

TOWN OF PHILLIPSBURG
COUNCIL MEETING AGENDA
December 17, 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 December 17, 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. APPROVAL OF MINUTES – December 10, 2025 Regular Meeting Minutes

7. BILLS LIST

8. MAYOR’S REPORT

9. PUBLIC DISCUSSION ON AGENDA ITEMS

10. ORDINANCES – 2nd READING AND PUBLIC HEARING

O2025-21 BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER O: 2017-06 FINALLY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY ON JUNE 20, 2017, TO AMEND THE DESCRIPTION OF THE IMPROVEMENTS REFERRED TO IN SECTION 3(a)(vi) THEREIN

O2025-22 BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER O: 2016-13 FINALLY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY ON MAY 17, 2016, TO AMEND THE DESCRIPTION OF THE IMPROVEMENTS REFERRED TO IN SECTION 3(a)(vi) THEREIN

O2025-23 ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN AND STATE OF NEW JERSEY AMENDING VARIOUS SECTIONS OF THE TOWN CODE IN ORDER TO INCREASE CERTAIN FEES FOR LICENSING

11. 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.

R2025-238 RESOLUTION DESIGNATING HANDICAP PARKING SPACES WITHIN THE TOWN OF PHILLIPSBURG

R2025-239 RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING A ONE-YEAR EXTENSION OF A CONTRACT WITH ARAE NETWORK SOLUTIONS, LLC FOR IT-RELATED SERVICES

R2025-240 A RESOLUTION OF THE TOWN COUNCIL, TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING SETTLEMENT IN THE AMOUNT OF \$3,500.00 IN THE MATTER OF M.J. V. TOWN OF PHILLIPSBURG

R2025-241 RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO N.J.S.A. 54:5-52.1 Block 1320 Lot 21

R2025-242 RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO N.J.S.A. 54:5-52.1 Block 1004 Lot 7

R2025-243 A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE TOWN TO EXECUTE SHARED SERVICES AGREEMENT WITH GREENWICH TOWNSHIP

R2025-244 RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AWARDED THE CONTRACT FOR THE MERCER PARK IMPROVEMENTS TO SHORE TOP CONSTRUCTION CORPORATION

R2025-245 RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN AND STATE OF NEW JERSEY, DIRECTING THE TOWN OF PHILLIPSBURG COMBINED PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, BLOCK 2806 LOTS 2,3,4,5,6 &7 QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A ET SEQ.

12. **NEW BUSINESS**
13. **OLD BUSINESS**
14. **MOTIONS**
15. **PUBLIC PETITIONS**
16. **COUNCIL OPEN TIME**
17. **EXECUTIVE SESSION (IF REQUIRED)**
18. **ADJOURNMENT**

Bill List Summary
REGULAR BILL LIST AS OF December 17, 2025

		<u>Check No</u>
1	Current Fund	1,347,480.09
2	State & Federal Grants	98,753.12
4	Capital Fund	59,042.37
7	Sewage Utility Fund	5,627.32
8	Sewage Capital Fund	678,719.42
12	Planning Board Trust Fund	426.25
13	Dog Trust Fund	0.00
15	Public Defender Trust	0.00
16	Section 8	1,128.70
17	General Trust Fund	53,510.50
20	Agency Fund	0.00
21	Revolving Loan Fund	0.00
22	Affordable Housing Trust	0.00
23	Open Space Trust Fund	2,966.00
25	UEZ	12,411.64
26	Bridge Development	0.00
Total Regular Bill December 17, 2025		2,260,065.41

Pre-Paid Bill List as of December 17, 2025

1	Current Fund	0.00
2	State & Federal Grants	0.00
4	Capital Fund	0.00
7	Sewer Utility Fund	0.00
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
23	Open Space Trust Fund	0.00
25	UEZ	0.00
		1,537.98

Grand Total All Funds

2,261,603.39

Approved By:



Robert J. Merlo, CFO



Craig Bratons, Business Administrator

List of Bills - CLAIMS CHECKING ACCOUNT

Meeting Date: 12/17/2025 For bills from 12/11/2025 to 12/16/2025

Check#	Vendor	Description	Payment	Check Total
3964	27 - KEEGAN TECH & TESTING ASSO	PO 45858 Hudson St Phase II Core Sampling	2,400.00	
		PO 45859 Hudson St Phase III Core Sampling	2,400.00	4,800.00
3965	52 - STAR DOLLAR CLEANERS INC	PO 47195 Blanket for Uniform Cleaning	995.00	995.00
3966	57 - VERIZON PA	PO 47239 11/19/25-12/18/25 services as per billin	29.37	29.37
3967	86 - M.R. PURDY	PO 47020 Blanket Purchase Order - Fire Extinguish	750.00	750.00
3968	89 - GRAINGER	PO 46318 Blanket Purchase Order - Parts	103.88	103.88
3969	129 - AMERIGAS CLINTON 7510	PO 47097 Blanket Purchase Order - Propane	36.36	36.36
3970	130 - CINTAS FAS LOCKBOX 636525	PO 47049 Blanket Purchase Order - Medical Supplie	576.04	576.04
3971	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 43420 COF - Stormwater Program Updates - R:202	153.00	153.00
3972	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 44090 R2024-177 Mercer St Park - Engineering D	2,614.75	2,614.75
3973	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 46048 Cert of Funds-Prof Svcs-Hudson St Phase	21,784.50	21,784.50
3974	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 46149 COF - Professional Services - General En	1,212.50	1,212.50
3975	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 46733 Cert of Funds - Prof Svcs Hudson St Phas	11,494.25	11,494.25
3976	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 46931 Cert of Funds-Authorizing Eng. Assoc. w/	7,461.38	
		PO 46931 Cert of Funds-Authorizing Eng. Assoc. w/	71,814.62	79,276.00
3977	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 47162 Cert of Funds-Del.River Park Landfill In	2,966.00	2,966.00
3978	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 47220 R2024-253 COF EPA Stormwater Project	952.00	952.00
3979	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 47224 340 Fleming Drive	426.25	426.25
3980	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 47228 Professional Services-Comcast	112.50	112.50
3981	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 47240 Professional Services - Van Cleef for Va	40,170.00	40,170.00
3982	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 47241 Professional Services Rendered	5,862.00	5,862.00
3983	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 47242 Professional Services - Van Cleef for Va	6,314.00	6,314.00
3984	139 - VAN CLEEF ENGINEERING ASSOC., LLC	PO 47245 Professional Services - Van Cleef for Aq	952.00	952.00
3985	215 - NAZARETH FORD INC	PO 45749 Blanket Purchase Order - Parts	69.23	69.23
3986	290 - FIRTH YOUTH CENTER	PO 47277 Staffing, Supplies, & Services for Quart	1,105.00	1,105.00
3987	294 - PHILLIPSBURG FIRE CO #1	PO 47279 2025 Aid to Volunteer FD	7,000.00	7,000.00
3988	300 - JERSEY HOSE FIRE CO.	PO 47278 2025 Aid to Volunteer FD	7,000.00	7,000.00
3989	301 - P'BURG EMERGENCY SQUAD	PO 47283 2025 Aid	20,000.00	20,000.00
3990	304 - WARREN CHEMICAL COMPANY	PO 47282 2025 Aid	7,000.00	7,000.00
3991	305 - ALERT HOOK & LADDER CO #1	PO 47264 2025 Aid to Volunteer FD	7,000.00	7,000.00
3992	309 - RELIANCE FIRE COMPANY	PO 47281 2025 Aid	7,000.00	7,000.00
3993	320 - CRAIG BROTONS	PO 47009 NJLOM Conference Reimbursement	554.61	554.61
3994	345 - N J FIRE EQUIPMENT	PO 46773 Purchase of Helmet Repair Parts	840.00	
		PO 47041 Hydro Testing of One SCBA Cylinder	30.60	870.60
3995	346 - ST LUKE'S OCCUPATIONAL MEDICINE	PO 46861 2025 Medical Evaluations for Respirator	1,260.00	1,260.00
3996	370 - NEOPOST USA INC	PO 47184 Postage	5,000.00	5,000.00
3997	373 - VASSO WASTE SYSTEMS, INC	PO 47247 Blanket Purchase Order -Parts	284.63	284.63
3998	396 - State of New Jersey	PO 47226 Life Hazard Use Registration	1,915.50	1,915.50
3999	444 - LINCOLN ENGINE COMPANY	PO 47280 2025 Aid	7,000.00	7,000.00
4000	452 - BOARD OF EDUCATION	PO 47299 2025 - 2026 School Tax Levy	1,124,332.42	1,124,332.42
4001	477 - LANGUAGE SERVICES ASSOCIATES	PO 47167 Interpreter for Court- over the phone	189.15	189.15
4002	492 - MICHAEL CONNAUGHTON	PO 47297 reimbursement for k-9 product	170.60	170.60
4003	546 - GRAPHIC ACTION INC	PO 46693 Banners & Signs	1,109.77	1,109.77
4004	571 - COREY CONNORS	PO 47263 2025 Eyecare reimbursement	280.28	280.28
4005	677 - LAVERY, SELVAGGI & COHEN, PC	PO 45223 COF - Meeting Retainer	1,000.00	
		PO 47252 2025 Professional Services Rendered -Nov	1,392.00	
		PO 47252 2025 Professional Services Rendered -Nov	7,648.00	
		PO 47253 2025 Professional Services - November	10,508.92	20,548.92
4006	683 - WINDELS MARX LANE & MITTENDORF LLP	PO 47261 Services rendered for 2025 November	1,855.00	1,855.00
4007	733 - NJ ADVANCE MEDIA, LLC	PO 46343 Blanket PO legal advertising in The Star	177.40	
		PO 47086 NJ Advance legal publications	616.97	794.37
4008	772 - ULINE INC	PO 43961 Blanket purchase order	523.36	523.36
4009	811 - MONTANA CONSTRUCTION CO INC	PO 45447 R2025-44 COF Sawmill Road headworks	67,157.50	67,157.50
4010	923 - SHANNON QUICK	PO 47250 Petty Cash	123.42	
		PO 47256 Reimbursement for retirement party	291.97	415.39
4011	941 - RUSSELL REID WST HAUL/DISP.SVC INC	PO 46076 Temporary restrooms - Ballfield	774.52	774.52
4012	953 - NORTHEAST PARTS GROUP LLC	PO 46910 Blanket Purchase Order - Parts	14.89	
		PO 47126 Blanket Purchase Order - Parts	594.92	609.81
4013	998 - GRIFFITH-ALLIED TRUCKING LLC	PO 47055 Gasoline usage	846.74	
		PO 47055 Gasoline usage	12,127.96	12,974.70
4014	1041 - POLLUTION CONTROL FINANCING AUTH	PO 46077 Disposal Fees	24,307.56	24,307.56
4015	1053 - TRIUS, INC	PO 46808 Blanket Purchase Order - Parts	342.00	342.00
4016	1060 - HORWITH TRUCKS INC	PO 45181 Brakes & rotors for sanitation truck 25	203.55	
		PO 47147 Oil leak repairs for sanitation truck 26	11,118.65	11,322.20
4017	1072 - DAVID WEBER OIL CO	PO 46598 Blanket Purchase Order - Oil	449.70	449.70
4018	1073 - FIRE & SAFETY SERVICES LTD	PO 47155 Replace Tank to Pump Valve on 9462	4,372.54	4,372.54
4019	1129 - VERIZON COMMUNICATIONS INC	PO 47233 Vehicle Tracking Subscription - Acct #10	650.70	650.70
4020	1136 - LEE CLARK	PO 47005 NJLOM Conference Reimbursement	294.24	294.24
4021	1165 - STEVEN M SIEGEL	PO 47219 Municipal Prosecutor	3,333.33	3,333.33

List of Bills - CLAIMS CHECKING ACCOUNT

Meeting Date: 12/17/2025 For bills from 12/11/2025 to 12/16/2025

Check#	Vendor	Description	Payment	Check Total
4022	1206 - KELLY LEFLER	PO 47003 NJLOM Conference Reimbursement	301.66	301.66
4023	1267 - CALE OF FT. MYERS INC	PO 44720 R2024-233 Replace Generator at WWTP	436,624.30	436,624.30
4024	1311 - AMAZON CAPITAL SERVICES	PO 46874 Padlocks	19.99	19.99
4025	1311 - AMAZON CAPITAL SERVICES	PO 46901 Trash boxes for special events	213.00	213.00
4026	1311 - AMAZON CAPITAL SERVICES	PO 46909 replacement wheel for mower	23.57	23.57
4027	1311 - AMAZON CAPITAL SERVICES	PO 47150 Label maker tape	12.89	12.89
4028	1311 - AMAZON CAPITAL SERVICES	PO 47170 supplies	141.97	
		PO 47170 supplies	231.62	373.59
4029	1311 - AMAZON CAPITAL SERVICES	PO 47269 snow brushes for town vehicles used out	80.12	80.12
4030	1326 - RECYCLE AMERICA HOLDINGS INC	PO 46913 Recycling Fees	5,674.90	5,674.90
4031	1374 - FRED BEANS PARTS INC	PO 47089 Blanket Purchase Order - Parts	239.51	
		PO 47089 Blanket Purchase Order - Parts	25.92	265.43
4032	1378 - STENGEL BROTHERS INC	PO 47243 Blanket Purchase Order - Parts	2,384.80	2,384.80
4033	1393 - IPS Group	PO 47234 November Transaction Fee's	687.65	687.65
4034	1405 - TROJAN TECHNOLOGIES GROUP ULC	PO 47248 UV Bulb replaement at the WWTP	33,151.22	33,151.22
4035	1412 - PRECAST MANUFACTURING CO LLC	PO 47130 Blanket Purchase Order - Sewer lines	819.00	819.00
4036	1425 - THE DOCTOR IS IN, P.A.	PO 46836 Physical Exam for New Member	319.00	319.00
4037	1447 - ARAE NETWORK SOLUTIONS LLC	PO 47259 IT Bills for November 2025	6,500.00	
		PO 47260 IT Invoices	135.00	6,635.00
4038	1449 - LEXIPOL, LLC	PO 47154 Annual Subscription Service for Lexipol	5,256.04	5,256.04
4039	1450 - WASHINGTON TOWNSHIP AUTOMOTIVE LLC	PO 45713 Blanket Purchase Order - Parts	98.96	98.96
4040	1461 - PARKMOBILE LLC	PO 47235 End user fees - November	771.70	771.70
4041	1474 - CORPORATE BILLING, LLC	PO 47035 Blanket Purchase Order - Parts	1,491.17	1,491.17
4042	1474 - CORPORATE BILLING, LLC	PO 47258 Blanket Purchae Order - Parts	1,445.81	1,445.81
4043	1485 - VOIP CARRIER SERVICES	PO 47229 VOIP phone services	3,609.52	3,609.52
4044	1506 - MY FSA LINK, LLC d/b/a GENTE	PO 47232 Cobra administration	193.50	193.50
4045	1516 - CLEARY GIACOBBE ALFIERI JACOBS LLC	PO 47270 Services rendered November	3,020.00	3,020.00
4046	1518 - ELIZABETH JUDGE WYANT	PO 47002 Consultant UEZ Admin	6,800.00	
		PO 47286 Administration/Event Invoices	6,400.00	13,200.00
4047	1530 - NANCY M REILLY	PO 47227 Reimbursement for Historic Preservation	300.00	300.00
4048	1533 - AT&T MOBILITY II LLC	PO 47231 Wireless phones & tablets	2,463.68	2,463.68
4049	1536 - CREATIVE MANAGEMENT INC	PO 46079 Diesel usage	535.78	
		PO 46079 Diesel usage	6,210.57	6,746.35
4050	1551 - ENTERPRISE FM TRUST	PO 47251 Enterprise Fleet Lease Payment	5,688.20	5,688.20
4051	1613 - TIMOTHY J COSTANTINO	PO 47257 Excavation, soil & sod - transit lot Sou	4,800.00	4,800.00
4052	1631 - ALEX IBARRA	PO 47225 NJLOM Conference Reimbursement	339.51	
		PO 47288 Administration/Event/Placemaking Invoice	2,100.00	2,439.51
4053	1661 - ANTICIMEX INC	PO 45828 Blanket Purchase order - Pest Control	165.00	165.00
4054	1674 - WEX BANK	PO 47208 Delivery fee	75.00	75.00
4055	1677 - HANNAH DEWALT	PO 46719 Consultant UEZ Admin	725.00	
		PO 47287 Administration/Event Invoices	1,937.50	2,662.50
4056	1680 - JOANNE S MORANVILLE	PO 46689 Consultant UEZ Admin	3,915.00	3,915.00
4057	1681 - BOROUGH OF ALPHA	PO 47211 Postage usage in Alpha Borough Municipal	65.86	65.86
4058	1688 - ENZ USA d/b/a NOZZTEQ	PO 46592 Attachments for sewer vactor	3,611.74	3,611.74
4059	1756 - 4THERKIDS GROUP INC	PO 47237 Tree Lighting Santa	100.00	100.00
4060	1760 - MEENAN OIL CO LP	PO 46882 Furnish and Install Natural Gas Fired Bo	8,400.00	8,400.00
4061	1766 - NORTHEAST ROOF MAINTENANCE INC	PO 46963 Cert of Funds-Replacements of Bio Mag Ro	141,786.40	141,786.40
4062	1778 - XHERAHINE ZENUNI	PO 47206 10 Large Pizzas for 12/5 Municipal Allia	130.00	130.00
4063	1797 - SERVICE TIRE TRUCK CENTER	PO 46980 Blanket Purchase Order - Tires	155.25	
		PO 47050 Blanket Purchase Order - Tires	948.69	
		PO 47132 Blanket Purchase Order - Tires	1,132.00	2,235.94
4064	1954 - SUMMIT DOOR LLC	PO 46353 Blanket Purchase Order - Repairs	965.00	
		PO 46462 Furnish & install new liftmaster opener	2,975.00	
		PO 46713 Blanket Purchase Order - Repairs	1,149.00	5,089.00
4065	1967 - JHM COMMUNICATIONS INC	PO 44973 Lettering for new garbage truck	280.00	280.00
4066	2316 - TOP LINE CONSTRUCTION CORP.	PO 46725 Cert of Funds - Hudson St Phase 4 - R:20	16,745.32	16,745.32
4067	2500 - STEVEN FIELDING	PO 47249 Reimbursement for items that were bought	12.54	
		PO 47268 2025 Eyecare reimbursement	300.00	312.54
4068	6799 - THE NELROD COMPANY	PO 47238 Consortium Partner Annual Membership	799.00	799.00
4069	6994 - TOWNSHIP OF LOPATCONG	PO 47244 Payment for Third Party OT Officers	1,337.50	
		PO 47295 Payment for Third Party OT Officers	632.13	1,969.63
4070	7066 - MRI SOFTWARE INC	PO 46466 The Work Number 6/1/2025-6/30/2025	329.70	329.70
4071	9295 - DANIELE LATTIG	PO 47004 NJLOM Conference Reimbursement	179.71	
		PO 47004 NJLOM Conference Reimbursement	178.80	358.51
4072	9387 - SAMS CLUB/SYNCHRONY BANK	PO 47127 Blanket Purchase Order - Supplies	360.46	360.46
4073	9494 - BILL DUFFY	PO 47205 NJLOM Conference Reimbursement	115.22	115.22
TOTAL				2,260,065.41

List of Bills - CLAIMS CHECKING ACCOUNT

Meeting Date: 12/17/2025 For bills from 12/11/2025 to 12/16/2025

Check#	Vendor	Description	Payment	Check Total	
Summary By Account					
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-050	Business Administrator - O/E	7,611.66			
01-201-20-110-050	Mayor & Council - O/E	709.46			
01-201-20-120-050	Municipal Clerk - O/E	5,794.37			
01-201-20-130-050	Financial Administration - O/E	687.65			
01-201-20-145-050	Revenue Administration - O/E	179.71			
01-201-20-150-050	Tax Assessment Administration OE	277.30			
01-201-20-155-050	Legal Services	22,176.92			
01-201-20-165-050	Engineering services	1,212.50			
01-201-21-180-050	Land Use Administration	301.66			
01-201-23-220-050	Employee Group Insurance	773.78			
01-201-25-240-050	Police Department - O/E	7,003.06			
01-201-25-255-124	Aid Volunteer Fire Departments	42,000.00			
01-201-25-260-123	Aid to Emergency Squad	20,000.00			
01-201-25-265-050	Fire Department - O/E	12,106.46			
01-201-25-275-050	Municipal Prosecutor O/E	3,333.33			
01-201-26-290-050	Street & Roads - O/E	280.00			
01-201-26-300-050	Public Works Administration - O/E	2,008.51			
01-201-26-301-050	PEOSHA	576.04			
01-201-26-310-050	Building & Grounds - O/E	10,804.00			
01-201-26-315-050	Vehicle Maintenance - O/E	21,103.56			
01-201-28-370-050	Recreation Service & Program - O/E	1,047.01			
01-201-28-371-050	Municipal Pool - OE	25.00			
01-201-30-420-050	Celebration of Public Events OE	6,400.00			
01-201-31-440-050	Switchboard Expenses - O/E	6,753.27			
01-201-31-446-050	Utility Expenses - Natural Gas	36.36			
01-201-31-460-050	Bulk Purchases - Gasoline	18,413.53			
01-201-32-465-050	Landfill/Solid Waste Disposal Costs	28,955.38			
01-201-33-490-050	Municipal Court - O/E	255.01			
01-201-47-396-050	Recycling Tax (P.L. 2007, C. 311)	1,027.08			
01-203-26-310-050	(2024) Building & Grounds - O/E		523.36		
01-207-55-000-000	School Taxes Payable			1,124,332.42	
01-260-05-102	Current Fund - Due to Claims			0.00	1,347,480.09
01-273-55-000-000	Reserve for Misc Credit Card Fees			771.70	
TOTALS FOR	CURRENT FUND	221,852.61	523.36	1,125,104.12	1,347,480.09
02-213-40-506-000	Public & Private Contrib - Public Safety	340.00			
02-213-40-601-000	Public & Private Contrib - Public Works	18,951.09			
02-213-40-602-000	Public & Private Contrib - Public Works	52,863.53			
02-213-40-882-000	Other - Public and Private Contributions	244.16			
02-213-41-506-000	Public Safety - State Grants	895.00			
02-213-41-559-000	Public Works - State Grants	16,745.32			
02-213-41-671-000	Other State Grants - Recreation	2,614.75			
02-213-41-690-000	Other State Grants - NPP	5,147.27			
02-213-41-744-000	Public Works - Federal Grants	952.00			
02-260-05-102	St/Fed Grants - Due to Claims Fund			0.00	98,753.12
TOTALS FOR	STATE & FEDERAL GRANTS	98,753.12	0.00	0.00	98,753.12
04-215-55-945-000	O:2023-10 Improvement Authorizations			153.00	
04-215-55-946-000	NJDOT Improvement Authorization			39,416.25	
04-215-55-947-000	O2024-15 Improvement Authorizations			3,611.74	
04-215-55-948-000	O2025-10 Improvement Authorizations			15,861.38	
04-260-05-102	Capital - Due to Claims Fund			0.00	59,042.37
TOTALS FOR	CAPITAL FUND	0.00	0.00	59,042.37	59,042.37

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
07-201-55-510-050	Sewer Utility OE	5,627.32			
07-260-05-102	Sewer Utility - Due to Claims Fund			0.00	5,627.32
TOTALS FOR	SEWER UTILITY	5,627.32	0.00	0.00	5,627.32
08-216-55-577-000	2021 Capital Improvements Authorized			21,120.00	
08-216-55-580-000	0:2023-12 Various Capital Improvements			536,933.02	
08-216-55-582-000	02025-14 Various Capital Improvements			120,666.40	
08-260-05-102	Sewer Capital - Due to Claims Fund			0.00	678,719.42
TOTALS FOR	SEWER CAPITAL	0.00	0.00	678,719.42	678,719.42
12-260-05-102	Planning Board - Due to Claims Fund			0.00	426.25
12-286-56-851-000	Land Use Escrows			426.25	
TOTALS FOR	Land Use Board Escrow	0.00	0.00	426.25	426.25
16-260-05-102	Section 8 - Due to Claims Fund			0.00	1,128.70
16-289-56-081-000	Section 8 Spending Reserves			1,128.70	
TOTALS FOR	SECTION 8 PROGRAM	0.00	0.00	1,128.70	1,128.70
17-260-05-102	Trust - Due to Claims Fund			0.00	53,510.50
17-286-56-858-000	Engineers Inspections			53,410.50	
17-292-56-011-000	Donations			100.00	
TOTALS FOR	GENERAL TRUST FUND	0.00	0.00	53,510.50	53,510.50
23-260-05-102	Open Space Trust-Due to Clearing			0.00	2,966.00
23-292-56-025-000	Dedication by Rider			2,966.00	
TOTALS FOR	Open Space Trust Fund	0.00	0.00	2,966.00	2,966.00
25-260-05-102	Due to Claims			0.00	12,411.64
25-292-56-026-000	Dedication by Rider (UEZ)			12,411.64	
TOTALS FOR	Urban Enterprise Zone	0.00	0.00	12,411.64	12,411.64

Total to be paid from Fund 01	CURRENT FUND	1,347,480.09
Total to be paid from Fund 02	STATE & FEDERAL GRANTS	98,753.12
Total to be paid from Fund 04	CAPITAL FUND	59,042.37
Total to be paid from Fund 07	SEWER UTILITY	5,627.32
Total to be paid from Fund 08	SEWER CAPITAL	678,719.42
Total to be paid from Fund 12	Land Use Board Escrow	426.25
Total to be paid from Fund 16	SECTION 8 PROGRAM	1,128.70
Total to be paid from Fund 17	GENERAL TRUST FUND	53,510.50
Total to be paid from Fund 23	Open Space Trust Fund	2,966.00
Total to be paid from Fund 25	Urban Enterprise Zone	12,411.64
		=====
		2,260,065.41

Checks Previously Disbursed

260554	AFLAC	PO# 47207 Monthly Invoice- December	1,537.98	12/18/2025

			1,537.98	

Totals by fund Previous Checks/Voids Current Payments Total

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
Fund 01	CURRENT FUND	1,347,480.09	1,347,480.09		
Fund 02	STATE & FEDERAL GRANTS	98,753.12	98,753.12		
Fund 04	CAPITAL FUND	59,042.37	59,042.37		
Fund 07	SEWER UTILITY	5,627.32	5,627.32		
Fund 08	SEWER CAPITAL	678,719.42	678,719.42		
Fund 12	Land Use Board Escrow	426.25	426.25		
Fund 16	SECTION 8 PROGRAM	1,128.70	1,128.70		
Fund 17	GENERAL TRUST FUND	53,510.50	53,510.50		
Fund 20	PAYROLL AGENCY FUND	1,537.98	1,537.98		
Fund 23	Open Space Trust Fund	2,966.00	2,966.00		
Fund 25	Urban Enterprise Zone	12,411.64	12,411.64		
BILLS LIST TOTALS		1,537.98	2,260,065.41	2,261,603.39	

**TOWN OF PHILLIPSBURG
COUNTY OF WARREN
STATE OF NEW JERSEY**

ORDINANCE NUMBER 2025-21

BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER O: 2017-06 FINALLY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY ON JUNE 20, 2017, TO AMEND THE DESCRIPTION OF THE IMPROVEMENTS REFERRED TO IN SECTION 3(a)(vi) THEREIN

BE IT ORDAINED AND ENACTED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), **AS FOLLOWS:**

SECTION 1: Section 3(a)(vi) of Bond Ordinance Number O: 2017-06 finally adopted by the Town Council of the Town of Phillipsburg, in the County of Warren, State of New Jersey (the “Town”), on June 20, 2017, entitled “BOND ORDINANCE PROVIDING FOR VARIOUS 2017 CAPITAL IMPROVEMENTS, BY AND IN THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY; APPROPRIATING \$1,311,400 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,245,830 BONDS OR NOTES OF THE TOWN TO FINANCE PART OF THE COST THEREOF” (the “Original Ordinance”), is hereby amended to the extent and with the effect as set forth below:

Section 3(a)(vi) of the Original Ordinance is hereby amended to read as follows:

“Description	Total Appropriation	Debt Authorization	Down Payment	Useful Life
(vi) Recreation: Improvements at various parks throughout the Town including, but not limited to, the installation of handicapped-accessible access at select playgrounds, and macadam improvements at various playgrounds.	\$140,500	\$133,475	\$7,025	10 years”

SECTION 2: The Town hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital budget or temporary capital budget of the Town is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital budget or temporary capital budget, a revised capital budget or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 3: Except as expressly amended hereby, the Original Ordinance shall remain in full force and effect.

SECTION 4: This bond ordinance shall take effect twenty (20) days after the first publication hereof after final adoption, as provided by the Local Bond Law.

**ADOPTED ON FIRST READING
DATED: November 25, 2025**

**SUSAN TURNER,
Acting Municipal Clerk of the Town of Phillipsburg**

**ADOPTED ON SECOND READING
DATED: December 17, 2025**

**SUSAN TURNER,
Acting Municipal Clerk of the Town of Phillipsburg**

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____, 2025

RANDY PIAZZA, JR., Mayor

**TOWN OF PHILLIPSBURG
COUNTY OF WARREN
STATE OF NEW JERSEY**

ORDINANCE NUMBER O2025-22

BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER O: 2016-13 FINALLY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY ON MAY 17, 2016, TO AMEND THE DESCRIPTION OF THE IMPROVEMENTS REFERRED TO IN SECTION 3(a)(vi) THEREIN

BE IT ORDAINED AND ENACTED BY THE TOWN COUNCIL OF THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), **AS FOLLOWS:**

SECTION 1: Section 3(a)(vi) of Bond Ordinance Number O: 2016-13 finally adopted by the Town Council of the Town of Phillipsburg, in the County of Warren, State of New Jersey (the “Town”), on May 17, 2016, entitled “BOND ORDINANCE PROVIDING FOR VARIOUS 2016 CAPITAL IMPROVEMENTS, BY AND IN THE TOWN OF PHILLIPSBURG, IN THE COUNTY OF WARREN, STATE OF NEW JERSEY; APPROPRIATING \$1,346,700 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,130,936 BONDS OR NOTES OF THE TOWN TO FINANCE PART OF THE COST THEREOF” (the “Original Ordinance”), is hereby amended to the extent and with the effect as set forth below:

Section 3(a)(vi) of the Original Ordinance is hereby amended to read as follows:

“Description	Total Appropriation	Debt Authorization	Down Payment	Useful Life
(vi) Recreation: Improvements at various parks throughout the Town including, but not limited to, the installation of handicapped-accessible access at select playgrounds, and the renovation of the tennis courts at Walters Park.	\$72,000	\$68,400	\$3,600	10 years”

SECTION 2: The Town hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital budget or temporary capital budget of the Town is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital budget or temporary capital budget, a revised capital budget or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 3: Except as expressly amended hereby, the Original Ordinance shall remain in full force and effect.

SECTION 4: This bond ordinance shall take effect twenty (20) days after the first publication hereof after final adoption, as provided by the Local Bond Law.

**ADOPTED ON FIRST READING
DATED: November 25, 2025**

**SUSAN TURNER,
Acting Municipal Clerk of the Town of Phillipsburg**

**ADOPTED ON SECOND READING
DATED: December 17, 2025**

**SUSAN TURNER,
Acting Municipal Clerk of the Town of Phillipsburg**

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____, 2025

RANDY PIAZZA, JR., Mayor

O2025-23
ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN AND STATE OF
NEW JERSEY AMENDING VARIOUS SECTIONS OF THE TOWN CODE IN ORDER TO
INCREASE CERTAIN FEES FOR LICENSING

BE IT ORDAINED by the Town Council of the Town of Phillipsburg, County of Warren and State of New Jersey that the following code sections of the Town Code regarding fees for licensing are hereby amended to establish fees as follows:

SECTION I.

- Chapter 172-39:A (1) Cat licensing fees –\$13 (unspayed).
- A(2) Cat licensing fees - \$10 (spayed)
- (C) Late registration - \$5 per month
- Chapter 172-17 (C) Late registration (dogs) \$5 per month.
- Chapter 290-6 Vital Statistic Record –Certified, Certification, and Photocopy \$20 per copy.
- Chapter 165-4 Plenary retail consumption –\$1,680.
- Chapter 165-5 Plenary retail distribution - \$1,680
- Chapter 165-6 Club license - \$175.
- Chapter 470-2 (D) Yard Sale permit - \$10 per day

Chapter 470-2 (B)(3) is amended to read as follows: “The Town shall waive the permit fee for all Town residents participating in the annual Town-wide sale, which date shall be set by the Council via resolution at the annual reorganization meeting of the Council.”

SECTION II: 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 III: Repealer.

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

SECTION IV: 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 November 25, 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 December 17, 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

R2025-238

**RESOLUTION DESIGNATING HANDICAP PARKING
SPACES WITHIN THE TOWN OF PHILLIPSBURG**

BE IT RESOLVED by the Town Council of the Town of Phillipsburg that the following locations be designated as “Handicapped Parking Space” within the Town of Phillipsburg as permitted under Chapter 414 of the Town Code:

Name of Street	Side	Location
Lewis Street	East Side	In front of 63A Lewis Street
Railroad Avenue	East Side	In front of 27 Railroad Avenue

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Town Council at their December 17, 2025 meeting.

Susan Turner
Acting Municipal Clerk

RESOLUTION NO. 2025-239

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING A ONE-YEAR EXTENSION OF A CONTRACT WITH ARAE NETWORK SOLUTIONS, LLC FOR IT-RELATED SERVICES

WHEREAS, the Town of Phillipsburg previously awarded a contract to ARAE Network Solutions, LLC for Information Technology-related services for an initial term, plus an option to renew on the part of the Town for an additional two (2), one (1) year terms; and

WHEREAS, the Town desires to exercise the final one (1) year option to extend the contract; and

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

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that the current contract with ARAE Network Solutions, LLC for Information Technology-related services is hereby authorized to be extended for an additional one (1) year term, as permitted by the Contract entered into by the Parties.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk of the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of the resolution duly adopted by the Town Council at their December 17, 2025, meeting.

Susan Turner

Acting Municipal Clerk

R: 2025-240

A RESOLUTION OF THE TOWN COUNCIL, TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING SETTLEMENT IN THE AMOUNT OF \$3,500.00 IN THE MATTER OF M.J. V. TOWN OF PHILLIPSBURG

WHEREAS, the Town is a defendant in a denial of access complaint filed in the Superior Court of New Jersey captioned **M.J. v. Town of Phillipsburg and bearing Docket No.: WRN-L-411-25**; and

WHEREAS, the litigation commenced pursuant to the provisions of the Open Public Records Act based upon a technical denial of access to a records request; and

WHEREAS, upon being served with the lawsuit, the Town promptly investigated the nature of the request leading to the denial of access complaint and promptly provided the requested documents, effectively granting Plaintiff the relief sought in the complaint; and

WHEREAS, Plaintiff incurred legal costs associated with the filing of the complaint, which costs the Plaintiff is entitled to have paid by the Town; and

WHEREAS, the Parties have reached a settlement which will fully and finally dispose of the litigation; and

WHEREAS, the Town has agreed to pay \$3,500.00 in full and complete settlement of all claims with said terms being memorialized in a settlement agreement being prepared by the Town's Counsel.

NOW THEREFORE IT BE RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that payment in the amount of \$3,500.00 is hereby authorized and directed to be made to Plaintiff or to Plaintiff's Counsel in exchange for a full and complete dismissal of litigation commenced against the Town of Phillipsburg.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to execute a settlement agreement as prepared by the Town's Counsel reflecting same.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Town Council at their December 17, 2025, meeting.

Susan Turner
Acting Municipal Clerk

R2025-241

**RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE
CERTIFICATE PURSUANT TO N.J.S.A. 54:5-52.1**

WHEREAS, the Tax Collector of the Town of Phillipsburg has previously issued a tax sale certificate to RTLF-NJ II LLC which certificate is dated June 23, 2025 covering premises commonly known and referred to as Lot 21 in Block 1320 as set out on the municipal tax map then in use which certificate bears number 25000085;

WHEREAS, the purchaser of aforesaid tax sale certificate has indicated to the Tax Collector that they have lost or otherwise misplaced the original tax sale certificate and have duly filed the appropriate Affidavit of Loss with the Tax Collector, a copy of which is attached hereto;

NOW, THEREFORE, be it resolved by the Mayor and Council of the Town of Phillipsburg that the Tax Collector of the municipality be and is hereby authorized, upon receipt of the appropriately executed and notarized Loss Affidavit and the payment of a fee of \$100.00 per certificate, to issue an appropriate duplicate tax sale certificate to the said purchaser covering the certificate lost as previously described all in accordance with the requirements of Chapter 99 of Public Laws of 1997.

BE IT FURTHER RESOLVED that a copy of this Resolution and the Loss Affidavit be attached to the duplicate certificate to be issued to said purchaser and that said duplicate certificate shall be stamped or otherwise have imprinted upon in the word "Duplicate" as required by law.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Town Council at their December 17, 2025, meeting.

Susan Turner, Acting Municipal Clerk

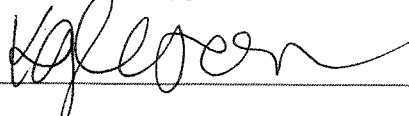
REQUEST FOR DUPLICATE CERTIFICATE BY LIENHOLDER
AFFIDAVIT OF LOST TAX SALE CERTIFICATE
PURSUANT TO CHAPTER 99 OF PUBLIC LAWS OF 1997

I, Kari Gleason, Authorized Representative of RTLFL-NJ II LLC, whose mailing address is 4450 Cedarglen Ct, Moorpark CA 93021 being of full age, being duly sworn according to law, upon my oath, depose and say:

1. I am the true and lawful owner of Tax Sale Certificate #25000085 , issued by Town of Phillipsburg, Warren County, NJ, constituting a municipal lien on property known as Block: 1320 Lot: 21, 403 Railroad Avenue, assessed to Margarita Torres & Delia Abreu.
2. This tax sale certificate HAS been recorded in the Office of the County Clerk for the County of Warren on 10/14/2025 in Mortgage Book 7804 on Page 140.
3. I remain the owner of said certificate and have not sold, assigned, transferred or otherwise hypothecated said certificate.
4. I make the affidavit to induce the municipality to authorize the issuance of a Duplicate Tax Sale Certificate to me.

Signed and sworn to before me on: 11/24/25

RTLFL-NJ II LLC

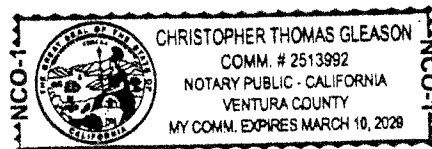


Kari Gleason, Authorized Representative

Sworn and subscribed to before me this
24th day of November, 2025



Notary



R2025-242

**RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE
CERTIFICATE PURSUANT TO N.J.S.A. 54:5-52.1**

WHEREAS, the Tax Collector of the Town of Phillipsburg has previously issued a tax sale certificate to RTLF-NJ II LLC which certificate is dated June 23, 2025 covering premises commonly known and referred to as Lot 7 in Block 1004 as set out on the municipal tax map then in use which certificate bears number 25000051;

WHEREAS, the purchaser of aforesaid tax sale certificate has indicated to the Tax Collector that they have lost or otherwise misplaced the original tax sale certificate and have duly filed the appropriate Affidavit of Loss with the Tax Collector, a copy of which is attached hereto;

NOW, THEREFORE, be it resolved by the Mayor and Council of the Town of Phillipsburg that the Tax Collector of the municipality be and is hereby authorized, upon receipt of the appropriately executed and notarized Loss Affidavit and the payment of a fee of \$100.00 per certificate, to issue an appropriate duplicate tax sale certificate to the said purchaser covering the certificate lost as previously described all in accordance with the requirements of Chapter 99 of Public Laws of 1997.

BE IT FURTHER RESOLVED that a copy of this Resolution and the Loss Affidavit be attached to the duplicate certificate to be issued to said purchaser and that said duplicate certificate shall be stamped or otherwise have imprinted upon in the word "Duplicate" as required by law.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Town Council at their December 17, 2025, meeting.

Susan Turner, Acting Municipal Clerk

REQUEST FOR DUPLICATE CERTIFICATE BY LIENHOLDER

AFFIDAVIT OF LOST TAX SALE CERTIFICATE

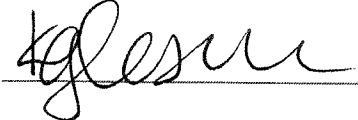
PURSUANT TO CHAPTER 99 OF PUBLIC LAWS OF 1997

I, Kari Gleason, Authorized Representative of RTLF-NJ II LLC, whose mailing address is 4450 Cedarglen Ct, Moorpark CA 93021 being of full age, being duly sworn according to law, upon my oath, depose and say:

1. I am the true and lawful owner of Tax Sale Certificate #25000051 , issued by Town of Phillipsburg, Warren County, NJ, constituting a municipal lien on property known as Block: 1004 Lot: 7, 630 Memorial Parkway, assessed to Muller Realty, LLC.
2. This tax sale certificate HAS been recorded in the Office of the County Clerk for the County of Warren on 9/22/2025 in Mortgage Book 7792 on Page 103.
3. I remain the owner of said certificate and have not sold, assigned, transferred or otherwise hypothecated said certificate.
4. I make the affidavit to induce the municipality to authorize the issuance of a Duplicate Tax Sale Certificate to me.

Signed and sworn to before me on: 11/24/25

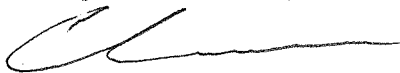
RTLF-NJ II LLC

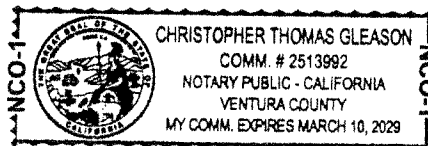


Kari Gleason, Authorized Representative

Sworn and subscribed to before me this

24th day of November, 2025





Notary

R2025-243

A RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE TOWN TO EXECUTE SHARED SERVICES AGREEMENT WITH GREENWICH TOWNSHIP

WHEREAS, N.J.S.A. 40A:65-4 of the Uniformed Shared Services and Consolidation Act authorizing municipalities to enter into shared services agreements to either provide or receive any services that each local unit is empowered to provide or receive within its own jurisdiction; and

WHEREAS, the Greenwich Township seeks to enter into a Shared Services Agreement with the Town of Phillipsburg (“Town”) for the purpose of utilizing the services of the Town’s Chief Financial Officer to also perform the duties of Chief Financial Officer and Treasurer for Greenwich Township; and

WHEREAS, Greenwich Township and the Town have negotiated a proposed Shared Services Agreement, annexed hereto as Exhibit “A” (the “Shared Services Agreement”) for a term of one (1) year commencing on January 1, 2026 and ending on December 31, 2026; and

WHEREAS, pursuant to the Shared Services Agreement, Greenwich Township will pay an annual fee of \$34,000.00 to the Town; and

WHEREAS, pursuant to the Shared Services Agreement, Greenwich Township will indemnify the Town and Chief Financial Officer in connection with services provided to Greenwich Township.

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, that the Mayor is authorized to execute the Shared Services Agreement with Greenwich Township in substantially the form attached hereto as Exhibit A, subject to and consistent with the terms of this resolution and such revisions as deemed advisable by the Town Attorney or other Town professionals, along with other documents and/or agreements that may be necessary to implement the agreement, and for the Town Clerk to witness same.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution adopted by the Town Council at its December 17, 2025 meeting.

Susan Turner, Acting Municipal Clerk

Exhibit A

SHARED SERVICES AGREEMENT

This SHARED SERVICES AGREEMENT (this "Agreement") is entered into this 1st day of January 2026 by and between:

Town of Phillipsburg, a municipal corporation of the State of New Jersey
120 Filmore Street, Phillipsburg, NJ 08865

AND

Greenwich Township, a municipal corporation of the State of New Jersey
321 Greenwich Street, Stewartsville, NJ 08865

RECITALS

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq. (the "Act") permits municipalities and other local units to enter into Shared Services Agreements with other governmental units by adoption of a Resolution authorizing such shared services; and

WHEREAS, Town of Phillipsburg presently employs a Chief Financial Officer/Treasurer who holds the certification of Certified Municipal Finance Officer (CMFO); and

WHEREAS, Greenwich is in need of certain "Contemplated Services" further defined for the purposes of the foregoing Agreement as a Certified Municipal Finance Officer (CMFO) to work as its Chief Financial Officer/Treasurer and perform such duties as outlined in N.J.A.C. 5:32-2.1; and

WHEREAS, Town of Phillipsburg and Greenwich Township have determined that it would be mutually beneficial to enter into the foregoing Agreement whereby Town of Phillipsburg would act as the

"Lead Agency" and provide its aforementioned certified personnel, their expertise, and labor to Greenwich Township to assist Greenwich Township in their fulfillment of the requirements of applicable State statutes and regulations and the needs of Greenwich Township; and

WHEREAS, the parties to this Agreement desire to enter into the same effective January 1, 2026 through December 31, 2026 which will allow the Town of Phillipsburg Certified Municipal Financial Officer to provide the Contemplated Services during regular business hours and be available for public meetings only when deemed necessary; and

WHEREAS, Town of Phillipsburg is prepared to provide the Contemplated Services by this Shared Service Agreement to Greenwich Township; and,

WHEREAS, the consideration for these Contemplated Services would be thirty-four thousand dollars and zero cents (\$34,000.00) per year or eight thousand five hundred dollars and zero cents (\$8,500.00) per calendar quarter.

NOW THEREFORE, in consideration to the promises, mutual covenants, understandings and agreements contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by all parties, it is agreed by and between the parties as follows:

1. Effective January 1, 2026 through and including December 31, 2026 Town of Phillipsburg will perform all Contemplated Services, for Greenwich Township as provided herein and restated here as follows:

A. The Town of Phillipsburg's Certified Municipal Finance Officer (CMFO) will work as the Greenwich Townships Chief Financial Officer/Treasurer and perform such duties outlined in N.J.A.C. 5:32-2.1 (the "Contemplated Services"), with the Town of Phillipsburg remaining the employee's primary employer; and,

2. The Town of Phillipsburg Certified Municipal Financial Officer (CMFO) will perform the duties and services outlined in Paragraph 1 (above) for Greenwich Township as-needed including, when appropriate, via remote access as necessary to perform the duties.

3. While acting in their certified capacity for Greenwich Township, the Town of Phillipsburg employee will report to Greenwich Township's Governing Body, or the Governing Body's designee, in all matters needed to maintain compliance with applicable State statutes, administrative regulations, continuity of operation, and professionalism, on a routine basis. The Town of Phillipsburg shall not be responsible for overseeing the performance of the CMFO's CFO/Treasurer duties on behalf of Greenwich Township.

4. Town of Phillipsburg shall continue to provide all compensation to its personnel affected by the Agreement in the same manner as said employee is currently receiving compensation and benefits, or with such adjustments as approved and authorized within the sole discretion of the Town of Phillipsburg's Governing Body.

5. Town of Phillipsburg shall be paid the total sum of thirty-four thousand dollars and zero cents (\$34,000.00) by Greenwich Township for services effective January 1, 2026 until, December 31, 2026

representing payment for services rendered by Town of Phillipsburg. Said future payment shall be made in equal installments of eight thousand five hundred dollars and zero cents (\$8,500.00) on a quarterly basis on April 1st, July 1st, October 1st and December 1st, 2026.

6. In addition to the other rights and remedies of the Parties herein, Greenwich Township, to the extent permitted by law, agrees to indemnify and hold harmless the Town of Phillipsburg, its officials, employees and agents, from any and all liability and claims for damages or injuries on the part of Greenwich Township caused by or resulting from the negligent acts or omissions of Greenwich Township arising out of this Agreement or any of the obligations assumed by Greenwich Township hereunder provided it is determined by a court of proper jurisdiction that Greenwich Township is solely responsible for such liability. In the event it is determined by the court that Greenwich Township is not solely responsible for said liability, Greenwich Township shall be limited to that degree of liability determined by said court to be the proportionate liability of Greenwich Township.

7. This Agreement may be terminated by Town of Phillipsburg or Greenwich Township with thirty (30) days written notice to the other party, unless mutually agreed between Town of Phillipsburg and Greenwich Township that said termination should be effective earlier.

8. During the term of this Agreement, Greenwich Township shall add the Town of Phillipsburg and the Town of Phillipsburg CMFO to its general liability insurance policies, as well as to other applicable insurance policies, for coverage. Greenwich Township shall provide the Town of

Phillipsburg with a certificate of insurance setting forth the above coverage and naming the Town of Phillipsburg and its CMFO as additional insureds promptly upon execution of this Agreement.

9. This Agreement sets forth the entire understanding of the Parties hereto with respect to the transactions contemplated herein. No change or modification of this Agreement shall be valid unless the same shall be in writing and signed by all the Parties hereto.

10. In accordance with N.J.S.A. 40A:65-4(b), a copy of this Agreement shall be filed with the Division of Local Government Services in the Department of Community Affairs.

11. This Agreement shall be governed by and construed in accordance with the Act and the laws of the State of New Jersey.

12. In the event a dispute shall arise concerning the terms, conditions or performance of this Agreement, the Parties shall attempt non-binding mediation through a single mediator of their choice prior to filing a lawsuit in the Superior Court of New Jersey or other venue with jurisdiction over the dispute. The Parties shall split the costs of such mediation evenly between them.

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

14. Failure to insist upon strict compliance with any of the terms, conditions or covenants of this Agreement at any one time shall not be deemed a waiver of such term, condition or covenant at any

other time, nor shall any waiver or relinquishment of any right or power herein at any time be deemed a waiver or relinquishment of the same or any other right or power at any other time.

IN WITNESS WHEREOF, Town of Phillipsburg and Greenwich Township, by and through their duly authorized representatives, have hereunder set their hand and corporate seals executing this Agreement as of the date set forth above.

Attest:

TOWN OF PHILLIPSBURG

By: _____

Randy Piazza, Jr., Mayor

Attest:

GREENWICH TOWNSHIP

By: _____

[], Mayor

RESOLUTION NO. 2025-244

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AWARDING THE CONTRACT FOR THE MERCER PARK IMPROVEMENTS TO SHORE TOP CONSTRUCTION CORPORATION

WHEREAS, the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey solicited bids for Green Street Improvements Project; and

WHEREAS, the bid due date was on December 11, 2025, wherein seven (7) bids were received; and

WHEREAS, the Town Engineer reviewed the received bids and provided a report, dated December 11, 2025, which is attached hereto and made part hereof, wherein the Engineer recommends the contract for the above-captioned project to be awarded to Shore Top Construction of 32 Yellowbrook Road, Freehold, New Jersey, as the lowest responsible bidder; and

WHEREAS, the Town Engineer recommended award of the Base Bid Contract and Alternate Bid A.

WHEREAS, the award of this contract is subject to certification of funds issued by the Town Chief Financial Officer; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey that the contract for the Mercer Park Improvements for Base Bid and Alternate Bid A is hereby awarded to Shore Top Construction Corporation as the lowest responsible bidder.

BE IT FURTHER RESOLVED that the award of such contract is contingent upon a certification of funds issued by the Town Chief Financial Officer.

BE IT FURTHER RESOLVED that the Mayor, Town Administrator, Chief Financial Officer, Town Qualified Purchasing Agent, Town Clerk, and/or any other duly designated representative thereof be and are hereby authorized to execute any and all relevant documents and to take any and all action necessary to effectuate the purpose of this Resolution.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Town Council at their December 17, 2025 meeting.

Susan Turner
Acting Municipal Clerk.

December 11, 2025

Craig Broton
Business Administrator
Town of Phillipsburg

Re: Recommendation of Award
Mercer Park Improvements
Town of Phillipsburg
Project No. 9101056

Dear Mr. Broton,

On December 11, 2025, bids were received and opened for the above referenced project. There were seven (7) bids received, Shore Top Construction Corporation of 23 Yellowbrook Road, Freehold, NJ 07728 is the lowest responsible bidder.

Based on a review of documents submitted, we recommend awarding the contract to Shore Top Construction Corp. for Base Bid and Alternate Bid A in the amount of \$246,925.00, subject to certification of funds by the Town CFO. The Base bid (\$228,925.00) would be funded through the Mercer Street Park – Green Acres grant (\$200,327.33) & Town open space funds (\$28,597.67) and Alternate Bid A (\$18,000.00) would be funded through Town capital funds.

Please advise should there be any questions.

Very truly yours,
Van Cleef Engineering Associates

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

CC: CFO, Purchasing, Town Attorney, Mayor

<f:\projects\9100 - phillipsburg\9101 - council\056 mercer playground\letter\2025-12-11 - award recommendation - mercer street park improvements.docx>

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

R2025-245

RESOLUTION OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN AND STATE OF NEW JERSEY, DIRECTING THE TOWN OF PHILLIPSBURG COMBINED PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, BLOCK 2806 LOTS 2,3,4,5,6 & 7 QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth the procedures for the Town to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be deemed a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condensation Redevelopment Area”); and

WHEREAS, the Town Council desires to commission a study to determine if the Block 2806, Lot 2,3,4,5,6 & 7 on the Town of Phillipsburg Tax Map satisfies the criteria of an Area in Need of Redevelopment (Non-Condensation); and

WHEREAS, the Town Council finds it to be in the best interest of the Town and its residents to authorize the Town’s Planning Board pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6 to undertake such preliminary investigation of the study area which includes properties Block 2806, Lot 2,3,4,5,6 & 7 (the “Study Area”);

WHEREAS, the Town Council desires that the Planning Board undertake a preliminary investigation and to prepare the preliminary investigation to determine whether the proposed Study Areas qualifies as an area in need of Non-Condernnation Redevelopment pursuant to N.J.S.A. 40A:12A-5.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Phillipsburg, in the County of Warren, and State of New Jersey, that the Planning Board is hereby authorized and directed to undertake a preliminary investigation and to prepare the preliminary investigation, pursuant to the notice, conduct a hearing and comply with other requirements of the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., as amended, in order to recommend to the Town Council whether the area comprising the study area is an area in need of **Non-Condernnation Redevelopment** according to the criteria set forth in N.J.S.A. 4A:12A-5.

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Town Council in the form of a Resolution with supporting documentation.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution is to be forwarded to the Planning Board of the Town of Phillipsburg.

BE IT FURTHER RESOLVED, that this Resolution shall take effect pursuant to law.

CERTIFICATION

I, Susan Turner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Town Council at their December 17, 2025 meeting.

Susan Turner
Acting Municipal Clerk.