



Common Council of the City of Summit

Closed Session Agenda for Tuesday, February 17, 2026

6 : 4 5 p m – 7 : 2 0 p m



(Produced by the Office of the Secretary to the Mayor and Council)

ADEQUATE NOTICE

RESOLUTION – AUTHORIZE CLOSED SESSION

1. Collective Bargaining Matters - NJSA 10:4-12.B (4)
2. Purchase, lease or acquisition of property with public funds - NJSA 10:4-12.b (5)
3. Public safety tactics and techniques - NJSA 10:4-12.b (6)
4. Litigation and/or attorney-client privilege matters - NJSA 10:4-12.b (7)
 - Affordable Housing Update
 - Redevelopment Litigation Update
 - Tatlock Community Preservation Association Litigation Update
5. Contract Negotiations (not collective bargaining) - NJSA 10:4-12.b (7)
6. Personnel and Appointments matters - NJSA 10:4-12.b (8)
 - Memo – R. Licatese, re Unfilled Appointments

Mayor's Appointments:

(confirmation required)

- Arts Committee (4)
- Homelessness Task Force (1)
- Rent Commission (1)

(No confirmation required)

1. None

- Known for discussion
- * Known for consideration

Council Appointments:

2. Economic Development Advisory (1) & Chair
3. Free Market Steering Committee (1)
4. Recycling Advisory Committee (1)
5. Shade Tree Advisory Committee (2)
6. Transportation Advisory Board, UC (1 Alt.)

ADJOURN CLOSED SESSION



Common Council of the City of Summit

Regular Meeting Agenda for Tuesday, February 17, 2026 7:30 PM

(Produced by the Office of the Secretary to the Mayor and Council)

ADMINISTRATIVE POLICIES & COMMUNITY RELATIONS COMMITTEE

Tuesday 4:30 pm – 5:00 pm *Virtual*
Boyer, Crisafulli, Baldwin, Licatese

CAPITAL PROJECT & COMMUNITY SERVICES COMMITTEE

Monday 12:00 pm – 1:30 pm *Large Conference Room*
Crisafulli, Landman, Baldwin, Schrager

COMMUNITY PROGRAMS & PARKING SERVICES COMMITTEE

Thursday 5:30 pm – 6:30 pm *Virtual*
Kalmanson, Boyer, Baldwin, Ozoroski, Sawicki

FINANCE COMMITTEE

Wednesday 12:30 pm – 2:00 pm *Large Conference Room*
Landman, Lasaracina, Toth, Mayor Fagan, Baldwin, Kobliska

LAW & LABOR COMMITTEE

Thursday 9:00 am – 10:00 am *Virtual*
Lasaracina, Pawlowski, Baldwin, Licatese, Giacobbe, Kavanagh

SAFETY & HEALTH COMMITTEE (Police and Fire)

Tuesday 5:00 pm *Large Conference Room*
Pawlowski, Kalmanson, Mayor Fagan, Baldwin, Evers, Peters, Avallone

***** Committee meetings shall be conducted via video, teleconferencing or
in-person at the discretion of the committee chair.***

(STAFF REMINDER: Please provide Committee Agendas for the Council President, City Administrator, and the Secretary for distribution on Wednesday.)

CALL TO ORDER

ADEQUATE NOTICE COMPLIANCE STATEMENT

Adequate notice of this meeting has been provided by the City Clerk's Office in the preparation of the Council Annual Meeting Notice, dated December 17, 2025, which was properly distributed and posted per statutory requirements.

Please be advised that the FIRE EXITS are to my RIGHT, your left, and at the BACK OF THE ROOM.

The City has a Listening System to assist the hearing impaired. If anyone needs hearing assistance, please obtain the system at the Dais and return it thereafter.

ROLL CALL

PLEDGE OF ALLEGIANCE

EXPLANATORY NOTE REGARDING CLOSED SESSION

A closed session meeting, as authorized by State statute, was announced and held prior to the start of this meeting and the known items for discussion were listed on the published Closed Session agenda.

EXPLANATORY NOTE REGARDING HEARINGS AND COMMENTS

Please be advised that council meetings are broadcast live on Comcast Channels 34 and 36 and Verizon Channel 30 and rebroadcast on Thursdays and Saturdays on HTTV on Comcast 36 and Verizon 33.

When invited to speak, please come to the lectern, clearly state your name and address, spell your last name, and speak into the podium microphone so that your comments can be understood by all and properly recorded. Whenever an audience or Council member reads from a prepared statement, please give or email a copy to the City Clerk's Office at cityclerk@cityofsummit.org. To help facilitate an orderly meeting and to permit all to be heard, please limit your comments to no more than 3 minutes in length.

Unless you are using an electronic device to follow the meeting agenda or need it for professional emergency contact purposes, please turn it off. Thank you.

(The following matters were known at agenda deadline. Other matters may arise thereafter that need timely consideration or reaction.)

APPROVAL OF MINUTES

- Regular and Closed Session Meetings of February 3, 2026

REPORTS

- Mayor, City Administrator and Council President

HISTORICAL MINUTE

- Frances Doane Twombly - Charlotte Lemkau and Jack Barraneche Summit High School Students, Sophomore Class

MAYORAL PROCLAMATION

- Lions Club 100th Anniversary – Presented by Mayor Fagan to Peter Twill, Summit Lions Club President

PRESENTATIONS

- Black History Month – Presented by Councilmember Jamel Boyer

ORDINANCE(S) FOR INTRODUCTION

**Hearings will be at the meeting indicated below, unless otherwise noted*

<u>Number</u>	<u>Title</u>	<u>Hearing Date</u>

COMMUNITY PROGRAMS & PARKING SERVICES

(ID # 12404)	AN ORDINANCE AUTHORIZING THE PERMANENT CLOSURE OF THE CHESTNUT LOT	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12344)	AN ORDINANCE AMENDING THE CODE OF THE CITY OF SUMMIT TO CREATE CHAPTER 9 ENTITLED “REGISTRATION AND MAINTENANCE OF VACANT, ABANDONED, AND FORECLOSED PROPERTIES.”	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12345)	AN ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, REPEALING CHAPTER 8, AFFORDABLE HOUSING IN ITS ENTIRETY AND REPEALING AND REPLACING CHAPTER 35, PART IV, ARTICLE XVII - XIX, AFFORDABLE HOUSING	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12343)	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY AMENDING THE EXISTING OL-1 AND OL-4 OVERLAY ZONES, CREATING NEW OL-2A AND OL-2B OVERLAY ZONES TO REPLACE THE EXISTING OL-2 ZONE AND AMENDING OVERLAY ZONES OL-1 THROUGH OL-6 TO INCREASE THE REQUIRED MINIMUM AFFORDABLE HOUSING SET-ASIDES TO 20% TO ADDRESS A PORTION OF THE CITY’S AFFORDABLE HOUSING OBLIGATIONS	03/3/26

ORDINANCE(S) FOR INTRODUCTION (cont'd)

**Hearings will be at the meeting indicated below, unless otherwise noted*

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12340)	#	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING A NEW AH-1 AFFORDABLE HOUSING 1 ZONE TO FACILITATE MIXED-USE DEVELOPMENT OF BLOCK 4008 LOTS 8, 9 AND 11	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12342)	#	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING A NEW AH-2 AFFORDABLE HOUSING 2 ZONE TO FACILITATE 100% AFFORDABLE SENIOR HOUSING DEVELOPMENT ON BLOCK 1911 LOT 5	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12341)	#	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING NEW AH-3A & AH-3B AFFORDABLE HOUSING ZONES TO FACILITATE INCLUSIONARY DEVELOPMENT ON BLOCK 102 LOT 1 AND BLOCK 101 LOT 3	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12414)	#	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING A NEW TH-3 TOWNHOUSE 3 ZONE TO PROMOTE INCLUSIONARY TOWNHOUSE DEVELOPMENT ON BLOCK 3401 LOTS 7 THROUGH 20	03/3/26

RESOLUTIONS

*(Staff reports are attached as appropriate. Items are listed according to Council Committees, those in ***italics*** indicate secondary committee reference. Unless otherwise indicated, or desired by Committee Chair, or a Council member advises that they will be voting in the negative, all Committee resolutions may be voted on at once.)*

FINANCE

- (ID # 12378) 1. Authorize Extension of Deadlines for Submission of Municipal Annual Financial Statement, Budget Introduction and Budget Adoption
- (ID # 12387) 2. Authorize Emergency Temporary Appropriations - Municipal Operating Budget (*Roll Call Vote*)
- (ID # 12415) 3. Authorize Emergency Temporary Appropriations - Parking Utility (*Roll Call Vote*)
- (ID # 12391) 4. Adopt Emergency Temporary Budget - Sewer Utility (*Roll Call Vote*)
- (ID # 12422) 5. Authorize Execution of Grant Agreement - Mayor's Wellness Campaign

CAPITAL PROJECTS & COMMUNITY SERVICES

- (ID # 12383) 1. Award Bid - Park Line Project- Phase 2A - \$98,800.00
- (ID # 12409) 2. Authorize 2026 Consultant Engineering Services - Colliers Engineering & Design - Not to Exceed \$100,000.00
- (ID # 12408) 3. Authorize 2026 Consultant Engineering Services - Remington & Vernick Engineers - Not to Exceed \$100,000.00
- (ID # 12310) 4. Authorize Amendment to License Agreement - Brandywine, 41 Springfield Avenue Signage

SAFETY & HEALTH

- (ID # 12386) 1. Authorize State Contract Purchase - FD Portable Radios - \$225,103.77
- (ID # 12396) 2. Appoint Additional Humane Law Enforcement Officers

CONSENT AGENDA

CAPITAL PROJECTS & COMMUNITY SERVICES

- (ID # 12335) 1. Accept Donation - Tree at Tatlock Park
- (ID # 12405) 2. Authorize Bid Advertisement - Repair and Preventative Maintenance of the Tier Garage Parking Structure
- (ID # 12374) 3. Authorize 2026 Submission of 2025 Tree City USA Recertification Application & Accomplishments Report

COMMUNITY PROGRAMS & PARKING SERVICES

- (ID # 12406) 1. Authorize Submission of the 2026 AARP Community Challenge Program Grant Application and Authorize Execution of Grant Agreement
- (ID # 12395) 2. Authorize Refunds - Department of Community Programs

SAFETY & HEALTH

- (ID # 12402) 1. Authorize Submission of 2026 New Jersey Law Enforcement Wellness and Resiliency Grant Application
- (ID # 12419) 2. Grant Permission and Set Forth Conditions - Summit Revolutionary Trail Day
- (ID # 12403) 3. Grant Permission and Set Forth Conditions - Summit Public Schools - Summit Relays Event

FINANCE

- (ID # 12309) 1. Accept Donation of Furniture to Police Department and City Hall
- (ID # 12382) 2. Authorize Refunds - Overpayment of Fourth Quarter 2025 Taxes
- (ID # 12401) 3. Authorize Refund - 2025 Tax Court Judgment
- (ID # 12389) 4. Authorize Payments - 2026 Joint Meeting Quarterly Assessments
- (ID # 12346) 5. Authorize Payment of Bills and Payroll - \$2,589,019.38

PUBLIC COMMENTS

*At this point in the meeting Council welcomes comments from any member of the public about issues that are **not** topics on tonight's business agenda. Whenever an audience or Council member reads from a prepared statement, please provide a copy to the City Clerk at cityclerk@cityofsummit.org. To help facilitate an orderly meeting and to permit all to be heard, please limit your comments to no more than 3 minutes in length.*

COUNCIL MEMBERS' COMMENTS/NEW BUSINESS

ADJOURNMENT REGULAR MEETING

CLOSED SESSION (IF NEEDED AND AUTHORIZED)

EXPLANATORY NOTE REGARDING CORRESPONDENCE, STAFF & LIAISON REPORTS, AND GENERAL INFORMATION ITEMS

By end of business on Friday before the meeting, unless otherwise indicated, all items on the agenda are distributed to the Mayor, Council, City Administrator, City Treasurer and City Solicitor. Department Heads and the Press are advised via email that the official agenda is available for review on the City's website. An official "Board" copy is available for public inspection in the City Clerk's Office, the Summit Free Public Library reference desk and on the City's website. Oral reports and delayed distributions are noted as needed. Information that arrives after the agenda is completed and sent to the "distribution list" has only been provided to the Mayor, Council, City Administrator and affected Department Head(s).

GENERAL INFORMATION

Includes notices, letters copied to the city, ordinances & resolutions from other governing bodies, newsletters and minutes and reports from agencies, boards and commissions. Each item does not appear to require any discussion or action. (Copies of ordinances and resolutions from other governing bodies are not provided, but are available upon request.)

Notices:

1. Berkeley Heights - Notice of Public Hearing on 3-1-26, re Ord 2026-01
2. Berkeley Heights Planning Board - Notice of Public Hearing on 2-18-26m re Round 4 Housing Element & Fair Share Plan
3. Summit Planning Board - Notice of Public Hearing on 2-23-26, re 791-795 Springfield Ave.

ORDINANCES AND RESOLUTIONS EXPLANATION:

A governing body of a municipality may formally act through ordinances or resolutions. Ordinances usually encompass legislative acts. Resolutions usually deal with administrative or acts performed according to legal authority, established procedures or instructions from the Common Council.

Ordinances:

An act initiated by the Common Council that becomes law. The violation of an ordinance may result in summonses being issued. Generally, an ordinance remains in effect until repealed or modified and may not be amended or modified by a resolution. It requires a public hearing and publications in the town's legal paper before becoming effective. Examples of ordinances are those which deal with changing parking or speed limit requirements, code enforcement, implementing State mandates at the local level and creating boards or commissions.

Resolutions:

Any act or regulation that is required to be reduced to writing but may be finally passed at the meeting at which it is introduced. The legal effect of a resolution is the same as an ordinance except summonses cannot be issued for their violation. Generally, life of a resolution is permanent unless there is language to the contrary. Typical resolutions deal with: Opinion expressions; Requests for action to other elected officials or bodies or governmental agency[s]; One-time actions and Routine authorizations such as making appointments and awarding contracts.

City Clerk's Office



Common Council of the City of Summit

Closed Session Agenda for Tuesday, February 17, 2026

6 : 4 5 p m – 7 : 2 0 p m



(Produced by the Office of the Secretary to the Mayor and Council)

ADEQUATE NOTICE

RESOLUTION – AUTHORIZE CLOSED SESSION

1. Collective Bargaining Matters - NJSA 10:4-12.B (4)
2. Purchase, lease or acquisition of property with public funds - NJSA 10:4-12.b (5)
3. Public safety tactics and techniques - NJSA 10:4-12.b (6)
4. Litigation and/or attorney-client privilege matters - NJSA 10:4-12.b (7)
 - Affordable Housing Update
 - Redevelopment Litigation Update
 - Tatlock Community Preservation Association Litigation Update
5. Contract Negotiations (not collective bargaining) - NJSA 10:4-12.b (7)
6. Personnel and Appointments matters - NJSA 10:4-12.b (8)
 - Memo – R. Licatese, re Unfilled Appointments

Mayor's Appointments:

(confirmation required)

- Arts Committee (4)
- Homelessness Task Force (1)
- Rent Commission (1)

(No confirmation required)

1. None

- Known for discussion
- * Known for consideration

Council Appointments:

2. Economic Development Advisory (1) & Chair
3. Free Market Steering Committee (1)
4. Recycling Advisory Committee (1)
5. Shade Tree Advisory Committee (2)
6. Transportation Advisory Board, UC (1 Alt.)

ADJOURN CLOSED SESSION



Common Council of the City of Summit

Regular Meeting Agenda for Tuesday, February 17, 2026 7:30 PM

(Produced by the Office of the Secretary to the Mayor and Council)

ADMINISTRATIVE POLICIES & COMMUNITY RELATIONS COMMITTEE

Tuesday 4:30 pm – 5:00 pm *Virtual*
Boyer, Crisafulli, Baldwin, Licatese

CAPITAL PROJECT & COMMUNITY SERVICES COMMITTEE

Monday 12:00 pm – 1:30 pm *Large Conference Room*
Crisafulli, Landman, Baldwin, Schrager

COMMUNITY PROGRAMS & PARKING SERVICES COMMITTEE

Thursday 5:30 pm – 6:30 pm *Virtual*
Kalmanson, Boyer, Baldwin, Ozoroski, Sawicki

FINANCE COMMITTEE

Wednesday 12:30 pm – 2:00 pm *Large Conference Room*
Landman, Lasaracina, Toth, Mayor Fagan, Baldwin, Kobliska

LAW & LABOR COMMITTEE

Thursday 9:00 am – 10:00 am *Virtual*
Lasaracina, Pawlowski, Baldwin, Licatese, Giacobbe, Kavanagh

SAFETY & HEALTH COMMITTEE (Police and Fire)

Tuesday 5:00 pm *Large Conference Room*
Pawlowski, Kalmanson, Mayor Fagan, Baldwin, Evers, Peters, Avallone

***** Committee meetings shall be conducted via video, teleconferencing or
in-person at the discretion of the committee chair.***

(STAFF REMINDER: Please provide Committee Agendas for the Council President, City Administrator, and the Secretary for distribution on Wednesday.)

CALL TO ORDER

ADEQUATE NOTICE COMPLIANCE STATEMENT

Adequate notice of this meeting has been provided by the City Clerk's Office in the preparation of the Council Annual Meeting Notice, dated December 17, 2025, which was properly distributed and posted per statutory requirements.

Please be advised that the FIRE EXITS are to my RIGHT, your left, and at the BACK OF THE ROOM.

The City has a Listening System to assist the hearing impaired. If anyone needs hearing assistance, please obtain the system at the Dais and return it thereafter.

ROLL CALL

PLEDGE OF ALLEGIANCE

EXPLANATORY NOTE REGARDING CLOSED SESSION

A closed session meeting, as authorized by State statute, was announced and held prior to the start of this meeting and the known items for discussion were listed on the published Closed Session agenda.

EXPLANATORY NOTE REGARDING HEARINGS AND COMMENTS

Please be advised that council meetings are broadcast live on Comcast Channels 34 and 36 and Verizon Channel 30 and rebroadcast on Thursdays and Saturdays on HTTV on Comcast 36 and Verizon 33.

When invited to speak, please come to the lectern, clearly state your name and address, spell your last name, and speak into the podium microphone so that your comments can be understood by all and properly recorded. Whenever an audience or Council member reads from a prepared statement, please give or email a copy to the City Clerk's Office at cityclerk@cityofsummit.org. To help facilitate an orderly meeting and to permit all to be heard, please limit your comments to no more than 3 minutes in length.

Unless you are using an electronic device to follow the meeting agenda or need it for professional emergency contact purposes, please turn it off. Thank you.

(The following matters were known at agenda deadline. Other matters may arise thereafter that need timely consideration or reaction.)

APPROVAL OF MINUTES

- Regular and Closed Session Meetings of February 3, 2026

REPORTS

- Mayor, City Administrator and Council President

HISTORICAL MINUTE

- Frances Doane Twombly - Charlotte Lemkau and Jack Barraneche Summit High School Students, Sophomore Class

MAYORAL PROCLAMATION

- Lions Club 100th Anniversary – Presented by Mayor Fagan to Peter Twill, Summit Lions Club President

PRESENTATIONS

- Black History Month – Presented by Councilmember Jamel Boyer

ORDINANCE(S) FOR INTRODUCTION

**Hearings will be at the meeting indicated below, unless otherwise noted*

<u>Number</u>	<u>Title</u>	<u>Hearing Date</u>

COMMUNITY PROGRAMS & PARKING SERVICES

(ID # 12404)	AN ORDINANCE AUTHORIZING THE PERMANENT CLOSURE OF THE CHESTNUT LOT	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12344)	AN ORDINANCE AMENDING THE CODE OF THE CITY OF SUMMIT TO CREATE CHAPTER 9 ENTITLED “REGISTRATION AND MAINTENANCE OF VACANT, ABANDONED, AND FORECLOSED PROPERTIES.”	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12345)	AN ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, REPEALING CHAPTER 8, AFFORDABLE HOUSING IN ITS ENTIRETY AND REPEALING AND REPLACING CHAPTER 35, PART IV, ARTICLE XVII - XIX, AFFORDABLE HOUSING	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12343)	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY AMENDING THE EXISTING OL-1 AND OL-4 OVERLAY ZONES, CREATING NEW OL-2A AND OL-2B OVERLAY ZONES TO REPLACE THE EXISTING OL-2 ZONE AND AMENDING OVERLAY ZONES OL-1 THROUGH OL-6 TO INCREASE THE REQUIRED MINIMUM AFFORDABLE HOUSING SET-ASIDES TO 20% TO ADDRESS A PORTION OF THE CITY’S AFFORDABLE HOUSING OBLIGATIONS	03/3/26

ORDINANCE(S) FOR INTRODUCTION (cont'd)

**Hearings will be at the meeting indicated below, unless otherwise noted*

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12340)	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING A NEW AH-1 AFFORDABLE HOUSING 1 ZONE TO FACILITATE MIXED-USE DEVELOPMENT OF BLOCK 4008 LOTS 8, 9 AND 11	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12342)	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING A NEW AH-2 AFFORDABLE HOUSING 2 ZONE TO FACILITATE 100% AFFORDABLE SENIOR HOUSING DEVELOPMENT ON BLOCK 1911 LOT 5	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12341)	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING NEW AH-3A & AH-3B AFFORDABLE HOUSING ZONES TO FACILITATE INCLUSIONARY DEVELOPMENT ON BLOCK 102 LOT 1 AND BLOCK 101 LOT 3	03/3/26

CAPITAL PROJECTS & COMMUNITY SERVICES

(ID # 12414)	ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING A NEW TH-3 TOWNHOUSE 3 ZONE TO PROMOTE INCLUSIONARY TOWNHOUSE DEVELOPMENT ON BLOCK 3401 LOTS 7 THROUGH 20	03/3/26

RESOLUTIONS

*(Staff reports are attached as appropriate. Items are listed according to Council Committees, those in ***italics*** indicate secondary committee reference. Unless otherwise indicated, or desired by Committee Chair, or a Council member advises that they will be voting in the negative, all Committee resolutions may be voted on at once.)*

FINANCE

- (ID # 12378) 1. Authorize Extension of Deadlines for Submission of Municipal Annual Financial Statement, Budget Introduction and Budget Adoption
- (ID # 12387) 2. Authorize Emergency Temporary Appropriations - Municipal Operating Budget (*Roll Call Vote*)
- (ID # 12415) 3. Authorize Emergency Temporary Appropriations - Parking Utility (*Roll Call Vote*)
- (ID # 12391) 4. Adopt Emergency Temporary Budget - Sewer Utility (*Roll Call Vote*)
- (ID # 12422) 5. Authorize Execution of Grant Agreement - Mayor's Wellness Campaign

CAPITAL PROJECTS & COMMUNITY SERVICES

- (ID # 12383) 1. Award Bid - Park Line Project- Phase 2A - \$98,800.00
- (ID # 12409) 2. Authorize 2026 Consultant Engineering Services - Colliers Engineering & Design - Not to Exceed \$100,000.00
- (ID # 12408) 3. Authorize 2026 Consultant Engineering Services - Remington & Vernick Engineers - Not to Exceed \$100,000.00
- (ID # 12310) 4. Authorize Amendment to License Agreement - Brandywine, 41 Springfield Avenue Signage

SAFETY & HEALTH

- (ID # 12386) 1. Authorize State Contract Purchase - FD Portable Radios - \$225,103.77
- (ID # 12396) 2. Appoint Additional Humane Law Enforcement Officers

CONSENT AGENDA

CAPITAL PROJECTS & COMMUNITY SERVICES

- (ID # 12335) 1. Accept Donation - Tree at Tatlock Park
- (ID # 12405) 2. Authorize Bid Advertisement - Repair and Preventative Maintenance of the Tier Garage Parking Structure
- (ID # 12374) 3. Authorize 2026 Submission of 2025 Tree City USA Recertification Application & Accomplishments Report

COMMUNITY PROGRAMS & PARKING SERVICES

- (ID # 12406) 1. Authorize Submission of the 2026 AARP Community Challenge Program Grant Application and Authorize Execution of Grant Agreement
- (ID # 12395) 2. Authorize Refunds - Department of Community Programs

SAFETY & HEALTH

- (ID # 12402) 1. Authorize Submission of 2026 New Jersey Law Enforcement Wellness and Resiliency Grant Application
- (ID # 12419) 2. Grant Permission and Set Forth Conditions - Summit Revolutionary Trail Day
- (ID # 12403) 3. Grant Permission and Set Forth Conditions - Summit Public Schools - Summit Relays Event

FINANCE

- (ID # 12309) 1. Accept Donation of Furniture to Police Department and City Hall
- (ID # 12382) 2. Authorize Refunds - Overpayment of Fourth Quarter 2025 Taxes
- (ID # 12401) 3. Authorize Refund - 2025 Tax Court Judgment
- (ID # 12389) 4. Authorize Payments - 2026 Joint Meeting Quarterly Assessments
- (ID # 12346) 5. Authorize Payment of Bills and Payroll - \$2,589,019.38

PUBLIC COMMENTS

*At this point in the meeting Council welcomes comments from any member of the public about issues that are **not** topics on tonight's business agenda. Whenever an audience or Council member reads from a prepared statement, please provide a copy to the City Clerk at cityclerk@cityofsummit.org. To help facilitate an orderly meeting and to permit all to be heard, please limit your comments to no more than 3 minutes in length.*

COUNCIL MEMBERS' COMMENTS/NEW BUSINESS

ADJOURNMENT REGULAR MEETING

CLOSED SESSION (IF NEEDED AND AUTHORIZED)

EXPLANATORY NOTE REGARDING CORRESPONDENCE, STAFF & LIAISON REPORTS, AND GENERAL INFORMATION ITEMS

By end of business on Friday before the meeting, unless otherwise indicated, all items on the agenda are distributed to the Mayor, Council, City Administrator, City Treasurer and City Solicitor. Department Heads and the Press are advised via email that the official agenda is available for review on the City's website. An official "Board" copy is available for public inspection in the City Clerk's Office, the Summit Free Public Library reference desk and on the City's website. Oral reports and delayed distributions are noted as needed. Information that arrives after the agenda is completed and sent to the "distribution list" has only been provided to the Mayor, Council, City Administrator and affected Department Head(s).

GENERAL INFORMATION

Includes notices, letters copied to the city, ordinances & resolutions from other governing bodies, newsletters and minutes and reports from agencies, boards and commissions. Each item does not appear to require any discussion or action. (Copies of ordinances and resolutions from other governing bodies are not provided, but are available upon request.)

Notices:

1. Berkeley Heights - Notice of Public Hearing on 3-1-26, re Ord 2026-01
2. Berkeley Heights Planning Board - Notice of Public Hearing on 2-18-26m re Round 4 Housing Element & Fair Share Plan
3. Summit Planning Board - Notice of Public Hearing on 2-23-26, re 791-795 Springfield Ave.

ORDINANCES AND RESOLUTIONS EXPLANATION:

A governing body of a municipality may formally act through ordinances or resolutions. Ordinances usually encompass legislative acts. Resolutions usually deal with administrative or acts performed according to legal authority, established procedures or instructions from the Common Council.

Ordinances:

An act initiated by the Common Council that becomes law. The violation of an ordinance may result in summonses being issued. Generally, an ordinance remains in effect until repealed or modified and may not be amended or modified by a resolution. It requires a public hearing and publications in the town's legal paper before becoming effective. Examples of ordinances are those which deal with changing parking or speed limit requirements, code enforcement, implementing State mandates at the local level and creating boards or commissions.

Resolutions:

Any act or regulation that is required to be reduced to writing but may be finally passed at the meeting at which it is introduced. The legal effect of a resolution is the same as an ordinance except summonses cannot be issued for their violation. Generally, life of a resolution is permanent unless there is language to the contrary. Typical resolutions deal with: Opinion expressions; Requests for action to other elected officials or bodies or governmental agency[s]; One-time actions and Routine authorizations such as making appointments and awarding contracts.

City Clerk's Office



ORDINANCE #	(ID # 12404)
Introduction Date:	2/17/2026
Hearing Date:	3/3/2026
Passage Date:	
Effective Date:	

AN ORDINANCE AUTHORIZING THE PERMANENT CLOSURE OF THE CHESTNUT LOT

The City is in the process of selling the old firehouse property including the Chestnut Lot. This ordinance provides for the permanent closure of the Chestnut Lot on the date of the real estate closing, on or about February 28, 2026. The ordinance also provides that all references to the Chestnut Lot be deleted from the City Code.

WHEREAS, the property at the old firehouse location is in the process of being sold; and

WHEREAS, the sale includes the Chestnut Lot; and

WHEREAS, on the date of the real estate closing, on or about February 28, 2026, the Chestnut Street Lot shall be permanently closed.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT, as follows:

SECTION 1. That on or about February 28, 2026, the Chestnut Street Lot shall be permanently closed.

SECTION 2. That Section 7-25, REGULATIONS FOR THE MOVEMENT AND THE PARKING OF TRAFFIC ON MUNICIPAL PROPERTY AND BOARD OF EDUCATION PROPERTY, Subsection 7-25.2, Municipal Parking Lot Areas, shall be amended and supplemented as follows:

f. ~~Lot #7 Chestnut Avenue Lot~~ <u>Reserved</u>					
Lot/#/ Location	Maximum Time	Time Period	Fees	Identification	Restricted/ Special Uses

f. Lot #7 Chestnut Avenue Lot On the corner of Broad Street and Morris Avenue Spaces are reserved for residents and downtown employees whose vehicle/s is/are registered with the City and possess a valid digital parking permit or those employed by the City of Summit.	13 hours	5:00 a.m. - 6:00 p.m., Monday through Friday	Prepay with any combination of quarters, dollar coins, dollar bills, or a major credit card in the pay station located in the lot using the parked vehicle's license plate number or through the City's pay by cell provider at the time the vehicle is parked satisfying the \$4 daily parking fee or after one of the following calendar prepayments have been made: Monthly \$80 Quarterly \$228 Annual \$864 or with the display of a daily visitor pass displaying the current month, day and year each time vehicle is parked	Resident/employee/resident overnight	Identification (Subsection 7- 25.4g and h) Lot serves as additional parking for City Hall visitors

SECTION 3: That all ordinances or parts of ordinances inconsistent herewith are hereby repealed and this ordinance shall take effect after final passage and publication as provided by law.

Dated:

I, Rosalia M. Licatase, City Clerk of the
City of Summit, do hereby certify that the
foregoing ordinance was duly passed by the
Common Council of said City at a regular
meeting held on

Approved:

Dr. Elizabeth Fagan, Mayor

City Clerk

PARKING SERVICES AGENCY

CITY HALL, 512 SPRINGFIELD AVENUE, SUMMIT, NJ 07901

P: 908.522.5100 F: 908.277.2977

PARKING@CITYOFSUMMIT.ORG

WWW.CITYOFSUMMIT.ORG

MEMORANDUM



To: Mayor Fagan and Members of Common Council
From: Nicole Sawicki, Parking Services Director
Date: January 29, 2026
Re: **Permanent Closure of Chestnut Lot**

The property at the old Fire House location has been sold, and the sale includes the Chestnut Lot. The Chestnut Lot is currently used for daytime permit parking by both residents and downtown employees as well as for overnight permit parking. Once the sale is finalized, on or about February 28, 2026, the Chestnut Lot will no longer be City-owned and therefore can no longer be used for permit parking.

.

Attachment: Permanent Closure of Chestnut Lot (12404 : Permanent Closure Chestnut Lot)



TO: Mayor and Common Council

FROM: Augusto Dal'Maso, Land Use Manager

DATE:

Ordinance Summary: The purpose of this ordinance is to establish a framework to regulate foreclosed properties or properties deemed Vacant and Abandoned to promote the public safety and general welfare and encourage the productive use of land in the City of Summit. This ordinance also amends and supplements Appendix A, Schedule of Fees, to establish fees for the registration of foreclosed properties and properties deemed Vacant and Abandoned.

ORDINANCE #	(ID # 12344)
Introduction Date:	2/17/2026
Hearing Date:	3/3/2026
Passage Date:	
Effective Date:	

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SUMMIT TO CREATE CHAPTER 9 ENTITLED “REGISTRATION AND MAINTENANCE OF VACANT, ABANDONED, AND FORECLOSED PROPERTIES.”

Ordinance Summary: The purpose of this ordinance is to establish a framework to regulate foreclosed properties and properties deemed Vacant and Abandoned to promote the public safety and general welfare and encourage the productive use of land in the City of Summit. This ordinance also amends and supplements Appendix A, Schedule of Fees, to establish fees for the registration of foreclosed properties and properties deemed Vacant and Abandoned.

WHEREAS, the Mayor and Common Council of the City of Summit wish to amend the City Code to require the registration and associated fees for vacant, abandoned, and foreclosed properties; and

WHEREAS, the Mayor and Common Council of the City of Summit continue their commitment to protect the public health, safety, and welfare and to maintain a high quality of life for City residents through the maintenance of structures and properties in the City; and

WHEREAS, the fees will reflect the cost of ordinance administration and registration and the maintenance of the vacant, abandoned, and foreclosed property registry; and

WHEREAS, in January 2022, Governor Philip D. Murphy signed Assembly Bill A2877 into law (as P.L. 2021, c. 444), imposing certain requirements on foreclosed vacant and abandoned properties and lenders of such properties; and

WHEREAS, the Mayor and Common Council of the City of Summit recognize that properties subject to foreclosure action or foreclosed upon and vacant or abandoned properties located throughout the City contribute to a decline in community and property value, create nuisances, lead to a general decrease in neighborhood and community aesthetic, create conditions that invite criminal activity, and foster an unsafe and unhealthy environment; and

WHEREAS, the City of Summit has already adopted property maintenance codes to regulate building standards for the exterior of structures and the condition of property as a whole; and

WHEREAS, the Mayor and Common Council of the City of Summit have determined that it is in the best interest of the public health, safety, and welfare to establish regulations to discourage property owners and mortgagees of foreclosed, vacant, or abandoned properties from allowing their properties to be neglected, to deteriorate, or to be left unsupervised; and

WHEREAS, the Mayor and Common Council recognize the importance of a property registration program to provide a valuable tool in addressing the risk of blight created by properties on which foreclosures have been initiated and when such properties become vacant and abandoned; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the governing body of a municipality is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety, and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the municipality by law; and

WHEREAS, pursuant to P.L. 2021, c. 444, the governing body of a municipality is authorized to adopt or amend ordinances creating a property registration program to identify and monitor properties within the municipality for which a summons and complaint in an action to foreclosure on a mortgage has been filed, regulate the care, maintenance, security and upkeep of such properties, and impose a registration fee on the mortgagee of such properties; and

WHEREAS, nothing in this Ordinance shall be interpreted to impair or limit in any way the powers separately afforded the City by the Abandoned Properties Rehabilitation Act, nor is anything in this Ordinance intended to limit the authority of the enforcing agency or Construction Official under the State Uniform Construction Code Act, or any rules or regulations adopted thereunder.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT, IN UNION COUNTY, NEW JERSEY AS FOLLOWS:

Section 1. Chapter 9, entitled “Registration and Maintenance of Vacant, Abandoned and Foreclosed Properties” of the City of Summit Revised General Ordinance is hereby created and shall read as follows:

CHAPTER 9 - REGISTRATION AND MAINTENANCE OF VACANT AND ABANDONED AND FORECLOSED PROPERTIES

§9-1 Purpose and Intent.

It is the purpose and intent of the Mayor and Common Council of the City of Summit to establish regulations to address the problems commonly associated with properties within the City that are foreclosed, abandoned, or vacant to promote the public health, safety and welfare and mitigate the deterioration of buildings and land, crime, public safety hazards and decline in property values. This chapter sets forth the criteria for qualifying properties deemed to be foreclosed, abandoned, or vacant; procedures for registering and monitoring such properties; maintenance requirements; and enforcement mechanisms. The regulations will limit the number of foreclosed, abandoned, or vacant properties in the City, ensure that any qualifying properties are properly managed and maintained and provide a mechanism to avert foreclosure actions through timely intervention, education, or counseling of property owners. Additionally, registration fees will assist in addressing the economic impact that abandoned properties have on the community, particularly those that are renewed several times through this process. The City will also include a section regarding maintenance of listed abandoned properties.

§9-2 Applicability.

This Chapter shall apply to vacant and abandoned, foreclosing, and foreclosed property within the City of Summit. For the purpose of this Chapter, a property shall be considered “Vacant and Abandoned” if it is not legally occupied by a Responsible Party or tenant for a period of six (6) months, and is in such condition that it cannot be legally reoccupied because of the presence or finding of at least two (2) of the following:

1. Overgrown or neglected vegetation;
2. The accumulation of newspapers, circulars, flyers or mail on the property;
3. Disconnected gas, electric or water utility services to the property;
4. The accumulation of hazardous, noxious, or unhealthy substances or materials on the property;
5. The accumulation of junk, litter, trash, or debris on the property;
6. The absence of window treatments such as blinds, curtains or shutters;
7. The absence of furnishings and personal items;
8. Statements of neighbors, delivery persons or government employees indicating that the property is vacant and abandoned;
9. Windows or entrances to the property that are boarded up or closed off or multiple window panes that are damaged, broken and unrepaired;
10. Doors to the property that are smashed through, broken off, unhinged or continuously unlocked;

11. A risk to the health, safety, or welfare of the public or any adjoining or adjacent property owners due to acts of vandalism, loitering, criminal conduct or the physical destruction or deterioration of the property;
12. An uncorrected violation of a municipal building, housing or similar code during the preceding year, or an order by municipal authorities declaring the property to be unfit for occupancy and to remain vacant and unoccupied;
13. The mortgagee or other authorized party has secured or winterized the property due to the property being deemed vacant and unprotected or in danger of freezing;
14. A written statement issued by a mortgagor expressing the clear intent of all mortgagors to abandon the property; or
15. Any other reasonable indications of abandonment.

§9-3 Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Annual Registration Period shall mean twelve (12) months from the date of registration of a Certificate of Vacant and Abandoned Property, as determined by the City, or its designee, and every subsequent twelve (12) months. The date of the initial registration may be different than the first action that required registration.

Authorized Agent shall mean the person the owner designates to receive notices of code violations concerning the Vacant and Abandoned Property and all service of process in any court proceeding or administrative enforcement proceeding brought to enforce code provisions concerning the registered property. Any owner who has designated an authorized agent shall be deemed to consent to the continuation of the agent's designation for the purposes of this section until the owner notifies the Enforcement Officer in writing of a change of authorized agent or until the owner files a new annual registration statement.

Certificate of Vacant and Abandoned Property Registration shall mean an application for a certificate issued through the Land Use Division, and a copy kept on file with the City Clerk's office, designating the Responsible Party's recognition of said property's inclusion onto the Vacant and Abandoned Property List and acknowledgement of responsibilities to the same.

Days shall mean consecutive calendar days.

Default shall mean that the mortgagor has not complied with the terms of the mortgage on the property, or the promissory note, or other evidence of the debt, referred to in the mortgage.

Enforcement Officer shall mean any property maintenance inspector, zoning inspector, zoning officer, city planner, land use manager, or any inspector from the City of Summit Division of Land Use.

Responsible Party shall mean the owner, creditor, mortgagee or other individual or entity who controls real property and is the primary individual or entity who is compelled to maintain said property.

Semi-Annual Registration Period shall mean six (6) months from the date of the first action that requires registration, as determined by the City, or its designee, and every subsequent six (6) months. The date of the initial registration may be different than the date of the first action that required registration.

Vacant and Abandoned Property shall meet the requirements set forth in §9-2.

§9-4 Establishment of a Registry.

Pursuant to the provisions of this Chapter, the Division of Land Use shall establish and maintain a registry cataloging each registered property with the City containing the information required herein.

§9-5 Registration of Foreclosed and/or Vacant and Abandoned Properties.

- A. The Land Use Division shall establish and maintain a list of Vacant and Abandoned Property, to be known as the “Vacant and Abandoned Property list.” The City of Summit may add properties to the list at any time when the Enforcement Officer finds that the property meets the definition of a Vacant and Abandoned Property.
- B. A Vacant and Abandoned Property shall not be included on the Vacant and Abandoned Property list if rehabilitation is being performed in a timely manner, as evidenced by building permits issued and diligent pursuit of rehabilitation work authorized by those permits. The Responsible Party shall provide the Division of Land Use an expected timeline of the rehabilitation work in conjunction with their construction permit application to be conducted over a period of one-hundred eighty (180) days.
- C. The Land Use Division shall establish the Vacant and Abandoned Property list or any additions thereto by publication on the City website, which publication shall constitute public notice, and, within 10 days after publication, shall send a notice by regular mail to the respective owner of record of the property included on the list.

- D. The mailed notices shall identify the property determined to be Vacant and Abandoned, setting forth the owner of record, if known, the tax lot and block number, and street address. The Land Use Division, in consultation with the Tax Collector, shall also send out a notice by regular mail to any Responsible Party that receives a duplicate copy of the tax bill pursuant to Subsection d of N.J.S.A.54:4-65. When the owner of record is not known for a particular property and cannot be ascertained by the exercise of reasonable diligence by the Tax Collector, notice shall not be mailed but instead shall be conspicuously posted on the property.
- E. The mailed notice shall indicate the factual basis for the Land Use Division's finding that the property is a Vacant and Abandoned Property, and the rules and regulations promulgated herein, specifying the information relied upon in making such finding. In all cases, a copy of the mailed or posted notice shall also be filed by the Land Use Division in the office of the County Clerk or Register of Deeds and Mortgages, as the case may be, of Union County. The filing shall have the same force and effects as a notice of lis pendens under N.J.S.A. 2A:15-6. The notice shall be indexed by the name of the property owner as defendant and the name of the City as plaintiff, as though an action had been commenced by the City against the owner.
- F. An owner or lienholder may challenge the inclusion of his property on the Vacant and Abandoned Property list by appealing the determination within 30 days of the owner's receipt of the notice, by submitting written communication to the City Business Administrator, Land Use Manager, and Zoning Officer. An owner whose identity was not known to the Land Use Division shall have 40 days from the date upon which notice was published or posted, whichever is later, to challenge the inclusion of a property on the Vacant and Abandoned Property list. The Land Use Division shall accept a late filing of an appeal, as long as good cause is shown. The sole ground for appeal shall be that the property in question is not Vacant and Abandoned Property as defined in Section 9-2. Within 30 days of receipt of a request for an appeal, the Land Use Division shall:
1. Conduct an inspection of the property to review the conditions of the site for continuous code violations
 2. Prepare specific compliance requirements for redetermination of the matter and inform the Responsible Party of the same
 3. Notify the property owner of the decision and the reasons therefore via mail and electronic mail, within 30 days of the inspection initiated by the appeal.

- G. Any property included on the list shall be presumed to be a Vacant and Abandoned Property unless the owner, through the submission of an affidavit or certification, confirms that the property is not Vacant and Abandoned. The affidavit or certification shall be accompanied by supporting documentation, such as, but not limited to photographs, repair invoices, bills and construction contracts.
- H. The Land Use Division shall promptly remove any property from the Vacant and Abandoned Property list that has been determined not to be vacant and abandoned on appeal.
- I. The City of Summit shall have the right to pursue any available legal remedy with respect to properties on the Vacant and Abandoned Property list upon the expiration of the period for appeal or upon the denial of an appeal brought by the property owner or lienholder.
- J. Registration of Property
1. The Responsible Party for a Vacant and Abandoned or foreclosed property must file a Certificate of Vacant and Abandoned Property Registration with the presiding Enforcement Officer, and a copy provided to the City Clerk, for each such property within ninety (90) days after the property is included on the Vacant and Abandoned Property list or within thirty (30) days after assuming ownership, whichever is later. Forms for such purposes shall be provided at the Division of Land Use Office, which must state the following:
 - a) The name, street address, telephone number and email address of a natural person who resides or maintains an office within the State and who is either the Responsible Party or an authorized agent designated by the Responsible Party to receive notices and complaints of property maintenance and code violations;
 - b) The name, street address, telephone number and e-mail address of the person responsible for maintaining the property, if different from the above;
 - c) Evidence of any liability insurance required by the City under §9-8;
 - d) Whether the property was inspected by the City; and
 - e) Whether the property is foreclosed or Vacant and Abandoned at the time of filing.
 2. The Responsible Party for a Vacant and Abandoned Property shall file an amended Certificate of Vacant and Abandoned Property registration within thirty (30) days after any change in the information required to be included thereon.

3. After the property is included on the Vacant and Abandoned Property list, within 90 calendar days, the owner of such property shall provide interior and exterior access to the City of Summit Land Use Division if requested by the enforcement officer. If the Enforcement Officer determines the property is Vacant and Abandoned, and foreclosure proceedings have not been initiated, the certificate of registration must be received within fourteen (14) days of the notice of the determination.
4. Any Responsible Party filing for a Certificate of Vacant and Abandoned Property shall be subject to the fees set forth in Section A-57 of the Schedule of Fees.
5. All creditors located outside of the State of New Jersey are responsible for appointing an in-State representative or agent to act on their behalf.
6. Failure to submit the payment of fees for either an initial registration of a Certificate of Vacant and Abandoned Property or the renewal of any second or subsequent certificate shall be applied to the subject property via a property tax lien.
7. All registrations shall remain valid for one (1) year from the date of registration. The Responsible Party shall be required to renew the registration annually as long as the property remains on the Vacant and Abandoned Property list, is vacant and abandoned or demonstrates evidence of vacancy, and shall pay a registration or renewal fee in the amount prescribed herein for each registered property.
8. Each Vacant and Abandoned property having a separate block and lot number as designated in the official tax maps for the City of Summit shall be registered separately.
9. Once a property is no longer Vacant and Abandoned, or is sold or otherwise transferred, the Responsible Party must provide proof of sale, transfer, or occupancy to the Land Use Division within thirty (30) days of the sale, transfer, or occupancy.

§9-6 Sale of Tax Lien

- A. Notwithstanding N.J.S.A. 54:5-1 et seq. or the provisions of any other law to the contrary, if a property is included on the Vacant and Abandoned Property list and the property taxes or other City liens due on the property are delinquent six (6) or more quarters as of the date of expiration of the right to appeal inclusion on the list, or if an appeal has been filed, as of the date that all opportunities for appeal of inclusion on the list have been exhausted, then the tax lien on the property may be sold in accordance with the procedures in the "Tax Sale Law," N.J.S.A. 54:5-1 et seq., on or after the 90th day following the expiration of that time of appeal or final determination on an appeal, as appropriate. The City of Summit may, at its option, require that the sale of the tax sale certificate or any subsequent assignment or transfer of a tax sale certificate held by the City be subject to the express condition that the purchaser or assignee shall be obliged to perform and conclude any rehabilitation or repairs necessary to remove the property from the Vacant and Abandoned Property list pursuant to Section 36 of P.L. 1996, c. 62 (N.J.S.A. 55:19-55) and to post a bond in favor of the City to guarantee the rehabilitation or repair of the property. The City Administrator may waive a requirement to post a bond imposed by the City of Summit for any purchaser, assignee or transferee of a tax sale certificate that provides documentation acceptable to the City Administrator that the purchaser, assignee or transferee is a qualified rehabilitation entity as defined in Section 3 of P.L. 2003, c. 210 (N.J.S.A. 55:19-80). The cost of rehabilitation and repairs and the cost of the bond shall be added to the amount required to be paid by the owner for redemption of the property. The purchaser, assignee or transferee of the tax sale certificate who is required to rehabilitate and repair the property shall be required to file the appropriate affidavits with the Tax Collector, pursuant to N.J.S.A. 54:5-62, representing the amounts of monies expended periodically toward the rehabilitation or repair of the property. A purchaser, assignee or transferee shall be entitled to interest on the amounts expended, as set forth in the affidavits, at the delinquent rate of interest for delinquencies in excess of \$1,500 pursuant to N.J.S.A. 54:4-67 of the City of Summit in effect for the time period when the amounts were expended. The tax sale certificate purchaser, assignee or transferee, under the auspices and with the authority of the City of Summit, shall be permitted to enter in and upon the property to appraise the costs of rehabilitation and repair and to perform all other acts required to guarantee the completion of the rehabilitation or repair of the property. No rehabilitation or repair work shall be commenced, however, until proof of adequate liability insurance and an indemnification agreement holding the City of Summit harmless is filed with the City Administrator. If the tax sale certificate is not purchased at the initial auction of the tax sale certificate and the City of Summit purchases the certificate pursuant to N.J.S.A. 54:5-34, then the City of Summit shall retain all of its right, title and interest in that certificate, however, any portion of the amount paid to the Tax Collector to redeem the

tax sale certificate that represents tax or other City lien delinquencies and subsequent City liens, including interest, shall be returned by the Tax Collector of the City of Summit.

B. Remediation.

1. If the City acquires the tax sale certificate for a property on the Vacant and Abandoned Property list, then, upon 10 days' written notice to the property owner and any mortgagee as of the date of the filing of the lis pendens notice under Subsection d of Section 36 of P.L. 1996, c. 62 (N.J.S.A. 55:19-55), the City shall be permitted to enter upon the property and remediate any conditions that caused the property to be included on the Vacant and Abandoned Property list. No remediation shall be commenced, however, if within that ten-day period the owner or mortgagee shall have notified the City of Summit, in writing, that the owner or mortgagee has elected to perform the remediation itself. When the owner or mortgagee elects to perform the remediation itself, it shall be required to post bond in favor of the City of Summit, to ensure performance. The amount and conditions of the bond shall be determined by the Land Use Division.
2. The cost of remediation incurred by the City of Summit pursuant to this subsection, as so certified by the entity incurring the cost upon completion of the remediation, shall constitute a lien upon the property first in time and right to any other lien, whether the other lien was filed prior to or after the filing of any lien by the City of Summit, except for City taxes, liens and assessments and any lien imposed pursuant to the "Spill Compensation and Control Act," P.L. 1976, c. 141 (N.J.S.A. 58:10-23.11 et seq.), together with any interest thereon. The certification of cost shall be filed and recorded as a lien by the entity incurring the cost with the County Clerk or Register of Deeds and Mortgages, as appropriate, in Union County.

C. Failure to Remediate.

1. Failure of the Responsible Party to remove a property from the Vacant and Abandoned Property list within a period of two years from the initial registration shall be prima facie evidence of the intent of the Responsible Party to continue to maintain the property as Vacant and Abandoned property.
2. The clearance, development, redevelopment, or repair of property being maintained as a Vacant and Abandoned Property shall be a public purpose and public use for which the power of eminent domain may be exercised.

§9-7 Removal from List

- A. An owner may remove a property from the list of Vacant and Abandoned properties prior to sale of the tax sale certificate by paying all taxes and City liens due, including interest and penalties, and:
 - 1. By posting cash or a bond equal to the cost of remediating all conditions because of which the property has been determined to be abandoned and posting cash or a bond to cover the cost of any environmental cleanup required on the property, evidenced by a certification by a licensed engineer retained by the owner and reviewed and approved by the City Engineer stating that the cash or bond adequately covers the cost of the cleanup; or
 - 2. By demonstrating to the satisfaction of the Land Use Division that the conditions rendering the property abandoned have been remediated in full; provided, however, that where the Land Use Division finds that the owner is actively engaged in remediating the conditions because of which the property was determined to be abandoned, as evidenced by significant rehabilitation activity on the property, the Land Use Division may grant an extension of time of not more than 120 days for the owner to complete all work, during which time no further proceedings will be taken against the owner or the property.
- B. If the owner has posted cash or a bond in order to have a property removed from the Vacant and Abandoned Property list and the conditions because of which the property was determined to be abandoned have not been fully remediated within one year of the date of posting the cash or bond, or, in the case of a property which requires a remediation of any known, suspected or threatened release of contaminants, if the owner has failed to enter into a memorandum of agreement with the Department of Environmental Protection or an administrative consent order, as the case may be, or if an agreement or order is in effect but the owner has failed to perform the remediation in conformance with the agreement or order, then the cash or bond shall be forfeited to the City, which shall use the cash or bond and any interest which has accrued thereon to demolish or rehabilitate the property or perform the environmental remediation. Any funds remaining after the property has been demolished, rehabilitated, or remediated shall be returned to the owner.

- C. If a property, which an entity other than the City of Summit has purchased or taken assignment from the City of Summit of a tax sale certificate, had been placed on the Vacant and Abandoned Property list, the property shall be removed from the list if the owner of the certificate pays all City taxes and liens due on the property within 30 days after the property is placed on the list; provided, however, that if the owner of the certificate fails to initiate foreclosure proceedings within six (6) months after the property was first placed on the list, the property shall be restored to the Vacant and Abandoned Property list.

§9-8 Requirement to maintain liability insurance.

The owner of any foreclosed and/or Vacant and Abandoned property shall acquire or otherwise maintain liability insurance, in an amount of not less than \$300,000, for properties designed primarily for one- to four-unit residential use and not less than \$1,000,000 for any other property, including, but not limited to, buildings designed for multifamily, manufacturing, storage, or commercial uses, covering any damage to any person or property caused by any physical condition of the property. Any insurance policy acquired or renewed after the property has become vacant and/or abandoned shall provide for written notice to the Enforcement Officer within 30 days of any lapse, cancellation, or change in coverage. The owner shall attach evidence of the insurance to the registration statement. Any registration statement submitted that does not include such evidence shall not be deemed to be a valid registration.

§9-9 Maintenance Requirements.

- A. The Responsible Party or mortgagee who holds a mortgage on real property within the City shall perform an inspection of the property upon default by the mortgagor as evidenced by the filing of a foreclosure action.
- B. The Responsible Party of the property that has become Vacant and Abandoned shall, within 45 days of the property becoming vacant and abandoned, or 30 days of the owner taking title to the property:
1. Post a sign affixed to the exterior of the of the principal façade of the property that is visible to the public indicating the name, address, and telephone number of the owner, authorized agent, and the party responsible for maintenance of the property for 24-hour contact. The sign shall be of size and placed in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 18 inches by 24 inches in dimension. If the property is set back from the street, the sign may be posted on a well-secured post or stake in the front yard of the property.
 2. Make provisions for:

- a. Maintenance of all lawn, landscaping and yard areas, including regular grass cutting as required by the applicable provisions of Chapter 15 “Property Maintenance”, as to pruning, irrigation and removal of all trimmings;
 - b. Removal of weeds, overgrown brush, dead vegetation, trash junk, debris, building materials, accumulation of newspapers, circulars, flyers, vehicles or items or materials that otherwise give the appearance that the property is Vacant and Abandoned;
 - c. Maintenance of the fences, sidewalks, walks and driveway and ensure that same are kept free from trash and debris;
 - d. Removal of graffiti or similar markings by cleaning or painting over with a matching paint color;
 - e. Maintenance of pools, spas, ponds, and fountains so the water remains free and clear of pollutants and debris;
 - f. Cessation of delivery of mail, newspapers, and circulars to the property, including having the property listed on any then-existing exclusion list maintained by the City of Summit for the delivery of circulars and advertisements to the property;
 - g. Winterization of the property by the cessation of water service to the property and the draining of water lines;
 - h. Cessation of electric or gas utility services to the property;
 - i. Regular maintenance of the exterior of the property; and
 - j. Compliance with all other applicable City Codes applicable to property maintenance.
- C. Commercial properties will be required to remove signage or awnings within thirty (30) days.
- D. Commercial properties will be required to cover first floor windows in a way that will maintain an aesthetic quality of the building and surrounding area and increase safety. Such treatments shall be approved by the Land Use Division.
- E. A creditor filing a summons and complaint in an action to foreclose on a residential property within the City of Summit shall be immediately responsible for maintenance, security, and upkeep of the exterior of the property if it becomes Vacant and Abandoned at any time while registered under this ordinance.

- F. Adherence to this section does not relieve the owner of any other obligations set forth in the City, or of any covenants or restrictions, or homeowners' association rules and regulations.
- G. This section shall not be construed to diminish any property maintenance responsibilities of property owners who are not subject to the provisions of the section.

§9-10 Security requirements.

- A. Properties subject to these Sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons.
- B. A “secure manner” shall include, but not be limited to, the closure and locking of windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property or structure. Broken windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property or structure must be repaired. Broken windows shall be secured by re-glazing the window.
- C. Failure of the Mortgagee and/or property Owner of record to properly inspect and secure a property subject to this Chapter, and post and maintain the signage noted in this section, is a violation and shall be subject to enforcement by any of the enforcement means available to the City. The City may take the necessary action to ensure compliance with this Section and recover costs and expenses in support thereof.

§9-11 Inspections.

The City’s Land Use Division shall have the duty and responsibility to inspect properties subject to this chapter for compliance and to issue summonses for any violations.

§9-12 Enforcement and penalties.

In addition to any other legal or enforcements remedies not set forth herein, enforcement authority shall be vested in the Land Use Division provided, however, that the Summit Department of Community Services and the Health Department, or such other department or individual as designated by the City Administrator, shall also have enforcement authority under this chapter. The penalties set forth in this section shall be in addition to any registration costs established in this chapter

- A. Failure to file a Certificate of Vacant and Abandoned Property, as well as failure to correctly identify the name of the owner (or authorized agent) and the individual or property management company responsible for maintenance of the property, within the time periods set forth herein by a creditor is punishable by a fine of up to:

- a. \$500 per property annually for any property that is required to be registered because a summons and complaint in an action to foreclose was filed by the creditor; and
 - b. An additional \$2,000 per property annually if the property is Vacant and Abandoned when the summons and complaint in an action to foreclose is filed, or becomes vacant and abandoned at any time thereafter while the property is in foreclosure.
- B. For all properties included in the Vacant and Abandoned Property list, but are not subject to a foreclosure action, failure to file a Certificate of Vacant and Abandoned Property within the time periods set forth herein is punishable by a fine of up to \$1,250. If applicable, failure to correctly identify the name of the owner (or authorized agent) and the individual or property management company responsible for maintenance of the property is punishable by an additional fine of up to \$1,250.
- C. Any person who violates any provision of this chapter shall be subject to a fine of not less than \$500 and not more than \$2,500 for each offense. Each day that a violation continues shall constitute a separate and distinct offense. Any fines imposed shall commence 30 days following receipt of notice of code violations or a summons for improper maintenance, except if the violation presents an imminent risk to public health and safety, in which case any fines shall commence 10 days following receipt of the notice.
- D. Nothing contained herein shall prevent the City of Summit from taking all such action it deems necessary to clean up and maintain the property on an as-needed basis when the property is found to be unsafe or unfit for human habitation. The City of Summit may impose a lien against the property for costs associated with such cleanup and maintenance. Any such actions taken under this provision shall not relieve the owner from its obligations.

- E. The enforcement authority shall be authorized to issue a notice to the creditor if it is determined that the creditor has failed to provide for the maintenance of the exterior of the Vacant and Abandoned property. The notice shall require the creditor to correct the violation(s) within 30 days of receipt of the notice, or within 11 days of receipt of the notice if the violation presents an imminent threat to public health and safety. A creditor that is found to be in violation of the maintenance requirements shall be subject to a fine not exceeding \$2,500. Any fines imposed on a creditor shall commence 11 days following receipt of notice from the City of Summit.
- F. Any fine or cost associated with demolishing, rehabilitating, or remediating the property that remains uncollected or unpaid shall, by resolution of the City Council, become a lien upon the property, which lien shall hereafter form part of the taxes next to be assessed and levied upon said property, the same to bear interest at the same rate as taxes to be collected and enforced by the same officers and in the same manner as taxes in accordance with the provisions of N.J.S.A. 40:48-2.14.

§9-13 Provisions supplemental.

The provisions of this Chapter are cumulative with and in addition to other available remedies. Nothing contained in this Chapter shall prohibit the City from collecting on fees, fines, and penalties in any lawful manner; or enforcing its codes by any other means, including, but not limited to, injunction, abatement, or as otherwise provided by law or ordinance.

§9-14 Public nuisance.

All registrable property is at risk of being a public nuisance and if vacant or blighted can constitute a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare, and safety of the residents of the City.

§9-15 Opposing, obstructing enforcement officer; Penalty

Whoever opposes obstructs or resists any Enforcement Officer or any person authorized by the enforcement office in the discharge of duties as provided in this chapter shall be punishable as provided in the applicable code(s) or a court of competent jurisdiction.

§9-16 Immunity of enforcement officer.

Any Enforcement Officer or any person authorized by the City to enforce the sections here within shall be immune from prosecution, civil or criminal, for reasonable, good faith entry upon Real Property while in the discharge of duties imposed by this Chapter. **“Vacant and Abandoned Property shall be as set forth in §9-2.**

§9-17 Severability.

It is hereby declared to be the intention of the City that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

Section 2. That Appendix A, Schedule of Fees, shall be amended and supplemented as follows:

A-57 VACANT AND ABANDONED, AND/OR FORECLOSED PROPERTIES.

(§9-5((J)(4))

- i. The initial registration for a Certificate of Vacant and Abandoned Property shall be \$2,500.00.
- ii. The first renewal of Annual Registration shall be \$4,500.00.
- iii. The second renewal of Annual Registration shall be \$9,000.00
- iv. Any subsequent renewal of Annual Registration shall be \$15,000. If foreclosure proceedings have been initiated against any Vacant and Abandoned Property, then the creditor must provide the City with a registration statement within seven (7) days of initiation of the foreclosure proceedings. In addition to the information contained in section (J), such notice must also include the date the summons or complaint was filed against the subject property, the court in which it was filed, and the docket number, as well as a statement to whether the property is Vacant and Abandoned. If the property was not Vacant and Abandoned at the time foreclosure proceedings were initiated but it subsequently becomes Vacant and Abandoned, then the creditor must provide the City with an updated certificate of registration to reflect the change in the property's status.

Section 3. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

Section 4. Effective date. This ordinance shall take effect upon passage and final publication according to law.

Dated:

I, Rosalia M. Licatase, City Clerk of the City
of Summit, do hereby certify that the
foregoing ordinance was duly passed by the
Common Council of said City at regular
meeting held on

City Clerk

Approved:
Mayor

Dr. Elizabeth Fagan,



TO: Mayor and Common Council

FROM: Augusto Dal'Maso, Land Use Manager

DATE:

Ordinance Summary: On December 5, 2023, the City repealed Chapter 8 Affordable Housing, and moved the Affordable Housing Ordinance to Chapter 35, Part IV, Article XVIII-XIX; however, Chapter 8 appears not to have been repealed. This ordinance will repeal Chapter 8 of the Revised General Ordinances in its entirety as it relates to Affordable Housing, which is also located in Chapter 35. In addition, this ordinance shall repeal and replace the existing Chapter 35, Part IV, Article XVIII-XIX to update the City wide regulations and standards to govern the development of very low, low and moderate-income affordable units for multifamily for-sale and rental residential developments that may be approved by the City or the City Planning Board, and is designed to regulate these very low, low- and moderate-income units in a manner consistent with the Fair Housing Act as amended in 2024 (N.J.S.A. 52:27D-301 et seq.), Uniform Housing Affordability Controls, N.J.A.C. 5:99-1 et seq., and applicable New Jersey Council on Affordable Housing (COAH) regulations. Moreover, to update the standards for the collection, maintenance, and expenditure of development fees that are consistent with regulations set forth in Fair Housing Act as amended in 2024 (N.J.S.A. 52:27D-301 et seq.), N.J.A.C. 5:99-1 et seq., and as previously established in accordance with P.L. 2008, c. 46, Sections 8 and 32 through 38 (N.J.S.A. 52:27D-329.2) and the Statewide Nonresidential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7).

ORDINANCE #	(ID # 12345)
Introduction Date:	2/17/2026
Hearing Date:	3/3/2026
Passage Date:	
Effective Date:	

AN ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, REPEALING CHAPTER 8, AFFORDABLE HOUSING IN ITS ENTIRETY AND REPEALING AND REPLACING CHAPTER 35, PART IV, ARTICLE XVII - XIX, AFFORDABLE HOUSING

Ordinance Summary: On December 5, 2023, the City repealed Chapter 8 Affordable Housing, and moved the Affordable Housing Ordinance to Chapter 35, Part IV, Article XVIII-XIX; however, Chapter 8 appears not to have been repealed. This ordinance will repeal Chapter 8 of the Revised General Ordinances in its entirety as it relates to Affordable Housing, which is also located in Chapter 35. In addition, this ordinance shall repeal and replace the existing Chapter 35, Part IV, Article XVIII-XIX to update the City wide regulations and standards to govern the development of very low, low and moderate-income affordable units for multifamily for-sale and rental residential developments that may be approved by the City or the City Planning Board, and is designed to regulate these very low, low- and moderate-income units in a manner consistent with the Fair Housing Act as amended in 2024 (N.J.S.A. 52:27D-301 et seq.), Uniform Housing Affordability Controls, N.J.A.C. 5:99-1 et seq., and applicable New Jersey Council on Affordable Housing (COAH) regulations. Moreover, to update the standards for the collection, maintenance, and expenditure of development fees that are consistent with regulations set forth in Fair Housing Act as amended in 2024 (N.J.S.A. 52:27D-301 et seq.), N.J.A.C. 5:99-1 et seq., and as previously established in accordance with P.L. 2008, c. 46, Sections 8 and 32 through 38 (N.J.S.A. 52:27D-329.2) and the Statewide Nonresidential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7).

WHEREAS, Chapter 35, Part IV, Article XVII (Affordable Housing Development Fees) of the Revised General Ordinances of the City of Summit has to be repealed and replaced in its entirety to comply with the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. (“FHA”), as was amended in 2024, the newly adopted Uniform Housing Affordability Controls (“UHAC”) regulations, N.J.A.C. 5:80-26.1 et seq., and newly adopted N.J.A.C. 5:99-1 et seq; and

WHEREAS, this Ordinance establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with regulations set forth in P.L. 2024, c. 2, N.J.S.A. 52:27D-301 et seq., N.J.A.C. 5:99-1 et seq. and as previously established in accordance with P.L. 2008, c. 46, Sections 8 and 32 through 38 (N.J.S.A. 52:27D-329.2) and the Statewide Nonresidential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7); and

WHEREAS, Chapter 35, Part IV, Article XVIII (Affordable Housing) of the Revised General Ordinances of the City of Summit has to be repealed and replaced in its entirety to comply with the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. (“FHA”), as was amended in 2024, the newly adopted Uniform Housing Affordability Controls (“UHAC”) regulations, N.J.A.C. 5:80-26.1 et seq., and newly adopted N.J.A.C. 5:99-1 et seq; and

WHEREAS, this Ordinance establishes City wide regulations and standards to govern the development of very low, low and moderate-income affordable units for multifamily for-sale and rental residential developments that may be approved by the City or the City Planning Board, and is designed to regulate these very low, low- and moderate-income units in a manner consistent with the FHA, UHAC, N.J.A.C. 5:99-1 et seq., and applicable New Jersey Council on Affordable Housing (COAH) regulations; and

WHEREAS, Chapter 8, Affordable Housing, of the Revised General Ordinances, was formerly and is now inconsistent with the provisions set forth in Chapter 35, Part IV, Article XVII-XIX, and must be repealed in its entirety and reserved for future use by the City of Summit;

BE IT ORDAINED by the Mayor and Council of the City of Summit, in the County of Union and State of New Jersey that Chapter 8, Affordable Housing, of the Revised General Ordinances be repealed in its entirety, and that Chapter 35, Part IV, Article XVII-XIX (Affordable Housing) of the Revised General Ordinances of the City of Summit is hereby repealed and replaced as follows:

Section 1. Chapter VIII “Affordable Housing” of the Revised General Ordinances is hereby repealed and reserved.

Section 2. Chapter 35, Part IV, Affordable Housing, of the Revised General Ordinances of the City of Summit, shall be repealed and replaced as follows:

Chapter 35 Development Regulations Ordinance, Part IV, Article XVII, Affordable Housing Development Fees

§ 35-17.1 Purpose.

- A. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.

§ 35-17.2 Definitions.

As used herein the following terms shall have the following meanings:

“Act” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Adaptable” means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the “State Uniform Construction Code Act,” P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

“Administrative Agent” means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

“Affordability assistance” means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner’s association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

“Affordable housing development” means a development included in a municipality’s housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

“Affordable Housing Monitoring System” or “AHMS” means the Department’s cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

“Affordable Housing Trust Fund” or “AHTF” means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the “Neighborhood Preservation Nonlapsing Revolving Fund” and “Balanced Housing” mean the AHTF.

“Barrier-free escrow” means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

“Construction” means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217(N.J.S.A. 52:27D-119 et seq.).

“Developer” means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

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

“Development fee” means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.

“Division” means the Division of Local Planning Services within the Department of Community Affairs.

“Emergent opportunity” means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

“Equalized assessed value” or “EAV” means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

“FHA” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Inclusionary development” means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate- income households.

“Low-income household” means a household with a household income equal to 50 percent or less of the regional median income.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Mixed use development” means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities may be considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

“Moderate-income household” means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“Municipal Housing Liaison” or **“MHL”** means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

“Municipal affordable housing trust fund” means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

“Municipal development fee ordinance” means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

“New construction” means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

“New Jersey Affordable Housing Trust Fund” means an account established pursuant to N.J.S.A. 52:27D-320.

“Non-residential development” means:

Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;
Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

“Non-residential development fee” means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

“Payment in lieu of constructing affordable units” means the prior approval of the payment of funds to the municipality by a developer when affordable units are were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

“Recreational facilities and community centers” means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

“Residential development fee” means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

“Spending plan” means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

“UHAC” means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

“Very-low-income household” means a household with a household income less than or equal to 30 percent of the regional median income.

“Very-low-income unit” means a restricted unit that is affordable to a very-low-income household.

§ 35-17.3 Basic Requirements.

- A. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.

- B. The municipality shall not spend development fees until the court has approved a plan for spending such fees.

§ 35-17.4 Residential Development Fees.

A. Imposition of fees

1. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.
2. When an increase in residential density is permitted pursuant to a “d” variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a “bonus” development fee of 6.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

B. Eligible exactions, ineligible exactions and exemptions for residential development

1. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.

2. Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
3. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
4. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.
5. Any project for improvement of a structure to comply with existing state or local building, fire, health, sanitary or safety code specifications which are solely necessary to assure safe living conditions shall be exempt from paying a residential development fee.
6. Any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places shall be exempt from paying a residential development fee, but a development fee shall be charged for any new dwelling constructed as a replacement for a previously existing dwelling on the same lot that was or will be demolished, unless the owner resided in the previous dwelling for a period of one year or more prior to obtaining a demolition permit. Where a development fee is charged for a replacement dwelling, the development fee shall be calculated on the increase in the equalized assessed value of the new structure as compared to the previous structure.
7. Structural alterations that do not increase gross floor area of a residential building or structure or increase the equalized assessed value of a property shall be exempted from paying a development fee.
8. Nonprofit organizations constructing residential projects which have received tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code, providing current evidence of that status is submitted to the Municipal Clerk, together with a certification that services of the organization are provided at reduced rates to those who establish an inability to pay existing charges, shall be exempted from paying a development fee.

9. Federal, state, county and local governments shall be exempted from paying a development fee.
10. Homes replaced as a result of a natural disaster, fire, or flood shall be exempt from the payment of a development fee. This exemption applies only for the owner of record at the time of the fire, flood, or natural disaster and the use is not increased, i.e., a single-family house is destroyed and a two-family home is built in its place. Should this scenario occur, the fee will be calculated from the difference between the new, more intense use (two-family) from the original use that was destroyed (single family).
11. No exemption from the payment of residential development fees shall be made for any individual purchasing a new residential development unit where the contract purchaser waives a new home warranty or applies for building permits instead of the general contractor, developer, construction company, individual performing the construction of the dwelling unit, or property owner. Residential development fee is owed regardless of individual or entity applying for building permits.

§ 35-17.5 Non-Residential Development Fees.

A. Imposition of fees

1. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
2. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
3. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

B. Eligible exactions, ineligible exactions and exemptions for non-residential development

1. The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.
2. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
3. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.
4. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
5. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.
6. Federal, state, county and local governments constructing nonresidential property shall be exempted from paying a development fee.

§ 35-17.6 Collection Procedures.

- A. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- B. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

- C. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
- D. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
- E. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
- F. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- G. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
- H. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.

§ 35-17.7 Appeal of development fees.

- A. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

- B. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§ 35-17.8 Affordable Housing Trust Fund.

- A. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- B. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
1. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
 2. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 3. Rental income from municipally operated units;
 4. Repayments from affordable housing program loans;
 5. Recapture funds;
 6. Proceeds from the sale of affordable units; and
 7. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- C. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.

- D. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
1. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
 2. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
 3. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 4. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 5. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 6. Revocation of compliance certification or a judgment of compliance and repose;
 7. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
 8. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- E. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.

§ 35-17.9 Use of Funds.

- A. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.
- B. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
- C. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
1. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
 2. Affordability assistance for very low income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
- D. No more than 20% of all affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

§ 35-17.10 Monitoring.

- A. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

§ 35-17.11 Ongoing Collection of Fees

- A. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.
- B. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).

§ 35-17.12 Emergent Affordable Housing Opportunities.

Requests to expend affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

Chapter 35 Development Regulations Ordinance, Part IV, Article XVIII, Affordable Housing and Affordable Housing Multifamily Set-Aside

§ 35-18.1 Introduction & Applicability.

- A. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in City of Summit consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
- B. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item E.3. below.
- C. The City of Summit Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.
- D. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
- E. Applicability
 - 1. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality’s most recently adopted HEFSP, excluding those affordable housing units that were subject to a written agreement, rezoning or approval prior to the end of the Third Round on June 30, 2025.
 - 2. This Ordinance shall also apply to any unanticipated future developments that will provide very low-, low- and moderate-income housing units.

3. Projects receiving federal Low Income Housing Tax Credit financing and are proposed for credit shall comply with the low/moderate split and bedroom distribution requirements, maximum initial rents and sales prices requirements, affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

§ 35-18.2 Definitions.

As used herein the following terms shall have the following meanings:

“Accessory apartments” means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling. Accessory apartments are also referred to as “accessory dwelling units”.

“Act” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Adaptable” means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the **“State Uniform Construction Code Act,”** P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

“Administrative agent” means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

“Affirmative marketing” means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

“Affirmative Marketing Plan” means the municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

“Affirmative Marketing Process” or **“Program”** means the actual undertaking of Affirmative Marketing activities in furtherance of each project with very low- low- and moderate-income units.

“Affordability assistance” means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner’s association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

“Affordability average” means an average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income households.

“Affordable” means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

“Affordable housing development” means a development included in a municipality’s housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

“Affordable Housing Dispute Resolution Program” or **“the Program”** refers to the dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

“Affordable Housing Monitoring System” or **“AHMS”** means the Department’s cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

“Affordable Housing Trust Fund” or **“AHTF”** means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the “Neighborhood Preservation Nonlapsing Revolving Fund” and “Balanced Housing” mean the AHTF.

“Affordable unit” means a housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

“Age-restricted housing” means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

“Assisted living residence” means a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

“Barrier-free escrow” means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

“Builder’s remedy” means court-imposed site-specific relief for a litigant who seeks to build affordable housing for which the court requires a municipality to utilize zoning techniques, such as mandatory set-asides or density bonuses, including techniques which provide for the economic viability of a residential development by including housing that is not for low- and moderate-income households.

“Certified household” means a household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

“CHOICE” means the no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.

“COAH” or the **“Council”** means the Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).

“Commissioner” means the Commissioner of the Department of Community Affairs.

“Compliance certification” means the certification obtained by a municipality pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1), that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next round begins, which is also known as a “judgment of compliance” or “judgment of repose.” The term “compliance certification” shall include a judgment of repose granted in an action filed pursuant to section 13 of P.L.1985, c. 222 (C.52:27D-313).

“Construction” means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217(N.J.S.A. 52:27D-119 et seq.).

“County-level housing judge” means a judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share plans and housing elements with the Act.

“DCA” and **“Department”** mean the State of New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Department” means the New Jersey Department of Community Affairs.

“Developer” means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

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

“Development fee” means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.

“Dispute Resolution Program” means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).

“Division” means the Division of Local Planning Services within the Department of Community Affairs.

“Emergent opportunity” means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

“Equalized assessed value” or **“EAV”** means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

“Equity share amount” means the product of the price differential and the equity share, with the equity share being the whole number of years that have elapsed since the last non-exempt sale of a restricted ownership unit, divided by 100, except that the equity share may not be less than five percent and may not exceed 30 percent.

“Exit sale” means the first authorized non-exempt sale of a restricted unit following the end of the control period, which sale terminates the affordability controls on the unit.

“Exclusionary zoning litigation” means litigation challenging the fair share plan, housing element, ordinances, or resolutions that implement the fair share plan or housing element of a municipality based on alleged noncompliance with the Act or the Mount Laurel doctrine, which litigation shall include, but shall not be limited to, litigation seeking a builder’s remedy.

“Extension of expiring controls” means extending the deed restriction period on units where the controls will expire in the current round of a housing obligation, so that the total years of a deed restriction is at least 60 years.

“Fair share obligation” means the total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

“Fair share plan” means the plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of very low-, low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

“FHA” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Green Building Strategies” means the strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

“HMFA” or **“the Agency”** means the New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

“Household income” means a household’s gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

“Housing element” means the portion of a municipality’s master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality’s fair share of its region’s present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. at N.J.S.A. 52:27D-304.1.

“Housing region” means a geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

“Inclusionary development” means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of very low-, low- and moderate- income households.

“Judgment of compliance” or **“judgment for repose”** means a determination issued by the Superior Court approving a municipality’s fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

“Low-income household” means a household with a household income equal to 50 percent or less of the regional median income.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

“Mixed use development” means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities maybe considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

“Moderate-income household” means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“MONI” means the no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

“Municipal housing liaison” or **“MHL”** means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

“Municipal affordable housing trust fund” means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

“Municipal development fee ordinance” means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

“New construction” means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

“New Jersey Affordable Housing Trust Fund” means an account established pursuant to N.J.S.A. 52:27D-320.

“New Jersey Housing Resource Center” or **“Housing Resource Center”** means the online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

“95/5 restriction” means a deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

“Non-exempt sale” means any sale or transfer of ownership of a restricted unit to one’s self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor’s deed to a class A beneficiary; and the transfer of ownership by court order.

“Nonprofit” means an organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

“Non-residential development” means:

Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

“Non-residential development fee” means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

“Order for repose” means the protection a municipality has from a builder’s remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

“Payment in lieu of constructing affordable units” means the prior approval of the payment of funds to the municipality by a developer when affordable units are were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

“Prospective need” means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

“Qualified Urban Aid Municipality” means a municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

“Person with a disability” means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

“Price differential” means the difference between the controlled sale price of a restricted unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of a restricted unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

“Prior round unit” means a housing unit that addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that was adopted and/or having received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

“Program” means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L.2024, c. 2 (C.52:27D-313.2).

“Random selection process” means a lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans’ preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

“RCA administrator” means an appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

“RCA project plan” means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

“Receiving municipality” means, for the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality’s fair share obligation.

“Reconstruction” means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

“Recreational facilities and community centers” means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

“Regional contribution agreement” or **“RCA”** means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality’s affordable housing obligation to another municipality within its housing region.

“Regional median income” means the median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

“Rehabilitation” means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

“Residential development fee” means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

“Restricted unit” means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

“Spending plan” means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

“State Development and Redevelopment Plan” or “State Plan” means the plan prepared pursuant to sections 1 through 12 of the “State Planning Act,” P.L.1985, c. 398 (C.52:18A-196 et al.), designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to subsection f. of section 5 of P.L.1985, c. 398 (C.52:18A-200).

“Supportive housing household” means a very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or special needs housing. Such populations include, but are not limited to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in Section 2 of P.L. 1977), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit Program, the McKinney-Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant’s self-identification of household members on the affordable housing application.

“Supportive housing sponsoring program” means grant or loan program which provided financial assistance to the development of the unit.

“Supportive housing unit” means a restricted rental unit, as defined by N.J.S.A. 34:1B-21.24, that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. Supportive housing units are also referred to as permanent supportive housing units.

“Transitional housing” means temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2) provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

“Treasurer” means the Treasurer of the State of New Jersey.

“UHAC” means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

“UHORP” means the Agency’s Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

“Unit type” means type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance), multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

“Very-low-income household” means a household with a household income less than or equal to 30 percent of the regional median income.

“Very-low-income housing” means housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

“Very-low-income unit” means a restricted unit that is affordable to a very-low-income household.

“Veteran” means a veteran as defined at N.J.S.A. 54:4-8.10.

“Veterans’ preference” means the agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

“Weatherization” means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

§ 35-18.3 Monitoring and Reporting Requirements.

- A. The municipality shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan:

1. The municipality shall provide electronic monitoring data with the Department pursuant to P.L 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department's website at <https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.
2. On or before February 15 of each year, the municipality shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.
3. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

§ 35-18.4 Municipality-wide Mandatory Set-Aside

- A. A development, other than single-family detached, providing a minimum of five new housing units created through any municipal rezoning or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan that provides for densities at or above six units per acre, is required to include an affordable housing set-aside of 20%.
- B. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.
- C. All such affordable units shall be governed by this ordinance the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.
- D. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.
- E. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
- F. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.

G. In the event that the inclusionary set-aside of 20% of the total number of residential units does not result in a full integer, the developer shall choose one of two options for addressing the fractional unit:

1. The developer may round the set-aside upward to construct a whole additional affordable unit; or
2. If the set-aside includes a fractional unit equal to 0.49 or less, the developer may round the set-aside downward and construct the lesser whole number of affordable units and shall also contribute the fractional subsidy payment (“fractional subsidy payment”) to be made to the municipality and deposited in the municipal Affordable Housing Trust Fund. The fractional subsidy payment amount shall be calculated as the fractional unit multiplied by the base subsidy payment amount currently established by the municipality as the average subsidy reflected in financial pro formas for 100% affordable housing or subsidized developments in the municipality or region on file with the municipality. For example, if seven total units are developed at an inclusionary site, a 20% set-aside would require 1.4 affordable units. Per the requirements above:

The developer shall round up the 0.4 unit to one whole affordable unit so as to construct a total of two (2) affordable housing units; or The developer shall round the set-aside downward so as to construct only one affordable unit AND shall pay into the municipal affordable housing trust fund a fractional subsidy payment equal to the dollar amount established by the municipality multiplied by 0.4.

§ 35-18.5 New Construction.

Per the definition of “New Construction,” (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.) this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.

- A. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.
- B. Completion Schedule (previously known as phasing). Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of

Certificate of Occupancy	Occupancy
25+1	10
50	50
75	75
90	100

C. Design. The following design requirements apply to affordable housing developments, excluding prior round units.

1. Design of 100 percent affordable developments:

- i. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- ii. Each bedroom in each restricted unit must have at least one window.
- iii. Restricted units must include adequate air conditioning and heating.

2. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.

- i. Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
- ii. Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.
- iii. Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.

- iv. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - v. Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.
 - vi. Each bedroom in each restricted unit must have at least one window.
 - vii. Restricted units must be of the same unit type as market-rate units within the same building.
 - viii. Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
3. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section § 35-18.5.B above. Restricted sale units shall comply with the below:
- i. Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - ii. Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - iii. Restricted units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses may be exempt from this requirement. The proper ratio for restricted to market-rate unit type shall be subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.

- iv. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- v. Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
- vi. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
- vii. Each bedroom in each restricted unit must have at least one window; and
- viii. Restricted units must include adequate air conditioning and heating.

D. Utilities.

- 1. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
- 2. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.A.C. 5:80-26.13(e).

E. Low/moderate split and bedroom distribution.

- 1. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
- 2. In each affordable housing development, at least 50% of the restricted units within each bedroom distribution rounded up to the nearest whole number shall be very low- or low-income units.

3. Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development.
4. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:
 - i. At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;
 - ii. Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;
 - iii. The combined number of efficiency and one-bedroom units shall be no greater than 20%, rounded down, of the total number of low- and moderate-income units.
 - iv. At least 30% of all low- and moderate-income units, rounded up shall be two-bedroom units.
 - v. At least 20% of all low- and moderate-income units, rounded up shall be three-bedroom units.
 - vi. The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.
 - vii. In any developments where the City has executed a Developer's Agreement related to the City's current Housing Element and Fair Share Plan before the Affordable Housing Dispute Resolution Program, which establishes the specific income and bedroom distribution, the distributions set forth in the Developer's Agreement shall control.
5. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least 5% of those restricted units.

F. Accessibility requirements.

1. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.
2. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
 - i. An adaptable toilet and bathing facility on the first floor;
 - ii. An adaptable kitchen on the first floor;
 - iii. An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;
 - iv. An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
 - v. If not all of the foregoing requirements in 2.i. through 2.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
 - vi. An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
 - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (b) To this end, the builder of restricted units shall deposit funds within the Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.

- (c) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - (d) The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
 - (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Affordable Housing Trust Fund and earmarked appropriately.
- vii. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

§ 35-18.6 Affordable Housing Programs/Compliance Techniques.

- A. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.
- B. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation).
 - 1. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
 - 2. Both ownership and rental units shall be eligible for rehabilitation funds.

3. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
 4. The municipality shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.
 5. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.
 6. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:
 - i. If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.
 - ii. If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant's current rent or the maximum rent permitted under UHAC.
 - iii. Rents in rehabilitated units may increase annually based on the standards in UHAC.
 - iv. At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.
- C. Extension of Controls Program (for ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k)).
1. An extension of affordability controls program is established to maintain and extend the affordability of deed restricted units scheduled to come out of their affordability control period, subject to N.J.A.C. 5:97-6.14 and UHAC, including the following:

- i. The affordable unit meets the criteria for prior cycle (April 1, 1980 - December 15, 1986) or post December 15, 1986 credits set forth in N.J.A.C. 5:97.
- ii. The affordability controls for the unit are scheduled to expire in the current round; or in the next round of housing obligations if the municipal election to extend controls is made no earlier than one year before the end of the current round;
- iii. The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards.
- iv. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work.
- v. The municipality shall adhere to the process for extending controls pursuant to UHAC for extending ownership units and rental units, either inclusionary or 100% affordable developments.
- vi. The deed restriction for the extended control period shall be filed with the County Clerk.

D. Assisted Living Residence (per N.J.A.C. 5:97-6.11).

1. An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.
2. The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.
3. A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.
4. Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.
5. Low- and moderate-income residents cannot be charged any upfront fees.
6. The units shall comply with UHAC with the following exceptions:
 - i. Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;

- ii. The deed restriction may be on the facility, rather than individual apartments or rooms;
 - iii. Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and
7. Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

E. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).

- 1. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
 - i. Units are subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968).
 - ii. Units may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services.
 - iii. The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
 - iv. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
 - v. Occupancy shall not be restricted to youth under 18 years of age.
 - vi. In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.

vii. The bedrooms and/or units shall comply with UHAC with the following exceptions:

(a) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing, and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;

(b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).

viii. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.

ix. Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.

x. The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:

(a) An Affirmative Marketing Plan in accordance with § 35-18.9 above; and

(b) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.

xi. The sponsor/owner shall complete annual monitoring as directed by the MHL.

§ 35-18.7 Regional Income Limits.

A. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.

- B. Regional income limits are based on regional median income, which is established by a regional weighted average of the “median family incomes” published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
- C. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8 income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

§ 35-18.8 Maximum Initial Rents And Sales Prices.

- A. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
- B. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
- C. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60% of regional median income.
- D. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.
- E. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development must achieve an affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.

- F. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.
- G. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
1. A studio or efficiency unit shall be affordable to a one-person household;
 2. A one-bedroom unit shall be affordable to a one and one-half person household;
 3. A two-bedroom unit shall be affordable to a three-person household;
 4. A three-bedroom unit shall be affordable to a four and one-half person household; and
 5. A four-bedroom unit shall be affordable to a six-person household.
- H. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
1. A studio or efficiency unit shall be affordable to a one-person household;
 2. A one-bedroom unit shall be affordable to a one and one-half person household; and
 3. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.

- I. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
- J. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- K. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.

§ 35-18.9 Affirmative Marketing.

- A. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.

- B. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 2 and is required to be followed throughout the period of deed restriction.
- C. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.
1. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
 2. There shall be a regional preference for all households that live and/or work in Housing Region 2 comprising Essex, Morris, Union, and Warren Counties.
 3. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
 4. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low-, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.
- D. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
- E. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Process, the Administrative Agent shall consider the use of language translations where appropriate.

- F. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.
- G. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph. The affirmative marketing plan shall include the following community and regional organizations: FSHC; the New Jersey State Conference of the NAACP, the Latino Action Network (P.O. Box 943, Freehold, NJ 07728), East Orange NAACP (P.O. Box 1127, East Orange, NJ 07019), Newark NAACP (P.O. Box 1262, Newark, NJ 07101), Morris County NAACP (P.O. Box 2256, Morristown, NJ 07962), and Elizabeth NAACP (P.O. Box 6732, Elizabeth, NJ 07206).
- H. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- I. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
- J. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales.

§ 35-18.10 Selection of Occupants of Affordable Housing Units.

- A. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
- B. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.

§ 35-18.11 Occupancy Standards.

- A. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
 - 1. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;

2. Provide a bedroom for every two adult occupants;
3. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and
4. Avoid placing a one-person household into a unit with more than one bedroom.

§ 35-18.12 Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

- A. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.6, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.
- B. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
- C. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.
- D. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
- E. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
 1. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
 2. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.
- F. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
- G. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.

- H. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
- I. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

§ 35-18.13 Price Restrictions for Restricted Ownership Units and Resale Prices.

- A. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:
 - 1. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.
 - 2. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C 5:80-26.7.
 - i. If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.
 - ii. If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3
 - 3. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:
 - i. those that render the unit suitable for a larger household or the addition of a bathroom.
 - ii. The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);

4. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.
- B. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

§ 35-18.14 Buyer Income Eligibility.

- A. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30% of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.

- B. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) must first be advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.
- C. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
- D. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
1. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
 2. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
 3. The household is currently in substandard or overcrowded living conditions;

4. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

§ 35-18.15 Limitations on Indebtedness Secured by Ownership Unit; Subordination.

- A. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
- B. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

§ 35-18.16 Control Periods for Restricted Rental Units.

- A. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432, and amended December 20, 2004, 36 N.J.R. 5713 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.
- B. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9% Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
- C. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.
- D. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.
- E. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.

- F. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
- G. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 - 1. Sublease or assignment of the lease of the unit;
 - 2. Sale or other voluntary transfer of the ownership of the unit;
 - 3. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
 - 4. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

§ 35-18.17 Rent Restrictions for Rental Units; Leases and Fees.

- A. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
- B. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
- C. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
 - 1. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
- D. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.

- E. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
- F. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
- G. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
- H. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

§ 35-18.18 Tenant Income Eligibility.

- A. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
 - 1. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of the regional median income by household size.
 - 2. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of the regional median income by household size.
 - 3. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of the regional median income by household size.
- B. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - 1. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - 2. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - 3. The household is currently in substandard or overcrowded living conditions;

4. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 5. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
- C. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

§ 35-18.19 Municipal Housing Liaison.

- A. The Municipal Housing Liaison shall be approved by municipal resolution.
- B. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in N.J.A.C. 5:99-1 et seq.
- C. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:
 1. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
 2. The oversight of the Affirmative Marketing Plan and affordability controls.
 3. When applicable, overseeing and monitoring any contracting Administrative Agent.
 4. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.
 5. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.
 6. Coordinating meetings with affordable housing providers and administrative agents, as needed.
 7. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.
 8. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.

9. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in C.8. above has been duly recorded.
10. Listing on the municipal website contact information for the MHL and Administrative Agents.

§ 35-18.20 Administrative Agent.

- A. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.
- B. The fees for administrative agents shall be paid as follows:
 1. Administrative agent fees related to rental units shall be paid by the developer/owner.
 2. Administrative agent fees related to initial sale of units shall be paid by the developer.
 3. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
 4. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.
- C. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
- D. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
 1. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
 2. Affirmative marketing:
 - i. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.

- ii. Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
- 3. Household certification.
 - i. Soliciting, scheduling, conducting and following up on interviews with interested households.
 - ii. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 - iii. Providing written notification to each applicant as to the determination of eligibility or non-eligibility within 5 days of the determination thereof.
 - iv. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.
 - v. Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
 - vi. Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
- 4. Affordability controls.
 - i. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
 - ii. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.
 - iii. Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
 - iv. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
- 5. Records retention.

- i. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
 - ii. Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
- 6. Resales and re-rentals.
 - i. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
 - ii. Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
- 7. Processing requests from unit owners.
 - i. Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
 - ii. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
 - iii. Notifying the municipality of an owner's intent to sell a restricted unit.
 - iv. Making determinations on requests by owners of restricted units for hardship waivers.
- 8. Enforcement.
 - i. Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;

- ii. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - iii. Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;
 - iv. Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and
 - v. Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.
9. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.

§ 35-18.21 Responsibilities of The Owner of a development containing affordable units.

- A. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
- 1. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - 2. The total number of units in the project and the number of affordable units.
 - 3. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - 4. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
 - 5. A projected construction schedule.
 - 6. The location of any common areas and elevators.

7. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.
- B. In addition to 1 above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
1. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
 2. Provide to the administrative agent a description of any applicable fees.
 3. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
 4. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.
 5. Provide to the administrative agent a proposed form of lease for any rental units.
 6. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
 7. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.
- C. In addition to 1, above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
1. Proposed pricing for all units, including any purchaser options and add-on items.
 2. Condominium or homeowner association fees and any other applicable fees.
 3. Estimated real property taxes.
 4. Sewer, water, trash disposal, and any other utility assessments.
 5. Flood insurance requirement, if applicable.
 6. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

§ 35-18.22 Enforcement of Affordable Housing Regulations

- A. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- B. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - 1. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 - i. A fine of not more than \$500 per day or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - ii. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - iii. In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
- C. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.

- D. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
1. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
 2. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.
 3. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.

4. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
 5. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
 6. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
- E. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a reasonable amount of time and be re-leased within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.

F. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.

G. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.

H. Appeals

1. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter must be filed, in writing, with the municipal housing liaison. A decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action.

Section 2. Chapter 35, Part IV, Article XIX, Affordable Housing Multifamily Set-Aside, of the General Ordinances of the City of Summit, shall be repealed in its entirety.

Section 3. This ordinance shall take effect immediately upon:

- . Final passage and publication according to law and filing with the Union County Planning Board; and
- . Approval by the Court through the issuance of a Compliance Certification or other appropriate order.

Section 4. If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

Section 5. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Dated:

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing ordinance was duly passed by the

Approved:

Dr. Elizabeth Fagan, Mayor

Common Council of said City at regular
meeting held on City
Clerk



TO: Mayor and Common Council

FROM: Augusto Dal'Maso, Land Use Manager

DATE:

Ordinance Summary: The purpose of this ordinance is to amend the existing OL-1 and OL-4 Overlay Zones to increase the permitted inclusionary residential densities. In addition, the existing OL-2 Overlay Zone will be divided into the new OL-2A Overlay Zone to encompass Block 3309 Lot 14 and Lots 1, 3 and 3.02 with a new inclusionary multifamily zoning framework and OL-2B Overlay Zone to encompass the remainder of the existing OL-2 Zone with an increase in inclusionary residential density. The required minimum affordable housing set-asides for Overlay Zones OL-1 through OL-6 will be increased to 20%. These amendments to the City's existing overlay zones are being implemented to address a portion of the City's affordable housing obligation in accordance with the settlement agreement stipulated with the Fair Share Housing Center.

ORDINANCE #	(ID # 12343)
Introduction Date:	2/17/2026
Hearing Date:	3/3/2026
Passage Date:	
Effective Date:	

ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY AMENDING THE EXISTING OL-1 AND OL-4 OVERLAY ZONES, CREATING NEW OL-2A AND OL-2B OVERLAY ZONES TO REPLACE THE EXISTING OL-2 ZONE AND AMENDING OVERLAY ZONES OL-1 THROUGH OL-6 TO INCREASE THE REQUIRED MINIMUM AFFORDABLE HOUSING SET-ASIDES TO 20% TO ADDRESS A PORTION OF THE CITY’S AFFORDABLE HOUSING OBLIGATIONS

Ordinance Summary: The purpose of this ordinance is to amend the existing OL-1, OL-3 and OL-4 Overlay Zones to increase the permitted inclusionary residential densities in the OL-1 and OL-4 Zones and eliminate an irrelevant provision in the OL-3 Zone. In addition, the existing OL-2 Overlay Zone will be divided into the new OL-2A Overlay Zone to encompass Block 3309 Lot 14 and Block 3310 Lots 1, 3 and 3.02 with a new inclusionary multifamily zoning framework and OL-2B Overlay Zone to encompass the remainder of the existing OL-2 Zone with an increase in inclusionary residential density. These amendments to the City’s overlay zones are being implemented to address a portion of the City’s affordable housing obligation.

WHEREAS, the New Jersey Fair Housing Act was amended on March 20, 2024 creating a new municipal compliance framework for the Fourth Round and subsequent rounds, including a methodology for the determination of municipal affordable housing obligations; and

WHEREAS, the Summit Planning Board adopted a Housing Element and Fair Share Plan (“HEFSP”) on June 23, 2025 by the June 30, 2025 compliance deadline to address its Fourth Round affordable housing obligation for the period July 2025 to July 2035; and

WHEREAS, through the State’s Affordable Housing Dispute Resolution Program reached a Mediation Agreement with Fair Share Housing Center, which includes amending existing overlay zones OL-1, OL-2 and OL-4 to increase the permitted residential densities; and

WHEREAS, the amended Fair Housing Act requires all municipalities to adopt all of their ordinances that implement their Housing Elements and Fair Share Plans by March 15, 2026.

NOW THEREFORE, BE IT ORDAINED, BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF SUMMIT, IN UNION COUNTY, NEW JERSEY:

That Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the Code of the City of Summit is hereby amended as follows:

Section 1. Preamble. The preamble to this ordinance is hereby incorporated as if reinstated in full.

Section 2. OL-1 Overlay Zone Bulk Requirements Amended. Schedule of Space Regulations - Attachment 2. Attachment 2 - Appendix C, Schedule of Space Regulations (Area and Bulk Requirements), of Chapter 35 Development Regulations is hereby by amended by increasing the maximum permitted residential density from 20 dwelling units per acre to 30 dwellings units per acre as depicted in Exhibit A attached hereto.

Section 3. OL-2 Overlay Zone Repealed and Replaced with new OL-2A and OL-2B Overlay Zone Districts - Districts Established. §35-8.1.A., “Establishment of zones” of the Code of the City of Summit (“City Code”) is hereby amended and supplemented by repealing §35-8.1.B.2., “Overlay Zone 2”, in its entirety and to be replaced with a new §35-8.1.B.2. entitled “Overlay Zones 2A and 2B, which shall read as indicated below. There are no other changes to §35-8.1, Establishment of zones.

§35-8.1.B.2. Overlay Zones 2A & 2B.

a. Overlay Zone 2A.

Block	Lot	Property Address
3309	14	27 Summit Avenue
3310	1	324 - 326 Broad Street
3310	3	320-22 Broad Street
3310	3.02	316-18 Broad Street

b. Overlay Zone 2B.

Block	Lot	Property Address
3309	9	Walnut Street
3309	10	19 Summit Avenue
3309	11	21 Summit Avenue
3309	12	23 Summit Avenue
3309	13	25 Summit Avenue
3309	15	9 Industrial Place
3309	16	15 Industrial Place
3309	17	15-21 Industrial Place
3309	17.01	17 Industrial Place

3310	3.01	312-14 Broad Street
3310	4	308-10 Broad Street
3310	5	290 Broad Street
3310	6	288 Broad Street
3310	7	278 - 288 Broad Street

Section 4. OL-2 Overlay Zone Requirements Repealed and Replaced with New OL-2A and OL-2B Overlay Zones. §35-13.26, “OL-2 Overlay Zone District,” of Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the City Code shall be repealed and replaced with a new §35-13.26 entitled “OL-2A and OL-2B Overlay Zone Districts” establishing regulations for the new OL-2A and OL-2B Overlay Zones, which shall read as follows:

§35-13.26.A. OL-2A Overlay Zone District.

1. Purpose. The OL-2A Overlay Zone District, as shown on the accompanying Overlay Zone District Map, is intended to facilitate the development of inclusionary multifamily and/or mixed-use development with permitted commercial uses on the ground floor and multifamily units above the first floor to address a portion of the City’s affordable housing requirements in accordance with the City’s Housing Element and Fair Share Plan. The OL-2A Overlay Zone permits greater maximum building height and residential density than the adjacent OL-2B Overlay Zone given the sites prominence at the intersection of Broad Street and Summit Avenue and while the lower intensity OL-2B Overlay Zone serves as a transitional buffer for adjacent lower scaled residential development.
2. Principal Uses.
 - a. Multifamily.
 - b. Mixed-use multifamily residential above at-grade retail uses.
 - c. Principal uses permitted in the underlying zone district.
3. Accessory Uses.
 - a. Uses which are customarily incidental and accessory to the principal permitted uses as regulated in §35-9.8 and §35-9.9.
4. Conditional Uses.
 - a. None.

5. Supplementary Regulations.

- a. Area and bulk regulations. See accompanying Schedule of Area and Bulk Regulations referenced in the Appendix located at the end of this chapter.
- b. All proposed work shall be in accordance with the design requirements set forth in the Development Regulations Ordinance and consistent with the Development Design Guidelines in the Appendix of this chapter, which are illustrative of the design requirements.
- c. The exterior building designs and materials shall reflect the historic character of the City, particularly the Downtown area, a national and state registered historic district.
- d. Signs shall be permitted in accordance with the sign requirements of the B Zone.

§35-13.26.B. OL-2B Overlay Zone District

A. Purpose. The OL-2B Overlay Zone District, as shown on the accompanying Overlay Zone District Map, is intended to facilitate the development of inclusionary multifamily and/or mixed-use development with permitted commercial uses on the ground floor and multifamily units above the first floor to address a portion of the City's affordable housing requirements in accordance with the City's Housing Element and Fair Share Plan. The OL-2B Overlay Zone is intended to serve as a transitional area between the higher intensity CRBD and OL-2A Zones and lower intensity R-5 Zone.

B. Principal Uses.

1. Multifamily.
2. Mixed-use multifamily residential above at-grade retail uses.
3. Principal uses permitted in the underlying zone district.

C. Accessory Uses.

1. Uses which are customarily incidental and accessory to the principal permitted uses as regulated in §35-9.8 and §35-9.9.

D. Conditional Uses.

1. None.

E. Supplementary Regulations.

1. Area and bulk regulations. See accompanying Schedule of Area and Bulk Regulations referenced in the Appendix located at the end of this chapter.
2. All proposed work shall be in accordance with the design requirements set forth in the Development Regulations Ordinance and consistent with the Development Design Guidelines in the Appendix of this chapter, which are illustrative of the design requirements.
3. The exterior building designs and materials shall reflect the historic character of the City, particularly the Downtown area, a national and state registered historic district.
4. Signs shall be permitted in accordance with the sign requirements of the B Zone.

Section 5. OL-2 Overlay Zone Bulk Requirements Repealed and Replaced. Schedule of Space Regulations - Attachment 2. Attachment 2 - Appendix C, Schedule of Space Regulations (Area and Bulk Requirements), of Chapter 35 Development Regulations is hereby amended by repealing the existing OL-2 Overlay Zone bulk regulations with bulk regulations for the new OL-2A and OL-2B Overlay Zones created by this ordinance as depicted in Exhibit A attached hereto.

Section 6. OL-3 Overlay Zone Amended. §35-13.27.B.1.b. which established the permitted principal uses in the OL-3 Overlay Zone shall be amended and supplemented to eliminate the reference to Broad Street which is not applicable, to read as follows (additions are underlined thus; deletions are indicated with strikethroughs ~~thus~~):

§35-13.27.B.1.b. Mixed-use multifamily residential above at-grade retail/office uses. ~~Multifamily residential uses shall be permitted at grade along Broad Street.~~

Section 7. OL-4 Overlay Zone Bulk Requirements Amended. Scheduled of Space Regulations - Attachment 2. Attachment 2 - Appendix C, Schedule of Space Regulations (Area and Bulk Requirements), of Chapter 35 Development Regulations is hereby amended by increasing the maximum permitted residential density from 12 dwelling units per acre to 20 dwellings units per acre as depicted in Exhibit A attached hereto.

Section 8. OL-5 Overlay Zone Repealed and Replaced. §35-13.29, “OL-5 Overlay Zone District,” of Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the City Code shall be repealed in its entirety and replaced with a new §35-13.29, which shall read as follows:

§35-13.29. OL-5 Overlay Zone District

- A. Purpose. The OL-5 Overlay Zone District, as shown on the accompanying Overlay Zone District Map, is intended to facilitate the conversion or replacement of the existing office building on Block 1906 Lot 1 for inclusionary multifamily use. The residential use shall be approximately within the footprint of the existing office building and not to exceed 3 stories in height. The existing surface parking area located in the northern end of the lot shall remain as a buffer for surrounding residential uses. The multifamily development will require a minimum 20% affordable housing set-aside to address a portion of the City’s affordable housing requirement.
- B. Permitted Principal Uses.
 - 1. Multifamily.
 - 2. Mixed-use multifamily residential above at-grade retail sales or retail service uses.
- C. Permitted Accessory Uses.
 - 1. Uses which are customarily incidental and accessory to the principal permitted uses as regulated in §35-9.8 and §35-9.9.
- D. Permitted Conditional Uses.
 - 1. None.
- E. Supplementary Regulations.
 - 1. Area and bulk regulations. See accompanying Schedule of Area and Bulk Regulations referenced in the Appendix located at the end of this chapter.
 - 2. All proposed work shall be in accordance with the design requirements set forth in the Development Regulations Ordinance and consistent with the Development Design Guidelines in the Appendix of this chapter, which are illustrative of the design requirements.

3. The exterior building designs and materials shall reflect the historic character of the City, particularly the Downtown area, a national and state registered historic district.
4. Signs shall be permitted in accordance with the sign requirements of the B Zone.

Section 9. OL-5 Overlay Zone Bulk Requirements Amended. Scheduled of Space Regulations - Attachment 2. Attachment 2 - Appendix C, Schedule of Space Regulations (Area and Bulk Requirements), of Chapter 35 Development Regulations is hereby by amended by repealing and replacing the existing OL-5 Overlay Zone bulk regulations as depicted in Exhibit A attached hereto.

Section 10. Remainder of Chapter 35 Unchanged. All other provisions of Chapter 35 of the City Code shall remain unchanged.

Section 11. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

Section 12. Severability. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

Section 13. Referral to Planning Board. Following introduction and prior to adoption, the City Clerk shall cause a copy of this ordinance to be referred to the City of Summit Planning Board for review pursuant to N.J.S.A. 40:55D-26.

Section 14. Effective date. This ordinance shall take effect immediately upon publication and final passage according to law.

Dated:

I, Rosalia M. Licatese, City Clerk of the City of Summit, do hereby certify that the foregoing ordinance was duly passed by the Common Council of said City at regular meeting held on Tuesday evening,
City Clerk

Approved:
Mayor

Dr. Elizabeth Fagan,

APPENDIX C: SCHEDULE OF SPACE REGULATIONS – RESIDENTIAL ZONES

(Section 35-9.4)

REQUIREMENTS	R-43	R-25	R-15	R-10	R-6	R-5	RAH-1	MF Apts. ^a	MFT ^a	TH-1	TH-2	TH-3
Lot Area Min. Sq. Ft.	43,000	25,000	15,000	10,000	6,000	5,000 ^b	7,000	2 acres	2 acres	5 acres	6 acres	2 acres
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	12	20	8	4	10
Lot Width Minimum Ft.	150	100	90	75	60	50	50	150	150	^c	^c	50
Front Yard Minimum Ft.	50	35	35	30	25	25	15	50	35	^c	^c	25
Rear Yard Minimum Ft.	50	45	45	40	30	30	30	35	35	^c	^c	30
Side Yard Min. Ft. Ea. Side	25	17	15	12	8	7	7.5	25 ^d	25	^c	^c	20
Total Side Yard Min.	40%	40%	35%	35%	33%	33%	NA	30%	30%	^c	^c	40
Lot Coverage Max % ^h	30%	30%	35%	35%	40%	45%	40%	70%	75%	70%	45%	70%
Bldg. Coverage Max. %	12%	14%	18%	18%	20%	20%	30%	20%	20%	40%	18%	30%
Building Height Max. Ft. ^h	35 ^{f,g}	35 ^{f,g}	35 ^g	35 ^g	35 ^g	35 ^g	35 ^g	35	48	35	35	35
Maximum Stories ^h	2	2	2	2	2	2	2	2	4	2.5	2	2
Floor Area Ratio ^h	25%	25%	25%	25%	35%	35%	40% ^e	40%	60%	NA	30%	65%

NA: Not Applicable

February 17, 2026

- a Townhouses are also permitted, subject to a density of not more than 6 units per acre. In the MFT Zone only, the maximum density for assisted living development shall be 35 units per acre on lots or tracts at least 2 acres in area.
- b Two-family houses must have a minimum lot area of 10,000 feet.
- c These requirements for Townhouse Zones TH-1 and TH-2 are included in the text at Article XIII.
- d End units only. Minimum distance between buildings is the building height.
- e 40% of first 8,000 sq. ft.; 25% of portion in excess of 8,000 sq. ft.
- f New construction with a minimum roof pitch of 8/12 shall be permitted a bonus height increase not to exceed 38 ft. in accordance with Section 35-1.1.
- g Additions to existing dwellings greater than 35 ft. shall be permitted to match the existing roofline not to exceed 38 ft. where the minimum existing and proposed setbacks are conforming in accordance with Section 35-1.1.
- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

APPENDIX C: SCHEDULE OF SPACE REGULATIONS – NONRESIDENTIAL ZONES

(Subsection 35-9.4)

REQUIREMENTS	B	B-1	NB	ORC	ORC-1	CRBD	G ^l	LI	PI	PL	PROD	PROD-2	RO60
Lot Area Min. Sq. Ft.	NA	85,000	NA	8,000	10,000	NA	124 Acres	15,000	15,000	NA	85 Acres	15 Acres	60,000
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lot Width Minimum Ft.	NA	250	NA	75	75	NA	NA	100	100	NA	NA	100	100
Front Yard Minimum Ft.	NA	10 & 100 ^j	NA	25	30	NA	NA	25	25	15 ^k	25 ^l	25	25
Rear Yard Minimum Ft.	NA	NA	NA	25	25	NA	NA	25	25	NA	NA	25	25
Side Yard Min. Ft. Ea. Side	NA	15	NA	10	12	NA	NA	12	12	NA	NA	12	12
Total Side Yard Min. ^m	NA	30	NA	33%	35%	NA	NA	25%	25%	NA	NA	25%	25%
Lot Coverage Max. % ^h	90%	60	90%	75%	50%	NA	3%	70%	90%	NA	70%	60%	65%
Bldg. Coverage Max. %	30%	15	30%	30%	20%	NA	NA	40%	50%	NA	35% ⁿ	25%	40%
Building Height Max. Ft. ^h	42	35	42	35	35	42	NA	48	48	48	48 ^o	48 ^o	48
Maximum Stories ^h	3	2	3	2	2	3	NA	3	4	3	NA	3 ^p	3
Floor Area Ratio ^h	75%	27%	75%	75%	40%	225%/300% ^q	NA	70%	150%	NA	65%*	50%*	60%

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

ⁱ A minimum perimeter setback of 25 feet shall be provided in lieu of specific "yard" dimensions.

^j 10 feet on Morris Avenue and 100 feet on Prospect Street.

^k Elm Street, Maple Street, Morris Avenue frontage only. NA for all other streets.

^l Passaic Ave. and River Rd. only; minimum 30 feet on Morris Ave. and 50 feet on Madison and Lincoln Aves.

^m Maximum required for one side yard shall be two times the minimum side yard for each side in feet.

ⁿ 35% may be increased proportionately to a maximum of 40% as each parking structure is completed.

^o Building height of 60 feet is permitted in "Height Exemption Area"—See Sections 35-13.16 and 35-13.17.

^p Building height of 5 stories is permitted in the "Height Exemption Area" – See Section 35-13.17.

^q In the CRBD, where a building is compliant in terms of use(s), an increase in the floor area ratio from 225% up to or equal to 300% shall be permitted. The Floor Area Ratio calculation shall not include the area associated with the following: structured parking, elevators, and required ADA or code mandated improvements.

* Parking structures shall be excluded from FAR calculations.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – GW-I ZONE
 (Subsection 35-9.4)

REQUIREMENTS	GW I
Tract Area Min. Sq. Ft. ^r	122,000
Front Yard Setback Min. (DeForest Avenue)	7 feet
<u>Front Yard Setback Min. (Parmley Place)</u>	
South Side	9 feet
North Side	7 feet
Front Yard Setback Min. (Beechwood Road)	10 feet
For any structure less than 15 feet in height, including parking structures	5 feet
<u>Front Yard Setback Min. (Summit Avenue)</u>	
North of Parmley Place	40 feet
South of Parmley Place ^s	Average 32 feet; however, in no case less than 25 feet
Front Yard Setback Min. (Euclid Avenue)	15 feet
Rear Yard Min. (Adjacent to Block 2607, Lot 7)	10 feet
Tract Coverage Max. ^t	80%
<u>Building Height Max. ^{h,u,v}</u>	
Apartments, offices, and mixed-use buildings	48 feet
Townhouses	40 feet
<u>Maximum Stories ^{h,u}</u>	
Apartments, offices, and mixed-use buildings	4
Townhouses	3
Floor Area Ratio Max. (excluding parking structures) ^h	113.5%

October 6, 2020

- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15
- r Excluding the Parmley Place right-of-way.
- s Calculation of average and minimum front yard setback on Summit Avenue south of Parmley Place shall not include the setback of the existing building at the corner of Summit Avenue and DeForest Avenue.
- t Does not include public right-of-way.
- u The existing building is exempt from setback and height standards.
- v Parking levels shall not be counted toward story limitation; however, they shall be counted toward overall height limitation.

APPENDIX C:

SCHEDULE OF SPACE REGULATIONS – GW-II ZONE

(Subsection 35-9.4)

REQUIREMENTS	T1-A	T1-B	T2	T3
Tract Area Min. Sq. Ft.	4.5 ac.	4.5 ac.	.25 ac	.25 ac
Max. Density ^h	20 du's acre (up to 29 with bonuses as identified elsewhere)			
Tract Width Min.	100 ft. along Broad St.	100 ft. along Broad St.	100 ft. along Broad St.	NA
Tract Depth Min. (sufficient for bulk reqmnts.)	NA	NA	NA	NA
Front Yard Setback Min. (from public street)	15 ft.	15 ft.	5 ft.	5 ft.
Side Yard Setback Min. (sufficient for circulation, btw property lines or drives & btw bldgs.)	10 ft. from a property line/20 ft. Between Buildings			
Rear Yard Min. (opposite Broad St.)	10 ft.	10 ft.	10 ft.	10 ft.
Impervious Coverage Max. ^h	60%	60%	80%	80%
Building Coverage Max.	40%	40%	40%	40%
Open Space Min. (may include landscape rooftops)	50%	50%	40% of Bld. Coverage whichever is greater*	40% of Bld. Coverage whichever is greater*
Pervious/Porous Min. (at-grade, landscaping)	35%	35%	Buffer Requirements	
Private Open Space	Min. of 100 sq. ft. allocated per unit for either individual unit use or to be use collectively for a designed, pocket park. However, in no case shall a surface pocket park be less than 1,500 sq. ft.		NA	
MAX. STORIES & HEIGHT ^h				
Townhouse/Brownstone (3 residential)	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.
Multi-Family Buildings	4 sty/45 ft.	NA	NA	NA
Multi-Family Buildings**	NA	5 sty/53 ft. **	NA	NA
Office	4 sty/55 ft.	NA	4 sty/45 ft.	4 sty/55 ft.
Multifamily or Mixed-Use Building	NA	NA	4 sty/45 ft.	4 sty/45 ft.

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

* For T2 & T3 the open space shall be equal to the building coverage on site. This may include individual open space (decks/patios) and/or rooftop plantings or a green roof. The rooftop space shall be landscaped with permanent vegetation.

** Up to 5 stories are permitted in locations on T1-B as identified in test of subsection 35-13.22D.

APPENDIX C:**SCHEDULE OF SPACE REGULATIONS – MULTIFAMILY/TRANSIT ORIENTED DEVELOPMENT (MF/TOD) ZONE**

(Subsection 35-9.4)

REQUIREMENTS	MF/TOD
Lot Area Min.	Residential cluster: 40,000 sf.
Density Max. (DU/AC) ^h	12 DU/A base up to 17 DU/A per bonuses
Density bonus Max. (DU/AC)	See subsection 35-13.8
Lot Width Min.	225 ft.
Front Yard Min./Max.	15 ft./25 ft.
Rear Yard Min.	0
Side Yard Each Min.	10 ft.
Side Yard Total Min.	20 ft.
Lot Coverage Max. % ^h	70%
Bldg. Coverage Max. %	30%
Bldg. Height Max. ^h	35
Maximum Stories ^h	2
Floor Area Ratio Max. ^{h,w}	65%

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

^w Within buildings in the MF/TOD Zone, floor area encompassing elevator towers, including exterior walls thereof, and all corridors that connect an elevator and a dwelling unit, shall not be included in the calculation of floor area ratio (FAR) provided that the elevator tower and corridor are located in an interior courtyard area.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – OVERLAY ZONES
 (Subsection 35-9.4)

REQUIREMENTS	OL-1	OL-2A	OL-2B	OL-3	OL-4	OL-5	OL-6	OL-7
Lot Area Min. (ac)	4.5	0.5	0.5	NA	NA	4	0.5	0.75
Density Max. (du/ac) ^h	30	30	15	12	20	25	12	13.25
Lot Width Min. (ft)	100	100	75	100	NA	150	75	NA
Front Yard Min. (ft)	15	10	10	15	NA	25	10	12
Rear Yard Min. (ft)	10	NA	10	20	NA	25	10	12
Side Yards Min. (ft)	10/20	0/40 ^y	10	10	NA	25	10	12 ^x
Lot Coverage Max. (%) ^h	60%	90%	90%	90%	NA	90%	90%	60%
Bldg. Coverage Max. (%)	40%	35%	30%	30%	NA	30%	30%	30%
Bldg. Height Max. (ft) ^h	45	48	42	42	42	42	42	35
Max. Bldg. Height (Stories) ^h	4	4	3	3	3	3	3	2
Min. Buffer to Adj. DU (ft)	NA	NA	15	15	NA	NA	10	10

NA: Not Applicable

October 6, 2020

- ^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.
- ^x The setback along the former railroad right-of-way shall be permitted to be a minimum of seven (7) feet.
- ^y Side yard setbacks shall be 0 feet from side lot lines perpendicular to Broad Street and Summit Avenue. Side yard setbacks shall be a minimum of 40 feet from all other side lot lines and from residential properties in Block 3309 with frontage on Walnut Street.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – MORRIS BROAD CROSSROADS ZONE
 (Subsection 35-9.4)

REQUIREMENT	MBC ZONE
Min. Tract Area	The Tract shall include Block 2706 Lots 1, 2, 3 & 4. The minimum tract area is 1.5 ac.
Max. Tract Floor Area Ratio (FAR)	120% (1.2 FAR) ⁽¹⁾
Min. Density	20 du/ac ⁽²⁾
Max. Density	32 du/ac
Min. Affordable Housing Set-Aside	15% for rental units; 20% for non-rental units ⁽³⁾
Min. Lot Width	N/A
Min. Lot Line Setback at Broad Street	15 feet ⁽⁴⁾
Min. Lot Line Setback at Cedar Street	10 feet ⁽⁴⁾
Min. Lot Line Setback at Morris Avenue	20 feet ⁽⁴⁾
Min. Lot Line Setback at South Lot Lines of Tract	40 feet ^(4,5)
Max. Tract Building Coverage	35% ⁽⁴⁾
Max. Tract Lot Coverage	75% ⁽⁴⁾
Max. Building Length	180 ft ⁽⁴⁾
Max. Building Height	All permitted uses: 3 stories/36 feet; Office uses only: 3 stories/42 feet; or 4 stories/48 feet ⁽⁶⁾
Min. Distance Between Buildings on Tract	100 feet ⁽⁴⁾
Min. Open Space	9,000 sf of contiguous green space ⁽⁷⁾ which shall include a minimum 100-foot-wide frontage on Broad Street (can include paved access driveway alongside or in required 9,000 sf)

N/A: Not Applicable

September 3, 2025

- (1) For clarification, below grade and on grade parking structures shall be excluded from the FAR calculation.
- (2) In no event shall the total number of residential units provided on tract be less than 30 units.
- (3) Irrespective of the minimum affordable housing set-aside percentage, in no event shall there be fewer than seven (7) affordable units provided on tract.
- (4) Excludes below grade parking structures.
- (5) Setback shall be sufficient to provide adequate circulation, loading and access at St. Teresa Memorial Hall north entry, including a driveway between the south lot line and on tract buildings.
- (6) The fourth floor shall have a minimum setback of 10 feet from the exterior building walls on the western, northern and eastern sides, with the exception of the fourth floor fronting Cedar Street, which shall have a minimum setback of 20 feet from the exterior building wall.
- (7) 'Green space' shall mean pervious areas planted with a combination of lawn, plants, trees and pervious hardscape materials in accordance with a comprehensive landscape plan.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-1 AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-1 Zone
Min. Tract Area	0.7 ac
Max. Density	20 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setbacks	
Broad Street	2 feet
Ashwood Avenue	5 feet
Morris Avenue	46 feet
Min. Side Yard Setbacks	
From R-5 Zone	48 feet
From Block 4008 Lot 7	15 feet
From Block 4008 Lot 10	0 feet
Min. Rear Yard Setback	N/A
Min. 3 rd Floor Building Stepbacks	
Broad Street	5 feet for at least 80% of the front building length
Ashwood Avenue	5 feet
Morris Avenue	N/A
Max. Building Coverage	45%
Max. Lot Coverage	85%
Max. Building Height	3 stories/42 feet
Max. FAR ⁽¹⁾	95%

NA: Not Applicable

February 17, 2026

(1) Basement showroom, storage and mechanical spaces shall be exempt from the FAR calculation.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-2 AFFORDABLE HOUSING ZONE
(Subsection 35-9.4)

REQUIREMENT	AH-2 Zone
Min. Lot Area	20,000
Max. Density	12 Senior Affordable Units
Min. Front Yard Setbacks DeForest Avenue Kent Place Boulevard	7 ft 14 ft
Min. Side Yard Setbacks From Parcels in AH-2 Zone From Parcels in B Zone & CRBD	1 ft 13 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	50%
Max. Lot Coverage	80%
Max. Building Height	3 stories/42 feet

NA: Not Applicable

February 17, 2026

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3A AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3A Zone
Min. Tract Area	4 ac
Max. Density	198 units
Min. Affordable Housing Set-Aside	15%
Min. Front Yard Setbacks ⁽¹⁾ – Parking Structure	
Morris Turnpike	12 ft
River Road	25 ft
Southern Lot Line	20 ft
John F. Kennedy Parkway	25 ft
Min. Front Yard Setbacks ⁽¹⁾ – Buildings	
Morris Turnpike	12 ft for no more than 55% of the building length; 25 ft for at least 45% of the building length
River Road	40 ft
Southern Lot Line	100 ft
John F. Kennedy Parkway	25 ft
Min. Side Yard Setback	NA
Min. Rear Yard Setback	NA
Min. 5 th Floor Building Stepbacks	
Morris Turnpike	6 ft for a minimum of 70% of building length
River Road	6 ft for entire length of building
Southern Lot Line	6 ft for entire length of building
John F. Kennedy Parkway	N/A
Max. Building Coverage	45% ⁽²⁾
Max. Lot Coverage	85%
Max. Building Height	5 stories/65 feet ⁽³⁾
Max. FAR ⁽⁴⁾	165%

NA: Not Applicable

February 17, 2026

- (1) All yards in the AH-3A Zone shall be considered front yards for purposes of calculating setback requirements.
- (2) Building coverage shall exclude the parking structure and open courtyard areas directly on top of the parking structure. Building coverage shall include all buildings and structures above the uppermost level of the parking structure.
- (3) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (4) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3B AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3B Zone
Min. Tract Area	1.9 ac
Max. Density	37 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setback	0 ft
Min. Side Yard Setback	25 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	30% ⁽¹⁾
Max. Lot Coverage	75%
Max. Building Height	3 stories/48 feet ⁽²⁾
Max. FAR	75% ⁽³⁾

NA: Not Applicable

February 17, 2026

- (1) Building coverage shall exclude the parking structure but shall include all buildings and structures above the uppermost level of the parking structure.
- (2) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (3) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.



TO: Mayor and Common Council

FROM: Augusto Dal'Maso, Land Use Manager

DATE:

Ordinance Summary: The purpose of this ordinance is to create a new AH-1 Affordable Housing 1 Zone to facilitate mixed-use development of Block 4008 Lots 8, 9 and 11 with multifamily residential units above a ground floor commercial use. The residential component of the development will satisfy a portion of the City's affordable housing obligation in accordance with the City's June 2025 Housing Element and Fair Share Plan. The AH-1 Zone was designed in consideration of the existing NB Neighborhood Business Zoning designation for Lots 8 and 9, transitional nature of the site between nonresidential uses and the R-5 Zone and promoting development that is consistent with the character of the community.

ORDINANCE #	(ID # 12340)
Introduction Date:	2/17/2026
Hearing Date:	3/3/2026
Passage Date:	
Effective Date:	

ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING A NEW AH-1 AFFORDABLE HOUSING 1 ZONE TO FACILITATE MIXED-USE DEVELOPMENT OF BLOCK 4008 LOTS 8, 9 AND 11

Ordinance Summary: The purpose of this ordinance is to create a new AH-1 Affordable Housing 1 Zone to facilitate mixed-use development of Block 4008 Lots 8, 9, and 11 with multifamily residential units above a ground floor commercial use. The residential component of the development will satisfy a portion of the City’s affordable housing obligation in accordance with the City’s Housing Element and Fair Share Plan. The AH-1 Zone was designed in consideration of the existing NB Neighborhood Business Zoning designation for Lots 8 and 9, transitional nature of the site between nonresidential uses and the R-5 Zone and promoting development that is consistent with the character of the community.

WHEREAS, the New Jersey Fair Housing Act was amended on March 20, 2024, creating a new municipal compliance framework for the Fourth Round and subsequent rounds, including a methodology for the determination of municipal affordable housing obligations; and

WHEREAS, the Summit Planning Board adopted a Housing Element and Fair Share Plan on June 23, 2025, by the June 30, 2025, compliance deadline to address its Fourth Round affordable housing obligation for the period July 2025 to July 2035; and

WHEREAS, the existing conditions of Block 4008 Lots 8, 9, and 11 commonly known as the “Harmon Holdings” site include a vacant lot, paved surface parking lot, and one-story building occupied by a dry cleaner representing significant underutilization and deterioration of the subject properties the City intends to revitalize and repurpose through private investment; and

WHEREAS, the prospective developer of Block 4008 Lots 8, 9, and 11 originally proposed a 33-unit all residential building but through negotiations with the City reached an agreement to develop the site with a 20-unit mixed-use building and associated improvements, including parking, landscaping, and lighting; and

WHEREAS, the City’s adopted Housing Element and Fair Share Plan dated June 23, 2025, includes the Harmon Holdings site as a Fourth Round plan mechanism to address a portion of the City’s affordable housing obligation; and

WHEREAS, the amended Fair Housing Act requires all municipalities to adopt all their ordinances that implement their Housing Elements and Fair Share Plans by March 15, 2026.

NOW THEREFORE, BE IT ORDAINED, BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF SUMMIT, IN UNION COUNTY, NEW JERSEY:

That Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the Code of the City of Summit is hereby amended to create a new AH-1 Affordable Housing District for Block 4008 Lots 8, 9, and 11, as follows:

Section 1. Preamble. The preamble to this ordinance is hereby incorporated as if reinstated in full.

Section 2. AH-1 Affordable Housing Zone District Established. §35-8.1.A., “Establishment of zones” of the Code of the City of Summit (“City Code”) is hereby amended and supplemented to add a new “AH-1 Affordable Housing 1 Zone” District, which shall read as follows (additions are underlined thus; deletions are indicated with strikethroughs ~~thus~~):

§35-8.1. Establishment of zones.

For the purposes of this article, the City of Summit is hereby divided into zone districts as follows:

A. Zoning districts.

R-5	Single and Two-Family Residential Zone
R-6	Single-Family Residential Zone
R-10	Single-Family Residential Zone
R-15	Single-Family Residential Zone
R-25	Single-Family Residential Zone
R-43	Single-Family Residential Zone
TH-1	Townhouse 1 Zone
TH-2 MBC	Townhouse 2 Zone Morris Broad Crossroads Zone
MF	Multifamily Residential Zone
MFT	Multifamily Tower Residential Zone
MF/TOD	Multifamily/Transit Oriented Development Zone
RAH-1	Affordable Housing Zone
CRBD	Central Retail Business District Zone
B	Business Zone
B-1	Business 1 Zone
NB	Neighborhood Business Zone

ORC	Office Residential Character Zone
ORC-1	Office Residential Character 1 Zone
LI	Light Industrial Zone
PROD	Planned Research Office Development Zone
PROD-2	Planned Research Office Development Zone
RO-60	Research Office Zone
PI	Professional Institutional Zone
PL	Public Lands Zone
G	Golf Zone
GW I	Gateway 1 Zone
GW II	Gateway II Zone
<u>AH-1</u>	<u>Affordable Housing 1 Zone</u>

Section 3. Zoning Map Amended - §35-8.2. §35-8.2. “Zoning Map” of the City Code is hereby amended and supplemented to add the new “AH-1 Affordable Housing 1 Zone” District and shall read as follows (additions are underlined thus; deletions are in strikethroughs ~~thus~~):

§35-8.2. Zoning Map.

The location and boundaries of the above districts are hereby established on the Zoning Map of the City of Summit in Union County, dated ~~September 16, 2025~~ February 17, 2026, as amended, which is filed in the office of the City Clerk. Said map or maps and all notations, references and designations shown thereon shall be part of this article as if the same were all fully described and set forth herein. A copy of the Zoning Map is located in the Appendix of this chapter.

Section 4. Zoning Map Amended - Attachment 2. Attachment 2 - Appendix B, Zoning Map of Chapter 35, Development Regulations is hereby amended by removing Block 4008 Lot 11 from the R-5 Zone and removing Block 4008 Lots 8 and 9 from the NB Zone and placing Lots 8, 9, and 11 in the new AH-1 Affordable Housing 1 Zone created by this ordinance, as shown in Exhibit A attached hereto.

Section 5. AH-1 Affordable Housing 1 Zone District Regulations Established. The new Section 35-13.33, of Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the City Code establishing regulations for the new AH-1 Affordable Housing 1 Zone District shall read as follows:

§35-13.33.A. Purpose. The purpose of the AH-1 Zone is to establish regulations to facilitate mixed-use development of the property designated on City tax maps as Block 4008 Lots 8, 9, and 11 consisting of ground floor commercial space and two floors of multifamily residential units above. The AH-1 District requires a minimum low and moderate-income housing set-aside of 20% in accordance with the New Jersey Fair Housing Act, Uniform Housing Affordability Controls (“UHAC”) and Part IV, Affordable Housing, of Chapter 35.

§35-13.33.B. Permitted principal uses.

1. Multifamily residential units above the first floor.
2. One retail sales or personal service use limited to the first floor (ground level).

§35-13.33.C. Permitted accessory uses.

1. Basement showroom and/or storage space ancillary to the first floor commercial use.
2. Rooftop amenity space for use of building residents.
3. Uses customarily incidental and accessory to the principal permitted uses as regulated in §[35-9.8 <https://ecode360.com/36967922>](https://ecode360.com/36967922) and [35-9.9 <https://ecode360.com/36967945>](https://ecode360.com/36967945).

§35-13.33.D. Parking & Circulation Requirements.

1. A minimum of 48 physical parking spaces shall be provided, excluding parking credits for electric vehicle parking spaces.

2. A maximum of 6 parking spaces in a tandem (1 behind another) configuration shall be permitted.
3. A maximum of 1 compact parking space measuring 8 feet by 16 feet shall be permitted.
4. No designated loading space shall be required.

§35-13.33.E. Supplemental regulations.

1. All proposed work shall be in accordance with the design requirements set forth in the Development Regulations Ordinance and consistent with the Development Design Guidelines in the Appendix of this Chapter.
2. Parking under the building shall be architecturally screened from Broad Street consistent with the front façade of the building.
3. A 6 foot high solid fence shall be installed along the western side lot line and may extend into front yard areas to provide sufficient screening for the on-site parking and circulation areas in location that do not impact sight distance at the discretion of the Planning Board.
4. To the greatest extent possible, a minimum 5 foot wide landscape buffer shall be installed along the western side yard area to include a combination of deciduous and evergreen trees, recognizing that deviations in some areas may be warranted due to the shape of the western side lot line and location of the parking area.
5. Street trees shall be installed along the site's Broad Street and Morris Avenue frontages. Landscape plantings shall be installed along the sites frontages to include a combination of ornamental trees, shrubs, perennials, groundcover, or grasses to provide seasonal interest and to screen the parking area from Morris Avenue.
6. Awnings and Canopies.
 - A. On the building façade facing Ashwood Avenue, awnings and canopies shall not exceed a maximum projection of 5 feet from the building wall to which they are affixed.
 - B. On the building façade facing Broad Street, awnings and canopies may extend above a sidewalk within the right-of-way a maximum of 4 feet subject to Planning Board approval and not to exceed a maximum projection of 5 feet from the building wall to which they are affixed.
 - C. Awnings and canopies shall have a minimum clearance of 7 feet.

7. Signage. Signs shall be permitted consistent with the sign requirements for the NB Zone with the following modifications and additions:

- A. One (1) freestanding sign is permitted at the site's Morris Avenue driveway.
- B. The freestanding sign shall have a minimum setback of 10 feet from the curbline on Morris Avenue subject to the requirement to maintain safe and adequate sight distance.
- C. Building signs shall also be permitted above pedestrian building entrances that face an interior parking area to identify access to the residential and nonresidential uses, in addition to facades that face a public right-of-way.

Section 6. Schedule of Space Regulations Amended. Attachment 3 - Appendix C, Schedule of Space Regulations, of Chapter 35, Development Regulations, of the City Code is hereby amended to include the bulk requirements for the new AH-1 Zone as set forth in Exhibit B attached hereto and made a part hereof.

Section 7. Remainder of Chapter 35 Unchanged. All other provisions of Chapter 35 of the City Code shall remain unchanged.

Section 8. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

Section 9. Severability. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

Section 10. Referral to Planning Board. Following introduction and prior to adoption, the City Clerk shall cause a copy of this ordinance to be referred to the City of Summit Planning Board for review pursuant to N.J.S.A. 40:55D-26.

Section 11. Effective date. This ordinance shall take effect immediately upon publication and final passage according to law.

Dated:

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing ordinance was duly passed by the Common Council of said City at regular meeting held on Tuesday evening, [INSERT

Approved:
Fagan, Mayor

Dr. Elizabeth

DATE]

City Clerk

APPENDIX C: SCHEDULE OF SPACE REGULATIONS – RESIDENTIAL ZONES

(Section 35-9.4)

REQUIREMENTS	R-43	R-25	R-15	R-10	R-6	R-5	RAH-1	MF Apts. ^a	MFT ^a	TH-1	TH-2	TH-3
Lot Area Min. Sq. Ft.	43,000	25,000	15,000	10,000	6,000	5,000 ^b	7,000	2 acres	2 acres	5 acres	6 acres	2 acres
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	12	20	8	4	10
Lot Width Minimum Ft.	150	100	90	75	60	50	50	150	150	^c	^c	50
Front Yard Minimum Ft.	50	35	35	30	25	25	15	50	35	^c	^c	25
Rear Yard Minimum Ft.	50	45	45	40	30	30	30	35	35	^c	^c	30
Side Yard Min. Ft. Ea. Side	25	17	15	12	8	7	7.5	25 ^d	25	^c	^c	20
Total Side Yard Min.	40%	40%	35%	35%	33%	33%	NA	30%	30%	^c	^c	40
Lot Coverage Max % ^h	30%	30%	35%	35%	40%	45%	40%	70%	75%	70%	45%	70%
Bldg. Coverage Max. %	12%	14%	18%	18%	20%	20%	30%	20%	20%	40%	18%	30%
Building Height Max. Ft. ^h	35 ^{f,g}	35 ^{f,g}	35 ^g	35 ^g	35 ^g	35 ^g	35 ^g	35	48	35	35	35
Maximum Stories ^h	2	2	2	2	2	2	2	2	4	2.5	2	2
Floor Area Ratio ^h	25%	25%	25%	25%	35%	35%	40% ^e	40%	60%	NA	30%	65%

NA: Not Applicable

February 17, 2026

- a Townhouses are also permitted, subject to a density of not more than 6 units per acre. In the MFT Zone only, the maximum density for assisted living development shall be 35 units per acre on lots or tracts at least 2 acres in area.
- b Two-family houses must have a minimum lot area of 10,000 feet.
- c These requirements for Townhouse Zones TH-1 and TH-2 are included in the text at Article XIII.
- d End units only. Minimum distance between buildings is the building height.
- e 40% of first 8,000 sq. ft.; 25% of portion in excess of 8,000 sq. ft.
- f New construction with a minimum roof pitch of 8/12 shall be permitted a bonus height increase not to exceed 38 ft. in accordance with Section 35-1.1.
- g Additions to existing dwellings greater than 35 ft. shall be permitted to match the existing roofline not to exceed 38 ft. where the minimum existing and proposed setbacks are conforming in accordance with Section 35-1.1.
- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

APPENDIX C: SCHEDULE OF SPACE REGULATIONS – NONRESIDENTIAL ZONES

(Subsection 35-9.4)

REQUIREMENTS	B	B-1	NB	ORC	ORC-1	CRBD	G ^l	LI	PI	PL	PROD	PROD-2	RO60
Lot Area Min. Sq. Ft.	NA	85,000	NA	8,000	10,000	NA	124 Acres	15,000	15,000	NA	85 Acres	15 Acres	60,000
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lot Width Minimum Ft.	NA	250	NA	75	75	NA	NA	100	100	NA	NA	100	100
Front Yard Minimum Ft.	NA	10 & 100 ^j	NA	25	30	NA	NA	25	25	15 ^k	25 ^l	25	25
Rear Yard Minimum Ft.	NA	NA	NA	25	25	NA	NA	25	25	NA	NA	25	25
Side Yard Min. Ft. Ea. Side	NA	15	NA	10	12	NA	NA	12	12	NA	NA	12	12
Total Side Yard Min. ^m	NA	30	NA	33%	35%	NA	NA	25%	25%	NA	NA	25%	25%
Lot Coverage Max. % ^h	90%	60	90%	75%	50%	NA	3%	70%	90%	NA	70%	60%	65%
Bldg. Coverage Max. %	30%	15	30%	30%	20%	NA	NA	40%	50%	NA	35% ⁿ	25%	40%
Building Height Max. Ft. ^h	42	35	42	35	35	42	NA	48	48	48	48 ^o	48 ^o	48
Maximum Stories ^h	3	2	3	2	2	3	NA	3	4	3	NA	3 ^p	3
Floor Area Ratio ^h	75%	27%	75%	75%	40%	225%/300% ^q	NA	70%	150%	NA	65%*	50%*	60%

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

ⁱ A minimum perimeter setback of 25 feet shall be provided in lieu of specific "yard" dimensions.

^j 10 feet on Morris Avenue and 100 feet on Prospect Street.

^k Elm Street, Maple Street, Morris Avenue frontage only. NA for all other streets.

^l Passaic Ave. and River Rd. only; minimum 30 feet on Morris Ave. and 50 feet on Madison and Lincoln Aves.

^m Maximum required for one side yard shall be two times the minimum side yard for each side in feet.

ⁿ 35% may be increased proportionately to a maximum of 40% as each parking structure is completed.

^o Building height of 60 feet is permitted in "Height Exemption Area"—See Sections 35-13.16 and 35-13.17.

^p Building height of 5 stories is permitted in the "Height Exemption Area" – See Section 35-13.17.

^q In the CRBD, where a building is compliant in terms of use(s), an increase in the floor area ratio from 225% up to or equal to 300% shall be permitted. The Floor Area Ratio calculation shall not include the area associated with the following: structured parking, elevators, and required ADA or code mandated improvements.

* Parking structures shall be excluded from FAR calculations.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – GW-I ZONE
 (Subsection 35-9.4)

REQUIREMENTS	GW I
Tract Area Min. Sq. Ft. ^r	122,000
Front Yard Setback Min. (DeForest Avenue)	7 feet
<u>Front Yard Setback Min. (Parmley Place)</u>	
South Side	9 feet
North Side	7 feet
Front Yard Setback Min. (Beechwood Road)	10 feet
For any structure less than 15 feet in height, including parking structures	5 feet
<u>Front Yard Setback Min. (Summit Avenue)</u>	
North of Parmley Place	40 feet
South of Parmley Place ^s	Average 32 feet; however, in no case less than 25 feet
Front Yard Setback Min. (Euclid Avenue)	15 feet
Rear Yard Min. (Adjacent to Block 2607, Lot 7)	10 feet
Tract Coverage Max. ^t	80%
<u>Building Height Max. ^{h,u,v}</u>	
Apartments, offices, and mixed-use buildings	48 feet
Townhouses	40 feet
Maximum Stories ^{h,u}	
Apartments, offices, and mixed-use buildings	4
Townhouses	3
Floor Area Ratio Max. (excluding parking structures) ^h	113.5%

October 6, 2020

- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15
- r Excluding the Parmley Place right-of-way.
- s Calculation of average and minimum front yard setback on Summit Avenue south of Parmley Place shall not include the setback of the existing building at the corner of Summit Avenue and DeForest Avenue.
- t Does not include public right-of-way.
- u The existing building is exempt from setback and height standards.
- v Parking levels shall not be counted toward story limitation; however, they shall be counted toward overall height limitation.

APPENDIX C:

SCHEDULE OF SPACE REGULATIONS – GW-II ZONE

(Subsection 35-9.4)

REQUIREMENTS	T1-A	T1-B	T2	T3
Tract Area Min. Sq. Ft.	4.5 ac.	4.5 ac.	.25 ac	.25 ac
Max. Density ^h	20 du's acre (up to 29 with bonuses as identified elsewhere)			
Tract Width Min.	100 ft. along Broad St.	100 ft. along Broad St.	100 ft. along Broad St.	NA
Tract Depth Min. (sufficient for bulk reqmnts.)	NA	NA	NA	NA
Front Yard Setback Min. (from public street)	15 ft.	15 ft.	5 ft.	5 ft.
Side Yard Setback Min. (sufficient for circulation, btw property lines or drives & btw bldgs.)	10 ft. from a property line/20 ft. Between Buildings			
Rear Yard Min. (opposite Broad St.)	10 ft.	10 ft.	10 ft.	10 ft.
Impervious Coverage Max. ^h	60%	60%	80%	80%
Building Coverage Max.	40%	40%	40%	40%
Open Space Min. (may include landscape rooftops)	50%	50%	40% of Bld. Coverage whichever is greater*	40% of Bld. Coverage whichever is greater*
Pervious/Porous Min. (at-grade, landscaping)	35%	35%	Buffer Requirements	
Private Open Space	Min. of 100 sq. ft. allocated per unit for either individual unit use or to be use collectively for a designed, pocket park. However, in no case shall a surface pocket park be less than 1,500 sq. ft.		NA	
MAX. STORIES & HEIGHT ^h				
Townhouse/Brownstone (3 residential)	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.
Multi-Family Buildings	4 sty/45 ft.	NA	NA	NA
Multi-Family Buildings**	NA	5 sty/53 ft. **	NA	NA
Office	4 sty/55 ft.	NA	4 sty/45 ft.	4 sty/55 ft.
Multifamily or Mixed-Use Building	NA	NA	4 sty/45 ft.	4 sty/45 ft.

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

* For T2 & T3 the open space shall be equal to the building coverage on site. This may include individual open space (decks/patios) and/or rooftop plantings or a green roof. The rooftop space shall be landscaped with permanent vegetation.

** Up to 5 stories are permitted in locations on T1-B as identified in test of subsection 35-13.22D.

APPENDIX C:**SCHEDULE OF SPACE REGULATIONS – MULTIFAMILY/TRANSIT ORIENTED DEVELOPMENT (MF/TOD) ZONE**

(Subsection 35-9.4)

REQUIREMENTS	MF/TOD
Lot Area Min.	Residential cluster: 40,000 sf.
Density Max. (DU/AC) ^h	12 DU/A base up to 17 DU/A per bonuses
Density bonus Max. (DU/AC)	See subsection 35-13.8
Lot Width Min.	225 ft.
Front Yard Min./Max.	15 ft./25 ft.
Rear Yard Min.	0
Side Yard Each Min.	10 ft.
Side Yard Total Min.	20 ft.
Lot Coverage Max. % ^h	70%
Bldg. Coverage Max. %	30%
Bldg. Height Max. ^h	35
Maximum Stories ^h	2
Floor Area Ratio Max. ^{h,w}	65%

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

^w Within buildings in the MF/TOD Zone, floor area encompassing elevator towers, including exterior walls thereof, and all corridors that connect an elevator and a dwelling unit, shall not be included in the calculation of floor area ratio (FAR) provided that the elevator tower and corridor are located in an interior courtyard area.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – OVERLAY ZONES
 (Subsection 35-9.4)

REQUIREMENTS	OL-1	OL-2A	OL-2B	OL-3	OL-4	OL-5	OL-6	OL-7
Lot Area Min. (ac)	4.5	0.5	0.5	NA	NA	4	0.5	0.75
Density Max. (du/ac) ^h	30	30	15	12	20	25	12	13.25
Lot Width Min. (ft)	100	100	75	100	NA	150	75	NA
Front Yard Min. (ft)	15	10	10	15	NA	25	10	12
Rear Yard Min. (ft)	10	NA	10	20	NA	25	10	12
Side Yards Min. (ft)	10/20	0/40 ^y	10	10	NA	25	10	12 ^x
Lot Coverage Max. (%) ^h	60%	90%	90%	90%	NA	90%	90%	60%
Bldg. Coverage Max. (%)	40%	35%	30%	30%	NA	30%	30%	30%
Bldg. Height Max. (ft) ^h	45	48	42	42	42	42	42	35
Max. Bldg. Height (Stories) ^h	4	4	3	3	3	3	3	2
Min. Buffer to Adj. DU (ft)	NA	NA	15	15	NA	NA	10	10

NA: Not Applicable

October 6, 2020

- ^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.
- ^x The setback along the former railroad right-of-way shall be permitted to be a minimum of seven (7) feet.
- ^y Side yard setbacks shall be 0 feet from side lot lines perpendicular to Broad Street and Summit Avenue. Side yard setbacks shall be a minimum of 40 feet from all other side lot lines and from residential properties in Block 3309 with frontage on Walnut Street.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – MORRIS BROAD CROSSROADS ZONE
 (Subsection 35-9.4)

REQUIREMENT	MBC ZONE
Min. Tract Area	The Tract shall include Block 2706 Lots 1, 2, 3 & 4. The minimum tract area is 1.5 ac.
Max. Tract Floor Area Ratio (FAR)	120% (1.2 FAR) ⁽¹⁾
Min. Density	20 du/ac ⁽²⁾
Max. Density	32 du/ac
Min. Affordable Housing Set-Aside	15% for rental units; 20% for non-rental units ⁽³⁾
Min. Lot Width	N/A
Min. Lot Line Setback at Broad Street	15 feet ⁽⁴⁾
Min. Lot Line Setback at Cedar Street	10 feet ⁽⁴⁾
Min. Lot Line Setback at Morris Avenue	20 feet ⁽⁴⁾
Min. Lot Line Setback at South Lot Lines of Tract	40 feet ^(4,5)
Max. Tract Building Coverage	35% ⁽⁴⁾
Max. Tract Lot Coverage	75% ⁽⁴⁾
Max. Building Length	180 ft ⁽⁴⁾
Max. Building Height	All permitted uses: 3 stories/36 feet; Office uses only: 3 stories/42 feet; or 4 stories/48 feet ⁽⁶⁾
Min. Distance Between Buildings on Tract	100 feet ⁽⁴⁾
Min. Open Space	9,000 sf of contiguous green space ⁽⁷⁾ which shall include a minimum 100-foot-wide frontage on Broad Street (can include paved access driveway alongside or in required 9,000 sf)

N/A: Not Applicable

September 3, 2025

- (1) For clarification, below grade and on grade parking structures shall be excluded from the FAR calculation.
- (2) In no event shall the total number of residential units provided on tract be less than 30 units.
- (3) Irrespective of the minimum affordable housing set-aside percentage, in no event shall there be fewer than seven (7) affordable units provided on tract.
- (4) Excludes below grade parking structures.
- (5) Setback shall be sufficient to provide adequate circulation, loading and access at St. Teresa Memorial Hall north entry, including a driveway between the south lot line and on tract buildings.
- (6) The fourth floor shall have a minimum setback of 10 feet from the exterior building walls on the western, northern and eastern sides, with the exception of the fourth floor fronting Cedar Street, which shall have a minimum setback of 20 feet from the exterior building wall.
- (7) 'Green space' shall mean pervious areas planted with a combination of lawn, plants, trees and pervious hardscape materials in accordance with a comprehensive landscape plan.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-1 AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-1 Zone
Min. Tract Area	0.7 ac
Max. Density	20 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setbacks	
Broad Street	2 feet
Ashwood Avenue	5 feet
Morris Avenue	46 feet
Min. Side Yard Setbacks	
From R-5 Zone	48 feet
From Block 4008 Lot 7	15 feet
From Block 4008 Lot 10	0 feet
Min. Rear Yard Setback	N/A
Min. 3 rd Floor Building Stepbacks	
Broad Street	5 feet for at least 80% of the front building length
Ashwood Avenue	5 feet
Morris Avenue	N/A
Max. Building Coverage	45%
Max. Lot Coverage	85%
Max. Building Height	3 stories/42 feet
Max. FAR ⁽¹⁾	95%

NA: Not Applicable

February 17, 2026

(1) Basement showroom, storage and mechanical spaces shall be exempt from the FAR calculation.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-2 AFFORDABLE HOUSING ZONE
(Subsection 35-9.4)

REQUIREMENT	AH-2 Zone
Min. Lot Area	20,000
Max. Density	12 Senior Affordable Units
Min. Front Yard Setbacks DeForest Avenue Kent Place Boulevard	7 ft 14 ft
Min. Side Yard Setbacks From Parcels in AH-2 Zone From Parcels in B Zone & CRBD	1 ft 13 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	50%
Max. Lot Coverage	80%
Max. Building Height	3 stories/42 feet

NA: Not Applicable

February 17, 2026

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3A AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3A Zone
Min. Tract Area	4 ac
Max. Density	198 units
Min. Affordable Housing Set-Aside	15%
Min. Front Yard Setbacks ⁽¹⁾ – Parking Structure	
Morris Turnpike	12 ft
River Road	25 ft
Southern Lot Line	20 ft
John F. Kennedy Parkway	25 ft
Min. Front Yard Setbacks ⁽¹⁾ – Buildings	
Morris Turnpike	12 ft for no more than 55% of the building length; 25 ft for at least 45% of the building length
River Road	40 ft
Southern Lot Line	100 ft
John F. Kennedy Parkway	25 ft
Min. Side Yard Setback	NA
Min. Rear Yard Setback	NA
Min. 5 th Floor Building Stepbacks	
Morris Turnpike	6 ft for a minimum of 70% of building length
River Road	6 ft for entire length of building
Southern Lot Line	6 ft for entire length of building
John F. Kennedy Parkway	N/A
Max. Building Coverage	45% ⁽²⁾
Max. Lot Coverage	85%
Max. Building Height	5 stories/65 feet ⁽³⁾
Max. FAR ⁽⁴⁾	165%

NA: Not Applicable

February 17, 2026

- (1) All yards in the AH-3A Zone shall be considered front yards for purposes of calculating setback requirements.
- (2) Building coverage shall exclude the parking structure and open courtyard areas directly on top of the parking structure. Building coverage shall include all buildings and structures above the uppermost level of the parking structure.
- (3) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (4) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3B AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3B Zone
Min. Tract Area	1.9 ac
Max. Density	37 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setback	0 ft
Min. Side Yard Setback	25 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	30% ⁽¹⁾
Max. Lot Coverage	75%
Max. Building Height	3 stories/48 feet ⁽²⁾
Max. FAR	75% ⁽³⁾

NA: Not Applicable

February 17, 2026

- (1) Building coverage shall exclude the parking structure but shall include all buildings and structures above the uppermost level of the parking structure.
- (2) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (3) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.



TO: Mayor and Common Council

FROM: Augusto Dal'Maso, Land Use Manager

DATE:

Ordinance Summary: The purpose of this ordinance is to create a new AH-2 Affordable Housing 2 Zone to facilitate the conversion of the existing chapel building on Block 1911 Lot 5 into 12 senior affordable housing units with associated site improvements in compliance with the City's June 2025 Housing Element and Fair Share Plan project in conjunction with the United Methodist Church and Bergen County United Way. This development represents an adaptive reuse of an existing building that preserves and contributes to the character of the City adjacent to the Downtown and within walking distance to public transportation and local amenities. The existing house of worship is intended to remain.

ORDINANCE #	(ID # 12342)
Introduction Date:	2/17/2026
Hearing Date:	3/3/2026
Passage Date:	
Effective Date:	

ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING A NEW AH-2 AFFORDABLE HOUSING 2 ZONE TO FACILITATE 100% AFFORDABLE SENIOR HOUSING DEVELOPMENT ON BLOCK 1911 LOT 5

Ordinance Summary: The purpose of this ordinance is to create a new AH-2 Affordable Housing 2 Zone to facilitate the conversion of the existing chapel building on Block 1911 Lot 5 into 12 senior affordable housing units with associated site improvements. This development represents an adaptive reuse of an existing building that preserves and contributes to the character of the City adjacent to the Downtown and within walking distance to public transportation and local amenities. The existing house of worship is intended to remain.

WHEREAS, the New Jersey Fair Housing Act was amended on March 20, 2025 creating a new municipal compliance framework for the Fourth Round and subsequent rounds, including a methodology for the determination of municipal affordable housing obligations; and

WHEREAS, the Summit Planning Board adopted a Housing Element and Fair Share Plan on June 23, 2025 by the June 30, 2025 compliance deadline to address its Fourth Round affordable housing obligation for the period July 2025 to July 2035; and

WHEREAS, the City's June 2, 2025 HEFSP includes as a plan mechanism to address a portion of the City's affordable housing obligation the conversion of the existing chapel building on Block 1911 Lot 5 to accommodate 12 senior affordable units to be developed and operated by Bergen County United Way/Madeline Housing Partners, LLC to be implemented through the creation of a new AH-2 Affordable Housing Zone District; and

WHEREAS, the rezoning of the Block 1911 Lot 5 is intended to permit the existing housing of worship as a permitted principal use; and

WHEREAS, the amended Fair Housing Act requires all municipalities to adopt ordinances that implement their Housing Elements and Fair Share Plans by March 15, 2026.

NOW THEREFORE, BE IT ORDAINED, BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF SUMMIT, IN UNION COUNTY, NEW JERSEY:

That Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the Code of the City of Summit is hereby amended to create a new AH-2 Affordable Housing District for Block 1911 Lot 5, as follows:

Section 1. Preamble. The preamble to this ordinance is hereby incorporated as if reinstated in full.

Section 2. AH-2 Affordable Housing Zone District Established. §35-8.1.A., “Establishment of zones” of the Code of the City of Summit (“City Code”) is hereby amended and supplemented to add a new “AH-2 Affordable Housing 2 Zone” District, which shall read as follows (additions are underlined thus; deletions are indicated with strikethroughs ~~thus~~):

§35-8.1. Establishment of zones.

For the purposes of this article, the City of Summit is hereby divided into zone districts as follows:

A. Zoning districts.

R-5	Single and Two-Family Residential Zone
R-6	Single-Family Residential Zone
R-10	Single-Family Residential Zone
R-15	Single-Family Residential Zone
R-25	Single-Family Residential Zone
R-43	Single-Family Residential Zone
TH-1	Townhouse 1 Zone
TH-2 MBC	Townhouse 2 Zone Morris Broad Crossroads Zone
MF	Multifamily Residential Zone
MFT	Multifamily Tower Residential Zone
MF/TOD	Multifamily/Transit Oriented Development Zone
RAH-1	Affordable Housing Zone
CRBD	Central Retail Business District Zone
B	Business Zone
B-1	Business 1 Zone
NB	Neighborhood Business Zone
ORC	Office Residential Character Zone
ORC-1	Office Residential Character 1 Zone
LI	Light Industrial Zone
PROD	Planned Research Office Development Zone
PROD-2	Planned Research Office Development Zone
RO-60	Research Office Zone

PI	Professional Institutional Zone
PL	Public Lands Zone
G	Golf Zone
GW I	Gateway 1 Zone
GW II	Gateway II Zone
AH-1	Affordable Housing 1 Zone
<u>AH-2</u>	<u>Affordable Housing 2 Zone</u>

Section 3. Zoning Map Amended - §35-8.2. §35-8.2. “Zoning Map” of the City Code is hereby amended and supplemented to add the new “AH-2 Affordable Housing 2 Zone” District and shall read as follows (additions are underlined thus; deletions are in strikethroughs ~~thus~~):

§35-8.2. Zoning Map.

The location and boundaries of the above districts are hereby established on the Zoning Map of the City of Summit in Union County, dated ~~September 16, 2025~~ February 17, 2026, as amended, which is filed in the office of the City Clerk. Said map or maps and all notations, references and designations shown thereon shall be part of this article as if the same were all fully described and set forth herein. A copy of the Zoning Map is located in the Appendix of this chapter.

Section 4. Zoning Map Amended - Attachment 2. Attachment 2 - Appendix B, Zoning Map of Chapter 35, Development Regulations is hereby amended by removing Block 1911 Lot 5 from the B Zone to the new AH-2 Affordable Housing 2 Zone created by this ordinance, as shown in Exhibit A attached hereto.

Section 5. AH-2 Affordable Housing 2 Zone District Regulations Established. The new Section 35-13.34, of Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the City Code establishing regulations for the new AH-2 Affordable Housing 2 Zone District shall read as follows:

§35-13.34.A. Purpose. The purpose of the AH-2 Affordable Housing Zone District is to facilitate the conversion of the existing chapel building on Block 1911 Lot 5 to accommodate 12 senior affordable units with associated site improvements. The existing house of worship and related improvements are intended to remain. It is anticipated that for funding purposes the site will be subdivided into 2 new lots whereby the senior housing facility and house of worship will be located on separate lots. This site is a component of the City’s Housing Element and Fair Share Plan intended to address a portion of the City’s affordable housing obligation. The senior affordable housing units shall comply with the New Jersey Fair Housing Act, Uniform Housing Affordability Controls (“UHAC”) and Part IV, Affordable Housing, of Chapter 35 of the City Code.

§35-13.34.B. Permitted principal uses.

1. Senior multifamily units.
2. House of worship.

§35-13.34.C. Permitted accessory uses.

1. Uses which are customarily incidental and accessory to the principal permitted uses as regulated in §35-9.8 <<https://ecode360.com/36967922>> and 35-9.9 <<https://ecode360.com/36967945>>.

§35-13.34.D. Parking & Circulation Requirements.

1. The senior housing facility shall require a minimum of 1 parking space per unit which may be satisfied by a combination of on-site and off-site parking at a location(s) to be approved by the Planning Board.
2. The existing house of worship shall not require on-site parking. However, any expansion or change in use of the existing house of worship building that increases its floor area, occupancy and/or worship capacity shall require Planning Board approval consistent with the applicable parking requirements established in Chapter 35.
3. No designated loading space shall be required.

§35-13.34.E. Supplemental regulations.

1. The senior affordable housing units shall be contained in the existing chapel, the “Reeves Chapel”, building to remain. Additions to the existing building providing access and otherwise are permitted provided that the forms and exterior building materials are consistent with those of the existing chapel building.
2. All proposed work shall be in accordance with the design requirements set forth in the Development Regulations Ordinance and consistent with the Development Design Guidelines in the Appendix of this Chapter.

Section 6. Schedule of Space Regulations Amended. Attachment 3 - Appendix C, Schedule of Space Regulations, of Chapter 35, Development Regulations, of the City Code is hereby amended to include the bulk requirements for the new AH-2 Zone as set forth in Exhibit B attached hereto and made a part hereof.

Section 7. Remainder of Chapter 35 Unchanged. All other provisions of Chapter 35 of the City Code shall remain unchanged.

Section 8. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

Section 9. Severability. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

Section 10. Referral to Planning Board. Following introduction and prior to adoption, the City Clerk shall cause a copy of this ordinance to be referred to the City of Summit Planning Board for review pursuant to N.J.S.A. 40:55D-26.

Section 11. Effective date. This ordinance shall take effect immediately upon publication and final passage according to law.

Dated:

I, Rosalia M. Licatese, City Clerk of the City
of Summit, do hereby certify that the
foregoing ordinance was duly passed by the
Common Council of said City at regular
meeting held on Tuesday evening,
City Clerk

Approved:
Mayor

Dr. Elizabeth Fagan,

APPENDIX C: SCHEDULE OF SPACE REGULATIONS – RESIDENTIAL ZONES

(Section 35-9.4)

REQUIREMENTS	R-43	R-25	R-15	R-10	R-6	R-5	RAH-1	MF Apts. ^a	MFT ^a	TH-1	TH-2	TH-3
Lot Area Min. Sq. Ft.	43,000	25,000	15,000	10,000	6,000	5,000 ^b	7,000	2 acres	2 acres	5 acres	6 acres	2 acres
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	12	20	8	4	10
Lot Width Minimum Ft.	150	100	90	75	60	50	50	150	150	^c	^c	50
Front Yard Minimum Ft.	50	35	35	30	25	25	15	50	35	^c	^c	25
Rear Yard Minimum Ft.	50	45	45	40	30	30	30	35	35	^c	^c	30
Side Yard Min. Ft. Ea. Side	25	17	15	12	8	7	7.5	25 ^d	25	^c	^c	20
Total Side Yard Min.	40%	40%	35%	35%	33%	33%	NA	30%	30%	^c	^c	40
Lot Coverage Max % ^h	30%	30%	35%	35%	40%	45%	40%	70%	75%	70%	45%	70%
Bldg. Coverage Max. %	12%	14%	18%	18%	20%	20%	30%	20%	20%	40%	18%	30%
Building Height Max. Ft. ^h	35 ^{f,g}	35 ^{f,g}	35 ^g	35 ^g	35 ^g	35 ^g	35 ^g	35	48	35	35	35
Maximum Stories ^h	2	2	2	2	2	2	2	2	4	2.5	2	2
Floor Area Ratio ^h	25%	25%	25%	25%	35%	35%	40% ^e	40%	60%	NA	30%	65%

NA: Not Applicable

February 17, 2026

- a Townhouses are also permitted, subject to a density of not more than 6 units per acre. In the MFT Zone only, the maximum density for assisted living development shall be 35 units per acre on lots or tracts at least 2 acres in area.
- b Two-family houses must have a minimum lot area of 10,000 feet.
- c These requirements for Townhouse Zones TH-1 and TH-2 are included in the text at Article XIII.
- d End units only. Minimum distance between buildings is the building height.
- e 40% of first 8,000 sq. ft.; 25% of portion in excess of 8,000 sq. ft.
- f New construction with a minimum roof pitch of 8/12 shall be permitted a bonus height increase not to exceed 38 ft. in accordance with Section 35-1.1.
- g Additions to existing dwellings greater than 35 ft. shall be permitted to match the existing roofline not to exceed 38 ft. where the minimum existing and proposed setbacks are conforming in accordance with Section 35-1.1.
- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

APPENDIX C:

SCHEDULE OF SPACE REGULATIONS – NONRESIDENTIAL ZONES

(Subsection 35-9.4)

REQUIREMENTS	B	B-1	NB	ORC	ORC-1	CRBD	G ^l	LI	PI	PL	PROD	PROD-2	RO60
Lot Area Min. Sq. Ft.	NA	85,000	NA	8,000	10,000	NA	124 Acres	15,000	15,000	NA	85 Acres	15 Acres	60,000
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lot Width Minimum Ft.	NA	250	NA	75	75	NA	NA	100	100	NA	NA	100	100
Front Yard Minimum Ft.	NA	10 & 100 ^j	NA	25	30	NA	NA	25	25	15 ^k	25 ^l	25	25
Rear Yard Minimum Ft.	NA	NA	NA	25	25	NA	NA	25	25	NA	NA	25	25
Side Yard Min. Ft. Ea. Side	NA	15	NA	10	12	NA	NA	12	12	NA	NA	12	12
Total Side Yard Min. ^m	NA	30	NA	33%	35%	NA	NA	25%	25%	NA	NA	25%	25%
Lot Coverage Max. % ^h	90%	60	90%	75%	50%	NA	3%	70%	90%	NA	70%	60%	65%
Bldg. Coverage Max. %	30%	15	30%	30%	20%	NA	NA	40%	50%	NA	35% ⁿ	25%	40%
Building Height Max. Ft. ^h	42	35	42	35	35	42	NA	48	48	48	48 ^o	48 ^o	48
Maximum Stories ^h	3	2	3	2	2	3	NA	3	4	3	NA	3 ^p	3
Floor Area Ratio ^h	75%	27%	75%	75%	40%	225%/300% ^q	NA	70%	150%	NA	65%*	50%*	60%

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

ⁱ A minimum perimeter setback of 25 feet shall be provided in lieu of specific "yard" dimensions.

^j 10 feet on Morris Avenue and 100 feet on Prospect Street.

^k Elm Street, Maple Street, Morris Avenue frontage only. NA for all other streets.

^l Passaic Ave. and River Rd. only; minimum 30 feet on Morris Ave. and 50 feet on Madison and Lincoln Aves.

^m Maximum required for one side yard shall be two times the minimum side yard for each side in feet.

ⁿ 35% may be increased proportionately to a maximum of 40% as each parking structure is completed.

^o Building height of 60 feet is permitted in "Height Exemption Area"—See Sections 35-13.16 and 35-13.17.

^p Building height of 5 stories is permitted in the "Height Exemption Area" – See Section 35-13.17.

^q In the CRBD, where a building is compliant in terms of use(s), an increase in the floor area ratio from 225% up to or equal to 300% shall be permitted. The Floor Area Ratio calculation shall not include the area associated with the following: structured parking, elevators, and required ADA or code mandated improvements.

* Parking structures shall be excluded from FAR calculations.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – GW-I ZONE
 (Subsection 35-9.4)

REQUIREMENTS	GW I
Tract Area Min. Sq. Ft. ^r	122,000
Front Yard Setback Min. (DeForest Avenue)	7 feet
<u>Front Yard Setback Min. (Parmley Place)</u>	
South Side	9 feet
North Side	7 feet
Front Yard Setback Min. (Beechwood Road)	10 feet
For any structure less than 15 feet in height, including parking structures	5 feet
<u>Front Yard Setback Min. (Summit Avenue)</u>	
North of Parmley Place	40 feet
South of Parmley Place ^s	Average 32 feet; however, in no case less than 25 feet
Front Yard Setback Min. (Euclid Avenue)	15 feet
Rear Yard Min. (Adjacent to Block 2607, Lot 7)	10 feet
Tract Coverage Max. ^t	80%
<u>Building Height Max. ^{h,u,v}</u>	
Apartments, offices, and mixed-use buildings	48 feet
Townhouses	40 feet
Maximum Stories ^{h,u}	
Apartments, offices, and mixed-use buildings	4
Townhouses	3
Floor Area Ratio Max. (excluding parking structures) ^h	113.5%

October 6, 2020

- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15
- r Excluding the Parmley Place right-of-way.
- s Calculation of average and minimum front yard setback on Summit Avenue south of Parmley Place shall not include the setback of the existing building at the corner of Summit Avenue and DeForest Avenue.
- t Does not include public right-of-way.
- u The existing building is exempt from setback and height standards.
- v Parking levels shall not be counted toward story limitation; however, they shall be counted toward overall height limitation.

APPENDIX C:

SCHEDULE OF SPACE REGULATIONS – GW-II ZONE

(Subsection 35-9.4)

REQUIREMENTS	T1-A	T1-B	T2	T3
Tract Area Min. Sq. Ft.	4.5 ac.	4.5 ac.	.25 ac	.25 ac
Max. Density ^h	20 du's acre (up to 29 with bonuses as identified elsewhere)			
Tract Width Min.	100 ft. along Broad St.	100 ft. along Broad St.	100 ft. along Broad St.	NA
Tract Depth Min. (sufficient for bulk reqmnts.)	NA	NA	NA	NA
Front Yard Setback Min. (from public street)	15 ft.	15 ft.	5 ft.	5 ft.
Side Yard Setback Min. (sufficient for circulation, btw property lines or drives & btw bldgs.)	10 ft. from a property line/20 ft. Between Buildings			
Rear Yard Min. (opposite Broad St.)	10 ft.	10 ft.	10 ft.	10 ft.
Impervious Coverage Max. ^h	60%	60%	80%	80%
Building Coverage Max.	40%	40%	40%	40%
Open Space Min. (may include landscape rooftops)	50%	50%	40% of Bld. Coverage whichever is greater*	40% of Bld. Coverage whichever is greater*
Pervious/Porous Min. (at-grade, landscaping)	35%	35%	Buffer Requirements	
Private Open Space	Min. of 100 sq. ft. allocated per unit for either individual unit use or to be use collectively for a designed, pocket park. However, in no case shall a surface pocket park be less than 1,500 sq. ft.		NA	
MAX. STORIES & HEIGHT ^h				
Townhouse/Brownstone (3 residential)	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.
Multi-Family Buildings	4 sty/45 ft.	NA	NA	NA
Multi-Family Buildings**	NA	5 sty/53 ft. **	NA	NA
Office	4 sty/55 ft.	NA	4 sty/45 ft.	4 sty/55 ft.
Multifamily or Mixed-Use Building	NA	NA	4 sty/45 ft.	4 sty/45 ft.

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

* For T2 & T3 the open space shall be equal to the building coverage on site. This may include individual open space (decks/patios) and/or rooftop plantings or a green roof. The rooftop space shall be landscaped with permanent vegetation.

** Up to 5 stories are permitted in locations on T1-B as identified in test of subsection 35-13.22D.

APPENDIX C:**SCHEDULE OF SPACE REGULATIONS – MULTIFAMILY/TRANSIT ORIENTED DEVELOPMENT (MF/TOD) ZONE**

(Subsection 35-9.4)

REQUIREMENTS	MF/TOD
Lot Area Min.	Residential cluster: 40,000 sf.
Density Max. (DU/AC) ^h	12 DU/A base up to 17 DU/A per bonuses
Density bonus Max. (DU/AC)	See subsection 35-13.8
Lot Width Min.	225 ft.
Front Yard Min./Max.	15 ft./25 ft.
Rear Yard Min.	0
Side Yard Each Min.	10 ft.
Side Yard Total Min.	20 ft.
Lot Coverage Max. % ^h	70%
Bldg. Coverage Max. %	30%
Bldg. Height Max. ^h	35
Maximum Stories ^h	2
Floor Area Ratio Max. ^{h,w}	65%

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

^w Within buildings in the MF/TOD Zone, floor area encompassing elevator towers, including exterior walls thereof, and all corridors that connect an elevator and a dwelling unit, shall not be included in the calculation of floor area ratio (FAR) provided that the elevator tower and corridor are located in an interior courtyard area.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – OVERLAY ZONES
 (Subsection 35-9.4)

REQUIREMENTS	OL-1	OL-2A	OL-2B	OL-3	OL-4	OL-5	OL-6	OL-7
Lot Area Min. (ac)	4.5	0.5	0.5	NA	NA	4	0.5	0.75
Density Max. (du/ac) ^h	30	30	15	12	20	25	12	13.25
Lot Width Min. (ft)	100	100	75	100	NA	150	75	NA
Front Yard Min. (ft)	15	10	10	15	NA	25	10	12
Rear Yard Min. (ft)	10	NA	10	20	NA	25	10	12
Side Yards Min. (ft)	10/20	0/40 ^y	10	10	NA	25	10	12 ^x
Lot Coverage Max. (%) ^h	60%	90%	90%	90%	NA	90%	90%	60%
Bldg. Coverage Max. (%)	40%	35%	30%	30%	NA	30%	30%	30%
Bldg. Height Max. (ft) ^h	45	48	42	42	42	42	42	35
Max. Bldg. Height (Stories) ^h	4	4	3	3	3	3	3	2
Min. Buffer to Adj. DU (ft)	NA	NA	15	15	NA	NA	10	10

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

^x The setback along the former railroad right-of-way shall be permitted to be a minimum of seven (7) feet.

^y Side yard setbacks shall be 0 feet from side lot lines perpendicular to Broad Street and Summit Avenue. Side yard setbacks shall be a minimum of 40 feet from all other side lot lines and from residential properties in Block 3309 with frontage on Walnut Street.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – MORRIS BROAD CROSSROADS ZONE
 (Subsection 35-9.4)

REQUIREMENT	MBC ZONE
Min. Tract Area	The Tract shall include Block 2706 Lots 1, 2, 3 & 4. The minimum tract area is 1.5 ac.
Max. Tract Floor Area Ratio (FAR)	120% (1.2 FAR) ⁽¹⁾
Min. Density	20 du/ac ⁽²⁾
Max. Density	32 du/ac
Min. Affordable Housing Set-Aside	15% for rental units; 20% for non-rental units ⁽³⁾
Min. Lot Width	N/A
Min. Lot Line Setback at Broad Street	15 feet ⁽⁴⁾
Min. Lot Line Setback at Cedar Street	10 feet ⁽⁴⁾
Min. Lot Line Setback at Morris Avenue	20 feet ⁽⁴⁾
Min. Lot Line Setback at South Lot Lines of Tract	40 feet ^(4,5)
Max. Tract Building Coverage	35% ⁽⁴⁾
Max. Tract Lot Coverage	75% ⁽⁴⁾
Max. Building Length	180 ft ⁽⁴⁾
Max. Building Height	All permitted uses: 3 stories/36 feet; Office uses only: 3 stories/42 feet; or 4 stories/48 feet ⁽⁶⁾
Min. Distance Between Buildings on Tract	100 feet ⁽⁴⁾
Min. Open Space	9,000 sf of contiguous green space ⁽⁷⁾ which shall include a minimum 100-foot-wide frontage on Broad Street (can include paved access driveway alongside or in required 9,000 sf)

N/A: Not Applicable

September 3, 2025

- (1) For clarification, below grade and on grade parking structures shall be excluded from the FAR calculation.
- (2) In no event shall the total number of residential units provided on tract be less than 30 units.
- (3) Irrespective of the minimum affordable housing set-aside percentage, in no event shall there be fewer than seven (7) affordable units provided on tract.
- (4) Excludes below grade parking structures.
- (5) Setback shall be sufficient to provide adequate circulation, loading and access at St. Teresa Memorial Hall north entry, including a driveway between the south lot line and on tract buildings.
- (6) The fourth floor shall have a minimum setback of 10 feet from the exterior building walls on the western, northern and eastern sides, with the exception of the fourth floor fronting Cedar Street, which shall have a minimum setback of 20 feet from the exterior building wall.
- (7) 'Green space' shall mean pervious areas planted with a combination of lawn, plants, trees and pervious hardscape materials in accordance with a comprehensive landscape plan.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-1 AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-1 Zone
Min. Tract Area	0.7 ac
Max. Density	20 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setbacks	
Broad Street	2 feet
Ashwood Avenue	5 feet
Morris Avenue	46 feet
Min. Side Yard Setbacks	
From R-5 Zone	48 feet
From Block 4008 Lot 7	15 feet
From Block 4008 Lot 10	0 feet
Min. Rear Yard Setback	N/A
Min. 3 rd Floor Building Stepbacks	
Broad Street	5 feet for at least 80% of the front building length
Ashwood Avenue	5 feet
Morris Avenue	N/A
Max. Building Coverage	45%
Max. Lot Coverage	85%
Max. Building Height	3 stories/42 feet
Max. FAR ⁽¹⁾	95%

NA: Not Applicable

February 17, 2026

(1) Basement showroom, storage and mechanical spaces shall be exempt from the FAR calculation.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-2 AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-2 Zone
Min. Lot Area	20,000
Max. Density	12 Senior Affordable Units
Min. Front Yard Setbacks DeForest Avenue Kent Place Boulevard	7 ft 14 ft
Min. Side Yard Setbacks From Parcels in AH-2 Zone From Parcels in B Zone & CRBD	1 ft 13 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	50%
Max. Lot Coverage	80%
Max. Building Height	3 stories/42 feet

NA: Not Applicable

February 17, 2026

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3A AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3A Zone
Min. Tract Area	4 ac
Max. Density	198 units
Min. Affordable Housing Set-Aside	15%
Min. Front Yard Setbacks ⁽¹⁾ – Parking Structure	
Morris Turnpike	12 ft
River Road	25 ft
Southern Lot Line	20 ft
John F. Kennedy Parkway	25 ft
Min. Front Yard Setbacks ⁽¹⁾ – Buildings	
Morris Turnpike	12 ft for no more than 55% of the building length; 25 ft for at least 45% of the building length
River Road	40 ft
Southern Lot Line	100 ft
John F. Kennedy Parkway	25 ft
Min. Side Yard Setback	NA
Min. Rear Yard Setback	NA
Min. 5 th Floor Building Stepbacks	
Morris Turnpike	6 ft for a minimum of 70% of building length
River Road	6 ft for entire length of building
Southern Lot Line	6 ft for entire length of building
John F. Kennedy Parkway	N/A
Max. Building Coverage	45% ⁽²⁾
Max. Lot Coverage	85%
Max. Building Height	5 stories/65 feet ⁽³⁾
Max. FAR ⁽⁴⁾	165%

NA: Not Applicable

February 17, 2026

- (1) All yards in the AH-3A Zone shall be considered front yards for purposes of calculating setback requirements.
- (2) Building coverage shall exclude the parking structure and open courtyard areas directly on top of the parking structure. Building coverage shall include all buildings and structures above the uppermost level of the parking structure.
- (3) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (4) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3B AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3B Zone
Min. Tract Area	1.9 ac
Max. Density	37 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setback	0 ft
Min. Side Yard Setback	25 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	30% ⁽¹⁾
Max. Lot Coverage	75%
Max. Building Height	3 stories/48 feet ⁽²⁾
Max. FAR	75% ⁽³⁾

NA: Not Applicable

February 17, 2026

- (1) Building coverage shall exclude the parking structure but shall include all buildings and structures above the uppermost level of the parking structure.
- (2) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (3) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.



TO: Mayor and Common Council

FROM: Augusto Dal'Maso, Land Use Manager

DATE:

Ordinance Summary: The purpose of this ordinance is to create new AH-3A and AH-3B Affordable Housing Zones to facilitate inclusionary development on Block 102 Lot 1 and Block 101 Lot 3, respectively. The zoning for Block 102 Lot 1 is designed to accommodate the removal of the existing vacant office building to be replaced with a new multifamily development with residential amenities above the existing parking structure to remain. The zoning for Block 101 Lot 3 will accommodate the conversion of the existing office building space into residential units with minimal exterior site improvements other than the building envelope. Both developments will have a mix of market rate units and required minimum affordable housing set-asides to address a portion of the City's affordable housing obligation in compliance with the settlement agreement with Russo Developers LLC and separate settlement agreement with the Fair Share Housing Center.

ORDINANCE #	(ID # 12341)
Introduction Date:	2/17/2026
Hearing Date:	3/3/2026
Passage Date:	
Effective Date:	

ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING NEW AH-3A & AH-3B AFFORDABLE HOUSING ZONES TO FACILITATE INCLUSIONARY DEVELOPMENT ON BLOCK 102 LOT 1 AND BLOCK 101 LOT 3

Ordinance Summary: The purpose of this ordinance is to create new AH-3A and AH-3B Affordable Housing Zones to facilitate inclusionary development on Block 102 Lot 1 and Block 101 Lot 3, respectively. The zoning for Block 102 Lot 1 is designed to accommodate the removal of the existing vacant office building to be replaced with a new multifamily development with residential amenities above the existing parking structure to remain. The zoning for Block 101 Lot 3 will accommodate the conversion of the existing office building space into residential units with minimal exterior site improvements other than the building envelope. Both zones are designed to permit a mix of market rate units and required minimum affordable housing set-asides to address a portion of the City's affordable housing obligation.

WHEREAS, the New Jersey Fair Housing Act was amended on March 20, 2024 creating a new municipal compliance framework for the Fourth Round and subsequent rounds, including a methodology for the determination of municipal affordable housing obligations; and

WHEREAS, the Summit Planning Board adopted a Housing Element and Fair Share Plan on June 23, 2025 by the June 30, 2025 compliance deadline to address its Fourth Round affordable housing obligation for the period July 2025 to July 2035; and

WHEREAS, it is anticipated that the City's June 2, 2025 HEFSP will be amended in March 2026 in accordance with the City's mediation agreements with Russo Development, LLC and Fair Share Housing Center through the State's Affordable Housing Dispute Resolution Program to include as plan mechanisms inclusionary development on Block 102 Lot 1 (190 River Road) and Block 101 Lot 3 (180 River Road) to address a portion of the City's affordable housing obligation; and

WHEREAS, the mediation agreement with Russo Development, LLC includes additional community benefits such as a \$1,000,000 contribution to the City's affordable housing trust fund, donation of 47 and 53 Shunpike Road for the development of additional affordable housing units, City use of 25 parking spaces within the existing parking structure on Block 102 Lot 1, installation of mature trees around the perimeter of the site and contribution to the City's adjacent municipal golf course; and

WHEREAS, the conversion of the existing office building on Block 101 Lot 3 to multifamily residential use has been identified as a plan mechanism in the City's Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the amended Fair Housing Act requires all municipalities to adopt ordinances that implement their Housing Elements and Fair Share Plans by March 15, 2026.

NOW THEREFORE, BE IT ORDAINED, BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF SUMMIT, IN UNION COUNTY, NEW JERSEY:

That Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the Code of the City of Summit is hereby amended to create new Affordable Housing Zones AH-3A for Block 102 Lot 1 and AH-3B for Block 101 Lot 3, as follows:

Section 1. Preamble. The preamble to this ordinance is hereby incorporated as if reinstated in full.

Section 2. AH-3A & AH-3B Affordable Housing Zone Districts Established.

§35-8.1.A., "Establishment of zones" of the Code of the City of Summit ("City Code") is hereby amended and supplemented to add new "AH-3A Affordable Housing Zone" and "AH-3B Affordable Housing Zone" Districts, which shall read as follows (additions are underlined thus; deletions are indicated with strikethroughs ~~thus~~):

§35-8.1. Establishment of zones.

For the purposes of this article, the City of Summit is hereby divided into zone districts as follows:

A. Zoning districts.

R-5	Single and Two-Family Residential Zone
R-6	Single-Family Residential Zone
R-10	Single-Family Residential Zone
R-15	Single-Family Residential Zone
R-25	Single-Family Residential Zone
R-43	Single-Family Residential Zone
TH-1	Townhouse 1 Zone
TH-2 MBC	Townhouse 2 Zone Morris Broad Crossroads Zone
MF	Multifamily Residential Zone

MFT	Multifamily Tower Residential Zone
MF/TOD	Multifamily/Transit Oriented Development Zone
RAH-1	Affordable Housing Zone
CRBD	Central Retail Business District Zone
B	Business Zone
B-1	Business 1 Zone
NB	Neighborhood Business Zone
ORC	Office Residential Character Zone
ORC-1	Office Residential Character 1 Zone
LI	Light Industrial Zone
PROD	Planned Research Office Development Zone
PROD-2	Planned Research Office Development Zone
RO-60	Research Office Zone
PI	Professional Institutional Zone
PL	Public Lands Zone
G	Golf Zone
GW I	Gateway 1 Zone
GW II	Gateway II Zone
AH-1	Affordable Housing 1 Zone
AH-2	Affordable Housing 2 Zone
<u>AH-3A</u>	<u>Affordable Housing 3A Zone</u>
<u>AH-3B</u>	<u>Affordable Housing 3B Zone</u>

Section 3. Zoning Map Amended - §35-8.2. §35-8.2. “Zoning Map” of the City Code is hereby amended and supplemented to add the new “AH-3A Affordable Housing Zone” and “AH-3B Affordable Housing Zone” Districts and shall read as follows (additions are underlined thus; deletions are in brackets [thus]):

§35-8.2. Zoning Map.

The location and boundaries of the above districts are hereby established on the Zoning Map of the City of Summit in Union County, dated ~~September 16, 2025~~ February 17, 2026 as amended, which is filed in the office of the City Clerk. Said map or maps and all notations, references and designations shown thereon shall be part of this article as if the same were all fully described and set forth herein. A copy of the Zoning Map is located in the Appendix of this chapter.

Section 4. Zoning Map Amended - Attachment 2. Attachment 2 - Appendix B, Zoning Map of Chapter 35, Development Regulations, is hereby amended by removing Block 102 Lot 1 from the RO-60 Zone to be placed in the new AH-3A Affordable Housing Zone and removing Block 101 Lot 3 from the RO-60 Zone to be placed in the new AH-3B Affordable Housing Zone, as shown in Exhibit A attached hereto.

Section 5. AH-3A Affordable Housing Zone District Regulations Established. The new Section 35-13.35, of Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the City Code establishing regulations for the new AH-3A Affordable Housing Zone District shall read as follows:

§35-13.35.A. Purpose. The purpose of the AH-3A Affordable Housing Zone District is to facilitate inclusionary development on Block 102 Lot 1 by removing the existing vacant office building to accommodate a multifamily building with a maximum of 198 units, including a minimum of 30 low and moderate-income units with associated site amenities to serve residents of the development. The new residential units and amenities will be developed above the existing parking structure to remain. The development is required to This site is a component of the City's Housing Element and Fair Share Plan intended to address a portion of the City's affordable housing obligation. The senior affordable housing units shall comply with the New Jersey Fair Housing Act, Uniform Housing Affordability Controls ("UHAC") and Part IV, Affordable Housing, of Chapter 35 of the City Code.

§35-13.35.B. Permitted principal uses.

1. Multifamily not to exceed 198 total units.

§35-13.35.C. Permitted accessory uses.

1. Uses which are customarily incidental and accessory to the principal permitted uses as regulated in §35-9.8 <<https://ecode360.com/36967922>> and 35-9.9 <<https://ecode360.com/36967945>>.

§35-13.35.D. Parking & Circulation Requirements.

1. The minimum number of required parking spaces for the multifamily residential use shall be consistent with Residential Site Improvement Standards.
2. A minimum of 25 contiguous spaces in the parking structure shall be reserved for City use.

3. Unused surplus parking spaces on the ground level of the parking structure may be utilized for storage of vehicles associated with automotive-dealerships or similar bulk parking uses so long as a developer's agreement as part of any future site plan approval by the Planning Board identifies the number of parking spaces required for the residential units, the City Spaces, and the Third Party Parking.

§35-13.35.E. Supplemental regulations.

1. The development shall include a minimum of 30 low and moderate- income housing units in accordance with applicable UHAC requirements.
2. All proposed work shall be in accordance with the design requirements set forth in the Development Regulations Ordinance and consistent with the Development Design Guidelines in the Appendix of this Chapter.
3. Trees with a minimum caliper of 4" shall be installed along the site's eastern frontage to provide a visual buffer for surrounding residential development at a minimum spacing of 40 feet on center. Species selection and placement shall be at the discretion of the Planning Board in consultation with the City Forester. Additional tree and landscape planting shall be installed around the perimeter of the property as determined appropriate for the purposes of providing year-round interest, softening the appearance of the development and minimizing urban heat island effects.
4. Signs shall be permitted in accordance with the sign requirements for multifamily residences as set forth in Attachment 4, Sign Matrix, of Chapter 35.

Section 6. AH-3B Affordable Housing Zone District Regulations Established. The new Section 35-13.36, of Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the City Code establishing regulations for the new AH-3B Affordable Housing Zone District shall read as follows:

§35-13.36.A. Purpose. The purpose of the AH-3B Zone is to facilitate the conversion of the existing office building on Block 101 Lot 3 to inclusionary multifamily use within the existing building envelope. The existing parking structure is intended to remain. It is anticipated that the exterior building envelope will be updated to better reflect the residential use of the property and character of Summit. This site is a component of the City's Housing Element and Fair Share Plan intended to address a portion of the City's affordable housing obligation. Affordable housing units shall comply with the New Jersey Fair Housing Act, Uniform Housing Affordability Controls ("UHAC") and Part IV, Affordable Housing, of Chapter 35 of the City Code.

§35-13.36.B. Permitted principal uses.

1. Multifamily

2. Administrative and Professional Offices - In accordance with RO60 Zone requirements

§35-13.36.C. Permitted accessory uses.

1. Uses which are customarily incidental and accessory to the principal permitted uses as regulated in §[35-9.8 <https://ecode360.com/36967922>](https://ecode360.com/36967922) and [35-9.9 <https://ecode360.com/36967945>](https://ecode360.com/36967945).

§35-13.36.D. Parking & Circulation Requirements.

1. The minimum number of required parking spaces for the multifamily residential use shall comply with Residential Site Improvement Standards.

§35-13.36.E. Supplemental regulations.

1. Multifamily development shall include a minimum affordable housing set-aside of 20% in accordance with applicable UHAC requirements.
2. All proposed work shall be in accordance with the design requirements set forth in the Development Regulations Ordinance and consistent with the Development Design Guidelines in the Appendix of this Chapter.
3. Signs shall be permitted in accordance with the sign requirements for multifamily residences as set forth in Attachment 4, Sign Matrix, of Chapter 35.

Section 7. Schedule of Space Regulations Amended. Attachment 3 - Appendix C, Schedule of Space Regulations, of Chapter 35, Development Regulations, of the City Code is hereby amended to include the bulk requirements for the new AH-3A and AH-3B Affordable Housing Zones as set forth in Exhibit B attached hereto and made a part hereof.

Section 8. Remainder of Chapter 35 Unchanged. All other provisions of Chapter 35 of the City Code shall remain unchanged.

Section 9. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

Section 10. Severability. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

Section 11. Referral to Planning Board. Following introduction and prior to adoption, the City Clerk shall cause a copy of this ordinance to be referred to the City of Summit Planning Board for review pursuant to N.J.S.A. 40:55D-26.

Section 12. Effective date. This ordinance shall take effect immediately upon publication and final passage according to law.

Dated:

I, Rosalia M. Licatese, City Clerk of the City
of Summit, do hereby certify that the
foregoing ordinance was duly passed by the
Common Council of said City at regular
meeting held on Tuesday evening,
City Clerk

Approved:
Elizabeth Fagan, Mayor

Dr.

APPENDIX C: SCHEDULE OF SPACE REGULATIONS – RESIDENTIAL ZONES

(Section 35-9.4)

REQUIREMENTS	R-43	R-25	R-15	R-10	R-6	R-5	RAH-1	MF Apts. ^a	MFT ^a	TH-1	TH-2	TH-3
Lot Area Min. Sq. Ft.	43,000	25,000	15,000	10,000	6,000	5,000 ^b	7,000	2 acres	2 acres	5 acres	6 acres	2 acres
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	12	20	8	4	10
Lot Width Minimum Ft.	150	100	90	75	60	50	50	150	150	^c	^c	50
Front Yard Minimum Ft.	50	35	35	30	25	25	15	50	35	^c	^c	25
Rear Yard Minimum Ft.	50	45	45	40	30	30	30	35	35	^c	^c	30
Side Yard Min. Ft. Ea. Side	25	17	15	12	8	7	7.5	25 ^d	25	^c	^c	20
Total Side Yard Min.	40%	40%	35%	35%	33%	33%	NA	30%	30%	^c	^c	40
Lot Coverage Max % ^h	30%	30%	35%	35%	40%	45%	40%	70%	75%	70%	45%	70%
Bldg. Coverage Max. %	12%	14%	18%	18%	20%	20%	30%	20%	20%	40%	18%	30%
Building Height Max. Ft. ^h	35 ^{f,g}	35 ^{f,g}	35 ^g	35 ^g	35 ^g	35 ^g	35 ^g	35	48	35	35	35
Maximum Stories ^h	2	2	2	2	2	2	2	2	4	2.5	2	2
Floor Area Ratio ^h	25%	25%	25%	25%	35%	35%	40% ^e	40%	60%	NA	30%	65%

NA: Not Applicable

February 17, 2026

- a Townhouses are also permitted, subject to a density of not more than 6 units per acre. In the MFT Zone only, the maximum density for assisted living development shall be 35 units per acre on lots or tracts at least 2 acres in area.
- b Two-family houses must have a minimum lot area of 10,000 feet.
- c These requirements for Townhouse Zones TH-1 and TH-2 are included in the text at Article XIII.
- d End units only. Minimum distance between buildings is the building height.
- e 40% of first 8,000 sq. ft.; 25% of portion in excess of 8,000 sq. ft.
- f New construction with a minimum roof pitch of 8/12 shall be permitted a bonus height increase not to exceed 38 ft. in accordance with Section 35-1.1.
- g Additions to existing dwellings greater than 35 ft. shall be permitted to match the existing roofline not to exceed 38 ft. where the minimum existing and proposed setbacks are conforming in accordance with Section 35-1.1.
- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

APPENDIX C: SCHEDULE OF SPACE REGULATIONS – NONRESIDENTIAL ZONES

(Subsection 35-9.4)

REQUIREMENTS	B	B-1	NB	ORC	ORC-1	CRBD	G ^l	LI	PI	PL	PROD	PROD-2	RO60
Lot Area Min. Sq. Ft.	NA	85,000	NA	8,000	10,000	NA	124 Acres	15,000	15,000	NA	85 Acres	15 Acres	60,000
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lot Width Minimum Ft.	NA	250	NA	75	75	NA	NA	100	100	NA	NA	100	100
Front Yard Minimum Ft.	NA	10 & 100 ^j	NA	25	30	NA	NA	25	25	15 ^k	25 ^l	25	25
Rear Yard Minimum Ft.	NA	NA	NA	25	25	NA	NA	25	25	NA	NA	25	25
Side Yard Min. Ft. Ea. Side	NA	15	NA	10	12	NA	NA	12	12	NA	NA	12	12
Total Side Yard Min. ^m	NA	30	NA	33%	35%	NA	NA	25%	25%	NA	NA	25%	25%
Lot Coverage Max. % ^h	90%	60	90%	75%	50%	NA	3%	70%	90%	NA	70%	60%	65%
Bldg. Coverage Max. %	30%	15	30%	30%	20%	NA	NA	40%	50%	NA	35% ⁿ	25%	40%
Building Height Max. Ft. ^h	42	35	42	35	35	42	NA	48	48	48	48 ^o	48 ^o	48
Maximum Stories ^h	3	2	3	2	2	3	NA	3	4	3	NA	3 ^p	3
Floor Area Ratio ^h	75%	27%	75%	75%	40%	225%/300% ^q	NA	70%	150%	NA	65%*	50%*	60%

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

ⁱ A minimum perimeter setback of 25 feet shall be provided in lieu of specific "yard" dimensions.

^j 10 feet on Morris Avenue and 100 feet on Prospect Street.

^k Elm Street, Maple Street, Morris Avenue frontage only. NA for all other streets.

^l Passaic Ave. and River Rd. only; minimum 30 feet on Morris Ave. and 50 feet on Madison and Lincoln Aves.

^m Maximum required for one side yard shall be two times the minimum side yard for each side in feet.

ⁿ 35% may be increased proportionately to a maximum of 40% as each parking structure is completed.

^o Building height of 60 feet is permitted in "Height Exemption Area"—See Sections 35-13.16 and 35-13.17.

^p Building height of 5 stories is permitted in the "Height Exemption Area" – See Section 35-13.17.

^q In the CRBD, where a building is compliant in terms of use(s), an increase in the floor area ratio from 225% up to or equal to 300% shall be permitted. The Floor Area Ratio calculation shall not include the area associated with the following: structured parking, elevators, and required ADA or code mandated improvements.

* Parking structures shall be excluded from FAR calculations.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – GW-I ZONE
 (Subsection 35-9.4)

REQUIREMENTS	GW I
Tract Area Min. Sq. Ft. ^r	122,000
Front Yard Setback Min. (DeForest Avenue)	7 feet
<u>Front Yard Setback Min. (Parmley Place)</u>	
South Side	9 feet
North Side	7 feet
Front Yard Setback Min. (Beechwood Road)	10 feet
For any structure less than 15 feet in height, including parking structures	5 feet
<u>Front Yard Setback Min. (Summit Avenue)</u>	
North of Parmley Place	40 feet
South of Parmley Place ^s	Average 32 feet; however, in no case less than 25 feet
Front Yard Setback Min. (Euclid Avenue)	15 feet
Rear Yard Min. (Adjacent to Block 2607, Lot 7)	10 feet
Tract Coverage Max. ^t	80%
<u>Building Height Max. ^{h,u,v}</u>	
Apartments, offices, and mixed-use buildings	48 feet
Townhouses	40 feet
<u>Maximum Stories ^{h,u}</u>	
Apartments, offices, and mixed-use buildings	4
Townhouses	3
Floor Area Ratio Max. (excluding parking structures) ^h	113.5%

October 6, 2020

- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15
- r Excluding the Parmley Place right-of-way.
- s Calculation of average and minimum front yard setback on Summit Avenue south of Parmley Place shall not include the setback of the existing building at the corner of Summit Avenue and DeForest Avenue.
- t Does not include public right-of-way.
- u The existing building is exempt from setback and height standards.
- v Parking levels shall not be counted toward story limitation; however, they shall be counted toward overall height limitation.

APPENDIX C:

SCHEDULE OF SPACE REGULATIONS – GW-II ZONE

(Subsection 35-9.4)

REQUIREMENTS	T1-A	T1-B	T2	T3
Tract Area Min. Sq. Ft.	4.5 ac.	4.5 ac.	.25 ac	.25 ac
Max. Density ^h	20 du's acre (up to 29 with bonuses as identified elsewhere)			
Tract Width Min.	100 ft. along Broad St.	100 ft. along Broad St.	100 ft. along Broad St.	NA
Tract Depth Min. (sufficient for bulk reqmnts.)	NA	NA	NA	NA
Front Yard Setback Min. (from public street)	15 ft.	15 ft.	5 ft.	5 ft.
Side Yard Setback Min. (sufficient for circulation, btw property lines or drives & btw bldgs.)	10 ft. from a property line/20 ft. Between Buildings			
Rear Yard Min. (opposite Broad St.)	10 ft.	10 ft.	10 ft.	10 ft.
Impervious Coverage Max. ^h	60%	60%	80%	80%
Building Coverage Max.	40%	40%	40%	40%
Open Space Min. (may include landscape rooftops)	50%	50%	40% of Bld. Coverage whichever is greater*	40% of Bld. Coverage whichever is greater*
Pervious/Porous Min. (at-grade, landscaping)	35%	35%	Buffer Requirements	
Private Open Space	Min. of 100 sq. ft. allocated per unit for either individual unit use or to be use collectively for a designed, pocket park. However, in no case shall a surface pocket park be less than 1,500 sq. ft.		NA	
MAX. STORIES & HEIGHT ^h				
Townhouse/Brownstone (3 residential)	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.
Multi-Family Buildings	4 sty/45 ft.	NA	NA	NA
Multi-Family Buildings**	NA	5 sty/53 ft. **	NA	NA
Office	4 sty/55 ft.	NA	4 sty/45 ft.	4 sty/55 ft.
Multifamily or Mixed-Use Building	NA	NA	4 sty/45 ft.	4 sty/45 ft.

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

* For T2 & T3 the open space shall be equal to the building coverage on site. This may include individual open space (decks/patios) and/or rooftop plantings or a green roof. The rooftop space shall be landscaped with permanent vegetation.

** Up to 5 stories are permitted in locations on T1-B as identified in test of subsection 35-13.22D.

APPENDIX C:**SCHEDULE OF SPACE REGULATIONS – MULTIFAMILY/TRANSIT ORIENTED DEVELOPMENT (MF/TOD) ZONE**

(Subsection 35-9.4)

REQUIREMENTS	MF/TOD
Lot Area Min.	Residential cluster: 40,000 sf.
Density Max. (DU/AC) ^h	12 DU/A base up to 17 DU/A per bonuses
Density bonus Max. (DU/AC)	See subsection 35-13.8
Lot Width Min.	225 ft.
Front Yard Min./Max.	15 ft./25 ft.
Rear Yard Min.	0
Side Yard Each Min.	10 ft.
Side Yard Total Min.	20 ft.
Lot Coverage Max. % ^h	70%
Bldg. Coverage Max. %	30%
Bldg. Height Max. ^h	35
Maximum Stories ^h	2
Floor Area Ratio Max. ^{h,w}	65%

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

^w Within buildings in the MF/TOD Zone, floor area encompassing elevator towers, including exterior walls thereof, and all corridors that connect an elevator and a dwelling unit, shall not be included in the calculation of floor area ratio (FAR) provided that the elevator tower and corridor are located in an interior courtyard area.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – OVERLAY ZONES
 (Subsection 35-9.4)

REQUIREMENTS	OL-1	OL-2A	OL-2B	OL-3	OL-4	OL-5	OL-6	OL-7
Lot Area Min. (ac)	4.5	0.5	0.5	NA	NA	4	0.5	0.75
Density Max. (du/ac) ^h	30	30	15	12	20	25	12	13.25
Lot Width Min. (ft)	100	100	75	100	NA	150	75	NA
Front Yard Min. (ft)	15	10	10	15	NA	25	10	12
Rear Yard Min. (ft)	10	NA	10	20	NA	25	10	12
Side Yards Min. (ft)	10/20	0/40 ^y	10	10	NA	25	10	12 ^x
Lot Coverage Max. (%) ^h	60%	90%	90%	90%	NA	90%	90%	60%
Bldg. Coverage Max. (%)	40%	35%	30%	30%	NA	30%	30%	30%
Bldg. Height Max. (ft) ^h	45	48	42	42	42	42	42	35
Max. Bldg. Height (Stories) ^h	4	4	3	3	3	3	3	2
Min. Buffer to Adj. DU (ft)	NA	NA	15	15	NA	NA	10	10

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

^x The setback along the former railroad right-of-way shall be permitted to be a minimum of seven (7) feet.

^y Side yard setbacks shall be 0 feet from side lot lines perpendicular to Broad Street and Summit Avenue. Side yard setbacks shall be a minimum of 40 feet from all other side lot lines and from residential properties in Block 3309 with frontage on Walnut Street.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – MORRIS BROAD CROSSROADS ZONE
 (Subsection 35-9.4)

REQUIREMENT	MBC ZONE
Min. Tract Area	The Tract shall include Block 2706 Lots 1, 2, 3 & 4. The minimum tract area is 1.5 ac.
Max. Tract Floor Area Ratio (FAR)	120% (1.2 FAR) ⁽¹⁾
Min. Density	20 du/ac ⁽²⁾
Max. Density	32 du/ac
Min. Affordable Housing Set-Aside	15% for rental units; 20% for non-rental units ⁽³⁾
Min. Lot Width	N/A
Min. Lot Line Setback at Broad Street	15 feet ⁽⁴⁾
Min. Lot Line Setback at Cedar Street	10 feet ⁽⁴⁾
Min. Lot Line Setback at Morris Avenue	20 feet ⁽⁴⁾
Min. Lot Line Setback at South Lot Lines of Tract	40 feet ^(4,5)
Max. Tract Building Coverage	35% ⁽⁴⁾
Max. Tract Lot Coverage	75% ⁽⁴⁾
Max. Building Length	180 ft ⁽⁴⁾
Max. Building Height	All permitted uses: 3 stories/36 feet; Office uses only: 3 stories/42 feet; or 4 stories/48 feet ⁽⁶⁾
Min. Distance Between Buildings on Tract	100 feet ⁽⁴⁾
Min. Open Space	9,000 sf of contiguous green space ⁽⁷⁾ which shall include a minimum 100-foot-wide frontage on Broad Street (can include paved access driveway alongside or in required 9,000 sf)

N/A: Not Applicable

September 3, 2025

- (1) For clarification, below grade and on grade parking structures shall be excluded from the FAR calculation.
- (2) In no event shall the total number of residential units provided on tract be less than 30 units.
- (3) Irrespective of the minimum affordable housing set-aside percentage, in no event shall there be fewer than seven (7) affordable units provided on tract.
- (4) Excludes below grade parking structures.
- (5) Setback shall be sufficient to provide adequate circulation, loading and access at St. Teresa Memorial Hall north entry, including a driveway between the south lot line and on tract buildings.
- (6) The fourth floor shall have a minimum setback of 10 feet from the exterior building walls on the western, northern and eastern sides, with the exception of the fourth floor fronting Cedar Street, which shall have a minimum setback of 20 feet from the exterior building wall.
- (7) 'Green space' shall mean pervious areas planted with a combination of lawn, plants, trees and pervious hardscape materials in accordance with a comprehensive landscape plan.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-1 AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-1 Zone
Min. Tract Area	0.7 ac
Max. Density	20 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setbacks	
Broad Street	2 feet
Ashwood Avenue	5 feet
Morris Avenue	46 feet
Min. Side Yard Setbacks	
From R-5 Zone	48 feet
From Block 4008 Lot 7	15 feet
From Block 4008 Lot 10	0 feet
Min. Rear Yard Setback	N/A
Min. 3 rd Floor Building Stepbacks	
Broad Street	5 feet for at least 80% of the front building length
Ashwood Avenue	5 feet
Morris Avenue	N/A
Max. Building Coverage	45%
Max. Lot Coverage	85%
Max. Building Height	3 stories/42 feet
Max. FAR ⁽¹⁾	95%

NA: Not Applicable

February 17, 2026

(1) Basement showroom, storage and mechanical spaces shall be exempt from the FAR calculation.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-2 AFFORDABLE HOUSING ZONE
(Subsection 35-9.4)

REQUIREMENT	AH-2 Zone
Min. Lot Area	20,000
Max. Density	12 Senior Affordable Units
Min. Front Yard Setbacks DeForest Avenue Kent Place Boulevard	7 ft 14 ft
Min. Side Yard Setbacks From Parcels in AH-2 Zone From Parcels in B Zone & CRBD	1 ft 13 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	50%
Max. Lot Coverage	80%
Max. Building Height	3 stories/42 feet

NA: Not Applicable

February 17, 2026

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3A AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3A Zone
Min. Tract Area	4 ac
Max. Density	198 units
Min. Affordable Housing Set-Aside	15%
Min. Front Yard Setbacks ⁽¹⁾ – Parking Structure	
Morris Turnpike	12 ft
River Road	25 ft
Southern Lot Line	20 ft
John F. Kennedy Parkway	25 ft
Min. Front Yard Setbacks ⁽¹⁾ – Buildings	
Morris Turnpike	12 ft for no more than 55% of the building length; 25 ft for at least 45% of the building length
River Road	40 ft
Southern Lot Line	100 ft
John F. Kennedy Parkway	25 ft
Min. Side Yard Setback	NA
Min. Rear Yard Setback	NA
Min. 5 th Floor Building Stepbacks	
Morris Turnpike	6 ft for a minimum of 70% of building length
River Road	6 ft for entire length of building
Southern Lot Line	6 ft for entire length of building
John F. Kennedy Parkway	N/A
Max. Building Coverage	45% ⁽²⁾
Max. Lot Coverage	85%
Max. Building Height	5 stories/65 feet ⁽³⁾
Max. FAR ⁽⁴⁾	165%

NA: Not Applicable

February 17, 2026

- (1) All yards in the AH-3A Zone shall be considered front yards for purposes of calculating setback requirements.
- (2) Building coverage shall exclude the parking structure and open courtyard areas directly on top of the parking structure. Building coverage shall include all buildings and structures above the uppermost level of the parking structure.
- (3) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (4) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3B AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3B Zone
Min. Tract Area	1.9 ac
Max. Density	37 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setback	0 ft
Min. Side Yard Setback	25 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	30% ⁽¹⁾
Max. Lot Coverage	75%
Max. Building Height	3 stories/48 feet ⁽²⁾
Max. FAR	75% ⁽³⁾

NA: Not Applicable

February 17, 2026

- (1) Building coverage shall exclude the parking structure but shall include all buildings and structures above the uppermost level of the parking structure.
- (2) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (3) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.



TO: Mayor and Common Council

FROM: Augusto Dal'Maso, Land Use Manager

DATE: February 3, 2026

Ordinance Summary: The purpose of this ordinance is to create a new TH-3 Townhouse 3 Zone to facilitate inclusionary townhouse development on Block 3401 Lot 7 through 20 to address a portion of the City's affordable housing obligation. The TH-3 Zone is intended to reflect a continuation of the existing townhouse development located immediately west on Franklin Place in harmony with existing single and multifamily development on the north side of Franklin Place. This represents an upzoning of the subject properties currently placed in the R-5 single and two-family zone within close walking distance to the Summit Train Station and Downtown with an opportunity to create a comprehensive development program for the area while removing several existing nonconforming commercial and industrial uses that are fragmented among existing residential uses.

ORDINANCE #	(ID # 12414)
Introduction Date:	2/17/2026
Hearing Date:	3/3/2026
Passage Date:	
Effective Date:	

ORDINANCE OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY, AMENDING CHAPTER 35, DEVELOPMENT REGULATIONS, BY CREATING A NEW TH-3 TOWNHOUSE 3 ZONE TO PROMOTE INCLUSIONARY TOWNHOUSE DEVELOPMENT ON BLOCK 3401 LOTS 7 THROUGH 20

Ordinance Summary: The purpose of this ordinance is to create a new TH-3 Townhouse 3 Zone to facilitate inclusionary townhouse development on Block 3401 Lot 7 through 20 to address a portion of the City's affordable housing obligation. The TH-3 Zone is intended to reflect a continuation of the existing townhouse development located immediately west on Franklin Place in harmony with existing single and multifamily development on the north side of Franklin Place. This represents an upzoning of the subject properties currently placed in the R-5 single and two-family zone within close walking distance to the Summit Train Station and Downtown with an opportunity to create a comprehensive development program for the area while removing several existing nonconforming commercial and industrial uses that are fragmented among existing residential uses.

WHEREAS, the New Jersey Fair Housing Act was amended on March 20, 2024 creating a new municipal compliance framework for the Fourth Round and subsequent rounds, including a methodology for the determination of municipal affordable housing obligations; and

WHEREAS, the Summit Planning Board adopted a Housing Element and Fair Share Plan on June 23, 2025 by the June 30, 2025 compliance deadline to address its Fourth Round affordable housing obligation for the period July 2025 to July 2035; and

WHEREAS, through the State's Affordable Housing Dispute Resolution Program reached a Mediation Agreement with Fair Share Housing Center, which includes the rezoning of Block 3401 Lots 7 through 20 from the R-5 Zone to a new inclusionary townhouse zone; and

WHEREAS, the amended Fair Housing Act requires all municipalities to adopt ordinances that implement their Housing Elements and Fair Share Plans by March 15, 2026.

NOW THEREFORE, BE IT ORDAINED, BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF SUMMIT, IN UNION COUNTY, NEW JERSEY:

That Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the Code of the City of Summit is hereby amended and supplemented to remove Block 3401 Lots 7 through 20 from the R-5 Zone to be placed in the newly created TH-3 Townhouse 3 Zone, as follows:

Section 1. Preamble. The preamble to this ordinance is hereby incorporated as if reinstated in full.

Section 2. TH-3 Townhouse Zone District Established. §35-8.1.A., “Establishment of zones” of the Code of the City of Summit (“City Code”) is hereby amended and supplemented to add new "TH-3 Townhouse Zone" District, which shall read as follows (additions are underlined thus; deletions are indicated with strikethroughs ~~thus~~):

§35-8.1. Establishment of zones.

For the purposes of this article, the City of Summit is hereby divided into zone districts as follows:

A. Zoning districts.

R-5	Single and Two-Family Residential Zone
R-6	Single-Family Residential Zone
R-10	Single-Family Residential Zone
R-15	Single-Family Residential Zone
R-25	Single-Family Residential Zone
R-43	Single-Family Residential Zone
TH-1	Townhouse 1 Zone
TH-2	Townhouse 2 Zone
<u>TH-3</u>	<u>Townhouse 3 Zone</u>
MBC	Morris Broad Crossroads Zone
MF	Multifamily Residential Zone
MFT	Multifamily Tower Residential Zone
MF/TOD	Multifamily/Transit Oriented Development Zone
RAH-1	Affordable Housing Zone
CRBD	Central Retail Business District Zone
B	Business Zone
B-1	Business 1 Zone
NB	Neighborhood Business Zone
ORC	Office Residential Character Zone
ORC-1	Office Residential Character 1 Zone
LI	Light Industrial Zone
PROD	Planned Research Office Development Zone

PROD-2	Planned Research Office Development Zone
RO-60	Research Office Zone
PI	Professional Institutional Zone
PL	Public Lands Zone
G	Golf Zone
GW I	Gateway 1 Zone
GW II	Gateway II Zone
AH-1	Affordable Housing 1 Zone
AH-2	Affordable Housing 2 Zone
AH-3A	Affordable Housing 3A Zone
AH-3B	Affordable Housing 3B Zone

Section 3. Zoning Map Amended - §35-8.2. §35-8.2. “Zoning Map” of the City Code is hereby amended and supplemented to add the new “TH-3 Zone” District and shall read as follows (additions are underlined thus; deletions are in brackets [thus]):

§35-8.2. Zoning Map.

The location and boundaries of the above districts are hereby established on the Zoning Map of the City of Summit in Union County, dated ~~September 16, 2025~~ February 17, 2026, as amended, which is filed in the office of the City Clerk. Said map or maps and all notations, references and designations shown thereon shall be part of this article as if the same were all fully described and set forth herein. A copy of the Zoning Map is located in the Appendix of this chapter.

Section 4. Zoning Map Amended - Attachment 2. Attachment 2 - Appendix B, Zoning Map of Chapter 35, Development Regulations, is hereby amended by removing Block 3401 Lots 7 through 20 from the R-5 Zone to be placed in the new TH-3 Townhouse 3 Zone District, as shown in Exhibit A attached hereto.

Section 5. TH-3 Townhouse Zone District Regulations Established. The new Section 35-13.37, of Article XIII, Zoning Regulations, of Chapter 35, Development Regulations, of the City Code establishing regulations for the new TH-3 Townhouse 3 Zone District shall read as follows:

§35-13.37.A. Purpose. The purpose of the TH-3 Townhouse 3 Zone is to facilitate inclusionary townhouse development on Block 3401 Lot 7 through 20 to address a portion of Summit's affordable housing obligation in accordance with the City's Housing Element and Fair Share Plan. The TH-3 Zone is intended to further extend townhouse development on property south of Franklin Place in harmony with existing single and multifamily development on the north side of Franklin Place. The development requirements of the TH-3 Zone are designed to promote a comprehensive development program for the area within walking distance to the Summit Train Station and Downtown while removing several existing nonconforming commercial and industrial uses that are fragmented among existing residential uses. Affordable housing units shall comply with the New Jersey Fair Housing Act, Uniform Housing Affordability Controls ("UHAC") and Part IV, Affordable Housing, of Chapter 35 of the City Code.

§35-13.37.B. Permitted principal uses.

1. Townhouses.

§35-13.37.C. Permitted accessory uses.

1. Uses which are customarily incidental and accessory to the principal permitted uses as regulated in §35-9.8 <<https://ecode360.com/36967922>> and 35-9.9 <<https://ecode360.com/36967945>>.

§35-13.37.D. Supplementary regulations.

1. All proposed work shall be in accordance with the design requirements set forth in the Development Regulations Ordinance and consistent with the Development Design Guidelines in the Appendix of this Chapter.
2. The design of the townhouse structures and overall site plan should be compatible with the physical characteristics of the site, with buildings adjacent to the site, and with the character of the neighborhood.
3. The natural vegetation and topography of the site should be preserved to the maximum extent possible.
4. Site access shall be provided via a single two-way driveway on Franklin Place. Driveways of individual units are not permitted to have direct access to the right-of-way.
5. Parking areas may only be located in the side or rear yard areas. Garages may only face the side, rear or interior of the lot where there is a building between the garage opening and the public right-of-way.

Section 6. Schedule of Space Regulations Amended. Attachment 3 - Appendix C, Schedule of Space Regulations, of Chapter 35, Development Regulations, of the City Code is hereby amended to include the bulk requirements for the new TH-3 Townhouse 3 Zone District as set forth in Exhibit B attached hereto and made a part hereof.

Section 7. Remainder of Chapter 35 Unchanged. All other provisions of Chapter 35 of the City Code shall remain unchanged.

Section 8. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

Section 9. Severability. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

Section 10. Referral to Planning Board. Following introduction and prior to adoption, the City Clerk shall cause a copy of this ordinance to be referred to the City of Summit Planning Board for review pursuant to N.J.S.A. 40:55D-26.

Section 11. Effective date. This ordinance shall take effect immediately upon publication and final passage according to law.

Dated:

I, Rosalia M. Licatese, City Clerk of the City of Summit, do hereby certify that the foregoing ordinance was duly passed by the Common Council of said City at regular meeting held on _____ City Clerk

Approved:

Dr. Elizabeth Fagan, Mayor

APPENDIX C: SCHEDULE OF SPACE REGULATIONS – RESIDENTIAL ZONES

(Section 35-9.4)

REQUIREMENTS	R-43	R-25	R-15	R-10	R-6	R-5	RAH-1	MF Apts. ^a	MFT ^a	TH-1	TH-2	TH-3
Lot Area Min. Sq. Ft.	43,000	25,000	15,000	10,000	6,000	5,000 ^b	7,000	2 acres	2 acres	5 acres	6 acres	2 acres
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	12	20	8	4	10
Lot Width Minimum Ft.	150	100	90	75	60	50	50	150	150	^c	^c	50
Front Yard Minimum Ft.	50	35	35	30	25	25	15	50	35	^c	^c	25
Rear Yard Minimum Ft.	50	45	45	40	30	30	30	35	35	^c	^c	30
Side Yard Min. Ft. Ea. Side	25	17	15	12	8	7	7.5	25 ^d	25	^c	^c	20
Total Side Yard Min.	40%	40%	35%	35%	33%	33%	NA	30%	30%	^c	^c	40
Lot Coverage Max % ^h	30%	30%	35%	35%	40%	45%	40%	70%	75%	70%	45%	70%
Bldg. Coverage Max. %	12%	14%	18%	18%	20%	20%	30%	20%	20%	40%	18%	30%
Building Height Max. Ft. ^h	35 ^{f,g}	35 ^{f,g}	35 ^g	35 ^g	35 ^g	35 ^g	35 ^g	35	48	35	35	35
Maximum Stories ^h	2	2	2	2	2	2	2	2	4	2.5	2	2
Floor Area Ratio ^h	25%	25%	25%	25%	35%	35%	40% ^e	40%	60%	NA	30%	65%

NA: Not Applicable

February 17, 2026

- a Townhouses are also permitted, subject to a density of not more than 6 units per acre. In the MFT Zone only, the maximum density for assisted living development shall be 35 units per acre on lots or tracts at least 2 acres in area.
- b Two-family houses must have a minimum lot area of 10,000 feet.
- c These requirements for Townhouse Zones TH-1 and TH-2 are included in the text at Article XIII.
- d End units only. Minimum distance between buildings is the building height.
- e 40% of first 8,000 sq. ft.; 25% of portion in excess of 8,000 sq. ft.
- f New construction with a minimum roof pitch of 8/12 shall be permitted a bonus height increase not to exceed 38 ft. in accordance with Section 35-1.1.
- g Additions to existing dwellings greater than 35 ft. shall be permitted to match the existing roofline not to exceed 38 ft. where the minimum existing and proposed setbacks are conforming in accordance with Section 35-1.1.
- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

APPENDIX C: SCHEDULE OF SPACE REGULATIONS – NONRESIDENTIAL ZONES

(Subsection 35-9.4)

REQUIREMENTS	B	B-1	NB	ORC	ORC-1	CRBD	G ^l	LI	PI	PL	PROD	PROD-2	RO60
Lot Area Min. Sq. Ft.	NA	85,000	NA	8,000	10,000	NA	124 Acres	15,000	15,000	NA	85 Acres	15 Acres	60,000
Density—Units per Acre ^h	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lot Width Minimum Ft.	NA	250	NA	75	75	NA	NA	100	100	NA	NA	100	100
Front Yard Minimum Ft.	NA	10 & 100 ^j	NA	25	30	NA	NA	25	25	15 ^k	25 ^l	25	25
Rear Yard Minimum Ft.	NA	NA	NA	25	25	NA	NA	25	25	NA	NA	25	25
Side Yard Min. Ft. Ea. Side	NA	15	NA	10	12	NA	NA	12	12	NA	NA	12	12
Total Side Yard Min. ^m	NA	30	NA	33%	35%	NA	NA	25%	25%	NA	NA	25%	25%
Lot Coverage Max. % ^h	90%	60	90%	75%	50%	NA	3%	70%	90%	NA	70%	60%	65%
Bldg. Coverage Max. %	30%	15	30%	30%	20%	NA	NA	40%	50%	NA	35% ⁿ	25%	40%
Building Height Max. Ft. ^h	42	35	42	35	35	42	NA	48	48	48	48 ^o	48 ^o	48
Maximum Stories ^h	3	2	3	2	2	3	NA	3	4	3	NA	3 ^p	3
Floor Area Ratio ^h	75%	27%	75%	75%	40%	225%/300% ^q	NA	70%	150%	NA	65%*	50%*	60%

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

ⁱ A minimum perimeter setback of 25 feet shall be provided in lieu of specific "yard" dimensions.

^j 10 feet on Morris Avenue and 100 feet on Prospect Street.

^k Elm Street, Maple Street, Morris Avenue frontage only. NA for all other streets.

^l Passaic Ave. and River Rd. only; minimum 30 feet on Morris Ave. and 50 feet on Madison and Lincoln Aves.

^m Maximum required for one side yard shall be two times the minimum side yard for each side in feet.

ⁿ 35% may be increased proportionately to a maximum of 40% as each parking structure is completed.

^o Building height of 60 feet is permitted in "Height Exemption Area"—See Sections 35-13.16 and 35-13.17.

^p Building height of 5 stories is permitted in the "Height Exemption Area" – See Section 35-13.17.

^q In the CRBD, where a building is compliant in terms of use(s), an increase in the floor area ratio from 225% up to or equal to 300% shall be permitted. The Floor Area Ratio calculation shall not include the area associated with the following: structured parking, elevators, and required ADA or code mandated improvements.

* Parking structures shall be excluded from FAR calculations.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – GW-I ZONE
 (Subsection 35-9.4)

REQUIREMENTS	GW I
Tract Area Min. Sq. Ft. ^r	122,000
Front Yard Setback Min. (DeForest Avenue)	7 feet
<u>Front Yard Setback Min. (Parmley Place)</u>	
South Side	9 feet
North Side	7 feet
Front Yard Setback Min. (Beechwood Road)	10 feet
For any structure less than 15 feet in height, including parking structures	5 feet
<u>Front Yard Setback Min. (Summit Avenue)</u>	
North of Parmley Place	40 feet
South of Parmley Place ^s	Average 32 feet; however, in no case less than 25 feet
Front Yard Setback Min. (Euclid Avenue)	15 feet
Rear Yard Min. (Adjacent to Block 2607, Lot 7)	10 feet
Tract Coverage Max. ^t	80%
<u>Building Height Max. ^{h,u,v}</u>	
Apartments, offices, and mixed-use buildings	48 feet
Townhouses	40 feet
Maximum Stories ^{h,u}	
Apartments, offices, and mixed-use buildings	4
Townhouses	3
Floor Area Ratio Max. (excluding parking structures) ^h	113.5%

October 6, 2020

- h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15
- r Excluding the Parmley Place right-of-way.
- s Calculation of average and minimum front yard setback on Summit Avenue south of Parmley Place shall not include the setback of the existing building at the corner of Summit Avenue and DeForest Avenue.
- t Does not include public right-of-way.
- u The existing building is exempt from setback and height standards.
- v Parking levels shall not be counted toward story limitation; however, they shall be counted toward overall height limitation.

APPENDIX C:

SCHEDULE OF SPACE REGULATIONS – GW-II ZONE

(Subsection 35-9.4)

REQUIREMENTS	T1-A	T1-B	T2	T3
Tract Area Min. Sq. Ft.	4.5 ac.	4.5 ac.	.25 ac	.25 ac
Max. Density ^h	20 du's acre (up to 29 with bonuses as identified elsewhere)			
Tract Width Min.	100 ft. along Broad St.	100 ft. along Broad St.	100 ft. along Broad St.	NA
Tract Depth Min. (sufficient for bulk reqmnts.)	NA	NA	NA	NA
Front Yard Setback Min. (from public street)	15 ft.	15 ft.	5 ft.	5 ft.
Side Yard Setback Min. (sufficient for circulation, btw property lines or drives & btw bldgs.)	10 ft. from a property line/20 ft. Between Buildings			
Rear Yard Min. (opposite Broad St.)	10 ft.	10 ft.	10 ft.	10 ft.
Impervious Coverage Max. ^h	60%	60%	80%	80%
Building Coverage Max.	40%	40%	40%	40%
Open Space Min. (may include landscape rooftops)	50%	50%	40% of Bld. Coverage whichever is greater*	40% of Bld. Coverage whichever is greater*
Pervious/Porous Min. (at-grade, landscaping)	35%	35%	Buffer Requirements	
Private Open Space	Min. of 100 sq. ft. allocated per unit for either individual unit use or to be use collectively for a designed, pocket park. However, in no case shall a surface pocket park be less than 1,500 sq. ft.		NA	
MAX. STORIES & HEIGHT ^h				
Townhouse/Brownstone (3 residential)	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.	4 sty/40 ft.
Multi-Family Buildings	4 sty/45 ft.	NA	NA	NA
Multi-Family Buildings**	NA	5 sty/53 ft. **	NA	NA
Office	4 sty/55 ft.	NA	4 sty/45 ft.	4 sty/55 ft.
Multifamily or Mixed-Use Building	NA	NA	4 sty/45 ft.	4 sty/45 ft.

NA: Not Applicable

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

* For T2 & T3 the open space shall be equal to the building coverage on site. This may include individual open space (decks/patios) and/or rooftop plantings or a green roof. The rooftop space shall be landscaped with permanent vegetation.

** Up to 5 stories are permitted in locations on T1-B as identified in test of subsection 35-13.22D.

APPENDIX C:**SCHEDULE OF SPACE REGULATIONS – MULTIFAMILY/TRANSIT ORIENTED DEVELOPMENT (MF/TOD) ZONE**

(Subsection 35-9.4)

REQUIREMENTS	MF/TOD
Lot Area Min.	Residential cluster: 40,000 sf.
Density Max. (DU/AC) ^h	12 DU/A base up to 17 DU/A per bonuses
Density bonus Max. (DU/AC)	See subsection 35-13.8
Lot Width Min.	225 ft.
Front Yard Min./Max.	15 ft./25 ft.
Rear Yard Min.	0
Side Yard Each Min.	10 ft.
Side Yard Total Min.	20 ft.
Lot Coverage Max. % ^h	70%
Bldg. Coverage Max. %	30%
Bldg. Height Max. ^h	35
Maximum Stories ^h	2
Floor Area Ratio Max. ^{h,w}	65%

October 6, 2020

^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.

^w Within buildings in the MF/TOD Zone, floor area encompassing elevator towers, including exterior walls thereof, and all corridors that connect an elevator and a dwelling unit, shall not be included in the calculation of floor area ratio (FAR) provided that the elevator tower and corridor are located in an interior courtyard area.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – OVERLAY ZONES
 (Subsection 35-9.4)

REQUIREMENTS	OL-1	OL-2A	OL-2B	OL-3	OL-4	OL-5	OL-6	OL-7
Lot Area Min. (ac)	4.5	0.5	0.5	NA	NA	4	0.5	0.75
Density Max. (du/ac) ^h	30	30	15	12	20	25	12	13.25
Lot Width Min. (ft)	100	100	75	100	NA	150	75	NA
Front Yard Min. (ft)	15	10	10	15	NA	25	10	12
Rear Yard Min. (ft)	10	NA	10	20	NA	25	10	12
Side Yards Min. (ft)	10/20	0/40 ^y	10	10	NA	25	10	12 ^x
Lot Coverage Max. (%) ^h	60%	90%	90%	90%	NA	90%	90%	60%
Bldg. Coverage Max. (%)	40%	35%	30%	30%	NA	30%	30%	30%
Bldg. Height Max. (ft) ^h	45	48	42	42	42	42	42	35
Max. Bldg. Height (Stories) ^h	4	4	3	3	3	3	3	2
Min. Buffer to Adj. DU (ft)	NA	NA	15	15	NA	NA	10	10

NA: Not Applicable

October 6, 2020

- ^h Green building development bonus incentives are available for qualifying development excluding single and two-family dwellings for bonus increases in density, lot coverage, building height and floor area ratio (FAR) in accordance with 35-9.15.
- ^x The setback along the former railroad right-of-way shall be permitted to be a minimum of seven (7) feet.
- ^y Side yard setbacks shall be 0 feet from side lot lines perpendicular to Broad Street and Summit Avenue. Side yard setbacks shall be a minimum of 40 feet from all other side lot lines and from residential properties in Block 3309 with frontage on Walnut Street.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – MORRIS BROAD CROSSROADS ZONE
 (Subsection 35-9.4)

REQUIREMENT	MBC ZONE
Min. Tract Area	The Tract shall include Block 2706 Lots 1, 2, 3 & 4. The minimum tract area is 1.5 ac.
Max. Tract Floor Area Ratio (FAR)	120% (1.2 FAR) ⁽¹⁾
Min. Density	20 du/ac ⁽²⁾
Max. Density	32 du/ac
Min. Affordable Housing Set-Aside	15% for rental units; 20% for non-rental units ⁽³⁾
Min. Lot Width	N/A
Min. Lot Line Setback at Broad Street	15 feet ⁽⁴⁾
Min. Lot Line Setback at Cedar Street	10 feet ⁽⁴⁾
Min. Lot Line Setback at Morris Avenue	20 feet ⁽⁴⁾
Min. Lot Line Setback at South Lot Lines of Tract	40 feet ^(4,5)
Max. Tract Building Coverage	35% ⁽⁴⁾
Max. Tract Lot Coverage	75% ⁽⁴⁾
Max. Building Length	180 ft ⁽⁴⁾
Max. Building Height	All permitted uses: 3 stories/36 feet; Office uses only: 3 stories/42 feet; or 4 stories/48 feet ⁽⁶⁾
Min. Distance Between Buildings on Tract	100 feet ⁽⁴⁾
Min. Open Space	9,000 sf of contiguous green space ⁽⁷⁾ which shall include a minimum 100-foot-wide frontage on Broad Street (can include paved access driveway alongside or in required 9,000 sf)

N/A: Not Applicable

September 3, 2025

- (1) For clarification, below grade and on grade parking structures shall be excluded from the FAR calculation.
- (2) In no event shall the total number of residential units provided on tract be less than 30 units.
- (3) Irrespective of the minimum affordable housing set-aside percentage, in no event shall there be fewer than seven (7) affordable units provided on tract.
- (4) Excludes below grade parking structures.
- (5) Setback shall be sufficient to provide adequate circulation, loading and access at St. Teresa Memorial Hall north entry, including a driveway between the south lot line and on tract buildings.
- (6) The fourth floor shall have a minimum setback of 10 feet from the exterior building walls on the western, northern and eastern sides, with the exception of the fourth floor fronting Cedar Street, which shall have a minimum setback of 20 feet from the exterior building wall.
- (7) 'Green space' shall mean pervious areas planted with a combination of lawn, plants, trees and pervious hardscape materials in accordance with a comprehensive landscape plan.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-1 AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-1 Zone
Min. Tract Area	0.7 ac
Max. Density	20 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setbacks	
Broad Street	2 feet
Ashwood Avenue	5 feet
Morris Avenue	46 feet
Min. Side Yard Setbacks	
From R-5 Zone	48 feet
From Block 4008 Lot 7	15 feet
From Block 4008 Lot 10	0 feet
Min. Rear Yard Setback	N/A
Min. 3 rd Floor Building Stepbacks	
Broad Street	5 feet for at least 80% of the front building length
Ashwood Avenue	5 feet
Morris Avenue	N/A
Max. Building Coverage	45%
Max. Lot Coverage	85%
Max. Building Height	3 stories/42 feet
Max. FAR ⁽¹⁾	95%

NA: Not Applicable

February 17, 2026

(1) Basement showroom, storage and mechanical spaces shall be exempt from the FAR calculation.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-2 AFFORDABLE HOUSING ZONE
(Subsection 35-9.4)

REQUIREMENT	AH-2 Zone
Min. Lot Area	20,000
Max. Density	12 Senior Affordable Units
Min. Front Yard Setbacks DeForest Avenue Kent Place Boulevard	7 ft 14 ft
Min. Side Yard Setbacks From Parcels in AH-2 Zone From Parcels in B Zone & CRBD	1 ft 13 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	50%
Max. Lot Coverage	80%
Max. Building Height	3 stories/42 feet

NA: Not Applicable

February 17, 2026

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3A AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3A Zone
Min. Tract Area	4 ac
Max. Density	198 units
Min. Affordable Housing Set-Aside	15%
Min. Front Yard Setbacks ⁽¹⁾ – Parking Structure	
Morris Turnpike	12 ft
River Road	25 ft
Southern Lot Line	20 ft
John F. Kennedy Parkway	25 ft
Min. Front Yard Setbacks ⁽¹⁾ – Buildings	
Morris Turnpike	12 ft for no more than 55% of the building length; 25 ft for at least 45% of the building length
River Road	40 ft
Southern Lot Line	100 ft
John F. Kennedy Parkway	25 ft
Min. Side Yard Setback	NA
Min. Rear Yard Setback	NA
Min. 5 th Floor Building Stepbacks	
Morris Turnpike	6 ft for a minimum of 70% of building length
River Road	6 ft for entire length of building
Southern Lot Line	6 ft for entire length of building
John F. Kennedy Parkway	N/A
Max. Building Coverage	45% ⁽²⁾
Max. Lot Coverage	85%
Max. Building Height	5 stories/65 feet ⁽³⁾
Max. FAR ⁽⁴⁾	165%

NA: Not Applicable

February 17, 2026

- (1) All yards in the AH-3A Zone shall be considered front yards for purposes of calculating setback requirements.
- (2) Building coverage shall exclude the parking structure and open courtyard areas directly on top of the parking structure. Building coverage shall include all buildings and structures above the uppermost level of the parking structure.
- (3) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (4) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.

APPENDIX C:
SCHEDULE OF SPACE REGULATIONS – AH-3B AFFORDABLE HOUSING ZONE
 (Subsection 35-9.4)

REQUIREMENT	AH-3B Zone
Min. Tract Area	1.9 ac
Max. Density	37 units
Min. Affordable Housing Set-Aside	20%
Min. Front Yard Setback	0 ft
Min. Side Yard Setback	25 ft
Min. Rear Yard Setback	NA
Max. Building Coverage	30% ⁽¹⁾
Max. Lot Coverage	75%
Max. Building Height	3 stories/48 feet ⁽²⁾
Max. FAR	75% ⁽³⁾

NA: Not Applicable

February 17, 2026

- (1) Building coverage shall exclude the parking structure but shall include all buildings and structures above the uppermost level of the parking structure.
- (2) Building height shall be calculated from the elevation of the existing parking structure surface as of February 17, 2026.
- (3) Floor area ratio shall exclude the parking structure and spaces below the uppermost level of the parking structure.

Resolution (ID # 12378)
February 17, 2026

**AUTHORIZE EXTENSION OF DEADLINES FOR SUBMISSION OF MUNICIPAL ANNUAL
FINANCIAL STATEMENT, BUDGET INTRODUCTION AND BUDGET ADOPTION**

WHEREAS, the Local Finance Board has authorized revisions to the statutory budget deadlines as per Local Finance Notice LFN 2025-18 dated December 12, 2025; and

WHEREAS, these revisions permit municipalities to extend the deadlines for the submission of the Municipal Annual Financial Statement, as well as the introduction and adoption of the budget; and

WHEREAS, to avail itself of these revised dates, the governing body must adopt a resolution by no later than March 31, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT, UNION COUNTY, NEW JERSEY:

That it does hereby avail itself of the revised budget introduction and adoption dates for the calendar year 2026 budget as follows:

- Submission of the Municipal Annual Financial Statement (AFS): Extended from February 10 to March 6, 2026
- Budget Introduction Date: Extended to March 31, 2026
- Budget Adoption Date: Extended to April 30, 2026

BE IT FURTHER RESOLVED that the temporary budget appropriations are hereby extended as may be necessary to accommodate this extension of the budget introduction and adoption dates.

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to submit a certified copy of this resolution to the Director of the Division of Local Government Services using the Financial Automation Submission Tracking (FAST) system, as required by Local Finance Notice LFN 2025-18.

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



Finance Committee
R - Finance

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12378)

DOC ID: 12378 A

TO: Mayor and Common Council

FROM: Jen Kobliska, Finance Director

DATE: January 15, 2026

SUMMARY

In years past, CFO's and their respective municipalities availed themselves of the ability to extend statutory deadlines for the AFS, and Introduction and adoption of the municipal budget as permitted by the respective Local Finance Notice. The topic came up for discussion with most if not all, CFO's opining that they feel it necessary to propose a resolution to now take this action. This resolution allows the city to extend the statutory deadlines in accordance with LFN 25-18.

Resolution (ID # 12387)
February 17, 2026

**AUTHORIZE EMERGENCY TEMPORARY APPROPRIATIONS - MUNICIPAL OPERATING
BUDGET (ROLL CALL VOTE)**

WHEREAS, emergent conditions have arisen with respect to either funds being needed for salaries and/or payments being due to various vendors, and

WHEREAS, adequate provisions were not made in the 2026 Temporary Budget, and N.J.S.A. 40A:4-20 provides for creation of emergency temporary appropriations, and

WHEREAS, the total emergency temporary resolutions adopted in the year 2026 pursuant to the provisions of N.J.S.A. 40A:4-20 (Chapter 96, P.L. 1951 as amended) including this resolution total \$ 16,446,773.45

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT (not less than two-thirds of all the members thereof affirmatively concurring), that in accordance with N.J.S.A. 40A:4-20:

The emergency temporary appropriations listed below will be provided for in the 2026 Budget under the titles shown and for the amounts given be and the same are hereby as follows:

	<u>Salaries</u>	<u>Operating Expenses</u>
Admin	10,000.00	5,000.00
Employee Assistance		1,000.00
Postage		5,000.00
Technology		20,000.00
Finance	10,000.00	15,000.00
Tax Collector	10,000.00	1,000.00
Tax Assessor	10,000.00	10,000.00
Health		65,000.00
Bd of Adjustment		10,000.00
Engineering		10,000.00
Code Enforcement	10,000.00	1,000.00
Health Insurance		2,000,000.00
General Liability		423,500.00
Unemployment		5,000.00
Other Insurance		5,000.00
Workers Compensation		312,000.00
Police	100,000.00	100,000.00
Fire		25,000.00
Fire Hydrant Service		60,000.00
RRM	75,000.00	10,000.00
PWM		15,000.00
Recycling	5,000.00	200,000.00
Transfer Station	20,000.00	3,000.00
Public Buildings & Grounds		15,000.00

Disposal Fees		5,000.00
Fleet Maintenance		20,000.00
Community Programs		25,000.00
FAC		12,500.00
Golf		5,000.00
Telephone		15,000.00
Gasoline		45,000.00
Diesel Fuel		35,000.00
Electricity		75,000.00
Natural Gas		25,000.00
Street Lighting		15,000.00
Community Services	10,000.00	10,000.00
Contingent		500.00
Public Defender	1,500.00	
Sub-Total		
	<u>\$261,500.00</u>	<u>\$ 3,604,500.00</u>

Total \$3,866,000.00

RECORDED VOTE:

Ayes	(--	Nays	(--	Abstain	(--
	(--				
	(--			Absent	(--
	(--				
	(--				
	(--				
	(--				

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



Finance Committee
R - Finance

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12387)

DOC ID: 12387 F

TO: Mayor and Common Council

FROM: Jen Kobliska, Finance Director

DATE: January 21, 2026

SUMMARY

This resolution authorizes emergency temporary appropriations to the Current Fund Budget.

The Temporary Budget may be amended at any time up to and including January 30th and is limited to 26.25% of the prior year's budget. After that date, the limit on appropriations is removed and any appropriation which becomes necessary prior to final adoption of the budget (and which has not been included in the Temporary Budget) can be made through an Emergency Temporary Appropriation resolution. This resolution must be adopted by at least 2/3 of the full membership of the governing body.

This resolution adds \$3,866,000.00 to the current Temporary Municipal Operating Budget of \$12,580,773.45 bringing the total temporary operating budget to \$16,446,773.45.

Resolution (ID # 12415)
February 17, 2026

AUTHORIZE EMERGENCY TEMPORARY APPROPRIATIONS - PARKING UTILITY

WHEREAS, emergent conditions have arisen with respect to either fund being needed for payments being due to various vendors, and

WHEREAS, adequate provisions were not made in the 2026 Parking Utility Temporary Budget, and N.J.S.A. 40A:4-20 provides for creation of emergency temporary appropriations, and

WHEREAS, the total emergency temporary resolutions adopted in the year 2026 pursuant to the provisions of N.J.S.A. 40A:4-20 (Chapter 96, P.L. 1951 as amended) including this resolution total \$170,100.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT (not less than two-thirds of all the members thereof affirmatively concurring):

That in accordance with N.J.S.A. 40A:4-20:

1. The emergency temporary appropriations listed below will be provided for in the 2026 Parking Utility Budget under the titles shown and for the amounts given be and the same are hereby made as follows:

	<u>Salaries</u>	<u>Other Expenses</u>
	<u> </u>	<u>\$170,100.00</u>
In the Total Amount of:	<u>\$170,100.00</u>	

RECORDED VOTE:

Ayes	(--	Nays	(--	Abstain	(--
	(--				
	(--			Absent	(--
	(--				
	(--				
	(--				
	(--				
	(--				

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



Finance Committee
R - Finance

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12415)

DOC ID: 12415

TO: Mayor and Common Council
FROM: Jen Kobliska, Finance Director
DATE: February 3, 2026

SUMMARY

Authorizes emergency temporary appropriations to the Parking Utility temporary budget.

ADOPT EMERGENCY TEMPORARY BUDGET - SEWER UTILITY (ROLL CALL VOTE)

WHEREAS, emergent conditions have arisen with respect to either funds being needed for salaries and/or payments being due to various vendors, and

WHEREAS, adequate provisions were not made in the 2026 Sewer Utility Temporary Budget, and N.J.S.A. 40A:4-20 provides for creation of emergency temporary appropriations, and

WHEREAS, the total emergency temporary resolutions adopted in the year 2026 pursuant to the provisions of N.J.S.A. 40A:4-20 (Chapter 96, P.L. 1951 as amended) for the Sewer Utility Budget, including this resolution total \$650,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT (not less than two-thirds of all the members thereof affirmatively concurring):

That in accordance with N.J.S.A. 40A:4-20:

1. The emergency temporary appropriations listed below will be provided for in the 2026 Sewer Utility Budget under the titles shown and for the amounts given be and the same are hereby made as follows:

SalariesOther Expenses

\$650,000.00

In the Total Amount of:

\$650,000.00

2. Two certified copies of this resolution be filed with the Director of Local Government Services.

RECORDED VOTE:

Ayes	(--	Nays	(--	Abstain	(--
	(--				
	(--			Absent	(--
	(--				
	(--				
	(--				
	(--				

Dated February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk
Page 1



Finance Committee
R - Finance

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12391)

DOC ID: 12391

TO: Mayor and Common Council

FROM: Jen Kobliska, Finance Director

DATE: January 21, 2026

SUMMARY

This resolution authorizes emergency temporary appropriations to the Sewer Utility, allowing for payments due prior to the adoption of the 2026 budget in addition to the Temporary Budget that was submitted to Council.

\$650,000.00 Other Expenses (Operating)

The Temporary Budget may be amended at any time up to and including January 30th. However, after that date any appropriation which becomes necessary prior to final adoption of the budget, and which has not been included in the Temporary Budget, must be made through an Emergency Temporary Appropriation resolution. This resolution must be adopted by at least 2/3 of the full membership of the governing body.

Resolution (ID # 12422)
February 17, 2026

AUTHORIZE EXECUTION OF GRANT AGREEMENT - MAYOR'S WELLNESS CAMPAIGN

WHEREAS, on January 27, 2026, the Mayor was notified by the New Jersey Health Care Quality Institute (“the Institute”) that the City of Summit was chosen as one of the winners of the 2025-2026 Mayor’s Wellness Campaign Incentive Drawing, in the amount of \$1,000.00, and

WHEREAS, the New Jersey Health Care Quality Institute’s 2025-2026 Mayor’s Wellness Campaign Incentive Program promotes and supports community health and wellness, and

WHEREAS, the funds do not require a matching local share and shall be used to fund activities related to the Mayor’s Wellness Campaign, and

WHEREAS, one of the conditions of accepting the grant funds, pursuant to the grant agreement, requires the funds must be used by December 31, 2026, and that any unused funds must be returned to the Institute, and

WHEREAS, in order to meet the deadline for acceptance of the grant award, the Mayor signed the agreement on February 4, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT, COUNTY OF UNION, NEW JERSEY:

1. That the City of Summit, does hereby accept the grant funds in the amount of \$1,000.00 from the New Jersey Health Care Quality Institute, through its Mayor’s Wellness Campaign Incentive Drawing.
2. That the Mayor is retroactively authorized to execute the Grant Agreement thereby accepting the Grant Award.
3. That there is no required matching local share.
4. That the grant funds will be used towards the Mayor’s Wellness Campaign Activities.
5. That the City of Summit shall comply with all requirements of the grant award, as set forth in the grant agreement.

Dated: February 17, 2026

I, Rosalia M. Licatese, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



City Administrator's Office
R - Finance

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12422)

DOC ID: 12422 A

TO: Mayor and Common Council

FROM: Tammie Baldwin, CFO/City Administrator

DATE: February 5, 2026

SUMMARY



P.O. BOX 2246
 PRINCETON, NJ 08543
 PHONE: 609-452-5980
 WWW.NJHCQI.ORG

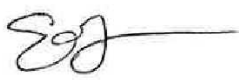
Mayors Wellness Campaign Incentive Grant Agreement

The City of Summit acknowledges the receipt of a \$1000.00 grant awarded to it by the New Jersey Health Care Quality Institute (Quality Institute) through the 2025-2026 Mayors Wellness Campaign Incentive Drawing. The check will be distributed once this form is received by the Quality Institute.

Term of Receipt of Funds:

- The funds must be used for the sole purpose of supporting the Municipality's Mayors Wellness Campaign.
- Municipality agrees to spend the funding in full no later than December 31, 2026, and to provide the Quality Institute with proof of same by January 8, 2027.
- Municipality agrees to submit to the Quality Institute a written summary of how the funding was used, the impact it had on the community, and photos if available (please get releases for public use). This information will be used by the Quality Institute to further the Mayors Wellness Campaign and highlight the Municipality's important work.
- Any unused funds pursuant the above terms must be returned to the Quality Institute by December 31, 2026.

Print Mayor's Name: Dr. Elizabeth, Fagan, Mayor

Mayor's Signature 

Date: February 4, 2026

Licatese, Rosemary

Subject: FW: Congratulations on being a 2025-2026 MWC Incentive Drawing Recipient
Attachments: Incentive Agreement 2025-2026.docx

From: Katie Bisaha <kbisaha@njhcqi.org>
Sent: Tuesday, January 27, 2026 1:26 PM
To: Elizabeth Fagan <efagan@cityofsummit.org>
Cc: Jenny Hoff <jhoff@cityofsummit.org>
Subject: Congratulations on being a 2025-2026 MWC Incentive Drawing Recipient

Good Afternoon Mayor Fagan,

I am excited to inform you that your municipality has been chosen as one of the winners for the 2025-2026 Campaign Incentive Drawing. Your community will receive \$1000 to spend on MWC health and wellness programming, or to donate to a local nonprofit partner working in conjunction with their MWC program.

This money can be used for a number of activities. Here are a few examples:

- Conducting a Local Health Needs Assessment
- Social Connection Programs
- [ParkRx Program](#)
- Conducting a [Walk Audit](#)
- Addressing Food Security

Please provide the following information no later than February 4th by 5pm.

- A short description on how your MWC will use the funding.
- The entity that you would like the check written out to as well as a mailing address.
- A completed copy of the agreement attached; this will help us to share information about all of the great work you are doing.
- Please identify a main point of contact for reporting as well

Once we receive the information, a check will be mailed to the address you provide.

Any questions please feel free to reach out. I look forward to hearing from you.

Thanks again and [congratulations!](#)

Katie Bisaha

Program Officer

Attachment: Mayor's wellness Grant Award Agreement (12422 : Authorize Grant Application Submission and Acceptance of Grant Agreement-

New Jersey Health Care Quality Institute

kbisaha@njhcqi.org | www.njhcqi.org

O: 609-452-5980 | C: 732-216-5745

[LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Bluesky](#)

Pronouns: She/Her/Hers



AWARD BID - PARK LINE PROJECT- PHASE 2A - \$98,800.00

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

That, in accordance with the City Treasurer's certification of availability of funds in Account # T-03-56-286-000-143, a copy of which is hereto attached and made a part of this resolution, and as recommended in memo from the City Engineer, bids received by the Purchasing Agent on Tuesday, January 13, 2026, shall be awarded to the lowest responsive, responsible bidder as follows:

PARK LINE PROJECT- PHASE 2A:

Nimavi Group, LLC
32 Huemmer Terrace
Clifton, NJ 07013

Total Base Bid: \$98,800.00

Dated: February 17, 2026

I, Rosalia M. Licatense, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



DCS - Engineering Division
R - Capital Projects & Community Services

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12383)

DOC ID: 12383

TO: Mayor and Common Council

FROM: Aaron Schrager, Director - Division of Engineering & Public Works

DATE: January 20, 2026

SUMMARY

Five (5) bids were received and opened on Tuesday, January 13, 2026 at 11:00 am in the Council Chambers for the Park Line Phase 2a Project. The submitted lowest responsible bidder was Nimavi Group, LLC of 32 Huemmer Terrace, Clifton, NJ 07013 in the amount of \$98,800.00. Nimavi Group, LLC is new to working in Summit but positive feedback was received from their references.

The scope of work includes the removal of the existing railroad bridges that span Ashwood Avenue and Russell Place. These bridges will be replaced with smaller pedestrian bridges as part of the next phase of the Park Line Project. Due to challenges with the bids, the Department worked with the Park Line Foundation to develop a new phased plan with this being the first phase.

The lowest responsible submitted bid is below the engineering estimate and funding is available from the following accounts:

- T-03-56-286-000-143 – Park Line Foundation Trust Account. - \$98,800.00

Based on the above, I recommend awarding a contract to Nimavi Group, LLC of 32 Huemmer Terrace, Clifton, NJ 07013 in the amount of \$98,800.00 for the Park Line Phase 2a Project.

Park Line: Phase 2a
SUMMARY OF BIDS AS SUBMITTED ON 1/13/26
Subject to Attorney/Staff Review
BASE BID

1/15/2026

ITEM	DESCRIPTION	Unit	Qty.	Berto Construction Inc		Nimavi Group LLC		CMS Construction Inc		Rencor Inc		S and L Contractors	
				Unit Price	Cost	Unit Price	Cost	Unit Price	Cost	Unit Price	Cost	Unit Price	Cost
1	MOBILIZATION	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 5,000.00	\$ 5,000.00	\$ 18,000.00	\$ 18,000.00	\$ 20,000.00	\$ 20,000.00	\$ 75,000.00	\$ 75,000.0
2	CLEARING SITE BRIDGE	LS	1	\$ 63,000.00	\$ 63,000.00	\$ 85,000.00	\$ 85,000.00	\$ 90,000.00	\$ 90,000.00	\$ 176,000.00	\$ 176,000.00	\$ 125,000.00	\$ 125,000.0
3	FINAL CLEANUP	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 4,000.00	\$ 4,000.00	\$ 8,000.00	\$ 8,000.00	\$ 500.00	\$ 500.00	\$ 45,000.00	\$ 45,000.0
4	UTILITY COORDINATION	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 500.00	\$ 500.00	\$ 2,000.00	\$ 2,000.00	\$ 1.00	\$ 1.00	\$ 15,000.00	\$ 15,000.0
5	TRAFFIC CONTROL	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 4,300.00	\$ 4,300.00	\$ 5,000.00	\$ 5,000.00	\$ 35,000.00	\$ 35,000.00	\$ 8,500.00	\$ 8,500.0
				SUBTOTAL	\$ 91,000.00	SUBTOTAL	\$ 98,800.00	SUBTOTAL	\$ 123,000.00	SUBTOTAL	\$ 231,501.00	SUBTOTAL	\$ 268,500.0

*Reject NJSA 40A:11-23.1b
Bidders Checklist Not Complete

Aaron J. Schrager
Professional Engineer
New Jersey Lic. No. 46143
City Engineer



Certification of Availability of Funds

This is to certify to the Mayor and Common Council of the City of Summit that funds for the following resolution are available:

Resolution Date: 2/17/2026
Resolution Doc Id: 12383

Vendor: Nimavi Group LLC
32 Huemmer Terrace
Clifton NJ 07013

Purchase Order: 26-00436

Account Number	Amount	Account Description
T-03-56-286-000-143	\$98,800.00	

Contract Total \$ 98,800.00

Only amounts for the current Budget Year have been certified.
Amounts for future years are contingent upon sufficient funds being appropriated.

Tammie L. Baldwin
City Treasurer/CFO

Attachment: Certification of Availability of Funds Nimavi Group (12383 : Award Bid - Park Line Project- Phase 2A - \$98,800.00)

**AUTHORIZE 2026 CONSULTANT ENGINEERING SERVICES - COLLIERS ENGINEERING
& DESIGN - NOT TO EXCEED \$100,000.00**

WHEREAS, the City of Summit has a need to acquire professional engineering services to assist on capital projects as needed as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5, and

WHEREAS, the anticipated term of this contract is from January 1 through December 31, 2026, and

WHEREAS, Colliers Engineering & Design has submitted a proposal in response to a public Request for Qualifications for these services; with said costs estimated by the Director of Engineering and Public Works not to exceed \$100,000.00, and

WHEREAS, project specific invoices will be provided by the vendor upon assignment of individual projects to be determined during the term of the 2026 contract, and funds will be certified against the appropriate capital accounts.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

1. That the Mayor and City Clerk are hereby authorized and directed to sign an agreement with Colliers Engineering & Design, 400 Valley Road, Suite 304, Mount Arlington, NJ 07856, as described herein.
2. That Colliers Engineering & Design shall comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 (Affirmative Action), N.J.S.A. 52:32-44 (Business Registration), and the City's insurance requirements.

Dated: February 17, 2026

I, Rosalia M. Licatense, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



DCS - Engineering Division
R - Capital Projects & Community Services

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12409)

DOC ID: 12409

TO: Mayor and Common Council

FROM: Aaron Schrager, Director - Division of Engineering & Public Works

DATE: January 30, 2026

SUMMARY

The Engineering Division hires professional engineering firms to assist with capital projects as needed. In November, the Division received sixteen (16) responses to a publicly advertised Request for Qualifications. All responses were reviewed by the QPA and the Engineering Division. Since different firms have strengths in the many concentrations of municipal engineering, the Division is recommending that the City enter a contract with various engineering firms for on-call engineering services. Each of the firms has agreed to the established rate schedule in the RFQ to be utilized for projects. These additional recommendations are a result of ongoing work being completed by the firms that will carry into 2026.

Based on a review of the responses to the Request for Qualifications, the Engineering Division is recommending additional resolutions to award a contract to the following firms for the not to exceed amounts listed for Engineering Consulting Services for January 1 through December 31, 2026:

- ☐ Colliers Engineering & Design, 400 Valley Road, Suite 304, Mount Arlington, New Jersey 07856. General engineering not to exceed \$100,000.00.
- ☐ Remington & Vernick Engineers, 429 Route 79, Suite 21, Morganville, NNJ 07751. General engineering not to exceed \$100,000.00.

When professional services are required from the firm above, funds will be certified against the appropriate individual capital accounts.

Certification of Availability of Funds

This is to certify to the Mayor and Common Council of the City of Summit that funds for the following resolution are available:

Resolution Date: 2/17/2026
Resolution Doc Id: 12409

Vendor: Colliers Engineering & Design
400 Valley Road, Suite 304
Mt. Arlington, NJ 07856

Purchase Order Number: TBD

Account Number	Amount	Account Description
	\$100,000.00	Various Capital Accounts
		Various Sewer Operating Accounts

Upon adoption of and inclusion in the 2026 budget

Only amounts for the current Budget Year have been certified.
Amounts for future years are contingent upon sufficient funds being appropriated.

Tammie L. Baldwin
City Treasurer/CFO

Resolution (ID # 12408)
February 17, 2026

**AUTHORIZE 2026 CONSULTANT ENGINEERING SERVICES - REMINGTON & VERNICK
ENGINEERS - NOT TO EXCEED \$100,000.00**

WHEREAS, the City of Summit has a need to acquire professional engineering services to assist on capital projects as needed as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5, and

WHEREAS, the anticipated term of this contract is from January 1 through December 31, 2026, and

WHEREAS, Remington & Vernick Engineers has submitted a proposal in response to a public Request for Qualifications for these services; with said costs estimated by the Director of Engineering and Public Works not to exceed \$100,000.00, and

WHEREAS, project specific invoices will be provided by the vendor upon assignment of individual projects to be determined during the term of the 2026 contract, and funds will be certified against the appropriate capital accounts.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

1. That the Mayor and City Clerk are hereby authorized and directed to sign an agreement with Remington & Vernick Engineers, 429 Route 79, Suite 21, Morganville, NJ 07751, as described herein.
2. That Remington & Vernick Engineers shall comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 (Affirmative Action), N.J.S.A. 52:32-44 (Business Registration), and the City's insurance requirements.

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



DCS - Engineering Division
R - Capital Projects & Community Services

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12408)

DOC ID: 12408

TO: Mayor and Common Council

FROM: Aaron Schrager, Director - Division of Engineering & Public Works

DATE: January 30, 2026

SUMMARY

The Engineering Division hires professional engineering firms to assist with capital projects as needed. In November, the Division received sixteen (16) responses to a publicly advertised Request for Qualifications. All responses were reviewed by the QPA and the Engineering Division. Since different firms have strengths in the many concentrations of municipal engineering, the Division is recommending that the City enter a contract with various engineering firms for on-call engineering services. Each of the firms has agreed to the established rate schedule in the RFQ to be utilized for projects. These additional recommendations are a result of ongoing work being completed by the firms that will carry into 2026.

Based on a review of the responses to the Request for Qualifications, the Engineering Division is recommending additional resolutions to award a contract to the following firms for the not to exceed amounts listed for Engineering Consulting Services for January 1 through December 31, 2026:

- ☐ Colliers Engineering & Design, 400 Valley Road, Suite 304, Mount Arlington, New Jersey 07856. General engineering not to exceed \$100,000.00.
- ☐ Remington & Vernick Engineers, 429 Route 79, Suite 21, Morganville, NNJ 07751. General engineering not to exceed \$100,000.00.

When professional services are required from the firm above, funds will be certified against the appropriate individual capital accounts.

Certification of Availability of Funds

This is to certify to the Mayor and Common Council of the City of Summit that funds for the following resolution are available:

Resolution Date: 2/17/2026
Resolution Doc Id: 12408

Vendor: Remington & Vernick Engineers
429 Route 79, Suite 21
Morganville, NJ 07751

Purchase Order Number: TBD

Account Number	Amount	Account Description
	\$100,000.00	Various Capital Accounts
		Various Sewer Operating Accounts

Upon adoption of and inclusion in the 2026 budget

Only amounts for the current Budget Year have been certified.
Amounts for future years are contingent upon sufficient funds being appropriated.

Tammie L. Baldwin
City Treasurer/CFO

Resolution (ID # 12310)
February 17, 2026

**AUTHORIZE AMENDMENT TO LICENSE AGREEMENT - BRANDYWINE, 41
SPRINGFIELD AVENUE SIGNAGE**

WHEREAS, on May 21, 2002, the Common Council of the City of Summit adopted Resolution No. 29754 authorizing the execution of a license agreement to permit a free-standing identification sign in the City's right of way for Spring Meadows Assisted Living Facility located at 41 Springfield Avenue (Lot 28, Block 3802); and

WHEREAS, in 2021, BL Development Manager, LLC, an entity affiliated and controlled by Brandywine Living acquired the property from Spring Meadows Assisted Living; and

WHEREAS, as part of the building and site modifications pursuant to the acquisition, BL Development Manager LLC proposed a monument identification sign ("Sign") in the same location as previously approved by Resolution No. 29754; and

WHEREAS, on December 14, 2021, by Resolution 40083, the Common Council approved an amendment to the license agreement to reflect the installation of a free-standing monument sign; and

WHEREAS, BL Development Manager LLC seeks to replace the current sign and install a new double-faced illuminated monument sign in the City's right-of way.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

1. That it does hereby approve the new double-faced illuminated monument sign.
2. That the Mayor and City Clerk be and they are hereby authorized to execute an amendment to the license agreement in a form approved by the City Solicitor.

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said city at a regular meeting held on Tuesday evening, February 17, 2026

City Clerk

BRANDYWINE SENIOR LIVING

Summit, NJ

ORIGINAL VERSION

1-13-25

REVISION

1-14-25

3-12-25

9/17/25

01/16/26



Forman Signs
10447 Drummond Rd.
Philadelphia, PA 19154
info@formansign.com

Phone: 215-827-6500
www.formansign.com



PROPOSED



EXISTING

BRANDYWINE
SENIOR LIVING

LOCATION: 41 Springfield Ave.
Summit, NJ 07901

SCALE: as noted

PG: 2 of 5

DATE: 1-13-25
1-14-25
3-12-25
09/17/25
01/16/26

FILE: Brandywine_Living_Summit_NJ_1-16-26

DRAWN BY
ebf/nm

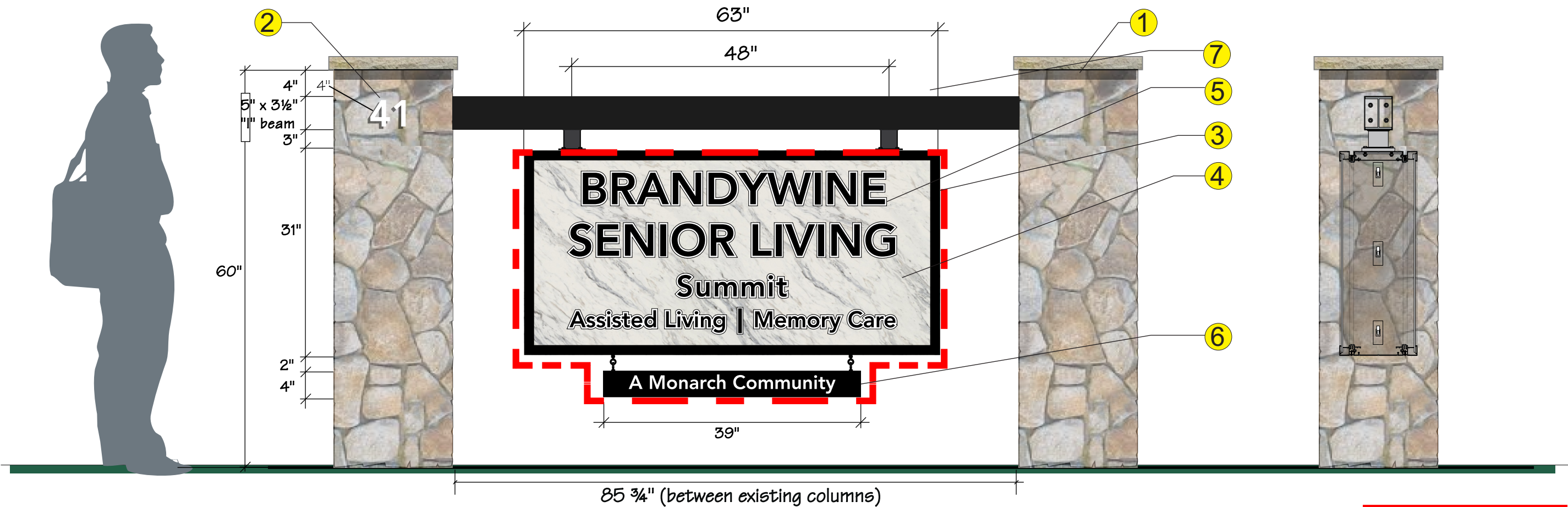
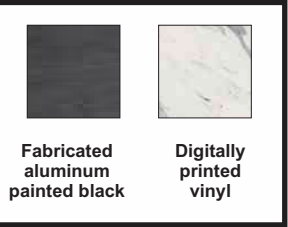
215-827-6500 • 215-827-6501 fax
barryj@formansign.com
©2007 forman sign company. All rights reserved. No
part of this document or the related files may be re-
produced or transmitted in any form, by any means
(electronic, copying, or otherwise) without the prior
written permission of forman sign company.

formansigns
10447 Drummond

NEW DOUBLE FACED ILLUMINATED MONUMENT SIGN

- 1 EXISTING STONE PILLARS
- 2 1/4" ROUTED WHITE ACRYLIC NUMBERS MOUNTED ON COLUMN CLOSEST TO ROAD
- 3 D/F ILLUMINATED ALUM. CABINETS. PAINTED BLACK
- 4 FAUX WHITE MARBLE DIGI PRINT LAMINATED TO 1/8" ALUM BKGRNDS. w/ COPY ROUTED OUT
- 5 3/4" WHITE ACRYLIC PUSH-THRU COPY OR COPY BACKED UP w/ 1/8" ACRYLIC w/ 1ST SURFACE BLACK VINYL COPY
- 6 D/F BLACK ACRYLIC SIGN PANEL W/ 1ST SURFACE WHITE VINYL COPY. MOUNTED WITH BLACK CHAIN FROM BOTTOM OF PRIMARY SIGN.
- 7 HORIZONTAL SUPPORT COVER PAINTED BLACK

FINISHES



14.66 SQ FEET AS SHOWN

BRANDYWINE SENIOR LIVING

LOCATION: 41 Springfield Ave. Summit, NJ 07901

SCALE: as noted

PG: 3 of 5

DATE: 1-13-25
1-14-25
3-12-25
09/17/25
01/16/26

FILE: Brandywine_Living_Summit_NJ_1-16-26

DRAWN BY ebf/nm

215-827-6500 • 215-827-6501 fax
barryj@formansign.com
©2007 forman sign company. All rights reserved. No part of this document or the related files may be reproduced or transmitted in any form, by any means (electronic, copying, or otherwise) without the prior written permission of forman sign company.

formansigns
10447 Drummond

- ① EXISTING STONE PILLARS
- ② 1/4" ROUTED WHITE ACRYLIC NUMBERS
MOUNTED ON COLUMN CLOSEST TO ROAD
- ③ D/F ILLUMINATED ALUM.
CABINETS. PAINTED BLACK
- ④ FAUX WHITE MARBLE DIGI PRINT
LAMINATED TO 1/8" ALUM BKGRNDS.
w/ COPY ROUTED OUT
- ⑤ 3/4" WHITE ACRYLIC PUSH-THRU COPY
OR COPY BACKED UP w/ 1/8" ACRYLIC
w/ 1ST SURFACE BLACK VINYL COPY
- ⑥ D/F BLACK ACRYLIC SIGN PANEL W/
1ST SURFACE WHITE VINYL COPY.
MOUNTED WITH BLACK CHAIN FROM
BOTTOM OF PRIMARY SIGN.
- ⑦ HORIZONTAL SUPPORT COVER PAINTED
BLACK

ELECTRICAL REQUIREMENTS

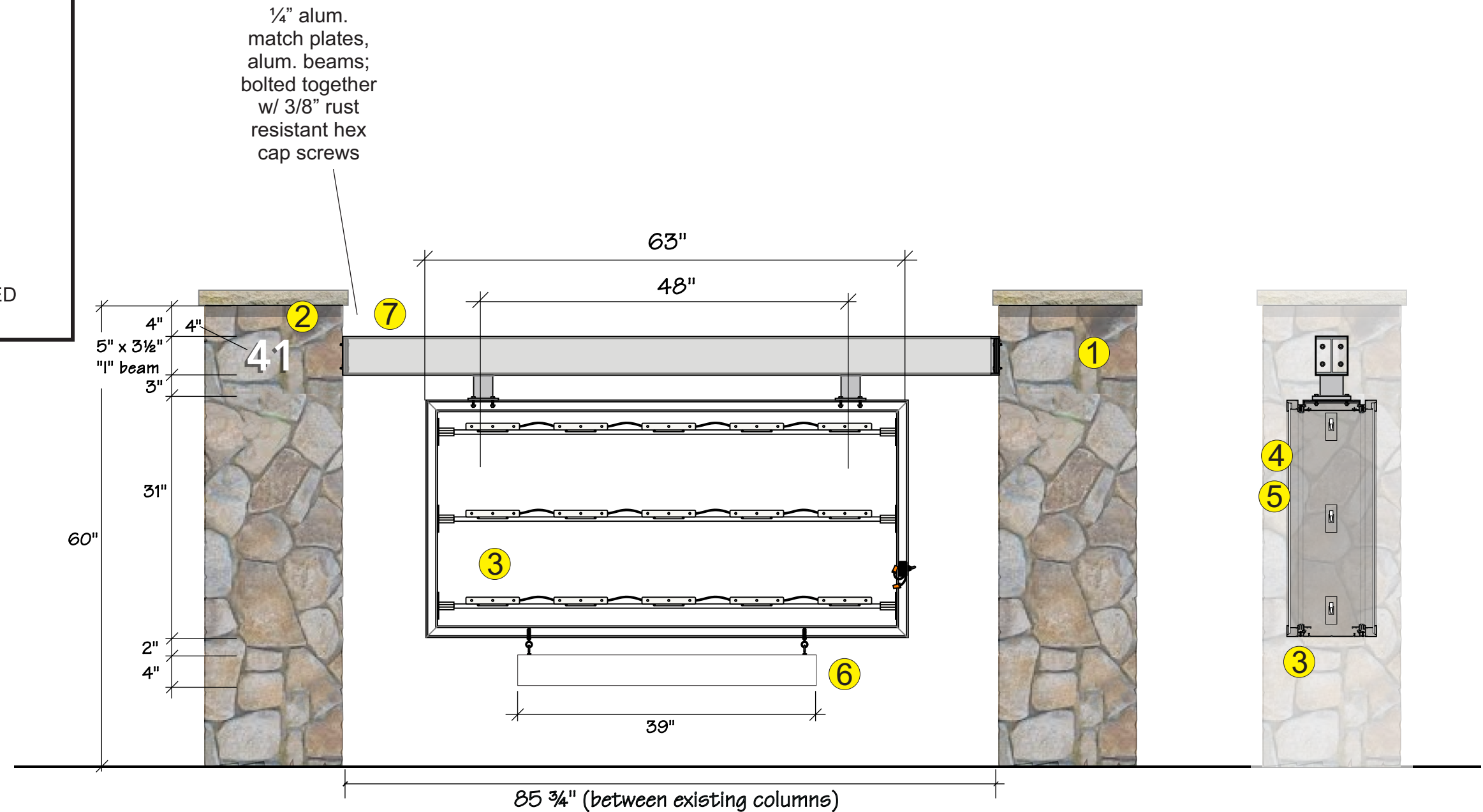
QTY.	TRANS.	AMPS
1	60W	.8
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
TOTAL AMPS		.8

CIRCUITS REQ'D 1) 20a
VOLTS 120/277



**ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED**

E56954



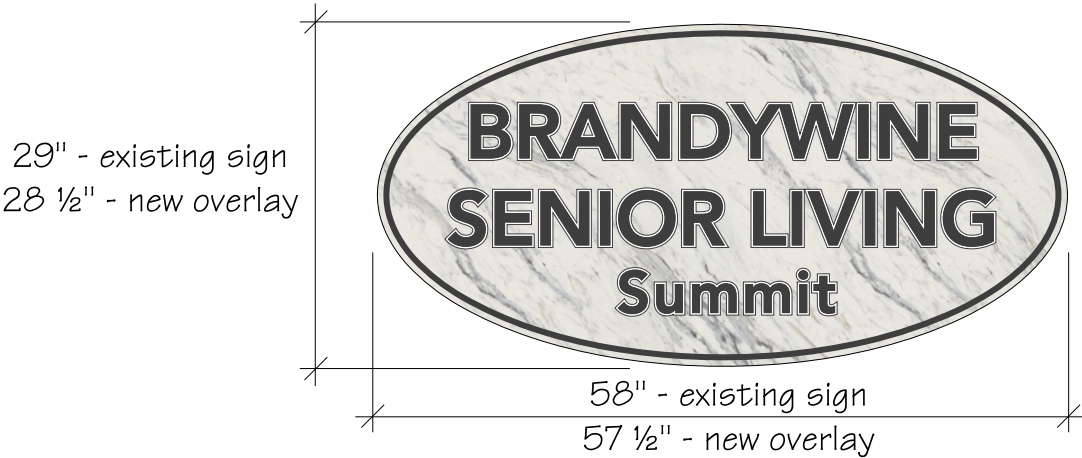
20amp rated
weatherproof
Cut-off switch
mounted to
side of sign

New, non-illuminated fabricated aluminum oval pan with applied flat cut out acrylic graphics adhered to front. Attached to wall w/ metal clips that are screwed to the masonry wall with rust resistant masonry screws

PROPOSED



EXISTING



DETAIL VIEWS
Scale: 3/4" = 1' - 0"

BRANDYWINE
SENIOR LIVING

LOCATION: 41 Springfield Ave.
Summit, NJ 07901

SCALE: as noted
FILE: Brandywine_Living_Summit_NJ_1-16-26

PG: 5 of 5
DRAWN BY
ebf/nm

DATE: 1-13-25
1-14-25
3-12-25
09/17/25
01/16/26

215-827-6500 • 215-827-6501 fax
barryj@formansign.com
©2007 forman sign company. All rights reserved. No part of this document or the related files may be reproduced or transmitted in any form, by any means (electronic, copying, or otherwise) without the prior written permission of forman sign company.

formansigns
10447 Drummond

S&H (R) 1

Resolution (ID # 12386)

February 17, 2026

AUTHORIZE STATE CONTRACT PURCHASE - FD PORTABLE RADIOS - \$225,103.77

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

That, in accordance with the City Treasurer's certification of the availability of funds in Account Nos. C-04-33-049-00B-110 and C-04-33-013-00B-210, a copy of which is attached hereto and made a part of this resolution, along with the memo from the Chief of the Fire Department, and pursuant to State Contract #83909, through Motorola Solutions Inc, 123 Tices Boulevard, Woodcliff Lake, NJ 07677, purchase of nineteen (19) portable radios, at a total cost of \$225,103.77, be and is hereby authorized.

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



CITY OF SUMMIT FIRE DEPARTMENT

MEMO

TO: MEMBERS OF THE PUBLIC SAFETY COMMITTEE
MAYOR FAGAN
CITY ADMINISTRATOR BALDWIN
COUNCILMEMBER PAWLOWSKI
COUNCILMEMBER KALMANSON

FROM: CHIEF ERIC EVERS

DATE: JANUARY 21, 2026

COPY TO: ROSEMARY LICATESE, CITY CLERK

A resolution is requested at the February 17, 2026, meeting of Common Council authorizing the purchase of 19 new portable radios for firefighting operations from the following state contract vendor:

Motorola Solutions
123 Tices Blvd.
Woodcliff Lake, NJ 07677
State Contract # 83909

The cost for this purchase will not exceed \$225,103.77.

Funds are available in the following Budget line items

C-04-33-049-00B-110
C-04-33-013-00B-210

This purchase will replace existing outdated radios.

Thank you for your consideration in this matter.

Attachment: 2026 - New Portable Radios (12386 : Authorize State Contract Purchase - FD Portable Radios - \$225,103.77)



MOTOROLA SOLUTIONS

STATE OF NEW JERSEY CONTRACT 833909
MOTOROLA PROCUREMENT PROPOSAL

DATE: December 19, 2025

Proposed By: Michael Ferrara

SHIP TO: City of Summit Fire Department

ESS Account Executive
201-819-6861

281 Broad Street
Summit, NJ 07901

Please Make Purchase Order Out To: MOTOROLA SOLUTIONS, INC.

123 Tices Boulevard
Woodcliff Lake, NJ 07677

Contact Requesting Proposal: Chief Richard Locke

Customer Email: R.Locke@cityofsummit.org

Customer Phone Number: (908) 277-9400 - City Hall

Quote Number: 3416389

ITEM	NJ STATE CONTRACT INFO	MODEL	DESCRIPTION	QTY	TERMS	LIST UNIT PRICE	EXT UNIT PRICE	NJ STATE DISCOUNT	DISC UNIT PRICE	EXTENDED PRICE
00002	726-88-085633	H55TGUPW8AN	PX NEXT XN; ALL BAND MODEL 4.5	19		\$10,441.00	\$ 198,379.00	25%	\$ 7,830.75	\$ 148,784.25
00002	726-88-085633	QA09017AA	ADD: LTE WITH ACTIVE SERVICE AT&T US	19		\$0.00	-	0%	\$ -	\$ -
00002	726-88-085633	Q629BD	SOFTWARE LICENSE ENH: AES ENCRYPTION AND ADP	19		\$523.00	\$ 9,937.00	25%	\$ 392.25	\$ 7,452.75
00002	726-88-085633	QA09030AB	ADD: MOTOROLA APX HOSTED RADIOCENTRAL*	19		\$0.00	-	0%	\$ -	\$ -
00002	726-88-085633	Q806CH	ADD: ASTRO DIGITAL CAI OPERATION	19		\$567.00	\$ 10,773.00	25%	\$ 425.25	\$ 8,079.75
00002	726-88-085633	QA09001AM	ADD: WIFI CAPABILITY	19		\$330.00	\$ 6,270.00	25%	\$ 247.50	\$ 4,702.50
00002	726-88-085633	QA09028AA	ADD: VIOI VC RADIO OPERATION	19		\$0.00	-	0%	\$ -	\$ -
00002	726-88-085633	H38DA	ADD: SMARTZONE OPERATION	19		\$1,320.00	\$ 25,080.00	25%	\$ 990.00	\$ 18,810.00
00002	726-88-085633	QA09113AA	ADD: BASELINE RELEASE SW	19		\$0.00	-	0%	\$ -	\$ -
00002	726-88-085633	QA08675AB	ADD: APX NEXT XN 10-PIN ADAPTER	19		\$262.00	\$ 4,978.00	25%	\$ 196.50	\$ 3,733.50
00002	726-88-085633	Q361CD	ADD: P25 9600 BAUD TRUNKING	19		\$330.00	\$ 6,270.00	25%	\$ 247.50	\$ 4,702.50
00002	726-88-085633	Q173CA	ADD: SMARTZONE OMNILINK	19		\$0.00	-	0%	\$ -	\$ -
00002	726-88-085633	QA09803AA	ADD: TRIGGER OPTION: APX NEXT XN500 RSM W/ KNOB	19		\$0.00	-	0%	\$ -	\$ -
00002	726-88-085633	PSV03S02465A	APX DMS PROVISIONING PD3*	19		\$0.00	-	0%	\$ -	\$ -
00028	925-36-085646	LSV01S03446A	APX NEXT DMS ESSENTIAL	19	7 YEARS	\$484.60	\$ 9,207.40	100%	\$ -	\$ -
00002	726-88-085633	LSV01S03082A	RADIOCENTRAL PROGRAMMING	19	7 YEARS	\$224.28	\$ 4,261.32	0%	\$ 224.28	\$ 4,261.32
00013	726-90-085643	PMMN4162B	ACCESSORY KIT XN500 REMOTE SPEAKER MIC, HIGH IMPACT GREEN WITH KNOB	19		\$871.00	\$ 16,549.00	20%	\$ 696.80	\$ 13,239.20

00013	726-90-085643	PM/PN4604A	CHARGER, DESKTOP SINGLE UNIT IMPRES 2 FAST, US/NA	4		\$207.00	\$	828.00	20%	\$	165.60	\$	662.40
00013	726-90-085643	PM/PN4591B	CHARGER, DESKTOP MULTI UNIT IMPRES 2, 6 DISPLAY, US	3		\$1,925.24	\$	5,775.72	20%	\$	1,540.19	\$	4,620.57
00013	726-90-085643	PM/NN4812A	BATTERY PACK, BATT IMPRES 2 LION UL DIV2 IP68 3400T	19		\$299.00	\$	5,681.00	40%	\$	179.40	\$	3,408.60
00028	925-36-085646	LSV00Q00202A	DEVICE PROGRAMMING	1		\$2,646.43	\$	2,646.43	0%	\$	2,646.43	\$	2,646.43
							\$	-		\$	-	\$	-
						NEW JERSEY STATE CONTRACT 83909 SUBTOTAL:							\$ 225,103.77

State Contract #83909 Terms and Pricing

Customer is Responsible for reviewing equipment q'tys and accessories requested
Quote to be submitted with purchase order.

Terms: Net 30 Days from Invoice

If you have any questions at all please call me at 201-891-6861.

Thanks and we'll be in touch.

Very Truly Yours,

Michael Ferrera

Sales Account Executive

ESS Inc. A Motorola Platinum Channel Partner

mferrera@qdoess.com

201-819-6861

Certification of Availability of Funds

This is to certify to the Mayor and Common Council of the City of Summit that funds for the following resolution are available:

Resolution Date: 2/17/2026
Resolution Doc Id: 12386

Vendor: Motorolo Solutions Inc.
123 Tice Boulevard, Suite 202
Woodcliff Lake NJ 07677

Purchase Order: 26-00437

Account Number	Amount	Account Description
C-04-33-049-00B-110	\$225,000.00	3349B FD Radio Equipment Replacement
C-04-33-013-00B-210	103.77	3313B FD Radio System - New FHQ

Contract Total \$ 225,103.77

Only amounts for the current Budget Year have been certified.
Amounts for future years are contingent upon sufficient funds being appropriated.

Tammie L. Baldwin
City Treasurer/CFO

Attachment: Certification of Availability of Funds Motorolo (12386 : Authorize State Contract Purchase - FD Portable Radios - \$225,103.77)

Resolution (ID # 12396)
February 17, 2026

APPOINT ADDITIONAL HUMANE LAW ENFORCEMENT OFFICERS

WHEREAS, the City of Summit is required to appoint a Humane Law Enforcement Officer who shall be responsible for animal welfare within the City of Summit, in accordance with the provisions of Chapter 22 of Title 4 of the Revised Statutes, and

WHEREAS, at the January 6, 2026 Organization Meeting, Common Council appointed Sergeant Kathleen Maggiulli as Humane Law Enforcement Officer for the City of Summit for the calendar year 2026, and

WHEREAS, there is a need to appoint additional Humane Law Enforcement Officers for the City of Summit.

NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT, IN THE COUNTY OF UNION AND STATE OF NEW JERSEY, IN ACCORDANCE WITH N.J.S.A. 4:22-14.1:

1. That Detective Leonard Franchino and Police Officer Ashley Correa be and they are hereby appointed as Humane Law Enforcement Officers for the City of Summit for the calendar year 2026 and until such time as a successor shall be appointed.
2. That said appointments shall be effective immediately.

Dated: February 17, 2026

I, Rosalia M. Licatense, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular Meeting held on Tuesday evening, February 17, 2026.

City Clerk



SUMMIT POLICE DEPARTMENT

MEMORANDUM

To: Dr. Elizabeth Fagan, Mayor
 Bob Pawlowski, Safety & Health Committee Chairperson
 Michelle Kamlanson, Safety & Health Committee Member
 Tammie Baldwin, City Administrator

CC: Rosemary Licatese, City Clerk

From: Chief Ryan Peters

Re: Appointment of Two New Humane Law Enforcement Officers

Date: January 23, 2026

In January 2018, N.J.S.A. Title 4, Chapter 22, also known as the *New Jersey Animal Cruelty Law Enforcement Statute*, was amended by the State Legislature and signed into law by Governor Chris Christie. As a result of this amendment, animal welfare and animal cruelty investigations fall under the purview of municipalities in New Jersey. Specifically, as of May 1, 2018, each municipality was to designate a Humane law Enforcement Officer (HLEO), who would be responsible for investigations involving suspected animal cruelty.

As per the statute, an appointed HLEO may be a sworn civilian adult employee or a sworn municipal police officer. The HLEO is responsible for working with both the Health Department and Animal Control Solutions on detecting, investigating, enforcing, and signing complaints for violations of animal welfare and animal cruelty laws within the municipality.

To maintain compliance with the *New Jersey Animal Cruelty Law Enforcement Statute*, the Summit Police Department currently has one (1) Humane Law Enforcement Officer, Sgt. Kathleen Maggiulli. That being said, in an effort to maintain operations in Sgt. Maggiulli's absence, we recently sent two (2) additional officers to the certification course, Det. Leonard Franchino and PO Ashely Correa. I respectfully request a Resolution be presented at the February 17th meeting of the Common Council naming Det. Franchino and PO Correa as HLEO's for the City.

Feel free to contact me with any questions/concerns.

Thank you in advance for your consideration.

Attachment: 12396_2026 Humane LEO's (12396 : Appointment of Humane Law Enforcement Officers)

ACCEPT DONATION - TREE AT TATLOCK PARK

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

That it does hereby accept a monetary donation from the Hendra Family, in the amount of \$1,008.00, which will be used to purchase a memorial tree and plaque for placement at Tatlock Park in memory of a long-term resident who recently passed away.

FURTHER RESOLVED that the City Forester will oversee the appropriate tree species to be planted and location of same at Tatlock Park.

Dated: February 17, 2026

I, Rosalia M. Licatese, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



DCS - Engineering Division
CA - Capital Projects & Community Services

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12335)

DOC ID: 12335

TO: Mayor and Common Council

FROM: Aaron Schrager, Director - Division of Engineering & Public Works

DATE: January 22, 2026

SUMMARY

The Hendra family has reached out to donate funding to have a memorial tree with plaque planted at Tatlock park. This would be in memory of a long-term Summit resident who recently passed away.

The concept and location were reviewed and approved by the City Forester without any objection. He will oversee the appropriate tree location and species. The Department of Community Services (DCS) will be accepting the donation to cover the cost of the tree and the plaque. The value of the tree and plaque are \$1008.00 and these have been received.

Schrager, Aaron

From: Meredith Hendra <hendrafamily@gmail.com>
Sent: Tuesday, February 3, 2026 5:41 PM
To: Schrager, Aaron
Subject: Re: Donation

CAUTION: This email has originated from outside of the organization. Do not click links or open attachments un

Hello Aaron,

Please find a check in the amount of \$1008 for the donation of a tree and memorial plaque for Summit resident Michael Kaelin who passed away in early December.
We are hoping the tree can be planted either Memorial field or at Tatlock as they are a Washington School family.

Thank you!
Meredith Hendra

11.A.1.a

Resolution (ID # 12405)
February 17, 2026

**AUTHORIZE BID ADVERTISEMENT - REPAIR AND PREVENTATIVE MAINTENANCE OF
THE TIER GARAGE PARKING STRUCTURE**

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

That the proper City Officers be and they are hereby authorized and directed to advertise for bids for Repair and Preventative Maintenance of the Tier Garage Parking Structure, with said bids to be advertised in the Union County Local Source on Thursday, February 26, 2026, and received by the Purchasing Agent on Tuesday, April 7, 2026 in the Council Chamber, City Hall, 512 Springfield Avenue, Summit, New Jersey at 11:00 a.m.

Dated: February 17, 2026

I, Rosalia M. Licatese, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



DCS - Engineering Division
CA - Capital Projects & Community Services

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12405)

DOC ID: 12405

TO: Mayor and Common Council

FROM: Aaron Schrager, Director - Division of Engineering & Public Works

DATE: January 29, 2026

SUMMARY

The engineering consulting firm hired by the City to develop the plans for the rehabilitation of the Tier Garage has finalized the construction plans and bid specifications. The Tier Garage Rehabilitation Project will include necessary structural upgrades and rehabilitation to extend the life of this structure.

The anticipated duration of the project is 4-6 months.

Based on the above information, I request that Council authorize the advertisement of bids. The following is the TENTATIVE project schedule that is subject to change:

- * Advertise for Public Bid – February 26, 2026
- * Receive Bids – April 7, 2026
- * Award Project – April 21, 2026
- * Begin Construction – April 2026
- * End Construction – October 2026

Funding for this project has been established in the following accounts and should be used for certification at the time of award:

2025 Parking Capital Account - \$2,500,000.00 - C-08-33-051-000-200
2026 Parking Capital Account - \$2,500,000.00 - TBD

CITY OF SUMMIT

PROJECT: REPAIR AND PREVENTIVE MAINTENANCE
OF THE TIER GARAGE PARKING STRUCTURE

DEPARTMENT: DEPARTMENT OF COMMUNITY SERVICES
DIVISION OF ENGINEERING & PUBLIC WORKS

Sealed bids will be received by the Purchasing Agent of the City of Summit, Union County, New Jersey no later than 11:00 A.M. prevailing time, April 7, 2026 in the Council Chamber, First Floor, City Hall, 512 Springfield Avenue, Summit, New Jersey for:

REPAIR AND PREVENTIVE MAINTENANCE OF THE TIER GARAGE PARKING STRUCTURE

in accordance with the specifications and proposal forms for same which may be obtained at the office of the Department of Community Services, 512 Springfield Avenue, Summit, N. J. during regular business hours, 8:30 am – 4:30 pm, Monday – Friday for free.

All bids shall be **addressed to PURCHASING AGENT, CITY OF SUMMIT, 512 SPRINGFIELD AVENUE, SUMMIT, NJ 07901.** Bids, along with bid securities, must be enclosed in a properly SEALED envelope bearing on the outside the name of the bidder and the **NATURE OF THE BID CONTAINED THEREIN.**

A Bid Security is required in the amount of ten percent (10%) of the total bid, not to exceed \$20,000.00, in the form of a bid bond, certified check or cashier's check, made payable to the City of Summit.

Bidders are required to comply with the requirements of any and all applicable Federal, State and local laws, regulations and requirements, including but not limited to: N.J.S.A. 34:11-56.25 et seq. (Prevailing Wage Act); N.J.S.A. 52:25-24.2 (Statement of Ownership Disclosure); N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq. (Affirmative Action); N.J.S.A. 52:32-44 (Business Registration), and the City's adopted minimum standard insurance requirements.

The Common Council reserves the right to reject all bids or proposals, waive any minor defects, and consider bids for sixty (60) days after their receipt pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

No charge shall be made or recovery had for publishing any official advertising unaccompanied by such statement of price. All work must be completed by JUNE 30, 2027.

Purchasing Agent

Dated: February 17, 2026
U.C.L.S.: February 26, 2026

Attachment: Bid Ad- Repair and Preventative Maintenance of the Tier Garage Parking Structure- receipt of bids 4-7-26 (12405 : Authorize Bid

Resolution (ID # 12374)
February 17, 2026

**AUTHORIZE 2026 SUBMISSION OF 2025 TREE CITY USA RECERTIFICATION
APPLICATION & ACCOMPLISHMENTS REPORT**

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

That the proper City Officer(s) be and they are hereby authorized to sign and submit an application to the New Jersey Forest Service, Division of Parks and Forestry for recertification and submission for “Tree City, USA” status and the City’s New Jersey Urban and Community Forestry Program Annual Accomplishment Report.

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



DCS - Engineering Division
R - Capital Projects & Community Services

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12374)

DOC ID: 12374

TO: Mayor and Common Council

FROM: Rachel Rillo, DCS DPW Secretary

DATE:

SUMMARY

The 2025 application for recertification as a Tree City USA is due for submittal to the New Jersey Forest Service, Community Forestry Program. Since the City submits for recertification annually based on the prior year's progress, this will be a 2025 recertification submitted in 2026. In concert with the Tree City USA designation, Summit is also submitting the New Jersey Urban and Community Forestry Program Annual Accomplishment Report.

Tree City USA designation recognizes communities that have proven their commitment to an effective, ongoing community forestry program. There is no cost to the City for this designation and Summit has been a proud recipient of Tree City USA for 30 years. The benefit of having such designation is for the potential preference-status for financial assistance as is often given to Tree City USA communities when allocations of grant money are made for trees or urban forestry programs. Attached please find the Tree City USA recertification application along with the Annual Accomplishment Report, much of which informs the recertification application.

It is my recommendation that Council pass a resolution for the 2026 submission of the 2025 Tree City USA recertification application and the New Jersey Urban and Community Forestry Program Annual Accomplishment Report.



2025 Tree City USA Application for Certification

The Tree City USA award is in recognition of work completed by the community during the 2025 calendar year.

PRIMARY CONTACT INFORMATION

Contact Name:

John Linson

Email:

trees@cityofsummit.org

Phone:

+1 (908) 273-6404

Address:

City of Summit City Hall
512 Springfield Avenue
Summit, New Jersey 07901

Summit COMMUNITY INFORMATION

Select which best describes your community:

Community has both a Tree Board and a Department Chair/City Manager

Ordinance Date:

07/03/2024

Ordinance Uploaded

Per-capita Expenditure

\$17.93

Arbor Day Date

04/24/2025

Arbor Day Proclamation Uploaded

As Mayor or Equivalent of the Community of Summit

Mayor or Equivalent Signature	Title	Date

Application Certification (to be Completed by the State Forester)

The above-named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained herein, said community is eligible to be certified as a Tree City USA community, for the 2025 calendar year, having in my opinion met the standards required for recognition.

State Forester Signature	Title	Date

Attachment: 2025 Tree City USA Application for Certification (12374 : Authorize 2026 Submission of 2025 Tree City USA Recertification Application &



Application for Year 31 of Recognition

SUMMIT



DETAILS

Mayor or Equivalent Contact Information *

Select or Create New Contact

Elizabeth Fagan, M.D.

Elizabeth Fagan, M.D.

ADDRESS

City of Summit City Hall
512 Springfield Avenue
Summit, NJ 07901
Union County
United States

EMAIL

efagan@cityofsummit.org

PHONE NUMBER

(908) 273-6400

Change Contact

City Forestry Contact Information *

This is the person from your community we will be reaching out to if we have any questions about the application.

Select or Create New Contact

John Linson

John Linson

TITLE

City of Summit Forester

EMAIL

trees@cityofsummit.org

PHONE NUMBER

(908) 273-6404

Change Contact

PR/Communications Contact Information

Select or Create New Contact

Jenny Hoff

Jenny Hoff

EMAIL

jhoff@cityofsummit.org

PHONE NUMBER

(908) 273-6404

Change Contact

Shipping address for recognition materials *

Select or Create New Contact

John Linson

John Linson

ADDRESS

City of Summit, Department of Community Services (DCS)
512 Springfield Avenue
Summit, NJ 07901
Union County
United States

Change Contact

Previous Standard

Next Standard



Application for Year 31 of Recognition

SUMMIT



STANDARD 1 - A TREE BOARD OR DEPARTMENT

Who is legally responsible for the care of all trees on community owned property? *

Community has both a Tree Board and a Department Chair/City Manager

Tree Board Chairperson Contact Information *

Select or Create New Contact

John Kilby

John Kilby

ADDRESS

City of Summit City Hall
512 Springfield Avenue
Summit, NJ 07901
Union County
United States

EMAIL

johnwkilby@gmail.com

PHONE NUMBER

(908) 868-3435

CHANGE CONTACT

Please provide the names and emails of up to 5 additional Tree Board members. Note that we do not require any additional information beyond 5 additional members.

Additional Board Member Contact Information *

Select or Create New Contact

Karin Pittle-Gale

Karin Pittle-Gale

EMAIL

karin.pittle.gale@gmail.com

CHANGE CONTACT

Additional Board Member Contact Information *

Select or Create New Contact

Sarah Meiring

Sarah Meiring

EMAIL

sarahmeiring@gmail.com

CHANGE CONTACT

REMOVE CONTACT

Additional Board Member Contact Information *

Select or Create New Contact

John Beirne

John Beirne

EMAIL

j.beirne@reeves-arboretum.org

CHANGE CONTACT

REMOVE CONTACT

Additional Board Member Contact Information *

Select or Create New Contact

Jaclyn Lasaracina

Jaclyn Lasaracina

EMAIL

jlasaracina@gmail.com

CHANGE CONTACT

REMOVE CONTACT

ADD NEW CONTACT

Tree Board Meeting Frequency *

Monthly

Department Chair or City Manager Contact Information *

Select or Create New Contact

Aaron Schrager

Aaron Schrager

TITLE

Director of Engineering and Public Works

ADDRESS

City of Summit City Hall
512 Springfield Avenue
Summit, NJ 07901
Union County
United States

EMAIL

aschrager@cityofsummit.org

PHONE NUMBER

(908) 273-6404

CHANGE CONTACT

PREVIOUS STANDARD

NEXT STANDARD

Attachment: Draft Submission Tree City USA (12374 : Authorize 2026 Submission of 2025 Tree City USA Recertification Application & Accomplishments Report)

Packet Pg. 246



Application for Year 31 of Recognition

SUMMIT



STANDARD 2 - A COMMUNITY TREE ORDINANCE

Ordinance Changes *

My community ordinance has not changed this past calendar year

Date current tree ordinance was established *

07/03/2024

Attach your community's current public tree care ordinance *

Ord. No. 24-3321.pdf

ADD FILE

Copy and paste relevant language from your community's uploaded ordinance in the box below.

§ 29-7.C PROTECTION OF ALL TREE(S).

Maintenance of CITY TREE(S) and CITY SHRUBS.

1. All CITY TREE(S) and CITY SHRUBS located on property owned by the City shall be maintained solely by the Department of Community Services or contracted services designated by the Department of Community Services, with certain actions handled by previous, mutual agreement by specific designees, such as the SHADE TREE ADVISORY COMMITTEE volunteers under direction of the CITY FORESTER.
2. All CITY TREE(S) and CITY SHRUBS located on property not owned by the City, including TREE(S) and shrubs located on a street, highway, right-of-way, or parkway, shall be maintained by the owner of the property on which the TREE(S) or shrubs are located; provided, however, that the CITY FORESTER may cause such CITY TREE(S) and CITY SHRUBS to be trimmed or removed as part of any on-going program of TREE and shrub maintenance in any area of the City where such program is being conducted for the health, safety, economy or general welfare of the City.
3. All CITY TREE(S) and CITY SHRUBS not included within the provisions of paragraphs 1. and 2. hereof and not located on property owned by the City, but which property is owned by some other person including, but not limited to, the Board of Education, or some other municipal body, may be maintained by the Department of Community Services as is required for the public welfare.
4. If any CITY TREE and CITY SHRUB requires trimming in order not to constitute a danger to the public or adjoining property owners, the owner of the land upon which such CITY TREE and CITY SHRUB is located shall, upon being notified in writing by the CITY FORESTER, trim or cause to be trimmed, such TREE or shrub within thirty (30) calendar days after such notification, or if such owner cannot be found within the City, then within thirty-five (35) calendar days after the mailing of such notice, postage prepaid, to the post office address of such owner or owners, if the same can be ascertained, unless owner is the City of Summit.
5. It shall be unlawful to commit any of the following acts with respect to CITY TREE(S) without the prior written permission of the CITY FORESTER or ENFORCEMENT OFFICER.

i. Cut, prune, break, injure, alter, or remove any CITY TREE; or cut, unduly disturb, or interfere in any way with any roots of a CITY TREE(S).

ii. Spray any CITY TREE with a chemical.

iii. Fasten any rope, wire, sign, or other device to a CITY TREE(S) or to any guard about such a CITY TREE(S).

iv. Install, remove, or injure, any guard or device placed to protect any CITY TREE(S).

v. Close or obstruct any open spaces provided about the base of a CITY TREE(S), which permit the access of air, water, and fertilizer to the roots of such CITY TREE(S).

vi. String any wires or lines through a public park. The CITY FORESTER shall grant such written permission if the activity for which such permission is requested is in the public interest and is not likely to materially injure any CITY TREE.
6. Any person having or maintaining any electric, telephone, telegraph, cable TV or other wires, or lines running through a public street or park, shall securely fasten and maintain such wires and lines in such a manner as will safeguard CITY TREE(S) against any damage therefrom and shall make periodic adjustments whenever necessary to prevent damage to CITY TREE(S) and CITY SHRUBS. No electric, telephone, telegraph, cable TV or other wires may be attached to CITY TREE(S).
7. When necessary to prune or remove any CITY TREE(S), along a public street, any person having any wires or lines running through or along the public street shall temporarily remove, or cause to be removed, such wires or lines within five (5) business days after the serving upon the owner of the wires or lines or owner’s agent, of a written notice from the CITY FORESTER.

4138/8000 characters left

PREVIOUS STANDARD

NEXT STANDARD



Application for Year 31 of Recognition

SUMMIT



STANDARD 3 - A COMMUNITY FORESTRY PROGRAM WITH AN ANNUAL BUDGET OF AT LEAST \$2 PER CAPITA

For a list of qualifying expenses, click [here](#)

Community Population *

22,719

The population here matches the details page entry. Any changes to the population will automatically sync between both sections.

Tree Planting and Initial Care *

\$ 40,000

Include cost of tree purchases, labor and equipment for planting, planting materials, stakes, wrapping, watering, mulching, competition control, etc.

Tree Maintenance *

\$ 40,000

Include pruning, insect and disease management, fertilization, watering, etc.

Tree Removal *

\$ 40,000

Include cost of equipment, supplies, labor, etc.

Management *

\$ 55,000

Include public education, professional training, memberships, salaries, street and park tree inventory.

Utility Line Clearance

\$ 0

If allowed by your state coordinator.

Volunteer Time (Hours) *

6,679

Number of volunteer hours and other contributions from civic organizations.

Are there other costs to report? *

No

Total Expenditures:

407,362.41 USD

Total Expenditures per capita:

\$17.93

Community Tree Management Statistics

Number of Trees Planted *

50

Number of Trees Pruned

130

Number of Trees Removed

Optional Attachments

Annual work plan (if required by your state)

File URL

Select a File

SELECT

Click Select to browse to and choose a file on your computer. Click Save to attach it to your application. Please ensure that your filename is unique. Compressed archive formats, e.g. .zip, are not supported.

Supporting Budget Documents

File URL

Select a File

SELECT

Click Select to browse to and choose a file on your computer. Click Save to attach it to your application. Please ensure that your filename is unique. Compressed archive formats, e.g. .zip, are not supported.

PREVIOUS STANDARD

NEXT STANDARD



Application for Year 31 of Recognition

SUMMIT



STANDARD 4 - AN ARBOR DAY OBSERVANCE AND PROCLAMATION

Does your community tree program partner with local k-12 schools on any programming? *

No

DELETE

When did your community celebrate Arbor Day? *

April 24



Attach Proof of the Arbor Day Observance *

Arbor Day can be observed at any time during the year of recognition. The observance can be part of an Earth Day or other community celebration if trees are a central part of the celebration. This must be documented in photos from the event, social media post, published newspaper article, or another form of proof showcasing the observance in your community. Photos, posts, articles, and other documents should clearly depict a tree related activities (e.g., tree plantings, holding Arbor Day or Tree City USA signs, children interacting with trees, etc.)

IMG_4222.JPG



Arborday20252.jpg



Arborday20253.jpg



ADD FILE

Attach your signed Arbor Day proclamation *

The Arbor Day proclamation must occur, and be signed and dated, within the year of recognition.

2025 Arbor Day Proclamation.pdf



ADD FILE

PREVIOUS STANDARD

NEXT STANDARD



New Jersey Urban & Community Forestry 2025 Annual Accomplishment Report



*Instructions: Complete all fields of this form to the best of your ability and submit to New Jersey & Community Forestry (NJUCF) via email to **communityforestry@dep.nj.gov**. Note: lines & boxes indicate fillable fields.*

Prior to submitting, please ensure that all sections are complete, and the last page of the AAR is signed (electronic signatures are accepted and encouraged). It is strongly recommended to use Adobe to fill out and sign the document.

This annual report is separate from the Arbor Day Foundation Tree City USA Application. If you wish to apply to Tree City USA in addition to NJUCF Accreditation, please visit their website: arborday.org/treecity. Please note that questions #6, #8, and #10 relate directly to the current Tree City USA Standards.

Part I: Community Information

1. Reporting on Year: 2025 2. Date of Report Submission: 01/22/2026

3. Community Name: Union | Summit City | 2018

4. City Forestry Contact: (This person is the primary contact for NJUCF outreach & other correspondence)

Title: City Forester Organization: City of Summit

First Name, Last Name: John Linson

Phone Number: 908-273-6404 Email: trees@cityofsummit.org

Address: 512 Springfield Avenue - Department of Community Services

City, State, Zip: Summit, New Jersey 07901

5. Municipal/County Department Responsible for tree management:

Title: Director of Engineering and Public Works Organization: City of Summit

First Name, Last Name: Aaron Schrager

Phone Number: 908-273-6404 Email: aschrager@cityofsummit.org

Address: 512 Springfield Avenue - Department of Community Services

City, State, Zip: Summit, New Jersey 07901



New Jersey Urban & Community Forestry 2025 Annual Accomplishment Report



Instructions: Complete all fields of this form to the best of your ability and submit to New Jersey & Community Forestry (NJUCF) via email to communityforestry@dep.nj.gov. Note: lines & boxes indicate fillable fields.

Prior to submitting, please ensure that all sections are complete, and the last page of the AAR is signed (electronic signatures are accepted and encouraged). It is strongly recommended to use Adobe to fill out and sign the document.

This annual report is separate from the Arbor Day Foundation Tree City USA Application. If you wish to apply to Tree City USA in addition to NJUCF Accreditation, please visit their website: arborday.org/treecity. Please note that questions #6, #8, and #10 relate directly to the current Tree City USA Standards.

Part I: Community Information, cont.

6. Name of Tree Advocacy Board/Commission/Committee: (fulfills Standard 1 for Tree City USA, having a board is *not* required for NJUCF Accreditation)

Board Name: Shade Tree Advisory Committee

First Name, Last Name of Chair: John Kilby

Phone Number: 908-273-6404

Email: johnwkilby@gmail.com

Address: 512 Springfield Avenue

City, State, Zip: Summit, New Jersey 07901

7. Other Tree Board Members (if applicable)

Name: Karin Pittle Gale	Email: karin.pittle.gale@gmail.com	Term Exp. Yr. 12/31/2026
Name: Sarah Meiring	Email: sarahmeiring@gmail.com	Term Exp. Yr. 12/31/2026
Name: John Beirne	Email: j.beirne@reeves-reedarboretum.org	Term Exp. Yr. 12/31/2026
Name: Jaclyn Lasaracina	Email: jlasaracina@gmail.com	Term Exp. Yr. 12/31/2026
Name: Scott Jorek	Email: scottjorek@yahoo.com	Term Exp. Yr. 12/31/2026

8. Community Tree Ordinance: (fulfills Standard 2 for Tree City USA, this is *not* required for NJUCF Accreditation)



Yes, my community has a tree ordinance



No, my community does not have a tree ordinance

9. Does your community have a tree care professional on staff (employed or retained)? E.g., Licensed Tree Expert, Certified Arborist, Forester, etc.

Yes, retained



Other



New Jersey Urban & Community Forestry 2025 Annual Accomplishment Report



Instructions: Complete all fields of this form to the best of your ability and submit to New Jersey & Community Forestry (NJUCF) via email to **communityforestry@dep.nj.gov**. Note: lines & boxes indicate fillable fields.

Prior to submitting, please ensure that all sections are complete, and the last page of the AAR is signed (electronic signatures are accepted and encouraged). It is strongly recommended to use Adobe to fill out and sign the document.

This annual report is separate from the Arbor Day Foundation Tree City USA Application. If you wish to apply to Tree City USA in addition to NJUCF Accreditation, please visit their website: arborday.org/treecity. Please note that questions #6, #8, and #10 relate directly to the current Tree City USA Standards.

Part II: Community Tree Budget

10. Community Population: (community must have annual budget of at least \$2 per capita to fulfill Standard 3 for Tree City USA, this is *not* required for NJUCF accreditation) 22,719 from the 2020 Census

11. Budget Breakdown: (Note: If your community has an urban forestry budget already drafted you may attach it to your AAR submission in lieu of completing the fields below)

Tree Planting & Initial Care	\$ 40,000	Tree Maintenance	\$ 40,000
Tree Removal	\$ 40,000	Management	\$ 55,000
Utility Line Clearance	\$ 0	Volunteer Time*	\$ 0
Other (please explain):		*rates can be found at https://independentsector.org/	
		\$ 672,530.00	
		\$ 127,000.00	
		\$ 1,000.00	
		\$	
Total Community Forestry Expenditures	\$ 936,430.00		

12. Additional Information for Reporting Year

Trees Planted: 50 Trees Pruned: 130 Trees Removed: 170

13. Comments on Budget



New Jersey Urban & Community Forestry 2025 Annual Accomplishment Report



Instructions: Complete all fields of this form to the best of your ability and submit to New Jersey & Community Forestry (NJUCF) via email to communityforestry@dep.nj.gov. Note: lines & boxes indicate fillable fields.

Prior to submitting, please ensure that all sections are complete, and the last page of the AAR is signed (electronic signatures are accepted and encouraged). It is strongly recommended to use Adobe to fill out and sign the document.

This annual report is separate from the Arbor Day Foundation Tree City USA Application. If you wish to apply to Tree City USA in addition to NJUCF Accreditation, please visit their website: arborday.org/treecity. Please note that questions #6, #8, and #10 relate directly to the current Tree City USA Standards.

Part III: Community Engagement

14. Arbor Day Observance: (fulfills Standard 4 for Tree City USA, this is *not* required for NJUCF accreditation)

My community celebrated Arbor Day: ☒ Yes ☐ No

Date of Celebration MM/DD/YYYY: 04/24/2025

Brief Description:

Planted a Norway Spruce at the new High School field.

15. Other than your community's Arbor Day Celebration, were there any other public/community events held to celebrate your urban tree canopy? If yes, please describe below.

Summit participates in a consortium of local shade tree commissions and advisory groups. We co-sponsor educational speakers at the Reeves-Reed Arboretum.

Part IV: Continuing Education

16. To what extent did the completed continuing education topics reflect the objectives in your management plan? Please use specific examples.

Re-certification for staff in Line Clearance. Volunteers sought to expand their knowledge. The city accrued 25.5 CEUs by 5 participants.



New Jersey Urban & Community Forestry 2025 Annual Accomplishment Report



Instructions: Complete all fields of this form to the best of your ability and submit to New Jersey & Community Forestry (NJUCF) via email to communityforestry@dep.nj.gov. Note: lines & boxes indicate fillable fields.

Prior to submitting, please ensure that all sections are complete, and the last page of the AAR is signed (electronic signatures are accepted and encouraged). It is strongly recommended to use Adobe to fill out and sign the document.

This annual report is separate from the Arbor Day Foundation Tree City USA Application. If you wish to apply to Tree City USA in addition to NJUCF Accreditation, please visit their website: arborday.org/treecity. Please note that questions #6, #8, and #10 relate directly to the current Tree City USA Standards.

Part V: Community Forest Management Plan (CFMP) Implementation

17. Does your community have a tree inventory? Yes, Complete
What year was your tree inventory completed? 2024

18. Determine AND describe the extent to which your community achieved its top three CFMP goals for the year.

CFMP Goal #1: Training

Yes, objective was accomplished this year

Comments -

Once again, the City exceeded the 8 CEU requirement.

CFMP Goal #2: Tree Ordinance

Yes, objective was accomplished this year

Comments -

Enacted and enforced an invasive species ordinance.

CFMP Goal #3: Prompt Removal of Dead and Unsafe Trees

Yes, objective was accomplished this year

Comments -

The City kept up with the list of known tree hazards.

19. Identify and describe some specific barriers to completing these, or other, items in your community's CFMP. Was your community able to overcome these barriers? How?

Tree removal and maintenance was made more complicated and costly due to lack of cooperation of Jersey Central Power & Light. Due to their inaction, the City was forced to hire additional line-clearance certified forestry services to correct safety threats to life and public property.



New Jersey Urban & Community Forestry 2025 Annual Accomplishment Report



Instructions: Complete all fields this form to the best of your ability and submit to New Jersey & Community Forestry (NJUCF) via email to communityforestry@dep.nj.gov. Note: lines & boxes indicate fillable fields.

Prior to submitting, please ensure that all sections are complete, and the last page of the AAR is signed (electronic signatures are accepted and encouraged). It is strongly recommended to use Adobe to fill out and sign the document.

This annual report is separate from the Arbor Day Foundation Tree City USA Application. If you wish to apply to Tree City USA in addition to NJUCF Accreditation, please visit their website: arborday.org/treecity. Please note that questions #6, #8, and #10 relate directly to the current Tree City USA Standards.

Part VI: Comments

20. Please use the space below to detail comments, concerns, and or improvements for any part of the NJUCF Accreditation Program. If you have specific questions, please reach out to communityforestry@dep.nj.gov.

The City of Summit is one of the few municipalities in New Jersey that has a full-time forestry maintenance crew. The City takes the first step to be pro-active in all aspects of tree maintenance to ensure that the municipality may continue to have a robust and vibrant urban forest. We are appreciative of the New Jersey State Forest Services' efforts and guidance in helping us focus on the key elements of municipal arboriculture.

On line CEUs Courses and Educational Training in North Jersey would be much appreciated.

Part VI: Signature and Submission

Electronic Submissions & signatures preferred. Submit to communityforestry@dep.nj.gov

21. By signing and/or typing my name below, I hereby certify as the Shade Tree Representative, that the information in this report was shared with our Mayor and/or Governing Body and that the NJUCF Accreditation Status for my community is up to date and accurate.

Print Name Aaron Schrager

Signature 

Title Director of Engineering

Date 1/23/2026

**AUTHORIZE SUBMISSION OF THE 2026 AARP COMMUNITY CHALLENGE PROGRAM
GRANT APPLICATION AND AUTHORIZE EXECUTION OF GRANT AGREEMENT**

WHEREAS, the AARP Community Challenge Program supports community projects that improve the quality of life for people of all ages; and

WHEREAS, the City of Summit seeks to install a shade structure for the bocce court at the Summit Community Center; and

WHEREAS, the City of Summit wishes to request funding from the AARP Community Challenge Program in an amount not to exceed \$12,000.00.

NOW, THEREFORE, BE IT RESOLVED, BY THE Common Council of the City of Summit:

1. That it hereby approves submission of the grant application for the above stated project.
2. That the Director of the Department of Community Programs is hereby authorized to submit said grant application to the AARP Community Challenge Program on behalf of the City of Summit.
3. That the appropriate City officials are hereby authorized to sign the grant agreement assurances on behalf of the City of Summit, and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of the City of Summit at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



Department of Community Programs
CA - Community Programs & Parking Services

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12406)

DOC ID: 12406

TO: Mayor and Common Council

FROM: Mark Ozoroski, Director - DCP

DATE: January 29, 2026

CITY OF SUMMIT AARP Community Challenge Program 2026 Grant Application

Through the AARP Community Challenge program, AARP supports community projects that improve the quality of life for people of all ages by improving public places; transportation; housing; civic engagement; diversity, equity, and inclusion; and more. Funding is provided for Flagship Grants for projects that fall under the following categories: creating vibrant public places (i.e., parks, open spaces, community amenities); expanding transportation and mobility options (i.e., walkability, bikeability, transit access); increasing housing options (i.e., accessible and affordable choices); enhancing digital connections and digital literacy; and strengthening disaster resilience (i.e. disaster preparedness and mitigation). There is an average award amount of approximately \$12,000.00 for Flagship Grants. There are no matching funds required for this grant program.

The City of Summit Department of Community Programs (DCP) is applying for funding through the AARP Community Challenge program to install a shade structure for the bocce court primarily used by seniors at the Summit Community Center. The DCP will apply for funding in an amount not to exceed the average award amount of \$12,000.00. At this time, the Department is requesting that the City Council pass a resolution in support of the above-referenced project.

Resolution (ID # 12395)
February 17, 2026

AUTHORIZE REFUNDS - DEPARTMENT OF COMMUNITY PROGRAMS

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT

That the City Treasurer be and is hereby authorized and directed to draw check(s) in the amount(s) indicated below for the payment of refund(s) associated with recreation program fees associated with the Department of Community Programs:

<u>Name</u>	<u>Address</u>	<u>Program</u>	<u>Refund Amount</u>
Justin Wellbrock	18 Morris Ave. Apt.B Summit, NJ 07901	Golf 6-28-300-71-GLF-PGM	\$54.00
Kimberly Knoblach	79 Blackburn Place Summit, NJ 07901	Field Hockey 5-28-71-300-FLD-HOC	\$85.00

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk

S&H (CA) 1

Resolution (ID # 12402)

February 17, 2026

**AUTHORIZE SUBMISSION OF 2026 NEW JERSEY LAW ENFORCEMENT WELLNESS AND
RESILIENCY GRANT APPLICATION**

WHEREAS, the New Jersey Department of Law and Public Safety is accepting applications for the 2026 New Jersey Law Enforcement Wellness and Resiliency Grant (LEWRG) Program; and

WHEREAS, the LEWRG Program provides support for New Jersey law enforcement agencies to implement initiatives that support the physical, mental, emotional, and financial health of officers and employees; and

WHEREAS, the City of Summit plans to request support for the Summit Police Department to implement wellness and resiliency initiatives to improve officer health and overall wellbeing; and

WHEREAS, the City of Summit intends to request up to \$50,000.00 in grant funding from the LEWRG Program;

NOW, THEREFORE, BE IT RESOLVED, THAT THE COMMON COUNCIL OF THE CITY OF SUMMIT:

1. That it does hereby approve the submission of a grant application for the above stated project.
2. That the Mayor, City Administrator, and Chief of Police are hereby authorized to submit said grant application to the New Jersey Department of Law and Public Safety on behalf of the City of Summit.
3. That the Mayor, City Administrator, and Chief of Police are hereby authorized to sign the grant agreement assurances on behalf of the City of Summit, and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

My signature and the official seal of the City of Summit serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST:

Rosalia M. Licatase, City Clerk

Dr. Elizabeth Fagan, Mayor

Dated February 17, 2026

I, Rosalia M. Licatese, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of the City of Summit at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk

CITY OF SUMMIT
NJ DEPARTMENT OF LAW AND PUBLIC SAFETY (LPS)
NEW JERSEY LAW ENFORCEMENT WELLNESS AND RESILIENCY GRANT
PROGRAM

The New Jersey Law Enforcement Wellness and Resiliency Grant Program (LEWRG), administered by the New Jersey Department of Law and Public Safety (LPS), provides funding to New Jersey law enforcement agencies. The program supports the implementation of wellness and resiliency initiatives that aim to improve the physical, mental, emotional, and financial health and wellbeing of law enforcement officers and employees. Eligible expenses and activities include but are not limited to the implementation of counseling services, peer support groups, wellness training and events, financial literacy programs, and physical fitness enhancements.

The Summit Police Department is requesting funding of up to \$50,000 through the LEWRG Program to support the implementation of a comprehensive wellness and resiliency program that addresses the overall wellbeing of officers and staff. The grant period is April 1, 2026, to December 31, 2026. There is no match required for this grant opportunity. At this time, the Summit Police Department requests that the City Council pass a resolution in support of the project and authorize the submission of the grant application.

Resolution (ID # 12419)
February 17, 2026

GRANT PERMISSION AND SET FORTH CONDITIONS - SUMMIT REVOLUTIONARY TRAIL DAY

WHEREAS, as part of the 250th anniversary of the American Independence on July 4, 2026, the Department of Community Programs (“DCP”) is coordinating a Revolutionary Trail Day, and

WHEREAS, in addition to meeting all the conditions of Section 12-1, Rules and Regulations For Use of Public Property of the Code, Revolutionary Trail Day event requires additional permissions as follows:

Event: **Revolutionary Trail Day – Village Green - Saturday, April 18, 2026**
11:00 am – 2:00 pm

Permission:

1. The Department of Community Programs is authorized to a Revolutionary Trail Day on the Village Green.
2. Placement and use of the Showmobile, information and activity tables and 10x10 tents on the Village Green, subject to the approval of the Fire Inspector.
3. Use of amplification for announcements and music.
4. Placement of trash cans and recycling bins, which shall be provided by the Division Public Works.

Conditions:

1. At least three weeks in advance of the event, a request shall be submitted to the Director of the Division of Engineering & Public Works to arrange for the placement of trash cans and recycling bins.
2. Permission to hold said event is subject to receiving from all participating vendors, sponsors, musicians, deejays etc., a signed Hold Harmless Agreement and a Certificate of Insurance, per requirements set forth in the City’s Code and approval from the Risk Manager.
3. At least three weeks in advance of the event date, DCP shall be responsible for ensuring that food vendors obtain all required permits and approvals from the Board of Health and the Fire Department.
4. That Property Restoration escrow deposit be, and is hereby waived.
5. In accordance with Section 3, Noise Restrictions, subsection 3-8.1 b. (7) of the Code, it is hereby determined that the proposed use of a sound amplification system is appropriate for said event(s) and will not adversely affect the safety and general welfare of the public.
6. Each participating musician or deejay shall provide their own power source for each event, where applicable.
7. A copy of this resolution shall be provided to the members of the Property Use Committee and the Joint Dispatch.

Dated: February 17, 2026

I, Rosalia M. Licatese, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk

Resolution (ID # 12403)
February 17, 2026

**GRANT PERMISSION AND SET FORTH CONDITIONS - SUMMIT PUBLIC SCHOOLS -
SUMMIT RELAYS EVENT**

WHEREAS, in addition to meeting all the conditions of Section 12-1, Rules and Regulations for Use of Public Property, of the Code, Summit Public Schools (“the Applicant”) requires additional permissions for its Summit Relays Event.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

Event: Summit Public Schools – Summit Relays Event – Investor’s Bank Field - Saturday, April 4, 2026 (No Rain Date) - 9:00am – 3:00pm – (Set-up 7:00am, breakdown 3:30pm).

That in conjunction with the Summit Public Schools Summit Relays event to be held on Saturday, April 4, 2026, the following permission(s) is (are) granted or condition(s) imposed:

Permissions:

1. Use of Tatlock /Investor’s Bank Field on the date and time set forth above.
2. Sale of food and beverages, subject to approval of the Health Inspector and acquisition of appropriate permits.
3. Placement of 10 x 10 tents, subject to the approval of the Fire Inspector.
4. Use of amplification for announcements and music.

Conditions:

1. There shall be no on-street pick-up or drop-off of participants for the duration of the event.
2. Washington School Parking lot shall be closed no earlier than 3:00 p.m. on Friday, April 3, 2026 and the Applicant shall be responsible for providing advance notification to school parents and faculty of said closure.
3. Washington School Parking Lot shall be used for pick-up and drop-off of participants and the Applicant shall have appropriate coverage for communication purposes between the police department and event coordinators.
4. The high school shall be used as a staging area for all buses participating in the event and the Applicant shall coordinate appropriate coverage for communication purposes between the police department and event coordinators.
5. The Applicant shall be responsible for providing trash and recycling containers and for proper removal/disposal of trash generated as a result of the event.
6. Portable toilets shall be delivered no earlier than Friday morning, locked until needed for the event and removed no later than Monday morning and shall be located on the pathway next to the tennis courts.

7. In accordance with Section 3, Noise Restrictions, subsection 3-8.1 b. (7) of the Code, it is hereby determined that the proposed use of an amplification system is appropriate for the purpose for which the Applicant is using Investor's Bank Field and will not adversely affect the safety and general welfare of the public.
8. At the discretion of the Police Department, at least two weeks in advance of the event, the Applicant shall arrange for the placement of "No Parking" signs and the hiring of at least four (4) off-duty police officer(s), the total number of which and the total number of hours shall be determined by the Police Chief and/or his designee, all for which the Applicant shall be invoiced.
9. The Applicant shall coordinate with the Police Department the placement of the Police Department's electronic billboard in advance of the event to notify the public of the event and raise awareness of the expectation of traffic delays in conjunction with the event.
10. The Applicant shall, at least two weeks prior to the event, submit a request to the Parking Services Director for barricades needed for the event.
11. Permission to hold said event shall be subject to receiving a signed hold harmless agreement and the insurance certificate meeting the City's liability requirements, as set forth in the City Code or by the City's Risk Manager.
12. At least two weeks in advance of the event date, the Applicant shall obtain all required permits issued by the Health and the Fire Departments.
13. The Applicant shall provide to the City Clerk and the Chief of Police, at least two weeks in advance of the event, the name and phone number of the person(s) in charge who shall be present for the duration of the event, in case of an emergency.

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk

Resolution (ID # 12309)
February 17, 2026

ACCEPT DONATION OF FURNITURE TO POLICE DEPARTMENT AND CITY HALL

WHEREAS, the Chief of Police advises that Wells Fargo at 190 River Road has generously donated several pieces of furniture, which will be used by the Police Department and other City Hall offices, and

WHEREAS, lists of the donated furniture, attached hereto, has a total estimated value of \$96,160.00.00:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

The City of Summit does hereby accept the aforementioned donation, which has a total estimated value of \$96,160.00, in the form of various pieces of furniture as listed, which will be used by the Police Department and other City Hall departments.

Dated: February 17, 2026

I, Rosalia M. Licatense, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said city at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



SUMMIT POLICE DEPARTMENT ADMINISTRATION

MEMORANDUM

To: Mayor Elizabeth Fagan
Councilman Jamel Boyer
Councilman Michelle Kamlanson
Tammie Baldwin - City Administrator

CC: Rosemarie Licatase - City Clerk

From: Chief Ryan Peters

Re: Resolution Request

Date: November 26, 2025

On Thursday, November 13, 2025, the City of Summit received an unsolicited email from the owner of 190 River Road, ONYX Equities LLC, stating they were in the process of liquidating the furniture at that location and offered to donate any items the City may be interested in obtaining. A subsequent visit to the site revealed various items, including but not limited to, chairs, tables, desks, etc. in good working condition. As a result, I am respectfully requesting Common Council introduce a resolution at the December 16, 2025, Common Council Meeting, permitting the City of Summit to retrieve and retain any items suitable for City Hall.

Contact information for ONYX is below:

ONYX Equities, LLC
90 Woodbridge Center Drive, Suite 505
Woodbridge, NJ 07905
(732)362-8800

Thank you in advance for your consideration.

Inventory of office items retrieved by Police Department from 190 River Road

Wooden cushioned office chairs – 21 – Est. \$200 each

Beige rolling office chairs – 24 – Est. \$400 each

Black rolling office chairs – 14 – Est. \$200 each

Dark brown rolling chair – 1- Est. \$1,000

White tables with wheels – 6 (5 in line up room – 1 in kitchen) – Est. \$150 each

File cabinet – 1- Est. \$300

Dry erase board – 1 – Est. \$400

Podium – 1- Est. \$800

Beige soft cushion chairs – 2 – Est. \$350 each

Coffee table – 2 - Est. \$400 each

Small round wood table – 1 – Est. \$300

Red soft cushion chairs – 2 – Est. \$250 each

Fake Plants – 3 – Est. \$60 each

KITCHEN – 4 tables, 10 chairs, 1 trash can – Est. \$2,200 total

Microwave – 2 – Est. \$150 each

Cubicles – 6 – Est. \$2,000 each

Desk – 1- Est. \$1,500

Total Estimated Value: \$38,480

Wells Fargo 190 River Road Summit NJ

Inventory of Received Donations 2025 – Summit City Hall

Wooden cushioned office chairs: 16 – Est. \$200 ea. = \$3,200.00

Metal frame, armed cushion chairs: 30 - Est. \$50 ea. = \$1,500.00

Rolling office chairs: 12 – Est. \$200 ea. = \$2,400.00

Round wood/glass coffee table: 1 - Est. \$400 ea. = \$400.00

End Tables: 4 – Est. \$200 ea. = \$800.00

8' Conference Tables: 2 – Est. \$800 ea. = \$1,600.00

6' Electric Tables: 4 – Est. \$500ea. = \$2,000.00

Lunch Rm Tables: 4 – Est. \$300 ea. = \$1,200.00

Red sofa chairs: 4 - Est. \$250 ea. = \$1,000.00

Leather sofa chairs: 2 – Est. \$800 = \$1,600.00

Couches: 2 – Est. \$1,000 ea. = \$2,000.00

Fake Plants: 3 - Est. \$60 ea. = \$180.00

Refrigerator: 1 – Est. \$1,000 ea. = \$1,000.00

Office Desk/Return: 2 - Est. \$2,500 ea. = \$5,000.00

Desk Return: 1 – Est. \$1,000.00 ea. = \$1,000.00

Bookcase/Cabinet: 3 – Est. \$750 ea. = \$2,250.00

Office Carts: 2 – Est. \$75 ea. = \$150.00

Facilities moving cart: 1 – Est. \$100 ea. = \$100.00

Facilities Garbage Hopper: 1 – Est. \$500 ea. = \$500.00

Facilities Hand Truck: 1 – Est. \$200 ea. = \$ 200.00

Flammable Liquid Storage Cabinet: 1 – Est. 1,200 ea. = \$1,200.00

Maintenance Materials/Parts: Est. \$1000 = \$1,000.00

AUTHORIZE REFUNDS - OVERPAYMENT OF FOURTH QUARTER 2025 TAXES

WHEREAS, the Tax Collector has received fourth quarter tax payments from lenders on paid installments, thereby causing an overpayment, and

WHEREAS, the lenders have given permission to refund the monies back to the homeowners.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

That the proper City officers be and they are hereby authorized and directed to issue a check(s) as follows:

Block	Lot	Name	Amount
402	54	Porter, Michael 30 Aubrey St Amount To Refund Check Payable and Mail to: Michael Porter 7507 Park Village Dr., Apt#4101 Jacksonville, FL 32256	\$3,835.37
2610	2	Li, Young & Dong, Yan 7 De Bary Place Amount to Refund Check Payable and Mail to: Li, Young & Dong Yan 7 De Bary Pl. Summit, NJ 07901	\$6,027.83

Dated: February 17, 2026

I, Rosalia M Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk

AUTHORIZE REFUND - 2025 TAX COURT JUDGMENT

WHEREAS, the Collector of Taxes has received judgment from the Tax Court of New Jersey reducing the assessment on the following property for 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

That the proper City officers be and they are hereby authorized and directed to issue a check(s) as follows:

Block	Lot	Name	Amount
1905	2	Beechwood at Summit LLC 43 Woodland Ave 2025 Original Assessment: 4,129,100 = 184,612.06 Per Tax Court, Assessment: 3,800,000 = 169,898.00 Amount to Be Refunded Check Payable to: Michael I Schneck, Trustee for Beechwood at Summit LLC Mail to: Schneck Law Group LLC, 23 Vreeland Rd Suite# 103 Florham Park, NJ 07932	\$14,714.06

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk

AUTHORIZE PAYMENTS - 2026 JOINT MEETING QUARTERLY ASSESSMENTS

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

That the proper officers of the City be and they are hereby authorized and directed to draw the necessary quarterly assessment checks and issue the same to the Joint Meeting of Essex & Union Counties for use of Section 1 of the Joint Outlet Sewer, Treatment Plant, Sludge Dewatering and Sludge Drying Facilities according to the following schedule:

1st Quarter	due February 27, 2026	\$ 631,841.00
2nd Quarter	due April 22, 2026	\$ 631,841.00
3rd Quarter	due July 20, 2026	\$ 631,841.00
4th Quarter	due October 19, 2026	\$ 631,841.00

Dated: February 17, 2026

I, Rosalia M. Licatese, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk



Finance Committee
CA - Finance

www.cityofsummit.org

Meeting: 02/17/26 07:30 PM

RESOLUTION (ID # 12389)

DOC ID: 12389

TO: Mayor and Common Council

FROM: Jen Kobliska, Finance Director

DATE: January 21, 2026

COPY: Rosemary Licatese

The 2026 estimated Annual Assessment for the City of Summit is \$2,527,364.00. This amount is paid quarterly in the amount of \$631,841.00.



Joint Meeting of Essex & Union Counties

500 South First Street □ Elizabeth □ NJ 07202

908-353-1313 □ FAX: 908-353-7925

RECEIVE

By rlicatese at 11:08 am, 1/19/26

January 19, 2026

Ms. Rosemary Licatese, City Clerk
 City of Summit
 City Hall
 512 Springfield Avenue
 Summit, New Jersey 07901

Dear Ms. Licatese:

The Joint Meeting adopted its 2026 Budget at a meeting held on December 18, 2025 in the amount of \$47,437,320.00. This Budget reflects an increase of \$1,981,292.00 as compared to the 2025 Budget.

As required by Statute and Contract, by Resolution dated January 15, 2026, the Joint Meeting Board estimated the Annual Assessment and Quarterly Payments for 2026 for each member municipality (resolution enclosed).

The 2026 estimated Annual Assessment for the City of Summit is \$2,527,364.00.

The portion of the first quarterly assessment due from the City on February 27, 2026 is the sum of \$631,841.00 being 7.7903% of the total amount assessed to the member municipalities only.

The Joint Meeting is very proud of its ability to continue to operate one of the most environmentally sound, cost effective wastewater treatment facilities and looks forward to working with its member communities in 2026.

Should you have any questions or require additional information, please do not hesitate to contact us.

Very truly yours,

Hanifa Z. Johnson
 Executive Director

HZJ:gq
 Enclosure

cc: Hon. Dan Crisafulli
 Tammie Baldwin, City Treasurer/CFO, w/encls.

RECEIVED

By rlicatese at 11:08 am, 1/21/26

RESOLUTION NO. 009/26

**JOINT MEETING OF ESSEX AND UNION COUNTIES
RESOLUTION ESTIMATING THE PROBABLE COST AND EXPENSE
OF MAINTAINING AND OPERATING THE JOINT MEETING AND
MAKING THE FIRST QUARTER OF 2026 ASSESSMENT**

WHEREAS, the Joint Meeting of Essex and Union Counties ("Joint Meeting") is organized and exists pursuant to the provisions of N.J.S.A. 40:63-68 et seq., and constitutes a public body corporate and politic of the State of New Jersey; and

WHEREAS, in accordance with the revised statutes of the State of New Jersey N.J.S.A. 40:63-116 ("Statute") and Article X of the Contract dated June 1, 1926 ("Contract"), the Joint Meeting shall before the first day of December in each year, make an estimate and determine the probable cost and expenses of maintaining and operating public improvements including the Joint Outlet Sewer, Treatment Plant, Sludge Dewatering Facility, and Sludge Drying Facility for the year beginning the first day of January then next, and shall cause the same to be certified by the Secretary of the Joint Meeting to each of the municipalities contracting for such improvement; and

WHEREAS, the Statute and Contract further provide that the Joint Meeting may from time to time, by resolution duly adopted by the Board of the Joint Meeting, require the municipalities to pay to the Treasurer of the Joint Meeting the whole or any part of their pro rata shares of such estimated amount for the year; and

WHEREAS, the Joint Meeting has estimated the probable cost and expense of maintaining and operating the above public improvements for the year beginning January 1, 2026 at \$47,437,320.00; and

WHEREAS, at this time, the Joint Meeting desires to make a First Quarter 2026 assessment on each member municipality and the City of Elizabeth; and

WHEREAS, for the First Quarter 2026 the several municipalities must raise and pay to the Treasurer of the Joint Meeting the sum of \$11,859,330.00, which shall be assessed upon the Joint Meeting member municipalities and the City of Elizabeth for the actual combined use of the public improvements including the Joint Outlet Sewer, Treatment Plant, Sludge Dewatering Facility and Sludge Drying Facility, as provided for in the Contract;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Joint Meeting of Essex and Union Counties that the Joint Meeting hereby estimates and determines the probable cost and expense of maintaining and operating the Joint Outlet Sewer, Treatment Plant, Sludge Dewatering Facility and Sludge Drying Facility for the year beginning January 1, 2026 to be the sum of \$47,437,320.00. It is anticipated that for services rendered during the year of 2026, the City of Elizabeth will pay to the Joint Meeting the sum of \$14,994,824.00. Therefore, the actual amount of money required to be raised by the eleven

(11) member municipalities comprising the Joint Meeting for the year beginning January 1, 2026 will be the sum of \$32,442,496.00; and

BE IT FURTHER RESOLVED that the amount of monies due and owing from the member municipalities and the City of Elizabeth for the cost and expense of operating the public improvements are to be paid to the Treasurer of the Joint Meeting in quarterly installments on February 27, 2026, April 22, 2026, July 20, 2026 and October 19, 2026; and

BE IT FURTHER RESOLVED that for the First Quarter 2026 the Joint Meeting's member municipalities and the City of Elizabeth must raise and pay to the Treasurer of the Joint Meeting the sum of \$11,859,330.00; and

BE IT FURTHER RESOLVED that the Executive Director be and hereby is directed to mail a copy of this resolution to each of the municipalities represented in the Joint Meeting and the City of Elizabeth so as to notify each of the yearly and quarterly assessments and the proportion to be paid by each.



Hanifa Z. Johnson
Executive Director

JANUARY 15, 2026

APPROVED AS TO LEGAL FORM



CONNELL FOLEY LLP
GENERAL COUNSEL

APPROVED AS TO FUNDS



ACTING DIRECTOR OF FINANCE/ADMINISTRATION

Joint Meeting of Essex and Union Counties

ASSESSMENT 2026

Assessment Due Date

MUNICIPALITY		27-Feb	22-Apr	20-Jul	19-Oct	
		1ST QTR	2ND QTR	3RD QTR	4TH QTR	
	Yearly Assessment					
E. Orange	1,369,085.00	342,271.25	342,271.25	342,271.25	342,271.25	4.2200%
Hillside	4,619,778.00	1,154,944.50	1,154,944.50	1,154,944.50	1,154,944.50	14.2399%
Irvington	5,416,105.00	1,354,026.25	1,354,026.25	1,354,026.25	1,354,026.25	16.6945%
Maplewood	1,837,021.00	459,255.25	459,255.25	459,255.25	459,255.25	5.6624%
Millburn	1,865,600.00	466,400.00	466,400.00	466,400.00	466,400.00	5.7505%
Newark	2,342,658.00	585,664.50	585,664.50	585,664.50	585,664.50	7.2210%
Roselle Park	968,864.00	242,216.00	242,216.00	242,216.00	242,216.00	2.9864%
S. Orange	1,548,353.00	387,088.25	387,088.25	387,088.25	387,088.25	4.7726%
Summit	2,527,364.00	631,841.00	631,841.00	631,841.00	631,841.00	7.7903%
Union	6,091,631.00	1,522,907.75	1,522,907.75	1,522,907.75	1,522,907.75	18.7767%
W. Orange	3,856,037.00	964,009.25	964,009.25	964,009.25	964,009.25	11.8857%
ELIZABETH	14,994,824.00	3,748,706.00	3,748,706.00	3,748,706.00	3,748,706.00	
	47,437,320.00	11,859,330.00	11,859,330.00	11,859,330.00	11,859,330.00	

AUTHORIZE PAYMENT OF BILLS AND PAYROLL - \$2,589,019.38

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SUMMIT:

That the proper officers of the City be and they are hereby authorized and directed to draw checks for a total of **\$1,587,746.25** for the payment of the itemized bills listed on the following Schedule "A" which have been approved by several committees and the President of the Common Council and which are made a part of the minutes of this meeting. Additionally, as directed by the City Auditors, the most recent payroll is attached hereto in the gross amount of **\$1,001,273.13**.

Dated: February 17, 2026

I, Rosalia M. Licatase, City Clerk of the City of Summit, do hereby certify that the foregoing resolution was duly adopted by the Common Council of said City at a regular meeting held on Tuesday evening, February 17, 2026.

City Clerk

Date : 02/04/2026

CITY OF SUMMIT

Page 2 of 3

Ref : 2026-2-6-1: PAY1569690

Check Register Summary

02/06/26 - Bi-Weekly Hourly & Bi-Weekly Salary Reg

Description	Current		Year to Date	
	Units	Amount	Units	Amount
New Jersey W/T		37,189.92		107,755.50
New Jersey W/T Fixed		955.00		2,865.00
NJ Family Leave Ins.		2,227.02		6,507.91
NJ SDI Private		0.00		0.00
NJ SUI		1,210.21		3,537.02
NJ SUI (nr)		2,904.76		8,488.56
Total Employee Taxes :		192,980.28		548,231.05
Employee Deductions :				
Aflac Post-Tax ACC		252.10		756.30
Aflac Post-Tax Cancer		24.44		73.32
Aflac Post-Tax Critical Illness		41.60		124.80
Aflac Post-Tax LIFE		105.05		315.15
Aflac Post-Tax STD		1,836.56		5,509.68
Aflac Pre-Tax ACC		1,028.35		3,085.05
Aflac Pre-Tax Cancer Pre-Tax		701.50		2,104.50
Aflac Pre-Tax HOSP		58.96		176.88
Ameriflex Pre-Tax C FLEX		145.83		437.49
Ameriflex Pre-Tax DCA		283.33		849.99
BOSTON MUTUAL		38.37		115.11
CHILD SUPPORT		4,470.54		12,611.62
Colonial Post-Tax Cancer		71.10		213.30
Colonial Post-Tax Life Insurance		31.50		94.50
Colonial Post-Tax STD		127.50		382.50
Colonial Pre-Tax Cancer		117.30		351.90
Colonial Pretax Disability		143.63		430.89
DCRP PENSION		2,110.50		6,084.61
DELTA DENTAL PPO FIXED COPAY		14.37		43.11
DENTAL PRE-TAX PL1		650.38		1,951.14
DENTAL PRE-TAX PL2		992.26		2,945.34
DENTAL PRE-TAX PL4		3,301.69		9,914.07
Empower 457B Pre-Tax		8,028.61		24,085.83
Empower Roth Post-Tax		1,334.00		4,002.00
Equitable 457 Pre-Tax		6,348.57		18,895.71
Equitable ROTH Post-Tax		5,603.57		16,560.71
FMBA DUES		1,738.26		5,214.78
FMBA INSURANCE		6.50		19.50
HDHigh		136.27		408.81
HORIZON HMO #011 Pre-Tax		3,327.10		9,981.30
LOCAL 469 DUES Teamsters		629.00		1,887.00
NEW YORK LIFE		74.00		222.00
NJ DIRECT10 #050 Pre-Tax		31,557.79		96,242.11
NJ DIRECT 10 BACK Pre-Tax		-1,100.91		-1,100.91
NJ DIRECT15 #150 Pre-Tax		21,477.95		64,433.85
NJ Direct 1525 #051 Pre-Tax		1,023.34		3,070.02
NJ Direct 2030 #052 Pre-Tax		1,670.04		5,010.12
NJ Direct 2035 #056 Pre-Tax		1,347.78		4,043.34
OMNIA PLAN #057 Pre-Tax		10,985.46		32,643.08
PBA DUES		1,630.29		4,890.87
PERS BACK CONTRIBUTORY INS		39.58		39.58
PERS Back Pension		147.68		462.38
PERS CONTRIBUTORY INSURANCE		1,892.86		5,711.48
PERS LOAN		3,688.79		10,785.71
PERS PENSION		28,971.26		87,407.28
PERS PT Pension		97.89		283.14
PFRS Arrears		496.88		1,490.64
PFRS Back Pension P & F		479.40		479.40

* Does Not Contribute To Net

dvPayroll and HP

Packet Pg. 280

Attachment: Payroll 02-04-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Date : 02/04/2026

Ref : 2026-2-6-1: PAY1569690

Page 1 of 5

CITY OF SUMMIT
Check Register Summary
02/06/26 - Bi-Weekly Hourly & Bi-Weekly Salary Reg

Description	Current		Year to Date	
	Units	Amount	Units	Amount
Earnings :				
Acting Pay	80.00	160.00	248.00	496.00
ADDITION	0.00	1,000.00	0.00	4,460.00
Additional Library Sunday	42.00	1,709.11	147.00	6,059.52
CAR ALLOWANCE	0.00	0.00	0.00	600.00
COURT OT	4.50	444.69	4.50	444.69
CROSSING GUARD	361.86	12,475.00	864.22	29,625.00
DETECTIVE CALL OUT OT	0.00	0.00	12.00	988.25
DOUBLETIME	886.00	69,604.29	1,342.00	106,809.84
EXTRA DUTY SEC	38.00	1,900.00	61.00	3,050.00
EXTRA DUTY TRAFFIC	416.00	40,132.52	1,695.00	163,502.28
FTO	233.00	2,330.00	697.50	6,975.00
GTL*	0.00	4,932.32	0.00	14,724.52
HOLIDAY STRAIGHT TIME	6.00	114.00	132.00	3,022.18
HOLIDAY WORKED	48.00	2,733.59	304.00	15,825.79
LATE CALL OT	0.00	0.00	1.50	142.38
MANPOWER BEREAVEMENT OT	0.00	0.00	17.00	1,903.24
MANPOWER COMP TIME OT	11.00	1,163.36	58.50	5,635.95
MANPOWER OTHER OT	0.00	0.00	5.50	425.95
MANPOWER PERSONAL OT	0.00	0.00	20.00	1,357.59
MANPOWER SICK OT	0.00	0.00	41.00	3,576.72
MANPOWER VACATION OT	0.00	0.00	57.00	5,958.57
MOD10 OT	6.00	420.20	6.00	420.20
OIC	0.00	0.00	63.00	630.00
OVERTIME	836.00	47,483.08	1,564.00	88,823.58
PATROL BUREAU INVESTIGATION	2.00	141.33	2.00	141.33
PERSONAL DAY	0.00	0.00	15.00	339.92
PRISONER WATCH OT	2.00	129.26	2.00	129.26
REGULAR	15,985.95	763,797.26	46,708.27	2,287,001.98
SICK	20.50	798.51	33.00	37,169.46
SIGNAL OT 10	11.50	783.86	26.50	1,922.28
SIGNAL OT 11	0.00	0.00	30.00	2,137.75
SPECIAL ASSIGNMENT OT	0.00	0.00	4.00	401.04
SPECIAL DETAIL/ASSIGNMENT OT	6.50	667.06	36.00	3,116.48
STAFFING COMP OT	0.00	0.00	44.00	3,119.68
STAFFING INJ Duty Injury	64.50	8,003.41	64.50	8,003.41
STAFFING SIC OT	0.00	0.00	158.00	10,552.63
STAFFING TRAINING	10.00	1,025.15	10.00	1,025.15
STAFFING VAC OT	0.00	0.00	47.50	4,442.05
STIPEND	0.00	1,461.54	0.00	4,384.62
STORM EVENT OT	102.00	7,102.15	116.00	7,689.26
STRAIGHT TIME	20.00	640.02	23.00	739.46
TRAINING OT	9.00	789.14	11.00	994.39
VACATION	41.00	1,230.00	228.00	5,443.03
Total Earnings :	19,243.31	973,170.85	54,899.49	2,844,210.43
Reimbursements / Sick Benefits :				
Overtime Premium Memo (Reporting Only)*	1,444.00	28,102.28	2,160.00	41,752.19
WORKERS COMP REIMBURSEMENT	0.00	0.00	0.00	1,399.99
Total Reimbursements / Sick Benefits :	1,444.00	28,102.28	2,160.00	43,152.18
Total :	20,687.31	1,001,273.13	57,059.49	2,887,362.61
Employee Taxes :				
Federal W/T		102,085.73		290,598.17
Federal W/T Fixed		1,391.27		4,173.81
Fica Medicare		12,978.95		37,794.83
Fica Social Security		32,037.42		86,510.25

* Does Not Contribute To Net

dvPayroll and HR powered by Prismpoint

Packet Pg. 281

Attachment: Payroll 02-04-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Date : 02/04/2026

CITY OF SUMMIT

Page 3 of 3

Ref : 2026-2-6-1: PAY1569690

Check Register Summary

02/06/26 - Bi-Weekly Hourly & Bi-Weekly Salary Reg

Description	Current		Year to Date	
	Units	Amount	Units	Amount
PFRS LOAN P&F		3,342.83		10,028.49
PFRS Pension Police-Fire		37,464.52		111,434.84
RETRO DCRP		496.36		1,489.08
VSP vision plan Pre-Tax		225.95		683.55
Total Employee Deductions :		<u>189,708.48</u>		<u>569,376.94</u>
Total Deductions :		<u>382,688.76</u>		<u>1,117,607.99</u>
Net Payroll:		585,549.77		1,713,277.91
Employer Tax Contributions :				
Fica MC Employer		12,978.95		37,794.83
Fica SS Employer		32,037.42		86,510.25
NJ HC Employer		0.00		0.00
NJ SUI Employer		0.00		0.00
NJ WD Employer		0.00		0.00
Total Employer Tax Contributions :		<u>45,016.37</u>		<u>124,305.08</u>
Total Contributions :		45,016.37		124,305.08

Attachment: Payroll 02-04-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Batch Id Range: First			to Last	Rcvd Date Start: 0	End: 02/17/26	Report Format: Detail	
Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	ADMIN	25-00417	AHSHOS75 ATLANTIC CORPORATE HEALTH 5 PD Pre-Employment Physicals	1,897.00	5-01-20-100-003-200 Physical Exams - Municipal	710157 Employees	
02/17/26	ADMIN	25-00418	AHSHOS75 ATLANTIC CORPORATE HEALTH 7 A. Burroughs - Inv. 710166	487.00	5-01-20-100-003-200 Physical Exams - Municipal	710166 Employees	
02/17/26	ADMIN	26-00384	ATTMOBIL AT&T MOBILITY 2 CELL PHONE BILL M.CHAMPNEY	110.31	6-01-31-440-000-000 TELEPHONE	287015068548x01	
02/17/26	ADMIN	26-00327	CIVICPLU CIVICPLUS LLC 2 See Click Fix Renewal	17,500.87	6-01-20-100-004-250 Technology Tech & Software	358472 Licenses	
02/17/26	ADMIN	26-00435	CIVICPLU CIVICPLUS LLC 1 LEGAL NOTICE POSTING	500.00	6-01-32-465-000-810 CS Software Maintenance	363319	
02/17/26	ADMIN	26-00435	2 LEGAL NOTICE POSTING	500.00	6-01-20-120-000-210 City Clerk Advertising	363319	
P.O. Total:				1,000.00			
02/17/26	ADMIN	25-00433	CLEAR005 CLEARY GIACOBBE ALFIERI & 54 General Services Thru 12/31/25	21,220.31	5-01-20-155-000-500 LS Contract Services	158770	
02/17/26	ADMIN	26-00367	JPMONZOM JPMONZO MUNICIPAL CONSULTING 1 WEBINAR: R. LICATESE	50.00	6-01-20-120-000-809 City Clerk Conf & Meetings	WEBINAR	
02/17/26	ADMIN	26-00330	MILLSTRA MILLENNIUM STRATEGIES, LLC 2 Grant Writing Services-Jan.	3,800.00	6-01-20-100-000-500 A&E Contract Svcs	20434	
02/17/26	ADMIN	26-00029	NEWJERCM NEW JERSEY CONFERENCE OF MAYOR 1 WINTER SUMMIT NJCM- CONFERENCE	400.00	5-01-20-120-000-202 City Clerk Mayor Expenses	CONFERENCE	
02/17/26	ADMIN	25-02271	NJLEAG50 NJ STATE LEAGUE OF 1 Management Courses	225.00	5-01-20-100-000-804 A&E Training & Seminars	NJLM	
02/17/26	ADMIN	26-00332	NJMMA066 NJMMA 2 '26 Membership T. Baldwin	300.00	6-01-20-100-000-806 A&E Memberships	'26 MEMBERSHIP	
02/17/26	ADMIN	26-00332	3 '26 Membership M. Champney	250.00	6-01-20-100-000-806 A&E Memberships	'26 MEMBERSHIP	
P.O. Total:				550.00			

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	ADMIN	26-00300	QUIKTEKS QUIKTEKS LLC 2 City IT Services January	7,800.00	6-01-20-100-004-500 Technology Contracted Services	MSP-41413	
02/17/26	ADMIN	26-00329	SAINTBAR SAINT BARNABAS MANAGEMENT 2 EAP Services 1st Qtr.	1,450.00	6-01-20-100-001-200 Employee Assistance Program - OE	7012	
02/17/26	ADMIN	26-00415	STHPRIN STH PRINTING 1 Reimbursement for postage cost	1,740.58	6-01-20-100-002-201 Postage US Postage	7763	
02/17/26	ADMIN	26-00415	2 Reimbursement for postage cost	580.20	G-02-20-823-022-000 2022 National Opioid Grant #1	7763	
P.O. Total:				2,320.78			
02/17/26	ADMIN	26-00326	TRUSTORL TRU STOR, LLC 1 Phone System Contract 2026	6,103.16	6-01-31-440-000-000 TELEPHONE	83493	
02/17/26	ADMIN	26-00268	UPS00050 UPS 3 DELIVERY SERVICE BLANKET	7.97	6-01-20-100-002-201 Postage US Postage	00006991AX056	
02/17/26	ADMIN	26-00385	VERIZ408 VERIZON WIRELESS 2 VERIZON WIRELESS ADMIN BLANKET	198.59	6-01-31-440-000-000 TELEPHONE	6134293042	
02/17/26	ADMIN	25-02661	VILLAGES VILLAGE SUPER MARKET, INC. 1 Supplies for Meeting	214.94	5-01-20-120-000-201 City Clerk Supplies and Materials	SUPPLIES	
02/17/26	ADMIN	26-00297	VISUALCO VISUAL COMPUTER SOLUTIONS INC 2 SaaS Services 1st Qtr.	2,762.49	6-01-20-100-004-250 Technology Tech & Software Licenses	23024	
02/17/26	ADMIN	26-00368	WORRAL33 WORRALL COMMUNITY NEWSPAPERS 1 PUBLIC NOTICE	19.80	6-01-20-120-000-210 City Clerk Advertising	324468	
Total for Batch: ADMIN				68,118.22			
02/17/26	FINANCE	25-00766	DIFRA005 DIFRANCESCO BATEMAN PC 14 2025 December Billing	4,640.44	5-01-20-150-000-504 TA Tax Appeals Legal Srvcs DiFrancesco	DECEMBER 2025	
02/17/26	FINANCE	26-00471	GENTE GENTE 2 COBRA ADMIN FEES JAN 2026	142.50	T-13-56-800-025-020 Self Insurance 2025 Hlth/Dntl/Life	C25996	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	FINANCE	26-00097	GREATAME GREATAMERICA FINANCIAL 2 FP POSTAGE MACHINE LEASE CH	1,185.00	6-01-20-100-002-203 Postage Machine Lease	41114044	
02/17/26	FINANCE	26-00463	HUNTERCS HUNTER CARRIER SERVICES LLC 2 TELEPHONE ACCT CODE - # CI23	872.34	6-01-31-440-000-000 TELEPHONE	12548	
02/17/26	FINANCE	26-00474	JCPL0050 JCP&L 2 100137747711 BROAD ST	7.18	6-01-31-430-000-100 Electricity	95498646734	
02/17/26	FINANCE	26-00475	JCPL0050 JCP&L 2 100062732993 BUS SHELTER	101.76	6-01-31-430-000-100 Electricity	95608497085	
02/17/26	FINANCE	26-00476	JCPL0050 JCP&L 2 100034766905 905 UNION AVE	246.74	6-01-31-430-000-100 Electricity	95588527925	
02/17/26	FINANCE	26-00477	JCPL0050 JCP&L 2 100037556253 Traffic LT/River	54.46	6-01-31-430-000-100 Electricity	95588527926	
02/17/26	FINANCE	26-00479	JCPL0050 JCP&L 2 100064737081 MORRIS & LAFAYET	45.46	6-01-31-430-000-100 Electricity	95588527928	
02/17/26	FINANCE	26-00480	JCPL0050 JCP&L 2 100064738881 MORRIS & RIVER	46.69	6-01-31-430-000-100 Electricity	95588527929	
02/17/26	FINANCE	26-00482	JCPL0050 JCP&L 2 100101541801 0 SPRINGFIELD	50.23	6-01-31-430-000-100 Electricity	95588527931	
02/17/26	FINANCE	26-00483	JCPL0050 JCP&L 2 100105977803 59-63 BROAD	14.75	6-01-31-430-000-100 Electricity	95588527932	
02/17/26	FINANCE	26-00485	JCPL0050 JCP&L 2 100114917170 SHUNPIKE ROAD	45.01	6-01-31-430-000-100 Electricity	95588527934	
02/17/26	FINANCE	26-00490	JCPL0050 JCP&L 2 100 153 602 246 103 PARK AVE	112.20	6-01-31-430-000-100 Electricity	95588527941	
02/17/26	FINANCE	26-00491	JCPL0050 JCP&L 2 100 146 385 149 RIVER & MIELE	54.17	6-01-31-430-000-100 Electricity	95837361292	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	FINANCE	26-00492	JCPL0050 JCP&L 2 100034766954 BANK STREET	45.29	6-01-31-430-000-100 Electricity	95229226314	
02/17/26	FINANCE	26-00493	JCPL0050 JCP&L 2 100034766962 SPRINGFIELD AVE	333.12	6-01-31-430-000-100 Electricity	95229226315	
02/17/26	FINANCE	26-00494	JCPL0050 JCP&L 2 100 124 583 210 40 NEW PROV RD	66.58	6-01-31-430-000-100 Electricity	95229226329	
02/17/26	FINANCE	26-00495	JCPL0050 JCP&L 2 100140888965 40 NEW PROV AVE	155.15	6-01-31-430-000-100 Electricity	95229226332	
02/17/26	FINANCE	26-00499	JCPL0050 JCP&L 2 10007387649 MORRIS & MOUNTAIN	38.95	6-01-31-430-000-100 Electricity	95638468191	
02/17/26	FINANCE	26-00502	JCPL0050 JCP&L 2 100 048 610 792 41 CHATHAM	8,437.97	6-01-31-430-000-100 Electricity	95588527927	
02/17/26	FINANCE	26-00505	JCPL0050 JCP&L 2 100 005 954 571 512 SPRINGFIEL	12,037.51	6-01-31-430-000-100 Electricity	95229226313	
02/17/26	FINANCE	26-00459	LINESY33 TELESYSTEM 2 ACCOUNT 9912760 LINE SYSTEMS	1,023.99	6-01-31-440-000-000 TELEPHONE	1563867	
02/17/26	FINANCE	26-00400	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023342498 422 SPGFLD	26.00	6-01-31-445-000-100 Water	02/02/2026	
02/17/26	FINANCE	26-00401	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210024595189 21 BEECHWOOD	26.00	6-01-31-445-000-100 Water	02/02/2026	
02/17/26	FINANCE	26-00402	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210024718968 UNION PL	26.00	6-01-31-445-000-100 Water	02/02/2026	
02/17/26	FINANCE	26-00460	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023345565 REFUSE TRAS	661.23	6-01-31-445-000-100 Water	02/05/2026	
02/17/26	FINANCE	26-00467	NJ-AME50 NJ-AMERICAN WATER CO. 2 2018-210023342788 - 25 ELM ST	26.00	6-01-31-445-000-100 Water	02/04/2026	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	FINANCE	26-00500	NJ-AME50 NJ-AMERICAN WATER CO. 5 1018-220039821245 301 BROAD ST	496.19	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00506	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210025651051 DCKFS 6	269.09	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00507	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-220039821252 FIRE BROAD ST	269.11	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00509	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210028692600 TFS POLICE	372.03	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00510	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023345459	304.54	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00512	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023343828 396 BROAD	139.66	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00513	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210026964873 41 CHATHAM	127.33	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00514	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023345336 - 41 CHATHAM	161.37	6-01-31-445-000-100 Water	2/4/2026	
02/17/26	FINANCE	26-00515	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023343910	227.42	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00516	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018210025885632	34,518.99	6-01-25-265-002-000 FIRE HYDRANT SERVICE	2.4.26	
02/17/26	FINANCE	26-00517	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210027063599	208.14	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00519	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023342191 GLEN AVE	74.61	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00520	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023342696 - 25 ELM ST	39.01	6-01-31-445-000-100 Water	2.4.26	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	FINANCE	26-00521	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023345237 37 CHATHAM	35.64	6-01-31-445-000-100 Water	2.4.26	
02/17/26	FINANCE	26-00478	NJLEAG50 NJ STATE LEAGUE OF 1 Budget, Ethics, and Procure	75.00	6-01-20-130-000-809 FA Conferences/Meetings/Dues/Training	NJLM 3/10/26	
02/17/26	FINANCE	26-00376	RODRIG40 RODRIGUEZ, JUAN 1 RETIREE HEALTH REIMBURSE 2024	1,283.33	T-13-56-800-024-090 Self Insurance 2024 Other	2024 REIM	
02/17/26	FINANCE	26-00334	SCHNE105 MICHAEL I. SCHNECK Trustee 1 REF 2025 TCJ 1905/2	14,714.06	6-01-55-275-000-000 Reserve for Tax Appeals	REFUND 2025	
02/17/26	FINANCE	26-00528	SUMMIT32 SUMMIT FREE PUBLIC LIBRARY 1 QUARTERLY 1ST PAYMENT 2026	251,486.25	6-01-29-390-000-222 Library Operations	QTR 1 2026	
02/17/26	FINANCE	26-00017	TOUMAKAR TOUMA,KARIM & ESTEFANOS, SARAH 1 REF CBJ 2025 ADDED 701/90	810.36	6-01-55-275-000-000 Reserve for Tax Appeals	REF CBJ 2025	
02/17/26	FINANCE	26-00352	TREASU35 TREASURER, STATE OF NEW JERSEY 1 UNEMPLOYMENT 4th qtr 2025	15,326.78	T-15-56-800-000-001 State Unemployment	4TH QTR 2025	
02/17/26	FINANCE	26-00420	VERIZO16 VERIZON 2 201 M55-5284 082 BLANKET	10,084.64	6-01-31-440-000-000 TELEPHONE	M55528408226025	
02/17/26	FINANCE	26-00020	VERIZON1 VERIZON 3 ACCT 557 230 316 00001 99	158.86	6-01-31-440-000-000 TELEPHONE	02/02/2026	
02/17/26	FINANCE	26-00022	VERIZON1 VERIZON 3 155 620 595 0001 99	99.00	6-01-31-440-000-000 TELEPHONE	02/01/2026	
02/17/26	FINANCE	26-00023	VERIZON1 VERIZON 3 ACCT 357 190 909 0001 41	109.00	6-01-31-440-000-000 TELEPHONE	02/01/2026	
02/17/26	FINANCE	26-00024	VERIZON1 VERIZON 3 ACCT # 658-005-394-0001-87	98.19	6-01-31-440-000-000 TELEPHONE	01/25/2026	
02/17/26	FINANCE	26-00025	VERIZON1 VERIZON 3 155 678 232 0001 05 FIOS	99.00	6-01-31-440-000-000 TELEPHONE	01/24/2026	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	FINANCE	26-00026	VERIZON1 VERIZON 3 452 053 634 0001 39 BLANKET	189.99	6-01-31-440-000-000 TELEPHONE	01/27/2026	
02/17/26	FINANCE	26-00027	VERIZON1 VERIZON 3 151 907 182 0001 93 BLANKET	124.99	6-01-31-440-000-000 TELEPHONE	01/21/2026	
02/17/26	FINANCE	26-00335	WBMASON W.B. MASON CO, INC 1 BANKERS BOXES 12/CARTON	44.76	6-01-20-130-000-201 FA Supplies & Materials	259738057	
02/17/26	FINANCE	26-00335	2 3X3 MULTICOLOR POST-IT NOTES	21.47	6-01-20-130-000-201 FA Supplies & Materials	259738057	
02/17/26	FINANCE	26-00335	3 POST-IT SIGN HERE FLAGS	11.36	6-01-20-130-000-201 FA Supplies & Materials	259738057	
02/17/26	FINANCE	26-00335	4 PFXER17A ACCORDION FILE	17.62	6-01-20-130-000-201 FA Supplies & Materials	259738057	
02/17/26	FINANCE	26-00335	5 BIC WITE-OUT CORRECTION TAPE	10.81	6-01-20-130-000-201 FA Supplies & Materials	259738057	
02/17/26	FINANCE	26-00335	6 ASSORTED COLOR LEGAL SZ FOLDER	59.38	6-01-20-130-000-201 FA Supplies & Materials	259738057	
02/17/26	FINANCE	26-00335	7 ASSORTED COLOR LTR SZ FOLDERS	19.99	6-01-20-130-000-201 FA Supplies & Materials	259738057	
02/17/26	FINANCE	26-00335	8 AVERY 8TAB SET BINDER DIVIDERS	9.15	6-01-20-130-000-201 FA Supplies & Materials	259738057	
02/17/26	FINANCE	26-00335	9 AVERY 5" 3-RING BINDER- BLACK	159.30	6-01-20-130-000-201 FA Supplies & Materials	259738057	
02/17/26	FINANCE	26-00335	10 HP58 BLACK TONER CARTRIDGE	293.98	6-01-20-100-006-202 Municipal Purchasing Copier Paper/Toner	259738057	
02/17/26	FINANCE	26-00335	11 CALCULATOR TAPE ROLLS	13.84	6-01-20-130-000-201 FA Supplies & Materials	259738057	
P.O. Total:				661.66			
Total for Batch: FINANCE				363,086.96			
02/17/26	PARKDCP	26-00387	AMAZON AMAZON.COM SALES, INC. 1 TIESTA TEA	46.72	6-28-71-300-OPE-GYM RT-RAP OPEN GYM	17NP-MW6V-FX16	
02/17/26	PARKDCP	26-00387	2 TEA BAGS FOR LOOSE TEA	3.99	6-28-71-300-OPE-GYM RT-RAP OPEN GYM	17NP-MW6V-FX16	
02/17/26	PARKDCP	26-00387	3 TETLEY LOOSE LEAF TEA	38.00	6-28-71-300-OPE-GYM RT-RAP OPEN GYM	17NP-MW6V-FX16	
02/17/26	PARKDCP	26-00387	4 SHIPPING & HANDLING	6.99	6-28-71-300-OPE-GYM RT-RAP OPEN GYM	17NP-MW6V-FX16	
02/17/26	PARKDCP	26-00387	5 ORDER DISCOUNT	1.90	6-28-71-300-OPE-GYM RT-RAP OPEN GYM	17NP-MW6V-FX16	
P.O. Total:				93.80			
02/17/26	PARKDCP	26-00441	ARTISANS ARTISAN SWEETS LLC 1 Black history month catering	520.20	6-28-71-300-OPE-GYM	000340	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
					RT-RAP OPEN GYM		
02/17/26	PARKDCP	26-00301	AVIAWAY AVIAWAY LLC 2 1ST QRT- BIRD CONTROL SERVICES	1,500.00	6-09-55-502-001-402 Parking Building Maintenance	2026-955	
02/17/26	PARKDCP	26-00259	BENBOWS BENBOW, SANGEETA 2 Fitness seniors December	400.00	6-28-71-200-SEN-PGM RT-RAP Senior Programs	FITNESS SENIORS	
02/17/26	PARKDCP	26-00259	3 Fitness instructor January	400.00	6-28-71-200-SEN-PGM RT-RAP Senior Programs	FITNESSINSTRUCT	
			P.O. Total:	800.00			
02/17/26	PARKDCP	25-01394	BOSWEL50 BOSWELL, INC. 6 TIER -INSPECTION & DESIGN	570.53	C-08-31-068-100-020 3168 Parking Lot Maintenance	210539	
02/17/26	PARKDCP	25-01153	BRIANTBR BRIANT, BRIDGET 8 Seniors yoga December	400.00	5-28-71-200-SEN-PGM RT-RAP Senior Programs	SENIOR YOGA	
02/17/26	PARKDCP	26-00315	CANONB66 CANON BUSINESS SOLUTIONS-EAST 2 JANUARY- COPIER FEES	35.81	6-09-55-502-001-201 Parking Supplies and Materials	6014720827	
02/17/26	PARKDCP	26-00397	CAPUTO28 CAPUTO, MICHAEL 1 DONUTS	29.98	6-01-32-465-000-201 CS Supplies and Materials	01/28/2026	
02/17/26	PARKDCP	26-00397	2 HOT CHOCOLATE	28.99	6-01-32-465-000-201 CS Supplies and Materials	01/28/2026	
02/17/26	PARKDCP	26-00397	3 HOT COFFEE	27.99	6-01-32-465-000-201 CS Supplies and Materials	01/28/2026	
			P.O. Total:	86.96			
02/17/26	PARKDCP	25-02633	CDW-G050 CDW GOVERNMENT LLC 1 E-TICKETING PAPER 2025	692.72	5-09-55-502-001-310 Parking Electronic Costs	PSCZ668	
02/17/26	PARKDCP	26-00414	CEPEDAV CEPEDA, VIRGINA 1 REFUND FIELD HOCKEY	85.00	6-28-71-300-FLD-HOC RT-RAP Field Hockey	REFUNDFIELDHOCK	
02/17/26	PARKDCP	26-00409	CITYOF29 CITY OF SUMMIT (DCP) 1 Payover Admin.Fee Senior	300.00	6-28-71-200-SEN-PGM RT-RAP Senior Programs	PAYOVERADMINFEE	
02/17/26	PARKDCP	26-00409	2 Payover Admin.Open Gym	360.00	6-28-71-300-OPE-GYM RT-RAP OPEN GYM	PAYOVERADMINFEE	
02/17/26	PARKDCP	26-00409	3 Payover Admin.Fun Club	152.51	6-28-71-300-FUN-CLB RT-RAP Share The Fun Club	PAYOVERADMINFEE	
02/17/26	PARKDCP	26-00409	4 Payover Admin.Fee volleyball	984.00	6-28-71-300-VOL-BAL	PAYOVERADMINFEE	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	PARKDCP	26-00409	5 Payover Admin.Fee Football	1,423.25	RT-RAP Volleyball 6-28-71-300-FTB-PGM	PAYOVERADMINFEE	
02/17/26	PARKDCP	26-00409	6 Payover Admin.Fee Cheerleading	347.00	RT-RAP Football Programs 6-28-71-300-CHR-LDG	PAYOVERADMINFEE	
			P.O. Total:	3,566.76	RT-RAP Cheerleading		
02/17/26	PARKDCP	26-00316	CRYSTALS CRYSTAL SPRINGS 2 JANUARY- WATER RENTAL FEES	21.99	6-09-55-502-001-201 Parking Supplies and Materials	06A8720063573	
02/17/26	PARKDCP	26-00407	GARDEN60 GARDEN STATE LABORATORIES INC 1 2026 Analytical Services FAC	3,445.00	6-01-28-370-003-400 FAC Maintenance Services	116278	
02/17/26	PARKDCP	26-00317	GILLAS50 GILL ASSOCIATES IDENTIFICATION 2 LAMINATING SHEETS- ORDER 1/15	80.00	6-09-55-502-001-201 Parking Supplies and Materials	64323	
02/17/26	PARKDCP	26-00317	3 LAMINATING SHEETS- SHIPPING	22.00	6-09-55-502-001-201 Parking Supplies and Materials	64323	
			P.O. Total:	102.00			
02/17/26	PARKDCP	26-00413	GONZALEW GONZALEZ, WALTER 1 REFUND FOOTBALL PROGRAM	210.00	6-28-71-300-FTB-PGM RT-RAP Football Programs	REFUNDFOOTBALL	
02/17/26	PARKDCP	25-00214	INTEGRTS INTEGRATED TECHNICAL SYSTEMS 13 DECEMBER- EXTEND BY PHONE	4.00	5-09-55-502-001-310 Parking Electronic Costs	YP983	
02/17/26	PARKDCP	26-00126	INTEGRTS INTEGRATED TECHNICAL SYSTEMS 1 JANUARY- DEFOREST KIOSK FEES	240.00	6-09-55-502-001-204 Parking Supplies - DeForest Avenue	IN68428	
02/17/26	PARKDCP	26-00127	INTEGRTS INTEGRATED TECHNICAL SYSTEMS 1 JANUARY- KIOSK SERVICE FEES	4,140.00	6-09-55-502-001-310 Parking Electronic Costs	IN68427	
02/17/26	PARKDCP	26-00305	INTEGRTS INTEGRATED TECHNICAL SYSTEMS 2 FEBRUARY-DEFOREST KIOSK FEES	240.00	6-09-55-502-001-204 Parking Supplies - DeForest Avenue	IN68999	
02/17/26	PARKDCP	26-00307	INTEGRTS INTEGRATED TECHNICAL SYSTEMS 2 FEBRUARY- KIOSK SERVICE FEES	4,140.00	6-09-55-502-001-310 Parking Electronic Costs	IN68998	
02/17/26	PARKDCP	26-00472	JCPL0050 JCP&L 2 100099194688 40 DEFOREST	5.49	6-09-55-502-001-204 Parking Supplies - DeForest Avenue	95498646731	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	PARKDCP	26-00473	JCPL0050 JCP&L 2 100099194704 4 DEFOREST	4.81	6-09-55-502-001-204 Parking Supplies - DeForest Avenue	95498646733	
02/17/26	PARKDCP	26-00484	JCPL0050 JCP&L 2 100112084254 4 DEFOREST	59.01	6-09-55-502-001-204 Parking Supplies - DeForest Avenue	95588527933	
02/17/26	PARKDCP	26-00486	JCPL0050 JCP&L 2 100115346619 22 DEFOREST	109.44	6-09-55-502-001-204 Parking Supplies - DeForest Avenue	95588527935	
02/17/26	PARKDCP	26-00496	JCPL0050 JCP&L 2 SUMMIT REC COMM	229.50	6-01-31-430-000-100 Electricity	95388785255	
02/17/26	PARKDCP	26-00497	JCPL0050 JCP&L 2 100005180201 NJ DOT LOT	304.42	6-09-55-502-001-520 Parking Electricity	95378768602	
02/17/26	PARKDCP	26-00501	JCPL0050 JCP&L 2 100 0999 194 69622 DEFOREST	381.38	6-09-55-502-001-204 Parking Supplies - DeForest Avenue	95498646732	
02/17/26	PARKDCP	26-00302	JERSEYEL JERSEY ELEVATOR LLC 2 FEBRUARY- SERVICE FEE BSG	258.13	6-09-55-502-001-402 Parking Building Maintenance	INV-479277-G9J0	
02/17/26	PARKDCP	26-00302	3 FEBRUARY- SERVICE FEE TIER	268.51	6-09-55-502-001-402 Parking Building Maintenance	INV-481153-W0W4	
P.O. Total:				526.64			
02/17/26	PARKDCP	26-00355	JERSEYEL JERSEY ELEVATOR LLC 2 REMOVED PUMP-ADD BUCKET LABOR	174.00	6-09-55-502-001-403 Parking Equipment Maintenance	INV-476682-M3C6	
02/17/26	PARKDCP	26-00355	3 REMOVED PUMP-ADD BUCKET PARTS	25.00	6-09-55-502-001-403 Parking Equipment Maintenance	INV-476682-M3C6	
P.O. Total:				199.00			
02/17/26	PARKDCP	26-00422	KNOBLACH KNOBLACH, KIMBERLY 1 REFUND FIELD HOCKEY	85.00	6-28-71-300-FLD-HOC RT-RAP Field Hockey	REFUNDFIELDHOCK	
02/17/26	PARKDCP	25-00522	NJ-AME50 NJ-AMERICAN WATER CO. 22 River road Oct.31-Dec.01	26.00	5-01-31-445-000-GLF Water - Golf Course	12/03/2025	
02/17/26	PARKDCP	25-00522	23 River road Dec.02-Dec.30	26.00	5-01-31-445-000-GLF Water - Golf Course	12/03/2025	
02/17/26	PARKDCP	25-00522	24 189 River Rd.Oct 31-Dec 01	160.94	5-01-31-445-000-GLF Water - Golf Course	12/03/2025	
02/17/26	PARKDCP	25-00522	25 189 River Dec 02-Dec 30	130.02	5-01-31-445-000-GLF	12/03/2025	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
P.O. Total:				342.96	Water - Golf Course		
02/17/26	PARKDCP	26-00461	NJ-AME50 NJ-AMERICAN WATER CO. 2 100 MORRIS AVE	265.98	6-01-31-445-000-100 Water	02/04/2026	
02/17/26	PARKDCP	26-00464	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023344029 80 BUTLER	74.61	6-01-31-445-000-100 Water	02/04/2026	
02/17/26	PARKDCP	26-00468	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210024638345 BROAD STREET	35.63	6-09-55-502-001-523 Parking Water	02/04/2026	
02/17/26	PARKDCP	26-00508	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023345862 HILLVIEW TER	65.27	6-01-31-445-000-100 Water	2.4.26	
02/17/26	PARKDCP	26-00511	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023002769 4 MORRIS CT	155.49	6-01-31-445-000-100 Water	2.4.26	
02/17/26	PARKDCP	26-00518	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210024652549 85 LARNED IR	392.62	6-01-31-445-000-100 Water	2.4.26	
02/17/26	PARKDCP	26-00522	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210023343187 85 LARNED RD	208.14	6-01-31-445-000-100 Water	2.4.26	
02/17/26	PARKDCP	26-00466	POLYCARP POLYCARP FLOWERS LLC 1 Flower Workshop	1,250.00	6-28-71-300-OPE-GYM RT-RAP OPEN GYM	BHM-WORKSHOP226	
02/17/26	PARKDCP	25-00060	RUSSE RUSSELL REID WASTE HAULING & 13 Restroom serv.12/15/25-1/11/26	673.91	5-28-72-400-FUF-EXP Field User Fees Expenditures	INV5794558	
02/17/26	PARKDCP	25-00060	14 Restroom serv.1/12/26-2/08/26	744.00	5-28-72-400-FUF-EXP Field User Fees Expenditures	INV5794558	
P.O. Total:				1,417.91			
02/17/26	PARKDCP	25-02222	SCHOOLSP SCHOOL SPECIALTY LLC 1 Big red base/short post	152.99	5-28-71-300-YTH-ACT RT-RAP Programs - Active Activities	208136516096	
02/17/26	PARKDCP	25-02222	2 Net badminton tournament	44.92	5-28-71-300-YTH-ACT RT-RAP Programs - Active Activities	208136516096	
P.O. Total:				197.91			

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	PARKDCP	26-00322	SLCONTRA S AND L CONTRACTORS, LLC 1 SNOW REMOVAL SERVICES- 1/17/26	4,560.00	6-09-55-205-000 Parking Reserve for Snow Removal	011826-300 SUM	
02/17/26	PARKDCP	26-00322	2 SNOW REMOVAL SERVICES- 1/18/26	5,560.00	6-09-55-205-000 Parking Reserve for Snow Removal	011826-300 SUM	
			P.O. Total:	10,120.00			
02/17/26	PARKDCP	26-00354	SLCONTRA S AND L CONTRACTORS, LLC 1 SNOW REMOVAL- 1/25 SNOW PUSHER	1,800.00	6-09-55-205-000 Parking Reserve for Snow Removal	012526-300 SUM	
02/17/26	PARKDCP	26-00354	2 SNOW REMOVAL 1/25 4 ANGLE PLOW	10,400.00	6-09-55-205-000 Parking Reserve for Snow Removal	012526-300 SUM	
			P.O. Total:	12,200.00			
02/17/26	PARKDCP	26-00363	SLCONTRA S AND L CONTRACTORS, LLC 1 SNOW & ICE REMOVAL 12/26/25	7,040.00	6-09-55-205-000 Parking Reserve for Snow Removal	122625-300 SUM	
02/17/26	PARKDCP	26-00303	STATE051 STATE OF NEW JERSEY(DCA 803) 2 ELEVATOR STATE INSPECTION- BSG	258.00	6-09-55-502-001-402 Parking Building Maintenance	4456600	
02/17/26	PARKDCP	25-02629	SUMMIT25 SUMMIT ELECTRICAL SUPPLY CO 1 BSG LIGHT REPLACEMENT	125.00	5-09-55-502-001-402 Parking Building Maintenance	169081-1	
02/17/26	PARKDCP	26-00124	SUMMIT40 SUMMIT INDUSTRIAL HARDWARE INC 1 SUPPLY ORDER 1/7- WOOD STAKES	26.00	6-09-55-502-001-403 Parking Equipment Maintenance	952061	
02/17/26	PARKDCP	26-00129	SUMMIT40 SUMMIT INDUSTRIAL HARDWARE INC 1 OFFICE ORDER 1/16- SINGLE KEYS	5.00	6-09-55-502-001-403 Parking Equipment Maintenance	952853	
02/17/26	PARKDCP	26-00129	2 OFFICE ORDER 1/16- DOUBLE KEYS	7.98	6-09-55-502-001-403 Parking Equipment Maintenance	952853	
			P.O. Total:	12.98			
02/17/26	PARKDCP	25-00099	SUMMITVI SUMMIT VIDEO PRODUCTIONS LLC 2 Games,scrimmages	3,900.00	5-28-71-300-FTB-PGM RT-RAP Football Programs	294	
02/17/26	PARKDCP	26-00304	TMOBILE T-MOBILE USA INC 2 JANUARY- CELL PHONE FEES	287.45	6-09-55-502-001-521 Parking Telephone Cell Phone	R6-03680	
02/17/26	PARKDCP	26-00309	VERIZ408 VERIZON WIRELESS 2 JANUARY- WIRELESS MODEM FEES	1,763.24	6-09-55-502-001-310 Parking Electronic Costs	6134303630	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	PARKDCP	26-00260	VILLAGES VILLAGE SUPER MARKET, INC. 6 02940743047 cooking class	55.71	6-28-71-300-TRY-OPE RT-RAP TryCAN Operations	02940743047	
02/17/26	PARKDCP	26-00442	VILLAGES VILLAGE SUPER MARKET, INC. 1 02940490397 Boston tea party	80.49	6-28-71-300-OPE-GYM RT-RAP OPEN GYM	02940490397	
02/17/26	PARKDCP	25-00059	VISUALAR VISUAL ARTS CENTER OF NJ 9 Art activity December	240.00	5-28-71-200-SEN-PGM RT-RAP Senior Programs	ART ACTIVITY	
02/17/26	PARKDCP	26-00318	WBMASON W.B. MASON CO, INC 2 ORDER 2/3- FOIL ROLL	10.99	6-09-55-502-001-201 Parking Supplies and Materials	S159187319	
02/17/26	PARKDCP	26-00318	3 ORDER 2/3- PACKING TAPE	13.75	6-09-55-502-001-201 Parking Supplies and Materials	S159187319	
02/17/26	PARKDCP	26-00318	4 ORDER 2/3- CLOROX WIPES	19.29	6-09-55-502-001-201 Parking Supplies and Materials	S159187319	
P.O. Total:				44.03			
02/17/26	PARKDCP	26-00421	WELLBRJ WELLBROCK, JUSTIN 1 REFUND GOLF	54.00	6-28-71-300-GLF-PGM RT-RAP Golf Programs	REFUND GOLF	
02/17/26	PARKDCP	25-02114	WHIRLC50 WHIRL CONSTRUCTION 6 EST#1 MABIE PLYGRND IMPRVMT	193,868.50	C-04-32-057-00A-300 3257A DCP Mabie Playground	ESTIMATE #1 Improvements	
02/17/26	PARKDCP	26-00253	ZAPPIASC ZAPPIAS CUCINA AND BRICK OVEN 4 Seniors event Christmas	749.60	6-28-71-200-SEN-PGM RT-RAP Senior Programs	15048,746	
Total for Batch: PARKDCP				258,030.98			
02/17/26	SAFETY	26-00185	ADTPD EVERON, LLC 2 Quarterly Billing Cycle	1,847.55	6-01-25-240-000-701 POL Maintain City Hall Security Systems	160372359	
02/17/26	SAFETY	25-01550	AJC A.J. CELIANO, INC. 11 HVAC PREVENT MAINT JAN-MARCH	3,329.46	5-01-25-265-000-500 Fire Contract Services	17902	
02/17/26	SAFETY	26-00238	AJC A.J. CELIANO, INC. 1 HVAC PREV MAINT JAN - MARCH	1,173.04	5-01-25-265-000-201 Fire Supplies and Materials	17902	
02/17/26	SAFETY	26-00033	ALLHAN ALL HANDS FIRE EQUIPMENT 1 Leatherhead Breacher Iron 30in	6,479.80	G-02-20-823-022-000 2022 National Opioid Grant #1	INV23995	
02/17/26	SAFETY	26-00033	2 Shipping	55.00	G-02-20-823-022-000	INV23995	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
P.O. Total:				6,534.80	2022 National Opioid Grant #1		
02/17/26	SAFETY	26-00246	ANIMALCS ANIMAL CONTROL SOLUTIONS LLC 3 February 2026 monthly fee	5,131.00	T-12-56-800-000-001 Animal Control	6622	
02/17/26	SAFETY	26-00272	BAUERA50 BAUER AUTOMOTIVE SERVICE INC. 1 ADD'L REPAIRS ENGINE 2	10,068.80	6-01-25-265-000-705 Fire Trucks (Vehicle Maintenance)	45512	
02/17/26	SAFETY	25-02634	CANONUSA CANON USA INC (FD) 1 METER USAGE - ICXMF1538CII	34.42	5-01-25-265-000-201 Fire Supplies and Materials	6014270253	
02/17/26	SAFETY	25-02634	2 METER USAGE - IRADVDXC3935I	15.49	5-01-25-265-000-201 Fire Supplies and Materials	6014270252	
02/17/26	SAFETY	25-02634	3 METER USAGE - IRADVDXC3935I	53.00	5-01-25-265-000-500 Fire Contract Services	6014270252	
P.O. Total:				102.91			
02/17/26	SAFETY	26-00117	CARSON19 CARSON1994 CORP 2 JANITORIAL SERV 1/01-1/31/26	532.00	6-01-25-265-000-500 Fire Contract Services	581354	
02/17/26	SAFETY	26-00117	3 JANITORIAL SERV 2/1 -2/28/26	532.00	6-01-25-265-000-500 Fire Contract Services	581919	
P.O. Total:				1,064.00			
02/17/26	SAFETY	25-00256	CUSTOM25 CUSTOM BANDAG INC 14 Car 9 - Tires	314.64	5-01-25-240-000-703 POL Vehicle Maintenance	70237345	
02/17/26	SAFETY	25-00256	15 Car 17 - Tires	568.00	5-01-25-240-000-703 POL Vehicle Maintenance	70237750	
P.O. Total:				882.64			
02/17/26	SAFETY	26-00337	DELTAFIR DELTA FIRE & SAFETY INC. 1 RENTAL BUNKER GEAR	4,356.00	6-01-25-265-000-700 Fire Equipment	INVTX26-0695	
02/17/26	SAFETY	26-00038	FIREDEX FIRE-DEX GW LLC 1 BUNKER COAT- ADVANCED CLEANING	20.08	5-01-25-265-000-700 Fire Equipment	548-78	
02/17/26	SAFETY	26-00038	2 BUNKER COAT- COAT ZIPPER	45.10	5-01-25-265-000-700 Fire Equipment	548-78	
02/17/26	SAFETY	26-00038	3 BUNKER COAT- SNAPS	4.95	5-01-25-265-000-700 Fire Equipment	548-78	
02/17/26	SAFETY	26-00038	4 BUNKER COAT- ADV INSPECTION	15.13	5-01-25-265-000-700 Fire Equipment	548-78	
02/17/26	SAFETY	26-00038	5 BUNKER COAT- RESTITCH	9.90	5-01-25-265-000-700	548-78	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	SAFETY	26-00038	6 BUNKER COAT- RESTITCH TRIM	4.95	Fire Equipment 5-01-25-265-000-700	548-78	
02/17/26	SAFETY	26-00038	7 BUNKER COAT- ADD LTR SEWN ON	29.70	Fire Equipment 5-01-25-265-000-700	548-78	
02/17/26	SAFETY	26-00038	8 BUNKER COAT- REMOVE LETTER	29.70	Fire Equipment 5-01-25-265-000-700	548-78	
02/17/26	SAFETY	26-00038	9 BUNKER COAT-DIAMOND PLATE TRIM	25.03	Fire Equipment 5-01-25-265-000-700	548-78	
02/17/26	SAFETY	26-00038	10 BUNKER COAT- SEAL TAPE - MFR	60.52	Fire Equipment 5-01-25-265-000-700	548-78	
02/17/26	SAFETY	26-00038	11 SHIPPING	18.00	Fire Equipment 5-01-25-265-000-700	548-78	
P.O. Total:				263.06			
02/17/26	SAFETY	26-00034	GALLS050 GALLS 1 BG2462KANGLXL 5.11 TACTICAL	4,160.00	G-02-20-823-022-000 2022 National Opioid Grant #1	033840711	
02/17/26	SAFETY	26-00034	2 SHIPPING	239.20	G-02-20-823-022-000 2022 National Opioid Grant #1	033840711	
P.O. Total:				4,399.20			
02/17/26	SAFETY	26-00249	HARNOI50 HARNOIS, BRIAN 1 MEAL PLAN REIMBURSEMENT	314.23	6-01-25-265-000-804 Fire Training & Seminars	REIMBURSEMENT	
02/17/26	SAFETY	26-00481	JCPL0050 JCP&L 2 100064738899 MORRIS & ORCHARD	43.99	6-01-31-430-000-100 Electricity	95588527930	
02/17/26	SAFETY	26-00487	JCPL0050 JCP&L 2 100120325970 DEFOREST & WOODLD	78.37	6-01-31-430-000-100 Electricity	95588527936	
02/17/26	SAFETY	26-00488	JCPL0050 JCP&L 2 100120395478 DEFOREST & MAPLE	47.49	6-01-31-430-000-100 Electricity	95588527937	
02/17/26	SAFETY	26-00378	JNTACTIC J&N TACTICAL LLC 1 Est#25-01343 TR-1-CQ COMPACT	7,085.00	G-02-20-823-022-000 2022 National Opioid Grant #1	26-00140	
02/17/26	SAFETY	26-00378	2 Est#25-01343 SHIPPING	715.00	G-02-20-823-022-000 2022 National Opioid Grant #1	26-00140	
P.O. Total:				7,800.00			
02/17/26	SAFETY	26-00218	MAGLOC50 MAGLOCLEN 1 DB Software Program	400.00	6-01-25-240-000-500 POL Contract Svcs	13460	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	SAFETY	26-00362	MANBAGEL MANHATTAN BAGEL 1 FH MEETING 1/29/26	51.98	6-01-25-265-000-201 Fire Supplies and Materials	01/29/2026	
02/17/26	SAFETY	25-02430	MOCTY MORRIS COUNTY PUBLIC SAFETY 1 INCIDENT SAFETY OFFICER	800.00	5-01-25-265-000-804 Fire Training & Seminars	36104	
02/17/26	SAFETY	26-00049	NATIONFU NATIONAL FUEL OIL INC 3 GASOLINE	3,362.87	6-01-31-460-000-000 GASOLINE	111474	
02/17/26	SAFETY	26-00046	NESTLERR READYREFRESH BY NESTLE 2 Water delivery	184.89	6-01-27-330-000-300 BOH Office Services	06A0448296178	
02/17/26	SAFETY	26-00379	NEWJER36 NEW JERSEY FIRE EQUIPMENT COMP 1 HYDRO-TEST OF SCBA	183.60	6-01-25-265-000-700 Fire Equipment	2032757	
02/17/26	SAFETY	26-00206	NEWJER66 NJ STATE ASSOC CHIEF OF POLICE 1 Accreditation Services	1,667.00	6-01-25-240-000-500 POL Contract Svcs	IN-23356	
02/17/26	SAFETY	26-00224	NEWJER66 NJ STATE ASSOC CHIEF OF POLICE 1 NJSACOP 2026 Annual Dues	275.00	6-01-25-240-000-806 POL Memberships	2026ANNUALDUES	
02/17/26	SAFETY	26-00195	NIELSENF NIELSEN FORD OF MORRISTOWN INC 1 EDA 5 - Selector Switch	200.40	6-01-25-240-000-703 POL Vehicle Maintenance	540236	
02/17/26	SAFETY	26-00503	NJ-AME50 NJ-AMERICAN WATER CO. 2 100 MORRIS AVE FIRE	269.11	6-01-31-445-000-100 Water	2.4.26	
02/17/26	SAFETY	26-00324	NJDEPUTY NEW JERSEY DEPUTY FIRE CHIEFS 1 ANNUAL MEMBERSHIP DUES	200.00	6-01-25-265-000-804 Fire Training & Seminars	2026-004	
02/17/26	SAFETY	26-00039	PENNTURN PENNSYLVANIA TURNPIKE 1 TOLLS	37.34	5-01-25-265-000-500 Fire Contract Services	147232873-1	
02/17/26	SAFETY	26-00039	2 TOLLS	25.06	5-01-25-265-000-500 Fire Contract Services	146446900-2	
P.O. Total:				62.40			
02/17/26	SAFETY	25-02454	RESCUEPR RESCUE PRODUCTS INTERNATIONAL 1 CONFINED SPC OPS & AWARENESS	3,132.70	G-02-24-829-011-000 2011 FEMA Regional Firefighters Assist.	26-073	
02/17/26	SAFETY	25-02454	2 CONFINED SPC OPS & AWARENESS	4,647.30	G-02-24-824-023-000	26-073	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	SAFETY	25-02454	3 CONFINED SPC OPS & AWARENESS	5,000.00	2023 Other Fellows First Grant FHQ G-02-24-825-023-000	26-073	
02/17/26	SAFETY	25-02454	4 CONFINED SPC OPS & AWARENESS	10,000.00	2023 Comm Fndtn Summit Elks Grt FHQ G-02-24-827-023-000	26-073	
P.O. Total:				22,780.00	Investors Foundation Grant FHQ		
02/17/26	SAFETY	25-00186	SALERN33 SALERNO DUANE FORD LLC 4 Car 5 - Converter Assembly	1,107.43	5-01-25-240-000-703 POL Vehicle Maintenance	4031591	
02/17/26	SAFETY	26-00204	SALERN33 SALERNO DUANE FORD LLC 1 Car 8 - Flex Pipe Repair	628.66	6-01-25-240-000-703 POL Vehicle Maintenance	6096392	
02/17/26	SAFETY	26-00010	SUMMIT40 SUMMIT INDUSTRIAL HARDWARE INC 1 PLAYMATE16QT RED COOLER	44.19	5-01-25-265-000-201 Fire Supplies and Materials	945144	
02/17/26	SAFETY	26-00010	2 SPRNG SNP ZNC 0.63" 280#	3.05	5-01-25-265-000-201 Fire Supplies and Materials	945144	
P.O. Total:				47.24			
02/17/26	SAFETY	26-00113	SUMMIT40 SUMMIT INDUSTRIAL HARDWARE INC 5 BAG CNTRCTR BLK 42 GAL	33.99	6-01-25-265-000-201 Fire Supplies and Materials	953641	
02/17/26	SAFETY	26-00113	6 SNOW BLOWER REPAIRS	98.00	6-01-25-265-000-201 Fire Supplies and Materials	955145	
P.O. Total:				131.99			
02/17/26	SAFETY	25-02609	TACTRON TACTRON, INC. 1 INCIDENT COMM BOARDS CAR 2 & 3	2,148.00	T-16-56-800-000-001 Fire Prevention	26-154	
02/17/26	SAFETY	25-00168	VERIZ408 VERIZON WIRELESS 13 SIM/LPR/ Monthly Utility Svcs.	670.12	5-01-25-240-000-500 POL Contract Svcs	6130662398	
02/17/26	SAFETY	26-00211	VERIZ408 VERIZON WIRELESS 2 Monthly Services - ALPR/Sims	709.20	6-01-25-240-000-500 POL Contract Svcs	6133176234	
02/17/26	SAFETY	26-00210	VERIZON1 VERIZON 2 Monthly Utility Services	368.00	6-01-25-240-000-500 POL Contract Svcs	01/12/2026	
02/17/26	SAFETY	26-00048	WBMASON W.B. MASON CO, INC 2 INK TONER	425.86	6-01-27-330-000-300 BOH Office Services	259909049	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	SAFETY	26-00381	ZAPPIASC ZAPPIAS CUCINA AND BRICK OVEN 1 LUNCH MEDIATION	114.32	6-01-25-265-000-804 Fire Training & Seminars	15080,746	
			Total for Batch: SAFETY	84,224.61			
02/17/26	WORKS	26-00176	35SUMMIT 35 SUMMIT LLC 2 DPW SNOW MEALS	298.19	6-01-26-290-000-408 RRM Snow Removal Materials	32014	
02/17/26	WORKS	26-00288	ACCENT ACCENT PRINTING SOLUTIONS 1 SCHRAGER & WITTY BUSINESS CARD	196.80	5-01-20-165-000-201 Eng Supplies and Materials	502069	
02/17/26	WORKS	25-00294	ADAMSC50 ADAM SCHEPPE LANDSCAPING 27 rock salt	1,000.00	5-01-26-290-000-407 RRM Snow Removal Services	278985SNOW	
02/17/26	WORKS	25-00294	28 rock salt	9,530.00	T-03-56-286-000-089 Reserved for Snow Removal	278985SNOW	
			P.O. Total:	10,530.00			
02/17/26	WORKS	25-02022	ADRIATIC ADRIATIC RESTORATION CORP. 3 CAULK WINDOW CITY HALL	3,432.61	C-04-33-013-00A-290 3313A DCS City Hall Upgrades	12017	
02/17/26	WORKS	25-02022	4 CAULK WINDOW CITY HALL	18,907.39	C-04-33-049-00A-210 3349A DCS City Hall Upgrades	12017	
			P.O. Total:	22,340.00			
02/17/26	WORKS	26-00411	AKEQUIP A&K EQUIPMENT CO INC 1 25 gallon side mount steel	594.85	6-01-26-315-000-611 Garage RRM Vehicle Maintenance	70457	
02/17/26	WORKS	25-02155	ALLMAR50 ALLMARK DOOR COMPANY LLC 1 Compost building grge repair	859.00	5-01-26-307-000-402 Compost Station Maintenance	71278	
02/17/26	WORKS	26-00398	AMERIGAS AMERIGAS PROPANE LP 1 PROPANE- SITE 104304318 12/22	605.88	5-01-31-447-000-000 HEATING OIL	3184878457	
02/17/26	WORKS	26-00398	2 PROPANE- SITE 104304318 12/19	41.25	5-01-31-447-000-000 HEATING OIL	3184878457	
02/17/26	WORKS	26-00398	3 PROPANE- SITE 104304318 12/30	76.31	5-01-31-447-000-000 HEATING OIL	3185184005	
			P.O. Total:	723.44			
02/17/26	WORKS	26-00366	ARGENT50 ARGENT CONTRACTING CO INC 1 Repair broken water break MDA	540.47	6-01-26-306-000-402 TS Building Maintenance	93197305	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-02636	ASCE0050 ASCE 1 AARON SCHRAGER 2026 MEMBERSHIP	296.00	5-01-20-165-000-809 Eng Conferences Meetings and Training	1047271301	
02/17/26	WORKS	25-02621	ASFPM50 ASSOC OF STATE FLOODPLAIN 1 AARON SCHRAGER 2026 CFM RENEWL	130.00	5-01-32-465-000-806 CS Memberships	62419	
02/17/26	WORKS	26-00070	ATNORTH AT NORTHERN NEW JERSEY LLC 12 Engine repair	844.04	6-01-26-315-000-614 Garage RECYCLING Vehicle Maintenance	R31005297:01	
02/17/26	WORKS	26-00070	13 air dryer valve/brakes	508.28	6-01-26-315-000-613 Garage G&T Vehicle Maintenance	x312034845:01	
P.O. Total:				1,352.32			
02/17/26	WORKS	26-00144	BARNET BARNETT TOOL SUPPLY 1 Plow bolts	453.00	5-01-26-315-000-611 Garage RRM Vehicle Maintenance	23740	
02/17/26	WORKS	26-00160	BENHAM50 BENHAM'S SERVICE & GARAGE INC 1 Towing for 67	525.00	6-01-26-315-000-614 Garage RECYCLING Vehicle Maintenance	166879	
02/17/26	WORKS	26-00163	BENHAM50 BENHAM'S SERVICE & GARAGE INC 1 Towing for 64	700.00	6-01-26-315-000-613 Garage G&T Vehicle Maintenance	165069	
02/17/26	WORKS	26-00164	BENHAM50 BENHAM'S SERVICE & GARAGE INC 1 Towing serice for trk 16	375.00	6-01-26-315-000-611 Garage RRM Vehicle Maintenance	166893	
02/17/26	WORKS	26-00299	BOBCATNO BOBCAT OF NORTH JERSEY 1 BRISTLE POLY HD	704.52	5-01-26-315-000-611 Garage RRM Vehicle Maintenance	P18024	
02/17/26	WORKS	26-00299	2 BRISTLE FLAT	44.08	5-01-26-315-000-611 Garage RRM Vehicle Maintenance	P18024	
02/17/26	WORKS	26-00299	3 RATCHET BINDER	372.60	5-01-26-315-000-611 Garage RRM Vehicle Maintenance	P18024	
P.O. Total:				1,121.20			
02/17/26	WORKS	26-00455	BOBCATNO BOBCAT OF NORTH JERSEY 1 FUEL FILTER SKIDSTEER #17	102.54	6-01-26-315-000-601 Garage RRM Equipment Maintenance	P19107	
02/17/26	WORKS	25-00527	BOROU66 BOROUGH OF NEW PROVIDENCE 54 CHATHAM ALARM PUMP 3 MALFUNCTI	330.00	5-07-55-502-004-513 Sewer Operating Sewer Service	049-25	
02/17/26	WORKS	25-00527	55 CHATHAM SPIRAL TRAX INSTALLATI	450.00	5-07-55-502-004-513 Sewer Operating Sewer Service	050-25	
02/17/26	WORKS	25-00527	56 10/29 & 30 WET WEATHER HIGH FL	1,250.00	5-07-55-502-004-513 Sewer Operating Sewer Service	051-25	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00527	57 10/31 CONSTANTNE CLEAN & VACUU	1,000.00	Sewer Operating Sewer Service 5-07-55-502-004-513	052-25	
02/17/26	WORKS	25-00527	58 OCT 25 NJ ONE CALL MARKOUT REQ	630.00	Sewer Operating Sewer Service 5-07-55-502-004-513	053-25	
02/17/26	WORKS	25-00527	59 11/25 CHATHAM ALL CALL	660.00	Sewer Operating Sewer Service 5-07-55-502-004-513	054-25	
02/17/26	WORKS	25-00527	60 11/25 SPIRAL TRAX INSTALLATION	450.00	Sewer Operating Sewer Service 5-07-55-502-004-513	055-25	
02/17/26	WORKS	25-00527	61 11/25 NEW PUMP, VOLUTE, GASKET	1,500.00	Sewer Operating Sewer Service 5-07-55-502-004-513	056-25	
02/17/26	WORKS	25-00527	62 11/25 GLEN AVE STATION ALARM	1,072.50	Sewer Operating Sewer Service 5-07-55-502-004-513	057-25	
02/17/26	WORKS	25-00527	63 11/25 CONSTATNE CLEAN & VACUUM	1,000.00	Sewer Operating Sewer Service 5-07-55-502-004-513	058-25	
02/17/26	WORKS	25-00527	64 11/25 TOTAL MARK OUTS REQ	255.00	Sewer Operating Sewer Service 5-07-55-502-004-513	059-25	
02/17/26	WORKS	25-00527	65 4th QTR 25 TSTNG BACKFLOW DEVI	660.00	Sewer Operating Sewer Service 5-07-55-502-004-513	060-25	
02/17/26	WORKS	25-00527	66 DEC SNOW PLWNG, SHVLNG & SALT	750.00	Sewer Operating Sewer Service 5-07-55-502-004-513	061-25	
02/17/26	WORKS	25-00527	67 DEC RIVER RD PUMP 1 & 2 MAINT	450.00	Sewer Operating Sewer Service 5-07-55-502-004-513	063-25	
02/17/26	WORKS	25-00527	68 DEC WET WEATHER HIGH FLOWS	1,250.00	Sewer Operating Sewer Service 5-07-55-502-004-513	062-25	
02/17/26	WORKS	25-00527	69 DEC CLEAN AND VACUUM PUMP STAT	1,000.00	Sewer Operating Sewer Service 5-07-55-502-004-513	064-25	
02/17/26	WORKS	25-00527	70 DEC NJ ONE CALL MARKOUT REQ	90.00	Sewer Operating Sewer Service 5-07-55-502-004-513	065-25	
P.O. Total:				12,797.50			
02/17/26	WORKS	25-02320	BRIDGEST BRIDGESTONE HOSEPOWER LLC 1 female cam and shank	33.24	5-01-26-315-000-601 Garage RRM Equipment Maintenance	340326059	
02/17/26	WORKS	25-00534	BURGIS BURGIS ASSOCIATES, INC. 15 AH Round IV 10/25	4,621.25	T-19-56-800-000-001 Affordable Housing Trust Fund	47884	
02/17/26	WORKS	25-00534	16 Objection Response 10/25	1,975.00	T-19-56-800-000-001 Affordable Housing Trust Fund	47890	
02/17/26	WORKS	25-00534	17 Objection Response 10/25	547.50	T-19-56-800-000-001 Affordable Housing Trust Fund	47891	
02/17/26	WORKS	25-00534	18 AH Round IV 11/2025	1,092.50	T-19-56-800-000-001 Affordable Housing Trust Fund	48121	
02/17/26	WORKS	25-00534	19 Plan Mechanism Draft	435.00	T-19-56-800-000-001 Affordable Housing Trust Fund	48123	
02/17/26	WORKS	25-00534	20 Objection Response 11/25	72.50	T-19-56-800-000-001 Affordable Housing Trust Fund	48125	
02/17/26	WORKS	25-00534	21 Objection Response 11/25	1,667.50	T-19-56-800-000-001 Affordable Housing Trust Fund	48126	
02/17/26	WORKS	25-00534	22 Objection Response 11/25	543.75	T-19-56-800-000-001 Affordable Housing Trust Fund	48127	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
P.O. Total:					10,955.00	Affordable Housing Trust Fund	
02/17/26	WORKS	25-00541	BURGIS 70 8/14/2025 ZB-24-2276	362.50	T-03-56-286-000-084	47241	
02/17/26	WORKS	25-00541	BURGIS ASSOCIATES, INC. 71 8/14/2025 ZB-25-2285	145.00	Reserved for Zoning Board	Escrow Fees 47242	
02/17/26	WORKS	25-00541	72 8/14/2025 ZB-25-2298	108.75	T-03-56-286-000-084	47243	
02/17/26	WORKS	25-00541	73 8/14/2025 ZB-25-2297	108.75	T-03-56-286-000-084	47246	
02/17/26	WORKS	25-00541	74 8/14/2025 ZB-24-2237	1,425.00	T-03-56-286-000-084	47252	
02/17/26	WORKS	25-00541	75 8/14/2025 ZB-25-2290	398.75	T-03-56-286-000-084	47249	
02/17/26	WORKS	25-00541	76 8/14/2025 ZB-25-2289	362.50	T-03-56-286-000-084	47250	
02/17/26	WORKS	25-00541	77 8/14/2025 ZB-25-2293	145.00	T-03-56-286-000-084	47244	
02/17/26	WORKS	25-00541	78 8/14/2025 ZB-25-2291	145.00	T-03-56-286-000-084	47248	
02/17/26	WORKS	25-00541	79 8/14/2025 ZB-25-2295	253.75	T-03-56-286-000-084	47245	
02/17/26	WORKS	25-00541	80 9/8/2025 ZB-25-2295	637.50	T-03-56-286-000-084	47400	
02/17/26	WORKS	25-00541	81 9/8/2025 ZB-25-2291	112.50	T-03-56-286-000-084	47401	
02/17/26	WORKS	25-00541	82 9/8/2025 ZB-25-2287	108.75	T-03-56-286-000-084	47447	
02/17/26	WORKS	25-00541	83 9/8/2025 ZB-25-2304	145.00	T-03-56-286-000-084	47448	
02/17/26	WORKS	25-00541	84 9/8/2025 ZB-25-2301	145.00	T-03-56-286-000-084	47446	
02/17/26	WORKS	25-00541	85 9/8/2025 ZB-25-2306	108.75	T-03-56-286-000-084	47445	
02/17/26	WORKS	25-00541	86 9/8/2025 ZB-25-2293	262.50	T-03-56-286-000-084	47399	
02/17/26	WORKS	25-00541	87 9/8/2025 ZB-25-2296	108.75	T-03-56-286-000-084	47444	
02/17/26	WORKS	25-00541	88 9/8/2025 ZB-25-2308	72.50	T-03-56-286-000-084	47443	
02/17/26	WORKS	25-00541	89 9/8/2025 ZB-25-2286	145.00	T-03-56-286-000-084	47442	
02/17/26	WORKS	25-00541	90 9/8/2025 ZB-25-2302	72.50	T-03-56-286-000-084	47441	
02/17/26	WORKS	25-00541	91 9/8/2025 ZB-25-2305	36.25	T-03-56-286-000-084	47440	
02/17/26	WORKS	25-00541	92 9/8/2025 ZB-25-2307	72.50	T-03-56-286-000-084	47439	
02/17/26	WORKS	25-00541	93 10/6/2025 ZB-25-2292	187.50	T-03-56-286-000-084	47646	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00541	94 10/6/2025 ZB-25-2302	72.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47647		
02/17/26	WORKS	25-00541	95 10/6/2025 ZB-25-2309	72.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47648		
02/17/26	WORKS	25-00541	96 10/6/2025 ZB-25-2298	262.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47649		
02/17/26	WORKS	25-00541	97 10/6/2025 ZB-25-2304	72.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47651		
02/17/26	WORKS	25-00541	98 10/6/2025 ZB-25-2310	72.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47652		
02/17/26	WORKS	25-00541	99 10/6/2025 ZB-25-2313	72.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47653		
02/17/26	WORKS	25-00541	100 10/6/2025 ZB-25-2284	187.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47654		
02/17/26	WORKS	25-00541	101 10/6/2025 ZB-25-2301	262.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47655		
02/17/26	WORKS	25-00541	102 10/6/2025 ZB-25-2303	72.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47656		
02/17/26	WORKS	25-00541	103 10/6/2025 ZB-25-2312	72.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47680		
02/17/26	WORKS	25-00541	104 10/6/2025 ZB-25-2300	108.75	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47657		
02/17/26	WORKS	25-00541	105 10/6/2025 ZB-25-2287	187.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47658		
02/17/26	WORKS	25-00541	106 10/6/2025 ZB-24-2254	75.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47659		
02/17/26	WORKS	25-00541	107 10/6/2025 ZB-25-2297	187.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47660		
02/17/26	WORKS	25-00541	108 10/6/2025 ZB-25-2314	72.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47661		
02/17/26	WORKS	25-00541	109 10/6/2025 ZB-25-2294	371.25	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 47662		
P.O. Total:				7,892.50			
02/17/26	WORKS	25-00542	BURGIS BURGIS ASSOCIATES, INC. 40 8/14/2025 PB-25-278	265.83	T-03-56-286-000-085 47247		
02/17/26	WORKS	25-00542	41 8/14/2025 PB-24-274	217.50	Reserved for Planning Board Escrow Fees T-03-56-286-000-085 47253		
02/17/26	WORKS	25-00542	42 9/8/2025 PB-25-279	108.75	Reserved for Planning Board Escrow Fees T-03-56-286-000-085 47438		
02/17/26	WORKS	25-00542	43 10/6/2025 PB-25-279	36.25	Reserved for Planning Board Escrow Fees T-03-56-286-000-085 47645		
02/17/26	WORKS	25-00542	44 10/6/2025 PB-25-281	72.50	Reserved for Planning Board Escrow Fees T-03-56-286-000-085 47650		
02/17/26	WORKS	25-00542	45 11/13/2025 PB-25-279	181.25	Reserved for Planning Board Escrow Fees T-03-56-286-000-085 47864		
02/17/26	WORKS	25-00542	46 11/13/2025 PB-25-281	36.25	Reserved for Planning Board Escrow Fees T-03-56-286-000-085 47872		
02/17/26	WORKS	25-00542	47 11/13/2025 PB-25-282	145.00	Reserved for Planning Board Escrow Fees T-03-56-286-000-085 47880		

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00542	48 12/15/2025 PB-25-281	217.50	Reserved for Planning Board Escrow Fees T-03-56-286-000-085	48114	
			P.O. Total:	1,280.83	Reserved for Planning Board Escrow Fees		
02/17/26	WORKS	25-00299	BUY-WI50 BUY-WISE AUTO PARTS 290 BOE VEH'10 F250 MG87888	834.82	5-01-26-315-000-618 Garage GARAGE Vehicle Maintenance	10E4497	
02/17/26	WORKS	25-00299	291 BOE VEH'10 F250 MG87888	83.14	5-01-26-315-000-618 Garage GARAGE Vehicle Maintenance	10EN9735	
02/17/26	WORKS	25-00299	292 BOE VEH'10 F250 MG87888	160.98	5-01-26-315-000-618 Garage GARAGE Vehicle Maintenance	10EN9818	
02/17/26	WORKS	25-00299	293 PRONTO FULL SYNHETIC OIL GASKE	32.55	5-01-20-165-000-405 Eng Vehicle Maintenance	10FE7194	
			P.O. Total:	1,111.49			
02/17/26	WORKS	26-00077	CASINGSN CASINGS OF NEW JERSEY INC 2 Tires	537.25	6-01-26-308-000-201 Disposal Fees - Recycling Materials	102397	
02/17/26	WORKS	26-00266	CHATHA60 CHATHAM MAIN CONTRACTORS 3 1/28 & 1/29/26 SNOW HAULING	1,079.00	6-01-26-290-000-407 RRM Snow Removal Services	16337	
02/17/26	WORKS	26-00266	4 1/28 & 1/29/26 SNOW HAULING	6,721.00	T-03-56-286-000-089 Reserved for Snow Removal	16337	
			P.O. Total:	7,800.00			
02/17/26	WORKS	25-00304	CINTASCO CINTAS CORPORATION NO. 2 52 Mops, rags, mcr fbr, hnd sntzr	46.08	5-01-26-310-000-502 PB&G City Hall Maintenance Contracts	4254336599	
02/17/26	WORKS	26-00082	CINTASCO CINTAS CORPORATION NO. 2 2 Mops, rags, mcr fbr, hnd sntzr	46.08	6-01-26-310-000-502 PB&G City Hall Maintenance Contracts	4256570996	
02/17/26	WORKS	25-01761	CITYOF46 CITY OF SUMMIT OFF DUTY 2 OFF DUTY OFFCR 8 BALTUSROL PL	953.50	C-06-32-087-00A-028 3287A Priority Spot Repairs/Investigatio	6473	
02/17/26	WORKS	25-02241	CITYOF46 CITY OF SUMMIT OFF DUTY 2 10/25 OFF DUTY OFFICER IRIS RD	3,098.87	C-04-33-049-00F-210 3349F DCS Traffic Calming Measures	6383	
02/17/26	WORKS	25-02241	3 10/25 OFF DUTY OFFICER IRIS 1	1,525.60	C-04-33-049-00F-210 3349F DCS Traffic Calming Measures	6386	
			P.O. Total:	4,624.47			
02/17/26	WORKS	25-00543	COLLIERS COLLIERS ENGINEERING & DESIGN 107 8/4/2025 ZB-24-2261	517.50	T-03-56-286-000-084	1078337	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00543	108 8/4/2025 ZB-24-2253	300.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078346	
02/17/26	WORKS	25-00543	109 8/4/2025 ZB-25-2290	280.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078312	
02/17/26	WORKS	25-00543	110 8/4/2025 ZB-25-2285	70.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078309	
02/17/26	WORKS	25-00543	111 8/4/2025 ZB-25-2289	455.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078311	
02/17/26	WORKS	25-00543	112 8/4/2025 ZB-24-2276	140.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078315	
02/17/26	WORKS	25-00543	113 8/4/2025 ZB-25-2297	315.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078336	
02/17/26	WORKS	25-00543	114 8/4/2025 ZB-25-2293	622.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078313	
02/17/26	WORKS	25-00543	115 8/4/2025 ZB-25-2292	210.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078324	
02/17/26	WORKS	25-00543	116 8/4/2025 ZB-25-2295	210.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078314	
02/17/26	WORKS	25-00543	117 8/4/2025 ZB-25-2298	640.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078333	
02/17/26	WORKS	25-00543	118 8/4/2025 ZB-25-2291	600.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1078345	
02/17/26	WORKS	25-00543	119 8/4/2025 ZB-22-2159-I	330.00	Reserved for Zoning Board T-03-56-286-000-086	Escrow Fees 1078308	
02/17/26	WORKS	25-00543	120 8/26/2025 ZB-23-2189	832.50	Reserved for Engineering Inspection Fees T-03-56-286-000-084	1085481	
02/17/26	WORKS	25-00543	121 8/26/2025 ZB-24-2237	870.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085487	
02/17/26	WORKS	25-00543	122 8/26/2025 ZB-23-2192-2	70.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085467	
02/17/26	WORKS	25-00543	123 8/26/2025 ZB-24-2261	362.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085494	
02/17/26	WORKS	25-00543	124 8/26/2025 ZB-25-2287	645.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085478	
02/17/26	WORKS	25-00543	125 8/26/2025 ZB-25-2293	350.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085472	
02/17/26	WORKS	25-00543	126 8/26/2025 ZB-25-2295	140.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085473	
02/17/26	WORKS	25-00543	127 8/26/2025 ZB-25-2296	435.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085496	
02/17/26	WORKS	25-00543	128 8/26/2025 ZB-25-2301	735.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085469	
02/17/26	WORKS	25-00543	129 8/26/2025 ZB-25-2304	577.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085484	
02/17/26	WORKS	25-00543	130 8/26/2025 ZB-25-2306	365.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1085488	
02/17/26	WORKS	25-00543	131 8/26/2025 ZB-22-2159-I	135.00	Reserved for Zoning Board T-03-56-286-000-086	Escrow Fees 1085470	
02/17/26	WORKS	25-00543	132 9/30/2025 ZB-23-2189	627.50	Reserved for Engineering Inspection Fees T-03-56-286-000-084	1098159	
02/17/26	WORKS	25-00543	133 9/30/2025 ZB-24-2234	1,780.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098177	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00543	134 9/30/2025 ZB-24-2261	105.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098179	
02/17/26	WORKS	25-00543	135 9/30/2025 ZB-24-2256	105.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098174	
02/17/26	WORKS	25-00543	136 9/30/2025 ZB-24-2254	87.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098154	
02/17/26	WORKS	25-00543	137 9/30/2025 ZB-25-2284	140.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098180	
02/17/26	WORKS	25-00543	138 9/30/2025 ZB-25-2287	280.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098157	
02/17/26	WORKS	25-00543	139 9/30/2025 ZB-25-2297	297.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098178	
02/17/26	WORKS	25-00543	140 9/30/2025 ZB-25-2292	70.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098162	
02/17/26	WORKS	25-00543	141 9/30/2025 ZB-25-2298	297.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098176	
02/17/26	WORKS	25-00543	142 9/30/2025 ZB-25-2301	472.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098145	
02/17/26	WORKS	25-00543	143 9/30/2025 ZB-25-2304	175.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098164	
02/17/26	WORKS	25-00543	144 9/30/2025 ZB-25-2306	315.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098169	
02/17/26	WORKS	25-00543	145 9/30/2025 ZB-25-2299	432.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098150	
02/17/26	WORKS	25-00543	146 9/30/2025 ZB-25-2300	367.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098155	
02/17/26	WORKS	25-00543	147 9/30/2025 ZB-25-2307	675.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098185	
02/17/26	WORKS	25-00543	148 9/30/2025 ZB-25-2308	675.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098168	
02/17/26	WORKS	25-00543	149 9/30/2025 ZB-25-2294	830.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098183	
02/17/26	WORKS	25-00543	150 9/30/2025 ZB-25-2310	530.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098161	
02/17/26	WORKS	25-00543	151 9/30/2025 ZB-25-2309	512.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098166	
02/17/26	WORKS	25-00543	152 9/30/2025 ZB-25-2312	512.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098175	
02/17/26	WORKS	25-00543	153 9/30/2025 ZB-25-2303	460.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1098143	
02/17/26	WORKS	25-00543	154 9/30/2025 ZB-23-2224	305.00	Reserved for Zoning Board T-03-56-286-000-086	Escrow Fees 1098148	
02/17/26	WORKS	25-00543	155 10/30/2025 ZB-22-2159	270.00	Reserved for Engineering Inspection Fees T-03-56-286-000-084	1108825	
02/17/26	WORKS	25-00543	156 10/30/2025 ZB-23-2189	217.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1108826	
02/17/26	WORKS	25-00543	157 10/30/2025 ZB-24-2237	630.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1108828	
02/17/26	WORKS	25-00543	158 10/30/2025 ZB-24-2261	790.00	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1108829	
02/17/26	WORKS	25-00543	159 10/30/2025 ZB-24-2256	387.50	Reserved for Zoning Board T-03-56-286-000-084	Escrow Fees 1108830	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00543	160 10/30/2025 ZB-24-2291	350.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108831		
02/17/26	WORKS	25-00543	161 10/30/2025 ZB-25-2307	245.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108832		
02/17/26	WORKS	25-00543	162 10/30/2025 ZB-25-2308	175.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108833		
02/17/26	WORKS	25-00543	163 10/30/2025 ZB-25-2310	245.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108834		
02/17/26	WORKS	25-00543	164 10/30/2025 ZB-25-2309	245.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108835		
02/17/26	WORKS	25-00543	165 10/30/2025 ZB-25-2312	515.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108836		
02/17/26	WORKS	25-00543	166 10/30/2025 ZB-25-2303	515.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108837		
02/17/26	WORKS	25-00543	167 10/30/2025 ZB-25-2305	400.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108838		
02/17/26	WORKS	25-00543	168 10/30/2025 ZB-25-2314	382.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108839		
02/17/26	WORKS	25-00543	169 10/30/2025 ZB-25-2315	660.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108840		
02/17/26	WORKS	25-00543	170 10/30/2025 ZB-25-2286	660.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1108841		
02/17/26	WORKS	25-00543	171 10/30/2025 ZB-23-2224	607.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-086 1108827		
02/17/26	WORKS	25-00543	172 11/26/2025 ZB-22-2159	227.50	Reserved for Engineering Inspection Fees T-03-56-286-000-084 1118477		
02/17/26	WORKS	25-00543	173 11/26/2025 ZB-24-2234	575.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118479		
02/17/26	WORKS	25-00543	174 11/26/2025 ZB-24-2261	357.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118480		
02/17/26	WORKS	25-00543	175 11/26/2025 ZB-25-2287	140.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118481		
02/17/26	WORKS	25-00543	176 11/26/2025 ZB-25-2296	350.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118482		
02/17/26	WORKS	25-00543	177 11/26/2025 ZB-25-2304	70.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118483		
02/17/26	WORKS	25-00543	178 11/26/2025 ZB-25-2306	350.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118484		
02/17/26	WORKS	25-00543	179 11/26/2025 ZB-25-2299	157.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118485		
02/17/26	WORKS	25-00543	180 11/26/2025 ZB-25-2300	157.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118486		
02/17/26	WORKS	25-00543	181 11/26/2025 ZB-25-2307	280.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118487		
02/17/26	WORKS	25-00543	182 11/26/2025 ZB-25-2310	367.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118488		
02/17/26	WORKS	25-00543	183 11/26/2025 ZB-25-2309	280.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118489		
02/17/26	WORKS	25-00543	184 11/26/2025 ZB-25-2312	157.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118490		
02/17/26	WORKS	25-00543	185 11/26/2025 ZB-25-2303	630.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118491		

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00543 186	11/26/2025 ZB-25-2305	175.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118492		
02/17/26	WORKS	25-00543 187	11/26/2025 ZB-25-2314	175.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118493		
02/17/26	WORKS	25-00543 188	11/26/2025 ZB-25-2315	245.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118494		
02/17/26	WORKS	25-00543 189	11/26/2025 ZB-25-2286	315.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118495		
02/17/26	WORKS	25-00543 190	11/26/2025 ZB-25-2313	432.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118496		
02/17/26	WORKS	25-00543 191	11/26/2025 ZB-25-2311	365.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118497		
02/17/26	WORKS	25-00543 192	11/26/2025 ZB-25-2282	485.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1118498		
02/17/26	WORKS	25-00543 193	11/26/2025 ZB-23-2224	247.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-086 1118478		
02/17/26	WORKS	25-00543 194	12/23/2025 ZB-22-2159	140.00	Reserved for Engineering Inspection Fees T-03-56-286-000-084 1127961		
02/17/26	WORKS	25-00543 195	12/23/2025 ZB-23-2224	182.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127963		
02/17/26	WORKS	25-00543 196	12/23/2025 ZB-24-2234	775.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127964		
02/17/26	WORKS	25-00543 197	12/23/2025 ZB-25-2278	280.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127965		
02/17/26	WORKS	25-00543 198	12/23/2025 ZB-25-2296	465.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127966		
02/17/26	WORKS	25-00543 199	12/23/2025 ZB-25-2300	465.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127967		
02/17/26	WORKS	25-00543 200	12/23/2025 ZB-25-2294	852.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127968		
02/17/26	WORKS	25-00543 201	12/23/2025 ZB-25-2305	210.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127969		
02/17/26	WORKS	25-00543 202	12/23/2025 ZB-25-2314	280.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127970		
02/17/26	WORKS	25-00543 203	12/23/2025 ZB-25-2315	250.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127971		
02/17/26	WORKS	25-00543 204	12/23/2025 ZB-25-2302	662.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127972		
02/17/26	WORKS	25-00543 205	12/23/2025 ZB-25-2313	315.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127973		
02/17/26	WORKS	25-00543 206	12/23/2025 ZB-25-2311	315.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127974		
02/17/26	WORKS	25-00543 207	12/23/2025 ZB-25-2282	315.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127975		
02/17/26	WORKS	25-00543 208	12/23/2025 TRC-25-01/26-2324	777.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084 1127976		
02/17/26	WORKS	25-00543 209	12/23/2025 ZB-23-2189	682.50	Reserved for Zoning Board Escrow Fees T-03-56-286-000-086 1127962		
P.O. Total:				41,062.50	Reserved for Engineering Inspection Fees		

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-02491	COMPLETE COMPLETE AUTO REPORTS 2 SOFTWARE REPAIRD MAINT DPW BOE	3,500.00	5-01-26-315-000-702 Garage Fleet Maintenance Software	179	
02/17/26	WORKS	26-00083	COMPLETE COMPLETE AUTO REPORTS 3 IDENTIFIX REPAIR INFORMATION	3,100.00	6-01-26-315-000-702 Garage Fleet Maintenance Software	176	
02/17/26	WORKS	26-00371	COOPEREL COOPER ELECTRIC SUPPLY CO 1 40W LED LIGHTS	661.80	5-01-26-306-000-202 TS Supplies and Materials	s060720396.001	
02/17/26	WORKS	25-02438	CORRPROD CORROSION PRODUCTS INC 2 MECH SPLIT SEAL PMP#2 CONSTNTN	6,197.24	C-06-33-050-00A-028 3350A Pump Station - Constantine Road	30752134	
02/17/26	WORKS	25-02438	3 FREIGHT CHARGES	18.44	C-06-33-050-00A-028 3350A Pump Station - Constantine Road	30752134	
P.O. Total:				6,215.68			
02/17/26	WORKS	25-00404	CPENGINE CP ENGINEERS LLC 9 SANITARY SERVICES THRU 10/25	14,917.50	5-07-55-502-004-500 Sewer Operating Contract Services	16664	
02/17/26	WORKS	25-00404	10 SANITARY SERVICES THRU 11/25	10,618.75	5-07-55-502-004-500 Sewer Operating Contract Services	16831	
02/17/26	WORKS	25-00404	11 SANITARY SERVICES THRU 12/31	11,797.50	5-07-55-502-004-500 Sewer Operating Contract Services	16983	
P.O. Total:				37,333.75			
02/17/26	WORKS	25-01596	CPENGINE CP ENGINEERS LLC 7 12/31/25 ORCHARD ST IMPROVMNT	627.63	C-04-33-013-00F-115 3313F DCS Orchard Street	16962	
02/17/26	WORKS	25-01860	CPENGINE CP ENGINEERS LLC 2 PROPERTY MAINTCE ORDINCE 8/25	3,112.50	C-04-33-013-00E-120 3313E DCS Stormwater Requirements	16306	
02/17/26	WORKS	25-01860	3 PROPTY MAINTCE ORDINACE 12/25	1,755.00	C-04-33-013-00E-120 3313E DCS Stormwater Requirements	16835	
P.O. Total:				4,867.50			
02/17/26	WORKS	25-01861	CPENGINE CP ENGINEERS LLC 6 12/31/25 ARGYLE CT SEWER INVES	3,870.00	C-06-33-014-00A-036 3314A Spot Repairs	16961	
02/17/26	WORKS	25-00305	CUSTOM25 CUSTOM BANDAG INC 46 tires/rims truck 27	1,807.84	5-01-26-315-000-611 Garage RRM Vehicle Maintenance	60245832	
02/17/26	WORKS	25-00540	DAVISON DAVISON EASTMAN MUNOZ PAONE PA 116 12/8/2025 ZB-24-2254	60.00	T-03-56-286-000-084	435795	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00540	117 12/8/2025 ZB-25-2291	75.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084	435796	
02/17/26	WORKS	25-00540	118 12/8/2025 ZB-25-2304	130.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084	435798	
02/17/26	WORKS	25-00540	119 12/8/2025 ZB-25-2300	130.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084	435799	
02/17/26	WORKS	25-00540	120 12/8/2025 ZB-25-2299	158.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084	435800	
02/17/26	WORKS	25-00540	121 12/8/2025 ZB-25-2307	255.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084	435801	
02/17/26	WORKS	25-00540	122 12/8/2025 ZB-25-2309	255.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084	435802	
02/17/26	WORKS	25-00540	123 12/8/2025 ZB-25-2296	240.00	Reserved for Zoning Board Escrow Fees T-03-56-286-000-084	435803	
P.O. Total:				1,303.00			
02/17/26	WORKS	25-02630	DLTSOL50 DLT SOLUTIONS LLC 1 MICROCAD PRODUCTIVITY SUITE	1,196.00	5-01-20-165-000-504 Eng GIS CAD Software licenses	SI21734	
02/17/26	WORKS	25-02630	2 ARCHITECTURE ENGRN SUBSCRIPTIO	2,691.52	5-01-20-165-000-504 Eng GIS CAD Software licenses	SI21734	
P.O. Total:				3,887.52			
02/17/26	WORKS	25-02532	EQUIPTec BOBCAT OF CENTRAL JERSEY 2 MACHINE BUCKET AND FORK ATTCHM	6,195.42	C-06-33-014-00B-010 3314B Mini Excavator	011954	
02/17/26	WORKS	26-00339	EQUIPTec BOBCAT OF CENTRAL JERSEY 1 CUTTING BLADE	423.39	C-06-33-014-00B-010 3314B Mini Excavator	P18482	
02/17/26	WORKS	26-00340	EQUIPTec BOBCAT OF CENTRAL JERSEY 1 DOOR LATCH FOR SKIDSTEER #17	202.75	6-01-26-315-000-601 Garage RRM Equipment Maintenance	P18483	
02/17/26	WORKS	26-00433	EQUIPTec BOBCAT OF CENTRAL JERSEY 1 SNOW THROWER PISTONS	643.66	6-01-26-315-000-609 Garage RPST Equipment Maintenance	P19022	
02/17/26	WORKS	25-00356	FANWOO50 FANWOOD STONE CO 19 Quarry process	348.82	C-04-32-057-00B-320 3257B DCS Purchase of Log Splitter/Mill	06071660	
02/17/26	WORKS	25-00356	20 Quarry process	191.25	C-04-32-057-00B-320 3257B DCS Purchase of Log Splitter/Mill	06071888	
02/17/26	WORKS	25-00356	21 Quarry process	308.85	C-04-32-057-00B-320 3257B DCS Purchase of Log Splitter/Mill	06071888	
02/17/26	WORKS	25-00356	22 3'4" STONE	425.41	C-04-32-057-00B-320 3257B DCS Purchase of Log Splitter/Mill	06071660	
02/17/26	WORKS	25-00356	23 QUARRY PROCESS	273.00	C-04-32-057-00B-320 3257B DCS Purchase of Log Splitter/Mill	06071660	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00356	24 QUARRY PROCESS	163.50	3257B DCS Purchase of Log Splitter/Mill C-04-32-057-00B-320	06071660	
02/17/26	WORKS	25-00356	25 QUARRY PROCESS	168.90	3257B DCS Purchase of Log Splitter/Mill C-04-32-057-00B-320	06071660	
P.O. Total:				1,879.73	3257B DCS Purchase of Log Splitter/Mill		
02/17/26	WORKS	25-00308	FLOORMAT FLOORMAT MANAGEMENT, INC 25 Monthly floor mat serv	292.00	5-01-26-310-000-503 PB&G Community Center Mntn Contracts	13215	
02/17/26	WORKS	26-00286	FSTIRE F&S TIRE CORP INC 1 Front end alignment	200.00	6-01-26-315-000-611 Garage RRM Vehicle Maintenance	670653	
02/17/26	WORKS	26-00233	GABHHMCK GABRIELLI TRUCK SALES-HH MACK 1 Wiper switch truck #85	133.14	6-01-26-315-000-616 Garage COMPOST Vehicle Maintenance	94879GP	
02/17/26	WORKS	25-00525	GIORDANO GIORDANO COMPANY INC 118 container serv, city prprties	3,492.30	5-01-26-308-000-201 Disposal Fees - Recycling Materials	88121	
02/17/26	WORKS	25-00525	119 container serv, city prprties	4,917.15	5-01-26-308-000-201 Disposal Fees - Recycling Materials	88333	
P.O. Total:				8,409.45			
02/17/26	WORKS	25-02319	GRAING60 GRAINGER INDUSTRIAL SUPPLY 6 NUNO MATIAS ATHLETIC SHOE	109.93	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	9736578882	
02/17/26	WORKS	25-02319	7 WORK BOOT BROWN 7 1/2 4128G94	83.30	5-07-55-502-004-801 Sewer Operating Clothing Purchase/Clean	9742866016	
02/17/26	WORKS	25-02319	8 PAT PRIORE SAFETY BOOTS	152.31	5-07-55-502-004-801 Sewer Operating Clothing Purchase/Clean	9747751585	
02/17/26	WORKS	25-02319	9 6 INCH WORK BOOT MEN 11 TAN PR	189.86	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	9764888732	
P.O. Total:				535.40			
02/17/26	WORKS	26-00156	GRAING60 GRAINGER INDUSTRIAL SUPPLY 1 Hot surface ignitor/burner fan	251.53	6-01-26-310-000-411 PB&G Repairs - 41 Chatham Rd City Garage	9759103501	
02/17/26	WORKS	26-00230	GREENBUC GREEN BUCKET COMPOST LLC 2 JAN 31 - FEB 28 FOOD COMPOST	699.07	6-01-26-308-000-202 Disposal Fees - Vegetative Waste	A85D7E9D-0045	
02/17/26	WORKS	26-00162	HANOVE66 HANOVER SUPPLY CO INC 1 Zoeller sump pump/cplng/adptr	219.28	6-01-26-310-000-419 PB&G Repairs - 5 Myrtle Ave Cornog Bldg	w3106253	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	26-00284	HANOVE66 HANOVER SUPPLY CO INC 1 Sloan electronic closet	173.22	6-01-26-310-000-418 PB&G Repairs - 100 Morris Ave Comm Cntr	w3098484	
02/17/26	WORKS	26-00373	HOLMNURS HOLMDEL NURSERIES LLC 1 LOG SPLITTER 6 WAY WEDGE	750.00	C-04-32-057-00B-320 3257B DCS Purchase of Log Splitter/Mill	OCT 16	
02/17/26	WORKS	26-00373	2 FREIGHT	100.00	C-04-32-057-00B-320 3257B DCS Purchase of Log Splitter/Mill	OCT 16	
P.O. Total:				850.00			
02/17/26	WORKS	26-00121	HOMEDE33 HOME DEPOT CREDITSVCS (DCS&FD) 19 Yates driver loop	261.65	6-01-26-310-000-412 PB&G Repairs - 512 Springfield City Hall	9943527	
02/17/26	WORKS	26-00121	20 Honeywell thermostat	28.98	6-01-26-306-000-402 TS Building Maintenance	42856	
P.O. Total:				290.63			
02/17/26	WORKS	26-00101	INTERSTA INTERSTATE WASTE SERVICES OF 2 Monthly Recycling (Dec)	70,066.67	6-01-26-305-001-512 Recycling Curbside Collection	179308	
02/17/26	WORKS	26-00382	JCPL0050 JCP&L 2 100005626567 CONSTANTINE PUMP	7,196.15	6-07-55-502-004-601 Sewer Operating Pumps Electricity	98811126652	
02/17/26	WORKS	26-00489	JCPL0050 JCP&L 2 100 151 649 934 41 CHATHAM RD	86.49	6-07-55-502-004-601 Sewer Operating Pumps Electricity	95837361293	
02/17/26	WORKS	26-00498	JCPL0050 JCP&L 2 100004835532 NEW PROV AVE SWR	2,324.50	6-07-55-502-004-601 Sewer Operating Pumps Electricity	95269105739	
02/17/26	WORKS	25-01969	KNOXC050 KNOX COMPANY 2 BIKE SHELTER KNOX BOX	535.00	C-04-32-042-00F-140 3242F DCS Pedestrian Safety Imp Project	INV-KA-447122	
02/17/26	WORKS	26-00356	LOWESCOM LOWE'S HOME CENTERS, LLC 1 roads and maint materials	1,056.94	5-01-26-310-000-205 PB&G Tools	99110-PJAXDM	
02/17/26	WORKS	25-02322	MCNERNEY MCNERNEY & ASSOCIATES, INC. 1 PINE GROVE EASEMENT APPRAISAL	6,000.00	C-04-33-013-00F-150 3313F DCS Public Works Paving Program	2025-1138	
02/17/26	WORKS	26-00232	MORRISME MORRIS PLAINS METALS INC 2 Sheet metal for 68	388.47	6-01-26-315-000-613 Garage G&T Vehicle Maintenance	1028425	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00334	MORTONSA MORTON SALT INC 11 rock salt	9,177.28	T-03-56-286-000-089 Reserved for Snow Removal	5403922783	
02/17/26	WORKS	25-02264	MORTONSA MORTON SALT INC 3 salt	9,329.00	5-01-26-290-000-408 RRM Snow Removal Materials	5403937973	
02/17/26	WORKS	25-02264	4 salt	4,649.06	T-03-56-286-000-089 Reserved for Snow Removal	5403937973	
02/17/26	WORKS	25-02264	5 salt	1,975.75	T-03-56-286-000-089 Reserved for Snow Removal	5403942287	
P.O. Total:				15,953.81			
02/17/26	WORKS	26-00138	MORTONSA MORTON SALT INC 3 rock salt	17,752.35	6-01-26-290-000-408 RRM Snow Removal Materials	5404015806	
02/17/26	WORKS	26-00138	4 rock salt	4,247.65	6-01-26-290-000-408 RRM Snow Removal Materials	5404006022	
02/17/26	WORKS	26-00138	5 rock salt	1,548.72	T-03-56-286-000-089 Reserved for Snow Removal	5404006022	
02/17/26	WORKS	26-00138	6 rock salt	15,467.77	T-03-56-286-000-089 Reserved for Snow Removal	5404007364	
P.O. Total:				39,016.49			
02/17/26	WORKS	25-00769	MOTTMACD MOTT MACDONALD LLC 9 FIRE HEADQUARTERS UST	721.20	C-04-33-013-00A-270 3313A DCS Decommission Old FHQ Fuel Tank	507522621	
02/17/26	WORKS	25-00315	NATIONFU NATIONAL FUEL OIL INC 20 Plus gasoline	2,844.41	5-01-31-460-000-000 GASOLINE	109874	
02/17/26	WORKS	25-00315	21 Plus gasoline	3,421.81	5-01-31-460-000-000 GASOLINE	109142	
P.O. Total:				6,266.22			
02/17/26	WORKS	25-00316	NATIONFU NATIONAL FUEL OIL INC 34 ULSD dyed winter blend	504.74	5-01-31-461-000-000 DIESEL FUEL	109390	
02/17/26	WORKS	25-00316	35 ulsd dyed winter blend	3,197.46	5-01-31-461-000-000 DIESEL FUEL	109144	
P.O. Total:				3,702.20			
02/17/26	WORKS	26-00140	NATIONFU NATIONAL FUEL OIL INC 2 ulsd dyed winter blend	3,072.79	6-01-31-461-000-000 DIESEL FUEL	109879	
02/17/26	WORKS	26-00140	3 ulsd dyed winter blend	2,557.51	6-01-31-461-000-000 DIESEL FUEL	110658	
P.O. Total:				5,630.30			

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	26-00141	NATIONFU NATIONAL FUEL OIL INC 2 plus gasoline	3,058.50	6-01-31-460-000-000 GASOLINE	110646	
02/17/26	WORKS	25-00535	NEGLIA50 NEGLIA GROUP 8 Planner Services 7-8/25	4,940.00	5-01-21-180-000-510 MLU Planner Services	2504210	
02/17/26	WORKS	25-00535	9 Planner Services 9/25	6,240.00	5-01-21-180-000-510 MLU Planner Services	2504859	
02/17/26	WORKS	25-00535	10 Planner Services 10/25	2,730.00	5-01-21-180-000-510 MLU Planner Services	2505211	
P.O. Total:				13,910.00			
02/17/26	WORKS	25-02228	NEGLIA50 NEGLIA GROUP 2 CONSULT SRVC ENGINEER OCT NOV	8,400.00	5-01-20-165-000-503 Eng Engineer Contract	2506069	
02/17/26	WORKS	25-02228	3 CONSULT SRVC ENGINEER NOV DEC	8,600.00	5-01-20-165-000-503 Eng Engineer Contract	2506572	
P.O. Total:				17,000.00			
02/17/26	WORKS	26-00469	NJ-AME50 NJ-AMERICAN WATER CO. 2 1018-210025811013 3 Constantin	64.97	6-07-55-502-004-605 Sewer Operating Water	02/04/2026	
02/17/26	WORKS	26-00391	NJSHADET NJ SHADE TREE FEDERATION 1 2026 GROUP MEMBERSHIP	150.00	6-01-32-465-000-812 CS Licenses and Certifications	M2026-051	
02/17/26	WORKS	25-02603	NJWELDSA NJ WELDS ALL LLC 2 TRAILER #81 REPAIRS	18,192.00	C-04-33-049-00B-320 3349B DCS Trash Transfer Trailer	10754	
02/17/26	WORKS	25-02338	OSASSOC O&S ASSOCIATES INC 2 TIER -STRUCTURAL EVALUATION	39,000.00	C-08-33-051-000-200 3351 Tier Garage Rehab Project	01-2025-12-059	
02/17/26	WORKS	25-00524	PAULSELE PAULS ELECTRONIC MAINTNC INC 4 QRTLY SRVCS 12/31/25 GENERATOR	1,888.37	5-01-26-310-000-506 DCS Generator Contracts	201379	
02/17/26	WORKS	23-02100	PENNONIA PENNONI ASSOCIATES INC 14 RIDGDALE COLONIAL IMPROV 12/31	285.00	C-06-32-087-00A-012 3287A Sewer Replacement	1307557	
02/17/26	WORKS	26-00361	QUIKTEKS QUIKTEKS LLC 3 ENG DEL PRO MAX 16" LAPTOP	6,098.00	C-06-31-094-00C-010 3194C Sewer SCADA Monitors Office Update	41749	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	26-00146	REDICARE REDICARE LLC 3 FIRST AID TS 1/26/26 - 2/25/26	87.50	6-01-26-306-000-202 TS Supplies and Materials	4201847	
02/17/26	WORKS	26-00146	4 FIRST AID GARAG 1/26 - 2/25/26	218.75	6-01-26-315-000-210 Garage First Aid supplies	4201846	
P.O. Total:				306.25			
02/17/26	WORKS	25-02125	REDWING RED WING BRANDS OF AMERICA INC 4 KIROLOS SALAMA	183.99	5-01-20-165-000-201 Eng Supplies and Materials	059ST1-2916437	
02/17/26	WORKS	25-02125	5 AARON SCHRAGER	183.99	5-01-20-165-000-201 Eng Supplies and Materials	059ST1-2916379	
02/17/26	WORKS	25-02125	6 LUIS RODRIGUEZ	300.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-121025	
02/17/26	WORKS	25-02125	7 RONALD ROCS	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	873ST1-2886020	
02/17/26	WORKS	25-02125	8 LEONEL CRUZ	300.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792ST1-2960625	
02/17/26	WORKS	25-02125	9 PETE PARADISE	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792ST1-2950678	
02/17/26	WORKS	25-02125	10 ADAM KITCHENS	193.19	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD10	
02/17/26	WORKS	25-02125	11 BOB PHILLIPS	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD15	
02/17/26	WORKS	25-02125	12 KRZYSZTOF NIEJADLIK	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD13	
02/17/26	WORKS	25-02125	13 JOHN DASTI	179.39	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD04	
02/17/26	WORKS	25-02125	14 SAL PIETRANTUONO	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD17	
02/17/26	WORKS	25-02125	15 ARNOLD PAZ	300.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD14	
02/17/26	WORKS	25-02125	16 ERNESTO DIAZ	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD06	
02/17/26	WORKS	25-02125	17 LUIS BARAJAS	300.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD02	
02/17/26	WORKS	25-02125	18 JOHN RICHARDONE	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD19	
02/17/26	WORKS	25-02125	19 MANNY REBELO	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD18	
02/17/26	WORKS	25-02125	20 LEO GOBBI	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD08	
02/17/26	WORKS	25-02125	21 DERVIN RODRIGUEZ	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD20	
02/17/26	WORKS	25-02125	22 ALBERT CARRANZA GRANDOS	300.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD03	
02/17/26	WORKS	25-02125	23 ALBERT MARTIN	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD11	
02/17/26	WORKS	25-02125	24 JAMES DAVIS	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD05	
02/17/26	WORKS	25-02125	25 MARYROSE PIANA	200.00	5-01-26-315-000-801 Garage Clothing Purchase/Cleaning	792-99-25SUMD16	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-02125	26 RUSSELL SHAFFERY	200.00	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	792-99-25SUMD21	
02/17/26	WORKS	25-02125	27 JACK KELLY	200.00	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	792-99-25SUMD09	
02/17/26	WORKS	25-02125	28 EDWYN ACOSTA	200.00	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	873ST1-2832173	
02/17/26	WORKS	25-02125	29 MICHAEL CAPUTO	151.79	Garage Clothing Purchase/Cleaning 5-07-55-502-004-801	792-99-25SUMD24	
02/17/26	WORKS	25-02125	30 BILL MCDERMOTT	200.00	Sewer Operating Clothing Purchase/Clean 5-07-55-502-004-801	792-99-25SUMD12	
02/17/26	WORKS	25-02125	31 SUELING VELEZ	200.00	Sewer Operating Clothing Purchase/Clean 5-07-55-502-004-801	792-99-25SUMD23	
02/17/26	WORKS	25-02125	32 THOMAS DEBIASSE 792ST1-3487553	262.19	Sewer Operating Clothing Purchase/Clean 5-01-26-315-000-801	792ST1-3487553	
02/17/26	WORKS	25-02125	33 JOSE MARTINEZ 792ST1-3215237	179.39	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	792ST1-3215237	
02/17/26	WORKS	25-02125	34 JORGE REYES 792ST1-3165216	200.00	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	792ST1-3165216	
02/17/26	WORKS	25-02125	35 RON KULIK 873ST1-3138801	179.39	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	873ST1-3138801	
02/17/26	WORKS	25-02125	36 DARREN CALLEO 873ST1-3136556	106.45	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	873ST1-3136556	
02/17/26	WORKS	25-02125	37 JULIAN ARIAS 792ST1-3088977	211.59	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	792ST1-3088977	
02/17/26	WORKS	25-02125	38 MATT BALDWIN 792ST1-3131546	252.99	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	792ST1-3131546	
02/17/26	WORKS	25-02125	39 TOM GERITY 792ST1-3125250	183.99	Garage Clothing Purchase/Cleaning 5-01-26-315-000-801	792ST1-3125250	
02/17/26	WORKS	25-02125	40 873ST1-3136556	93.55	Garage Clothing Purchase/Cleaning 5-07-55-502-004-801	873ST1-3136556	
02/17/26	WORKS	25-02125	41 792ST1-3076968	298.99	Sewer Operating Clothing Purchase/Clean 5-07-55-502-004-801	792ST1-3076968	
P.O. Total:				7,960.88			
REMGTO REMINGTON & VERNICK ENGINEERS							
02/17/26	WORKS	24-02297	14 DEC PH 1&2 SWR PIPES/ENG DESGN	540.00	C-06-33-014-00A-012	2018T010-12	
02/17/26	WORKS	24-02297	15 NOV PH 1&2 SWR PIPES/ENG DESGN	180.00	3314A Woodmere Dr Sewer Replacement C-06-33-014-00A-012	2018T010-11	
P.O. Total:				720.00			
REMGTO REMINGTON & VERNICK ENGINEERS							
02/17/26	WORKS	25-02297	2 DEC SALT BRK STABILIZATN PROJ	3,187.50	C-04-33-049-00E-120	2018T015-2	
02/17/26	WORKS	25-02297	3 NOV SALT BRK STABILIZATN PROF	2,210.00	3349E DCS Salt Brook Stabilization C-04-33-049-00E-120	2018T015-1	
P.O. Total:				5,397.50			

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-02298	REMINGTO REMINGTON & VERNICK ENGINEERS 2 DEC ENG DSGN SRV LRRRAINE/SHRMN	3,262.50	C-06-33-014-00A-016 3314A Lorraine Rd/P1 & Sherman Ave	2018T009-13	
02/17/26	WORKS	25-02298	3 NOV ENG DSGN SRV LRRRAINE/SHRMN	4,020.00	C-06-33-014-00A-016 3314A Lorraine Rd/P1 & Sherman Ave	2018T009-12	
			P.O. Total:	7,282.50			
02/17/26	WORKS	26-00377	ROGERSKE ROGERS, KEVIN 1 SNOW OT DINNER REIMBURSEMENT	12.00	6-01-26-300-000-201 PW Supplies	REIMBURSEMENT	
02/17/26	WORKS	26-00008	SALAMAK SALAMA, KIROLOS 1 USPS REIMBURSEMENT 12/30/25	10.25	5-01-20-165-000-201 Eng Supplies and Materials	REIMBURSEMENT	
02/17/26	WORKS	26-00370	SALAMAK SALAMA, KIROLOS 1 USPS POSTAL REIMBURSEMENT	11.35	6-01-20-165-000-201 Eng Supplies and Materials	REIMBURSEMENT	
02/17/26	WORKS	25-02314	SANITA50 SANITATION EQUIPMENT CORP 1 SPLIT BODY	2,441.23	5-01-26-315-000-613 Garage G&T Vehicle Maintenance	BLANKET CONTROL	
02/17/26	WORKS	26-00338	SANITA50 SANITATION EQUIPMENT CORP 1 CYL PIVOT - REPLACES 203062	267.62	6-01-26-315-000-613 Garage G&T Vehicle Maintenance	68595	
02/17/26	WORKS	25-00533	SENLLC SURENIAN EDWARDS BUZAK & NOLAN 20 AH ROUND III 10/2025	88.00	T-19-56-800-000-001 Affordable Housing Trust Fund	OCT 2025 SVCS	
02/17/26	WORKS	25-00533	21 AH ROUND IV 10/2025	10,053.30	T-19-56-800-000-001 Affordable Housing Trust Fund	OCT 2025 SVCS	
			P.O. Total:	10,141.30			
02/17/26	WORKS	26-00151	SHAWSG50 SHAWS GARAGE INC 1 PLOW BLADE FOR TRUCK #61	190.00	6-01-26-315-000-613 Garage G&T Vehicle Maintenance	260109007	
02/17/26	WORKS	26-00108	SJFUEL SJ FUEL SOUTH CO., INC 2 JANUARY 8 2026 ULS FUEL OIL	803.96	6-01-31-447-000-000 HEATING OIL	192459	
02/17/26	WORKS	26-00108	3 JANUARY 22 2026 ULS FUEL OIL	723.60	6-01-31-447-000-000 HEATING OIL	192701	
02/17/26	WORKS	26-00108	4 JANUARY 22 2026 ULS FUEL OIL	721.11	6-01-31-447-000-000 HEATING OIL	192702	
			P.O. Total:	2,248.67			
02/17/26	WORKS	25-00605	SLCONTRA S AND L CONTRACTORS, LLC 5 12/26/25 FIRE HOUSE SNOW REMOV	280.00	5-01-26-290-000-407	122625-200 SUM	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00605	6 12/26/25 FIRE HOUSE SNOW REMOV	260.00	RRM Snow Removal Services T-03-56-286-000-089 Reserved for Snow Removal	122625-200	SUM
P.O. Total:				540.00			
02/17/26	WORKS	26-00375	SLCONTRA S AND L CONTRACTORS, LLC 2 1/24/26 FIRE HOUSE SNOW REMOVL	360.00	T-03-56-286-000-089 Reserved for Snow Removal	012426-200	SUM
02/17/26	WORKS	26-00375	3 1/26/26 FIRE HOUSE SNOW REMOVL	540.00	T-03-56-286-000-089 Reserved for Snow Removal	012626-200	SUM
P.O. Total:				900.00			
02/17/26	WORKS	26-00392	SLCONTRA S AND L CONTRACTORS, LLC 1 EMERGENCY SEWER BREAK	19,121.00	C-06-32-087-00A-028 3287A Priority Spot Repairs/Investigatio	122925-2000	
02/17/26	WORKS	26-00159	SUMMIT25 SUMMIT ELECTRICAL SUPPLY CO 13 DPLX, SELF TEST GFI ELECTRICAL	48.95	6-01-26-310-000-201 PB&G Supplies and Materials	169879-1	
02/17/26	WORKS	26-00159	14 ORBIT, COVER, WIRE, NIPPLE	170.66	6-01-26-310-000-412 PB&G Repairs - 512 Springfield City Hall	168985-1	
02/17/26	WORKS	26-00159	15 BREAKER AND 1 GANG EXPANDABLE	24.90	6-01-26-310-000-411 PB&G Repairs - 41 Chatham Rd City Garage	170441-1	
02/17/26	WORKS	26-00159	16 RAB LIGHTNING DPW GARAGE	590.00	6-01-26-310-000-411 PB&G Repairs - 41 Chatham Rd City Garage	170680-1	
P.O. Total:				834.51			
02/17/26	WORKS	26-00112	SUMMIT30 SUMMIT FORGE BODY WORKS, INC. 1 RECYCLING VEHICLE BODY REPAIRS	3,240.00	G-02-26-801-022-000 2020 Recycling Tonnage Grant	9789	
02/17/26	WORKS	25-00392	SUMMIT40 SUMMIT INDUSTRIAL HARDWARE INC 417 3/8" CLEVIS HOOK, BUCKET CHAIN	300.00	5-01-26-290-000-201 RRM Supplies	951062	
02/17/26	WORKS	25-00392	418 3/8" CLEVIS HOOK, BUCKET CHAIN	13.39	5-01-26-300-000-201 PW Supplies	951062	
P.O. Total:				313.39			
02/17/26	WORKS	26-00165	SUMMIT40 SUMMIT INDUSTRIAL HARDWARE INC 42 PAPER TOWELS AND WINDEX	21.23	6-01-26-300-000-201 PW Supplies	951689	
02/17/26	WORKS	26-00165	43 CANE BOLT BLACK 18" HIGH	17.16	6-01-26-310-000-201 PB&G Supplies and Materials	951939	
02/17/26	WORKS	26-00165	44 AC QUIET SWITCH, LED LIGHT	37.68	6-01-26-310-000-419 PB&G Repairs - 5 Myrtle Ave Cornog Bldg	952617	
02/17/26	WORKS	26-00165	45 STEEL SPRING SNAP AND CLAMP	118.49	6-01-28-375-000-204 P&ST Grounds Maintenance Materials	952520	
02/17/26	WORKS	26-00165	46 HOSE NOZZLE	99.95	6-01-28-375-000-204	952662	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	26-00165	47 FIRE EXT AUTO BC 2LB	22.94	P&ST Grounds Maintenance Materials 6-01-28-375-000-204	952447	
02/17/26	WORKS	26-00165	48 BAR/CHAIN OIL, PIN SHACKLE	45.86	P&ST Grounds Maintenance Materials 6-01-28-375-000-204	953304	
02/17/26	WORKS	26-00165	49 3/4 BRASS H D MALE	9.34	P&ST Grounds Maintenance Materials 6-01-28-375-000-204	952521	
02/17/26	WORKS	26-00165	55 TRAFFIC SIGN MAST BRACKETS	1,024.94	P&ST Grounds Maintenance Materials 6-01-26-300-000-408	953904	
02/17/26	WORKS	26-00165	56 4" BLUE SWIVEL CASTER	276.00	PW Traffic Signal Maintenance 6-01-26-306-000-202	952797	
02/17/26	WORKS	26-00165	57 KEROSENE FOR TORPEDO HEATER	79.99	TS Supplies and Materials 6-01-26-310-000-201	954501	
02/17/26	WORKS	26-00165	58 POWER EQUIP PARTS	69.99	PB&G Supplies and Materials 6-01-26-315-000-609	953917	
P.O. Total:				1,823.57	Garage RPST Equipment Maintenance		
02/17/26	WORKS	25-00361	TEAMSUMM TEAM SUMMIT CAR WASH LLC 7 JAN 2026 ENGINEERING CAR WASHE	49.38	5-01-20-165-000-405 Eng Vehicle Maintenance	INV3101	
02/17/26	WORKS	25-00767	THESHA50 THE SHADE TREE DEPARTMENT LLC 13 DECEMBER 2025 CITY FORESTER	4,197.71	5-01-28-375-000-515 P&ST Contracted Forester Services	DECEMBER 2025	
02/17/26	WORKS	26-00257	THESHA50 THE SHADE TREE DEPARTMENT LLC 2 JAN 2026 CITY FORESTRY SERVICE	3,222.93	6-01-28-375-000-515 P&ST Contracted Forester Services	JANUARY 2026	
02/17/26	WORKS	25-00367	TMOBILE T-MOBILE USA INC 16 12/21-1/20/26 DPW IPAD SERVICE	459.34	5-07-55-502-004-509 Sewer Operating Mobile Devices	12/21/25-1/20	
02/17/26	WORKS	25-00367	17 11/21-12/20/25 DPW IPAD	427.99	5-07-55-502-004-509 Sewer Operating Mobile Devices	11/21-12/20/25	
P.O. Total:				887.33			
02/17/26	WORKS	25-00368	TMOBILE T-MOBILE USA INC 14 12/27 - 1/26/26 UCC PHONE CHG	419.18	5-18-00-701-000-607 UCC Telephone	979293961	
02/17/26	WORKS	25-00317	TREASU25 TREASURER, STATE OF NEW JERSEY 24 VEHICLE REG SOLID WASTE DECAL	36.00	5-01-26-306-000-216 TS Facility Licenses	251941410	
02/17/26	WORKS	25-00317	25 7/1/25 SOLID WASTE COMP FEE	2,473.75	5-01-26-306-000-216 TS Facility Licenses	251933370	
02/17/26	WORKS	25-00317	26 AIR PERMIT 281 BROAD H9039	1,090.00	C-04-32-042-00A-280 3242A DCS Trans Stat Remed/Redvlp LSRP	AIR PERMIT 281	
P.O. Total:				3,599.75			

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	26-00142	TREASU25 TREASURER, STATE OF NEW JERSEY 3 SOLID WASTE COMP FEE TRSNF ST	473.75	6-01-26-300-000-216 PW Storm Water Licenses	260033580	
02/17/26	WORKS	26-00142	4 SOLID WASTE COMP FEE TRSNF ST	2,000.00	6-01-26-306-000-216 TS Facility Licenses	260033580	
P.O. Total:				2,473.75			
02/17/26	WORKS	26-00150	TRIU25 TRIUS INC 1 PLOW CONTROL WIRE/LEG	927.03	6-01-26-315-000-612 Garage PW Vehicle Maintenance	SI120072	
02/17/26	WORKS	26-00150	2 PLOW CONTROL WIRE/LEG	483.16	6-01-26-315-000-601 Garage RRM Equipment Maintenance	SI120072	
P.O. Total:				1,410.19			
02/17/26	WORKS	26-00386	VERIZ408 VERIZON WIRELESS 3 442088740-00001 BLANKET	1,046.88	6-01-31-440-000-000 TELEPHONE	6134273496	
02/17/26	WORKS	26-00386	4 442088740-00001 (sewer utility	96.14	6-07-55-502-004-509 Sewer Operating Mobile Devices	6134273496	
P.O. Total:				1,143.02			
02/17/26	WORKS	25-02508	VILLTRAT VILLAGE TRATTORIA 2 DPW MEETING 12/19/2025	356.02	5-01-32-465-000-809 CS Conferences & Meetings	77830	
02/17/26	WORKS	25-00329	WBMASON W.B. MASON CO, INC 148 LINER, REPRO, DISINFECTANT,	635.61	5-01-26-310-000-201 PB&G Supplies and Materials	259359273	
02/17/26	WORKS	25-00329	149 TAPE MEASURE, RULE, RED	8.98	5-18-00-701-000-201 UCC Office Supplies	259419495	
P.O. Total:				644.59			
02/17/26	WORKS	26-00172	WBMASON W.B. MASON CO, INC 12 TONER F/HLT000/6200-BK	78.73	6-01-21-180-000-201 MLU Office Supplies	259209878	
02/17/26	WORKS	26-00172	13 CHARGING CABLE, TONER, PAD	290.44	6-01-32-465-000-201 CS Supplies and Materials	259209878	
P.O. Total:				369.17			
02/17/26	WORKS	26-00429	WEIGHT50 WEIGHTS & MEASURES FUND 1 RUSSELL SHAFFERY WEIGHMASTER	150.00	5-01-26-306-000-216 TS Facility Licenses	29488	
02/17/26	WORKS	25-00389	WELDON25 WELDON ASPHALT DIVISION 75 I-5 FABC	147.36	5-01-26-290-000-211 RRM Road Materials	03089508	
02/17/26	WORKS	25-00389	76 ESC PLANT	1.54	5-01-26-290-000-211	03089508	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	25-00389	77 CONCRETE TANDEM	500.00	RRM Road Materials 5-01-26-290-000-211	03089508	
02/17/26	WORKS	25-00389	78 I-5 FABC	1,107.79	RRM Road Materials 5-01-26-290-000-211	03089508	
02/17/26	WORKS	25-00389	79 ESC PLANT	11.76	RRM Road Materials 5-01-26-290-000-211	03089508	
P.O. Total:				1,768.45	RRM Road Materials		
WELDON25 WELDON ASPHALT DIVISION							
02/17/26	WORKS	26-00173	3 I-5 FABC	146.48	6-01-26-308-000-201	03089721	
02/17/26	WORKS	26-00173	4 RAP SINGLE AXLE	500.00	Disposal Fees - Recycling Materials 6-01-26-308-000-201	03089721	
02/17/26	WORKS	26-00173	5 CONCRETE SINGLE AXLE	500.00	Disposal Fees - Recycling Materials 6-01-26-308-000-201	03089721	
P.O. Total:				1,146.48	Disposal Fees - Recycling Materials		
WINTERWK WINTER WALKING							
02/17/26	WORKS	25-02623	2 HIGH PRO ICE CLEATS LARGE	629.30	5-01-26-305-001-205	72468	
02/17/26	WORKS	25-02623	3 HIGH PRO ICE CLEATS LARGE	38.58	Recycling Tools 5-01-26-305-001-205	72468	
P.O. Total:				667.88	Recycling Tools		
ZAPPIASC ZAPPIAS CUCINA AND BRICK OVEN							
02/17/26	WORKS	26-00175	2 TOM GERITY 1/18/26 SNOW DINNER	9.32	6-01-26-290-000-408	0038	
02/17/26	WORKS	26-00175	3 BOB PHILLIP1/18/26 SNOW DINNER	9.32	RRM Snow Removal Materials 6-01-26-290-000-408	0037	
02/17/26	WORKS	26-00175	4 1/18/26 SNOW DINNER	12.16	RRM Snow Removal Materials 6-01-26-290-000-408	0049	
02/17/26	WORKS	26-00175	5 1/18/26 SNOW DINNER	12.42	RRM Snow Removal Materials 6-01-26-290-000-408	0044	
02/17/26	WORKS	26-00175	6 1/18/26 SNOW DINNER	12.42	RRM Snow Removal Materials 6-01-26-290-000-408	0052	
02/17/26	WORKS	26-00175	7 1/18/26 SNOW DINNER	15.00	RRM Snow Removal Materials 6-01-26-290-000-408	0039	
02/17/26	WORKS	26-00175	8 RUSSELL SHA1/18/26 SNOW DINNER	12.42	RRM Snow Removal Materials 6-01-26-290-000-408	0041	
02/17/26	WORKS	26-00175	9 1/18/26 SNOW DINNER	15.00	RRM Snow Removal Materials 6-01-26-290-000-408	0040	
02/17/26	WORKS	26-00175	10 WARREN WOLF1/18/26 SNOW DINNER	13.46	RRM Snow Removal Materials 6-01-26-290-000-408	0043	
02/17/26	WORKS	26-00175	11 RAY BALDWIN1/18/26 SNOW DINNER	13.46	RRM Snow Removal Materials 6-01-26-290-000-408	0042	
02/17/26	WORKS	26-00175	12 PJ MARTIN 1/18/26 SNOW DINNER	12.42	RRM Snow Removal Materials 6-01-26-290-000-408	0053	
02/17/26	WORKS	26-00175	13 JOHN DASTI 1/18/26 SNOW DINNER	15.00	RRM Snow Removal Materials 6-01-26-290-000-408	0051	

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
02/17/26	WORKS	26-00175	14 JIM DAVIS 1/18/26 SNOW DINNER	15.00	RRM Snow Removal Materials 6-01-26-290-000-408	0050	
02/17/26	WORKS	26-00175	15 BILL MCDER 1/18/26 SNOW DINNER	12.42	RRM Snow Removal Materials 6-01-26-290-000-408	0046	
02/17/26	WORKS	26-00175	16 CHRIS ZOTTI1/18/26 SNOW DINNER	15.00	RRM Snow Removal Materials 6-01-26-290-000-408	0045	
02/17/26	WORKS	26-00175	17 KEN ARAYA 1/18/26 SNOW DINNER	14.75	RRM Snow Removal Materials 6-01-26-290-000-408	0054	
02/17/26	WORKS	26-00175	18 PAT PRIORE 1/18/26 SNOW DINNER	7.24	RRM Snow Removal Materials 6-01-26-290-000-408	0048	
P.O. Total:				216.81			
Total for Batch: WORKS				573,104.86			
Total for Date: 02/17/26		Total for All Batches:		1,346,565.63			

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

	Batch Id	Batch Total
Total for Batch:	ADMIN	68,118.22
Total for Batch:	FINANCE	363,086.96
Total for Batch:	PARKDCP	258,030.98
Total for Batch:	SAFETY	84,224.61
Total for Batch:	WORKS	573,104.86
Total of All Batches:		<u>1,346,565.63</u>

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	5-01	136,243.55	0.00	0.00	136,243.55
Sewer Operating	5-07	52,198.52	0.00	0.00	52,198.52
Parking Operating	5-09	821.72	0.00	0.00	821.72
Uniform Construction Code	5-18	428.16	0.00	0.00	428.16
Recreation Trust	5-28	6,155.82	0.00	0.00	6,155.82
Year Total:		195,847.77	0.00	0.00	195,847.77
Current Fund	6-01	545,642.66	0.00	0.00	545,642.66
Sewer Operating	6-07	9,768.25	0.00	0.00	9,768.25
Parking Operating	6-09	14,437.32	29,360.00	0.00	43,797.32
Recreation Trust	6-28	7,550.56	0.00	0.00	7,550.56
Year Total:		577,398.79	29,360.00	0.00	606,758.79
General Captial	C-04	260,993.53	0.00	0.00	260,993.53
Sewer Capital	C-06	51,164.49	0.00	0.00	51,164.49
Parking Capital	C-08	39,570.53	0.00	0.00	39,570.53
Year Total:		351,728.55	0.00	0.00	351,728.55
Grant Fund	G-02	45,334.20	0.00	0.00	45,334.20
Trust - Other	T-03	101,768.41	0.00	0.00	101,768.41
Animal Control	T-12	5,131.00	0.00	0.00	5,131.00
Self Insurance Trust	T-13	1,425.83	0.00	0.00	1,425.83
Unemployment Insurance	T-15	15,326.78	0.00	0.00	15,326.78
Fire Prevention Bureau	T-16	2,148.00	0.00	0.00	2,148.00
Affordable Housing	T-19	21,096.30	0.00	0.00	21,096.30
Year Total:		146,896.32	0.00	0.00	146,896.32
Total of All Funds:		1,317,205.63	29,360.00	0.00	1,346,565.63

Attachment: Bill List Detail February 17, 2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Batch Id Range: First to Last Rcvd Date Start: 0 End: 01/29/26 Report Format: Detail

Rcvd Date	Batch Id	PO #	Vendor Item Description	Amount	Charge Account Description	Invoice Number	Contract
01/29/26	FINANCE	26-00037	BPA BENEFIT PLANS ADMINISTRATORS 2 (FD) RABBI TRUST CONTRIBUTIONS	8,000.00	6-01-25-265-000-141 Fire Rabbi Trust Contribution	HINTZE JAMES	
01/29/26	FINANCE	26-00037	3 (FD) RABBI TRUST CONTRIBUTIONS	8,000.00	6-01-25-265-000-141 Fire Rabbi Trust Contribution	COLIN KIDD	
01/29/26	FINANCE	26-00037	4 (FD) RABBI TRUST CONTRIBUTIONS	8,000.00	6-01-25-265-000-141 Fire Rabbi Trust Contribution	WILLIAM MELICK	
01/29/26	FINANCE	26-00037	5 (FD) RABBI TRUST CONTRIBUTIONS	8,000.00	6-01-25-265-000-141 Fire Rabbi Trust Contribution	JEROME PALMER	
01/29/26	FINANCE	26-00037	6 (FD) RABBI TRUST CONTRIBUTIONS	8,000.00	6-01-25-265-000-141 Fire Rabbi Trust Contribution	EVERS JOSHUA	
01/29/26	FINANCE	26-00037	7 (FD) RABBI TRUST CONTRIBUTIONS	8,000.00	6-01-25-265-000-141 Fire Rabbi Trust Contribution	BASKIN JACOB	
01/29/26	FINANCE	26-00037	8 (FD) RABBI TRUST CONTRIBUTIONS	8,000.00	6-01-25-265-000-141 Fire Rabbi Trust Contribution	CIRACO NICHOLAS	
01/29/26	FINANCE	26-00037	9 (FD) RABBI TRUST CONTRIBUTIONS	8,000.00	6-01-25-265-000-141 Fire Rabbi Trust Contribution	ALMGREN, BRAEDAN	
P.O. Total:				64,000.00			
Total for Batch: FINANCE				64,000.00			
Total for Date: 01/29/26				Total for All Batches:	64,000.00		

Attachment: Manual check 1-29-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Batch Id	Batch Total
Total for Batch: FINANCE	64,000.00
Total of All Batches:	<u>64,000.00</u>

Attachment: Manual check 1-29-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	6-01	64,000.00	0.00	0.00	64,000.00
Total of All Funds:		64,000.00	0.00	0.00	64,000.00

Attachment: Manual check 1-29-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

February 4, 2026
10:46 AM

City of Summit
Check Register By Check Id

Page No: 1

Range of Checking Accts: PARKING OPER to PARKING OPER Range of Check Ids: 6048 to 6048
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit:

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Ac
6048	02/04/26	PENNS005 PENNSVILLE NATIONAL BANK					8743
26-00396	1	LOAN#52321 FINAL PMPT SPECIAL	170,000.00	6-09-55-530-000-100	Budget		1
				Parking Deferred Chgs-Special Emergency			
26-00396	2	LOAN#52321 FINAL INTEREST PMT	6,980.62	6-09-55-523-000-001	Budget		2
				Parking Interest Special Emergency Note			
			176,980.62				

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	176,980.62	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	176,980.62	0.00

Attachment: Manual Check 02-04-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

February 4, 2026
10:46 AM

City of Summit
Check Register By Check Id

11.D.5.d

Page No: 2

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Parking Operating	6-09	176,980.62	0.00	0.00	176,980.62
Total of All Funds:		176,980.62	0.00	0.00	176,980.62

Attachment: Manual Check 02-04-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Rcvd Batch Id Range: First		to Last	Rcvd Date Start: 0		End: 02/09/26	Report Format: Condensed	
Rcvd Date	Batch Id	PO #	Description	Vendor	Amount	Contract	
02/09/26	WORKS	26-00336	PHYSICAL CONNECT PERMIT 2026	TREASSNJ TREASURER, STATE OF NEW JERSEY	200.00		
Total for Batch: WORKS					200.00		
Total for Date: 02/09/26					Total for All Batches:	200.00	

Attachment: Manual check 02-09-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Batch Id	Batch Total
Total for Batch: WORKS	200.00
Total of All Batches:	<u>200.00</u>

Attachment: Manual check 02-09-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Sewer Operating	6-07	200.00	0.00	0.00	200.00
Total of All Funds:		200.00	0.00	0.00	200.00

Attachment: Manual check 02-09-2026 (12346 : Authorize Payment of Bills and Payroll \$2,589,019.38)



TOWNSHIP OF BERKELEY HEIGHTS

29 Park Avenue
Berkeley Heights, NJ 07922



Phone: (908) 464-2700
Fax: (908) 464-8150

February 4, 2026

VIA EMAIL COMMUNICATION

To: Borough of Mountainside
Borough of New Providence
Borough of Watchung
City of Summit
Township of Chatham
Township of Long Hill
Township of Scotch Plains
Township of Warren
Union County Planning Board

RE: NOTICE OF INTRODUCTION OF ORDINANCE 2026-01

ORDINANCE 2026-01

An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending Article 6.1 ("Schedule of General Regulations") of Appendix A ("Municipal Land Use Procedures Ordinance") of The Code of the Township of Berkeley Heights to amend the maximum permitted building height requirements in the R-10, R-15 and R-15A Zones

was introduced on First Reading at a meeting of the Township Council of the Township of Berkeley Heights, County of Union and State of New Jersey, on **February 3, 2026** and that said Ordinance shall be submitted for consideration and final passage at the Public Hearing to be held on **March 3, 2026** at **6:30 p.m.** or as soon thereafter, as practical, same can be considered, at the Municipal Building, 29 Park Avenue, Berkeley Heights, NJ, at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning the same. During the week prior to and up to the time of Public Hearing, copies of said Ordinance will be available in the Municipal Clerk's office in said Municipal Building, to the members of the general public who shall request the same.

Sincerely,
Angela Lazzari, RMC
Township Clerk
Township of Berkeley Heights

Communication: Berkeley Heights - Notice of Public Hearing on 3-1-26, re Ord 2026-01 (Notices)

TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY



ORDINANCE NO. 2026-01

An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending Article 6.1 ("Schedule of General Regulations") of Appendix A ("Municipal Land Use Procedures Ordinance") of The Code of the Township of Berkeley Heights to amend the maximum permitted building height requirements in the R-10, R-15 and R-15A Zones.

WHEREAS, on May 4, 2022, the Planning Board of the Township of Berkeley Heights adopted a Master Plan ("Master Plan"), dated April 2022, which guides the long-range growth and development of the Township for the next 10-15 years; and

WHEREAS, Goal #1 of the Recommendations of the Land Use Element of the Master Plan is to "Promote Smart Growth and encourage development patterns that complement the existing character of the Township;" and

WHEREAS, the Master Plan further finds that "the Township is a mature community with well-established neighborhoods, a rich history, and very limited vacant land. As such, one main land use goal is to ensure that future development is consistent with the existing character of the Township, does not overburden its existing resources or services and maximizes existing investments and assets through revitalization and redevelopment efforts;" and

WHEREAS, Objective #1 of Goal #1 of the Land Use Element of the Master Plan is to "Protect and enhance the character of existing neighborhoods, particularly single-family residential neighborhoods," which further specifies that "The Township has many single-family residential neighborhoods that characterize the family-oriented, suburban feel of the community that residents appreciate. Zoning and land use regulations should continue to protect these neighborhoods, enhance their aesthetic character, and discourage conversion;" and

WHEREAS, Action #1 of Objective #1 of Goal #1 of the Land Use Element of the Master Plan is to "Amend existing development standards to minimize detrimental impacts from development and eliminate unnecessary barriers for home improvement," which includes the recommendation that "The Township should reevaluate the current Municipal Land Use Procedures Ordinance to see if there are any sections that require revisions or if new standards should be established to enhance existing neighborhoods and diminish impacts of development;" and

WHEREAS, Action #2 of Objective #1 of Goal #1 of the Land Use Element of the Master Plan is to "Add a requirement for the maximum number of building stories allowed to encourage consistency in visual character within residential neighborhoods," which further specifies that "Current bulk standards for residential zones do not contain a limit on the number of building stories allowed. Adding such a requirement could help to achieve a more consistent aesthetic character across neighborhoods. It is recommended that the maximum height be set to 2.5 stories to be consistent with the existing character of residential neighborhoods;" and

WHEREAS, the Master Plan further finds that "the Municipal Land Use Procedures Ordinance contains inconsistencies, outdated standards, and a lack of regulations to address emerging development concerns;" and

Communication: Berkeley Heights - Notice of Public Hearing on 3-1-26, re Ord 2026-01 (Notices)

**TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY**

WHEREAS, in consistency with the aforementioned goals, objectives, and action items of the Master Plan, the Township recognizes the importance of preserving the character and integrity of its residential neighborhoods and seeks to address the lack of regulations within its Municipal Land Use Procedures Ordinance to adequately ensure that future residential development is consistent with the existing character of the Township; and

WHEREAS, the Township therefore seeks to amend regulations within its Municipal Land Use Procedures Ordinance, specifically regarding the regulation of building height in the R-10, R-15 and R-15A Zones, to ensure that future residential development is consistent with the existing character of the Township;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Berkeley Heights as follows:

Section 1. The Code of the Township of Berkeley Heights, Appendix A ("Municipal Land Use Procedures Ordinance") is hereby amended at Article 6.1 ("Schedule of General Regulations") as follows: [New language **bold and underlined**; deletions ~~stricken through~~.]

ARTICLE 6.1 - SCHEDULE OF GENERAL REGULATIONS

Section 6.1.1- General Regulations

- A. The schedule of regulations entitled "Schedule of General Regulations", as set forth below, applying to the uses of land and buildings, the yards, and other open spaces to be provided contiguous thereto, and all other matters contained therein, as indicated for the various zones established by this Ordinance, is hereby declared to be a part of this Ordinance. Said regulations listed for each zone as designated, reading from left to right across the schedule, are hereby prescribed for such zones, subject to the other provisions of this Ordinance, and shall be deemed to be the minimum requirements in every instance of their application.

B. Schedule of General Regulations

Dimensions in Feet (unless otherwise noted)												
Zoning District (Acre or Sq.Ft.)	Minimum Lot Area	Lot Width	Lot Depth Front Yd.	Setback - Principal Building			Setback - Accessory Building			Max. Bldg. Height	Max. Permit	
				Front Yd.	Side Yd.	Rear Yd.	Front Yd.	Side Yd.	Rear Yd.		Bldg.	Other
R-20	20,000 <u>sq. ft.</u>	100 <u>ft.</u>	150 <u>ft.</u>	50 <u>ft.</u>	12 <u>ft.</u> (a)	40 <u>ft.</u>	50 <u>ft.</u>	12 <u>ft.</u> (a)(dd)	15 <u>ft.</u> (dd)	30 <u>ft.</u>	15%	10%
R-15	15,000 <u>sq. ft.</u>	100 <u>ft.</u>	130 <u>ft.</u>	50 <u>ft.</u>	12 <u>ft.</u> (a)	40 <u>ft.</u>	50 <u>ft.</u>	10 <u>ft.</u> (dd)	10 <u>ft.</u> (dd)	~~30~~ <u>27 ft.</u> & <u>2.5</u> <u>stories</u> (ee)	15%	10%
R-15A	15,000 <u>sq. ft.</u>	100 <u>ft.</u>	130 <u>ft.</u>	30 <u>ft.</u>	12 <u>ft.</u> (a)	40 <u>ft.</u>	50 <u>ft.</u>	10 <u>ft.</u> (dd)	10 <u>ft.</u> (dd)	~~30~~ <u>27 ft.</u> & <u>2.5</u> <u>stories</u> (ee)	20%	10%

**TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY**

R-10	10,000 <u>sq. ft.</u>	100 <u>ft.</u>	100 <u>ft.</u>	30 <u>ft.</u>	12 <u>ft.</u> (a)	30 <u>ft.</u>	30 <u>ft.</u>	5 <u>ft.</u> (dd)	5 <u>ft.</u> (dd)	30 <u>ft.</u> & 2.5 stories (ee)	20%	10%
DD	5,000 <u>sq. ft.</u>	40 <u>ft.</u>	—	(c)	(d)	(e)	(c)	(d)	(e)	36 <u>ft.</u> (f)(cc)	50%	35%
DMX	13 acres	400 <u>ft.</u>	300 <u>ft.</u>	50 <u>ft.</u>	15 <u>ft.</u>	25 <u>ft.</u>	50 <u>ft.</u>	15 <u>ft.</u>	10 <u>ft.</u>	40 <u>ft.</u>	35%	NA
HB-2	18,750 <u>sq. ft.</u>	125 <u>ft.</u>	—	(g)	(h)	60 <u>ft.</u>	(g)	(h)	60 <u>ft.</u>	36 <u>ft.</u> (cc)	35%res 45%other	25%
HB-3	7,500 <u>sq. ft.</u>	75 <u>ft.</u>	—	(i)	(i)	25 <u>ft.</u>	(i)	(i)	25 <u>ft.</u>	36 <u>ft.</u> (cc)	50%	35%
DH-12	1 acre	60 <u>ft.</u>	—	(k)	(l)	(l)	(k)	(m)	(n)	36 <u>ft.</u>	30%	30%
DH-18	.2 acre	60 <u>ft.</u>	—	14 <u>ft.</u>	10 <u>ft.</u>	(v)	(k)	(m)	(n)	48 <u>ft.</u>	35%	30%
DH-24	2 acres	100 <u>ft.</u>	—	(k)	(l)	(l)	(k)	(m)	(n)	48 <u>ft.</u> (o)	45%	30%
AH-1	6 acres	200 <u>ft.</u>	—	15 <u>ft.</u>	50 <u>ft.</u>	10 <u>ft.</u>	50 <u>ft.</u>	50 <u>ft.</u>	10 <u>ft.</u>	60 <u>ft.</u>	—	—
AH-3	2 acres	100 <u>ft.</u>	100 <u>ft.</u>	35 <u>ft.</u>	25 <u>ft.</u>	25 <u>ft.</u>	35 <u>ft.</u>	25 <u>ft.</u>	25 <u>ft.</u>	36 <u>ft.</u>	—	—
AH-4	4 acres	100 <u>ft.</u>	200 <u>ft.</u>	50 <u>ft.</u>	30 <u>ft.</u>	35 <u>ft.</u> (s)	50 <u>ft.</u>	30 <u>ft.</u>	35 <u>ft.</u> (s)	36 <u>ft.</u>	—	—
AH-5	3 acres	300 <u>ft.</u>	400 <u>ft.</u>	50 <u>ft.</u>	(r)	(r)	50 <u>ft.</u>	(r)	(r)	48 <u>ft.</u>	—	—
AH-6	8 acres	100 <u>ft.</u>	200 <u>ft.</u>	5 <u>ft.</u> (u)	10 <u>ft.</u>	15 <u>ft.</u>	5 <u>ft.</u> (u)	10 <u>ft.</u>	15 <u>ft.</u>	36 <u>ft.</u>	25%	25%
AH-7	3 acres	100 <u>ft.</u>	200 <u>ft.</u>	50 <u>ft.</u>	15 <u>ft.</u>	15 <u>ft.</u>	50 <u>ft.</u>	15 <u>ft.</u>	15 <u>ft.</u>	36 <u>ft.</u>	—	—
OR	20 acres	600 <u>ft.</u>	800 <u>ft.</u>	200 <u>ft.</u>	150 <u>ft.</u>	150 <u>ft.</u>	175 <u>ft.</u>	100 <u>ft.</u>	100 <u>ft.</u>	50 <u>ft.</u> (b)	NA	NA
OR-B	11 acres (w)	400 <u>ft.</u>	800 <u>ft.</u>	125 <u>ft.</u>	100(x)	150 <u>ft.</u>	100 <u>ft.</u>	40 <u>ft.</u> (aa)	40 <u>ft.</u>	55 <u>ft.</u> (b)(y)(bb)	NA	NA
LI	60,000 <u>sq. ft.</u>	150 <u>ft.</u>	250 <u>ft.</u>	40 <u>ft.</u>	15 <u>ft.</u>	100 <u>ft.</u>	40 <u>ft.</u>	15 <u>ft.</u>	10 <u>ft.</u>	40 <u>ft.</u> (b)	35%	35%
MU	(See Section 6.3.5.1)											
OL	—	—	—	100 <u>ft.</u>	40 <u>ft.</u>	40 <u>ft.</u>	100 <u>ft.</u>	40 <u>ft.</u>	40 <u>ft.</u>	40 <u>ft.</u> (b)	NA	NA

- (a) Combined side yards must total thirty (30) feet.
- (b) May be seventy-five (75) feet with a three hundred (300) foot minimum setback in all yards.
- (c) For structures along Springfield, Plainfield, or Snyder Avenues: Twelve (12) feet from the right-of-way line to provide for sufficient area between the curb line and building line to create a tree planting and/or landscaping/lighting area of six (6) feet in width and a six (6) foot minimum width sidewalk. For all other structures - twenty (20) feet.
- (d) See Supplementary Table.
- (e) For buildings not exceeding two (2) stories (10) feet; for each additional story, an additional ten (10) feet.
- (f) Reserved.
- (g) From the Springfield Avenue Right-of-Way twenty (20) feet and fifteen (15) feet from all other rights-of-way.

**TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY**

- (h) For buildings up to one and one half (1½) stories, twenty (20) feet combined with one (1) minimum yard of twelve (12) feet; for buildings over one and one half (1½) half stories and not over two and one half (2½) stories, thirty (30) feet combined with one (1) minimum yard of fourteen (14) feet; for buildings over two and one half (2½) stories, forty (40) feet combined with one (1) minimum yard of twenty-four (24) feet.
- (i) From the Springfield Avenue Right-of-Way twenty (20) feet and ten (10) feet from all other rights-of-way.
- (j) For buildings up to one and one half (1½) stories fifteen (15) feet combined with one (1) minimum yard of ten (10) feet; for buildings over one and one half (1½) half stories and not over two and one half (2½) stories eighteen (18) feet combined with one (1) minimum yard of ten (10) feet; for buildings over two and one half (2½) stories twenty-five (25) feet combined with one (1) minimum yard of fifteen (15) feet.
- (k) From Springfield, Plainfield, or Snyder Avenues thirty-five (35) feet or the average setback of existing buildings on the same side of the street in the same block; twenty-five (25) feet in all other locations.
- (l) See Supplementary Table.
- (m) See Supplementary Table. The side yard dimensions in the Supplementary Table may be reduced by not more than twenty-five (25) percent of the stated dimension for principal buildings.
- (n) See Supplementary Table. The rear yard dimensions in the Supplementary Table may be reduced by not more than twenty-five (25) percent of the stated dimension for principal buildings.
- (o) Reserved.
- (p) Must be forty (40) feet if two and one-half (2½) stories or greater.
- (q) May be ten (10) feet if abutting non-residential use.
- (r) From OL Zone ten (10) feet. From all other zones eighteen (18) feet if one and one-half (1½) stories or less, twenty-five (25) feet if greater than one and one-half (1½) stories.
- (s) May be twenty (20) feet if abutting OL Zone.
- (t) May be five (5) feet from railroad right-of-way.
- (u) Measured from internal roadway setback.
- (v) See Supplementary Table. The rear yard shall be a common rear yard for all units with an area adequate for the number of units abutting same in a generally triangular shape. This area shall be maintained as a common open space for the benefit of all adjacent properties.
- (w) Within a group of OR-B zoned lots involving a total of seventy (70) acres or more, a maximum of one (1) lot may be as small as six (6) acres.
- (x) Sideyard setback shall be measured as the distance between the principal building and the closest principal building on any adjacent lot for lots within the OR-B Zone.
- (y) Reserved.
- (z) Reserved.
- (aa) Reserved.
- (bb) In addition to head houses, elevator shafts, elevated tanks, chimneys, dish antennae and the like, architectural elements, such as clock towers and skylights above atriums, shall not be included in the calculation of height, so long as such architectural element does not exceed twelve (12) percent of the total roof area and does not exceed the permitted height by more than fifteen (15') feet.
- (cc) All buildings and structures shall not exceed three (3) stories, with the third (3rd) story being built into the roof of the building or structure to give the appearance of a two and one-half (2½) story building or structure at the street level.
- (dd) The minimum required side yard and rear yard setback for an accessory building or structure shall be increased by one (1) foot for every one (1) foot of building height of the accessory building or structure greater than fifteen (15') feet in height, not to exceed the required setback for a Principal Building in the zone.

**TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY**

(ee) In the R-10, R-15, and R-15A Zone Districts, the building height shall be defined as the vertical dimension measured from the average elevation of the finished lot grade to the highest point of the roof.

Section 2. Should any clause, sentence, or paragraph of this Ordinance be declared invalid or unconstitutional for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and, to this end, the provisions of this Ordinance are hereby declared severable.

Section 3. All Township Ordinances or parts of Ordinances inconsistent with this enactment are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect after passage and publication in the manner provided by law.

Angie Devanney, Mayor

Introduction						Councilperson	Final Adoption					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
	X	X				John Foster						
		X				Margaret Illis						
		X				Bill Machado						
X		X				Alvaro Medeiros						
		X				Andrew Moran						
		X				Susan Poage						
Introduced:						I hereby certify the above ordinance was adopted by the Township Council of the Township of Berkeley Heights, County of Union, State of New Jersey on the aforementioned date.						
February 3, 2026												
Final Adoption:						Angela Lazzari, Township Clerk						

Communication: Berkeley Heights - Notice of Public Hearing on 3-1-26, re Ord 2026-01 (Notices)

TOWNSHIP OF BERKELEY HEIGHTS

NOTICE OF INTRODUCTION

Ordinance 2026-01

An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending Article 6.1 ("Schedule of General Regulations") of Appendix A ("Municipal Land Use Procedures Ordinance") of The Code of the Township of Berkeley Heights to amend the maximum permitted building height requirements in the R-10, R-15 and R-15A Zones

I, Angela Lazzari, Township Clerk of the Township of Berkeley Heights, do hereby certify that the foregoing Ordinance was introduced on First Reading at a meeting of the Township Council of the Township of Berkeley Heights, County of Union and State of New Jersey, on **February 3, 2026** and that said Ordinance shall be submitted for consideration and final passage at the Public Hearing to be held on **March 3, 2026** at **6:30** p.m. or as soon thereafter, as practical, same can be considered, at the Municipal Building, 29 Park Avenue, Berkeley Heights, NJ, at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning the same. During the week prior to and up to the time of Public Hearing, copies of said Ordinance will be available in the Municipal Clerk's office in said Municipal Building, to the members of the general public who shall request the same.

Angela Lazzari
Township Clerk

Post 2/5/26

7:10

GI-Notices

17.A.2

**PUBLIC HEARING
NOTICE OF PLANNING BOARD HEARING
TOWNSHIP OF BERKELEY HEIGHTS
ADOPTION OF THE TOWNSHIP'S AMENDED
FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**



Please take notice that, pursuant to N.J.S.A. 40:55D-13 of the Municipal Land Use Law (the 'MLUL'), the Township of Berkeley Heights Planning Board will conduct a public hearing at 7:30 p.m. on February 18, 2026 at Town Hall, 29 Park Avenue, Berkeley Heights, New Jersey 07922 to hear public comment on the adoption of the Township's Amended Fourth Round Housing Element and Fair Share Plan, which will amend the Township's Master Plan. After public comment, the Planning Board shall consider adoption of the Amended Fourth Round Housing Element and Fair Share Plan by way of resolution.

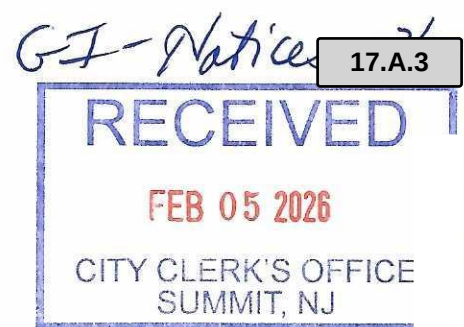
The proposed Amended Fourth Round Housing Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40:55D-28(b)(3) of the MLUL and the mandatory requirements of a Housing Element under the recently amended New Jersey Fair Housing Act (N.J.S.A 52:27D-302 et seq.), relevant regulations of the New Jersey Council On Affordable Housing ("COAH"), and the Administrative Office of the Courts Directive #14-24. The Amended Fourth Round Housing Element and Fair Share Plan is required due to the Consent Order between the Township and Fair Share Housing Center ("FSHC") entered by the Court on December 8, 2025 in the Township's Fourth Round Declaratory Judgement Action. The Amended Fourth Round Housing Element and Fair Share Plan also delineates the actions taken, and to be taken, by the Township to create a "realistic opportunity" to satisfy its "fair share" of the regional need for affordable housing.

A copy of the proposed Amended Fourth Round Housing Element and Fair Share Plan of the Township's Master Plan shall be on file for public inspection no less than ten (10) days prior to the public hearing in the Berkeley Heights Town Hall, 29 Park Avenue, Berkeley Heights, New Jersey 07922 during normal business hours. Any party interested in commenting on the Amended Fourth Round Housing Element and Fair Share Plan may do so at the public hearing.

Connie Valenti
Planning Board Secretary

Communication: Berkeley Heights Planning Board - Notice of Public Hearing on 2-18-26 re Round 4 Housing Element & Fair Share Plan

Post 2/5/26
7:PB



**NOTICE OF PUBLIC HEARING
PLANNING BOARD OF THE CITY OF SUMMIT
UNION COUNTY, N.J.**

Take notice that the Planning Board of the City of Summit will conduct a public hearing at City Hall, located at 512 Springfield Avenue, Summit, N.J. 07901 at 7:30 p.m. or as soon thereafter as the matter may be called on February 23, 2026. The hearing may be continued on such dates thereafter as may be necessary in the judgment of the Board to complete the hearings and deliberations on an application for development by Carolyn and Adel Botros regarding permission to improve the property known as 791-795 Old Springfield Avenue, Summit, New Jersey, and designated on the Tax Maps of the City of Summit as Block 1606, Lots 2 and 3 (the former West Summit Garage). The applicants seek to improve the property by the construction of a mixed commercial and residential 3 story building containing 6 residential units.

The applicants requests preliminary and final major site plan approval, with variance relief from the strict application of the Development Regulations Ordinance regulating building coverage, building size, light spillage, light fixture height, loading space size, setback, and buffer, roof pitch, and steep slope disturbance, together with all other relief in the form of variances, waivers, interpretations, appeals, or exceptions in the strict application of the provisions of the Development Regulations Ordinance, and other relief, which may arise during the course of the hearings on this application, necessary to realize the development as set forth more specifically in the application for development on file and available for inspection in connection herewith. The application may be amended from time to time including during the course of the hearings.

All maps and documents for which approval is sought are available for public inspection at City Hall, 512 Springfield Avenue, Summit, N.J. 07901, during the business hours of 9:00 a.m. to 4:00 p.m.

This notice is being given pursuant to N.J.S.A. 40:55D-12.

ALFONSO & WEBBER, LLC
Attorneys for Applicants

By: Samantha T. Alfonso
Samantha T. Alfonso, Esq.

Dated: February 3, 2026

Communication: Summit Planning Board - Notice of Public Hearing on 2-23-26, re 791-795 Springfield Ave. (Notices)