

TOWN OF PHILLIPSBURG
COUNCIL MEETING AGENDA
October 22, 2025 — 6:00 P.M.

1. CALL TO ORDER

2. OPEN PUBLIC MEETING ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of October 22, 2025 was included in a list of meeting notices sent to newspapers of record and posted on the bulletin board in the Municipal Building and has remained continuously posted as the required notice under the statute. In addition, a copy of this notice has been available to the public and is on file in the office of the Municipal Clerk.

3. PLEDGE OF ALLEGIANCE

4. INVOCATION

5. ROLL CALL

6. PRESENTATION – Brandywine Acquisition & Development – 441 Heckman Street

**7. APPROVAL OF MINUTES – October 8, 2025 Regular Meeting Minutes
October 8, 2025 Executive Session Minutes**

8. BILLS LIST

9. MAYOR’S REPORT

10. BEST PRACTICES DISCUSSION

11. PUBLIC DISCUSSION ON AGENDA ITEMS

12. ORDINANCES – 1ST READING

O2025-18 AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 625-57 B-2 BUSINESS-HIGHWAY ZONE USE OVERLAY ZONE IN THE TOWN

O2025-19 ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 1-16 ENTITLED “RETURN CHECK SERVICE CHARGE; SUBSEQUENT PAYMENT; STOP PAYMENT FEES OF CHAPTER 1 – GENERAL PROVISIONS – TO AMEND THE FEES ESTABLISHED BY THE REFERENCED SECTION AS THEY RELATE TO INSUFFICIENT FUNDS/ DISHONORED CHECKS AND STOP PAYMENT REQUESTS

** 2nd Reading and public hearing will occur at 6:00 p.m. on Wednesday, November 12, 2025 at which time any interested persons may speak for or against the ordinance **

13. RESOLUTIONS ** CONSENT AGENDA **

Matters listed on the Consent Agenda Resolutions are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item to be removed for consideration.

R2025-208 RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AWARDDING A PROFESSIONAL SERVICES CONTRACT WITH VAN CLEEF ENGINEERING ASSOCIATES FOR

DELAWARE RIVER PARK LANDFILL INVESTIGATION AND IMPROVEMENTS –
PROFESSIONAL LAND SURVEY SERVICES

R2025-209 RESOLUTION APPOINTING BRANDYWINE ACQUISITION &
DEVELOPMENT, LLC, (“BRANDYWINE”) AS THE REDEVELOPER OF THE ARMORY
REDEVELOPMENT PROJECT, 441 HECKMAN STREET, BLOCK 1105 LOT 2

R2025-210 A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN,
STATE OF NEW JERSEY AUTHORIZING THE TREATMENT WORKS APPROVAL
PERMIT APPLICATION FOR HAMPTON RIDGE AT POHATCONG

R2025-211 RESOLUTION FOR POTENTIAL REDEVELOPMENT; BLOCK 1502 LOT 53
AND BLOCK 2102 LOT 1; DELAWARE RIVER PARK

R2025-212 RESOLUTION AUTHORIZING WOODARD & CURRAN, INC. TO PROVIDE
CONSULTING ENGINEERING SERVICES FOR THE NJDEP HDSRF GRANT
APPLICATION

R2025-213 RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN,
STATE OF NEW JERSEY AMENDING RESOLUTION NO. 2025-202 – AUTHORIZING
PAYOUT OF ACCRUED SICK, VACATION AND COMPENSATORY LEAVE FOR
LIEUTENANT TIMOTHY MOORE – TO CORRECT THE AMOUNT OF PAYOUT FOR
ACCRUED LEAVE FOR LIEUTENANT MOORE

R2025-214 RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN,
STATE OF NEW JERSEY AUTHORIZING THE PAYOUT OF ACCRUED VACATION AND
COMPENSATORY LEAVE FOR SARGEANT BRETT MARINO

R2025-215 AUTHORIZING THE ESCNJ COOPERATIVE PURCHASE AND
INSTALLATION OF PARK EQUIPMENT FOR BENTLEY FIELD FROM LIBERTY PARKS
AND PLAYGROUNDS IN AN AMOUNT NOT TO EXCEED \$142,360.25

14. NEW BUSINESS

15. OLD BUSINESS - Tabled October 8, 2025

R2025-207 RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG,
COUNTY OF WARREN, STATE OF NEW JERSEY APPOINTING CERTAIN TOWN
RESIDENTS AS MEMBERS OF THE PHILLIPSBURG RENT CONTROL BOARD, AS
REQUIRED BY CHAPTER 463, ADOPTED VIA ORDINANCE NO. 2024-31

16. MOTIONS -

17. PUBLIC PETITIONS

18. COUNCIL OPEN TIME

19. EXECUTIVE SESSION (IF REQUIRED)

20. ADJOURNMENT

Bill List Summary
REGULAR BILL LIST AS OF October 22, 2025

		<u>Check No</u>
1	Current Fund	246,329.67
2	State & Federal Grants	1,288.49
4	Capital Fund	132,021.12
7	Sewage Utility Fund	255,626.32
8	Sewage Capital Fund	664,088.09
12	Planning Board Trust Fund	0.00
13	Dog Trust Fund	0.00
15	Public Defender Trust	0.00
16	Section 8	2,500.00
17	General Trust Fund	2,967.00
20	Agency Fund	790.40
21	Revolving Loan Fund	0.00
22	Affordable Housing Trust	0.00
23	Open Space Trust Fund	32,087.06
25	UEZ	7,187.50
26	Bridge Development	0.00
Total Regular Bill October 22, 2025		1,344,885.65

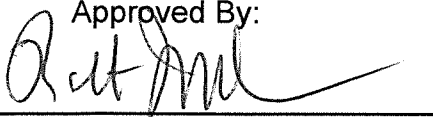
Pre-Paid Bill List as of October 22, 2025

1	Current Fund	5,151.00
2	State & Federal Grants	0.00
4	Capital Fund	57,173.89
7	Sewer Utility Fund	477.00
8	Sewer Utility Capital	0.00
12	Planning Board Trust Fund	0.00
16	Section 8	0.00
17	General Trust Fund	0.00
20	Agency Fund	1,537.98
21	Revolving Loan Fund	0.00
25	UEZ	2,450.00
		66,789.87


Grand Total All Funds

1,411,675.52

Approved By:



Robert J. Merlo, CFO



Craig Brotons, Business Administrator

List of Bills - CLAIMS CHECKING ACCOUNT
 Meeting Date: 10/22/2025 For bills from 10/09/2025 to 10/21/2025

Check#	Vendor	Description	Payment	Check Total
3554	3 - VERIZON	PO 46955 10/8/25-11/7/25 service as per billings	63.13	63.13
3555	76 - ELIZABETHTOWN GAS INC	PO 46962 9/11/25-10/13/25 services as per billing	1,724.45	1,724.45
3556	88 - DELTA DENTAL OF NJ INC	PO 46948 November Payment - Group #03947-00001	83.09	
		PO 46948 November Payment - Group #03947-00001	202.02	
		PO 46948 November Payment - Group #03947-00001	4,162.73	
		PO 46948 November Payment - Group #03947-00001	269.74	4,717.58
3557	88 - DELTA DENTAL OF NJ INC	PO 46949 November Dental Payment - Group #03947-0	588.38	
		PO 46949 November Dental Payment - Group #03947-0	2,315.33	
		PO 46949 November Dental Payment - Group #03947-0	5.40	
		PO 46949 November Dental Payment - Group #03947-0	100.33	3,009.44
3558	89 - GRAINGER	PO 46318 Blanket Purchase Order - Parts	105.68	105.68
3559	92 - J.C. EHRLICH CO, INC	PO 46820 502 Building Maitenance	140.00	140.00
3560	97 - BAKER & TAYLOR BOOKS INC	PO 46064 202 YA Books	24.50	
		PO 46228 203 Juvenile Books	13.86	
		PO 46231 201 Adult Books	70.98	
		PO 46232 201 Adult Books	39.78	
		PO 46233 201 Adult Books	18.36	
		PO 46234 203 Juvenile Books	33.79	
		PO 46235 202 YA Books	11.62	
		PO 46443 201 Adult Books	174.21	387.10
3561	97 - BAKER & TAYLOR BOOKS INC	PO 46444 202 YA Books	66.67	
		PO 46445 203 Juvenile Books	162.56	
		PO 46629 201 Adult Books	470.88	
		PO 46630 202 YA Books	115.90	
		PO 46631 203 Juvenile Books	133.41	
		PO 46632 206 LG Print Books	340.12	1,289.54
3562	130 - CINTAS FAS LOCKBOX 636525	PO 46785 Blanket Purchase Order - Medical Supplie	1,807.99	1,807.99
3563	133 - COOPERFRIEDMAN ELECT.SUPPLY CO INC	PO 46273 Blanket Purchase Order - Electrical	3.78	3.78
3564	162 - BRODART CO	PO 46735 200 Book Rental Plan	5,490.00	
		PO 46849 409 Library Supplies	187.31	5,677.31
3565	188 - MGL FORMS SYSTEMS LLC	PO 46800 envelopes	732.50	
		PO 46801 envelopes	251.50	984.00
3566	332 - PUMPING SERVICES INC	PO 46886 Pump Rental - Mercer St Manhole	1,512.00	1,512.00
3567	346 - ST LUKE'S OCCUPATIONAL MEDICINE	PO 46892 Crossing Guard physical	176.00	176.00
3568	373 - VASSO WASTE SYSTEMS, INC	PO 46659 Blanket Purchase Order - Parts	1,012.94	1,012.94
3569	396 - State of New Jersey	PO 46856 Life Hazard Use Registration	1,045.00	1,045.00
3570	419 - KRISTI ANTHES	PO 46821 September TCCAA Meeting	124.46	
		PO 46887 Correction for updated 2025 mileage rate	99.68	224.14
3571	432 - NJ State League of Municipalities	PO 46846 NJLM Registration 2025	140.00	140.00
3572	448 - MIDWEST TAPE LLC	PO 46497 207 - DVDs	152.79	152.79
3573	452 - BOARD OF EDUCATION	PO 46916 Utility Bills - Andover Morris-2025	113.60	
		PO 46916 Utility Bills - Andover Morris-2025	5,759.77	5,873.37
3574	477 - LANGUAGE SERVICES ASSOCIATES	PO 46860 Language Services Interpreting Services	175.50	175.50
3575	499 - NATURAL SYSTEMS UTILITIES	PO 46943 MRA True up for 2024 - 2025	188,179.85	188,179.85
3576	499 - NATURAL SYSTEMS UTILITIES	PO 46950 NSU share of Septic per Agreement	45,763.50	45,763.50
3577	687 - INDUSTRIAL COMMUNICATIONS INC	PO 46891 microphone connector	160.00	
		PO 46893 Microphone	84.00	244.00
3578	706 - Current Fund	PO 46869 Aqua C-25-00228 TO C-25-00817	2,532.00	2,532.00
3579	733 - NJ ADVANCE MEDIA, LLC	PO 46343 Blanket PO legal advertising in The Star	935.62	935.62
3580	807 - THE TERMINIXINTERNATIONAL CO LP	PO 46649 Blanket Purchase Order - Pest Control	170.47	170.47
3581	811 - MONTANA CONSTRUCTION CO INC	PO 45447 R2025-44 COF Sawmill Road headworks	589,812.84	589,812.84
3582	823 - BIBLIOTHECA LLC	PO 46736 506 Fire and Security Systems	825.00	825.00
3583	888 - DEMCO INC	PO 46653 409 Library Supplies	103.90	103.90
3584	913 - PHOENIX ADVISORS LLC	PO 43992 R2024-161 COF Sewer Rate Analysis Servic	5,216.25	5,216.25
3585	923 - SHANNON QUICK	PO 46937 Mileage Reimbursment for Primepoint Semi	121.50	121.50
3586	941 - RUSSELL REID WST HAUL/DISP.SVC INC	PO 46076 Temporary restrooms - Ballfield	726.85	726.85
3587	953 - NORTHEAST PARTS GROUP LLC	PO 46558 Blanket Purchase Order - Parts	148.40	
		PO 46910 Blanket Purchase Order - Parts	1,174.71	1,323.11
3588	974 - ROUTE 12 WASH & GAS INC	PO 46890 Car wash	50.00	50.00
3589	983 - PROQUEST LP	PO 46729 210 Online Database	2,594.58	2,594.58
3590	998 - GRIFFITH-ALLIED TRUCKING LLC	PO 46078 Gasoline usage	2,636.56	
		PO 46078 Gasoline usage	208.82	2,845.38
3591	1041 - POLLUTION CONTROL FINANCING AUTH	PO 46077 Disposal Fees	18,614.07	18,614.07
3592	1053 - TRIUS, INC	PO 46808 Blanket Purchase Order - Parts	332.00	332.00
3593	1060 - HORWITZ TRUCKS INC	PO 45181 Brakes & rotors for sanitation truck 25	151.49	151.49
3594	1129 - VERIZON COMMUNICATIONS INC	PO 46941 Vehicle Tracking Subscription - Acct #10	681.07	681.07
3595	1146 - H & K GROUP, INC	PO 46392 Blanket Purchase Order - Macadam	383.81	
		PO 46524 Stone for sewer repair	533.70	917.51
3596	1180 - SERVICE ELECTRIC CABLE TV INC	PO 46889 2025, 4th Quarter Charges for Fiber Circ	2,940.00	2,940.00

List of Bills - CLAIMS CHECKING ACCOUNT

Meeting Date: 10/22/2025 For bills from 10/09/2025 to 10/21/2025

Check#	Vendor	Description	Payment	Check Total
3597	1223 - HOME DEPOT CREDIT SERVICES	PO 46388 Blanket Purchase Order - Parts	82.13	82.13
3598	1247 - SPORTSENGINE INC	PO 46900 background checks from 9/1/2025- 9/30/20	129.50	129.50
3599	1268 - ALL STATE TECHNOLOGY INC	PO 42349 Upgrade the pump, filter, and controls f	14,107.00	14,107.00
3600	1271 - FOX BROTHERS ALARM SVC INC	PO 46650 506 Fire & Security Systems	3,808.80	3,808.80
3601	1286 - BAY ONE TRUCK & EQUIPMENT REPAIR LLC	PO 46895 Blanket Purchase Order - Repairs	3,837.98	3,837.98
3602	1311 - AMAZON CAPITAL SERVICES	PO 46705 AMAZON: Order # 112-7144519-4144231 + Or	156.55	156.55
3603	1311 - AMAZON CAPITAL SERVICES	PO 46799 office supplies	171.11	171.11
3604	1311 - AMAZON CAPITAL SERVICES	PO 46850 office supplies	353.76	353.76
3605	1311 - AMAZON CAPITAL SERVICES	PO 46883 ID Maker, Lanyards, ID Maker Supplies	2,680.46	2,680.46
3606	1311 - AMAZON CAPITAL SERVICES	PO 46906 Office Supplies for the Finance Office	189.83	189.83
3607	1311 - AMAZON CAPITAL SERVICES	PO 46908 Supply Order	123.69	123.69
3608	1311 - AMAZON CAPITAL SERVICES	PO 46947 Office Supplies for Finance office	145.05	145.05
3609	1326 - RECYCLE AMERICA HOLDINGS INC	PO 46080 Recycling fees	6,847.50	6,847.50
3610	1342 - ELITE EMERGENCY LIGHTS LLC	PO 46743 Light Package for Patrol Vehicles	37,562.56	37,562.56
3611	1372 - REEGS INC	PO 46402 Blanket Purchase Order - Batteries	306.90	306.90
3612	1393 - IPS Group	PO 46888 September Transaction Fee's	722.62	722.62
3613	1397 - NISIVOCCIA LLP	PO 46958 Professional Fees Related to REAC Filing	2,500.00	2,500.00
3614	1401 - HAYDEE BALLESTER MONTERO	PO 46716 Spanish Interpreter for September 3, 202	300.00	
		PO 46855 Spanish Translator for Court session Sep	225.00	525.00
3615	1408 - NIELSON FORD OF MORRISTOWN INC	PO 46406 Cert of Funds-Purchase Two 2025 Ford Int	48,023.55	48,023.55
3616	1427 - MAVIS TIRE SUPPLY LLC	PO 45677 Blanket Purchase Order - tire recycling	20.00	20.00
3617	1429 - PHILLIPSBURG FREE PUBLIC LIBRARY	PO 46907 BALANCE OF 2024 APPROPRIATIONS	96,400.95	96,400.95
3618	1446 - PLEASANT VALLEY VETERINARY SVCS	PO 46932 vet care for Harley	134.73	134.73
3619	1447 - ARAE NETWORK SOLUTIONS LLC	PO 45408 Equipment for Detective's Office	598.00	
		PO 45409 Equipment for Detective's Office	7,860.96	
		PO 45412 CCTV Camera Box and related equipment	16,425.00	
		PO 46896 IT Bills for January 2025	4,465.72	
		PO 46897 IT Invoices- Police	28,209.52	
		PO 46898 IT Bills for October 2025	235.90	
		PO 46917 PDF program	192.00	
		PO 46951 IT Invoices	300.00	58,287.10
3620	1447 - ARAE NETWORK SOLUTIONS LLC	PO 46952 IT Invoices for September 2025	7,074.87	7,074.87
3621	1450 - WASHINGTON TOWNSHIP AUTOMOTIVE LLC	PO 45713 Blanket Purchase Order - Parts	474.93	474.93
3622	1463 - STAPLES INC	PO 46728 410 Office Supplies	145.18	
		PO 46845 410 Office Supplies	307.46	452.64
3623	1473 - ADVANCE FINANCIAL SERVICES	PO 46807 Blanket Purchase Order - Parts	54.99	54.99
3624	1474 - CORPORATE BILLING, LLC	PO 46567 Blanket Purchase Order - Parts	370.95	370.95
3625	1490 - HAWKINS DELAFIELD & WOOD LLP	PO 40687 R:2023-28 COF Professional services rela	5,220.00	5,220.00
3626	1516 - CLEARY GIACOBBE ALFIERI JACOBS LLC	PO 46926 Services rendered September	4,560.00	4,560.00
3627	1533 - AT&T MOBILITY II LLC	PO 46899 Wireless phones & tablets	2,463.00	2,463.00
3628	1536 - CREATIVE MANAGEMENT INC	PO 46079 Diesel usage	2,980.63	
		PO 46079 Diesel usage	249.47	3,230.10
3629	1558 - TARA GOMEZ	PO 46938 Mileage Reinbursement for Primepoint Semi	119.06	119.06
3630	1576 - RUTH J MULLIGAN	PO 46859 Court Assistance month of September 2025	787.50	787.50
3631	1633 - WEI H2O NY LLC	PO 46652 505 Water & Fire Suppression	146.00	146.00
3632	1650 - EB EMPLOYEE SOLUTIONS LLC	PO 46957 COF - Difference Card Fees - 2025	3,410.35	
		PO 46957 COF - Difference Card Fees - 2025	167.90	3,578.25
3633	1659 - COMCAST HOLDINGS CORP	PO 46961 Police Fiber Lines	900.00	900.00
3634	1661 - ANTICIMEX INC	PO 45828 Blanket Purchase order - Pest Control	165.00	165.00
3635	1670 - WEINER LAW GROUP LLP	PO 46727 412 Attorney Fees	820.00	820.00
3636	1674 - WEX BANK	PO 46960 Unleaded gas usage	853.38	853.38
3637	1677 - HANNAH DEWALT	PO 46719 Consultant UEZ Admin	2,187.50	2,187.50
3638	1686 - ALLEN J BLOODGOOD JR	PO 46959 Defensive Tactics Instructor	1,050.00	1,050.00
3639	1692 - WOODARD & CURRAN INC	PO 46047 Cert of Funds - Prof Svcs-Enviro. Studie	32,087.06	32,087.06
3640	1738 - ANDREW SKRZENSKI	PO 46691 Photo Op	1,200.00	1,200.00
3641	1751 - GT&E LLC	PO 46871 Blanket Purchase Order - Parts	92.31	92.31
3642	1754 - TYLER SCOTT	PO 46851 2025 Eyecare reimbursement	300.00	300.00
3643	1759 - ISYS	PO 46854 CSipix Comparator Pro 1 Year Subscriptio	849.00	849.00
3644	1765 - TOWNSHIP OF WASHINGTON	PO 46911 Payment for Third Party OT Police Covera	6,595.05	6,595.05
3645	1767 - ABIGAIL ROCK	PO 46912 2025 Eyecare reimbursement	296.20	
		PO 46936 2025 Eyecare reimbursement	103.80	400.00
3646	1797 - SERVICE TIRE TRUCK CENTER	PO 46509 Blanket Purchase Order - Tires	270.00	
		PO 46661 Blanket Purchase Order - tires	540.46	810.46
3647	1967 - JHM COMMUNICATIONS INC	PO 44973 Lettering for new garbage truck	201.08	201.08
3648	2172 - NORTHEAST JANITORIAL SUPPLY LLC	PO 46319 Blanket Purchase Order - Janitorial Supp	614.05	614.05
3649	2331 - REMINGTON & VERNICK ENGINEERS	PO 41023 COF-Engineers cost - grit removal - R:20	3,627.50	3,627.50
3650	2331 - REMINGTON & VERNICK ENGINEERS	PO 41247 COF-Engineering cost for Sewer Sys.Analy	1,368.75	1,368.75
3651	2331 - REMINGTON & VERNICK ENGINEERS	PO 41650 COF-Professional Svcs-Sawmill Rd Headwor	16,023.75	16,023.75

List of Bills - CLAIMS CHECKING ACCOUNT

Meeting Date: 10/22/2025 For bills from 10/09/2025 to 10/21/2025

Check#	Vendor	Description	Payment	Check Total
3652	2331 - REMINGTON & VERNICK ENGINEERS	PO 41652 COF-Professional Svcs-Spare parts purcha	195.00	195.00
3653	2331 - REMINGTON & VERNICK ENGINEERS	PO 41656 COF-Professional Svcs-Generator-R:2023-2	965.00	965.00
3654	2331 - REMINGTON & VERNICK ENGINEERS	PO 46408 Cert of Funds-Prof Svcs Wastewater Conve	12,625.00	12,625.00
3655	2331 - REMINGTON & VERNICK ENGINEERS	PO 46409 Cert of Funds-Prof Svcs for Roof Replace	18,900.00	18,900.00
3656	2331 - REMINGTON & VERNICK ENGINEERS	PO 46410 Cert of Funds-Prof Svcs for Replacement	21,939.00	21,939.00
3657	2331 - REMINGTON & VERNICK ENGINEERS	PO 46933 2025 Sewer & Wastewater Engineering Supp	6,352.50	6,352.50
3658	2331 - REMINGTON & VERNICK ENGINEERS	PO 46934 Professional Services September 2025-Ham	97.50	97.50
3659	2331 - REMINGTON & VERNICK ENGINEERS	PO 46935 Professional Services September 2025	337.50	337.50
3660	3001 - PRIDE CONSTRUCTION CO	PO 46852 Repairs for catch basin at 155 Chambers	6,000.00	6,000.00
3661	6383 - XEROX CORPORATION	PO 46627 402 Copier Contract	680.64	
		PO 46651 402 Copier Contract	696.83	1,377.47
3662	9482 - AARON D COLEMAN	PO 46915 contribution to railroad festival	5,000.00	5,000.00
TOTAL				1,344,885.65

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-050	Business Administrator - O/E	43,085.53			
01-201-20-120-050	Municipal Clerk - O/E	935.62			
01-201-20-130-050	Financial Adminstration - O/E	1,494.69			
01-201-20-145-050	Revenue Administration - O/E	251.50			
01-201-20-155-050	Legal Services	4,560.00			
01-201-21-180-050	Land Use Administration	140.00			
01-201-22-195-050	Inspections Department - O/E	156.55			
01-201-23-220-050	Employee Group Insurance	9,910.44			
01-201-25-240-050	Police Department - O/E	2,008.49			
01-201-26-290-050	Street & Roads - O/E	7,118.59			
01-201-26-300-050	Public Works Adminstration - O/E	1,045.00			
01-201-26-301-050	PEOSHA	1,807.99			
01-201-26-310-050	Building & Grounds - O/E	1,035.43			
01-201-26-315-050	Vehicle Maintenance - O/E	8,893.74			
01-201-28-370-050	Recreation Service & Program - O/E	856.35			
01-201-31-430-050	Utility Expenses - Electricity	5,368.47			
01-201-31-440-050	Switchboard Expenses - O/E	7,047.20			
01-201-31-445-050	Utility Expenses - Water	391.30			
01-201-31-446-050	Utility Expenses - Natural Gas	1,302.04			
01-201-31-460-050	Bulk Purchases - Gasoline	6,470.57			
01-201-32-465-050	Landfill/Solid Waste Disposal Costs	24,675.06			
01-201-33-490-050	Municipal Court - O/E	1,712.14			
01-201-47-390-050	Maintenance of Free Public Library	18,875.51			
01-201-47-396-050	Recycling Tax (P.L. 2007, C. 311)	786.51			
01-203-47-390-050	(2024) Maintenance of Free Public Library		96,400.95		
01-260-05-102	Current Fund - Due to Claims			0.00	246,329.67
TOTALS FOR CURRENT FUND		149,928.72	96,400.95	0.00	246,329.67
02-213-40-729-000	2019 - 2024 School Resource Officer			77.57	
02-213-41-569-000	Public Works - State Grants			10.92	
02-213-41-690-000	Other State Grants - NPP			1,200.00	
02-260-05-102	St/Fed Grants - Due to Claims Fund			0.00	1,288.49
TOTALS FOR STATE & FEDERAL GRANTS		0.00	0.00	1,288.49	1,288.49
04-215-55-933-000	O:2017-03/O:2021-05 Improvements Authorized			14,107.00	
04-215-55-946-000	NJDOT Improvement Authorization			6,595.05	
04-215-55-947-000	O2024-15 Improvement Authorizations			24,828.96	
04-215-55-948-000	O2025-10 Improvement Authorizations			86,490.11	
04-260-05-102	Capital - Due to Claims Fund			0.00	132,021.12
TOTALS FOR CAPITAL FUND		0.00	0.00	132,021.12	132,021.12

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
07-201-55-510-050	Sewer Utility OE	97,938.11			
07-203-55-510-050	(2024) Sewer Utility OE		105,335.96		
07-204-55-000	Accounts Payable			6,588.75	
07-260-05-102	Sewer Utility - Due to Claims Fund			0.00	255,626.32
07-277-55-000-000	Reserve for Septic Payments			45,763.50	
TOTALS FOR	SEWER UTILITY	97,938.11	105,335.96	52,352.25	255,626.32
08-216-55-579-000	O:2022-32 Various Capital Improvements			3,627.50	
08-216-55-580-000	O:2023-12 Various Capital Improvements			606,996.59	
08-216-55-582-000	O2025-14 Various Capital Improvements			53,464.00	
08-260-05-102	Sewer Capital - Due to Claims Fund			0.00	664,088.09
TOTALS FOR	SEWER CAPITAL	0.00	0.00	664,088.09	664,088.09
16-260-05-102	Section 8 - Due to Claims Fund			0.00	2,500.00
16-289-56-081-000	Section 8 Spending Reserves			2,500.00	
TOTALS FOR	SECTION 8 PROGRAM	0.00	0.00	2,500.00	2,500.00
17-260-05-102	Trust - Due to Claims Fund			0.00	2,967.00
17-288-56-861-000	Sewer - TWA and Will Serves			435.00	
17-293-56-000-000	Reserve for:			2,532.00	
TOTALS FOR	GENERAL TRUST FUND	0.00	0.00	2,967.00	2,967.00
20-260-05-102	Agency - Due to Claims Fund			0.00	790.40
20-291-55-070-000	Payroll Deductions			790.40	
TOTALS FOR	PAYROLL AGENCY FUND	0.00	0.00	790.40	790.40
23-260-05-102	Open Space Trust-Due to Clearing			0.00	32,087.06
23-292-56-025-000	Dedication by Rider			32,087.06	
TOTALS FOR	Open Space Trust Fund	0.00	0.00	32,087.06	32,087.06
25-260-05-102	Due to Claims			0.00	7,187.50
25-292-56-026-000	Dedication by Rider (UEZ)			7,187.50	
TOTALS FOR	Urban Enterprise Zone	0.00	0.00	7,187.50	7,187.50

Total to be paid from Fund 01	CURRENT FUND	246,329.67
Total to be paid from Fund 02	STATE & FEDERAL GRANTS	1,288.49
Total to be paid from Fund 04	CAPITAL FUND	132,021.12
Total to be paid from Fund 07	SEWER UTILITY	255,626.32
Total to be paid from Fund 08	SEWER CAPITAL	664,088.09
Total to be paid from Fund 16	SECTION 8 PROGRAM	2,500.00
Total to be paid from Fund 17	GENERAL TRUST FUND	2,967.00
Total to be paid from Fund 20	PAYROLL AGENCY FUND	790.40
Total to be paid from Fund 23	Open Space Trust Fund	32,087.06
Total to be paid from Fund 25	Urban Enterprise Zone	7,187.50
		=====
		1,344,885.65

Checks Previously Disbursed

3546	DUMOR CONTRACTING INC	PO# 45881	Cert of Funds-Hudson St Phase 2 -	57,173.89	10/08/2025
3547	CAESARS ATLANTIC CITY	PO# 46905	LOM Room Reservations - Caesars	504.00	10/08/2025
3548	DGMB CASINO LLC	PO# 46904	League of Municipality Rooms - Res	4,647.00	10/08/2025

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
3549	DGMB CASINO LLC	PO# 46904	League of Municipality Rooms - Res	477.00	10/08/2025
3553	ALEX IBARRA	PO# 46688	Consultant UEZ Admin	2,450.00	10/14/2025
620507	AFLAC	PO# 46903	Monthly Invoice- October	1,537.98	10/23/2025

				66,789.87	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	5,151.00	246,329.67	251,480.67
Fund 02 STATE & FEDERAL GRANTS		1,288.49	1,288.49
Fund 04 CAPITAL FUND	57,173.89	132,021.12	189,195.01
Fund 07 SEWER UTILITY	477.00	255,626.32	256,103.32
Fund 08 SEWER CAPITAL		664,088.09	664,088.09
Fund 16 SECTION 8 PROGRAM		2,500.00	2,500.00
Fund 17 GENERAL TRUST FUND		2,967.00	2,967.00
Fund 20 PAYROLL AGENCY FUND	1,537.98	790.40	2,328.38
Fund 23 Open Space Trust Fund		32,087.06	32,087.06
Fund 25 Urban Enterprise Zone	2,450.00	7,187.50	9,637.50

BILLS LIST TOTALS	66,789.87	1,344,885.65	<u>1,411,675.52</u>

ORDINANCE 2025-18

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 625-57 B-2 BUSINESS-HIGHWAY ZONE USE OVERLAY ZONE IN THE TOWN

WHEREAS, The Town of Phillipsburg desires to amend Chapter 625-57 B-2 Business – Highway Zone to provide for conditional uses.

WHEREAS, multi-family uses with first floor residential will be listed as a permitted conditional use in B-2 Business zone for existing lots that are less than .25 acres/10,890 square feet, provide for off street parking for each unit in accordance for New Jersey residential site improvement standards, provide that driveway access is not from Route 22 right of way and have lot frontage along Route 22.

WHEREAS, single family homes on existing lots will be permitted as conditional use subject that they provide off street parking that conforms to New Jersey Residential Site Improvement Standards without access to Route 22.

NOW THEREFORE BE IT ORDAINED by the Town Council, Town of Phillipsburg, County of Warren, State of New Jersey that following ordinance are hereby adopted

NOW THEREFORE BE IT ALSO ORDAINED by the Town Council, Town of Phillipsburg, County of Warren, State of New Jersey that Chapter 625-59 Conditional Use shall contain

Section 1

§ 625-59 – reserved is repealed and replaced as follows:

§ 625-59 Conditional Uses – B-2 Business – Highway Zone

- A. Single family dwelling and Multi-family dwellings less than 2 units per lot
 - a. No expansion of existing principal structure footprint or square footage dwelling > 500 square feet
 - b. Provides for residential parking standards for off-street parking that meet or exceed New Jersey Residential Site improvements standard.
 - c. Driveway/parking pad access is not permitted to provide direct access Route 22 right of way
 - d. Lot size maximum lot area of .25 acres (10,890 square feet) or less
 - i. Lot must have existed prior to October 1, 2025
 - e. Maximum height of 2.5 stories
 - f. Maximum height of 35 from average grade to roof peak.
 - g. Maximum height requirements shall not apply to existing principal structure should the building height not be modified or expanded.
 - h. Minimum square footage of 800 square feet per residential unit
 - i. Maximum square footage of all dwelling units 3,500 square feet.

Section 2

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

Section 3

If any article, section, subsection, paragraph, phrase or sentence of this ordinance is, for any reason, declared to be unconstitutional or invalid, such article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

Section 4

This ordinance shall take effect immediately upon final publication as provided by law.

ATTEST:

TOWN OF PHILLIPSBURG

Susan Turner
Municipal Clerk
Dated:

Randy S. Piazza Jr.
Mayor

NOTICE

NOTICE IS HEREBY GIVEN that at a regular meeting of the Town Council of the Town of Phillipsburg held on October 22, 2025 at the Phillipsburg Senior Center, 310 Firth Street, Phillipsburg, New Jersey, the foregoing Ordinance was presented for first reading. Second reading will occur at 6:00 p.m. on Wednesday, November 12, 2025 at the Phillipsburg Senior Center located at 310 Firth Street, Phillipsburg, NJ 08865 whereupon a public hearing shall be held and all interested persons may speak on the aforementioned ordinance.

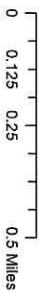
Susan Turner
Municipal Clerk

Phillipsburg Zoning Districts

Sources: Town of Phillipsburg, NJGIN MapView Data, NJDEP, NJDOT
May 2021

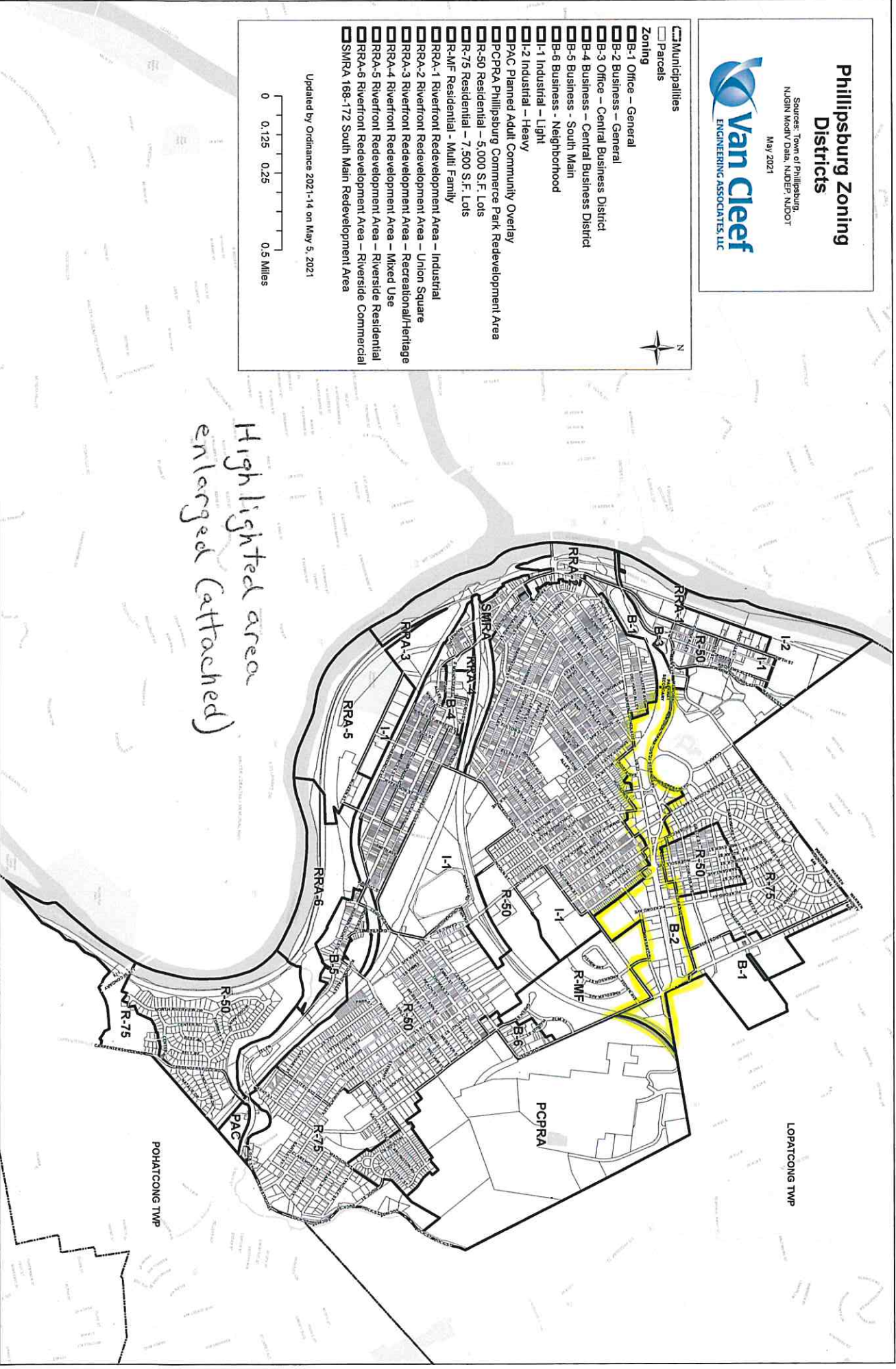


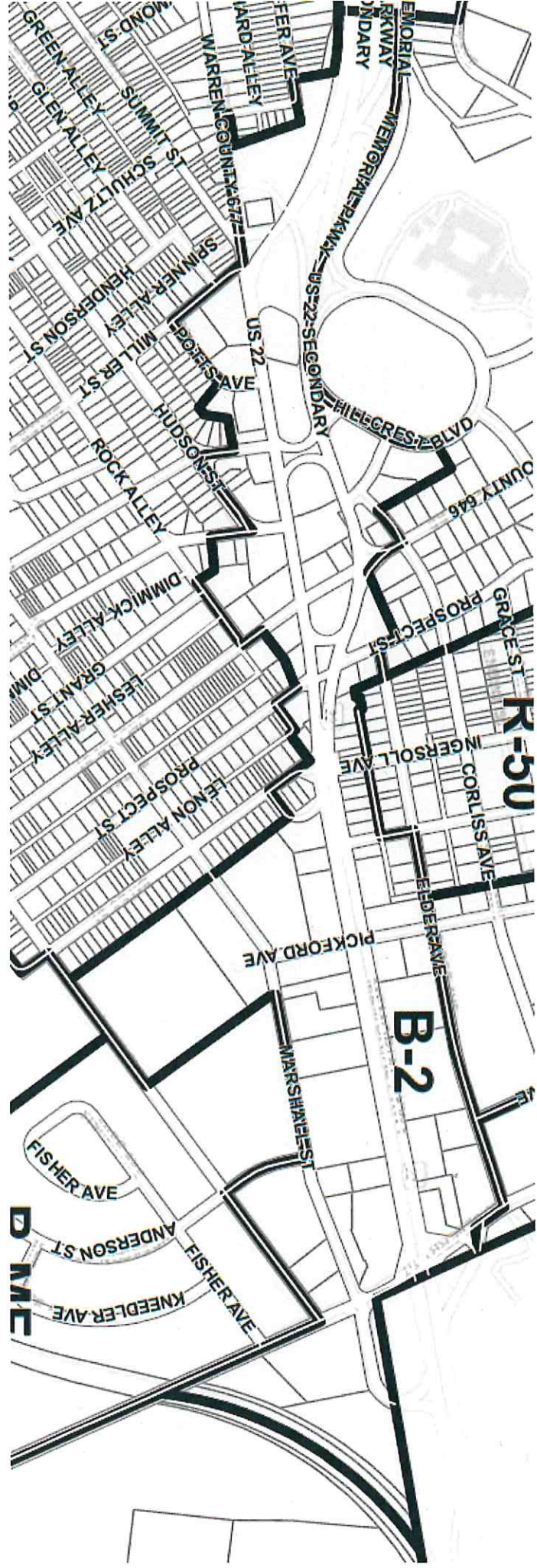
- Municipalities
- Parcels
- Zoning**
- B-1 Office – General
- B-2 Business – General
- B-3 Office – Central Business District
- B-4 Business – Central Business District
- B-5 Business - South Main
- B-6 Business - Neighborhood
- I-1 Industrial – Light
- I-2 Industrial – Heavy
- IPAC Planned Adult Community Overlay
- PCPRA Phillipsburg Commerce Park, Redevelopment Area
- R-50 Residential – 5,000 S.F. Lots
- R-75 Residential – 7,500 S.F. Lots
- R-MF Residential - Multi Family
- RRA-1 Riverfront Redevelopment Area – Industrial
- RRA-2 Riverfront Redevelopment Area – Union Square
- RRA-3 Riverfront Redevelopment Area – Recreational/Heritage
- RRA-4 Riverfront Redevelopment Area – Mixed Use
- RRA-5 Riverfront Redevelopment Area – Riverside Residential
- RRA-6 Riverfront Redevelopment Area – Riverside Commercial
- SMRA 168-172 South Main Redevelopment Area



Updated by Ordinance 2021-14 on May 5, 2021

High lighted area enlarged (attached)





Highlighted area B-2 zoning map 02025-18

ORDINANCE NO. 2025-19

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 1-16 ENTITLED “RETURN CHECK SERVICE CHARGE; SUBSEQUENT PAYMENT; STOP PAYMENT FEES OF CHAPTER 1 – GENERAL PROVISIONS – AND SECTION 123-7 ENTITLED “PAYMENT OF CHARGES; RETURNED CHECKS – OF CHAPTER 123 ENTITLED “SEWER UTILITY” TO AMEND THE FEES ESTABLISHED BY THE REFERENCED SECTIONS AS THEY RELATE TO INSUFFICIENT FUNDS/ DISHONORED CHECKS AND STOP PAYMENT REQUESTS

WHEREAS, the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey wishes to amend Section 1-16 – Return Check Service Charge; Subsequent Payment; Stop-Payment Fee – of Chapter 1 entitled “General Provisions” of the Phillipsburg Town Code to increase the fees for insufficient funds/dishonored checks and stop payment requests; and

WHEREAS, the Town Council also wishes to amend Section 123-7 – Payment of Charges; Returned Checks – of Chapter 123 entitled “Sewer Utility” to increase the fees for insufficient funds/dishonored checks; and

WHEREAS, presently, the fee for insufficient funds or dishonored checks is twenty dollars (\$20.00) and the fee for a stop payment request is twenty-five dollars (\$25.00); and

WHEREAS, the Town of Phillipsburg believe that the twenty-dollar (\$20.00) and twenty-five-dollar (\$25.00) fees merit an increase to be consistent with the relevant costs associated therewith; and

WHEREAS, the Town Council of the Town of Phillipsburg believes that increasing the fees from twenty dollars (\$20.00) and twenty-five dollars (\$25.00), respectively, to thirty-five dollars (\$35.00) is in the best interest of the Town and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey that Section 1-16 – Return Check Service Charge; Subsequent Payment; Stop-Payment Fee – of Chapter 1 entitled “General Provisions” and Section 123-7 – Payment of Charges; Returned Checks – of Chapter 123 entitled “Sewer Utility” of the Phillipsburg Town Code be amended and supplemented to increase the fees pronounced therein from twenty dollars (\$20.00) and twenty-five dollars (\$25.00), respectively, to thirty-five dollars (\$35.00), as follows:

SECTION I:

Deletions to this Section shall be delineated by strikethrough text, ~~thusly~~.

Additions to this Section shall be delineated by underlined text, thusly.

§ 1-16. Return Check Service Charge; Subsequent Payment; Stop-Payment Fee.

- A. In the event that any check tendered for the payment of municipal fee for any permit, license or other application is returned to any agency or department of the Town of Phillipsburg for insufficient funds, or is dishonored by the bank upon which it is drawn, there shall be assessed to the payor a service charge in the amount of ~~\$20~~ \$35.00.
- B. [. . .]
- C. In the event that any recipient of a check issued by the Town of Phillipsburg requests the Town to stop payment of the check due to, among other things, loss or destruction of the check, there shall be assessed to the recipient a stop-payment fee in the amount of ~~\$25~~ \$35.00.

SECTION II:

Deletions to this Section shall be delineated by strikethrough text, ~~thusly~~.

Additions to this Section shall be delineated by underlined text, thusly.

§ 123-7. Payment of Charges; Returned Checks.

- A. Payment of municipal sewer user shall be made to the Town of Phillipsburg, Municipal Sewer Utility.
- B. In the event that any check tendered for the payment of municipal sewer charges is returned to the Sewer Utility for insufficient funds or is dishonored by the bank upon which it is drawn, there shall be assessed to the account of the taxpayer a service charge in the amount of ~~\$20~~ \$35.00 for the handling of said check. That ~~\$20~~ \$35.00 shall become a lien against the property in question in the same manner as delinquent sewer bills in the Town of Phillipsburg.
- C. Subsequent payments may be required by the Sewer Utility Collector to be made by cash, certified check or cashier's check for all future payments.

SECTION III: Severability.

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

SECTION IV: Repealer.

Any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

SECTION V: Effective Date.

This Ordinance shall take effect upon final passage and publication as provided by law.

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Council of the Town of Phillipsburg held on October 22, 2025, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Town Council to be held on November 12, 2025, at 6:00 PM or as soon thereafter as the Town Council may hear this Ordinance at the Municipal Building, 120 Filmore Street, Phillipsburg, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of an Ordinance duly adopted by the Town Council at their meeting.

Susan Turner
Acting Municipal Clerk

RESOLUTION NO. 2025-208
RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY
AWARDING A PROFESSIONAL SERVICES CONTRACT WITH VAN
CLEEF ENGINEERING ASSOCIATES FOR DELAWARE RIVER PARK
LANDFILL INVESTIGATION AND IMPROVEMENTS – PROFESSIONAL
LAND SURVEY SERVICES

WHEREAS, the Town of Phillipsburg has determined that there is a need for professional land surveying services for the Delaware River Park Landfill investigation and improvements; and

WHEREAS, the Town wishes to engage Van Cleef Engineering to provide professional land surveying services including boundary survey, title research and setting of property corners/markers thereto; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5(1)(a)(i), a contract for such services may be awarded without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, Van Cleef Engineering has submitted the attached proposal to provide land surveying services not to exceed \$27,500; and

WHEREAS, the aforesaid proposal is made a part hereof and attached hereto.

NOW THEREFORE IT BE RESOLVED, by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that the contract for land surveying services with Van Cleef Engineering Associates is hereby authorized.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Chief Financial Officer and Van Cleef Engineering

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren and State of New Jersey to hereby Certify the foregoing to be true and correct copy of a Resolution adopted by Council at a meeting held on October 22, 2025.

Susan Turner, Acting Municipal Clerk

October 16, 2025

Craig Brotons
Business Administrator
Town of Phillipsburg
120 Filmore Street
Phillipsburg, New Jersey 08865

**RE: Town of Phillipsburg
Delaware River Park – Land fill investigation
Survey Services Proposal
Our Project Number 9101061**

Dear Mr. Brotons:

In accordance with your request, Van Cleef Engineering Associates is pleased to present to you with our proposal for Professional Land Surveying Services for the above-referenced project.

To accomplish the above, we offer the following Scope of Services for your consideration:

Task 1.0 – Boundary Survey

Van Cleef Engineering Associates will perform research to obtain current deeds, tax maps, filed maps, highway plans, and any other available documentation deemed necessary. Upon review of this information, our office will conduct a perimeter field survey, which will include the location of property corners and physical evidence along the referenced property and adjacent property lines. This physical and written evidence will be analyzed for the determination of the property lines. The survey shall be tied into the New Jersey Plane Coordinate System NAD 83. The location of above-ground site features on the subject property and along the perimeter property lines will be obtained. This includes, but is not limited to, the location of buildings and structures, driveways, sidewalks and concrete pads, out buildings, at grade utilities, fences, etc. Individual trees will not be located.

All this information will be compiled together into a single survey drawing at a scale of 1" = 30' on a sheet size of 24" x 36" or other appropriate combination determined by the surveyor. A Boundary Survey Plan will be prepared. Six (6) signed and sealed copies will be provided.

Task 2.0 – Title Research

The park property was once railroad and/or Canal property, and many of the adjoining lots are still under railroad ownership. As such, finding the current deeds of record becomes difficult. It is likely that a third-party title company (Cortes and Hay, Inc.) will perform a title search to obtain the deeds by which the Town of Phillipsburg acquired title to the properties. Due to challenging land ownership history of the properties an initial fee of up to \$2,000.00 is requested should more effort be required by to secure the land records/titles information to complete the survey an additional funding request will be made.

OFFICE LOCATIONS

www.vancleefengineering.com

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Task 3.0 – Corner/Line Markers

New Jersey Administrative Code requires all surveyors to set any corners found to be unmarked during the course of a boundary survey or obtain a waiver not to set corner markers from the ultimate user. VAN CLEEF can set capped iron pins marking the corners of your property. Since the number of unmarked corners is unknown, the most cost effective approach will be to bill for only those corners that are required to be set. If you do not want the corner markers set, please specify when returning this proposal and sign the attached waiver not to set corner markers pursuant to N.J.A.C. 13:40-5.2. There may also be a need for temporary line markers during the environmental phase of the project. Due to the unknown nature of existing evidence or temporary line markers needed, an initial fee is proposed and should additional corners need to be provided or line markers a separate proposal will be submitted.

Fee Schedule

The Fee Schedule which includes all of the tasks outlined in the above-referenced Scope of Services for the project is as follows:

Task 1.0 – Inspection and Construction Administration	Cost Not to Exceed	\$18,000.00
Task 2.0 – Title Research	Cost Not to Exceed	\$2,000.00
Task 3.0 – Corner/Line Markers	Cost Not to Exceed	\$7,500.00
	Cost Not to Exceed	\$27,500.00

The above proposal does not include within the above quoted price the following:

- Any engineering studies (i.e. Traffic, Geotechnical, Drainage, Environmental, etc.) not required as part of the above Scope of Services.
- Any Cultural resource studies.
- Any permits
- Application or Review Fees to any outside agencies.
- Test pits for utility verification or other subsurface investigation.
- Stakeout, As-built or record plan preparation.
- Material and laboratory testing.
- Construction layout.
- UST investigation or removal.

Items not included in this proposal are: topographic survey, delineation of Flood hazard areas, Flood Elevation Certificate, wetlands delineations, plans, or permitting, tree locations, offsite utility information, stake out, establishing municipal, county or other jurisdictional lines, meeting attendance; metes and bounds legal description; revisions and any other item not specially outlined above.

If an issue arises concerning the boundary survey, you will be notified immediately to discuss resolution. If this issue requires additional research or field time to resolve, an amended proposal shall be provided.

It is assumed that access to the site will be coordinated directly by the client. This will be required to fulfill our surveying requirements and must be established 48 hours prior to scheduling of field crews. Survey research can begin immediately upon acceptance of this proposal.

If any of the above additional work is required, we will prepare separate proposals upon request. Any work not specifically outlined in this proposal can be provided on a time and material basis in accordance with our current schedule of hourly billing rates, but only with your consent.

Van Cleef Engineering Associates proposes to invoice the Town of Phillipsburg, monthly, on a “percentage complete” basis. Terms & conditions will be in accordance to our standing contract with the Town of Phillipsburg.

Should you have any questions or require additional information with regard to this proposal, please do not hesitate to contact our office. We appreciate being given this opportunity to submit this proposal to you and look forward to working on this important project.

Should this proposal be acceptable, please sign and date both originals and return one (1) to our office.

Very truly yours,
Van Cleef Engineering Associates.

Timothy O' Brien

Timothy O' Brien, PE, PP, CME
Associate/ Senior Professional Engineer

cc: Mayor Randy Piazza Jr.
Council (Via Business Administrator)
Robert Merlo, CFO
Richard Wenner, Esq.

Accepted: _____

Authorized Signature: _____

Authorized Name & Title: _____

Date: _____

f:\projects\9100 - phillipsburg\9101 - council\061 - drp improvements\2025-10-16 - van cleef proposal - drp survey.doc

WAIVER AND DIRECTION NOT TO SET CORNER MARKERS

To: Carl M. Herrman, 755 Memorial Parkway, Suite 110, Phillipsburg, NJ (908) 454-3080
(Name, address and telephone number of the Land Surveyor)

From: _____
(Name, address and telephone number of the Ultimate User)

Re: Delaware River Park, Various Lots, Town of Phillipsburg, Warren County, New Jersey
Property (Lot and block number, municipality or other identifier)

This is to advise that I have been made aware of my right to have corner markers set as part of a survey to be performed on the aforementioned property. In addition, I have been made aware of the potential impact of signing the waiver including: (1) the possible need for a future survey as a result of physical improvements to the property, such as a fence, addition, deck, pool, or shed, and (2) the potential inability of the ultimate user to identify the actual boundary of the property which could result in a boundary dispute with an adjoining property owner and/or property improvements not accurately situated on my property. The right to have corner markers set is hereby waived, and you are directed to perform the land survey without the setting of corner markers as provided by the regulation (N.J.A.C. 13:40-5.2) of the State Board of Professional Engineers and Land Surveyors.

Ultimate User's Signature _____ Date: _____

Witness' Signature _____ Date: _____

Name of Witness (Typed or Printed) _____

Address of Witness (Typed or Printed) _____

I hereby certify that I have:

1. Advised the ultimate user of the impact of signing the corner marker waiver, which shall include, but not be limited to, the possible need for a future survey as a result of physical improvements to the property and the potential inability of the ultimate user to identify the actual boundary of the property;
2. Reviewed the waiver to ensure that it was properly signed by the ultimate user and witnessed by a person other than a land surveyor; and
3. Performed a physical measurement of the property.

New Jersey Licensed Land Surveyor _____ Date: _____

R2025-209

RESOLUTION APPOINTING BRANDYWINE ACQUISITION & DEVELOPMENT, LLC, (“BRANDYWINE”) AS THE REDEVELOPER OF THE ARMORY REDEVELOPMENT PROJECT, 441 HECKMAN STREET, BLOCK 1105 LOT 2

WHEREAS, the Town Council and Town Land Use Board have engaged in an investigation and study pursuant to the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“Redevelopment Law”) and other Applicable Law, as defined hereinafter, relating to the designation of certain property known Block 1105, Lot 2 and (the “Property” or “Town Lot”), as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-3 and 5, specifically, and the terms and requirements of the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, the Mayor has been engaged in negotiations with a prospective redeveloper of the Property with the goal of developing the Property as a mixed-use site consisting of, among other things, a unified municipal complex and with the sale of the Property to the Redeveloper; and

WHEREAS Town Council has listened to the presentation of the Redeveloper at a public meeting and has been given the opportunity to ask questions of the Redeveloper regarding its portfolio, experience, and vision for the redevelopment of the Property; and

WHEREAS, the Town and the Redeveloper will negotiate the terms of a prospective redevelopment agreement (“Redevelopment Agreement”), which will detail the terms and conditions of the sale of the property to the Redeveloper and the subsequent redevelopment of the property by the Redeveloper; and

WHEREAS, the Redeveloper is a Limited Liability Company of the State of New Jersey, validly formed and authorized to do business in the State and has demonstrated the requisite ability and resources to carry out the redevelopment of the Property; and

WHEREAS, the Town desires to designate Brandywine as the redeveloper of the Property, which designation is expressly conditioned upon the negotiation and execution of a redeveloper’s agreement within 60 days of this designation, unless mutually extended by the Town and Redeveloper.

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Phillipsburg as follows:

1. Brandywine Acquisition & Development, LLC, LLC is hereby designated, in accordance with the Redevelopment Law, as the Redeveloper of the Property, subject to the negotiation and execution of a redeveloper’s agreement within 60 days of this designation.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren and State of New Jersey to hereby Certify the foregoing to be true and correct copy of a Resolution adopted by Council at a meeting held on October 22, 2025.

Susan Turner, Acting Municipal Clerk

Brandywine

Brandywine Acquisition & Development, L.L.C.

Mayor Randy Piazza, Jr.
c/o Craig Brotons, Business Administrator
Town of Phillipsburg
(busadmin@phillipsburgnj.org)

Re: 441 Heckman Street, Block 1105, Lot 2 Redevelopment Project

Dear Mayor Piazza & Mr. Brotons,

As we understand it, the property referenced above (the “Property”) was designated as in need of redevelopment under the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, pursuant to Resolution 2025-155. Please accept this letter as an informal request to appear before the Town of Phillipsburg Council (the Town Council) at the next earliest convenient time for the purpose of considering Brandywine Acquisition & Development, LLC or one of its affiliates (as applicable, “Brandywine”) to be appointed redeveloper for the above-referenced property.

As Brandywine can explain in more detail to the Town Council, Brandywine, in its capacity as redeveloper, can coordinate and assist in the design of a municipal project in conjunction with the Town to potentially include one or more departments of the Town. The process would require Brandywine and the Town to negotiate and finalize design plans and a redevelopment agreement. With those in place, Brandywine, as redeveloper could construct and deliver the new building or buildings for the Town.

Brandywine welcomes the opportunity to discuss this with the Town Council. If there is any specific information you would like in advance of such a meeting, please let me know.

Thank you for your consideration.

R2025-210

**A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN,
STATE OF NEW JERSEY AUTHORIZING THE TREATMENT WORKS APPROVAL
PERMIT APPLICATION FOR HAMPTON RIDGE AT POHATCONG**

WHEREAS, the Town of Phillipsburg is the owner of a wastewater treatment plant and as such is required to issue approvals for Treatment Works Approval (“TWA”) applications (“Applications”) submitted to the Town by users of the wastewater treatment plant; and

WHEREAS, the Applications require the consent of the Governing Body and the execution of approval by the Mayor; and

WHEREAS, as the Town receives and processes sanitary sewer flow received from the outlying districts, it must approve all Applications from the outlying districts; and

WHEREAS, Hampton Ridge at Pohatcong has requested a TWA permit endorsement and will-serve request of the Town Sewer Engineers, Remington & Vernick, by correspondence dated March 27, 2025, for the project known as Hampton Ridge at Pohatcong; and

WHEREAS, Remington & Vernick has, by letter dated April 15, 2025, (copy attached), confirmed capacity allocation and has recommended the approval of the TWA Application for the project; and

WHEREAS, the Governing Body must approve the Application.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, and State of New Jersey, that the TWA Application for the Hampton Ridge at Pohatcong project is hereby approved.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren and State of New Jersey to hereby Certify the foregoing to be true and correct copy of a Resolution adopted by Council at a meeting held on October 22, 2025.

Susan Turner, Acting Municipal Clerk

April 15, 2025

Steven P. Gouin
125 Half Mile Road
Suite 300
Red Bank, NJ, 07701

**RE: Town of Phillipsburg
Will Serve Request – Hampton Ridge at Pohatcong
TWA Permit Endorsement
Block 93, Lot 5.06
Township of Pohatcong
Our File No. 2119N019.25**

Dear Mr. Gouin:

We have received your Will Serve request of March 27, 2025, on behalf of the Applicant – JDJS at Pohatcong, LLC - for the above-referenced residential development project. This project consists of the construction of 276 residential units of differing types (noted elsewhere below.) I note the following:

1. The following drawings were submitted for Will Serve request consideration:

Sheet	Description	Date	Last Revised
4 of 51	OVERALL DIMENSION PLAN	12/5/2019	02/4/2025
18 OF 51	OVERALL UTILITIES PLAN	12/5/2019	02/4/2025
19 OF 51	UTILITIES PLAN A	12/5/2019	02/4/2025
20 OF 51	UTILITIES PLAN B	12/5/2019	02/4/2025
21 OF 51	UTILITIES PLAN C	12/5/2019	02/4/2025
22 OF 51	UTILITIES PLAN D	12/5/2019	02/4/2025
23 OF 51	UTILITIES PLAN E	12/5/2019	02/4/2025
24 OF 51	OFF-SITE UTILITIES	12/5/2019	02/4/2025

2. The subject site is located on Carpentersville Road, Township of Pohatcong, Block 93, Lot 5.06 with its main entrance being on Carpentersville Road. The project proposes to connect the development sanitary sewer to a public sewer.
3. The projected wastewater flow in accordance with New Jersey Regulations N.J.A.C. 7:14A-23.3(a) is 300 gallons per day per 3-bedroom unit or larger and 225 gpd per 2-bedroom unit. A total ADF of 81,750 gpd is required for this project as follows.

Unit Type	GDP Multiplier	No. of Bedroom Units	Projected Flow (GPD)
COAH 2-Bedroom Apartment	225	14	3,150
COAH 3-Bedroom Apartment	300	30	9,000
Single Family 4-Bedroom Units	300	20	6,000
Single Family 5-Bedroom Units	300	63	18,900
Market Rate Townhouse 3-Bedroom Units	300	149	44,700
Total Proposed Sanitary Flow:			81,750 GPD

4. Pohatcong has an allocated capacity of 540,000 gpd with current ADF (max year) of 204,859 gpd. Committed flows (besides the 69,750 gallons per day for the previous iteration of this proposed development) total a projected 74,859 gallons per day. **Based on current and committed flows, Pohatcong has the available allocation to allow the proposed wastewater flow into the Town of Phillipsburg system.**

5. The applicant plans to connect the wastewater from each of the standalone residential structures via laterals with their respective cleanouts. The drawings provided do not provide the size nor type of the proposed laterals. The laterals connect to a looped system of 8” PVC mains and 30 proposed manholes within the property under development. The 8” PVC main continues into Carpentersville Road for approximately 578 LF including 5 proposed manholes. The 8” main makes final connection to the existing public 8” PVC sanitary sewer on Natalie Drive.

6. The applicant shall be responsible for paying all connections fees to the Township of Pohatcong prior to connecting to the public sewer system. Fees are due prior to obtaining a building permit. Current fees are \$2,400 per Equivalent Domestic Consumer Unit (EDCUs). The connection fee for the project is calculated as \$49,200 for the COAH units and \$580,800 for the non-COAH units. Rates at payment time prevail.

There are 242 non-COAH EDCUs and 41 COAH EDCUs. The COAH units are discounted 50% as per state statutes.

Further, 50% of the connection fee is payable to Pohatcong and 50% payable to the Town of Phillipsburg.

7. **A sewer impact fee of \$2.50 per gallon of new flow is assessed as a contribution to needed capacity sewer improvements on Sawmill Road. That sewer needs to be upsized for additional sewerage flows as per EPA consent order. The Sawmill Road sewer impact fee due to the Town of Phillipsburg for this project is \$204,375.00.**

8. This project meets the requirements for the completion of a Treatment Works Approval application, as the proposed sewer infrastructure will service more than two buildings, and the connected flow will exceed 8,000 GPD. The Town of Phillipsburg had previously endorsed a TWA application for the project in 2021. In the case that this application is being resubmitted, either for a new application or renewal of an expired permit, the Township of

Pohatcong will need to endorse the TWA form (WQM-003, and Certifications A and C), as the project entails a new sewer connection. Endorsement of the Certification D form by the Town of Phillipsburg will also be required. **If required, we recommend endorsement of the project for NJDEP treatment works approval for application by the Town of Phillipsburg.**

9. Separate approvals are required by Pohatcong Township including sewer construction inspection. The Town of Phillipsburg will not own any of the proposed infrastructure for this project.
- 10. Terms of the Agreements finalized November 16, 2020, for additional fees and improvement remain as conditions of approval for this sewer connection approval, with the Town of Phillipsburg.**
11. A metering station with SCADA telemetry is to be built to Town of Phillipsburg standards. The metering station and quarterly calibration requirements will be the responsibility of Pohatcong or the Homeowners Association as determined by Agreement.

We recommend issuance of Will Serve for this project and endorsement of the project for NJDEP Treatment works approval. An amended developer's agreement should be in place prior to the start of building construction.

Should you have any questions or require additional information, feel free to contact our office.

Final decisions on these matters rest with the Town of Phillipsburg.

Sincerely,

REMINGTON & VERNICK ENGINEERS



Dennis K. Yoder

DENNIS K. YODER, P.E.
PRINCIPAL | Sewer Utility Engineer

DKY/kjd

cc: Business Administrator
Town Tax Collector
Dan Baransky, NSU Operations

R2025-211

**RESOLUTION FOR POTENTIAL REDEVELOPMENT; BLOCK 1502 LOT 53 AND
BLOCK 2102 LOT 1; DELAWARE RIVER PARK**

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) and the New Jersey Economic Development Authority (NJEDA) have a grant program available known as the Hazardous Discharge Site Remediation Fund (HDSRF); and

WHEREAS the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey intends to submit an HDSRF grant application to perform environmental investigations of block 1502 lot 53 and block 2102 lot 1 (AKA Delaware River Park) and Delaware River Park in the Town of Phillipsburg is a site eligible to receive a grant from this fund; and

WHEREAS, Delaware River Park has a potential for redevelopment based on its location, zoning, and features:

NOW THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that they have declared Delaware River Park to have potential redevelopment within three (3) years of full environmental site remediation

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the NJEDA within the HDSRF Grant Application Package

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren and State of New Jersey to hereby Certify the foregoing to be true and correct copy of a Resolution adopted by Council at a meeting held on October 22, 2025.

Susan Turner, Acting Municipal Clerk

R2025-212

RESOLUTION AUTHORIZING WOODARD & CURRAN, INC. TO PROVIDE CONSULTING ENGINEERING SERVICES FOR THE NJDEP HDSRF GRANT APPLICATION

WHEREAS, the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey has determined that the Town is in need of grant monies for environmental investigation of the property at block 1502 lot 53 and block 2102 lot 1 (AKA Delaware River Park) located in the Town.

BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey that the firm of Woodard & Curran, Inc. is hereby authorized to act as the Town environmental engineering consultant for Delaware River Park and proceed with consulting engineering services, regarding the retention of a Licensed Site Remediation Professional (LSRP; Philip W. Kunkle; license #668396), the preparation and submission of a Hazardous Discharge Site Remediation Fund (HDSRF) grant application for the contemplated scope of work in accordance with the firm's May 2, 2025 Scope of Work and Cost Proposal and in an amount not to exceed \$7,750.00.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren and State of New Jersey to hereby Certify the foregoing to be true and correct copy of a Resolution adopted by Council at a meeting held on October 22, 2025.

Susan Turner, Acting Municipal Clerk

RESOLUTION NO. 2025-213

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING RESOLUTION NO. 2025-202 – AUTHORIZING PAYOUT OF ACCRUED SICK, VACATION AND COMPENSATORY LEAVE FOR LIEUTENANT TIMOTHY MOORE – TO CORRECT THE AMOUNT OF PAYOUT FOR ACCRUED LEAVE FOR LIEUTENANT MOORE

WHEREAS, on October 8, 2025, the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey adopted Resolution No. 2025-202, authorizing the payout of accrued sick, vacation and compensatory leave for Lieutenant Timothy Moore after his twenty-five (25) years of service with the Phillipsburg Town Police Department; and

WHEREAS, Resolution 2025-202 contained an attachment that provided the total payment amount; and

WHEREAS, that amount was listed as Fifty-Two Thousand Nine Hundred and Seventy-Nine Dollars and Twenty-Eight Cents (\$52,979.28); and

WHEREAS, the Town Council has been informed that the total payout amount is incorrect, as the wrong hourly rate was used in computation of the funds owed; and

WHEREAS, the correct amount of the payout should be Fifty-Five Thousand, Four Hundred and Sixty-Six Dollars and Ninety-Nine Cents (\$55,466.99), which is a difference of Two Thousand Four Hundred and Eighty-Seven Dollars and Seventy-One Cents (\$2,487.71).

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey that Resolution No. 2025-202, concerning the payout of accrued sick, vacation, and compensatory leave for Lieutenant Timothy Moore, is hereby amended to reflect the correct payout amount of Fifty-Five Thousand, Four Hundred and Sixty-Six Dollars and Ninety-Nine Cents (\$55,466.99), with a total difference of Two Thousand Four Hundred and Eighty-Seven Dollars and Seventy-One Cents (\$2,487.71) from the originally-listed amount.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren, State of New Jersey, do hereby certify the foregoing to be true and correct copy of a Resolution adopted by the Town Council of the Town of Phillipsburg at a meeting held on October 22, 2025.

Susan Turner, Acting Municipal Clerk

Tim Moore

Base	Longevity	Stipend	Holiday	Total Pay	Bi-Weekly	Hourly Rate	OT Rate	
\$ 144,424.00	20	\$ 8,000.00	\$ -	\$ 8,793.69	\$ 161,217.69	\$ 6,200.68	\$ 77.5085	\$ 116.2628

Tim Moore

<u>biweekly</u>	<u>daily pay</u>	<u>Hourly Rate</u>	<u>Computed at 11 hrs</u>	<u>Total # of sick Days</u>	<u>sick days @ 55%</u>	<u>Total</u>	<u>additional</u>	<u>Total payment</u>
6,200.68	620.068	77.5085	852.594	88.250	48.5375	41,382.76	200.00	\$ 41,582.76
<u>biweekly</u>	<u>daily pay</u>		<u>Computed at 12 hrs</u>		<u>vacation days @ 12 hrs</u>			
6,200.68	620.068		930.102		7.25	6,743.24	0.00	\$ 6,743.24
<u>biweekly</u>	<u>Hourly Rate</u>				<u>Comp Time</u>			
6,200.68	77.5085				43.75	3,391.00	0.00	\$ 3,391.00
<u>Total Yearly Premium</u>	<u>Employee's healthcare obligation</u>		<u>Town Savings</u>	<u>Lesser of 25% or \$5000</u>	<u>Months Employed</u>	<u>Prorated Opt-out payment</u>		
\$ 48,562.44	\$ 16,996.85		\$ 31,565.59	\$ 5,000.00	9.00	3,750.00	0.00	\$ 3,750.00
								\$ 55,466.99

Certification of Funds	17-292-56-025-001	\$ 55,466.99
R2025-202 Cert of funds	17-292-56-025-001	52,979.28
	Balance owed	2,487.71

RESOLUTION NO. 2025-214

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE PAYOUT OF ACCRUED VACATION AND COMPENSATORY LEAVE FOR SARGEANT BRETT MARINO

WHEREAS, Sargeant Brett Marino has tragically passed away on October 9, 2025; and

WHEREAS, Sargeant Brett Marino has been a member of the Town of Phillipsburg Police Department for 13 years, serving the citizens of the Town of Phillipsburg admirably; and

WHEREAS, Sargeant Brett Marino is entitled to certain accrued vacation and compensatory time for which pursuant to Contract he is entitled to reimbursement; and

WHEREAS, pursuant to the collective bargaining agreements governing the Town of Phillipsburg and the laws of the State of New Jersey, the Town of Phillipsburg agrees to compensate Sargeant Brett Marino for accumulated vacation and compensatory time as follows in accordance with the tabulation made a part hereof and attached hereto; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that the payment of accumulated vacation, and compensatory time as detailed above is hereby authorized and directed to be paid to Sargeant Brett Marino in the manner detailed hereinabove.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren, State of New Jersey, do hereby certify the foregoing to be true and correct copy of a Resolution adopted by the Town Council of the Town of Phillipsburg at a meeting held on October 22, 2025.

Susan Turner, Acting Municipal Clerk

Brett Marino

Base	Longevity	Stipend	Holiday	Total Pay	Bi-Weekly	Hourly Rate	OT Rate	
\$ 135,761.00	10	\$ 4,750.00	\$ 3,500.00	\$ 8,308.33	\$ 152,319.33	\$ 5,858.44	\$ 73.2304	\$ 109.8457

Brett Marino

<u>biweekly</u>	<u>daily pay</u>	<u>Hourly Rate</u>	<u>Computed at 11 hrs</u>	<u>Total # of sick Days</u>	<u>sick days @ 55%</u>	<u>Total</u>	<u>additional</u>	<u>Total payment</u>
0.00	0.000	0.0000	0.000	0.000	0.0000	0.00	0.00	\$ -
<u>biweekly</u>	<u>daily pay</u>		<u>Computed at 12 hrs</u>		<u>vacation days @ 12 hrs</u>			
5,858.44	585.844		878.766		34.75	30,537.12	0.00	\$ 30,537.12
<u>biweekly</u>	<u>Hourly Rate</u>				<u>Comp Time</u>			
5,858.44	73.2305				28.50	2,087.07	0.00	\$ 2,087.07
Total Yearly Premium	Employee's healthcare obligation	Town Savings	Lesser of 25% or \$5000	Months Employed	Prorated Opt-out payment			
\$ -	\$ -	\$ -	\$ -	0.00	0.00		0.00	\$ -
								\$ 32,624.19

Certification of Funds

17-292-56-025-001

\$ 32,624.19

Balance owed

32,624.19

RESOLUTION 2025-215

AUTHORIZING THE ESCNJ COOPERATIVE PURCHASE AND INSTALLATION OF PARK EQUIPMENT FOR BENTLEY FIELD FROM LIBERTY PARKS AND PLAYGROUNDS IN AN AMOUNT NOT TO EXCEED \$142,360.25

WHEREAS, the State of New Jersey adopted legislation which requires all municipalities who purchase under a cooperative to award said purchases by resolution and contract,

WHEREAS, sufficient funding is available as evidenced by the attached certification of funds.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Phillipsburg, that it hereby authorizes the ESCNJ Cooperative purchase and installation of park equipment for Bentley Field from Liberty Parks and Playgrounds in an amount not to exceed \$142,306.25 pursuant to ESCNJ Cooperative contract number ESCNJ 24/25-01 and ESCNJ 24/25-03

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren and State of New Jersey to hereby Certify the foregoing to be true and correct copy of a Resolution adopted by Council at a meeting held on October 22, 2025.

Susan Turner, Acting Municipal Clerk



Liberty Parks & Playgrounds

DREAM BIG

P.O. Box 52, Stratford, NJ 08084 | 877.376.7823 | libertyparks.com

PROPOSAL

To: Town of Phillipsburg
640 Corliss Ave, Phillipsburg, NJ 08865
Attn: Matt Noel
908-454-5500 ext. 390
mnoel@phillipsburgnj.org

Re: Bentley Field
OE25009637

Date: August 7, 2025

Item	Qty	Description	Price
Miracle Recreation			
1	1	KidsChoice #714S719J	\$82,285.00
2	2	Swg Part Tot Seat 360 Deg W/Chain (8' TR) #2990	\$446.00
3	2	3.5" Arch Swg ADD•A•BAY (2 SEATS REQ'D) #MR0932	\$3,192.00
4	2	Swg Part Slash Proof Seat W/Chain (8' TR) #2840	\$304.00
5	1	3.5" Multi-User Arch Swing #MR0938	\$3,108.00
6	2	Friction Wear Mat - 32" X 54", Black #994167BK	\$396.00
7	43	6' Miracle Timber 12" High W/2 30" Stakes-RB #44012R	\$4,343.00
8	1	Miracle Timber Opening Kit-Recycled Black #4403R	\$376.00
9	1	Welcome Sign Ages 5-12, FS #787003	\$828.00
10	1	Ten Spin #304	\$4,288.00
11	3	Bench w/back 6' Diamond ING #MRSG303D	\$1,698.00
		Freight	\$6,173.00
		ESCNJ Discount	(\$9,113.76)
		Miracle Recreation Sub-Total	\$98,323.24
		Manufacturer's Discount	(\$14,504.24)
		Miracle Recreation Total	\$83,819.00

Installation

12	1	Install of line items #1-11 (above).	\$64,505.16
		Installation Discount	(\$16,745.16)
		Installation Total	<u>\$47,760.00</u>

Safety Surfacing

13	190	Engineered Wood Fiber (EWF) Mulch, Delivered and Installed. CY	\$17,860.00
		Safety Surfacing Discount	(\$7,078.75)
		Safety Surfacing Total	<u>\$10,781.25</u>

Grand Total **\$142,360.25**

Line Items 1-11 Pricing per ESCNJ 24/25-01 Playground Equipment, Site Furnishing, Outdoor Circuit Training Equipment and Related Products.

Line Item 12 Pricing per ESCNJ 24/25-03 Playground Equipment, Site Furnishing, Outdoor Circuit Training Equipment and Related Products.

All labor pricing is based upon state prevailing wages

PRICING VALID FOR 30 DAYS

Prior to placement of order, please contact your representative with your color selections.

If tax is not included on proposal, we will require a tax exempt certificate. If we are not provided a tax exempt certificate, tax will be added to the invoice which will alter the grand total.

Current Delivery: Lead Times are changing daily. Contact your representative for an updated lead time.

Current Installation: Approximate install date will be given when deposit check is received. *Installation lead time may vary depending when check is received.*

Disposal of trash generated during construction shall be disposed of by customer. A dumpster could be provided for an additional \$950.00

Delivery via tractor trailer. Lift gate service may be available for additional charge

If installation is not included on this proposal, unloading the equipment will be done by others (owner's responsibility). Unloading of the equipment may be available for an additional fee, This fee is not included with this quote unless specifically stated. Owner must contact us for pricing and availability prior to placing the order.

Installation is not provided, unless included above. The following items are relevant to proposals involving installation:

Work area must be level and accessible by trucks and equipment necessary to perform the required tasks.

Unless otherwise noted, poured in place is std. color/black 50/50 mix; rubber mulch is std. color selection.

Any necessary permits are to be obtained by the owner unless otherwise noted.

The cost to locate and identify any PRIVATE utilities is the Owners. This includes anything not located by Miss Utility, NJ One Call, PA One Call, New York 811, Repair of unidentified, unmarked underground private utilities that are damaged during construction is the responsibility of the Owner

Pricing assumes good soil conditions. Additional charges may be applied due to unforeseen circumstances; such as rock, buried debris, etc. Potentially avoid additional costs and delays by notifying us of any known obstructions.

If demolition of existing equipment is to be completed by the owner, it is imperative that all concrete footers be removed and replaced with clean, compacted fill.

An on site area shall be provided by the owner for the deposit of unused spoils (dirt, rock, debris, etc.) that are produced as a result of the work performed.

PAYMENT TERMS: PAYMENT DUE NET-30 DAYS UPON SATISFACTORY COMPLETION. Non-taxable customers will provide proper tax exemption certificate to Liberty Parks & Playgrounds, Inc. Purchase orders and payments should be made payable to the order of Liberty Parks & Playgrounds, Inc. I/we understand that all accounts are payable to Liberty Parks & Playgrounds, Inc. according to the terms shown on each invoice, and if not paid on or before said date, are then delinquent. I/we agree to pay any and all service charges (1.25% per month) added each month to past due invoices. All charges are due and payable in full at P.O. Box 52, Stratford, NJ 08084. To the extent the terms and conditions of any purchase order and/or order confirmations are inconsistent with the terms and conditions of this signed quote, the terms and conditions of this signed quote shall prevail.

Initial _____

To be filled out by customer:

Accepted by:	<i>signature</i>	<i>date</i>
	<i>please print name</i>	<i>title</i>
Ship To:		Name _____
	<i>street address</i>	<i>phone</i>
	<i>city/town</i> <i>state</i> <i>zip</i>	<i>email address</i>
Bill To		Name _____
	<i>street address</i>	<i>phone</i>
	<i>city/town</i> <i>state</i> <i>zip</i>	<i>email address</i>
	<i>purchase order if applicable</i>	

RESOLUTION NO. 2025-207

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY APPOINTING CERTAIN TOWN RESIDENTS AS MEMBERS OF THE PHILLIPSBURG RENT CONTROL BOARD, AS REQUIRED BY CHAPTER 463, ADOPTED VIA ORDINANCE NO. 2024-31

WHEREAS, the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey adopted Ordinance No. 2024-31 on December 11, 2024, which created Chapter 463 - entitled “Rent Control” – in the Code of the Town of Phillipsburg; and

WHEREAS, Section 463-5, governing Creation, Membership, Compensation and Voting of the Rent Control Board – in relevant part states that “[t]he Board shall consist of seven members who shall be appointed by the Town Council by resolution adopted by a majority vote of the Council;” and

WHEREAS, Section 463-5 requires that the Board, at all times “shall have three members that reside in a rental property in Phillipsburg which meets the eligibility for being subject to rent control, three members that are landlords for properties meeting the eligibility for being subject to rent control (but owning properties not housing any of the tenant representatives), and one representative of the Town of Phillipsburg that is neither landlord nor renter of properties subject to rent control in the Town of Phillipsburg;” and

WHEREAS, the Town Council has identified interested members of the Community that fit the criteria listed hereinabove and in Section 463-5 of the Phillipsburg Town Code; and

WHEREAS, the Town Council wishes to appoint the interest members of the Community to the Rent Control Board of the Town of Phillipsburg; and

WHEREAS, the Town Council believes that such appointments are in the best interest of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey that the following members of the community are hereby appointed to the Rent Control Board of the Town of Phillipsburg:

- | | |
|--------------------|----------|
| 1. Blanche Howell | Renter |
| 2. Joan Pierce | Renter |
| 3. Stacey Huff | Renter |
| 4. Kelly Craven | Renter |
| 5. Michael DeMonti | Landlord |
| 6. Janice Hasbach | Landlord |
| 7. Sid Hawach | Landlord |
| 8. Nancy Nelson | Neutral |

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, County of Warren and State of New Jersey to hereby Certify the foregoing to be true and correct copy of a Resolution adopted by Council at a meeting held on October 22, 2025.

Susan Turner, Acting Municipal Clerk