOVER		\$4,923.38	6-09-55-501-001-549	B	Miscellaneous	R	04/01/26	07/10/26		117940293	N
		\$10,033.93									
Vendor Total:		\$10,033.93									
E0024	EARLE ASPHALT COMPANY										
25-01180	09/05/25	IMPROVEMENTS TO MAXWELL GC&WS				B					
13 PAY EST #4		\$65,661.38	C-04-55-899-000-444	B	MAXWELL AVENUE IMPROVEMENTSR		09/05/25	07/08/26			N
14 PAY EST #4		\$116,780.29	C-08-55-971-000-541	B	MAXWELL AVE WATER IMPROVEMEIR		09/05/25	07/08/26			N
15 PAY EST #4		\$20,580.00	C-08-55-971-000-542	B	MAXWELL SEWER IMPROVEMENTSR		09/05/25	07/08/26			N
		\$203,021.67									
26-00752	06/22/26	WATER/SEWER REPAIRS									
1 WATER/SEWER REPAIRS		\$12,742.92	6-09-55-501-001-535	B	Hydrants and Line Repair	R	06/22/26	07/13/26		02/03/2026	N
2 WATER/SEWER REPAIRS		\$9,608.65	6-09-55-501-001-535	B	Hydrants and Line Repair	R	06/22/26	07/06/26		02/04/2026	N
3 WATER/SEWER REPAIRS		\$54,000.61	6-09-55-501-001-535	B	Hydrants and Line Repair	R	06/22/26	07/06/26		02/08/2026	N
4 WATER/SEWER REPAIRS		\$5,395.20	6-09-55-501-001-535	B	Hydrants and Line Repair	R	06/22/26	07/06/26		02/27/2026	N
		\$81,747.38									
26-00855	07/14/26	REPAIR DAMAGED WATER SERVICE									
1 REPAIR DAMAGED WATER SERVICE		\$3,922.61	6-09-55-501-001-535	B	Hydrants and Line Repair	R	07/14/26	07/14/26			N
Vendor Total:		\$288,691.66									
E0576	EAST WINDSOR REGIONAL SCHOOL										
26-00870	07/14/26	APRIL 2026 FUEL USE									
1 APR 2026 FUEL USE-AWWTP		\$75.19	6-09-55-501-002-512	B	Motor Fuel	R	07/14/26	07/14/26			N
2 APR 2026 FUEL USE-CONSTRUCTIC		\$47.90	6-01-31-460-001-151	B	MOTOR FUEL-CONSTRUCTION DEPR	R	07/14/26	07/14/26			N
3 APR 2026 FUEL USE-FIRE		\$764.19	6-01-31-460-001-166	B	Motor Fuel - Fire Dept.	R	07/14/26	07/14/26			N

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
E0576	EAST WINDSOR REGIONAL SCHOOL			Account Continued							
4 APR 2026 FUEL USE-FIRST AID		\$136.61	6-01-31-460-001-148	B	Motor Fuel - Emergency Medical	R	07/14/26	07/14/26			N
5 APR 2026 FUEL USE-GARBAGE		\$1,757.41	6-01-31-460-001-147	B	Motor Fuel - Public Works	R	07/14/26	07/14/26			N
6 APR 2026 FUEL USE-PARKS		\$110.24	6-01-31-460-001-147	B	Motor Fuel - Public Works	R	07/14/26	07/14/26			N
7 APR 2026 FUEL USE-POLICE		\$2,139.86	6-01-31-460-001-145	B	Motor Fuel - Police	R	07/14/26	07/14/26			N
8 APR 2026 FUEL USE-STREETS		\$1,280.87	6-01-31-460-001-147	B	Motor Fuel - Public Works	R	07/14/26	07/14/26			N
9 APR 2026 FUEL USE-WATER		\$164.13	6-09-55-501-001-512	B	Motor Fuel	R	07/14/26	07/14/26			N
10 APR 2026 FACILITY FEE		\$120.00	6-01-31-460-001-144	B	Upgrades to Fueling Facility	R	07/14/26	07/14/26			N
		\$6,596.40									
Vendor Total:		\$6,596.40									
B0966	ERB'S GARAGE INC										
26-00776	06/25/26	HAHN HOOKLIFT REPAIR									
1 HAHN HOOKLIFT REPAIR		\$435.90	6-01-26-311-001-034	B	Equipment Parts & Accessories	R	06/25/26	07/13/26		19825	N
Vendor Total:		\$435.90									
Q0176	EUROFINS QC, LLC										
26-00120	01/29/26	WATER ANALYSIS WTP				B					
24 WATER ANALYSIS-WATER PLANT		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26	07/08/26		6300092244	N
25 WATER ANALYSIS-WATER PLANT		\$103.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/08/26		6300092357	N
26 WATER ANALYSIS-WATER PLANT		\$44.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/08/26		6300092244	N
27 WATER ANALYSIS-WATER PLANT		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/08/26		6300092566	N
28 WATER ANALYSIS-SAMPLE DATE		\$452.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	01/29/26	07/08/26		6300093495	N
29 WATER ANALYSIS-SAMPLE DATE		\$197.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/08/26		6300092847	N
30 WATER ANALYSIS-SAMPLE DATE		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/08/26		6300093116	N
31 WATER ANALYSIS-SAMPLE DATE		\$103.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/08/26		6300093837	N
32 WATER ANALYSIS-SAMPLE DATE		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/08/26		6300093728	N
33 WATER ANALYSIS-SAMPLE DATE		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/08/26		6300093923	N
34 WATER ANALYSIS-WATER PLANT		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/14/26		6300094693	N
35 WATER ANALYSIS-WATER PLANT		\$247.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/14/26		6300094894	N
36 WATER ANALYSIS-WATER PLANT		\$197.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/14/26		6300095714	N
37 WATER ANALYSIS-WATER PLANT		\$197.50	6-09-55-501-001-532	B	Outside Testing/Labs	R	05/15/26	07/14/26		6300095747	N
		\$3,029.00									
26-00753	06/22/26	AWWTP MONTHLY LAB TESTING									
1 AWWTP OIL AND GREASE		\$60.00	6-09-55-501-002-532	B	Outside Lab Testing	R	06/22/26	06/24/26		4600196210	N
2 AWWTP AMMONIA		\$84.00	6-09-55-501-002-532	B	Outside Lab Testing	R	06/22/26	06/24/26		4600196210	N

Vendor #	Name					Contract	PO Type			First Enc	Rcvd	Chk/Void	Invoice	1099	Excl
P.O. #	PO Date	Description	Amount	Charge Account	Acct	Description	Stat/Chk	Date	Date	Date					
Item	Description				Type										
Q0176	EUROFINS QC, LLC				Account Continued										
3	AWWTP NITROGEN NITRATE	\$26.00	6-09-55-501-002-532	B	Outside Lab Testing	R	06/22/26	06/24/26				4600196210		N	
		\$170.00													
Vendor Total:		\$3,199.00													
FERGU005	FERGUSON ENTERPRISES, LLC														
26-00860	07/14/26	6FT MILLEN KEY T HDL													
1	6FT MILLEN KEY T HDL	\$294.84	6-09-55-501-001-503	B	Water Plant Maintenance	R	07/14/26	07/14/26				0806050		N	
Vendor Total:		\$294.84													
M0714	GENSERVE, INC.														
26-00429	04/08/26	2026 GENERATOR SVC AGREEMENT				B									
3	A SERVICE 06/11/2026	\$580.00	6-09-55-501-002-511	B	Generator/Engine Maintenance Agree	R	04/08/26	07/14/26				0628558-IN		N	
26-00866	07/14/26	B SERVICE WP, A SERVICE PD													
1	B SERVICE FOR WATER PLANT	\$230.00	6-09-55-501-001-511	B	Generator/Engine Maintenance (B)	R	07/14/26	07/14/26				0628317-IN		N	
2	A SERVICE POLICE DEPT	\$510.00	6-01-26-310-001-040	B	Generator-Municipal Bldg	R	07/14/26	07/14/26				0628562-IN		N	
		\$740.00													
Vendor Total:		\$1,320.00													
G0185	GRAINGER, INC.														
26-00726	06/09/26	AWWTP TIP CLEANERS													
1	AWWTP TIP CLEANERS 2CYX6	\$11.08	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/09/26	06/18/26				9947069150		N	
2	AWWTP TIP CLEANERS 2CYX5	\$9.06	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/09/26	06/18/26				9947069150		N	
3	AWWTP TIP CLEANERS 2CYX5	\$7.63	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/09/26	06/18/26				9947069150		N	
		\$27.77													
Vendor Total:		\$27.77													
G0186	GRAPHIC CONTROLS														
26-00865	07/14/26	CIRCULAR CHARTS													
1	00084400 CIRCULAR CHART	\$314.52	6-09-55-501-001-503	B	Water Plant Maintenance	R	07/14/26	07/14/26				3799272		N	
2	00071340 CIRCULAR CHART	\$476.70	6-09-55-501-001-503	B	Water Plant Maintenance	R	07/14/26	07/14/26				3799272		N	
		\$791.22													
Vendor Total:		\$791.22													
H0043	HABITAT FOR HUMANITY														
26-00880	07/15/26	Escrow Refund- 224-232 Academy													
1	Escrow refund 224-232 Academy	\$846.38	MIL11-02	P	MILLSTONE BASIN HABITAT	R	07/15/26	07/15/26						N	

Vendor #	Name					Contract	PO Type				Invoice	1099	Excl
P.O. #	PO Date	Description	Amount	Charge Account	Acct Description	Type	Stat/Chk	First Date	Enc Date	Rcvd Date	Chk/Void Date		
Item Description													
H0043		HABITAT FOR HUMANITY			Account Continued								
2 PG Escrow Refund 224-232 Acade			\$5,252.13	MIL11-PG	P	HABITAT FOR HUMANITY PERF GUAR		07/15/26		07/15/26			N
			\$6,098.51										
		Vendor Total:	\$6,098.51										
H 85		HACH CO.											
26-00781	06/25/26	LAB SUPPLIES											
1 FLOURIDE RGT, CHLORINE 25ML,			\$1,738.48	6-09-55-501-001-506	B	Laboratory Supplies	R	06/25/26		07/06/26		15044891	N
		Vendor Total:	\$1,738.48										
HEALT005		HEALTH EQUITY											
26-00812	07/06/26	MONTHLY HSA FEE											
1 MONTHLY HSA FEE - JULY 2026			\$7.50	6-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	07/06/26		07/06/26		JULY2026	N
		Vendor Total:	\$7.50										
H0048		HIGHTS REALTY LLC											
26-00134	02/03/26	HPD RENT 2026					B						
9 HPD RENT 2026 - AUGUST 2026			\$5,412.29	6-01-26-310-001-025	B	Building Rental	R	05/08/26		07/14/26		AUGUST2026	N
		Vendor Total:	\$5,412.29										
H1100		HOME DEPOT CREDIT SERVICES											
26-00872	07/14/26	INVOICES 2026 MAY, JUNE, JULY											
1 HUSKY WELDED BEDDING FORK (3			\$211.38	6-01-28-369-001-140	B	Landscape Maintenance	R	07/14/26		07/14/26		9523525	N
2 CONTRACTORS MIX #20			\$43.97	6-01-28-369-001-140	B	Landscape Maintenance	R	07/14/26		07/14/26		3520740	N
3 3/4X6' WHIPKIT, ZINC SCREWS,			\$44.15	6-01-26-310-001-024	B	Building Maintenance	R	07/14/26		07/14/26		1522447	N
4 3/8X1/2X12" SUPPLY LINE			\$12.90	6-01-26-310-001-024	B	Building Maintenance	R	07/14/26		07/14/26		3520748	N
5 KITCHEN FAUCET			\$49.00	6-01-26-310-001-024	B	Building Maintenance	R	07/14/26		07/14/26		9042192	N
6 PINE SOL 80OZ (2), SOFTSOAP			\$43.65	6-01-20-125-001-035	B	Paper Products/Janitorial	R	07/14/26		07/14/26		9042192	N
7 QUICKBOND SPRAY ADHESIVE,			\$42.17	6-01-26-310-001-024	B	Building Maintenance	R	07/14/26		07/14/26		9042192	N
8 HDX WIRE 4 TIER SHELF			\$74.98	C-04-55-925-014-102	B	ORD 2025-14 POLICE (COMPUTERSR		07/14/26		07/14/26		1512112	N
9 BOUNTY RLS, FLEX TUBING,			\$88.58	6-01-25-240-001-036	B	Office Supplies & Equipment	R	07/14/26		07/14/26		7513303	N
10 SOFTSOAP REFILL 50OZ,			\$55.68	6-01-25-240-001-036	B	Office Supplies & Equipment	R	07/14/26		07/14/26		1512111	N
11 CONCENTRATED VINEGAR, UTILIT			\$73.89	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	07/14/26		07/14/26		9042198	N
12 BLACK STEEL FENCE PANEL			\$29.97	6-01-26-305-001-029	B	Contract-Dumpsters	R	07/14/26		07/14/26		7277488	N
13 3/4" PVC ELBOW, 3/4" COUPLING,			\$43.50	6-01-26-290-001-127	B	Street Repair & Maintenance	R	07/14/26		07/14/26		1613063	N
14 8" HATCHET SAW, 8" CHAIN			\$226.97	6-01-26-290-001-050	B	DPW Work Equipment	R	07/14/26		07/14/26		3530487	N
15 SS CLAMP 3/4"X3/4",			\$31.45	6-01-26-290-001-050	B	DPW Work Equipment	R	07/14/26		07/14/26		9521566	N

Vendor #	Name				Contract	PO Type						1099	Excl
P.O. #	PO Date	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice		
Item Description													
H1100	HOME DEPOT CREDIT SERVICES			Account Continued									
			\$1,072.24										
Vendor Total:			\$1,072.24										
HORIZ005		HORIZON DISPOSAL SERVICES											
26-00731	06/11/26	AWWTP 40 YD DUMPSTER											
1 AWWTP 30 YD DUMPSTER		\$725.00	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/11/26	06/30/26			409373		N
2 AWWTP FUEL SURCHARGE 6/17/26		\$15.00	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/25/26	06/30/26			409373		N
3 AWWTP FUEL SURCHARGE 6/10/26		\$15.00	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/30/26	06/30/26			408680		N
			\$755.00										
Vendor Total:			\$755.00										
IDEMI005		IDEMIA IDENTITY & SECURITY USA											
26-00657	05/27/26	MAINTENANCE & SUPPORT											
1 MAINTENANCE & SUPPORT		\$1,873.42	5-01-25-240-001-029	B	Maint. Contracts - Other	R	05/27/26	06/24/26					N
Vendor Total:			\$1,873.42										
INDUS015		INDUSTRIAL CHEM LAB SERVICES											
26-00671	06/01/26	AWWTP LIFT STATION DEGREASER											
1 50 LBS CONTAINER OF LIFT		\$244.50	6-09-55-501-002-529	B	Sewer Main Repair/Supplies	R	06/01/26	07/14/26			433080		N
2 SHIPPING		\$40.00	6-09-55-501-002-529	B	Sewer Main Repair/Supplies	R	06/01/26	07/14/26			433080		N
			\$284.50										
Vendor Total:			\$284.50										
INSTI005		INSTITUTE FOR FORENSIC PSYCH											
26-00810	07/06/26	PRE-EMPLOYEMNT EVALUATION											
1 PRE-EMPLOYEMNT EVALUATION		\$575.00	6-01-25-240-001-093	B	Medical Exams/Hepatitis B Shot	R	07/06/26	07/13/26			30363		N
Vendor Total:			\$575.00										
INTER015		INTERSTATE WASTE SERV OF NJ											
26-00012	01/05/26	MUNICIPAL RECYCLING 2026				B							
8 MUNICIPAL RECYCLING JULY 2026		\$13,639.67	6-01-26-311-001-029	B	Recycling Contract co-mingle-paper/cdlR		06/09/26	07/14/26			12770510		N
Vendor Total:			\$13,639.67										
J0257		JCP&L											
26-00879	07/14/26	VARIOUS 6/2/26- 7/1/2026											
1 100 100 104 247 6/2/26-7/1/26		\$14.24	6-01-31-430-001-071	B	Electric-Borough Hall	R	07/14/26	07/14/26			100 100 104 247		N
2 100 029 000 310 6/2/26-7/1/26		\$481.89	6-01-31-430-001-071	B	Electric-Borough Hall	R	07/14/26	07/14/26			100 029 000 310		N

Vendor #	Name				Contract	PO Type						
P.O. #	PO Date	Description						First Enc	Rcvd	Chk/Void	Invoice	1099 Excl
Item Description		Amount	Charge Account	Acct Type	Description		Stat/Chk	Date	Date	Date		
J0257	JCP&L	Account Continued										
3	100 051 508 677 6/2/26-7/1/26	\$53.84	6-01-31-430-001-071	B	Electric-Borough Hall		R	07/14/26	07/14/26		100 051 508 677	N
4	100 079 096 689 6/2/26-7/1/26	\$4.65	6-01-31-430-001-071	B	Electric-Borough Hall		R	07/14/26	07/14/26		100 079 096 689	N
5	100 051 508 750 6/2/26-7/1/26	\$59.62	6-01-31-430-001-071	B	Electric-Borough Hall		R	07/14/26	07/14/26		100 051 508 750	N
7	100 068 401 122 6/10-7/6/26	\$40.00	6-01-31-430-001-071	B	Electric-Borough Hall		R	07/14/26	07/14/26		100 068 401 122	N
8	100 059 701 167 6/3/26-7/8/26	\$158.19	6-09-55-501-001-504	B	Electricity		R	07/14/26	07/14/26		100 059 701 167	N
9	100 072 968 868 6/2/26-7/1/26	\$22.64	6-01-31-435-001-075	B	Street Lighting		R	07/14/26	07/14/26		100 072 968 868	N
		\$835.07										
Vendor Total:		\$835.07										
J0258	JCP&L (STREET LIGHTING)											
26-00848	07/13/26	ACCT 041 & 240 6/2/26-7/1/26										
1	100086395041 6/2/26-7/1/26	\$5.67	6-01-31-435-001-075	B	Street Lighting		R	07/13/26	07/13/26		100086395041	N
2	100081608240 6/2/26-7/1/26	\$62.11	6-01-31-435-001-075	B	Street Lighting		R	07/13/26	07/13/26		100081608240	N
		\$67.78										
Vendor Total:		\$67.78										
JERSE015	JERSEY AUTO SUPPLY INC.											
26-00862	07/14/26	JUNE 2026 INVOICES										
1	AIR BRAKE VALVES, FREIGHT	\$141.50	6-01-26-311-001-034	B	Equipment Parts & Accessories		R	07/14/26	07/14/26		339276	N
2	BATTERY, CORE DEPOSIT, CORE	\$177.64	6-01-26-310-001-040	B	Generator-Municipal Bldg		R	07/14/26	07/14/26		338006	N
3	TRK #350A - STEERING DRAG LINK	\$305.73	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.		R	07/14/26	07/14/26		337977	N
4	TRK #350A - STEERING DAMPER	\$80.74	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.		R	07/14/26	07/14/26		337977	N
5	HEADLIGHT	\$12.49	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.		R	07/14/26	07/14/26		337933	N
		\$718.10										
Vendor Total:		\$718.10										
J0069	JERSEY ELEVATOR LLC											
26-00574	05/11/26	MAINTENANCE SVC APR-DEC 2026					B					
4	MAINTENANCE SERVICE JUNE 2026	\$218.47	6-01-26-310-001-029	B	Maintenance Contracts		R	05/11/26	06/24/26		INV-558555-J6F8	N
5	JULY 2026 MAINTENANCE SERVICE	\$218.47	6-01-26-310-001-029	B	Maintenance Contracts		R	05/11/26	07/14/26		INV-575601-N8F7	N
		\$436.94										
Vendor Total:		\$436.94										
J0378	KENNCO LLC											
26-00161	02/05/26	CYLINDER RENTAL 2026					B					
6	MAY 2026 CYLINDER RENTAL	\$36.60	6-01-26-290-001-050	B	DPW Work Equipment		R	02/05/26	06/24/26		R35512	N

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P.O. #	PO Date	Description									
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl
J0378	KENNCO LLC	Account Continued									
7 JUNE 2026 CYLINDER RENTAL		\$36.00	6-01-26-290-001-050	B	DPW Work Equipment	R	05/12/26	07/14/26		R35915	N
		\$72.60									
	Vendor Total:	\$72.60									
KEYTE005	KEY-TECH										
26-00675	06/01/26	MAXWELL AVE ROADWAY CONCRETE									
1 MAXWELL AVE ROADWAY		\$2,610.00	C-04-55-899-000-447	B	MAXWELL AVE IMPROVEMENTS SECR		06/01/26	07/06/26		62037	N
	Vendor Total:	\$2,610.00									
L0205	LANGUAGE LINE SERVICES										
26-00730	06/11/26	INTERPRETER SERVICE 5/20/2026									
1 INTERPRETER SERVICE 5/20/2026		\$14.50	6-01-25-240-001-111	B	Interpretor	R	06/11/26	06/24/26		11940447	N
	Vendor Total:	\$14.50									
L0210	LARRY GUNNELL										
26-00838	07/09/26	REIMBURSE FOR BEVERAGES									
1 WALMART RECEIPT BEVERAGES		\$19.98	6-01-28-370-002-021	B	RECREATION SUMMER PROGRAM	R	07/09/26	07/10/26		70526	N
2 SHOP RITE RECEIPT BEVERAGES		\$19.16	6-01-28-370-002-021	B	RECREATION SUMMER PROGRAM	R	07/09/26	07/10/26		70226	N
		\$39.14									
	Vendor Total:	\$39.14									
THERO005	LEXIPOL, LLC										
26-00737	06/11/26	TRG ONLINE TRAINING									
1 TRG ONLINE TRAINING		\$3,235.68	6-01-25-240-001-029	B	Maint. Contracts - Other	R	06/11/26	06/24/26		INVLHI11271213	N
	Vendor Total:	\$3,235.68									
L0027	LINCOLN FINANCIAL LOSAP										
26-00770	06/24/26	2024 LOSAP PER RES 2026-88				B					
2 2024 LOSAP PER RES 2026-88		\$21,000.00	5-01-43-500-001-399	B	Miscellaneous-O/E LOSAP	R	06/24/26	07/13/26			N
	Vendor Total:	\$21,000.00									
L0037	LINCOLN FINANCIAL GROUP										
26-00053	01/08/26	2026 LIFE INSURANCE				B					
30 2026 LIFE INSURANCE JULY		\$290.56	6-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	01/08/26	06/24/26		4981155139	N
31 2026 LIFE INSURANCE JULY		\$5.91	6-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	01/08/26	06/24/26		4981155139	N
32 2026 LIFE INSURANCE JULY WTP		\$9.08	6-09-55-501-001-514	B	INSURANCE	R	01/08/26	06/24/26		4981155139	N
33 2026 LIFE INSURANCE JULY AWWT		\$63.56	6-09-55-501-002-514	B	Insurance	R	01/08/26	06/24/26		4981155139	N

Vendor #	Name						Contract	PO Type					
P.O. #	PO Date	Description											
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099	Excl	
L0037	LINCOLN FINANCIAL GROUP	Account Continued											
		\$369.11											
Vendor Total:		\$369.11											
DOLNI005	Lori Dolnick												
26-00881	07/15/26	Escrow Refund											
1 Escrow Refund- Patio Eng Rev		\$400.00	6ELY	P	6 Ely Ct- Patio	R	07/15/26	07/15/26				N	
Vendor Total:		\$400.00											
M1076	MCMANIMON, SCOTLAND & BAUMANN												
26-00767	06/24/26	Prof services thru 5/31/26											
1 Telephone conference RE status		\$39.50	6-01-20-165-001-028	B	General Engineering	R	06/24/26	06/24/26			262285	N	
26-00814	07/06/26	PROF SRV - PREP OF BOND ORD(S)											
1 PREP BOND ORD 2026-08		\$600.00	C-04-55-926-008-448	B	ORD 2026-08BROAD VANRENSALLOR		07/06/26	07/06/26			262282	N	
2 PREP BOND ORD 2026-09		\$600.00	C-08-55-981-026-103	B	ORD 2026-09 LEAD SERVICE - SEC 1	R	07/06/26	07/06/26			262282	N	
		\$1,200.00											
Vendor Total:		\$1,239.50											
M0180	MCMASTER-CARR												
26-00764	06/24/26	AWWTP PRESSURE GUAGE											
1 AWWTP PRESSURE GUAGE 0-15 PS		\$15.73	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/24/26	06/24/26			66914692	N	
2 AWWTP PRESSURE GUAGE 0-30 PS		\$15.73	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/24/26	06/24/26			66914692	N	
3 SHIPPING		\$9.73	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/24/26	06/24/26			66914692	N	
		\$41.19											
26-00843	07/09/26	WRENCH-DRIVEN RIVET NUT TOOL											
1 WRENCH-DRIVEN RIVET NUT TOOL		\$73.24	6-01-26-290-001-050	B	DPW Work Equipment	R	07/09/26	07/14/26			67827990	N	
26-00863	07/14/26	ABRASION-RESISTANT SBR GASKET											
1 ABRASION-RESISTANT SBR GASKE		\$12.08	6-01-26-290-001-127	B	Street Repair & Maintenance	R	07/14/26	07/14/26			68084211	N	
Vendor Total:		\$126.51											
M0256	MERCER CO IMPROVEMENT AUTH												
26-00774	06/25/26	MAY 2026 TIPPING											
1 MAY 2026 TIPPING		\$22,104.19	6-01-32-465-001-165	B	Landfill Solid Waste Disposal-MCIA	R	06/25/26	07/06/26				N	
2 MAY 2026 RECYCLING TAX		\$483.15	6-01-43-496-001-174	B	Recycling Tax	R	06/25/26	07/15/26				N	
		\$22,587.34											
26-00854	07/14/26	JUNE 2026 TIPPING											
1 JUNE 2026 TIPPING		\$21,000.70	6-01-32-465-001-165	B	Landfill Solid Waste Disposal-MCIA	R	07/14/26	07/14/26				N	

Vendor #	Name				Contract	PO Type					
P.O. #	PO Date	Description									
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
M0256	MERCER CO IMPROVEMENT AUTH	Account Continued									
2 JUNE 2026 RECYCLING TAX		\$459.03	6-01-43-496-001-174	B	Recycling Tax	R	07/14/26	07/14/26			N
		<u>\$21,459.73</u>									
Vendor Total:		\$44,047.07									
M0186	MERCER CTY MUN. CLERKS ASSOC.										
26-00832	07/09/26	MEMBERSHIP 2026/2027									
1 MEMBERSHIP 2026/2027		\$110.00	6-01-20-120-001-044	B	Professional Assoc. Dues	R	07/09/26	07/10/26			N
Vendor Total:		\$110.00									
M0065	METTLER-TOLEDO, LLC										
26-00758	06/22/26	AWWTP ANNUAL BALANCE INSPECT									
1 AWWTP ANNUAL BALANCE		\$404.22	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/22/26	06/30/26		655523227	N
Vendor Total:		\$404.22									
MISCH005	MISCHA HARMONY CRUZ-CHORBA										
26-00852	07/14/26	IDENTOGO REIMBURSEMENT									
1 IDENTOGO REIMBURSEMENT		\$24.75	T-12-56-286-000-885	B	CULTURAL ARTS/SHAKESPEARE IN R		07/14/26	07/14/26			N
Vendor Total:		\$24.75									
M0127	MONMOUTH COUNTY										
26-00857	07/14/26	JUNE 2026 ROOSEVELT TIPPING									
1 JUNE 2026 ROOSEVELT TIPPING		\$2,330.93	6-01-43-513-001-171	B	Borough of Roosevelt-Tipping Fees	R	07/14/26	07/14/26			N
Vendor Total:		\$2,330.93									
M0522	MUNICIPAL CLERK ASSOC OF NJ										
26-00833	07/09/26	2026/2027 MEMBERSHIP									
1 2026/2027 MEMBERSHIP		\$100.00	6-01-20-120-001-044	B	Professional Assoc. Dues	R	07/09/26	07/10/26			N
Vendor Total:		\$100.00									
S0244	N.J. STATE DEPT OF LABOR										
26-00878	07/14/26	YR 12/2025N COMBINED ASSESSMEN									
1 YR 12/2025N COMBINED ASSESSME		\$583.61	T-16-56-286-000-833	B	RESERVE-UNEMPLOYMENT TRUST R		07/14/26	07/14/26		0-216-000-721	N
Vendor Total:		\$583.61									
NATIO040	NATIONAL HIGHWAY PRODUCTS, INC										
26-00701	06/04/26	WARNING SIGN 12X18 ALUMINUM									
1 WARNING SIGN 12X18 ALUMINUM		\$81.00	6-09-55-501-001-503	B	Water Plant Maintenance	R	06/04/26	07/06/26		133305	N
2 SHIPPING AND HANDLING FEE		\$25.00	6-09-55-501-001-503	B	Water Plant Maintenance	R	06/04/26	07/06/26		133305	N

Vendor #	Name											
P.O. #	PO Date	Description			Contract	PO Type						
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099	Excl
NATIO040	NATIONAL HIGHWAY PRODUCTS, INC				Account Continued							
		\$106.00										
26-00868	07/14/26	SIGN POSTS AND HARDWARE										
1 ONEWAY BOLTS ALUM (100)-\$85.00		\$158.40	6-01-26-290-001-126	B	Signs & Posts	R	07/14/26	07/14/26		PS-INV133586	N	
2 GAL/STEEL RND POST(12)-\$780.60		\$1,452.28	6-01-26-290-001-126	B	Signs & Posts	R	07/14/26	07/14/26		PS-INV133357	N	
		\$1,610.68										
Vendor Total:		\$1,716.68										
NJSOL005	NJ SOLUTIONS JHIF											
26-00748	06/15/26	JULY 2026 PREMIUMS										
1 JULY 2026 PREMIUMS		\$58,156.71	6-01-23-210-003-115	B	Medical Ins-Empl Grp Health	R	06/15/26	06/24/26			N	
2 JULY 2026 PREMIUMS - WWTP		\$3,462.54	6-09-55-501-001-514	B	INSURANCE	R	06/15/26	06/24/26			N	
3 JULY 2026 PREMIUMS - SEWER		\$14,761.36	6-09-55-501-002-514	B	Insurance	R	06/15/26	06/24/26			N	
		\$76,380.61										
Vendor Total:		\$76,380.61										
N0652	NJ STATE POLICE CHIEF ASSN											
26-00784	07/02/26	SERGEANTS EXAMS										
1 SERGEANTS EXAMS		\$2,750.00	6-01-25-240-001-042	B	Education & Training	R	07/02/26	07/13/26		IN-24664	N	
2 SERGEANTS EXAMS		\$2,500.00	6-01-25-240-001-042	B	Education & Training	R	07/02/26	07/13/26		IN-24728	N	
		\$5,250.00										
Vendor Total:		\$5,250.00										
N0170	NORCIA CORP.											
26-00698	06/04/26	SIDE TIPPER EVALUATION ON GT1										
1 QUOTE 2167 EVAL/REPAIR ON GT1		\$5,585.02	6-01-26-305-001-034	B	Motor Vehicle Parts & Access.	R	06/04/26	07/07/26		87613	N	
26-00850	07/14/26	REPAIR ON TRK 412 (HAHN)										
1 REPAIR ON TRK 412 (HAHN)		\$2,572.59	6-01-26-311-001-034	B	Equipment Parts & Accessories	R	07/14/26	07/14/26		87607	N	
Vendor Total:		\$8,157.61										
NSILA005	NSI LAB SOLUTIONS, INC.											
26-00609	05/20/26	AWWTP MULTI-ANALYTE SOLIDS STD										
1 AWWTP MULTI-ANALYTE SOLIDS ST		\$708.00	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	05/20/26	07/06/26		569971	N	
2 AWWTP FREIGHT		\$38.97	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	05/20/26	07/06/26		569971	N	
		\$746.97										
Vendor Total:		\$746.97										

Vendor #	Name											
P.O. #	PO Date	Description			Contract	PO Type						
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099	Excl
O0050	ONE CALL CONCEPT INC											
26-00644	05/27/26	ONE CALL MSGS MAY-DEC 2026				B						
2 MAY 2026 ONE CALL MSGS		\$63.30	6-09-55-501-001-535	B	Hydrants and Line Repair	R	05/27/26	06/24/26		6055087		N
3 JUNE 2026 ONE CALL MSGS		\$96.20	6-09-55-501-001-535	B	Hydrants and Line Repair	R	05/27/26	07/14/26		6065087		N
		\$159.50										
Vendor Total:		\$159.50										
P0088	PARKER MCCAY, P.A.											
26-00747	06/15/26	Billing through 02/28/2026										
1 review email correspondence.		\$51.00	6-01-21-180-001-108	B	COAH Planning	R	06/15/26	06/24/26		3212649		N
26-00809	07/06/26	Billing through 5/31/2026										
1 Review,Correspond,Prep FSHC		\$1,377.00	6-01-21-180-001-108	B	COAH Planning	R	07/06/26	07/06/26		3212853		N
Vendor Total:		\$1,428.00										
P0068	PARTY PERFECT RENTALS, LLC											
26-00254	02/27/26	NATIONAL NIGHT OUT GAMES				B						
3 NAT'L NIGHT OUT GAMES BALANCE		\$911.25	6-01-25-240-001-119	B	Community Policing	R	02/27/26	06/18/26		5/5/26		N
Vendor Total:		\$911.25										
PKFOC005	PKF O'CONNOR DAVIES, LLP											
26-00769	06/24/26	PROFESSIONAL SERVICES										
1 2026 BUDGET ASSISTANCE		\$1,500.00	6-01-20-135-001-029	B	Additional Audit Services	R	06/24/26	06/24/26		1068912		N
2 2026 BUDGET ASSISTANCE		\$750.00	6-09-55-501-001-501	B	Audit Services	R	06/24/26	06/24/26		1068912		N
3 2026 BUDGET ASSISTANCE		\$739.00	6-09-55-501-002-501	B	Audit Services	R	06/24/26	06/24/26		1068912		N
4 PRELIMINARY OFFICIAL STATEMEN		\$3,022.50	C-08-55-981-025-544	B	ORD 2025-04 SECTION 2-20 EXPENR		06/24/26	06/24/26		1068912		N
5 PRELIMINARY OFFICIAL STATEMEN		\$1,700.00	C-04-55-898-003-447	B	FIRE DEPT SECTION 20	R	06/24/26	06/24/26		1068912		N
6 PRELIMINARY OFFICIAL STATEMEN		\$1,000.00	C-04-55-898-004-447	B	FIRE-BAY FLOOR, COMP/EXHAUST	R	06/24/26	06/24/26		1068912		N
7 PRELIMINARY OFFICIAL STATEMEN		\$2,000.00	C-04-55-898-005-447	B	DPW -AUTOMATED GARBAGE TRUCR		06/24/26	06/24/26		1068912		N
8 PRELIMINARY OFFICIAL STATEMEN		\$500.00	C-04-55-900-005-447	B	FIRE DEPT EQUIP SEC 20	R	06/24/26	06/24/26		1068912		N
9 PRELIMINARY OFFICIAL STATEMEN		\$1,000.00	C-04-55-900-008-447	B	SEWER MAIN CLEANING EQUIPMENR		06/24/26	06/24/26		1068912		N
10 PRELIM 2025 AUDIT PROF SRV		\$687.50	6-09-55-501-001-501	B	Audit Services	R	06/24/26	06/24/26		1068912		N
11 PRELIM 2025 AUDIT PROF SRV		\$687.50	6-09-55-501-002-501	B	Audit Services	R	06/24/26	06/24/26		1068912		N
12 PRELIM 2025 AUDIT PROF SRV		\$1,375.00	6-01-20-135-001-028	B	Audit Services	R	06/24/26	06/24/26		1068912		N
13 PRELIMINARY OFFICIAL STATEMEI		\$527.50	C-04-55-904-001-444	B	2024-12 POLICE LOCKERS,OFFICE FR		06/24/26	06/24/26		1068912		N
		\$15,489.00										
Vendor Total:		\$15,489.00										

Vendor #	Name				Contract	PO Type							
P.O. #	PO Date	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099	Excl
Item Description													
PKFOC005	PKF O'CONNOR DAVIES, LLP	Account Continued											
POLIC005	POLICE & SHERIFFS PRESS, INC												
26-00773	06/25/26	HPD OFFICER ID											
1 HPD OFFICER ID		\$20.00	6-01-20-125-001-023	B	Printing & Stationary		R	06/25/26	06/30/26		136292		N
Vendor Total:		\$20.00											
PORTE005	PORTER LEE CORPORATION												
26-00765	06/24/26	ANNUAL SOFTWARE SUPPORT											
1 ANNUAL SOFTWARE SUPPORT		\$875.00	6-01-25-240-001-029	B	Maint. Contracts - Other		R	06/24/26	07/06/26		33545		N
Vendor Total:		\$875.00											
P1155	PRIOR NAMI BUSINESS SYSTEMS												
26-00735	06/11/26	QUARTERLY COPY FEES											
1 QUARTERLY COPY FEES 3/13-6/8		\$223.86	6-01-25-240-001-029	B	Maint. Contracts - Other		R	06/11/26	06/24/26		0000743414		N
Vendor Total:		\$223.86											
RACOM005	RACO MANUFACTURING &												
26-00628	05/27/26	AWWTP REPLACE OBSOLETE MAXWELL											
1 AWWTP VERBATIM GEN2 BASE UNI		\$2,995.00	6-09-55-501-002-530	B	Computer Software/Maint/Equip		R	05/27/26	07/15/26		INV-116929		N
2 AWWTP ANTENNA KIT FOR VERBAT		\$495.00	6-09-55-501-002-530	B	Computer Software/Maint/Equip		R	05/27/26	07/15/26		INV-116929		N
3 AWWTP 1 YEAR SUPPORT PLAN		\$525.00	6-09-55-501-002-530	B	Computer Software/Maint/Equip		R	05/27/26	07/15/26		INV-116929		N
		\$4,015.00											
Vendor Total:		\$4,015.00											
REDAR005	RED ARROW TECHNOLOGIES, LLC												
26-00736	06/11/26	PHONE SYSTEM MOVE - NEW BLDG											
1 PHONE SYSTEM MOVE - NEW BLDG		\$900.00	C-04-55-925-014-102	B	ORD 2025-14 POLICE (COMPUTERSR			06/11/26	06/24/26		21381		N
2 PHONE SYSTEM MOVE - NEW BLDG		\$900.00	C-04-55-925-014-102	B	ORD 2025-14 POLICE (COMPUTERSR			06/11/26	06/24/26		21381		N
3 PHONE SYSTEM MOVE - NEW BLDG		\$225.00	C-04-55-925-014-102	B	ORD 2025-14 POLICE (COMPUTERSR			06/11/26	06/24/26		21381		N
		\$2,025.00											
26-00756	06/22/26	VOIP 6/15/26-7/14/26 HPD/AWWTP											
1 VOIP 6/15/26-7/14/26 AWWTP		\$181.91	6-09-55-501-003-548	B	Telephone		R	06/22/26	06/24/26		21428		N
2 VOIP 6/15/26-7/14/26 HPD		\$379.73	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR			06/22/26	06/24/26		21428		N
		\$561.64											
26-00791	07/02/26	PHONE SYS SUPPORT JUN 2026											
1 PHONE SYS SUPPORT JUN 2026 HF		\$300.00	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR			07/02/26	07/06/26		21512		N

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P.O. #	PO Date	Description			Contract	PO Type						
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099	Excl
REDAR005	RED ARROW TECHNOLOGIES, LLC			Account Continued								
2 PHONE SYS SUPPORT JUN 2026	BO	\$200.00	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC	LSR	07/02/26	07/06/26		21512		N
3 PHONE SYS SUPPORT JUN 202	HFC	\$100.00	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC	LSR	07/02/26	07/06/26		21512		N
4 PHONE SYS SUPPORT JUN 26	AWW	\$100.00	6-09-55-501-003-548	B	Telephone	R	07/02/26	07/06/26		21512		N
		\$700.00										
26-00835	07/09/26	VOIP HFD & MAIN 7/6/26-8/5/26										
1 VOIP HFD 7/6/26-8/5/26		\$124.17	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC	LSR	07/09/26	07/10/26		21633		N
2 VOIP MAIN 7/6/26-8/5/26		\$455.40	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC	LSR	07/09/26	07/10/26		21633		N
3 VOIP MAIN 7/6/26-8/5/26		\$50.60	6-09-55-501-003-548	B	Telephone	R	07/09/26	07/10/26		21633		N
		\$630.17										
Vendor Total:		\$3,916.81										
R0077	ROBERTS ENGINEERING GRP LLC											
25-01187	09/08/25	MERCER ST WAREHOUSE TIER A					B					
9 MERCER ST WAREHOUSE		\$315.00	T-12-56-286-000-894	B	STORM WATER DET FAC. - MERCER		09/29/25	07/06/26		18672		N
25-01408	10/27/25	MAXWELL ROADWAY IMPROVEMENTS					B					
10 MAXWELL ROADWAY IMPROVEME		\$29,918.00	C-04-55-899-000-447	B	MAXWELL AVE IMPROVEMENTS SE	R	10/27/25	07/06/26		18679		N
26-00044	01/07/26	DUTCH NECK RD IMPRV-DESIGN					B					
10 DUTCH NECK RD IMPRV-DESIGN		\$1,348.00	C-04-55-908-001-447	B	ORD 2025-13 DUTCH NECK RD - SE	R	01/07/26	07/06/26		18680		N
26-00729	06/11/26	PROFESSIONAL SERVICE BROAD					B					
4 DESIGN, PERMIITING, BID SRV		\$504.00	C-04-55-926-008-447	B	ORD 2026-08 BROAD,VAN RENSALL	R	06/11/26	07/08/26		18681		N
5 DESIGN, PERMIITING, BID SRV		\$1,320.00	C-08-55-981-026-202	B	ORD 2026-09 WW IMPR - SECTION 2	R	06/11/26	07/08/26		18682		N
		\$1,824.00										
26-00740	06/11/26	PEDDIE LAKE DAM INSPECTION					B					
2 PEDDIE LAKE DAM INSPECTION		\$240.00	6-01-20-165-001-105	B	Peddie Lake Dam-Inspection	R	06/11/26	07/06/26		18492		N
26-00741	06/12/26	Billing through 5/9/2026										
1 Review, Reso Compliance & Ltr		\$805.00	2025-02	P	Minor Subdivision	R	06/12/26	06/24/26		18197		N
2 Resolution Compliance		\$870.00	2025-02	P	Minor Subdivision	R	06/12/26	06/24/26		18508		N
		\$1,675.00										
26-00750	06/16/26	Billing through 4/11/2026										
1 App review & comment letter		\$6,335.00	2025-04	P	Peddie Football Field & Track	R	06/16/26	06/24/26		18338		N
26-00798	07/06/26	GENERAL WATER/SEWER										
1 GENERAL WATER		\$3,283.00	6-09-55-501-001-508	B	Engineer	R	07/06/26	07/06/26		18676		N
2 GENERAL SEWER		\$370.00	6-09-55-501-002-508	B	Engineer	R	07/06/26	07/06/26		18675		N
		\$3,653.00										

Vendor #	Name											
P.O. #	PO Date	Description	Contract		PO Type							
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
R0077	ROBERTS ENGINEERING GRP LLC			Account Continued								
26-00803	07/06/26	TIER A REQUIREMENTS 2026										
1 TIER A REQUIREMENTS 2026		\$240.00	6-01-20-165-001-106	B	Misc. Road & Drainage Issues(B	R	07/06/26	07/06/26		18495	N	
26-00804	07/06/26	ACTIVATED SLUDGE TANK DRY WELL										
1 ACTIVATED SLUDGE TANK DRY WEI		\$960.00	C-08-55-972-000-544	B	ACTIVATED SLUDGE TANK & DRYWER		07/06/26	07/06/26		18677	N	
26-00805	07/06/26	NJDOT GRANTS 2027 MUNICIPL AID										
1 NJDOT GRANTS 2027 MUNICIPL AID		\$90.00	6-01-20-165-001-028	B	General Engineering	R	07/06/26	07/06/26		18674	N	
26-00823	07/07/26	DAWES PARK-MERCER TRAIL GRANT				B						
2 DAWES PARK-MERCER TRAIL GRAN		\$3,631.00	C-04-55-906-001-447	B	2024-16 DAWES PARK IMPROVEMENR		07/07/26	07/08/26		18673	N	
26-00824	07/07/26	Billing through 6/13/2026										
1 Resolution compliance review		\$4,525.00	2025-04	P	Peddie Football Field & Track	R	07/07/26	07/07/26		18684	N	
Vendor Total:		\$54,754.00										
SIGNA010	SIGNATURE STREETSCAPES											
26-00493	04/29/26	WARD ST STREET SIGN										
1 ESTIMATE E-1814-WARD ST SIGN		\$140.00	6-01-26-290-001-126	B	Signs & Posts	R	04/29/26	07/06/26		7880	N	
2 ESTIMATE E-1814-SHIPPIING		\$85.00	6-01-26-290-001-126	B	Signs & Posts	R	04/29/26	07/06/26		7880	N	
		\$225.00										
Vendor Total:		\$225.00										
SIGNI010	SIGNIT											
26-00874	07/14/26	DECALS AND GRAPHICS										
1 SET OF VINYL NJDEP GRAPHICS		\$110.00	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	07/14/26	07/14/26		6213	N	
2 12" BOROUGH DECALS CUT		\$144.00	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	07/14/26	07/14/26		6180	N	
		\$254.00										
Vendor Total:		\$254.00										
SIMON005	SIMONS SAYS LLC											
26-00757	06/22/26	AFTER THE FIRE PRESENTATION										
1 AFTER THE FIRE PRESENTATION		\$1,500.00	6-01-25-256-002-199	B	MISCELLANEOUS	R	06/22/26	07/06/26		3729	N	
Vendor Total:		\$1,500.00										
S0256	STALKER RADAR											
25-01610	12/09/25	DSR 2 ANTENNA RADAR NEW PD VEH										
1 DSR 2 ANTENNA RADAR NEW PD VI		\$3,305.00	C-04-55-925-014-101	B	ORD 2025-14 POLICE DEPT - SUV PR		12/09/25	07/06/26		479525	N	
Vendor Total:		\$3,305.00										
S1096	STAPLES BUSINESS ADVANTAGE											

Vendor #	Name														
P.O. #	PO Date	Description			Contract	PO Type									
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl				
S1096	STAPLES BUSINESS ADVANTAGE				Account Continued										
26-00761	06/22/26	HPD OFFICE SUPPLIES													
1 HPD OFFICE SUPPLIES		\$20.10	6-01-25-240-001-036	B	Office Supplies & Equipment	R	06/22/26	07/13/26		6066862687	N				
2 HPD OFFICE SUPPLIES		\$111.74	6-01-25-240-001-036	B	Office Supplies & Equipment	R	06/22/26	07/13/26		6066862687	N				
3 HPD OFFICE SUPPLIES		\$85.29	6-01-25-240-001-036	B	Office Supplies & Equipment	R	06/22/26	07/13/26		6067204216	N				
4 HPD OFFICE SUPPLIES		\$57.06	6-01-25-240-001-036	B	Office Supplies & Equipment	R	06/22/26	07/13/26		6066862687	N				
5 HPD OFFICE SUPPLIES		\$67.45	6-01-25-240-001-036	B	Office Supplies & Equipment	R	06/22/26	07/13/26		6066862687	N				
6 HPD OFFICE SUPPLIES		\$8.92	6-01-25-240-001-036	B	Office Supplies & Equipment	R	06/22/26	07/13/26		6066862687	N				
		\$350.56													
26-00785	07/02/26	HPD OFFICE SUPPLIES													
1 HPD OFFICE SUPPLIES		\$44.18	6-01-25-240-001-036	B	Office Supplies & Equipment	R	07/02/26	07/13/26		6067204217	N				
2 HPD OFFICE SUPPLIES		\$23.23	6-01-25-240-001-036	B	Office Supplies & Equipment	R	07/02/26	07/13/26		6067204217	N				
3 HPD OFFICE SUPPLIES		\$11.25	6-01-25-240-001-036	B	Office Supplies & Equipment	R	07/02/26	07/13/26		6067204217	N				
		\$78.66													
26-00795	07/02/26	SUPPLIES - FIRE DEPARTMENT													
1 BATTERY BACKUP - FIRE DEPT.		\$110.36	6-01-25-252-002-036	B	Office Supplies	R	07/02/26	07/06/26		6067281660	N				
2 OEM OFFICE SUPPLIES		\$212.93	6-01-25-252-001-199	B	Miscellaneous	R	07/02/26	07/06/26		60674433852	N				
		\$323.29													
26-00831	07/09/26	OFFICE SUPPLIES JULY 2026													
1 AWWTP OFFICE SUPPLIES		\$137.55	6-09-55-501-002-509	B	Office Supplies - Admin.	R	07/09/26	07/13/26		6068206895	N				
2 CENTRAL OFFICE SUPPLIES		\$416.66	6-01-20-125-001-036	B	Office Supplies	R	07/09/26	07/13/26		6068206895	N				
3 CONSTRUCTION OFFICE SUPPLIES		\$496.35	6-01-33-195-001-036	B	Office Supplies	R	07/09/26	07/13/26		6068206895	N				
4 WATER PLANT OFFICE SUPPLIES		\$31.74	6-09-55-501-001-509	B	Office Supplies/Downtown	R	07/09/26	07/13/26		6068206895	N				
		\$1,082.30													
26-00839	07/09/26	TAX UTILITY COLLECTOR SUPPLIES													
1 TAX UTILITY COLLECTOR SUPPLIES		\$32.99	6-01-20-145-001-199	B	Miscellaneous	R	07/09/26	07/13/26		6068285046	N				
2 TAX UTILITY COLLECTOR SUPPLIES		\$32.98	6-09-55-501-001-509	B	Office Supplies/Downtown	R	07/09/26	07/13/26		6068285046	N				
		\$65.97													
Vendor Total:		\$1,900.78													
STATE005	STATEWIDE INSURANCE FUND														
26-00816	07/06/26	INSTALLMENT 4/4 WC & LIABILITY													
1 INSTALLMENT 4/4 LIABILITY		\$16,079.32	6-01-23-210-003-112	B	General Liability-JIF	R	07/06/26	07/06/26		2026D41	N				
2 INSTALLMENT 4/4 WORKERS COMF		\$31,153.68	6-01-23-210-003-113	B	Workers Compensation (JIF)	R	07/06/26	07/06/26		2026D41	N				
3 INSTALLMENT 4/4 WC & LIABILITY		\$10,049.58	6-09-55-501-001-515	B	County Insurance - JIF	R	07/06/26	07/06/26		2026D41	N				

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STATE005	STATEWIDE INSURANCE FUND				Account Continued									
4	INSTALLMENT 4/4 WC & LIABILITY	\$43,213.17	6-09-55-501-002-515	B	County Insurance - JIF		R	07/06/26	07/06/26		2026D41		N	
		\$100,495.75												
Vendor Total:		\$100,495.75												
TAPIN005	TAPinto													
26-00794	07/02/26	LEGAL PUBLICATIONS												
1	MANDATORY PUBLICATION	\$25.00	6-09-55-501-001-510	B	Advertisements		R	07/02/26	07/06/26		60493		N	
2	MANDATORY PUBLICATION	\$75.00	6-01-20-120-001-021	B	Advertisements		R	07/02/26	07/06/26		60493		N	
3	MANDATORY PUBLICATION	\$75.00	6-01-20-120-001-021	B	Advertisements		R	07/02/26	07/06/26		60493		N	
4	MANDATORY PUBLICATION	\$75.00	6-01-20-120-001-021	B	Advertisements		R	07/02/26	07/06/26		60493		N	
5	MANDATORY PUBLICATION	\$25.00	6-09-55-501-002-510	B	Advertisements		R	07/02/26	07/06/26		60493		N	
		\$275.00												
Vendor Total:		\$275.00												
VECTO005	TARGET SOLUTIONS LEARNING, LLC													
26-00496	04/29/26	GUARDIAN TRACKING												
1	GUARDIAN TRACKING	\$1,302.64	6-01-25-240-001-029	B	Maint. Contracts - Other		R	04/29/26	06/30/26		INV144964		N	
Vendor Total:		\$1,302.64												
TELCO005	TBC COMMUNICATIONS													
26-00013	01/05/26	POTSOLVE RECURRING FOR 2026					B							
8	POTSOLVE RECURRING JUKY2026	\$400.65	6-01-31-440-001-085	B	Telephone-Block Line Systems, LLC LSR			05/06/26	07/08/26		10865		N	
Vendor Total:		\$400.65												
T0060	TOWNSHIP OF ROBBINSVILLE													
26-00581	05/11/26	SS - USE OF FACILITIES												
2	SS - USE OF FACILITIES 2ND QTR	\$20,815.31	6-01-43-514-002-170	B	POLICE/COURT SHARED FACILITY		R	07/13/26	07/13/26		2ND QTR2026		N	
26-00847	07/13/26	2026 SS MUNICIPAL COURT												
1	2ND QTR SS COURT - STAFF	\$18,556.07	6-01-20-176-000-199	B	Miscellaneous		R	07/13/26	07/13/26		2NDQTR2026		N	
2	2nd QTR 2026 - PROSECUTOR	\$5,500.00	6-01-25-275-001-111	B	Municipal Prosecutor		R	07/13/26	07/13/26				N	
3	2nd QTR 2026 - PUBLIC DEFENDER	\$2,700.00	T-17-56-286-000-837	B	RESERVE-PUBLIC DEFENDER		R	07/13/26	07/13/26				N	
4	2nd QTR POSTAGE FEES	\$10.36	6-01-20-176-000-022	B	Postage and Express Charges		R	07/13/26	07/13/26				N	
5	2nd QTR LANGUAGE LINE	\$678.60	6-01-20-176-000-111	B	Interpretor/Outside Help		R	07/13/26	07/13/26				N	
6	2nd QTR EQUIPMENT & SUPPLIES	\$464.44	6-01-20-176-000-036	B	Office Supplies		R	07/13/26	07/13/26				N	
7	2nd QTR ADM FEE	\$2,000.00	6-01-20-176-000-199	B	Miscellaneous		R	07/13/26	07/13/26				N	
8	JAN- JUN AFTER HOURS STAFF	\$1,396.12	6-01-20-176-000-199	B	Miscellaneous		R	07/13/26	07/13/26		2NDQTR2026		N	

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Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099	Excl		
T0060	TOWNSHIP OF ROBBINSVILLE			Account Continued										
		\$31,305.59												
Vendor Total:		\$52,120.90												
T0061	TOWNSHIP OF ROBBINSVILLE DPW													
26-00738	06/11/26	HPD VEHICLE MAINTENANCE												
1 HPD VEHICLE MAINTENANCE		\$111.01	6-01-25-240-001-131	B	VH MAINT-POLICE	R	06/11/26	06/24/26		I002938		N		
26-00766	06/24/26	HPD VEHICLE MAINTENANCE												
1 HPD VEHICLE MAINTENANCE		\$188.30	6-01-25-240-001-131	B	VH MAINT-POLICE	R	06/24/26	07/06/26		I002986		N		
2 HPD VEHICLE MAINTENANCE		\$111.01	6-01-25-240-001-131	B	VH MAINT-POLICE	R	06/24/26	07/06/26		I003008		N		
		\$299.31												
26-00815	07/06/26	HPD VEHICLE MAINTENANCE												
1 HPD VEHICLE MAINTENANCE		\$111.01	6-01-25-240-001-131	B	VH MAINT-POLICE	R	07/06/26	07/13/26		I003013		N		
Vendor Total:		\$521.33												
T0147	TRACTOR SUPPLY COMPANY													
26-00849	07/14/26	HSK BELT												
1 HSK BELT 1/2X101IN FOR MOWER		\$27.99	6-01-28-369-001-139	B	Mower Repairs	R	07/14/26	07/14/26		661756		N		
Vendor Total:		\$27.99												
T0LIC	TREASURER STATE OF NEW JERSEY													
26-00877	07/14/26	FILTER REPLACEMENT PERMIT												
1 WATER FILTER REPLACEMENT PER		\$8,205.00	C-08-55-981-025-617	B	ORD 2025-15 REPLACEMENT OF FILR		07/14/26	07/14/26		H1687		N		
Vendor Total:		\$8,205.00												
T1068	TREASURER, STATE OF NJ													
26-00780	06/25/26	CFO CERTIFICATION RENEWAL												
1 CFO CERTIFICATION RENEWAL		\$50.00	6-01-20-130-001-044	B	Professional Assoc. Dues	R	06/25/26	07/06/26		CONDO06302026		N		
Vendor Total:		\$50.00												
N0008	TREASURER, STATE OF NJ, DCA													
26-00796	07/02/26	2ND QTR TRAINING FEES												
1 2ND QTR TRAINING FEES		\$1,209.00	6-01-55-003-000-002	B	DCA Training Fees Due State	R	07/02/26	07/06/26		2ND QTR 2026		N		
Vendor Total:		\$1,209.00												
USBAN040	U.S. BANK NATIONAL ASSOCIATION													
26-00834	07/09/26	PCARD PURCHASES JUNE 2026												
1 POLICE DEPARTMENT		\$68.29	6-01-25-240-001-093	B	Medical Exams/Hepatitis B Shot	R	07/09/26	07/10/26				N		

Vendor #	Name				Contract	PO Type					
P.O. #	PO Date	Description									
Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
USBAN040	U.S. BANK NATIONAL ASSOCIATION	Account Continued									
2 POLICE DEPARTMENT		\$62.19	6-01-25-240-001-093	B	Medical Exams/Hepatitis B Shot	R	07/09/26	07/10/26			N
3 PUBLIC WORKS - LEVITTOWN FOR		\$93.39	6-01-26-290-001-034	B	Motor Vehicle Parts & Access.	R	07/09/26	07/10/26			N
4 OTTER.AI TRANSCRIPTION		\$240.00	6-01-21-180-001-053	B	COMPUTER/EQUIPMENT/SOFTWARIR		07/09/26	07/10/26			N
5 OTTER.AI TRANSCRIPTION		\$240.00	6-01-20-140-001-060	B	Internet Services and Web Services	R	07/09/26	07/10/26			N
6 IdentoGO		\$25.73	6-01-28-370-002-021	B	RECREATION SUMMER PROGRAM	R	07/09/26	07/10/26			N
7 IdentoGO		\$25.73	6-01-28-370-002-021	B	RECREATION SUMMER PROGRAM	R	07/09/26	07/10/26			N
8 MYPARKING PERMIT		\$296.60	6-01-20-125-001-023	B	Printing & Stationary	R	07/09/26	07/10/26			N
9 OpenAI - CLERK/ADMIN		\$12.50	6-09-55-501-002-530	B	Computer Software/Maint/Equip	R	07/09/26	07/10/26			N
10 OpenAI - CLERK/ADMIN		\$37.50	6-01-20-140-001-060	B	Internet Services and Web Services	R	07/09/26	07/10/26			N
11 IdentoGO		\$25.73	6-01-28-370-002-021	B	RECREATION SUMMER PROGRAM	R	07/09/26	07/10/26			N
12 IdentoGO		\$25.73	T-12-56-286-000-885	B	CULTURAL ARTS/SHAKESPEARE IN R		07/09/26	07/10/26			N
13 IdentoGO		\$25.73	T-12-56-286-000-885	B	CULTURAL ARTS/SHAKESPEARE IN R		07/09/26	07/10/26			N
14 IdentoGO		\$25.73	T-12-56-286-000-885	B	CULTURAL ARTS/SHAKESPEARE IN R		07/09/26	07/10/26			N
15 NJ GOVERNMENT SERVICES		\$133.49	C-04-55-908-001-447	B	ORD 2025-13 DUTCH NECK RD - SEIR		07/09/26	07/10/26			N
		\$1,338.34									
Vendor Total:		\$1,338.34									
UNIFI005	UNIFIRST CORPORATION										
26-00634	05/27/26	UNIFORMS 2026 MAY15-DEC31-DPW				B					
4 UNIFORMS DPW 5/29/26		\$104.12	6-01-26-290-001-032	B	Uniforms	R	05/27/26	07/14/26		1260932442	N
5 UNIFORMS DPW 3/13/26		\$88.15	6-01-26-290-001-032	B	Uniforms	R	05/27/26	07/14/26		1260893654	N
6 UNIFORMS DPW 4/17/26		\$90.41	6-01-26-290-001-032	B	Uniforms	R	05/27/26	07/14/26		1260911783	N
7 UNIFORMS DPW 5/1/26		\$104.16	6-01-26-290-001-032	B	Uniforms	R	05/27/26	07/14/26		1260918852	N
8 UNIFORMS DPW 6/5/26		\$107.64	6-01-26-290-001-032	B	Uniforms	R	05/27/26	07/14/26		1260935687	N
9 UNIFORMS DPW 6/12/26		\$107.00	6-01-26-290-001-032	B	Uniforms	R	05/27/26	07/14/26		1260939474	N
10 UNIFORMS DPW 6/19/26		\$105.68	6-01-26-290-001-032	B	Uniforms	R	05/27/26	07/14/26		1260942830	N
11 UNIFORMS DPW 6/26/26		\$111.44	6-01-26-290-001-032	B	Uniforms	R	05/27/26	07/14/26		1260946787	N
		\$818.60									
26-00635	05/27/26	UNIFORMS 2026 MAY15-DEC31-WP				B					
4 UNIFORMS WATER PLANT 5/29/26		\$8.27	6-09-55-501-001-507	B	Uniforms & Safety Equipment	R	05/27/26	07/14/26		1260932442	N
5 UNIFORMS WATER PLANT 3/13/26		\$8.27	6-09-55-501-001-507	B	Uniforms & Safety Equipment	R	05/27/26	07/14/26		1260893654W	N
6 UNIFORMS WATER PLANT 4/17/26		\$8.27	6-09-55-501-001-507	B	Uniforms & Safety Equipment	R	05/27/26	07/14/26		1260911783W	N
7 UNIFORMS WATER PLANT 5/1/26		\$8.27	6-09-55-501-001-507	B	Uniforms & Safety Equipment	R	05/27/26	07/14/26		1260918852W	N
8 UNIFORMS WATER PLANT 6/5/26		\$8.27	6-09-55-501-001-507	B	Uniforms & Safety Equipment	R	05/27/26	07/14/26		1260935687W	N
9 UNIFORMS WATER PLANT 6/12/26		\$8.27	6-09-55-501-001-507	B	Uniforms & Safety Equipment	R	05/27/26	07/14/26		1260939474W	N

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Item Description		Amount	Charge Account	Acct Type	Description	Stat/Chk	First Date	Enc Rcvd Date	Chk/Void Date	Invoice	1099	Excl
UNIFI005	UNIFIRST CORPORATION			Account Continued								
10 UNIFORMS WATER PLANT	6/19/26	\$8.27	6-09-55-501-001-507	B	Uniforms & Safety Equipment	R	05/27/26	07/14/26		1260942830W		N
11 UNIFORMS WATER PLANT	6/26/26	\$8.27	6-09-55-501-001-507	B	Uniforms & Safety Equipment	R	05/27/26	07/14/26		1260946787W		N
		\$66.16										
26-00837	07/09/26	UNIFORMS JUNE 2026 AWWTP										
1 UNIFORMS 6/04/2026 AWWTP		\$63.03	6-09-55-501-002-507	B	Uniforms & Safety Equipment	R	07/09/26	07/14/26		1260934986		N
2 UNIFORMS 6/11/2026 AWWTP		\$141.42	6-09-55-501-002-507	B	Uniforms & Safety Equipment	R	07/09/26	07/14/26		1260938960		N
3 UNIFORMS 6/18/2026 AWWTP		\$85.33	6-09-55-501-002-507	B	Uniforms & Safety Equipment	R	07/09/26	07/14/26		1260941973		N
4 UNIFORMS 6/25/2026 AWWTP		\$167.26	6-09-55-501-002-507	B	Uniforms & Safety Equipment	R	07/09/26	07/14/26		1260945670		N
		\$457.04										
Vendor Total:		\$1,341.80										
R0112	UNITED SITE SERVICES											
26-00618	05/27/26	PORTABLE RESTROOM FUN FRIDAYS				B						
3 PORTABLE RESTROOM	6/1-6/18/26	\$39.38	G-02-41-761-000-000	B	Mercer County Local Arts Grant	R	05/27/26	07/06/26		INV-6158282		N
Vendor Total:		\$39.38										
U0013	USA BLUE BOOK											
26-00746	06/15/26	HYDRANT OIL 5 GAL #9 FOODGRADE										
1 HYDRANT OIL 5 GAL #9 FOODGRAD		\$257.95	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/15/26	06/24/26		INV01042920		N
2 SHIPPING		\$25.16	6-09-55-501-002-503	B	Sewer Plant Maintenance	R	06/15/26	06/24/26		INV01042920		N
		\$283.11										
26-00779	06/25/26	AWWTP LAB SUPPLIES										
1 AWWTP HACH BOD BUFFER PILLOV		\$193.17	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/25/26	07/06/26		INV01082974		N
2 AWWTP HACH EZ GGA		\$306.20	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/25/26	07/06/26		INV01082974		N
3 AWWTP LIQUI-NOX CLEANING		\$81.50	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/25/26	07/06/26		INV01082974		N
4 AWWTP KIMWIPES DISPOSABLE WI		\$31.75	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/25/26	07/06/26		INV01082974		N
5 AWWTP GLASS FIBER FILTER		\$206.00	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/25/26	07/06/26		INV01082974		N
6 AWWTP PORCELAIN EVAPORATING		\$20.95	6-09-55-501-002-506	B	Lab. Equipment & Supplies	R	06/25/26	07/06/26		INV01082974		N
		\$839.57										
Vendor Total:		\$1,122.68										
VECTO010	VECTOR SECURITY, INC.											
26-00038	01/07/26	FIRE ALARM SYSTEM DPW 2026				B						
4 FIRE ALARM SYSTEM DPW	9/23/26	\$309.00	6-01-26-310-001-024	B	Building Maintenance	R	01/07/26	07/06/26		78032853		N
Vendor Total:		\$309.00										

Vendor #	Name													
P.O. #	PO Date	Description			Contract		PO Type							
Item Description		Amount	Charge	Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099	Excl	
VERIZ015 VERIZON FIOS														
26-00845	07/13/26	257	132	741 00001-46	JULY 2026									
1	257	132	741 00001-46	JULY 2026		\$429.30	6-01-20-140-001-060	B	Internet Services and Web Services	R	07/13/26	07/13/26	JULY	N
2	257	132	741 00001-46	JULY 2026		\$75.76	6-09-55-501-003-545	B	Telephone-W/S-VERIZON/INTERNET	R	07/13/26	07/13/26	JULY	N
		\$505.06												
26-00846 07/13/26 POLICE DEPT (MERCER ST) FIOS														
1	POLICE DEPT (MERCER ST) FIOS			\$205.54	6-01-25-240-001-060	B	INTERNET AND WEB SERVICES	R	07/13/26	07/13/26	155504140000153	N		
Vendor Total:		\$710.60												
VIKIN005 VIKING TERMITE & PEST CONTROL														
26-00122	01/29/26	MONTHLY SERVICES 1/26-4/26						B						
11	MAY 2026 SERVICE POLICE DEPT			\$25.83	6-01-26-310-001-029	B	Maintenance Contracts	R	05/08/26	06/24/26	903881970	N		
12	JUN 2026 SERVICE POLICE DEPT			\$25.83	6-01-26-310-001-029	B	Maintenance Contracts	R	05/08/26	07/14/26	903980199	N		
13	JUN 2026 SERVICE MUNICIPAL/DP			\$25.62	6-01-26-310-001-029	B	Maintenance Contracts	R	05/08/26	07/14/26	903980190	N		
		\$77.28												
Vendor Total:		\$77.28												
W0002 W.B. MASON CO., INC.														
26-00666	06/01/26	OFFICE SUPPLY ORDER 06.01.2026												
1	CENTRAL OFFICE SUPPLIES			\$179.20	6-01-20-125-001-036	B	Office Supplies	R	06/01/26	06/30/26	262483401	N		
2	WATER PLANT OFFICE SUPPLIES			\$63.36	6-09-55-501-001-509	B	Office Supplies/Downtown	R	06/01/26	06/30/26	262483401	N		
3	AWWTP CENTRAL OFFICE SUPPLIE			\$63.36	6-09-55-501-001-509	B	Office Supplies/Downtown	R	06/01/26	06/30/26	262483401	N		
		\$305.92												
Vendor Total:		\$305.92												
W0071 WASTE MGMT OF NEW JERSEY, INC.														
26-00191	02/17/26	DUMPSTER YR 1& 2 RES 2025-116						B						
27	BORO HALL/FIRE HOUSE JUNE 20			\$386.50	6-01-26-305-001-029	B	Contract-Dumpsters	R	05/11/26	07/14/26	3345348-0502-6	N		
28	HOUSING AUTHORITY JUNE 2026			\$489.58	6-01-26-305-001-029	B	Contract-Dumpsters	R	05/11/26	07/14/26	3345346-0502-0	N		
29	HOUSING AUTHORITY JUNE 2026			\$455.75	6-01-26-305-001-029	B	Contract-Dumpsters	R	05/11/26	07/14/26	3345346-0502-0	N		
30	MUNI PARKING LOT JUNE 2026			\$1,886.85	6-01-26-305-001-029	B	Contract-Dumpsters	R	05/11/26	07/14/26	3345347-0502-8	N		
31	MUNI PARKING LOT JUNE 2026			\$1,040.94	6-01-26-305-001-029	B	Contract-Dumpsters	R	05/11/26	07/14/26	3345347-0502-8	N		
		\$4,259.62												
Vendor Total:		\$4,259.62												

Vendor #	Name										
P.O. #	PO Date	Description			Contract	PO Type					
Item Description		Amount	Charge	Account	Acct Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
W0071	WASTE MGMT OF NEW JERSEY, INC.				Account Continued						
Total Purchase Orders: 152 Total P.O. Line Items: 357 Total List Amount: \$802,020.97 Total Void Amount: \$0.00											

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
CURRENT FUND	5-01	\$22,909.42	\$0.00	\$22,909.42	\$0.00	\$0.00	\$0.00
CURRENT FUND	6-01	\$289,855.09	\$0.00	\$289,855.09	\$0.00	\$0.00	\$0.00
	6-09	\$196,904.53	\$0.00	\$196,904.53	\$0.00	\$0.00	\$0.00
	6-21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,678.81
	Year Total:	\$486,759.62	\$0.00	\$486,759.62	\$0.00	\$0.00	\$19,678.81
GENERAL CAPITAL	C-04	\$116,666.35	\$0.00	\$116,666.35	\$0.00	\$0.00	\$0.00
WATER/SEWER CAPITAL	C-08	\$151,467.79	\$0.00	\$151,467.79	\$0.00	\$0.00	\$0.00
	Year Total:	\$268,134.14	\$0.00	\$268,134.14	\$0.00	\$0.00	\$0.00
	G-02	\$539.38	\$0.00	\$539.38	\$0.00	\$0.00	\$0.00
TRUST OTHER - FUND #12	T-12	\$715.99	\$0.00	\$715.99	\$0.00	\$0.00	\$0.00
UNEMPLOYMENT TRUST FUNI	T-16	\$583.61	\$0.00	\$583.61	\$0.00	\$0.00	\$0.00
PUBLIC DEFENDER TRUST FU	T-17	\$2,700.00	\$0.00	\$2,700.00	\$0.00	\$0.00	\$0.00
	Year Total:	\$3,999.60	\$0.00	\$3,999.60	\$0.00	\$0.00	\$0.00
Total Of All Funds:		\$782,342.16	\$0.00	\$782,342.16	\$0.00	\$0.00	\$19,678.81

Project Description	Project No.	Rcvd Total
480 MERCER STREET WAREHOUSE	2022-06	\$645.30
Minor Subdivision	2025-02	\$1,675.00
Peddie Football Field & Track	2025-04	\$10,860.00
6 Ely Ct- Patio	6ELY	\$400.00
MILLSTONE BASIN HABITAT	MIL11-02	\$846.38
HABITAT FOR HUMANITY PERF GUAR	MIL11-PG	\$5,252.13
Total Of All Projects:		\$19,678.81

Date: July 20, 2026

To: Mayor and Council

From: Finance Office

Re: Manual Bill List for 07/20/2026

<u>CURRENT ACCOUNT</u>	<u>DATE ISSUED</u>	<u>PO #</u>	<u>CHECK #</u>	<u>Amount</u>
AT&T Mobility	7/7/2026	26-00797	39329	\$ 883.60
Comcast Business	7/7/2026	26-00802	39330	\$ 591.75
Comcast	7/7/2026	26-00801	39331	\$ 195.30
JCP&L	7/7/2026	26-00808	39332	\$ 40.54
JCP & L (STREET LIGHTING)	7/7/2026	26-00806	39333	\$ 2,673.74
PSE&G	7/7/2026	26-00819	39334	\$ 96.43
PSE&G	7/7/2026	26-00822	39335	\$ 82.53
Verizon Fios	7/7/2026	26-00821	39336	\$ 205.19
TOTAL				\$ 4,769.08
<u>WATER AND SEWER OPERATING</u>				
AT&T Mobility	7/7/2026	26-00797	17494	\$ 130.69
Comcast Business	7/7/2026	26-00802	17495	\$ 50.00
JCP&L	7/7/2026	26-00807	17496	\$ 13,752.92
State of NJ	7/7/2026	26-00002	17499	\$ 460.94
PSE&G	7/7/2026	26-00819	17497	\$ 1,218.64
PSE&G	7/7/2026	26-00822	17498	\$ 109.71
Verizon	7/7/2026	26-00820	17500	\$ 189.00
TOTAL				\$ 15,911.90
<u>ESCROW</u>				
TOTAL				\$ -
<u>GRANT</u>				
TOTAL				\$ -
<u>TRUST-OTHER</u>				
TOTAL				\$ -
<u>ANIMAL CONTROL TRUST</u>				
TOTAL				\$ -
<u>LAW ENFORCEMENT TRUST</u>				
TOTAL				\$ -
<u>UNEMPLOYMENT TRUST</u>				
TOTAL				\$ -
<u>PUBLIC DEFENDER TRUST</u>				
TOTAL				\$ -
<u>TAX LIEN TRUST</u>				
TOTAL				\$ -
<u>GENERAL CAPITAL</u>				
TOTAL				\$ -
<u>WATER AND SEWER CAPITAL</u>				
TOTAL				\$ -
MANUAL TOTAL				\$ 20,680.98

Ranges		Item Status		Purchase Types		Misc	
Range: First to Last Rcvd Batch Id Range: First to Last Encumbrance Date Range: First to 12/31/26		Open: N Void: N Paid: N Held: N Aprv: Y Rcvd: N		Bid: Y State: Y Other: Y Exempt: Y		P.O. Type: All Include Project Line Items: Yes Format: Detail without Line Item Notes Include Non-Budgeted: Y Vendors: All	

Vendor #	Name	Description		Contract	PO Type	Stat/Chk		First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P.O. #	PO Date	Amount	Charge Account	Acct Type	Description							
Item Description												
A0025 AT&T MOBILITY												
26-00797	07/02/26	INV287298218043X06282026										
1	INV287298218043X06282026 FI	\$88.14	6-01-25-256-002-094	B	Computer Service,Support & Software	A		07/02/26	07/06/26		X06282026	N
2	INV287298218043X06282026 DPW	\$172.79	6-01-31-440-001-079	B	Telephone-VERIZON WIRELESS	A		07/02/26	07/06/26		X06282026	N
3	INV287298218043X06282026 HPD	\$345.58	6-01-31-440-001-079	B	Telephone-VERIZON WIRELESS	A		07/02/26	07/06/26		X06282026	N
4	INV287298218043X06282026 WTP	\$86.09	6-09-55-501-003-545	B	Telephone-W/S-VERIZON/INTERNET	A		07/02/26	07/06/26		X06282026	N
5	INV287298218043X06282026 AWWTF	\$44.60	6-09-55-501-003-545	B	Telephone-W/S-VERIZON/INTERNET	A		07/02/26	07/06/26		X06282026	N
6	INV287298218043X06282026 HFD	\$229.44	6-01-25-252-002-029	B	Computer Software/Mntc/Equip	A		07/02/26	07/06/26		X06282026	N
7	INV287298218043X06282026 OEM	\$47.65	6-01-25-252-002-199	B	Miscellaneous	A		07/02/26	07/06/26		X06282026	N
		\$1,014.29										
	Vendor Total:	\$1,014.29										
COMCA010 COMCAST												
26-00801	07/06/26	ETHERNET HPD 6.15.26-7.14.26										
1	ETHERNET HPD 6.15.26-7.14.26	\$195.30	6-01-20-140-001-060	B	Internet Services and Web Services	A		07/06/26	07/06/26		274980168	N
	Vendor Total:	\$195.30										
COMCA005 COMCAST BUSINESS												
26-00802	07/06/26	ALL ACCOUNTS JUNE 2026										
2	0034100 6/7-7/5 413 MERCER ST	\$175.35	6-01-20-140-001-060	B	Internet Services and Web Services	A		07/06/26	07/06/26		4100-06082026	N
3	0051047 6/24-7/23/26 OAK LN	\$136.70	6-01-20-140-001-060	B	Internet Services and Web Services	A		07/06/26	07/06/26		1047-06232026	N
4	0036659 6/1-6/30 156 BANK OFC1	\$279.70	6-01-20-140-001-060	B	Internet Services and Web Services	A		07/06/26	07/06/26		6659-06012026	N
5	0036659 6/1-6/30 156 BANK OFC1	\$50.00	6-09-55-501-003-545	B	Telephone-W/S-VERIZON/INTERNET	A		07/06/26	07/06/26		6659-06012026	N
		\$641.75										
	Vendor Total:	\$641.75										
J0257 JCP&L												
26-00807	07/06/26	MASTER 315 4/30/26-6/2/26										
1	WS MAXWELL AVE 5/1/26-6/1/26	\$31.21	6-09-55-501-002-504	B	Electricity	A		07/06/26	07/06/26		95159610741	N
2	WS WESTERLEA 4/30/26-5/31/26	\$199.39	6-09-55-501-001-504	B	Electricity	A		07/06/26	07/06/26		95159610741	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										
J0257	JCP&L	Account Continued								
3 WS BANK ST 5/1/26-6/1/26		\$5,441.92	6-09-55-501-001-504	B	Electricity	A	07/06/26	07/06/26	95159610741	N
4 WS OAK LN 5/5/26-6/2/26		\$8,080.40	6-09-55-501-002-504	B	Electricity	A	07/06/26	07/06/26	95159610741	N
		\$13,752.92								
26-00808	07/06/26	100 068 401 122 5/8-6/9 ROGERS								
1 100 068 401 122 5/8-6/9 ROGERS		\$40.54	6-01-31-430-001-071	B	Electric-Borough Hall	A	07/06/26	07/06/26	95698462416	N
	Vendor Total:	\$13,793.46								
J0258	JCP&L (STREET LIGHTING)									
26-00806	07/06/26	ACCT 724 & 765 5/20-6/18/26								
1 100 011 415 724 5/20-6/18/26		\$470.00	6-01-31-435-001-075	B	Street Lighting	A	07/06/26	07/06/26	95846596942	N
2 100 011 415 765 5/20-6/18/26		\$2,203.74	6-01-31-435-001-075	B	Street Lighting	A	07/06/26	07/06/26	95846596943	N
		\$2,673.74								
	Vendor Total:	\$2,673.74								
P0044	PSE&G									
26-00819	07/06/26	MASTER 1301418404 5/14-6/16/26								
1 7341583703 5/14-6/16/26 WTP		\$95.07	6-09-55-501-001-505	B	Gas Service	A	07/06/26	07/06/26	503100163741	N
2 7341583800 5/14-6/16/26 OAK LN		\$1,123.57	6-09-55-501-002-505	B	Gas Service	A	07/06/26	07/06/26	503100163741	N
3 7341583800 5/14-05/28/26 HFD		\$32.45	6-01-31-446-001-143	B	Gas/Heat - Fire House	A	07/06/26	07/06/26	503100163741	N
4 7341583509 5/29-06/16/26HFDGEN		\$63.98	6-01-31-446-001-143	B	Gas/Heat - Fire House	A	07/06/26	07/06/26	503100163741	N
		\$1,315.07								
26-00822	07/06/26	ENERGY BILLS 5/15-6/16/2026								
1 6687890808 5/15-6/16/26 BANKST		\$36.66	6-01-31-446-001-070	B	Gas Heat - Borough Hall	A	07/06/26	07/06/26	601610078738	N
2 6675946706 5/15-6/16/26 HFD		\$14.02	6-01-31-446-001-143	B	Gas/Heat - Fire House	A	07/06/26	07/06/26	600410348188	N
3 6503987609 5/15-6/16/26 WTOWER		\$29.45	6-09-55-501-001-505	B	Gas Service	A	07/06/26	07/06/26	604708942977	N
4 7523517609 5/15-6/16/26 MERCER		\$31.85	6-01-31-446-001-070	B	Gas Heat - Borough Hall	A	07/06/26	07/06/26	602810475717	N
5 7666378505 5/15-6/16/26BANKGEN		\$46.00	6-09-55-501-001-505	B	Gas Service	A	07/06/26	07/06/26	603109631844	N
6 7733916518 5/15-6/16/26MAXWELL		\$34.26	6-09-55-501-002-505	B	Gas Service	A	07/06/26	07/06/26	601110227197	N
7 7843423400 5/29-6/16/26HFD GEN		\$63.98	6-01-31-446-001-143	B	Gas/Heat - Fire House	A	07/06/26	07/06/26	600910279249	N
8 7843423400 REVERSAL HFD GEN		63.98	6-01-31-446-001-143	B	Gas/Heat - Fire House	A	07/06/26	07/06/26	600910279249 CR	N
		\$192.24								
	Vendor Total:	\$1,507.31								
S0250	STATE OF NJ - SFWTR									
26-00002	01/05/26	WATER TAX 2026				B				

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										
S0250	STATE OF NJ - SFWTR			Account Continued						
3 WATER TAX 2026 QTR 2		\$460.94	6-09-55-501-001-525	B Public Water Tax	A	01/05/26	07/06/26		QTR 2 WATER	N
	Vendor Total:	\$460.94								
V0019	VERIZON									
26-00820	07/06/26		250-717-367-0001-69	6/15/26						
1 250-717-367-0001-69	6/15/26	\$189.00	6-09-55-501-003-545	B Telephone-W/S-VERIZON/INTERNET	A	07/06/26	07/06/26		0169-06152026	N
	Vendor Total:	\$189.00								
VERIZ015	VERIZON FIOS									
26-00821	07/06/26		155-504-140-0001-53	6/9/26						
1 155-504-140-0001-53	6/9/26	\$205.19	6-01-25-240-001-060	B INTERNET AND WEB SERVICES	A	07/06/26	07/06/26		0153-06092026	N
	Vendor Total:	\$205.19								

Total Purchase Orders: 11 Total P.O. Line Items: 34 Total List Amount: \$20,680.98 Total Void Amount: \$0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	6-01	\$4,769.08	\$0.00	\$0.00	\$4,769.08
	6-09	\$15,911.90	\$0.00	\$0.00	\$15,911.90
Total Of All Funds:		\$20,680.98	\$0.00	\$0.00	\$20,680.98

Borough of Hightstown
County of Mercer

Resolution 2026-163

**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 Harrison W. Rutkowski as a Hightstown Borough Police Officer; and

WHEREAS, Harrison W. Rutkowski has successfully completed the application process and has satisfied the requirements of a background investigation and medical examination; and

WHEREAS, the appointment of Harrison W. Rutkowski shall be conditioned upon his successful completion of all remaining requirements of employment, including, but not limited to, a psychological examination, successful completion of the New Jersey Police Training Commission Basic Course for Police Officers (Police Academy), and successful licensing by the Police Training Commission (PTC); and

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 Harrison W. Rutkowski 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 successfully completing all applicable Borough employment requirements, including successful completion of the New Jersey Police Training Commission Basic Course for Police Officers and successful licensing by the Police Training Commission (PTC).
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.

Borough of Hightstown
County of Mercer

Resolution 2026-163

5. That a certified copy of this Resolution shall be provided to each of the following:

- a. Appointee Harrison W. Rutkowski;
- b. Police Chief Frank Gendron;
- 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 July 20, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-164

**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 Ryan J. Friedman as a Hightstown Borough Police Officer; and

WHEREAS, Ryan J. Friedman has successfully completed the application process and has satisfied the requirements of a background investigation and medical examination; and

WHEREAS, the appointment of Ryan J. Friedman shall be conditioned upon his successful completion of all remaining requirements of employment, including, but not limited to, a psychological examination, successful completion of the New Jersey Police Training Commission Basic Course for Police Officers (Police Academy), and successful licensing by the Police Training Commission (PTC); and

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 Ryan J. Friedman 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 successfully completing all applicable Borough employment requirements, including successful completion of the New Jersey Police Training Commission Basic Course for Police Officers and successful licensing by the Police Training Commission (PTC).
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.

Borough of Hightstown
County of Mercer

Resolution 2026-164

5. That a certified copy of this Resolution shall be provided to each of the following:

- a. Appointee Ryan J. Friedman;
- b. Police Chief Frank Gendron;
- 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 July 20, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-165

**RESOLUTION AUTHORIZING THE REFUND OF ESCROW FUNDS
FOR 6 ELY COURT**

WHEREAS, Robert & Lori Dolnick, owner of the property located at 6 Ely Court, submitted an escrow deposit in connection with a zoning permit application to install a paver patio; and

WHEREAS, said project has been completed; and

WHEREAS, the Zoning Official has reviewed the file and confirmed that there are no outstanding invoices due to Borough professionals associated with this application; and

WHEREAS, a remaining escrow balance in the amount of \$400.00 exists.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hightstown, County of Mercer, State of New Jersey, that the Chief Financial Officer is hereby authorized to refund the remaining escrow balance of \$400.00 to Robert & Lori Dolnick, owners of 6 Ely Court; and

BE IT FURTHER RESOLVED that this refund represents the full and final disposition of escrow funds related to this zoning application; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be provided to the property owner and the Zoning Official.

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 July 20, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-166

**RESOLUTION AUTHORIZING THE REFUND OF ESCROW FUNDS
FOR 224-232 ACADEMY STREET**

WHEREAS, Habitat for Humanity, the developer of the project located at 224-232 Academy St, submitted an escrow deposit in connection with a Planning Board Application for a subdivision & site plan review; and

WHEREAS, said project has been completed; and

WHEREAS, the Zoning Official has reviewed the file and confirmed that there are no outstanding invoices due to Borough professionals associated with this application; and

WHEREAS, a remaining escrow balance in the amount of \$846.38 exists.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hightstown, County of Mercer, State of New Jersey, that the Chief Financial Officer is hereby authorized to refund the remaining escrow balance of \$846.38 to Habitat for Humanity, developer of 224-232 Academy St; and

BE IT FURTHER RESOLVED that this refund represents the full and final disposition of escrow funds related to this Planning Board Application; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be provided to the developer of the property and the Zoning Official.

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 July 20, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-167

**RESOLUTION AUTHORIZING THE REFUND OF ESCROW FUNDS
FOR 224-232 ACADEMY STREET**

WHEREAS, Habitat for Humanity, the developer of the project located at 224-232 Academy Street, submitted an escrow deposit as a performance guarantee in connection with a Planning Board Application for the construction of four new affordable housing units; and

WHEREAS, said project has been completed; and

WHEREAS, the Zoning Official has reviewed the file and confirmed that there are no outstanding invoices due to Borough professionals associated with this application; and

WHEREAS, a remaining escrow balance in the amount of \$5,252.13 exists.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hightstown, County of Mercer, State of New Jersey, that the Chief Financial Officer is hereby authorized to refund the remaining escrow balance of \$5,252.13 to Habitat For Humanity, owner of 224-232 Academy St; and

BE IT FURTHER RESOLVED that this refund represents the full and final disposition of escrow funds related to this Planning Board Application; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be provided to the property owner and the Zoning Official.

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 July 20, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-168

**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. 2026-103, adopted April 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 60, Lot 15, 16, and 17 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 July 13, 2026 “Preliminary Investigation - Area in Need of Non-Condemnation Redevelopment – 230 and 240 Mercer St” (the “**Report**”); and

WHEREAS, on July 13, 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 N.J.S.A. 40A:12A-1 *et seq.* 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 July 13, 2026, the Planning Board adopted Resolution 2026-12 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 2026-168

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 July 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: Area in Need of Redevelopment – 230-240 Mercer Street

DATE: July 15, 2026

At the July 13, 2026, Planning Board meeting, the Board held a hearing to determine whether the area previously authorized for study—Block 60, Lots 15, 16, and 17 or 230-240 Mercer Street—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 2026-12.

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 May 5, 2026, to conduct a study to determine whether the area known as Block 60, Lots 15, 16 & 17 qualified as an *Area in Need of Non-Condemnation Redevelopment*. This action was memorialized in Resolution 2026-103, 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). The resolution is 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 July 13, 2026, (the "July 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 July 13, 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(a), -5(c), -5(d), and -5(h); and (ii) Block 60, Lots 15, 16 & 17 (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	240 Mercer Stret	60	15	0.18
Borough of Hightstown	230 Mercer Street	60	16	0.22
Borough of Hightstown	230 Mercer Street	60	17	0.83

In total the Mercer Street (Block 60, Lots 15-17) Study area equals 1.23 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(a), -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, (July 13, 2026) :

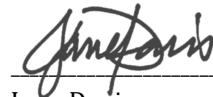
Member	Yes	No	Abstain	Absent
Mayor Susan Bluth				X
Chairperson Beverly Asselstine	X			
Jeet Gulati			X	
Sofia Kyle	X			
Todd Lanphear	X			
Matt Morgan	X			
John Francis Roman	X			
Beth Watkins	X			
Chris Yandoli	X			
Andrew Galbraith Ryer	X			
Allison Hogarth			X	

ROLL CALL MEMORIALIZATION, (July 13, 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			
Allison Hogarth			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 13th day of July, 2026.

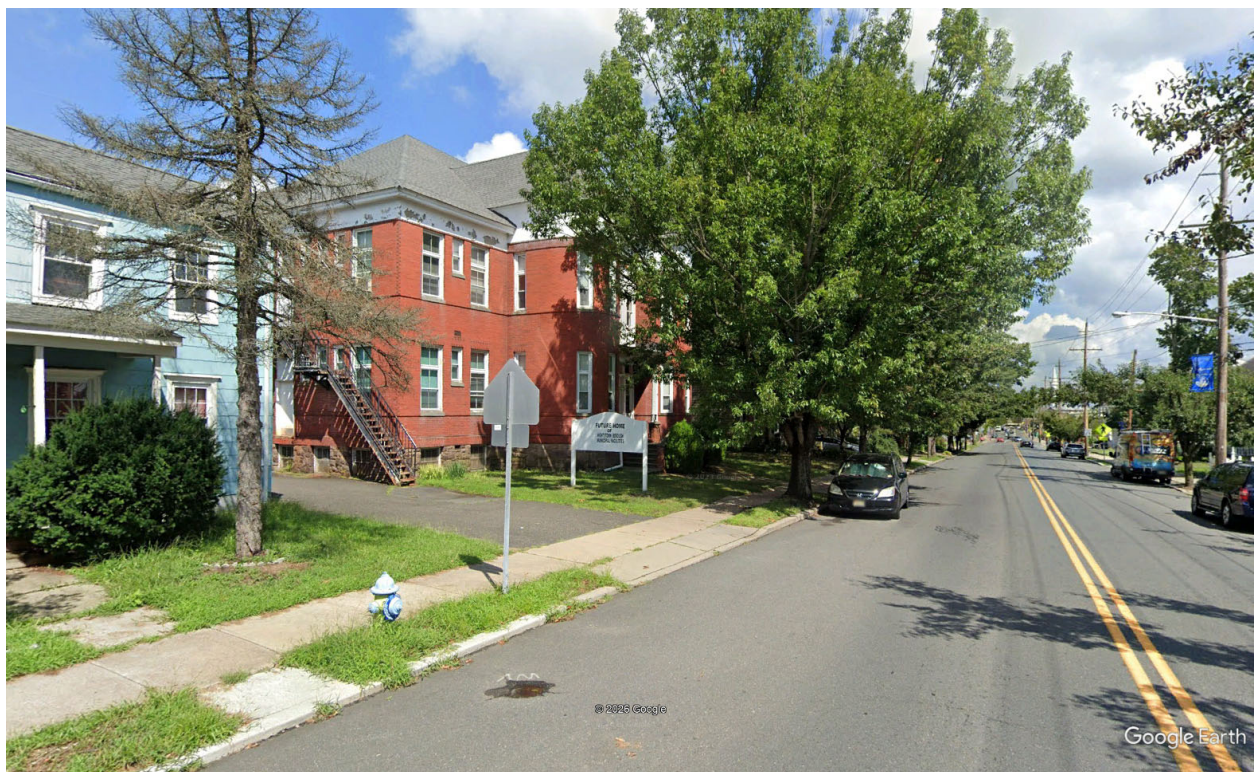


Jane Davis
Planning Board Secretary

Preliminary Investigation

Area in Need of Non-Condemnation Redevelopment

230 and 240 Mercer Street



JULY 13, 2026

Hightstown Borough, Mercer County, New Jersey

Preliminary Investigation

Area in Need of Non-Condemnation Redevelopment

230 and 240 Mercer Street

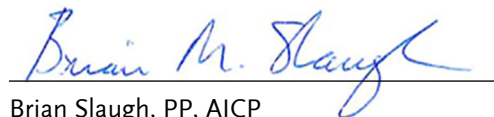
Hightstown Borough, Mercer County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, *The New Jersey Local Redevelopment and Housing Law*, as a Preliminary Investigation by the Planning Board on July 13, 2026.

Designated an Area in Need of Non-Condemnation Redevelopment by the Borough Council of the Borough of Hightstown on July 20, 2026.

Prepared for Hightstown Borough by:

Clarke Caton Hintz, P.C.



Brian Slaugh, PP, AICP

Principal-in-Charge

NJ Professional Planner License No. 3743

Cover Photo: Google StreetView, July 2023

MAYOR AND BOROUGH COUNCIL

Susan Bluth, Mayor

Joshua Jackson, *Council President*

Cristina 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*

Alison Hogarth, *2nd Alternate*

STAFF AND CONSULTANTS

Jane Davis, *Planning Board Secretary*

Michael Herbert, Esq., *Planning Board Attorney*

Cameron Corini, PE, CME, CPWM, *Borough Engineer*

Brian Slaugh, PP, AICP, *Borough Planner*

Donna Miller, AICP, PP, CFM

Jason Pene, Jr., BCEP

230-240 Mercer Street
Preliminary Investigation of an Area in Need of Redevelopment
HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

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INTRODUCTION

The Borough Council of Hightstown directed the Planning Board, pursuant to Resolution No. 2026-103 (Appendix A), adopted on April 20, 2026, to conduct a preliminary investigation to determine whether three lots owned by the Borough of Hightstown, located at 230 and 240 Mercer Street, qualify 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 mechanism by which the Planning Board may respond to the Borough Council’s request to study the area in question. The scope of the study includes a description of the existing conditions of the properties, 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, allows the municipality to adopt other land development regulations and use fiscal tools to overcome the impediments to development and redevelopment of the property.

LOCATION AND EXISTING CONDITIONS

The Study Area consists of three properties located at 230 and 240 Mercer Street: Block 60; Lots 15, 16, and 17 and contains a total of 1.23± acres. Lots 16 and 17 are the site

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.

of the former Hightstown-East Windsor YMCA. Lot 17 is developed with a two-story, brick building dating to 1894. Originally constructed as a school in the Colonial Revival style, it has been renovated multiple times in the past to accommodate other uses, altering both the interior and exterior of the building and eliminating many of the interior historic architectural features that had distinguished the building. Lot 16 is mostly undeveloped, containing a small play structure, and a lawn area that was in use as outdoor recreation space for the YMCA. Lot 15 consists of a two-story frame dwelling, dating to 1910 with a similarly aged, one-story detached garage. All three structures are vacant and in an increasingly dilapidated condition. The former YMCA building was noted as “...unstable, uninhabitable and unsafe for occupancy...” in a recent structural assessment report¹. The Borough is the sole owner of all of the lots, having acquired the former YMCA properties in July 2018 from the Western Monmouth YMCA organization and the single family detached dwelling from Jesus Ortiz in December 2021. Below is the tax assessment information for the Study Area in Table 1.

Table 1. Tax Assessment Information.

Block	Lot	Property Class	Owner	Lot Area	Assessed Value
60	15	15C	Borough of Hightstown	0.18 ac.	\$170,800
	16	15D	Borough of Hightstown	0.22 ac.	\$759,400
	17	15C	Borough of Hightstown	0.83 ac.	
TOTALS				1.23 ac.	\$930,200

Nearby Land Use

The immediately surrounding land uses are generally single-family detached residential, with properties to the west on Mercer Street becoming more commercial, containing automotive businesses, including auto repair and used car sales and a gasoline station, a warehouse and Cedar Hill Cemetery. To the north, the subject properties directly abut Dawes Park, a linear municipal park and playground, and the Roger C. Cook Greenway that runs directly along the northwestern boundary. Properties to the east become more generalized and neighborhood-oriented commercial businesses as Mercer Street enters the Borough’s Central Business District, including retail sales and service establishments, restaurants, salons, market, thrift store, and offices. Some of these uses are located within the Mercer Street Block 39 Redevelopment Area, five lots in Block 39 that have been previously designated as an Area in Need of Non-condemnation Redevelopment.

The subject properties are not encumbered by flood hazard areas, freshwater wetlands, streams or waterbodies and none of the properties are identified on the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site List.

¹ - Structural Assessment, prepared by Ashutosh Patel, PE, MPP Engineers, LLC, dated October 3, 2025. See Appendix D.

EXISTING DOCUMENTS AND OTHER DATA

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

Downtown Gateway (DTG)

The Study Area is located in Hightstown's Downtown Gateway (DTG) zoning district. Permitted principal uses in the DTG district include:

- Detached single-family dwellings or duplex;
- Retail and service establishments within completely enclosed buildings;
- Public facilities;
- Offices, banks, and financial institutions;
- Restaurants, bars, taverns, but not including establishments with drive-thru;
- Childcare facilities;
- Art galleries and artist studios; and
- Apartment dwellings as an upper floor use of buildings containing any of the preceding permitted uses.

Although currently vacant, the prior use of the subject properties as a single-family dwelling and public facility are permitted land uses in the zoning district.

1998 Master Plan and 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.*

Hightstown's 1998 Master Plan also has additional 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.*
- 2.5 *Create a secondary economic corridor in the Highway Commercial zone at the southern gateway to Hightstown that incorporates the philosophy of the Route 33 Corridor Plan and leverages development opportunities in that area. 12 to 48 months.*

Mercer County Master Plan

Mercer County's 2010 Master Plan, partially updated in 2016, supports the Borough's identification of this area as the central area of housing and employment for Hightstown. It identified redevelopment as the strongest tool for creating the opportunity to bring about positive change in Hightstown.

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:

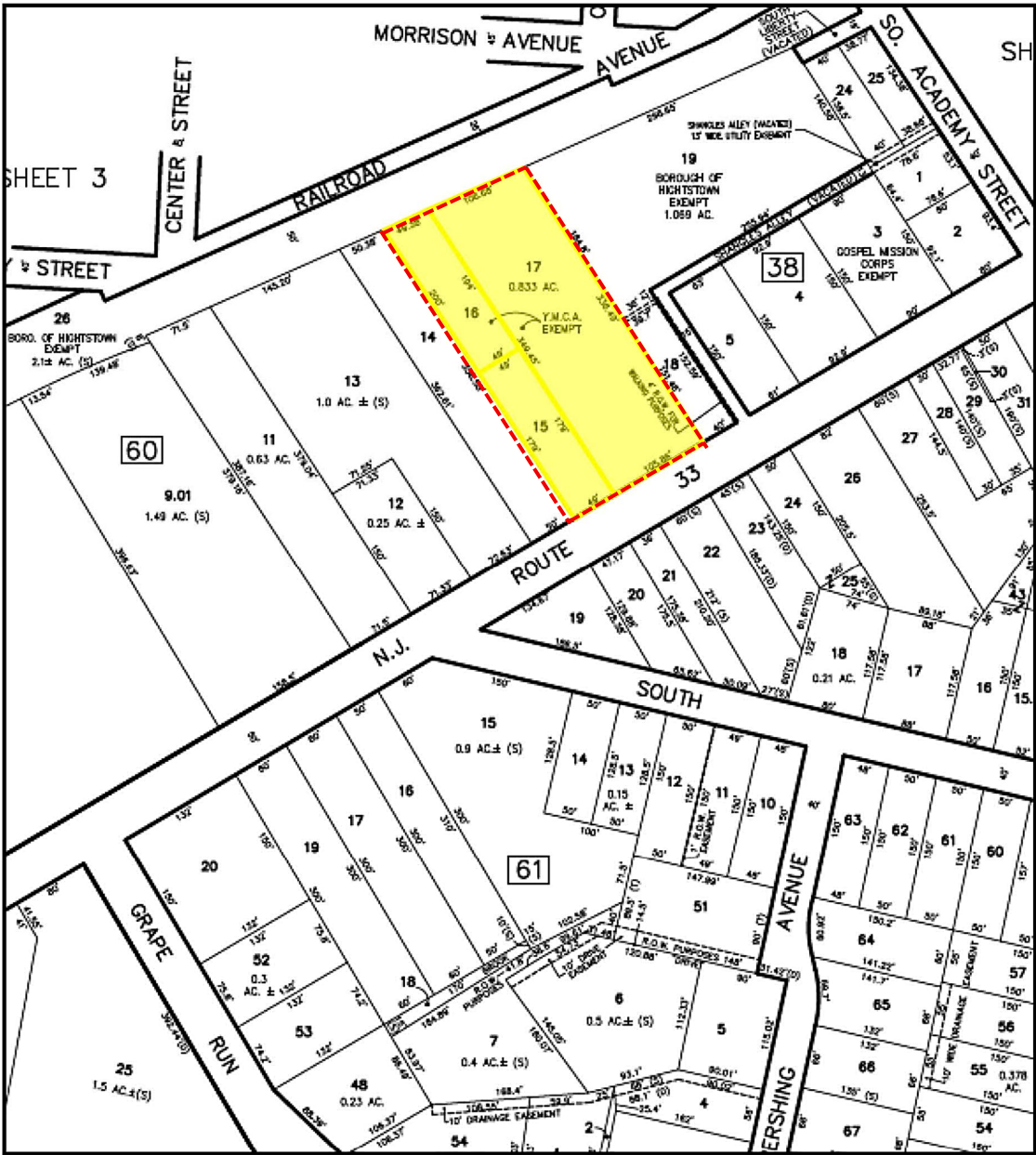
Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities 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 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.

Map 1. Portion of Tax Plate 9



Not to Scale

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

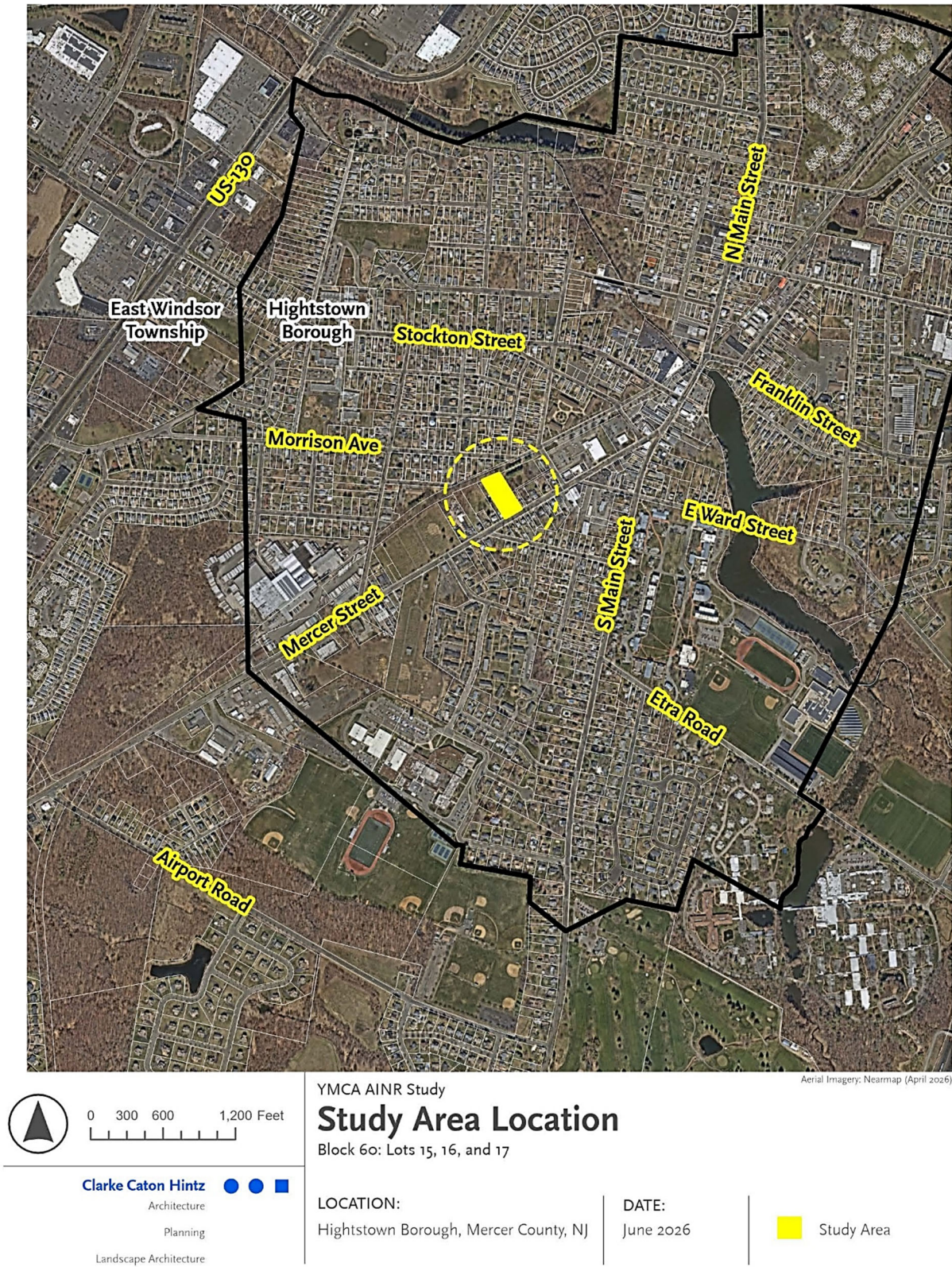
YMCA AINR Study
Tax Map
Block 60: Lots 15, 16, and 17

LOCATION:
Hightstown Borough, Mercer County, NJ

DATE:
June 2026

Study Area
Boundary

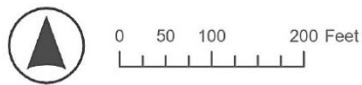
Map 2. Study Area Location Map



Map 3. Study Area Boundary



Aerial Imagery: Nearmap (July 2026)



Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

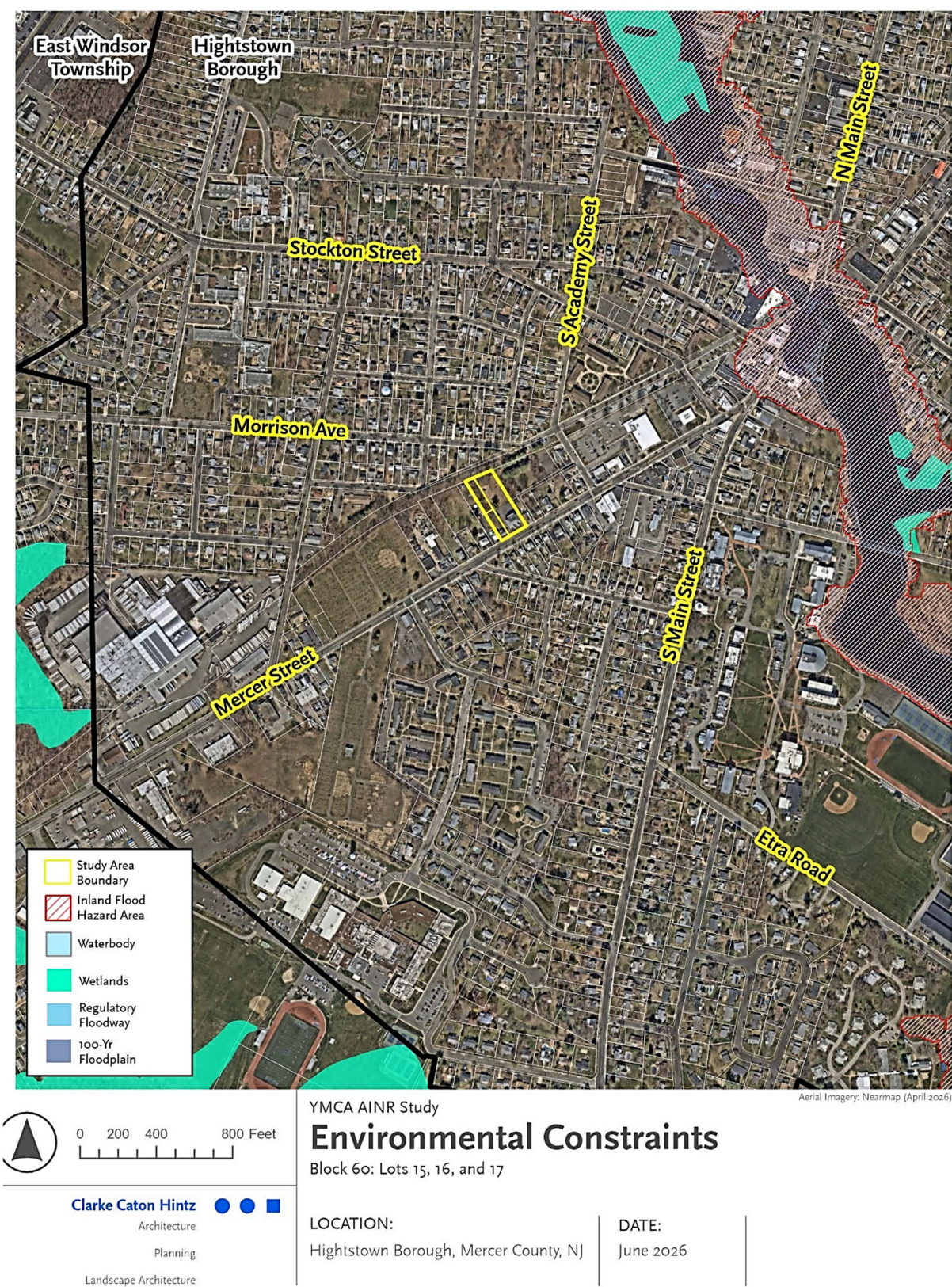
YMCA AINR Study
Study Area Boundary
Block 60; Lots 15, 16, and 17

LOCATION:
Hightstown Borough, Mercer County, NJ

DATE:
July 2026

 Study Area Boundary

Map 4. Environmental Constraints Map



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, 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 side bar 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 leads 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.
- 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.

Criterion “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.”

Lot 17 – YMCA Property

Each of the structures within the study area exhibit clear signs of dilapidation and degradation that could be construed as substandard and unsafe. Furthermore, the YMCA building has undergone a building assessment which identified numerous structural deficiencies in the building. That report, prepared by MPP Engineers, LLC², concluded that the YMCA building, “...is unstable, inhabitable [*sic*], and unsafe for occupancy and requires several extensive repairs or replacement of many of the



Photograph 1. Front Entrance of YMCA Building

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.

² - Structural Assessment, *ibid*.

building components”. In general, the opinion of the structural engineer is that extensive repairs are needed to make the building safe and habitable.

The structural assessment identifies extensive deficiencies throughout the building that includes cracked and deteriorated walls, settling and shifting of the roof structure, loose and missing brickwork and vegetation growing through the walls, damaged stairs, corroded fire escapes, holes in the floors, and a degrading chimney with visible cracking. Widespread evidence of water intrusion, mold growth, and further deterioration were observed throughout the interior and exterior of the building to the point where it affects structural integrity of the building. The full assessment report with photographs detailing the extent of the structural defects within the building, is included in Appendix D. See the following photographs for examples of the building conditions.

Photographs 2-7. Examples of Façade Deterioration and Defects.



Lots 15 and 16

The structural integrity of the existing single-family dwelling and garage on Lot 15 were not professionally assessed; however, the age of the structures and general observed condition exhibit the substandard, unsafe, unsanitary, dilapidated, or obsolescent conditions that exemplify Criterion 'a'. The dwelling has damaged and missing cement asbestos shingle siding, the brick chimney has missing and cracked bricks, a damaged and partially missing cap and has been temporarily stabilized with steel bands. The windows and doors have older replacements that have poor fit due to building settlement and there is vegetation growing through the building façade and roof. The garage is deteriorated to a lesser degree, as most of the structure is masonry block, but the roof, eaves, trim and garage doors show evidence of both wet and dry rot and there are multiple broken windows that have allowed weathering of the interior and occupancy by vermin. The asphalt paving on this property is also in poor condition with visible cracking, wear and vegetation intrusion. See the following photographs of the building's condition.



Photograph 8. Single Family House Conditions, Rear Façade.



Photograph 9. Single Family House Conditions, Detached Garage.

In conclusion, both the YMCA property and single-family dwelling on Lot 15 exhibit substandard, unsafe, unsanitary, dilapidated, or obsolescent conditions. These conditions meet the statutory language in Criterion ‘a’.

Criterion “B”

Criterion B allows for the declaration of an area in need of redevelopment under the following criterion:

“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.”

Of the three structures within the study area, none were used for commercial, retail, as shopping malls or plazas, office parks, manufacturing, or industrial purposes. Accordingly, the properties within the Study Area do not meet the requirements for Criterion ‘b’ to apply.

Criterion “C”

As previous mentioned, the Borough of Hightstown acquired Lots 16 and 17 from the Y.M.C.A. of Western Monmouth on July 17, 2018 and Lot 15 from Jesus Ortiz on December 13, 2021. Borough ownership means the site is eligible for being declared an area in need of non-condemnation redevelopment, but before this declaration may be sustained, a decision in a challenge to a similar finding in Camden County must first be discussed.

In a 1998 case entitled, Winters v. Twp. of Voorhees (320 N.J. Super. 150), Judge Francis Orlando found in favor of plaintiffs that challenged the ability of Voorhees Township to declare an area in need of redevelopment solely based on the fact that it was owned by a governmental entity below the level of the State government. Judge Orlando found that a misplaced comma in criterion C meant that a Planning Board must find not only that governmentally owned land was involved but that it also had to meet the condition being poorly located, remote, lacking access, topographic condition or poor soil conditions to the degree that it could not feasibly be developed by private capital. Criterion C is repeated below.

“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.”

It is instructive to compare this portion of the LHRL with the prior law, the Blighted Area Act (N.J.S.A. 40:55-21.1(c), repealed) as did Judge Orlando. This reads as follows:

Unimproved vacant land, which has remained so for a period of ten years prior to the determination hereinafter referred to, and which land by reason of its location, or remoteness from developed sections or portions of such municipality, or lack of means of access to such other parts thereof, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.”

In other words, the LHRL added, “Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity” to the beginning of the earlier law and this criterion. Instead of reading the criterion as creating two different classes of land, Judge Orlando believed that the lack of a semi-colon after the word “entity” instead requires that the Planning Board find that governmentally owned land is not likely to be developed through private capital. The judge, however, failed to indicate in the decision how a private entity using private funds could expect to redevelop land that is in public ownership. By definition, land in public ownership is not available for development by the private sector. It is exactly the provisions in the redevelopment law - declaring an area in need of redevelopment, creating a redevelopment plan and issuing a Request for Proposal for redevelopment - that can lead to the leveraging of private dollars coupled with the public asset of land to further growth.

The decision also leads to irrational conclusions. For example, suppose the municipal government obtained a vacant lot through the *in rem* tax foreclosure process and deeded it to the municipal redevelopment agency. Tax foreclosure demonstrates that the person or legal entity most intensely interested in the property has abandoned it. The decision would mean that unless the property was remote, lacking access, or there were soil or topographic problems, the redevelopment agency – precisely the governmental entity designed to specifically tackle abandoned property – would be unable to facilitate the declaration of an area in need of redevelopment. A declaration of an area in need of redevelopment allows a redevelopment agency to craft specific financial incentives in an attempt to correct a market failure. That failure is when the owner abandons a property because the risks are too high so that an adequate market return will be realized. So high in fact that the cost of holding the property is such that abandoning the property is a rational economic decision. However, under Judge Orlando’s decision, governmental action in the form of an area in need of redevelopment declaration to address this market failure would not be allowed.

While this decision has been considered here, the judge’s reasoning seems to lead to untenable conclusions. Since this decision was made in the Camden County vicinage it is not binding upon Hightstown Borough, since it is located in the Mercer County Vicinage. Based on the analysis in this document, ownership by the municipality supports the finding that Criterion C is met.

Criterion “D”

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

Both properties within the Study Area exhibit longstanding vacancy, visible deterioration, and obsolete building conditions. The condition of the existing buildings on each property in the Study Area are described in greater detail under the assessment of Criterion ‘a’. These longstanding conditions have negatively affected immediately adjacent properties; Lot 18 to the east of the YMCA, has installed a screen in the rear of the dwelling along the shared property line to obscure the view of the dilapidated YMCA building. Similarly, on Lot 14, to the west, there are signs of deferred maintenance and neglect on that property where it adjoins the Borough’s temporary refuse and recycling storage on Lot 15. The continued deterioration of the damaged asbestos siding on the dwelling on Lot 15 also presents a detriment to the health and safety of the community. This, in combination with the failing structure of the YMCA building, contribute to blighting influences along Mercer Street, diminishing the economic, visual and functional character of the area.



Photographs 10 and 11. Fencing to Hide View on Lot 18 Adjoining YMCA Building.

These conditions collectively impair neighborhood reinvestment potential, adversely affect surrounding properties, and represent conditions detrimental to the safety, health, and welfare of the community consistent with Criterion “d”.

Criterion “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."

The properties are not affected by issues of title or diversity of ownership as all lots are owned by Hightstown Borough. To date there have been no claims made of such questionable ownership or title. Accordingly, the designation of an Area in Need of Non-Condensation Redevelopment is not supported by the use of Criterion "e".

Criterion "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."

The sum of the properties in the Study Area do not contain greater than five contiguous acres, nor have there been buildings destroyed or altered by storm, fire, cyclone, tornado, earthquake or other casualties. Subsequently, Criterion "f" may not be used to support a designation of an Area in Need of Non-Condensation Redevelopment.

Criterion "G"

"In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," (N.J.S.A. 52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and -12A-6 for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of N.J.S.A. 40A:20-1, et seq., or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of N.J.S.A. 40A:21-1, et seq. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in N.J.S.A. 40A:12A-1, et seq., for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone."

The designation of an Urban Enterprise Zone relies on the fact that areas of economic distress persist characterized by high unemployment, low investment of new capital, blighted conditions, obsolete or abandoned industrial or commercial structures, and deteriorating tax bases. A finding under this subsection carries a presumption that blighting influences are present, however would still need to be supported by credible evidence.

The Borough of Hightstown does not contain a designated enterprise zone. Consequently, an Area in Need of Non-Condensation Redevelopment is not supported by this criterion.

Criterion “H”

“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.A. 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, which 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 “a” and “d” in this preliminary investigation.

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 60, Lots 15, 16, and 17:

N.J.S.A. 40A:12A-5.a: Lot 17

N.J.S.A. 40A:12A-5.d: Lots 15, and 17

N.J.S.A. 40A:12A-5.c and -5.h: Lots 15, 16, and 17

PUBLIC HEARING NOTIFICATIONS

The Planning Board is required to hold a public hearing for which this preliminary investigation has been drafted. Notice for the hearing is required to be published on the municipal website and may use traditional print publications or online news publications in addition to publishing notices on the official website. The notice must appear at least once each week for two (2) consecutive weeks, with the last notice being posted at least 10 days before the date of the public hearing. A copy of the notice is mailed to the last owner of record of each property within the Study Area.

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.

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.

CONCLUSION

Each lot within the study area meets one or more criteria to be declared an Area in Need of Non-Condensation Redevelopment by the application of Criteria “a”, “c”, “d”, and “h”. The combination of significant structural deterioration, prolonged vacancy, underutilization, and obsolete site arrangement, create conditions that are detrimental to the surrounding neighborhood, pedestrian environment, and long-term planning objectives of the Borough.

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 60; Lots 15, 16, and 17 on the tax assessment maps of the Borough of Hightstown by the Borough Council. A favorable recommendation to the Hightstown Borough Council may be made for the issuance of a Determination of an Area in Need of Non-Condensation Redevelopment.

SUBSEQUENT PROCEDURAL STEPS

The Borough Council, once receiving this document and the Planning Board’s resolution of adoption and recommendation, may then adopt a resolution determining that the delineated area or portion thereof should be designated a Redevelopment Area. Should that occur, the redevelopment area is established once the resolution of adoption is 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.

Appendix A - Borough Resolution #2026-103

Borough of Hightstown
County of Mercer

Resolution 2026-103

**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 60, Lots 15, 16 and 17, 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.

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.

Preliminary Investigation of an Area in Need of Redevelopment

HIGHTSTOWN BOROUGH, MERCER COUNTY, NJ

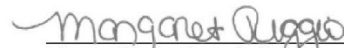
Borough of Hightstown
County of Mercer

Resolution 2026-103

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 April 20, 2026.


Margaret Riggio, Borough Clerk

Appendix B – Planning Board Resolution of Recommendation to the Borough Council

[to be provided when available]

Appendix C – Borough Council Resolution of Adoption of the Redevelopment Area

[to be provided when available]

Appendix D - Structural Report of the YMCA Building by MPP Engineers, LLC

[Attached as a separate document to this preliminary investigation report]

Borough of Hightstown
County of Mercer

Resolution 2026-169

**RESOLUTION GRANTING A FULL PROPERTY TAX EXEMPTION TO A 100%
DISABLED VETERAN PURSUANT TO N.J.S.A. 54:4-3.30**

WHEREAS, N.J.S.A. 54:4-3.30 provides for a full exemption from real property taxation for the principal residence of any honorably discharged veteran who has been declared by the United States Department of Veterans Affairs to have a 100% permanent and total service-connected disability, provided certain statutory requirements are met; and

WHEREAS, the Tax Assessor of the Borough of Hightstown has received and reviewed an application for the 100% disabled veteran property tax exemption from Jeffrey Velen-Lam, residing at 419 N. Main St, also known as Block 12; Lt. 8.02 on the official tax map of the Borough of Hightstown; and

WHEREAS, based on the documentation provided, including proof of honorable discharge and a certification from the United States Department of Veterans Affairs confirming a 100% permanent and total service-connected disability, the applicant has met the statutory criteria for the exemption; and

WHEREAS, the Tax Assessor has determined that the property is the legal residence of the applicant and that the veteran is entitled to the full property tax exemption as of June 26, 2026, in accordance with New Jersey law;

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. That the governing body hereby approves and grants a full property tax exemption to Jeffrey Velen-Lam for the property located at 419 N. Main St, effective as of June 26, 2026, pursuant to N.J.S.A. 54:4-3.30 et seq.
2. That the Tax Collector is hereby directed to cancel property taxes for the exempt period and adjust the tax records accordingly.
3. That a certified copy of this Resolution shall be forwarded to the Borough Tax Assessor, Tax Collector, and the applicant.

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 July 20, 2026.

Margaret Riggio, Borough Clerk

Borough of Hightstown
County of Mercer

Resolution 2026-170

**RESOLUTION GRANTING A FULL PROPERTY TAX EXEMPTION TO A 100%
DISABLED VETERAN PURSUANT TO N.J.S.A. 54:4-3.30**

WHEREAS, N.J.S.A. 54:4-3.30 provides for a full exemption from real property taxation for the principal residence of any honorably discharged veteran who has been declared by the United States Department of Veterans Affairs to have a 100% permanent and total service-connected disability, provided certain statutory requirements are met; and

WHEREAS, the Tax Assessor of the Borough of Hightstown has received and reviewed an application for the 100% disabled veteran property tax exemption from Dennis Cataldo, residing at 14 Rocky Brook Ct., also known as Block 7; Lt. 49 on the official tax map of the Borough of Hightstown; and

WHEREAS, based on the documentation provided, including proof of honorable discharge and a certification from the United States Department of Veterans Affairs confirming a 100% permanent and total service-connected disability, the applicant has met the statutory criteria for the exemption; and

WHEREAS, the Tax Assessor has determined that the property is the legal residence of the applicant and that the veteran is entitled to the full property tax exemption as of June 18, 2026, in accordance with New Jersey law;

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. That the governing body hereby approves and grants a full property tax exemption to Dennis Cataldo for the property located at 14 Rocky Brook Ct, effective as of June 18, 2026, pursuant to N.J.S.A. 54:4-3.30 et seq.
2. That the Tax Collector is hereby directed to cancel property taxes for the exempt period and adjust the tax records accordingly.
3. That a certified copy of this Resolution shall be forwarded to the Borough Tax Assessor, Tax Collector, and the applicant.

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 July 20, 2026.

Margaret Riggio, Borough Clerk