

**CONSENT AGENDA
FOR THE MEETING OF THE MAYOR AND COUNCIL
OF THE BOROUGH OF FRANKLIN
AT 46 MAIN STREET, FRANKLIN, NJ HELD ON
APRIL 14, 2026**

ALL MATTERS LISTED BELOW ARE CONSIDERED ROUTINE IN NATURE AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF ANY DISCUSSION IS DESIRED, THAT PARTICULAR ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.

CORRESPONDENCE (ACCEPTANCE FOR FILING ONLY OF THE FOLLOWING):

1. Township of Sparta Ordinance 26-02 amending Chapter 18, entitled comprehensive land management code; to prohibit detention, correction or other carceral facilities within all zones through the Township of Sparta.
2. Township of Sparta Ordinance 26-03 amending Chapter 18 "Comprehensive Land Management Code", including section 18-8.4 "Residential Development Fees for low- and moderate-income housing" and section 18-8.5 "Incentive zoning and mandatory set-asides" and replacing them in their entirety and repeals appendix A-18.4, "Residential development fees for low- and moderate-income housing" of appendix A "Fee Schedule" and replace it in its entirety.
3. Letter received from a concerned citizen regarding an installation of a crosswalk by the library.

REPORTS (ACCEPTANCE FOR FILING OF THE FOLLOWING):

1. Police Department Report – February 2026
2. Registrar Report – January – March 2026
3. Permit Summary Report – March 2026
4. Permit List – March 2026
5. COH Report – March 2026
6. Municipal Court Report – March 2026
7. Road Division Report – March 2026

APPLICATIONS (APPROVAL OF THE FOLLOWING):

1. None filed.

RESOLUTIONS (APPROVAL OF THE FOLLOWING):

1. Payment of bills for the meeting of April 14, 2026.

A ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SPARTA, SUSSEX COUNTY, STATE OF NEW JERSEY, AMENDING CHAPTER 18, ENTITLED COMPREHENSIVE LAND MANAGEMENT CODE, TO PROHIBIT DETENTION, CORRECTION OR OTHER CARCERAL FACILITIES WITHIN ALL ZONES THROUGHOUT THE TOWNSHIP OF SPARTA

WHEREAS, the Township of Sparta is a predominately residential community located in the southeastern part of the County of Sussex and subject to the New Jersey Highlands Act, with limited water, sewer and other public resources and municipal services; and

WHEREAS, the Township of Sparta is committed to adhering to the laws of the State of New Jersey and the Township's ordinances, inclusive of those governing the use of lands; and

WHEREAS, it is a primary objective of the Township Council of the Township of Sparta to ensure and promote the public safety, health, and welfare of its residents, business community and visitors to the Township; and

WHEREAS, it is the position of the Township Council of the Township of Sparta that the Township of Sparta is not an appropriate municipality for the placement of a detention, correction or other carceral facilities as these facilities are not in keeping with Township's community standards or rural and residential character and create an undue and unnecessary burden on the Township's water supply and wastewater capacity systems; and

WHEREAS, the Township finds that with the exception of Municipal Detention Facilities, as defined and prescribed by N.J.A.C. 10A:34-1.1 et. seq., the prohibition of detention, correction or other carceral facilities throughout the Township will promote the public safety, health and general welfare of the Township and its residents; and

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Sparta, County of Sussex, State of New Jersey, that the Comprehensive Land Management Code (the "Township Code") of the Township of Sparta be amended as follows:

SECTION ONE

Section 18-4.5(h) of the Township Code, entitled "General Restrictions," is amended to add the following:

4. Excepting a Municipal Detention Facility, as defined and prescribed by N.J.A.C. 10A:34-1.1 et. seq., the operation of all detention, correction, or other carceral facilities is an expressly prohibited use within the jurisdictional boundaries of the Township of Sparta. ' 1

SECTION TWO

Severability. If any term or provision of this Ordinance is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, in whole or in part, such determination shall not affect the validity of the remaining terms and provisions of this Ordinance.

SECTION THREE

Repealer. To the extent that any provision of the Code of the Township of Sparta is found to conflict with this Ordinance, in whole or in part, this Ordinance shall control.

SECTION FOUR

In order to avoid accidental repeal of existing provisions, the Township Clerk is hereby authorized to change any chapter numbers, article numbers and/or section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code.

SECTION FIVE

This Ordinance shall take effect 20 days after final passage and publication as prescribed by law.

NOTICE

NOTICE is hereby given that the above entitled ordinance was introduced and passed at a meeting of the Township Council of the Township of Sparta, held at the Municipal Building, 65 Main Street, Sparta, NJ on February 24, 2026. The same came up for final passage and adoption at a regularly scheduled meeting of the Township Council of the Township of Sparta, held on March 10, 2026 at 7:00 p.m., at the Municipal Building, 65 Main Street, Sparta, NJ and after all persons present were given an opportunity to be heard concerning the same, it was finally passed and adopted and will be in full force in the Township according to law.


ROXANNE LANDY, RMC
MUNICIPAL CLERK

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SPARTA IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 18 "COMPREHENSIVE LAND MANAGEMENT CODE", INCLUDING SECTION 18-8.4 "RESIDENTIAL DEVELOPMENT FEES FOR LOW AND MODERATE INCOME HOUSING" AND SECTION 18-8.5 "INCENTIVE ZONING AND MANDATORY SET-ASIDES" AND REPLACING THEM IN THEIR ENTIRETY, AND REPEALS APPENDIX A-18.4, "RESIDENTIAL DEVELOPMENT FEES FOR LOW AND MODERATE INCOME HOUSING" OF APPENDIX A "FEE SCHEDULE" AND REPLACE IT IN ITS ENTIRETY

WHEREAS, the Amended Fair Housing Act (P.L. 2024), created a new process for municipalities to come into constitutional compliance with their affordable housing obligations, and which the Township of Sparta ("Township") filed a declaratory judgment action under Docket No. SSX-L-069-25 with the Superior Court of New Jersey, Sussex County ("the DJ action"), on January 29, 2025 to participate in that process; and

WHEREAS, the Court entered a Decision and Order on Fair Share Obligation, dated May 6, 2025, setting the Township's Fourth Round fair share obligations as a Present Need of 10 units and a Prospective Need of 311 units and ordering the Township to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Township of Sparta Planning Board adopted a 2025 HEFSP dated June 3, 2025 on June 18, 2025, after giving public notice pursuant to N.J.S.A. 40:55D-13 and filed its HEFSP on June 19, 2025 and the Township Council endorsed the HEFSP via Resolution 25-118 adopted at a public hearing held on June 24, 2025; and

WHEREAS, the Township will adopt new Affordable Housing Ordinances that reflect the updated Uniform Housing Affordability Control (UHAC) under NJAC 5:80-26.1 and Fourth Round Regulations under NJAC 5:99;

BE IT ORDAINED by the Township Council of the Township of Sparta in the County of Sussex, State of New Jersey, as follows:

SECTION 1. Chapter 18 is hereby amended to repeal in its entirety existing Section 18-8.4 "Residential Development Fees for Low- and Moderate-Income Housing", and replace it as follows:

Section 18-8.4 Development Fees for Affordable Housing

a. Purpose

- i. 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.

b. Basic Requirements

- i. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.
- ii. The municipality shall not spend development fees until the court has approved a plan for spending such fees.

c. Residential Development Fees

i. Imposed fees

- i. Residential development, except for residential development specifically addressed in paragraph c(2) below, shall pay a fee of 1.5% of the equalized assessed value (EAV) of the residential development; provided, however, in the event an increase in density has been approved pursuant to N.J.S.A. 40:55D-70d(5), or permitted

pursuant to a rezoning subsequent to March 9, 2010, a fee of 6% of the equalized assessed value shall be paid for each dwelling unit over the number of units permitted as a matter of right or permitted prior to rezoning. However, 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.

- ii. On an existing lot, either vacant or improved, expansion, improvement, renovation, rehabilitation, reconstruction or replacement of an existing detached single-family dwelling resulting in an increased EAV of \$50,000 or less, in any two-year period, the following shall apply:
 - (a) For increases in EAV of less than \$25,000, there shall be no fee imposed.
 - (b) For increases in EAV greater than \$25,000 but less than \$50,000, there shall be a flat-fee payment of \$300.
 - (b) For increases in EAV in excess of \$50,000, the fee shall be \$300 plus 1.5% of the increase that exceeds \$50,000.
- ii. Exemptions from residential mandatory development fees. The following types of residential development shall be exempt from the requirement to pay a residential mandatory development fee:
 - a. Inclusionary developments providing the requirements set-aside of low and moderate income units shall be exempt from paying development fees.
 - b. Expansion of existing residential structures shall be exempt.
 - c. Developers that have received preliminary or final approval prior to the effective date of this subsection shall be exempt from paying a development fee unless the developer seeks a substantial change in the approval, or the plan is abandoned, approval lapses, or the period of protection pursuant to N.J.S.A. 40:55D-52 expires without extension.
 - d. Developers of any church, school, governmental facility, or public utility shall be exempt from paying a development fee.
 - e. Developers of nonresidential development are exempt as to not limit economic growth in appropriately zoned areas.
- d. Non-Residential Development Fees
 - i. Imposition of fees
 - i. 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.
 - ii. 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.
 - iii. 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.
 - ii. Eligible exactions, ineligible exactions and exemptions for non-residential development
 - i. 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.

- ii. 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.
- iii. 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.
- iv. 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.
- v. 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.

e. Collection Procedures

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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).
- viii. 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.

f. Appeal of development fees

- i. 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.

- ii. 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.

g. Affordable Housing Trust Fund

- i. 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.
- ii. 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:
 - i. 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;
 - ii. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 - iii. Rental income from municipally operated units;
 - iv. Repayments from affordable housing program loans;
 - v. Recapture funds;
 - vi. Proceeds from the sale of affordable units; and
 - vii. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- iii. 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.
- iv. 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:
 - i. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
 - ii. 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;
 - iii. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 - iv. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 - v. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 - vi. Revocation of compliance certification or a judgment of compliance and repose;
 - vii. 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;
 - viii. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- v. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.

h. Use of Funds

- i. 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.

- ii. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
- iii. 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.
 - i. 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.
 - ii. 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.
- iv. 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.

i. Monitoring

- i. 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.

j. Ongoing Collection of Fees

- i. 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.
- ii. 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).

- k. 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.

SECTION 2. Chapter 18 is hereby amended to repeal in their entirety existing Sections 18-8.5, "Incentive Zoning and Mandatory Set-Asides", and replace it in its entirety, as follows:

SECTION 18-8.5 AFFORDABLE HOUSING ORDINANCE

1. Purpose, Applicability, and Interpretation

- a. This Chapter of the Code sets forth regulations regarding the creation, use, occupancy, administration and preservation of very low-, low- and moderate-income affordable housing units in the Township of Sparta consistent with the Mount Laurel doctrine; the New Jersey Fair Housing Act, as amended by P.L. 2024, c.2, N.J.S.A. 52:27D-301 et seq., (hereinafter the "Act," "FHA" or "FHA-2"); the regulations promulgated pursuant thereto by the New Jersey Department of Community Affairs, Division of Local Planning Services ("LPS") at N.J.A.C. 5:99 et seq., ("Affordable Housing Rules"), and the Housing and Mortgage Finance Agency's (HMFA) Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq.; and the ; and the municipality's Fourth Round Housing Element and Fair Share Plan ("HEFSP").
- b. This Chapter 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 in accordance with applicable statutory and regulatory requirements. This Chapter of the Code 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 5.c. below.
- c. The Township of Sparta 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 Chapter implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of the Mt. Laurel doctrine, 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, et seq., as may be amended and supplemented.
- e. Applicability
 - i. Except where specifically exempted hereinafter, the provisions of this Chapter 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.
 - ii. Except where specifically exempted hereinafter, this Chapter shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, as well as any unanticipated future development or redevelopment projects that will include, are proposed to provide or required by the municipality to provide very low-, low- and moderate-income housing units.
 - iii. Projects receiving federal Low Income Housing Tax Credit financing shall be required to follow the UHAC unless exempt pursuant to N.J.A.C. 5:80-26.1, including but not limited to developments with anticipated funding from the Federal Low-Income Housing Tax Credit (LIHTC) pursuant to Section 42 of the Internal Revenue Code. Developers, landlords and program sponsors shall be required to comply with administration and affirmative marketing of the affordable units within such developments.
 - iv. A waiver from any provision of this Chapter may be granted by the County-level Mount Laurel Judge, the Program or any trial court if it would advance the interests of low- and moderate-income households or if strict compliance would cause an unreasonable result.
- f. Interpretation
 - i. In the event of any ambiguity, the provisions of this Chapter shall be interpreted and liberally construed in favor of the Municipality.
 - ii. For any subject matter that is not otherwise addressed hereinafter, or is not otherwise covered by the Act, the Affordable Housing Rules or the UHAC, the Municipality may rely upon the provisions of COAH's prior round regulations at N.J.A.C. 5:93

and 5:97 that were deemed valid by binding Court precedent and that are most favorable to the municipality.

- iii. The provisions of the Mount Laurel doctrine; the Act; the regulations promulgated pursuant thereto by the New Jersey Department of Community Affairs, LPS; the Affordable Housing Rules; the HMFA Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq.; and the municipality's Fourth Round HEBSP, as set forth in Subsection A 1 above shall supersede and take precedence over the provisions of this Chapter.

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 HEBSP. 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 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 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 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.

"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 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 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 that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. A supportive housing unit is intended to provide long-term, community-based housing for individuals with intellectual or developmental disabilities, as defined at N.J.S.A. 30:6D-25(b). Such units must be leased subject to the affordability controls established herein; remain 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) and the project's Affirmative Marketing Program. A supportive housing unit 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. 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.

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:
 - i. 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>.
 - ii. 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.
 - iii. 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.

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, site plan application, or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan that is not otherwise identified in the Township's Housing Element and Fair Share Plan and 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 the total number of residential units does not result in a full integer, the developer shall round the set-aside upward to construct a whole additional affordable unit.

5. New Construction

- a. 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.). Per the definition of "New Construction," 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.

- b. 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.
- c. 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 Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50
75	75
90	100

- d. 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 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 townhomes shall 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.
- e. 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).
- f. 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.

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.

g. 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 b.i. through b.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.

6. Affordable Housing Programs

- 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. 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.
- d. 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. 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.
 - ii. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
 - iii. Occupancy shall not be restricted to youth under 18 years of age.
 - iv. 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.
 - v. 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).
 - vi. 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.
 - vii. 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.
 - viii. 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 D1 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.
 - ix. The sponsor/owner shall complete annual monitoring as directed by the MHL.

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.

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.

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 1 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 1 comprising Bergen, Hudson, Passaic, and Sussex Counties.
 3. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
- 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.
- 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. Any application with affordable housing units that receives approval from the Planning Board or Zoning Board of Adjustment shall be required to include this requirement as a condition of approval.

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.

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.

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.

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.

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

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).

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 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.

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.

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.

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.

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 HBFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the PHA, 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.

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 A 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 A, 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.

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 violation of the provisions of this section shall, upon conviction thereof, be punishable in accordance with the penalties set forth in Section 1-5.1 "Penalty" of the Municipal Code of Township of Sparta;
 - 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 3. Appendix A is hereby amended to repeal in its entirety existing Section A-18.4 "Residential Development Fees for Low- and Moderate-Income Housing", and replace it as follows:

a. Residential Development Fees

1. Imposed fees

- i. Residential development, except for residential development specifically addressed in paragraph c(2) below, shall pay a fee of 1.5% of the equalized assessed value (EAV) of the residential development; provided, however, in the event an increase in density has been approved pursuant to N.J.S.A. 40:55D-70d(5), or permitted pursuant to a rezoning subsequent to March 9, 2010, a fee of 6% of the equalized assessed value shall be paid for each dwelling unit over the number of units permitted as a matter of right or permitted prior to rezoning. However, 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.

2. Collection Procedures

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.

- v. 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.
- vi. 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.
- vii. 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).
- viii. 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.

SECTION 4. Severability. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect and shall be deemed valid and effective.


SECTION 5. Repealer In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the municipality, the provisions hereof shall be determined to govern and those inconsistent provisions shall be repealed to the extent of such inconsistency.

SECTION 6. Referral to Planning Board. A copy of this Ordinance shall be referred to the Planning Board following its introduction for review pursuant to N.J.S.A. 40A:55D-26A.

SECTION 7. Effective Date and Scope. This Ordinance shall immediately take effect upon its passage and publication, and as otherwise provided for by law. The provisions of this Ordinance shall be applicable within the entire municipality upon final adoption and shall become a part of the Code once completed and adopted.

NOTICE

NOTICE is hereby given that the above entitled ordinance was introduced and passed at a meeting of the Township Council of the Township of Sparta, held at the Municipal Building, 65 Main Street, Sparta, NJ on February 24, 2026. The same came up for final passage and adoption at a regularly scheduled meeting of the Township Council of the Township of Sparta, held on March 10, 2026 at 7:00 p.m., at the Municipal Building, 65 Main Street, Sparta, NJ and after all persons present were given an opportunity to be heard concerning the same, it was finally passed and adopted and will be in full force in the Township according to law.


ROXANNA LANDY, RMC
MUNICIPAL CLERK

RECEIVED

MAR 30 2026

Borough of Franklin
Municipal Clerk's Office

George & Jean Butkus

3-27-26

FRANKLIN BORO
MAYOR
46 MAIN ST.
FRANKLIN, N.J. 07416

CONSENT

DEAR MAYOR :

IF POSSIBLE COULD A CROSS WALK BE
PAINTED BY THE TOWN LIBRARY AND THE
PARKING LOT BY THE SOON TO BE OPENED
LAUNDRY MAT? (CURRENTLY THERE ARE
2 CROSSWALKS AFAR FROM THE LIBRARY
ENTRANCE.)

MANY LIBRARY VISITORS OFTEN CROSS
FROM LAUNDRY AREA PARKING LOT... THERE ARE
ALSO CHILDREN ON BIKES... MOMS WITH TOTS...
AND A SCHOOL BUS DISCHARGING STUDENTS
IN THE P.M.

THE PROPOSED CROSSWALK AFOREMENTIONED
HEREIN WOULD ADD A MEASURE OF SAFETY
TO MANY PEDESTRIANS.

SINCERELY,

George Butkus

cc FRANKLIN LIBRARY STAFF



FRANKLIN BOROUGH POLICE DEPARTMENT

CHIEF GREGORY M. CUGLIARI
15 Cork Hill Road, Franklin, NJ 07416
Phone: (973) 827-7700 · Fax: (973) 827-1486
www.franklinborough.org



RECEIVED

TO: Mayor, Council and Administrator
FROM: Franklin Borough Police Department

CONSENT

MAR 30 2026

Borough of Franklin
Municipal Clerk's Office

RE: Monthly Report for February 2026 - Attached you will find a report with attachments of the police activity by the Franklin Borough Police Department during the month of February

Meetings and Training:

- 2/11 – PCCOP – Chief Cugliari
- 2/16 – Training Prisoner Control, Custody and Transport – Chief Cugliari
- 2/17 – Training Purchasing for 1st line personnel – Chief Cugliari
- 2/18 – AXON – Chief Cugliari
- 2/18 – Mtg. Admin. Spidaletto – Chief Cugliari
- 2/19 – Training Active Shooter – Chief Cugliari, Captain Geddis, Lt. Mattessich, DSG> Schneider, Det. LaGrave
- 2/19 – Bias-free and fair policing – Chief Cugliari
- 2/23 – Right to Know – Chief Cugliari
- 2/24 – Firearms Qualifications – Chief Cugliari (Staff)

Monthly Report of Incidents	1054
Summons Issued	74

Vehicles and Mileage:

Please see attached vehicle mileage reports submitted by Joshua Raff, Director of Public Works, Hardyston Township Public Works Department for detailed information.

Respectfully submitted,
Wendy Burdge

Administrative Assistant
Records Clerk/Secretary to the Chief
Franklin Borough Police Department

Core Values

Integrity • Respect • Service • Fairness

01-201-25-240-003 Police Salaries & Wages General Overtime

From 2/ 1/2026 to 2/28/2026

Date	Source	PO#	Contract#	Check #	Vendor/Description	Budget	Debit	Credit	Contract Encumber	PO Encumber	PO Payment	Balance (CR)*
					ACTIVITY/BALANCE BEFORE 2/ 1/2026	26,740.00			-			26,740.00
02/25/2026	DJ 412			26045	FRANKLIN BOROUGH PAYROLL ACCOU PR 2/27		744.21					25,995.79
						-	744.21	-	-	-	-	25,995.79
						<u>26,740.00</u>	<u>744.21</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,995.79</u>

01-201-25-240-004 Police Salaries & Wages Sick Day Coverag

From 2/ 1/2026 to 2/28/2026

Date	Source	PO#	Contract#	Check #	Vendor/Description	Budget	Debit	Credit	Contract Encumber	PO Encumber	PO Payment	Balance (CR)*
					ACTIVITY/BALANCE BEFORE 2/ 1/2026	20,825.00			-			20,825.00
02/11/2026	DJ 303			26034	FRANKLIN BOROUGH PAYROLL ACCOU PR 2/13		1,078.92					19,746.08
02/25/2026	DJ 412			26045	FRANKLIN BOROUGH PAYROLL ACCOU PR 2/27		719.64					19,026.44
						-	1,798.56	-	-	-	-	19,026.44
						<u>20,825.00</u>	<u>1,798.56</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,026.44</u>

01-201-25-240-005 Police Salaries & Wages Personal Day Cov

From 2/ 1/2026 to 2/28/2026

Date	Source	PO#	Contract#	Check #	Vendor/Description	Budget	Debit	Credit	Contract Encumber	PO Encumber	PO Payment	Balance (CR)*
					ACTIVITY/BALANCE BEFORE 2/ 1/2026	6,580.00			-			6,580.00
02/11/2026	DJ 303			26034	FRANKLIN BOROUGH PAYROLL ACCOU PR 2/13		1,071.72					5,508.28
						-	1,071.72	-	-	-	-	5,508.28

FRANKLIN POLICE DEPARTMENT

15 CORKHILL RD, FRANKLIN BOROUGH FRANKLIN, NJ 07416

Tel:(973) 827-7700

CHIEF GREGORY CUGLIARI

Monthly Report of Incidents

DURATION : 02/01/2026 00:00 ... 02/28/2026 23:59

Call Type	During The Month		Year To Date	
	2026	2025	2026	2025
911 Abandoned/Hang up	4	4	6	8
911 Misdial	3	1	3	2
Administrative Detail	70	56	159	114
Ambulance / Medical	52	42	107	104
Animal Bite	0	1	0	1
Animal Complaint	8	8	16	15
Assault	1	0	2	3
Assist Other Agency	3	0	7	0
Bias Incident	1	0	1	0
Burglar Alarm	5	6	21	13
BURGLARY - FROM MOTOR VEHLCE	0	1	0	1
CDS Incident	0	0	0	2
Child Custody Matter	0	0	1	0
Child safety seat Inspection	2	0	3	1
Civil Matter	2	2	4	3
Community Engagement	1	1	1	1
Criminal Mischief	0	0	0	2
Death - Attended	1	0	1	0
Death - Unattended	1	0	1	1
Disorderly Conduct	3	0	7	0
Dispute	6	4	10	9
Dispute - Domestic	2	3	7	8
Dispute - Neighbor	3	0	3	0
Disturbance	2	1	4	1
Dumping	0	0	0	1
DWI	1	0	2	3
DYFS Referral	1	0	2	0
Equipment Maintenance	6	8	19	17
Erratic Driver	4	5	10	12
Escort	2	2	6	4
Fingerprint	2	0	2	0
Fire Alarm	4	3	10	10
Fire Response	2	6	5	13
Found/Recovered Property	2	2	4	3
Fraud	5	7	9	10
General Complaint	1	1	5	2
Harassment	4	4	14	10
Hazardous Condition	18	9	29	26

FRANKLIN POLICE DEPARTMENT

15 CORKHILL RD, FRANKLIN BOROUGH FRANKLIN, NJ 07416

Tel:(973) 827-7700

CHIEF GREGORY CUGLIARI

Monthly Report of Incidents

DURATION : 02/01/2026 00:00 ... 02/28/2026 23:59

Call Type	During The Month		Year To Date	
	2026	2025	2026	2025
Juvenile Complaint / Offense	9	2	19	8
Local Ordinance Violation	2	0	2	0
Lockout	1	0	1	0
Lost Property Report	0	0	2	1
Matter of Record	1	4	5	9
Megan's Law Registration	1	1	1	3
Mental Health	0	0	1	3
Missing Person	0	1	0	2
Motor Vehicle - Disabled	5	9	17	28
Motor Vehicle - Impound	0	1	0	1
Motor Vehicle - Incident	0	0	1	1
Motor Vehicle - Parking Problem	16	25	30	75
Motor Vehicle Accident	20	14	39	36
Motor Vehicle Accident - Injury	0	1	2	2
Motor Vehicle Stop	203	353	437	654
Mutual Aid	7	7	18	15
Noise Complaint	1	1	3	3
Notification	1	2	3	2
Off-Duty Incident	0	0	1	0
PARKING OVERNIGHT/EXTENDED	11	3	13	25
Police Information	12	3	17	14
Property Check	173	169	371	314
Property Check Business	58	0	123	0
Property Check Residential	1	0	8	0
Property Check School	1	0	3	0
Property Damage	1	1	1	2
Public Assist	13	15	32	25
Records Administration	5	6	7	27
Repossession	3	2	4	2
Roll Call	12	7	22	12
School Detail	41	61	88	96
Shoplifting	1	0	1	2
Suspicious Condition	10	10	13	21
Suspicious Person	6	7	11	12
Suspicious Vehicle	3	8	8	29
Theft	4	3	9	4
Threats	0	3	2	3
Traffic Complaint	1	3	1	4

FRANKLIN POLICE DEPARTMENT

15 CORKHILL RD, FRANKLIN BOROUGH FRANKLIN, NJ 07416

Tel:(973) 827-7700

CHIEF GREGORY CUGLIARI

Monthly Report of Incidents

DURATION : 02/01/2026 00:00 ... 02/28/2026 23:59

Call Type	During The Month		Year To Date	
	2026	2025	2026	2025
Traffic Control / Radar	128	211	325	354
Trespassing	1	1	1	3
TRO Request	0	0	0	2
TRO Service	0	0	0	3
TRO Violation	0	1	0	4
Unwanted Guest	2	2	3	2
Vehicle Inspection	65	128	176	265
Warrant Served - Local	3	5	5	11
Warrant Served - Other Agency	1	4	3	5
Welfare Check	9	6	21	17
Total:	1054	1257	2331	2501

Welcome, **WENDY BURDGE** you are acting as **Clerical**

Ticket List

Reports... Last 24 hours ▼

From: To: Ticket Number ▼ Apply

Page 1 next> Total count: 74

Number	Date	Time	Notes	Plate Num.	Statute	Officer login	Officer Name
W26000032	Feb 28, 2026	21:39	Notes		39:3-29C	19060028	SGT R VANDERPLOEG
W26000031	Feb 28, 2026	21:39	Notes		39:3-29A	19060028	SGT R VANDERPLOEG
W26000030	Feb 28, 2026	21:39	Notes		39:4-81	19060028	SGT R VANDERPLOEG
E26000126	Feb 28, 2026	19:35	Notes		39:3-36	19060028	SGT R VANDERPLOEG
E26000125	Feb 28, 2026	19:35	Notes		39:5-35	19060028	SGT R VANDERPLOEG
E26000124	Feb 28, 2026	19:35	Notes		39:3-40	19060028	SGT R VANDERPLOEG
E26000123	Feb 26, 2026	18:47	Notes		39:3-29C	19060031	PTLM D FLORA
E26000122	Feb 26, 2026	02:14	Notes		259-2G	19060031	PTLM D FLORA
E26000121	Feb 26, 2026	02:09	Notes		259-2G	19060031	PTLM D FLORA
E26000120	Feb 26, 2026	02:03	Notes		259-2G	19060031	PTLM D FLORA
W26000029	Feb 24, 2026	22:58	Notes		39:4-89	19060040	PTLM J SIENKIEWICZ
E26000119	Feb 24, 2026	22:58	Notes		39:8-1	19060040	PTLM J SIENKIEWICZ
E26000118	Feb 22, 2026	19:53	Notes		259-2	19060031	PTLM D FLORA
E26000117	Feb 22, 2026	19:46	Notes		259-2	19060031	PTLM D FLORA
E26000116	Feb 22, 2026	19:43	Notes		259-2	19060031	PTLM D FLORA
E26000115	Feb 22, 2026	19:40	Notes		259-2	19060031	PTLM D FLORA
E26000114	Feb 22, 2026	18:34	Notes		259-2	19060031	PTLM D FLORA
S26000015	Feb 22, 2026	18:34	Notes		191	19060031	PTLM D FLORA
E26000113	Feb 21, 2026	02:03	Notes		259-2G	19060031	PTLM D FLORA
E26000112	Feb 21, 2026	02:02	Notes		259-2G	19060031	PTLM D FLORA
S26000014	Feb 20, 2026	08:25	Notes		86-15	19060033	PTLM N DELLA FERA
S26000013	Feb 20, 2026	07:31	Notes		191	19060038	PTLM J ROTUNDA
S26000012	Feb 20, 2026	07:34	Notes		4:22-17A(4)	19060033	PTLM N DELLA FERA
E26000111	Feb 19, 2026	22:33	Notes		39:3-40	19060035	PTLM E MOSCHBERGER
E26000110	Feb 19, 2026	21:19	Notes		39:3-13,4	19060035	PTLM E MOSCHBERGER

Welcome, **WENDY BURDGE** you are acting as **Clerical**

Ticket List

Reports... Last 24 hours ▾

From: To: Ticket Number

Page 2 <<first <prev next> Total count: 74

Number	Date	Time	Notes	Plate Num.	Statute	Officer login	Officer Name
E26000109	Feb 19, 2026	21:19	Notes		39:4-97	19060035	PTLM E MOSCHBERGER
W26000028	Feb 19, 2026	07:35	Notes		39:4-98	19060027	SGT J BABCOCK
E26000108	Feb 18, 2026	22:17	Notes		39:4-51A	19060035	PTLM E MOSCHBERGER
E26000107	Feb 18, 2026	22:17	Notes		39:4-51B	19060035	PTLM E MOSCHBERGER
E26000106	Feb 18, 2026	22:17	Notes		39:4-97A	19060035	PTLM E MOSCHBERGER
E26000105	Feb 18, 2026	22:17	Notes		39:4-96	19060035	PTLM E MOSCHBERGER
E26000104	Feb 18, 2026	22:17	Notes		39:4-88C	19060035	PTLM E MOSCHBERGER
E26000103	Feb 18, 2026	22:17	Notes		39:4-50	19060035	PTLM E MOSCHBERGER
E26000102	Feb 18, 2026	22:17	Notes		39:4-50.14	19060035	PTLM E MOSCHBERGER
E26000101	Jan 31, 2026	17:32	Notes		39:4-48	19060040	PTLM J SIENKIEWICZ
E26000100	Feb 18, 2026	18:12	Notes		39:4-48	19060040	PTLM J SIENKIEWICZ
S26000011	Feb 18, 2026	11:01	Notes		191	19060037	PTLM A LOSPINUSO
E26000099	Feb 17, 2026	15:00	Notes		39:4-97.2	19060038	PTLM J ROTUNDA
E26000098	Feb 17, 2026	15:00	Notes		39:4-97	19060038	PTLM J ROTUNDA
E26000097	Feb 17, 2026	15:00	Notes		39:4-88	19060038	PTLM J ROTUNDA
W26000027	Feb 17, 2026	13:12	Notes		39:3-66	19060038	PTLM J ROTUNDA
W26000026	Feb 17, 2026	13:12	Notes		39:4-126	19060038	PTLM J ROTUNDA
E26000096	Feb 17, 2026	02:03	Notes		259-2G	19060031	PTLM D FLORA
E26000095	Feb 17, 2026	02:00	Notes		259-2G	19060031	PTLM D FLORA
E26000094	Feb 16, 2026	15:05	Notes		39:3-4	19060024	SGT W GRISSOM
E26000093	Feb 16, 2026	13:32	Notes		39:3-4	19060024	SGT W GRISSOM
E26000092	Feb 16, 2026	02:47	Notes		39:4-97	19060040	PTLM J SIENKIEWICZ
W26000025	Feb 15, 2026	18:12	Notes		39:4-81	19060028	SGT R VANDERPLOEG
E26000091	Feb 13, 2026	06:41	Notes		39:4-120.9	19060038	PTLM J ROTUNDA
E26000090	Feb 13, 2026	01:43	Notes		39:6B-2	19060030	PTLM Z OREN

Welcome, **WENDY BURDGE** you are acting as **Clerical**

Ticket List

Reports... Last 24 hours ▾

From: To: Ticket Number

Page 3 <<first <prev next> Total count: 74

Number	Date	Time	Notes	Plate Num.	Statute	Officer login	Officer Name
E26000089	Feb 13, 2026	01:43	Notes		39:3-29C	19060030	PTLM Z OREN
E26000088	Feb 13, 2026	01:43	Notes		39:4-98	19060030	PTLM Z OREN
W26000024	Feb 13, 2026	01:37	Notes		39:4-98	19060030	PTLM Z OREN
W26000023	Feb 13, 2026	01:37	Notes		39:6B-2	19060030	PTLM Z OREN
W26000022	Feb 13, 2026	01:37	Notes		39:3-29C	19060030	PTLM Z OREN
W26000021	Feb 10, 2026	12:30	Notes		39:3-66	19060039	PTLM D TESTA
E26000087	Feb 6, 2026	20:40	Notes		39:3-40	19060030	PTLM Z OREN
E26000086	Feb 6, 2026	14:15	Notes		39:3-40	19060038	PTLM J ROTUNDA
E26000085	Feb 6, 2026	14:15	Notes		39:3-10	19060038	PTLM J ROTUNDA
W26000020	Feb 6, 2026	12:42	Notes		259-11A(2)	19060033	PTLM N DELLA FERA
E26000084	Feb 6, 2026	10:33	Notes		39:4-86	19060038	PTLM J ROTUNDA
E26000083	Feb 6, 2026	00:07	Notes		39:3-66	19060039	PTLM D TESTA
E26000082	Feb 5, 2026	22:54	Notes		39:3-40	19060027	SGT J BABCOCK
E26000081	Feb 5, 2026	22:54	Notes		39:4-97	19060037	PTLM A LOSPINUSO
E26000080	Feb 4, 2026	02:04	Notes		259-2G	19060031	PTLM D FLORA
E26000079	Feb 4, 2026	02:00	Notes		259-2G	19060031	PTLM D FLORA
W26000019	Feb 4, 2026	01:21	Notes		39:4-98	19060030	PTLM Z OREN
E26000078	Feb 3, 2026	10:42	Notes		39:6B-2	19060033	PTLM N DELLA FERA
E26000077	Feb 3, 2026	10:42	Notes		39:5-35	19060033	PTLM N DELLA FERA
E26000076	Feb 3, 2026	10:42	Notes		39:3-40	19060033	PTLM N DELLA FERA
E26000075	Feb 3, 2026	02:07	Notes		259-2G	19060031	PTLM D FLORA
E26000074	Feb 3, 2026	02:02	Notes		259-2G	19060031	PTLM D FLORA
E26000073	Feb 2, 2026	20:17	Notes		39:3-29	19060032	SGT D MACQUESTEN
E26000072	Feb 1, 2026	22:50	Notes		39:4-97	19060037	PTLM A LOSPINUSO

Hardyston DPW

Activity Detail Report By Account For Product

Date Range From : 02/01/2026 12:00:00AM To : 02/28/2026 11:59:00PM

Date	Time	Trans #	Site	Vehicle	Driver	Driver Name	Odom	Pump	Price	Qty	Amount
Account :		2004		Franklin Police Department							
Product :		01		Name : UNLEADED							
2/01/2026	05:40	1915	001	2096000177	3137	Lospinuso	68500	01-1	\$1.000	7.100	\$7.10
2/02/2026	05:33	1931	001	2096000177	3137	Lospinuso	68700	01-1	\$1.000	7.900	\$7.90
2/03/2026	03:41	1976	001	2096000177	3131	Flora	69446	01-1	\$1.000	8.300	\$8.30
2/04/2026	03:36	1998	001	2096000177	3131	Flora	68914	01-1	\$1.000	4.700	\$4.70
2/04/2026	18:31	2020	001	2096000177	3140	3140	68985	01-1	\$1.000	7.300	\$7.30
2/05/2026	05:16	2025	001	2096000177	3137	Lospinuso	69000	01-1	\$1.000	6.000	\$6.00
2/05/2026	17:57	2043	001	2096000177	3138	Jake Rotunda	69155	01-1	\$1.000	9.500	\$9.50
2/06/2026	06:26	2053	001	2096000177	3137	Lospinuso	69200	01-1	\$1.000	6.600	\$6.60
2/06/2026	16:14	2094	001	2096000177	3138	Jake Rotunda	69279	01-1	\$1.000	7.000	\$7.00
2/09/2026	17:09	2142	001	2096000177	3137	Lospinuso	69300	01-1	\$1.000	4.300	\$4.30
2/10/2026	17:05	2186	001	2096000177	3137	Lospinuso	6379	01-1	\$1.000	5.600	\$5.60
2/13/2026	17:06	2259	001	2096000177	3137	Lospinuso	69380	01-1	\$1.000	7.400	\$7.40
2/14/2026	17:19	2275	001	2096000177	3137	Lospinuso	64800	01-1	\$1.000	8.300	\$8.30
2/17/2026	03:40	2305	001	2096000177	3131	Flora	69322	01-1	\$1.000	6.500	\$6.50
2/18/2026	17:40	2341	001	2096000177	3137	Lospinuso	62000	01-1	\$1.000	6.800	\$6.80
2/21/2026	03:43	2421	001	2096000177	3131	Flora	69710	01-1	\$1.000	10.700	\$10.70
2/21/2026	17:59	2439	001	2096000177	3137	Lospinuso	69000	01-1	\$1.000	8.900	\$8.90
2/22/2026	03:56	2445	001	2096000177	3131	Flora	69870	01-1	\$1.000	5.100	\$5.10
2/23/2026	03:55	2473	001	2096000177	3131	Flora	69889	01-1	\$1.000	4.100	\$4.10
2/23/2026	17:16	2497	001	2096000177	3137	Lospinuso	69900	01-1	\$1.000	5.400	\$5.40
2/26/2026	08:25	2583	001	2096000177	3138	Jake Rotunda	70025	01-1	\$1.000	13.900	\$13.90
2/27/2026	03:51	2603	001	2096000177	3131	Flora	701010	01-1	\$1.000	7.500	\$7.50
2/27/2026	17:32	2618	001	2096000177	3137	Lospinuso	71000	01-1	\$1.000	6.900	\$6.90
2/28/2026	17:06	2626	001	2096000177	3137	Lospinuso	70200	01-1	\$1.000	7.000	\$7.00
2/01/2026	06:08	1917	001	2096000180	3139	Dylan Testa	60309	01-1	\$1.000	7.300	\$7.30
2/01/2026	18:40	1921	001	2096000180	3140	3140	60406	01-1	\$1.000	8.200	\$8.20
2/02/2026	05:54	1932	001	2096000180	3139	Dylan Testa	60510	01-1	\$1.000	8.800	\$8.80
2/03/2026	16:52	1989	001	2096000180	3138	Jake Rotunda	60594	01-1	\$1.000	8.500	\$8.50
2/04/2026	16:25	2018	001	2096000180	3138	Jake Rotunda	60668	01-1	\$1.000	6.500	\$6.50
2/05/2026	05:43	2026	001	2096000180	3139	Dylan Testa	60772	01-1	\$1.000	8.300	\$8.30
2/06/2026	05:56	2052	001	2096000180	3139	Dylan Testa	60874	01-1	\$1.000	12.000	\$12.00
2/10/2026	03:21	2149	001	2096000180	3135	Eric M	60948	01-1	\$1.000	9.700	\$9.70
2/10/2026	17:10	2187	001	2096000180	3139	Dylan Testa	61035	01-1	\$1.000	8.500	\$8.50

Hardyston DPW

Activity Detail Report By Account For Product

Date Range From : 02/01/2026 12:00:00AM To : 02/28/2026 11:59:00PM

Date	Time	Trans #	Site	Vehicle	Driver	Driver Name	Odom	Pump	Price	Qty	Amount
2/12/2026	16:49	2230	001	2096000180	3138	Jake Rotunda	61159	01-1	\$1.000	11.000	\$11.00
2/13/2026	17:11	2260	001	2096000180	3139	Dylan Testa	61267	01-1	\$1.000	9.000	\$9.00
2/14/2026	17:17	2274	001	2096000180	3139	Dylan Testa	61334	01-1	\$1.000	7.900	\$7.90
2/15/2026	05:25	2280	001	2096000180	3140	3140	61392	01-1	\$1.000	6.200	\$6.20
2/15/2026	16:07	2288	001	2096000180	3139	Dylan Testa	61469	01-1	\$1.000	7.400	\$7.40
2/16/2026	04:18	2295	001	2096000180	3140	3140	61542	01-1	\$1.000	7.100	\$7.10
2/17/2026	19:06	2326	001	2096000180	3138	Jake Rotunda	61624	01-1	\$1.000	9.200	\$9.20
2/18/2026	03:42	2331	001	2096000180	3131	Flora	61678	01-1	\$1.000	4.300	\$4.30
2/20/2026	02:14	2381	001	2096000180	3135	Eric M	61841	01-1	\$1.000	11.600	\$11.60
2/22/2026	17:23	2452	001	2096000180	3140	3140	61935	01-1	\$1.000	12.000	\$12.00
2/23/2026	17:22	2498	001	2096000180	3139	Dylan Testa	61985	01-1	\$1.000	6.100	\$6.10
2/24/2026	18:20	2535	001	2096000180	3139	Dylan Testa	6239	01-1	\$1.000	7.100	\$7.10
2/26/2026	03:47	2578	001	2096000180	3131	Flora	62078	01-1	\$1.000	5.100	\$5.10
2/27/2026	17:05	2616	001	2096000180	3139	Dylan Testa	62206	01-1	\$1.000	11.200	\$11.20
2/28/2026	18:17	2627	001	2096000180	3139	Dylan Testa	62293	01-1	\$1.000	9.100	\$9.10
2/05/2026	15:56	2039	001	2096000183	3129	David Schneider		01-1	\$1.000	11.600	\$11.60
2/16/2026	10:55	2300	001	2096000183	6704	Zachary Lagrave		01-1	\$1.000	10.600	\$10.60
2/18/2026	19:46	2345	001	2096000183	3129	David Schneider		01-1	\$1.000	11.100	\$11.10
2/24/2026	16:40	2532	001	2096000183	3129	David Schneider		01-1	\$1.000	7.300	\$7.30
2/25/2026	17:56	2574	001	2096000183	3129	David Schneider		01-1	\$1.000	1.800	\$1.80
2/26/2026	12:45	2589	001	2096000183	3129	David Schneider		01-1	\$1.000	1.900	\$1.90
2/05/2026	16:53	2041	001	2096000184	4920	Seamus Geddis		01-1	\$1.000	11.300	\$11.30
2/13/2026	13:50	2251	001	2096000184	4920	Seamus Geddis		01-1	\$1.000	11.300	\$11.30
2/21/2026	12:56	2428	001	2096000184	4920	Seamus Geddis		01-1	\$1.000	10.100	\$10.10
2/27/2026	13:20	2609	001	2096000184	4920	Seamus Geddis		01-1	\$1.000	11.800	\$11.80
2/02/2026	01:03	1929	001	2096000207	3127	Babcock		01-1	\$1.000	14.400	\$14.40
2/02/2026	16:27	1965	001	2096000207	3124	Grissom		01-1	\$1.000	0.100	\$0.10
2/03/2026	00:46	1974	001	2096000207	3132	Macquesten		01-1	\$1.000	13.200	\$13.20
2/03/2026	16:50	1988	001	2096000207	3124	Grissom		01-1	\$1.000	9.300	\$9.30
2/04/2026	02:12	1996	001	2096000207	3132	Macquesten		01-1	\$1.000	5.400	\$5.40
2/04/2026	18:16	2019	001	2096000207	3135	Eric M		01-1	\$1.000	8.300	\$8.30
2/06/2026	02:18	2051	001	2096000207	3127	Babcock		01-1	\$1.000	11.000	\$11.00
2/06/2026	18:06	2097	001	2096000207	3124	Grissom		01-1	\$1.000	8.600	\$8.60
2/07/2026	16:28	2107	001	2096000207	3124	Grissom		01-1	\$1.000	13.400	\$13.40
2/08/2026	18:00	2121	001	2096000207	3135	Eric M		01-1	\$1.000	14.500	\$14.50
2/09/2026	16:48	2140	001	2096000207	3127	Babcock		01-1	\$1.000	11.400	\$11.40

Hardyston DPW

Activity Detail Report By Account For Product

Date Range From : 02/01/2026 12:00:00AM To : 02/28/2026 11:59:00PM

Date	Time	Trans #	Site	Vehicle	Driver	Driver Name	Odom	Pump	Price	Qty	Amount
2/10/2026	16:24	2184	001	2096000207	3127	Babcock		01-1	\$1.000	7.800	\$7.80
2/11/2026	04:37	2196	001	2096000207	3135	Eric M		01-1	\$1.000	7.500	\$7.50
2/12/2026	03:11	2216	001	2096000207	3132	Macquesten		01-1	\$1.000	12.300	\$12.30
2/12/2026	17:12	2232	001	2096000207	3124	Grissom		01-1	\$1.000	8.100	\$8.10
2/13/2026	14:34	2256	001	2096000207	3127	Babcock		01-1	\$1.000	12.800	\$12.80
2/14/2026	14:51	2273	001	2096000207	3127	Babcock		01-1	\$1.000	13.400	\$13.40
2/15/2026	15:39	2287	001	2096000207	3127	Babcock		01-1	\$1.000	10.800	\$10.80
2/16/2026	16:29	2301	001	2096000207	3124	Grissom		01-1	\$1.000	13.800	\$13.80
2/17/2026	01:34	2304	001	2096000207	3132	Macquesten		01-1	\$1.000	6.200	\$6.20
2/17/2026	16:55	2322	001	2096000207	3124	Grissom		01-1	\$1.000	9.100	\$9.10
2/18/2026	01:13	2328	001	2096000207	3132	Macquesten		01-1	\$1.000	6.600	\$6.60
2/18/2026	16:29	2340	001	2096000207	3127	Babcock		01-1	\$1.000	9.400	\$9.40
2/19/2026	17:34	2374	001	2096000207	3127	Babcock		01-1	\$1.000	13.400	\$13.40
2/20/2026	17:26	2414	001	2096000207	3124	Grissom		01-1	\$1.000	8.000	\$8.00
2/21/2026	02:32	2419	001	2096000207	3132	Macquesten		01-1	\$1.000	5.800	\$5.80
2/21/2026	17:53	2438	001	2096000207	3124	Grissom		01-1	\$1.000	8.800	\$8.80
2/22/2026	02:20	2444	001	2096000207	3132	Macquesten		01-1	\$1.000	6.400	\$6.40
2/24/2026	04:33	2503	001	2096000207	3135	Eric M		01-1	\$1.000	8.700	\$8.70
2/24/2026	17:31	2533	001	2096000207	3127	Babcock		01-1	\$1.000	8.100	\$8.10
2/25/2026	16:44	2570	001	2096000207	3124	Grissom		01-1	\$1.000	15.200	\$15.20
2/26/2026	05:14	2580	001	2096000207	3135	Eric M		01-1	\$1.000	7.600	\$7.60
2/26/2026	16:37	2592	001	2096000207	3124	Grissom		01-1	\$1.000	7.100	\$7.10
2/27/2026	01:37	2601	001	2096000207	3132	Macquesten		01-1	\$1.000	5.700	\$5.70
2/27/2026	17:01	2615	001	2096000207	3127	Babcock		01-1	\$1.000	8.800	\$8.80
2/28/2026	15:46	2624	001	2096000207	3127	Babcock		01-1	\$1.000	12.600	\$12.60
2/02/2026	14:17	1959	001	2096000224	3126	Cugliari	45298	01-1	\$1.000	0.200	\$0.20
2/04/2026	09:28	2004	001	2096000224	3126	Cugliari	45433	01-1	\$1.000	19.000	\$19.00
2/10/2026	13:43	2175	001	2096000224	3126	Cugliari	45678	01-1	\$1.000	16.800	\$16.80
2/17/2026	10:59	2314	001	2096000224	3126	Cugliari	45941	01-1	\$1.000	16.700	\$16.70
2/19/2026	13:39	2368	001	2096000224	3126	Cugliari	46124	01-1	\$1.000	11.100	\$11.10
2/26/2026	11:04	2586	001	2096000224	3126	Cugliari	46220	01-1	\$1.000	13.900	\$13.90
2/02/2026	18:52	1971	001	2096000233	3133	Della Fera		01-1	\$1.000	8.100	\$8.10
2/04/2026	05:02	2000	001	2096000233	3130	Zachary Oren		01-1	\$1.000	14.700	\$14.70
2/06/2026	18:43	2098	001	2096000233	3133	Della Fera		01-1	\$1.000	15.500	\$15.50
2/07/2026	18:23	2109	001	2096000233	3133	Della Fera		01-1	\$1.000	14.100	\$14.10
2/08/2026	18:16	2122	001	2096000233	3133	Della Fera		01-1	\$1.000	13.600	\$13.60

Hardyston DPW

Activity Detail Report By Account For Product

Date Range From : 02/01/2026 12:00:00AM To : 02/28/2026 11:59:00PM

Date	Time	Trans #	Site	Vehicle	Driver	Driver Name	Odom	Pump	Price	Qty	Amount	
2/10/2026	06:45	2152	001	2096000233	3128	Vanderplough		01-1	\$1.000	14.400	\$14.40	
2/10/2026	17:00	2185	001	2096000233	3138	Jake Rotunda		01-1	\$1.000	8.500	\$8.50	
2/11/2026	05:04	2197	001	2096000233	3140	3140		01-1	\$1.000	7.300	\$7.30	
2/12/2026	05:12	2219	001	2096000233	3130	Zachary Oren		01-1	\$1.000	14.000	\$14.00	
2/12/2026	18:07	2234	001	2096000233	3133	Della Fera		01-1	\$1.000	7.100	\$7.10	
2/13/2026	15:22	2257	001	2096000233	3138	Jake Rotunda		01-1	\$1.000	17.000	\$17.00	
2/14/2026	05:35	2265	001	2096000233	3140	3140		01-1	\$1.000	6.900	\$6.90	
2/16/2026	02:09	2294	001	2096000233	3128	Vanderplough		01-1	\$1.000	12.600	\$12.60	
2/17/2026	04:25	2307	001	2096000233	3130	Zachary Oren		01-1	\$1.000	15.700	\$15.70	
2/19/2026	06:26	2350	001	2096000233	3140	3140		01-1	\$1.000	16.600	\$16.60	
2/20/2026	04:08	2382	001	2096000233	3140	3140		01-1	\$1.000	14.200	\$14.20	
2/20/2026	18:43	2417	001	2096000233	3133	Della Fera		01-1	\$1.000	9.100	\$9.10	
2/23/2026	05:06	2474	001	2096000233	3130	Zachary Oren		01-1	\$1.000	13.800	\$13.80	
2/24/2026	05:00	2504	001	2096000233	3140	3140		01-1	\$1.000	8.400	\$8.40	
2/25/2026	05:49	2545	001	2096000233	3140	3140		01-1	\$1.000	16.500	\$16.50	
2/26/2026	18:36	2597	001	2096000233	3133	Della Fera		01-1	\$1.000	14.900	\$14.90	
2/27/2026	16:09	2613	001	2096000233	3138	Jake Rotunda		01-1	\$1.000	11.500	\$11.50	
Product Totals :												
			Transactions :	122							1159.500	\$1,159.50
Account Totals :												
			Transactions :	122							1159.500	\$1,159.50

**Borough of Franklin Registrar Report
Months of January, 2026 through March, 2026**

Certified Copies Issued:

- Death Certificates: 216
- Burial Permit: 0
- Birth Certificates: 19
- Marriage Certificates: 24

Marriage Application Completed and prepared: 3

Marriage Licenses Issued: 3

Duplicate Original Marriage license issued: 0

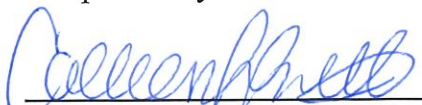
Communications:

- Telephone inquiries: 12
- Counter inquiries: 7
- Written communications: 3

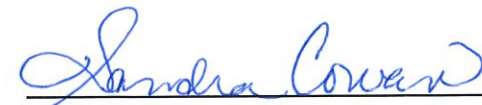
Correspondence received and processed: 2

Corrections Processed: 0

Respectfully submitted



Colleen L. Little, Registrar



Sandra Cowan, Deputy Registrar

CONSENT

Permit Summary Report
Range From: 3/1/2026 To: 3/31/2026

APR 06 2026

Borough of Franklin
Municipal Clerk's Office

SUMMARY

<u>CONSTRUCTION COSTS</u>		<u>COUNT</u>	
Cost Of Construction:	\$0.00	Cubic Footage:	0 Cu.ft.
Cost Of Alteration:	\$133,291.00	Square Footage:	0 Sq.ft.
Cost Of Demolition:	\$750.00	Permit Issued:	14
Total Costs:	\$134,041.00	Updates Issued:	2
		Partials Issued:	0
		All Fees Waived:	0
		Municipal Fees Waived:	0
		State Fees Waived:	0
		No Fees Waived/Other:	16

<u>PERMIT FEES</u>		<u>ADMIN FEES</u>		<u>WAIVED FEES</u>		<u>TOTAL FEES</u>	
Building:	\$1,107.00	Building:	\$0.00	Building:	\$0.00	Building Fees:	\$1,107.00
Electrical:	\$1,000.00	Electrical:	\$0.00	Electrical:	\$0.00	Electrical Fees:	\$1,000.00
Fire:	\$175.00	Fire:	\$0.00	Fire:	\$0.00	Fire Fees:	\$175.00
Plumbing:	\$170.00	Plumbing:	\$0.00	Plumbing:	\$0.00	Plumbing Fees:	\$170.00
Elevator:	\$0.00	Elevator:	\$0.00	Elevator:	\$0.00	Elevator Fees:	\$0.00
Mechanical:	\$1,060.00	Mechanical:	\$0.00	Mechanical:	\$0.00	Mechanical Fees:	\$1,060.00
				* Total Waived:	\$0.00	Technical Fees:	\$3,512.00

<u>DCA</u>	Calculated Fees	Waived Fees	Collected Fees
Volume Training Fee:	\$0.00	\$0.00	\$0.00
Alteration Training Fee:	\$252.00	\$0.00	\$252.00
DCA Minimum Fee:	\$0.00	\$0.00	\$0.00
Sub Total Training Fee:	\$252.00	\$0.00	\$252.00

TECHNICAL ISSUES

Building Technical:	4
Electrical Technical:	6
Fire Protection Technical:	2
Plumbing Technical:	2
Elevator Technical:	0
Mechanical Technical:	9

CERTIFICATE ISSUES

Certificate Of Occupancy:	15
Certificate Of Approval:	189
Certificate Of Continued Occupancy:	1
Temporary Certificate Of Occupancy:	4
Certificate Of Compliance:	0
Recurring Certificates:	0

Certificate of Occupancy Fee:	\$0.00
Temporary Certificate Fee:	\$0.00
Waived Certificate Fees:	\$0.00
Sub Total Certificate Fees:	\$0.00
PERMIT FEES:	\$3,512.00
DCA FEES:	\$252.00
CERTIFICATE FEES:	\$0.00
MIN FEES:	\$0.00
NET TOTAL FEES:	\$3,764.00
PENALTIES COLLECTED:	\$0.00
CCO FEES:	\$0.00
OTHER FEES:	\$0.00
RECURRING INSPECTION FEES:	\$0.00
ONLINE SURCHARGE FEES:	\$0.00
GRAND TOTAL FEES:	\$3,764.00

* By State law (see N.J.S. 52:27D-126c): \$0.00
* By Municipality (see N.J.S. 52:27D-126b): \$0.00

Permit Activity Trends

FIGURES

	03/01/2026-03/31/2026	02/01/2026-02/28/2026	03/01/2025-03/31/2025
Building:	1,107.00	9,522.00	8,846.00
Electric:	1,000.00	2,040.00	3,145.00
Fire Protection:	175.00	230.00	1,833.00
Plumbing:	170.00	795.00	2,035.00
Elevator:	0.00	0.00	0.00
Mechanical:	1,060.00	690.00	550.00
Admin Fee:	0.00	0.00	0.00
DCA Vol Fee:	0.00	0.00	406.00
DCA Alt Fee:	252.00	784.00	798.00
DCA Min Fee:	0.00	0.00	0.00
C of O Fee:	0.00	50.00	300.00
Total Fees:	3,764.00	14,111.00	17,913.00
Waived Fees:	0.00	0.00	0.00
Total Costs:	134,041.00	423,031.00	639,230.00
Permit Count:	14.00	14.00	25.00
Update Count:	2.00	0.00	3.00

PERCENTAGES

	Last Month	Last Year
Percent costs (Up/Down):	(68.31)	(79.03)
Percent Fees (Up/Down):	(73.33)	(78.99)

List of All Inspections

Scheduled Date From 03/01/2026 To 03/31/2026

Report Date: 4/1/2026

Borough of Franklin

		Building	Electrical	Fire	Mechanical	Plumbing	Total
Andrew Simonis	No. Scheduled:	2	16	0	0	0	18
	No. Completed:	2	16	0	0	0	18
	No. Passed:	2	13	0	0	0	15
	No. Failed:	0	3	0	0	0	3
	No. Not Ready:	0	0	0	0	0	0
	No. Canceled:	0	0	0	0	0	0
David Hammerle	No. Scheduled:	1	7	0	9	5	22
	No. Completed:	1	7	0	9	5	22
	No. Passed:	1	6	0	6	4	17
	No. Failed:	0	1	0	2	1	4
	No. Not Ready:	0	0	0	1	0	1
	No. Canceled:	0	0	0	0	0	0
Isaak Mester	No. Scheduled:	24	0	0	2	4	30
	No. Completed:	24	0	0	2	4	30
	No. Passed:	15	0	0	2	0	17
	No. Failed:	7	0	0	0	2	9
	No. Not Ready:	2	0	0	0	0	2
	No. Canceled:	0	0	0	0	0	0
Joseph Butto	No. Scheduled:	10	1	7	0	0	18
	No. Completed:	10	1	7	0	0	18
	No. Passed:	9	1	5	0	0	15
	No. Failed:	1	0	2	0	0	3
	No. Not Ready:	0	0	0	0	0	0
	No. Canceled:	0	0	0	0	0	0
Total No. Scheduled:		37	24	7	11	9	88
Total No. Completed:		37	24	7	11	9	88
Total No. Passed:		27	20	5	8	4	64
Total No. Failed:		8	4	2	2	3	19
Total No. Not Ready:		2	0	0	1	0	3
Total No. Canceled:		0	0	0	0	0	0

CONSENT

Franklin Borough							TOTAL	DCA	CHECK #	DATE TO	O/L
DATE	PERMIT #	BLOCK	LOT	OWNER'S NAME	LOCATION	DESCRIPTION	AMOUNT	AMOUNT	CASH	TREAS.	PMTS
3/2/2026	2026-0215	1403	1	Simm Steven	19 Ginter St	Oile Fired boiler rpl	\$249	\$34	8802106155	3/4/2026	
3/5/2026	2025-0956	1004	2	Franklin Boro Apartments	104 Main St	Water heater & piping	\$196	\$1	3296	3/6/2026	
3/10/2026	2025-0968	607	32	Kitty Hawk Investments	323 Rutherford Ave	Framing & beam 3rd floor	\$503	\$23	VISA	3/9/2026	3/6/2026
3/11/2026	2026-0276	1101	190	Gambino, Russell	32 Liberty Ln	Water service connection	\$83	\$8	5506	3/13/2026	
3/11/2026	2026-0277	601	46	Dicristo Anthony John	23 Sterling St	Install 2 Chimney Liners	\$159	\$19	12135	3/13/2026	
3/16/2026	2026-0295	2201	68	Wilson, Kevin	52 Woodland Rd	Power vented gas W/H	\$180	\$5	384	3/16/2026	
3/16/2026	2026-0296	302	9	Vander Sluis Arthur & Lois	452 Rutherford Ave	Reinstall solar panels	\$77	\$2	851	3/16/2026	
3/20/2026	2026-0329	1004	25	Mielewczyk Zenon	2 Cummins St	remove deck, rebuild fr porch & garage rpl steps	\$461	\$21	2936	3/20/2026	
3/20/2026	2026-0331	2201	35	Evans Christopher	1 Hemlock Dr	Remove 330 Ast & Install 275 AST	\$181	\$6	5598	3/20/2026	
3/20/2026	2026-0333	2201	47	Murrow, Joseph	20 Jenkins Rd	2 Ton mini-split & 200 amp service	\$331	\$36	VISA	3/20/2026	3/18/2026
3/24/2026	2026-0353	2301	32	Testa, Joseph	140 Cork Hill Rd	Gas water heater	\$114	\$14	8802106751	3/25/2026	
3/25/2026	2026-0354	703	7	Brodie, Kamilah & Daley	25 Mabie St	Roof mounted solar	\$582	\$20	60017	3/25/2026	
3/25/2026	2026-0362	2201	72	Gunderman Susan	22 Jenkins rd	Chimney Liner	\$104	\$4	5860	3/27/2026	
3/26/2026	2026-0370	2401	27	Pleasant, Martha & Dwight	76 Munsonhurst Rd	Chimney Liner	\$106	\$6	CASH	3/27/2026	
3/27/2026	2026-0379	1005	7	Sharlow Deborah	60 High St	Tear off & Reroof	\$86	\$11	1156	3/30/2026	
3/30/2026	2026-0383	1101	98	Patel, Chirag	26 Ben Franklin Dr	Gas furnace, ac condenser & coil	\$352	\$42	21139	3/30/2026	
							\$3,764	\$252			

RECEIVED

APR 06 2026

Borough of Franklin
Municipal Clerk's Office

CONSENT

Franklin Borough COH									
COH #	DATE	BLOCK	LOT	OWNER'S NAME	LOCATION	TYPE	TOTAL AMOUNT	CHECK #	DATE TO TREAS.
C26-017	3/9/2026	204	27	VENESCAR, SAMUEL & BEAUVIL, JESULA	439-445 Rutherford Ave	RENTAL	\$50	CASH	3/9/2026
C26-018	3/9/2026	2101	3.02	James Thomas George	276 Wildcat Rd	Resale	\$85	CASH	3/11/2026
C26-019	3/13/2026	1008	1	21 Walsh St N 3 LLC	21 Walsh Rd	Rental	\$50	780	3/13/2026
C26-020	3/6/2026	604	8	380 Rutherford LLC	380 Rutherford Ave	RESALE	\$340	1831	3/18/2026
C26-021	3/20/2026	605	3	Angry Ostrich Holdings LLC	388 Rutherford Ave	Rental	\$50	105	3/23/2026
C26-022	3/27/2026	2401	9	Northern Development LLC	69 RT 23 Apt C	RENTAL	\$50	1394	3/30/2026
C26-023	3/27/2026	2401	9	Northern Development LLC	69 RT 23 Apt D	RENTAL	\$50	1395	3/30/2026
							\$675		

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APR 06 2026

Borough of Franklin
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REPORT ID :CMC0051
RUN DATE :04/04/2026
RUN TIME :23:58

NJ AUTOMATED COMPLAINT SYSTEM
COMPLAINT ACTIVITY REPORT
FRANKLIN BORO MUNICIPAL COURT

APR 06 2026

PAGE: 1
RUN :MONTHLY

CONSENT

(FROM 03/01/2026 TO 03/31/2026)

Borough of Franklin
Municipal Clerk's Office

OFFICER NAME			OFFICER ID		CDR-1 ENTERED	CDR-2 ENTERED	BORO ORDS ENTERED	TOTAL
FLORA	PTLM	D	1906 0031	0	2	0	0	2
MOSCHBERGER	PTLM	E	1906 0035	0	1	0	1	2
LAGRAVE	DET	Z	1906 0036	0	0	1	0	1
LOSPINUSO	PTLM	A	1906 0037	0	0	1	0	1
TESTA	PTLM	D	1906 0039	0	2	0	0	2
SIENKIEWICZ	PTLM	J	1906 0040	0	2	0	1	3
COMPLAINANT	CITIZEN		1906 9999	0	3	0	0	3
VELLEKAMP	GREG		1995 2225	0	0	0	1	1
LOCKBURNER	COURTNEY	M	1995 2228	0	0	0	2	2
TOTALS					10	2	5	17

REPORT ID: TFC0051
RUN DATE : 04/05/2026
RUN TIME : 02:51

NEW JERSEY AUTOMATED TRAFFIC SYSTEM
TICKET ACTIVITY REPORT FOR FRANKLIN BORO POLICE
FRANKLIN BORO MUNICIPAL COURT

PAGE: 1
FROM 03/01/2025 TO 03/31/2026

	OFFICER NAME	OFFICER ID	NON-PARKING ISSUED	PARKING ISSUED	TOTAL
SGT	W GRISSOM	0024	7	15	22
SGT	R VANDERPLOEG	0028	4	0	4
PTLM	Z OREN	0030	2	0	2
PTLM	D FLORA	0031	10	5	15
SGT	D MACQUESTEN	0032	5	0	5
PTLM	B PROL	0034	6	0	6
PTLM	E MOSCHBERGER	0035	8	0	8
PTLM	A LOSPINUSO	0037	5	0	5
PTLM	D TESTA	0039	5	0	5
PTLM	J SIENKIEWICZ	0040	6	0	6
	TOTALS :		58	20	78

REPORT: TFCL628
 DATE : 04/05/2026

AUTOMATED TRAFFIC SYSTEM
 MONTHLY MANAGEMENT REPORT
 FRANKLIN BORO MUNICIPAL COURT

PAGE 1
 MARCH

A. TICKET INVENTORY		PARKING	MOVING	DWI	TOTAL	F. NON-DISPOSED CASE STATUS	CASES

ADDED DURING MONTH		20	59	0	79	1- ISSUED & PENDING TRIAL	111
DISPOSED DURING MONTH		18	74	1	93	1A- PENDING DMV LOOKUP	5
B. TICKETS PENDING - BY AGE						2- ELIGIBLE FOR FTA - FOR < 14 DAYS	0
-----						3- ELIGIBLE FOR FTA - FOR 14+ DAYS	29
1-30 DAYS		13	48	0	61	4- ELIGIBLE FOR DISMISSAL	15
31-60 DAYS		6	18	2	26	5- BAD CHECK - NOT ELIG FOR WARRANT	0
61-90 DAYS		4	17	2	23	6- CASE STATUS - FTA	22
91-120 DAYS		4	14	1	19	7- CASE STATUS - FTUD	0
120 + DAYS		74	31	5	110	8- ELIGIBLE FOR WARRANT A- (MOVING)	1
TOTAL		101	128	10	239	B- (PARKING)	29
C. ERROR REPORT						9- OUT OF STATE WARRANT (PARKING)	0
-----						10- ELIGIBLE FOR DSUS/RSUS	12
(UNDISPOSED TICKETS)						11- CASE STATUS - PSUS	3
1- AUTOPIC ERROR STATUS		0	0	0	0	12- CASE STATUS - WARRANT	12
2- TOTAL ERROR STATUS		1	0	0	1	13- CASE STATUS - HELD 1-60 DAYS	0
						61-120 DAYS	0
						120 + DAYS	0
						14- CASE STATUS - UNSV	0
						15- OTHER STATUSES	0
						TOTAL	239
						G. CLOSED/DSUS TICKETS IN INVENTORY	

						1- SUSPENDED LICENSE (DSUS)	20
						2- SUSPENDED REGISTRATION (RSUS)	1
						3- CLOSED RULE (CLOS)	774

REPORT: TFC1628
 DATE : 04/05/2026

AUTOMATED TRAFFIC SYSTEM
 MONTHLY MANAGEMENT REPORT
 FRANKLIN BORO MUNICIPAL COURT

PAGE 2
 MARCH

D. RESERVED CASES

1- RESERVED DECISION	0	0	0	0
2- RESERVED MOTION	0	0	0	0

E. FINANCIAL

1- TIME PAYMENTS (ADJUDICATED CASES)				486
2- AMOUNT OUTSTANDING \$	589	219,677	36,663	256,929
3- COLLECTIONS DURING MONTH\$	1,132	4,193	153	5,478
4- BAIL FORFEITURES \$	0	100	0	100
5- BAIL ACCOUNT BALANCES \$	0	0	325	325
6- SUSPENSE FUND BALANCE			\$	0
7- CASES ON OVER-PAYMENT STATUS				0
8- VALUE OF TOTAL NON-REFUNDED OVER-PAYMENTS			\$	0

H. TICKET ASSIGNMENT

1- ASSIGNED BUT NOT ISSUED:	
0-60 DAYS	0
60-121 DAYS	0
121-180 DAYS	0
181+ DAYS	0
TOTAL	0

2- ISSUED MONTHLY, BUT NOT ASSIGNED:	0
--------------------------------------	---

I. WORK MANAGEMENT (DAILY WORK VOLUME)

# OF CASES	
1- LOCAL POLICE TICKETS ARE GREATER THAN 4 DAYS FROM ISSUE DATE	0
2- STATE POLICE TICKETS ARE GREATER THAN 7 DAYS FROM ISSUE DATE	0
3- COURT DATE IS MORE THAN:	
A- 60 DAYS FROM TODAY	0
B- 90 DAYS FROM TODAY	0

J. CASE PROCESSING: FOLLOW-UP INCOMPLETE

1- TICKETS > 2 YRS BUT < 2 1/2 YRS.	
MOVING	0
PARKING	14
2- TICKETS > 2 1/2 YRS BUT < 3 YRS.	
MOVING	0
PARKING	0
3- TICKETS OVER 3 YRS OLD.	
MOVING	1
*PARKING	25
*DISMISSAL IS REQUIRED FOR PARKING.	

REPORT ID: CMCL628
 RUN DATE : 04/05/2026
 RUN TIME : 00:07

NJ AUTOMATED COMPLAINT SYSTEM
 MONTHLY MANAGEMENT REPORT
 FRANKLIN BORO MUNICIPAL COURT

PAGE: 1
 RUN : MONTHLY

AS OF : 04/01/2026

A. COMPLAINT INVENTORY					F. NON-DISPOSED CASE STATUS				
	INDICTABLE	DIS PERS	OTHER NON TRAF	TOTAL					CASES
1. ADDED DURING MONTH	4	9	9	22	1. ISSUED AND PENDING TRIAL				40
2. DISPOSED DURING MONTH	3	6	25	34	2. ELIGIBLE FOR FTA - < 14 DAYS				
					3. ELIGIBLE FOR FTA - > 14 DAYS				14
					4. CASE STATUS - FTA				2
					5. CASE STATUS - BAD CHECK, UNDE				
					6. ELIGIBLE FOR WARRANT				
					A. ANY CASES NOT IN DSUS				31
					*B. ANY CASE IN DSUS		1		
					7. ELIGIBLE FOR DSUS				
					**A. CASE STATUS - FTA		17		3
					B. CASE STATUS - WARR		4		4
					8. WARR OUTSTANDING -NOT ELIGIBLE FOR DSUS				112
					9. OTHER CASE STATUSES A) 1 - 60 DAYS				1
					(HELD, MILLI, DRAF, WIP, B) 61 - 120 DAYS				
					RDEC, TRAF, EWAR, PROR) C) 121 - 180 DAYS				
					D) 181 + DAYS				
					10. OTHER CASES				
							TOTAL		207

C. ERROR REPORT (UNDISPOSED COMPLAINTS)

OFFENSE ERROR STATUS

2

G. WORK FLOW MANAGEMENT

1. LOCAL COMPLAINTS ENTERED >
4 DAYS FROM ISSUED DATE
2. STATE COMPLAINTS ENTERED >
7 DAYS FROM ISSUED DATE

D. FINANCIAL SUMMARY - MONTHLY COLLECTIONS

FINES	849.00	
COSTS	280.00	
MISC (VCCB)	1605.00	
TOTAL	2734.00	

*THIS NUMBER IS NOT INCLUDED IN TOTAL
 **THIS NUMBER CAN BE INCLUDED IN ELIGIBLE
 FOR WARRANT TOTALS

E. TIME PAYMENTS ACCOUNTS - SUMMARY

	# OF ACCOUNTS	# OF COMPLAINTS	\$VALUE
1. OPEN AND RCAL	20	23	9457.50
2. DELINQUENT	4	5	3444.00
3. BAD CHECK	3	3	1003.23
4. ELIGIBLE DSUS	212	239	109391.82
5. DSUS STATUS	127	175	106089.85
6. TOTAL OUTSTANDING	366	445	229386.40

Borough of Franklin

Road Department Weekly Operations

March 2 – March 31, 2026

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APR 06 2026

Borough of Franklin
Municipal Clerk's Office

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Fleet Maintenance:

- Cleaned interior of work trucks
- Filled all gas cans and diesel tank and all equipment
- Greased equipment as needed
- Checked out damage on the 3102 police car from hitting a deer
- Fixed radio issue on the 3101 car
- Worked on wiring issues on the new 3103 police patrol car. Called builder of the car to go over wiring issues and fixes. Fixed all main power wire and returned to PD.
- Completed service on the 3105 police patrol car, changed oil, replaced rear pads and rotors and new tires
- Completed service on the 3104 police patrol car, changed oil, rotated tires.
- Completed service on the 3102 police patrol car, changed oil and mounted and balanced two new tires
- Completed service on the police chief's vehicle
- Inspected siren on 3102, found siren to be bad from the car accident. Spoke with police Captain and ordered a new siren speaker.
- Worked with Jesse and Christine to set up a new account at Neilsen fleet services for police vehicle equipment
- Brought diesel trucks to Hayden's service center in Sparta for emissions inspections
- Started putting salters away for the season, made sure all salt was cleaned off and salted and chains were sprayed down with fluid film
- Inspected exhaust leaks on the 2016 Ford F550
- Spoke with Fire Chief about completing a service on his take home truck. Ordered new front and rear pads and rotors and 4 new tires as per his request.
- Completed service on the Kawasaki wheel loader. Changed oil, filter, both fuel filters and both engine air filters

- Reprogrammed tire pressure sensors on the 2023 Ford F350
- Removed snow blower set up from Kubota tractor and reinstalled the bucket set up
- Brought old police license plates to the newton MVC
- Brought 3102 police patrol car to Royal GMC for warranty work

Road Work:

- Checked catch basins and drainage ditches and cleaned as needed
- Picked up leaves and branches around town
- Checked around town for and debris from wind/rain/snow
- Patched pot holes around town with cold patch when needed
- Received loads of salt and piled into the salt shed
- Fixed catch basin backers that broke from snow plows
- Fixed street signs as needed from snow plowing
- Fixed broken perms and ripped up grass from snow plows
- Put down top soil and grass seed on yards ripped up from snow plows
- Picked up loads of top soil from RER supply
- Started getting road paving equipment set up and checking roads for paving work needed

Building and Grounds Maintenance:

- Emptied garbage's at the road dept garage and police Dept
- Cleaned road garage, Cleaned all work benches, floors, office, breakroom and bathroom
- Completed monthly building checks
- Took away all garbage from the Police Dept.
- Organized sea containers at the road garage
- Cleaned around road garage yard
- Fixed out lights at the borough hall
- Replaced water cooler filters
- Set up temporary a/c units in borough hall

Office Work:

- Brought weekly bills to borough hall
- Completed timesheets
- Checked iWork for any work orders
- Requested new blankets be open
- Requested P.O. increases for various blankets
- Spoke with Neil on on-going projects
- Got quotes for cleaning services in borough buildings
- Worked on hvac quotes for borough hall
- Spoke with engineers on upcoming road paving
- Worked on yearly capital purchases
- Answered Rapurtos emails regarding union questions and raises
- Supplied Christine with the requested bills
- Got additional quotes for cleaning services at all borough owned buildings
- Scheduled boiler inspection for borough hall
- Scheduled to have all the towns fire extinguishers re-certified
- Spoke with Local 125 union on union issues
- Spoke with payroll about overtime questions
- Spoke with salesmen for street sweeper rentals
- Entire department attended an 811 class with Elizabethtown gas
- Ordered clay for baseball fields and set up delivery
- Went around with fire extinguisher inspector
- Went around to all borough buildings with Encore for yearly fire alarm inspections.
- Worked on quotes for street sweeping
- Got grass seed from tractor supply

This is not a full list of work completed but just a general outline of the work month

List of Bills - CLEARING ACCOUNT - Franklin

Check#	Vendor	Description	Payment	Check Total
59332	1559 - ADVANCE AUTO PARTS	PO 40268 2026 - FFD - BLANKET	37.98	37.98
59333	64 - AIRGAS USA, LLC	PO 39925 2026 BLANKET S/R WELDING	62.28	62.28
59334	2351 - AMAZON CAPITAL SERVICES INC	PO 40220 Court: Office Supplies	182.93	
		PO 40221 2026 police	455.05	
		PO 40222 Office Supplies (Call Log/Storage Boxes)	15.12	
		PO 40222 Office Supplies (Call Log/Storage Boxes)	30.24	
		PO 40227 AED cabinet and signs	65.97	
		PO 40236 2026 police	828.67	
		PO 40249 MATERIALS FOR RAIN BARRELL OUTREACH WORK	89.10	1,667.08
59335	1004 - AMERIGAS - CHESTER	PO 39937 2026 BLANKET B/G-PROPANE-DPW GARAGE/POLI	1,376.17	1,376.17
59336	1253 - ATLANTIC COMMUNICATIONS ELECTRONICS INC	PO 40207 FFD - EMERGENCY REPAIR CHIEF'S TRUCK - L	490.40	490.40
59337	2062 - AUTO ZONE, INC.	PO 39927 2026 BLANKET-S/R-POLICE-OE-TRUCK MAINT.	25.58	
		PO 39938 2026 BLANKET-W/S	67.89	93.47
59338	1720 - BLUE DIAMOND DISPOSAL, INC.	PO 40089 2026 SOLID WASTE DISPOSAL CONTRACT	54,000.00	54,000.00
59339	1370 - BRADY & CORREALE, LLP	PO 40228 Planning Board - Invoices	4,816.00	
		PO 40228 Planning Board - Invoices	2,936.40	7,752.40
59340	2541 - BRIGHTSPEED	PO 40099 PHONE ALARM LINE - BORO HALL - ACCT #473	37.65	37.65
59341	2499 - BUSINESS INFORMATION SYSTEMS INC	PO 40266 SOUND SYS-HARDWARE/SOFTWARE SUPPORT - M/	1,712.00	1,712.00
59342	2064 - CINTAS CORPORATION NO.2	PO 40256 2026 Police	79.34	79.34
59343	2727 - CLEAN TEAM INC	PO 40062 2026 Cleaning Police Station - BLANKET P	942.00	942.00
59344	2009 - COMPLETE SECURITY SYSTEMS, INC.	PO 40011 2026 - MONITORING OF ALARM SYSTEMS - ACC	185.51	185.51
59345	1003 - COOPERATIVE COMMUNICATIONS INC.	PO 40004 MUNICIPAL LONG DISTANCE CARRIER #973-827	835.14	835.14
59346	2760 - CP ENGINEERS	PO 39706 ENGINEERING FOR WATER METER REPLACEMENT A	5,346.25	5,346.25
59347	95 - DEARBORN NATIONAL LIFE INSURANCE C	PO 40016 2026 DISABILITY INSURANCE - 2026 BLANKET	894.60	894.60
59348	2686 - DUN-RITE SAND & GRAVEL CO INC	PO 40237 RECREATION - FIELD USE - CLAY FOR BASEBA	1,612.10	1,612.10
59349	22 - ELIZABETHTOWN GAS	PO 40104 BORO HALL - ACCT #7521790711 - METER #26	659.61	
		PO 40107 2026 - HISTORICAL SOCIETY - ACCT #969537	41.05	700.66
59350	2756 - ENCORE FIRE PROTECTION	PO 40189 2026 BLANKET	396.00	396.00
59351	990 - ENFORSYS INC	PO 40239 2026 police	5,600.00	5,600.00
59352	1336 - FIREFIGHTER ONE, LLC	PO 39899 2025 police	2,971.70	2,971.70
59353	2559 - FIRSTNET	PO 40123 PHONE BILL - ACCT. #287321506183 - 2026	602.52	602.52
59354	39 - FRANKLIN BOARD OF EDUCATION	PO 39953 2026 - SCHOOL TAX LEVY - 1ST HALF - BLAN	582,187.00	582,187.00
59355	802 - G.T.B.M.	PO 40078 POLICE SERVICE CONTRACT - INFO COP - 202	758.70	
		PO 40265 POLICE SERVICE CONTRACT - E TICKETING -	710.43	1,469.13
59356	226 - GARDEN STATE LABORATORIES, INC	PO 39920 2026 BLANKET	100.00	100.00
59357	216 - GENERAL CODE	PO 40252 CUSTOMER #FR1843 - SUPPLEMENT NO. 40	1,740.00	1,740.00
59358	1788 - GLOCK PROFESSIONAL, INC.	PO 40258 2026 police	900.00	900.00
59359	2436 - GRANT BENEFITS SOLUTIONS LLC	PO 40095 FLEXIBLE SPENDING PLAN - 2026 BLANKET	50.00	50.00
59360	985 - HAROLD E. FELLOW & ASSOCIATES, INC.	PO 40225 Planning Board - Invoices	15,113.75	15,113.75
59361	1387 - I.D.M. MEDICAL GAS CO.	PO 40190 2026 - WVFAS - OXYGEN	43.00	43.00
59362	482 - INSTITUTE FOR PROFESSIONAL DEVELOP	PO 40052 WEBINARS - COLLEEN LITTLE	50.00	
		PO 40233 Diana Falica - Webinars for CEU	50.00	100.00
59363	2708 - IPARAMETRICS	PO 40231 Grantwriter 2026	1,708.50	1,708.50
59364	2400 - IPITOMY COMMUNICATIONS LLC	PO 39985 PHONE BILL - BORO HALL - ACCT # C11531 -	99.61	
		PO 40003 PHONE BILL - DPW 40 N CHURCH RD - ACCT #	101.86	201.47
59365	2315 - J.CALDWELL & ASSOCIATES, LLC	PO 40229 Planning Services Awaiting Replenishment	1,362.50	
		PO 40230 Planning Board - Invoices	450.00	
		PO 40230 Planning Board - Invoices	200.00	2,012.50
59366	535 - JCP&L	PO 40077 2026 - ELECTRIC - ACCT. #857 - MUNICIPAL	110.14	
		PO 40183 2026 - ELECTRIC - MASTER ACCT. - #310	1,711.64	
		PO 40184 2026 - ELECTRIC - MASTER ACCT. - #336	1,662.69	
		PO 40185 2026 - ELECTRIC - ACCT. #344 FFD - MASTE	837.60	
		PO 40187 2026 - ELECTRIC - MASTER ACCT. - #328	1,279.75	5,601.82
59367	1165 - LANGUAGE LINE SERVICES	PO 40259 COURT: Language Line Services - Feb. 202	10.20	10.20
59368	2681 - LEW ENVIRONMENTAL SERVICES LLC	PO 40241 POSTCARD MAILING FOR NJ LEAD LAW	71.50	71.50
59369	25 - MONTAGUE TOOL & SUPPLY CO.	PO 39987 2026 BLANKET-W/S	844.40	844.40
59370	1859 - MORRIS COUNTY ELEVATOR	PO 40007 2026 - ELEVATOR MAINTENANCE AGREEMENT -	726.00	726.00
59371	2646 - MORRIS, DOWNING & SHERRED LLP	PO 39976 2026 PROSECUTOR SERVICES	3,250.00	3,250.00
59372	2575 - NIELSEN FLEET INC	PO 40226 2026 BLANKET	245.07	245.07
59373	1489 - NISIVOCIA LLP	PO 40253 2025 AUDIT - BLANKET	10,000.00	
		PO 40253 2025 AUDIT - BLANKET	15,000.00	25,000.00
59374	181 - NJ DEPT OF HEALTH & SENIOR SVCS.	PO 40102 2026 Dog License Due State	87.60	87.60
59375	2419 - NJLM	PO 40260 2026 MEMBERSHIP DUES	624.24	624.24
59376	1631 - ONE CALL CONCEPTS, INC.	PO 39988 2026 BLANKET-MARK OUTS	117.80	117.80
59377	2430 - OPTIMUM	PO 40000 2026 SELECT TV - POLICE DEPARTMENT ACCT	19.85	
		PO 40001 2026 INTERNET - FRANKLIN SENIOR CENTER -	33.35	
		PO 40002 2026 INTERNET - WVFAS - ACCOUNT 07879-16	69.39	122.59
59378	2721 - OVERCOAT LLC	PO 40090 ECONOMIC DEVELOPMENT SERVICES 2026	1,650.00	1,650.00
59379	2611 - PLANET NETWORKS	PO 40006 2026 INTERNET - BORO HALL - 46 MAIN ST -	49.95	
		PO 40008 2026 INTERNET - BORO GARAGE - 75 CORKHIL	49.95	

List of Bills - CLEARING ACCOUNT - Franklin

Check#	Vendor	Description	Payment	Check Total
		PO 40009 2026 INTERNET - POLICE DEPT - 15 CORKHIL	49.95	
		PO 40010 2026 INTERNET - DPW - 40 N CHURCH RD - A	49.95	199.80
59380	1857 - QUADIENT LEASING USA INC	PO 40269 2026 Lease - Postage Machine - IX-5AF Le	576.36	576.36
59381	2411 - QUIKTEKS LLC	PO 39977 2026 - IT MANAGEMENT	2,018.75	
		PO 40066 G SUITE - 2026	2,772.00	
		PO 40255 REPLACE UPS BATTERY	190.00	4,980.75
59382	1650 - R.E.R. SUPPLY, LLC	PO 39964 2026 BLANKET	135.00	135.00
59383	2764 - RIO SUPPLY INC	PO 39841 WATER METERS & ASSOCIATED RADIOS/READING	90,062.50	90,062.50
59384	2577 - RMD ASSOCIATES, LLC	PO 39978 QPA CONTRACT - 2026	500.00	500.00
59385	1976 - SCHNEIDER, DAVID	PO 40235 2026 police	216.00	216.00
59386	2021 - SMITH, RAYMOND	PO 40254 2026 EYECARE REIMBURSEMENT	200.00	200.00
59387	2027 - SPARTA DISCOUNT TIRE, INC.	PO 39968 2026 BLANKET--TIRES	745.36	745.36
59388	186 - STAPLES ADVANTAGE	PO 40219 Court: Office Supplies	162.62	162.62
59389	260 - STATE OF NEW JERSEY-PWT	PO 40267 1st QTR 2026 PWT TAX ON WATER - JANUARY	193.92	193.92
59390	118 - SUSSEX CNTY LEAGUE MUNICIPALITIES	PO 40251 2026 ANNUAL MEMBERSHIP DUES	150.00	150.00
59391	588 - TOWNSHIP OF VERNON	PO 39955 2026 ANIMAL CONTROL CONTRACT (1/1/26-12/	3,562.50	3,562.50
59392	1441 - TRACTOR SUPPLY CREDIT PLAN	PO 39972 2026 BLANKET-S/R-B/G	137.48	137.48
59393	2777 - TRAINING UNLIMITED LLC	PO 40065 CLERK - WEBINARS	115.00	115.00
59394	1760 - TURN OUT UNIFORMS, INC.	PO 40193 2026 police	95.99	95.99
59395	2505 - UGI ENERGY SERVICES LLC	PO 40105 GAS - FFD - METER #3201172 - 2026 BLANKE	320.27	
		PO 40141 GAS - BORO HALL - METER #2627008 - 2026	450.14	770.41
59396	2362 - VAN CLEEF ENGINEERING ASSOCIATES LLC	PO 39455 Blanket Purchase Order for Bond Ordinanc	448.00	
		PO 39991 2026 ENGINEERING SERVICES - BLANKET PO	400.00	
		PO 39992 2026 BLANKET WATER SYSTEM GIS	531.00	
		PO 40169 2026 Blanket Engineering Roads/Paving	1,750.25	
		PO 40238 Paving Program	432.00	3,561.25
59397	681 - VANDENBROEK, BRIAN	PO 40244 REIMBURSEMENT FOR MEALS ATLANTIC CITY WA	66.84	
		PO 40245 REIMBURSEMENT FOR WATER CONFERENCE HOTEL	380.55	
		PO 40246 REIMBURSEMENT FOR WATER CONFERENCE MILAG	234.18	681.57
59398	9 - VERIZON WIRELESS	PO 40079 FFD - ACCT. #242476498-00001 - 2026	90.10	
		PO 40080 MAYOR/COURT IPAD - ACCT#682500093-00001	76.36	166.46
59399	2281 - W.B. MASON CO. INC.	PO 40018 2026 - WATER FOR COOLERS - 46 MAIN STREE	57.96	57.96
59400	40 - WALKKILL VALLEY REGIONAL H. S.	PO 39954 2026 - REGIONAL HIGH SCHOOL TAXES - 1ST	197,300.34	197,300.34
59401	1490 - WEST JERSEY ENTERPRISES, INC.	PO 39932 2026 BLANKET	128.45	128.45
TOTAL				1,036,071.54

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-100-020	General Administration Other Expenses	4,215.40			
01-201-20-120-020	Clerk Other Expenses	2,005.00			
01-201-20-130-020	Finance Administration Other Expenses	50.00			
01-201-20-145-020	Tax Collector Other Expenses	65.12			
01-201-20-165-020	Engineering Services Other Expenses	1,750.25			
01-201-20-170-020	Economic Development Other Expenses	1,650.00			
01-201-21-180-020	Planning Board Other Expenses	3,728.80			
01-201-23-226-020	Insurance - Disability	894.60			
01-201-23-227-020	Insurance - Employee Reimbursements	200.00			
01-201-25-240-020	Police Other Expenses	10,831.25			
01-201-25-255-021	Aid To Volunteer Fire Companies OE	2,521.71			
01-201-25-260-020	Aid To Volunteer Ambulance Companies OE	144.22			
01-201-25-275-020	Municipal Prosecutor Other Expenses	3,250.00			
01-201-26-290-020	Streets & Roads Other Expenses	351.31			
01-201-26-310-020	Building & Grounds OE	1,537.09			
01-201-31-430-020	Utility Bulk Expenses - Electricity	4,654.08			
01-201-31-435-020	Utility Bulk Expenses Street Lights	110.14			
01-201-31-440-020	Utility Bulk Expense Telephone	1,639.13			
01-201-31-447-020	Utility Bulk Expense - Propane/Natural Gas	2,526.97			
01-201-31-450-020	Utility Bulk Expense - Telecommunications	317.06			
01-201-31-462-020	Network Maintenance	4,980.75			
01-201-32-465-020	Solid Waste Disposal Costs OE	54,000.00			
01-201-42-340-020	Interlocal Animal Control Vernon	3,562.50			
01-201-43-490-020	Municipal Court Other Expenses	1,040.55			
01-203-20-135-020	(2025) Audit Services Other Expenses		15,000.00		
01-203-25-240-020	(2025) Police Other Expenses		2,971.70		
01-206-55-000-000	Regional HS Taxes Payable			197,300.34	
01-207-55-000-000	Local School Taxes Payable			582,187.00	

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-260-05-100	Due To/from Clearing			0.00	903,484.97
TOTALS FOR	Current Fund	106,025.93	17,971.70	779,487.34	903,484.97
02-213-40-750-000	Appropriated St. Gr. Stormwater Grants	620.10			
02-260-05-100	Due To Clearing			0.00	620.10
TOTALS FOR	State Grant Fund	620.10	0.00	0.00	620.10
03-260-05-100	Due To/From Clearing			0.00	23,191.95
03-282-56-851-000	Reserve For Escrow Deposits			21,492.25	
03-283-56-851-000	Reserve For Recreation			1,612.10	
03-296-56-852-002	Due State Dog License Fees			87.60	
TOTALS FOR	Trust Fund	0.00	0.00	23,191.95	23,191.95
04-215-55-998-000	Imp Auth 07-2025 Bond Ord-Various Capita			880.00	
04-260-05-100	Due To/From Clearing			0.00	880.00
TOTALS FOR	General Capital Fund	0.00	0.00	880.00	880.00
09-201-55-502-020	Water Sewer Operat. OE Water	1,814.27			
09-201-55-503-020	Water Sewer Operat. OE Sewer	671.50			
09-203-55-502-020	(2025) Water Sewer Operat. OE Water		5,000.00		
09-203-55-503-020	(2025) Water Sewer Operat. OE Sewer		5,000.00		
09-203-55-519-000	(2025) W/S Capital Imp.- I & I Study Water Meters		95,408.75		
09-260-05-100	Due To/From Clearing			0.00	107,894.52
TOTALS FOR	Water Sewer Operating Fund	2,485.77	105,408.75	0.00	107,894.52

Total to be paid from Fund 01 Current Fund	903,484.97
Total to be paid from Fund 02 State Grant Fund	620.10
Total to be paid from Fund 03 Trust Fund	23,191.95
Total to be paid from Fund 04 General Capital Fund	880.00
Total to be paid from Fund 09 Water Sewer Operating Fund	107,894.52

	1,036,071.54

Checks Previously Disbursed

26056	FRANKLIN BOROUGH PAYROLL ACCOUNT	PR 3/13	765.00	3/11/2026
26057	FRANKLIN BOROUGH PAYROLL ACCOUNT	PR 3/13	19,154.64	3/11/2026
26058	FRANKLIN BOROUGH PAYROLL ACCOUNT	PR 3/13	161,433.38	3/11/2026
26067	FRANKLIN BOROUGH PAYROLL ACCOUNT	PR 3/30	722.50	3/26/2026
26068	FRANKLIN BOROUGH PAYROLL ACCOUNT	PR 3/30	19,237.85	3/26/2026
26069	FRANKLIN BOROUGH PAYROLL ACCOUNT	PR 3/30	149,443.54	3/26/2026
26071	POLICE & FIREMEN'S RETIREMENT SYST	PO# 40247 PFRS - EMPLOYER PORTION - 03-65400	631,912.00	3/31/2026
26072	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	PO# 40248 PERS - EMPLOYER PORTION #02-21990-	113,649.60	3/31/2026
26073	PUBLIC EMPLOYEES' RETIREMENT SYSTEM	PO# 40248 PERS - EMPLOYER PORTION #02-21990-	75,766.40	3/31/2026
40226	ELAVON INC	PO# 40261 Court: Elavon - Credit Card Fees f	92.23	4/02/2026

			1,172,177.14	

Totals by fund Previous Checks/Voids Current Payments Total

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
Fund 01	Current Fund	1,056,530.75	903,484.97	1,960,015.72	
Fund 02	State Grant Fund		620.10	620.10	
Fund 03	Trust Fund	1,487.50	23,191.95	24,679.45	
Fund 04	General Capital Fund		880.00	880.00	
Fund 09	Water Sewer Operating Fund	114,158.89	107,894.52	222,053.41	
BILLS LIST TOTALS		1,172,177.14	1,036,071.54	2,208,248.68	