

TOWN OF PHILLIPSBURG

JANUARY 27, 2026 – 6:00 pm

**PHILLIPSBURG HOUSING AUTHORITY ENVISION CENTER COMMUNITY ROOM
535 FISHER AVENUE, PHILLIPSBURG, NJ**

- 1. CALL TO ORDER**
- 2. OPEN PUBLIC MEETING ACT STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. A notice of this meeting of January 27, 2026 was sent to newspaper of record and posted on the bulletin board in the Municipal Building and has remained continuously posted as the required notices 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 – January 13, 2026 Regular Session Minutes
January 13, 2026 Executive Session Minutes**
- 7. BILLS LIST**
- 8. MAYOR’S REPORT**
- 9. EXECUTIVE SESSION**
- 10. PRESENTATION – Brandywine Acquisition & Development**
- 11. PUBLIC DISCUSSION ON AGENDA ITEMS**
- 12. ORDINANCES 2nd READING**

O2026-01 ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE PHILLIPSBURG TOWN CODE BY CREATING CHAPTER 390 ENTITLED “NO CASH POLICY” TO ESTABLISH CERTAIN RULES AND REGULATIONS RELATED TO CASH PAYMENTS MADE TO THE TOWN

O2026-02 AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY CORRECTING ORDINANCE NO. O2024-26 WHICH INCORRECTLY STATES THE NAME OF THE REDEVELOPER OF BLOCK 911, LOT 7 (75 South Main)

O2026-03 ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY WARREN, STATE OF NEW JERSEY REPEALING IN ITS ENTIRETY CHAPTER 220 ENTITLED “CITIZENS’ ADVISORY BOARD” OF THE PHILLIPSBURG TOWN CODE

O2026-04 ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY REPEALING IN ITS ENTIRETY CHAPTER 463 ENTITLED “RENT CONTROL” OF THE PHILLIPSBURG TOWN CODE

O2026-05 ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 584 – TOWING – OF THE PHILLIPSBURG TOWN CODE TO IMPOSE AN OBLIGATION ONTO THE TOWING COMPANIES PERFORMING WRECKING, TOWING, STORAGE AND MINIMAL OR MINOR EMERGENCY REPAIR SERVICES TO THE TOWN TO COMPLY WITH THE RELEVANT PROVISIONS OF THE PREDATORY TOWING PREVENTION ACT

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

14. OLD BUSINESS

15. NEW BUSINESS – Road opening waiver – Elizabethtown Gas – Chambers St.

16. MOTIONS -

17. PUBLIC PETITIONS

18. COUNCIL OPEN TIME

19. EXECUTIVE SESSION (If required)

20. ADJOURNMENT

Bill List Summary
REGULAR BILL LIST AS OF January 27, 2026

		<u>Check No</u>
1	Current Fund	1,677,096.13
2	State & Federal Grants	3,453.53
4	Capital Fund	5,869.18
7	Sewage Utility Fund	281,156.54
8	Sewage Capital Fund	24,570.75
12	Planning Board Trust Fund	0.00
13	Dog Trust Fund	0.00
15	Public Defender Trust	0.00
16	Section 8	0.00
17	General Trust Fund	800.00
20	Agency Fund	304.03
21	Revolving Loan Fund	0.00
22	Affordable Housing Trust	0.00
23	Open Space Trust Fund	0.00
25	UEZ	1,142.65
26	Bridge Development	1,012.50
Total Regular Bill January 27, 2026		1,995,405.31

Pre-Paid Bill List as of January 27, 2026

1	Current Fund	0.00
2	State & Federal Grants	30,000.00
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
		31,537.98

Grand Total All Funds

2,026,943.29

Approved By:



Shannon Quick, CFO



Craig Brotons, Business Administrator

List of Bills - CLAIMS CHECKING ACCOUNT
 Meeting Date: 01/27/2026 For bills from 01/14/2026 to 01/26/2026

Check#	Vendor	Description	Payment	Check Total
4210	3 - VERIZON	PO 47490 1/8-2/7 service as per billings	62.82	62.82
4211	4 - THE LOCK DOCTOR	PO 47388 Lockset for door at Armory	125.00	125.00
4212	16 - J C P L	PO 47475 11/25/25-12/22/25 Services as per billin	29,356.92	29,356.92
4213	57 - VERIZON PA	PO 47429 11/19/25-12/18/25 services as per billin	30.69	30.69
4214	78 - AQUA NEW JERSEY, INC	PO 47473 12/5/25-1/7/26 services as per billing	1,076.59	1,076.59
4215	88 - DELTA DENTAL OF NJ INC	PO 47462 January Payment - Group #03947-00001	102.01	
		PO 47462 January Payment - Group #03947-00001	298.12	
		PO 47462 January Payment - Group #03947-00001	90.61	
		PO 47462 January Payment - Group #03947-00001	4,793.40	5,284.14
4216	88 - DELTA DENTAL OF NJ INC	PO 47463 February Payment - Group #03947-00001	83.09	
		PO 47463 February Payment - Group #03947-00001	269.74	
		PO 47463 February Payment - Group #03947-00001	202.02	
		PO 47463 February Payment - Group #03947-00001	4,303.03	4,857.88
4217	88 - DELTA DENTAL OF NJ INC	PO 47464 January Dental Payment - Group #03947-00	2,751.64	
		PO 47464 January Dental Payment - Group #03947-00	129.69	
		PO 47464 January Dental Payment - Group #03947-00	7.10	2,888.43
4218	88 - DELTA DENTAL OF NJ INC	PO 47465 February Dental Payment - Group #03947-0	7.73	
		PO 47465 February Dental Payment - Group #03947-0	48.93	
		PO 47465 February Dental Payment - Group #03947-0	2,822.07	2,878.73
4219	95 - JEN ELECTRIC INC	PO 47131 Blanket Purchase Order - Traffic Light R	500.00	500.00
4220	130 - CINTAS FAS LOCKBOX 636525	PO 47435 Blanket Purchase Order - Medical Supplie	1,752.12	1,752.12
4221	138 - PITNEY BOWES LLC	PO 47032 401 Postage Machine Contract	266.76	
		PO 47106 401 Postage Machine Contract	266.76	533.52
4222	188 - MGL FORMS SYSTEMS LLC	PO 47059 Binders for Vital Statistic records	487.00	487.00
4223	215 - NAZARETH FORD INC	PO 47453 Repairs for 94-22	4,712.62	4,712.62
4224	238 - N J CONFERENCE OF MAYORS	PO 47373 2026 Mayor Membership Dues	600.00	600.00
4225	258 - N J STATE ASSOC CHIEFS OF POLICE	PO 47398 New Jersey Reapplication	500.00	500.00
4226	288 - H.T. LYONS, INC	PO 46352 Blanket Purchase Order - HVAC	490.00	
		PO 47342 Replace circulator pump & motor at Armor	7,588.00	
		PO 47451 Troubleshoot heating repairs at Armory	1,947.63	10,025.63
4227	293 - POWER PLACE INC	PO 47324 Blanket Purchase Order - Parts	163.36	163.36
4228	419 - KRISTI ANTHERS	PO 47376 2025 Eyecare reimbursement	400.00	
		PO 47391 TCCAA Meeting/Holiday Party	50.61	450.61
4229	448 - MIDWEST TAPE LLC	PO 47101 207 - DVDs	281.26	281.26
4230	452 - BOARD OF EDUCATION	PO 47478 Utility Bills - Andover Morris-2026	8,358.72	
		PO 47478 Utility Bills - Andover Morris-2026	87.00	8,445.72
4231	499 - NATURAL SYSTEMS UTILITIES	PO 47346 NSU share of Septic per Agreement	31,261.23	31,261.23
4232	499 - NATURAL SYSTEMS UTILITIES	PO 47483 2026 Services	246,087.10	246,087.10
4233	519 - NJ TRANSIT CORPORATION	PO 47384 Lease Payment - (Customer # PHILL012)	393.63	393.63
4234	546 - GRAPHIC ACTION INC	PO 47390 Court Envelopes	100.00	100.00
4235	586 - CHRISTOPHER REED	PO 47370 2025 Eyecare reimbursement	400.00	400.00
4236	587 - CHRISTOPHER MECCA	PO 47394 2025 Eyecare reimbursement	300.00	300.00
4237	606 - FEDEX CUSTOM CRITICAL	PO 47408 Fedex Shipping for Delux	52.97	52.97
4238	661 - THE MORNING CALL	PO 47191 205 Newspapers	390.49	390.49
4239	677 - LAVERY, SELVAGGI & COHEN, PC	PO 45223 COF - Meeting Retainer	1,000.00	
		PO 47445 2025 Professional Services - December	6,608.00	
		PO 47446 2025 Professional Services Rendered -Dec	1,312.00	
		PO 47446 2025 Professional Services Rendered -Dec	7,052.00	
		PO 47446 2025 Professional Services Rendered -Dec	1,012.50	16,984.50
4240	678 - GPS HOSPITALITY PARTNERS II/BURGER	PO 47448 prisoner meal	8.09	8.09
4241	683 - WINDELS MARK LANE & MITTENDORF LLP	PO 47432 Services rendered for New Contracts thro	210.00	
		PO 47489 Services rendered for 2025 December	822.50	1,032.50
4242	687 - INDUSTRIAL COMMUNICATIONS INC	PO 47469 Blanket Purchase Order - Radios	422.60	422.60
4243	733 - NJ ADVANCE MEDIA, LLC	PO 47298 Legal Advertising - Blanket	789.80	
		PO 47439 Legal Advertising - Blanket	521.61	1,311.41
4244	763 - PALMER TROPHY & AWARDS	PO 47407 Retirement Plaque	122.89	122.89
4245	803 - PRO PRINT GRAPHICS LLC	PO 47399 Academy PT Gear	277.00	277.00
4246	915 - THE NEW YORK TIMES COMPANY	PO 47186 205 Newspapers	40.00	
		PO 47365 205 Newspapers	80.00	120.00
4247	941 - RUSSELL REID WST HAUL/DISP.SVC INC	PO 47472 Blanket Puchase Order - Temporary Restro	774.52	774.52
4248	953 - NORTHEAST PARTS GROUP LLC	PO 47454 Blanket Purchase Order - Parts	1,351.87	1,351.87
4249	998 - GRIFFITH-ALLIED TRUCKING LLC	PO 47055 Gasoline usage	185.72	
		PO 47055 Gasoline usage	1,588.09	
		PO 47450 Gasoline usage	2,120.34	
		PO 47450 Gasoline usage	184.86	4,079.01
4250	1041 - POLLUTION CONTROL FINANCING AUTH	PO 46077 Disposal Fees	13,126.48	13,126.48

List of Bills - CLAIMS CHECKING ACCOUNT

Meeting Date: 01/27/2026 For bills from 01/14/2026 to 01/26/2026

Check#	Vendor	Description	Payment	Check Total
4254	1140 - STRATIX SYSTEMS, INC	PO 47471 Blanket Purchase Order - copier	443.00	443.00
4255	1154 - NJ OFFICE OF WEIGHTS & MEASURES	PO 47440 Tuning Forks Recert	140.00	140.00
4256	1180 - SERVICE ELECTRIC CABLE TV INC	PO 47447 1/1/26-1/31/26 Services as per billings	159.25	159.25
4257	1223 - HOME DEPOT CREDIT SERVICES	PO 47477 DFW Supplies	1,222.76	1,222.76
4258	1237 - WARREN COUNTY TREASURER	PO 47164 2024/2025 added assessments	6,102.04	6,102.04
4259	1237 - WARREN COUNTY TREASURER	PO 47431 1st quarter 2026 County Taxes	1,461,072.43	1,461,072.43
4260	1242 - TIMOTHY BURGER	PO 47377 2025 Eyecare reimbursement	300.00	300.00
4261	1311 - AMAZON CAPITAL SERVICES	PO 47276 Air compressor fitting	46.99	46.99
4262	1311 - AMAZON CAPITAL SERVICES	PO 47347 Solar charger for new pump	69.40	69.40
4263	1311 - AMAZON CAPITAL SERVICES	PO 47386 Calendars & Batteries	54.11	54.11
4264	1311 - AMAZON CAPITAL SERVICES	PO 47400 Office Supplies	228.48	228.48
4265	1311 - AMAZON CAPITAL SERVICES	PO 47409 Office Supplies	249.24	249.24
4266	1311 - AMAZON CAPITAL SERVICES	PO 47436 OFFICE SUPPLIES	59.28	59.28
4267	1311 - AMAZON CAPITAL SERVICES	PO 47491 Council Meeting Supplies-Owl	1,298.00	1,298.00
4268	1326 - RECYCLE AMERICA HOLDINGS INC	PO 47422 Recycling fees	7,392.00	7,392.00
4269	1363 - BRIAN T GRACE	PO 47385 Public Defender for December	2,000.00	2,000.00
4270	1372 - REEGS INC	PO 47423 Batteries for truck 36	309.90	309.90
4271	1374 - FRED BEANS PARTS INC	PO 47285 Blanket Purchase Order - Parts	253.25	
		PO 47455 Blanket Purchase Order - Parts	135.26	388.51
4272	1393 - IPS Group	PO 47428 December 2025 Transaction Fee's	695.58	695.58
4273	1401 - HAYDEE BALLESTER MONTERO	PO 47482 Spanish Interpreter via zoom for Court J	150.00	150.00
4274	1447 - ARAE NETWORK SOLUTIONS LLC	PO 47484 IT Invoices for January 2026	5,975.65	5,975.65
4275	1461 - PARKMOBILE LLC	PO 47443 End user fees - December	497.40	497.40
4276	1463 - STAPLES INC	PO 47330 410 Office Supplies	96.14	96.14
4277	1473 - ADVANCE FINANCIAL SERVICES	PO 47456 Blanket Purchase Order - Parts	336.50	336.50
4278	1474 - CORPORATE BILLING, LLC	PO 47470 Blanket Purchase Order - Parts	590.71	590.71
4279	1533 - AT&T MOBILITY II LLC	PO 47424 Wireless Phones & Tablets	2,463.68	2,463.68
4280	1558 - TARA GOMEZ	PO 47367 Reinbursement for Canva	359.88	359.88
4281	1629 - GARRETT WOLFINGER	PO 47378 2025 Eyecare reimbursement	300.00	300.00
4282	1631 - ALEX IBARRA	PO 47288 Administration/Event/Placemaking Invoice	1,750.00	1,750.00
4283	1650 - EB EMPLOYEE SOLUTIONS LLC	PO 47368 COF - Difference Card Fees - 2025	259.65	
		PO 47368 COF - Difference Card Fees - 2025	3,410.35	3,670.00
4284	1651 - ASSOCIATION OF NJ RECYCLERS INC	PO 47449 NJ Sustainability Clean Communities Conf	450.00	450.00
4285	1670 - WEINER LAW GROUP LLP	PO 47221 412 Attorney Fees	1,772.14	1,772.14
4286	1672 - FOLEY INC	PO 46870 Engine enclosure for Mercer Street Pump	4,150.00	4,150.00
4287	1677 - HANNAH DEWALT	PO 47287 Administration/Event Invoices	1,515.00	1,515.00
4288	1691 - DI CARA RUBINO ARCHITECT PC	PO 46841 Cert of Funds - Prof Svcs-Architectural S	1,719.18	1,719.18
4289	1729 - JILLIAN HETSRO-SHEA	PO 46766 Summer Concert Band	800.00	800.00
4290	1752 - TYLER BEEBE	PO 47396 2025 Eyecare reimbursement	300.00	300.00
4291	1771 - INGRAM LIBRARY SERVICES LLC	PO 46984 201 Adult Books	172.68	
		PO 46985 202 YA Books	188.04	
		PO 46986 203 Juvenile Books	321.16	
		PO 47030 201 Adult Books	1,369.68	
		PO 47062 202 YA Books	337.46	
		PO 47063 203 Juvenile Books	888.98	3,278.00
4292	1771 - INGRAM LIBRARY SERVICES LLC	PO 47187 206 LG Print Books	802.86	
		PO 47216 201 Adult Books	101.97	
		PO 47217 203 Juvenile Books	62.99	
		PO 47218 202 YA Books	12.28	980.10
4293	1787 - HALEY FITZPATRICK	PO 47397 2025 Eyecare reimbursement	300.00	300.00
4294	1791 - EQUINOX OPEN LIBRARY INITIATIVE INC	PO 47215 300 Library Systems	2,373.50	2,373.50
4295	1797 - SERVICE TIRE TRUCK CENTER	PO 47050 Blanket Purchase Order - Tires	2,760.67	
		PO 47293 Tires for loader	9,630.80	12,391.47
4296	1942 - STATEWIDE INSURANCE FUND	PO 47487 Deductible Recovery - Kormandy, Brenda v.	22,297.30	22,297.30
4297	2007 - ATLANTIC SALT INC	PO 47284 Blanket Purchase Order - Salt	9,754.33	
		PO 47375 Blanket Purchase Order - Salt	7,943.54	17,697.87
4298	2068 - SCIENTIFIC BOILER WATER COND.	PO 47188 505 Water & Fire Suppression	146.00	146.00
4299	2284 - BRAD KISSELBACH	PO 47479 reimbursment for faa test	175.00	175.00
4300	2331 - REMINGTON & VERNICK ENGINEERS	PO 46410 Cert of Funds-Prof Svcs for Replacement	24,570.75	24,570.75
4301	2355 - LEXIS-NEXIS RISK DATA MGMT. C/O	PO 47437 December contract fee	121.02	121.02
4302	6483 - TOWNSHIP OF RANDOLPH	PO 47430 2025 MCCPC Membership Fee	1,100.00	1,100.00
4303	6659 - PENTELEDATA	PO 47427 Internet & Phone services 12/10/25 - 1/9	189.90	
		PO 47427 Internet & Phone services 12/10/25 - 1/9	1,409.30	1,599.20
4304	6994 - TOWNSHIP OF LOPATCONG	PO 47486 Payment for Third Party OT Officers	952.75	952.75
4305	9036 - NICOLE TORRES	PO 47371 2025 Eyecare reimbursement	400.00	400.00
4306	9295 - DANIELE LATTIG	PO 47372 2025 Eyecare reimbursement	400.00	400.00

List of Bills - CLAIMS CHECKING ACCOUNT

Meeting Date: 01/27/2026 For bills from 01/14/2026 to 01/26/2026

Check#	Vendor	Description	Payment	Check Total	
TOTAL				1,995,405.31	
Summary By Account					
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-050	Business Administrator - O/E	7,273.65			
01-201-20-120-050	Municipal Clerk - O/E	521.61			
01-201-20-155-050	Legal Services	22,297.30			
01-201-23-220-050	Employee Group Insurance	14,212.47			
01-201-25-240-050	Police Department - O/E	382.37			
01-201-26-300-050	Public Works Administration - O/E	893.00			
01-201-26-310-050	Building & Grounds - O/E	774.52			
01-201-26-315-050	Vehicle Maintenance - O/E	10,184.63			
01-201-31-430-050	Utility Expenses - Electricity	17,926.12			
01-201-31-435-050	Utility Expenses - Street Lighting	17,048.55			
01-201-31-440-050	Switchboard Expenses - O/E	4,745.75			
01-201-31-445-050	Utility Expenses - Water	1,464.45			
01-201-33-490-050	Municipal Court - O/E	150.00			
01-201-47-390-050	Maintenance of Free Public Library	2,810.78			
01-203-20-100-050	(2025) Business Administrator - O/E		1,853.51		
01-203-20-110-050	(2025) Mayor & Council - O/E		600.00		
01-203-20-120-050	(2025) Municipal Clerk - O/E		1,329.77		
01-203-20-130-050	(2025) Financial Administration - O/E		1,296.19		
01-203-20-145-050	(2025) Revenue Administration - O/E		54.11		
01-203-20-155-050	(2025) Legal Services		14,660.00		
01-203-23-220-050	(2025) Employee Group Insurance		6,651.60		
01-203-25-240-050	(2025) Police Department - O/E		898.02		
01-203-26-290-050	(2025) Street & Roads - O/E		21,219.74		
01-203-26-305-050	(2025) Solid Waste Collection - O/E		69.40		
01-203-26-310-050	(2025) Building & Grounds - O/E		10,150.63		
01-203-26-315-050	(2025) Vehicle Maintenance - O/E		13,117.98		
01-203-31-440-050	(2025) Switchboard Expenses - O/E		30.69		
01-203-31-460-050	(2025) Bulk Purchases - Gasoline		3,708.43		
01-203-32-465-050	(2025) Landfill/Solid Waste Disposal Costs		19,963.84		
01-203-33-490-050	(2025) Municipal Court - O/E		150.61		
01-203-33-495-050	(2025) Public Defender - O/E		2,000.00		
01-203-47-390-050	(2025) Maintenance of Free Public Library		10,429.90		
01-203-47-396-050	(2025) Recycling Tax (P.L. 2007, C. 311)		554.64		
01-208-55-000-000	County Taxes Payable			1,405,084.83	
01-209-55-000-000	Due County Added/Omitted Taxes			6,102.04	
01-211-55-000-000	County Open Space Taxes			55,987.60	
01-260-05-102	Current Fund - Due to Claims			0.00	1,677,096.13
01-273-55-000-000	Reserve for Misc Credit Card Fees			497.40	
TOTALS FOR CURRENT FUND		100,685.20	108,739.06	1,467,671.87	1,677,096.13
02-213-40-729-000	2019 - 2024 School Resource Officer	161.94			
02-213-41-569-000	Public Works - State Grants	26.59			
02-213-41-690-000	Other State Grants - NPP	3,265.00			
02-260-05-102	St/Fed Grants - Due to Claims Fund			0.00	3,453.53
TOTALS FOR STATE & FEDERAL GRANTS		3,453.53	0.00	0.00	3,453.53
04-215-55-945-000	O:2023-10 Improvement Authorizations			4,150.00	
04-215-55-947-000	O2024-15 Improvement Authorizations			1,719.18	
04-260-05-102	Capital - Due to Claims Fund			0.00	5,869.18
TOTALS FOR CAPITAL FUND		0.00	0.00	5,869.18	5,869.18

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
07-201-55-510-050	Sewer Utility OE	246,920.58			
07-203-55-510-050	(2025) Sewer Utility OE		2,974.73		
07-260-05-102	Sewer Utility - Due to Claims Fund			0.00	281,156.54
07-277-55-000-000	Reserve for Septic Payments			31,261.23	
TOTALS FOR	SEWER UTILITY	246,920.58	2,974.73	31,261.23	281,156.54
08-216-55-582-000	O2025-14 Various Capital Improvements			24,570.75	
08-260-05-102	Sewer Capital - Due to Claims Fund			0.00	24,570.75
TOTALS FOR	SEWER CAPITAL	0.00	0.00	24,570.75	24,570.75
17-260-05-102	Trust - Due to Claims Fund			0.00	800.00
17-292-56-011-000	Donations			800.00	
TOTALS FOR	GENERAL TRUST FUND	0.00	0.00	800.00	800.00
20-260-05-102	Agency - Due to Claims Fund			0.00	304.03
20-291-55-070-000	Payroll Deductions			304.03	
TOTALS FOR	PAYROLL AGENCY FUND	0.00	0.00	304.03	304.03
25-260-05-102	Due to Claims			0.00	1,142.65
25-292-56-026-000	Dedication by Rider (UEZ)			1,142.65	
TOTALS FOR	Urban Enterprise Zone	0.00	0.00	1,142.65	1,142.65
26-260-05-102	Due to Claims			0.00	1,012.50
26-288-56-102-000	Escrow - Bridge Development			1,012.50	
TOTALS FOR	Bridge Development Escrow	0.00	0.00	1,012.50	1,012.50

Total to be paid from Fund 01 CURRENT FUND	1,677,096.13
Total to be paid from Fund 02 STATE & FEDERAL GRANTS	3,453.53
Total to be paid from Fund 04 CAPITAL FUND	5,869.18
Total to be paid from Fund 07 SEWER UTILITY	281,156.54
Total to be paid from Fund 08 SEWER CAPITAL	24,570.75
Total to be paid from Fund 17 GENERAL TRUST FUND	800.00
Total to be paid from Fund 20 PAYROLL AGENCY FUND	304.03
Total to be paid from Fund 25 Urban Enterprise Zone	1,142.65
Total to be paid from Fund 26 Bridge Development Escrow	1,012.50
	1,995,405.31

Checks Previously Disbursed

4203	N J YOUTH CORP OF PHILLIPSBURG	PO# 47421	Reimbursement for NJYC-FY2026-12/2	30,000.00	1/12/2026
575809	AFLAC	PO# 47488	Monthly Invoice- January	1,537.98	1/15/2026
				31,537.98	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND		1,677,096.13	1,677,096.13
Fund 02 STATE & FEDERAL GRANTS	30,000.00	3,453.53	33,453.53
Fund 04 CAPITAL FUND		5,869.18	5,869.18

Summary By Account

ACCOUNT	DESCRIPTION		CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
Fund 08	SEWER CAPITAL		24,570.75			24,570.75
Fund 17	GENERAL TRUST FUND		800.00			800.00
Fund 20	PAYROLL AGENCY FUND	1,537.98	304.03			1,842.01
Fund 25	Urban Enterprise Zone		1,142.65			1,142.65
Fund 26	Bridge Development Escrow		1,012.50			1,012.50
BILLS LIST TOTALS		31,537.98	1,995,405.31			<u>2,026,943.29</u>

ORDINANCE NO. 2026-01

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE PHILLIPSBURG TOWN CODE BY CREATING CHAPTER 390 ENTITLED “NO CASH POLICY” TO ESTABLISH CERTAIN RULES AND REGULATIONS RELATED TO CASH PAYMENTS MADE TO THE TOWN

WHEREAS, the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey wishes to establish certain rules and regulations related to cash payments made to the Municipality; and

WHEREAS, the Town Council believes the creation of Chapter 390 entitled “No Cash Policy” 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 the Phillipsburg Town Code is hereby amended and supplemented by creating Chapter 390 entitled “No Cash Policy,” to establish certain rules and regulations related to cash payments made to the Municipality, as follows:

SECTION I:

Chapter 390 entitled “No Cash Policy” is hereby created, as follows:

§ 390. No Cash Policy.

§ 390-1. No Cash Accepted.

It shall be the policy of the Town of Phillipsburg that no cash shall be accepted as payment for any taxes, sewer, fees, or other charges due to the Town subject to the following:

- A. This discretion on accepting cash payment(s) shall exclude payment(s) for tax(es) and sewer charge(s). Payments for tax(es) and sewer charge(s) shall be made via either of the following:
 - a. checks, whether personal, certified or cashier’s;
 - b. electronic payments; and/or
 - c. any other payment form accepted by the Municipality.

§ 390-2. Service Charge Established.

A service charge in the amount of twenty dollars (\$20.00) shall be imposed on any payment of tax(es), sewer, fee(s) or other charge(s) due to the Town of Phillipsburg where a check or draft has been submitted to the Town toward the payment of such tax(es), sewer, fee(s) or other charge(s) and such check or draft is returned for insufficient funds.

The Governing Body authorizes the appropriate municipal officer to demand that future payments be tendered by certified or cashier's check on any account where a check tendered for payment on such account is returned for insufficient funds.

Any service charge imposed by the Town may be collected in any manner authorized by N.J.S.A. 40:5-18.

§ 390-3. Future Determination of Amount of Service Charge for Returned Check

It is hereby authorized that the amount of a service charge for returned checks be determined by resolution of the Governing Body consistent with the applicable state statutes.

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.

ATTEST:

TOWN OF PHILLIPSBURG

SUSAN TURNER
Acting Municipal Clerk

RANDY S. PIAZZA, JR.
Mayor

DATED:

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 January 1, 2026, 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 January 27, 2026, at 6:00 PM or as soon thereafter as the Town Council may hear this Ordinance at the Phillipsburg Housing Authority Community Room, 535 Fisher Avenuet, 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 on January 27, 2026.

Susan Turner, Acting Municipal Clerk

**ORDINANCE 2026-02
TOWN OF PHILLIPSBURG
WARREN COUNTY, NEW JERSEY**

**AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN,
STATE OF NEW JERSEY CORRECTING ORDINANCE NO. O2024-26 WHICH
INCORRECTLY STATES THE NAME OF THE REDEVELOPER OF BLOCK 911, LOT
7 (75 South Main)**

WHEREAS, the Town Council adopted Ordinance O2024-26 at their October 9, 2024 meeting (the “Ordinance”), which designated 75 South Main, Block 911, Lot 7 as an area in need of redevelopment; and

WHEREAS, the Ordinance incorrectly identified the designated redeveloper as “75 SM Urban Renewal Limited Liability Company”; and

WHEREAS, the Financial Agreement and the Redevelopment Agreement entered into by the Town and the designated redeveloper (the “Redevelopment Documents”) following approval of the Ordinance all incorrectly identify the designated redeveloper as “75 SM Urban Renewal Limited Liability Company”; and

WHEREAS, the designated redeveloper, which is correctly identified as “75 SM MGT Urban Renewal LLC”, and the Town Council wish to amend the typographical errors in the designated redeveloper’s name in the Redevelopment Documents; and

WHEREAS, it is in the best interest of the Town Council and 75 SM MGT Urban Renewal LLC to correct the typographical error in the Redevelopment Documents;

WHEREAS, such change is administrative in nature and does not require a new ordinance; and

WHEREAS, at the time the Redevelopment Documents were adopted title to the subject property was held by 430 William St LLC and Stetson Holdings RSBRM LLC as tenants in common; and

WHEREAS, 430 William St LLC and Stetson Holdings RSBRM LLC are transferring title to 75 SM MGT Urban Renewal LLC, which does not affect the validity of the Redevelopment Documents.

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

Section 1. The recitals hereto are hereby incorporated herein as if set forth at length.

Section 2. Counsel for the Town of Phillipsburg is hereby authorized to take all actions and to prepare any and all documents necessary to effectuate this Ordinance on behalf of the Town

Council, including the preparation of slip pages to the Redevelopment Documents so that the correction to the designated redeveloper's name is made.

Section 3. This Ordinance shall take effect upon publication in accordance with law.

ATTEST:

TOWN OF PHILLIPSBURG

SUSAN TURNER
Acting Municipal Clerk
DATED:

RANDY S. PIAZZA, JR.
Mayor

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 January 13, 2026, 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 January 27, 2026, at 6:00 PM or as soon thereafter as the Town Council may hear this Ordinance at the Envision Center Community Room, 535 Fisher Avenue, Phillipsburg, New Jersey, at which time all persons interested may appear and speak 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 January 27, 2026 meeting.

Susan Turner
Acting Municipal Clerk

ORDINANCE NO. 2026-03

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY WARREN, STATE OF NEW JERSEY REPEALING IN ITS ENTIRETY CHAPTER 220 ENTITLED “CITIZENS’ ADVISORY BOARD” OF THE PHILLIPSBURG TOWN CODE

WHEREAS, the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey, via Ordinance No. 2025-16, created Chapter 220 entitled “Citizens’ Advisory Board;” and

WHEREAS, the Town Council now wishes to repeal the Ordinance that created Chapter 220, as the Council now believes that the creation of a Citizens’ Advisory Board is not 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 Chapter 220 – Citizens’ Advisory Board – created via Ordinance No. 2025-16, is hereby repealed and deleted in its entirety.

SECTION I: Effective Date.

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

ATTEST:

TOWN OF PHILLIPSBURG

SUSAN TURNER
Acting Municipal Clerk
DATED:

RANDY S. PIAZZA, JR.
Mayor

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 January 13, 2026, 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 January 27, 2026, at 6:00 PM or as soon thereafter as the Town Council may hear this Ordinance at the Envision Center Community Room, 535 Fisher Avenue, Phillipsburg, New Jersey, at which time all persons interested may appear and speak 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 January 27, 2026 meeting.

Susan Turner, Acting Municipal Clerk

ORDINANCE NO. 2026-04

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY REPEALING IN ITS ENTIRETY CHAPTER 463 ENTITLED “RENT CONTROL” OF THE PHILLIPSBURG TOWN CODE

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

WHEREAS, the Town Council now wishes to repeal the Ordinance that created Chapter 463, as the Council now believes that the creation of a Rent Control Board is not 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 Chapter 463 – Rent Control – created via Ordinance No. 2024-31, is hereby repealed and deleted in its entirety.

SECTION I: Effective Date.

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

ATTEST:

TOWN OF PHILLIPSBURG

SUSAN TURNER
Acting Municipal Clerk
DATED:

RANDY S. PIAZZA, JR.
Mayor

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 January 13, 2026, 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 January 27, 2026, at 6:00 PM or as soon thereafter as the Town Council may hear this Ordinance at the Envision Center Community Room, 535 Fisher Avenue, Phillipsburg, New Jersey, at which time all persons interested may appear and speak 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 January 27, 2026 meeting.

Susan Turner, Acting Municipal Clerk

ORDINANCE NO. 2026-05

ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 584 – TOWING – OF THE PHILLIPSBURG TOWN CODE TO IMPOSE AN OBLIGATION ONTO THE TOWING COMPANIES PERFORMING WRECKING, TOWING, STORAGE AND MINIMAL OR MINOR EMERGENCY REPAIR SERVICES TO THE TOWN TO COMPLY WITH THE RELEVANT PROVISIONS OF THE PREDATORY TOWING PREVENTION ACT

WHEREAS, the State of New Jersey enacted the Predatory Towing Prevention Act to prevent consumers whose vehicles are parked on public streets and/or private property from having their vehicles towed by unscrupulous towers engaged in predatory practices; and

WHEREAS, the Town of Phillipsburg adopted Chapter 584, entitled “Towing,” on February 15, 1994, via Ordinance No. 94-5; and

WHEREAS, the Town Council wishes to amend Chapter 584 to impose an obligation onto towing companies performing wrecking, towing, storage and minimal or minor emergency repair services to the town to comply with the relevant provisions of the Predatory Towing Prevention Act; and

WHEREAS, the Town Council believes that such amendment 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 Chapter 584 – Towing – is hereby amended and supplemented to impose an obligation onto towing companies performing wrecking, towing, storage and minimal or minor emergency repair services to the town to comply with the relevant provisions of the Predatory Towing Prevention Act, as follows:

SECTION I:

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

§ 584-5. Classification Standards For Towers; Equipment Requirements.

The following minimum standards must be met for each class of towers:

A. [. . .]

All towers shall be subject to the provisions of the Predatory Towing Prevention Act. Failure to abide by the provisions of the Act may result in revocation of the Tower’s approvals issued under this Chapter, in accordance with Section 584-7.

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.

ATTEST:

TOWN OF PHILLIPSBURG

SUSAN TURNER
Acting Municipal Clerk
DATED:

RANDY S. PIAZZA, JR.
Mayor

NOTICE

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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 January 27, 2026 meeting.

Susan Turner, Acting Municipal Clerk