

1. Conference Meeting Agenda

Documents:

[CA 9.15.26.PDF](#)

2. Public Meeting Agenda

Documents:

[PM 09.15.26.PDF](#)

3. Bill List

Documents:

[9.15.26.PDF](#)

4. Resolution(S)

4.I. 248-26

Documents:

[248-26 RESOLUTION AUTHORIZING AWARD OF AGREEMENT WITH FIRE AND SAFETY.PDF](#)

[248-26 AGREEMENT WITH FIRE SAFETY SERVICES 2026.PDF](#)

4.II. 249-26

Documents:

[249-26 RESOLUTION AUTHORIZING AWARD OF AGREEMENT WITH FF1 APPARATUS LLC-2026.PDF](#)

[249-26 AGREEMENT WITH FF1 APPARATUS LLC - 2026.PDF](#)

4.III. 250-26

Documents:

[250-26- RESOLUTION AUTHORIZING EMERGENCY ROADWAY REPAIR AT FRANKLIN AVENUE AND PARK TERRACE.PDF](#)

[250-26 SHAUGER INVOICE E-114656.PDF](#)

4.IV. 251-26

Documents:

[251-26 AUTH. EMERGENCY REPAIR OF BLOCK RETAINING WALL AT PLEASANT VALLEY WAY.PDF](#)

[251-26](#)

[INVOICE_1_RETAINING_WALL_FROM_REGGIO_CONSTRUCTION_INC.PDF](#)

[251-26 CERTIFIED PAYROLL-PVW \(WK1\) JUNE 29, 30-2026_REDACTED.PDF](#)

[251-26 - CERT PAYROLL 1 - 6.12.26_REDACTED.PDF](#)

[251-26 CERT PAY 2 - 6.19.26_REDACTED.PDF](#)
[251-26 CERT PAY 3 - 6.26.26_REDACTED.PDF](#)

4.V. 252-26

Documents:

[252-26 RESOLUTION FOR DISCHARGE OF MORTGAGE - 102 ELM STREET.PDF](#)
[252-26 UNEXEC MUSSO FAMILY TRUST DISCH.PDF](#)
[252-26 MUSSO FAMILY TRUST EXEC NOTE.PDF](#)
[252-26 DEED.PDF](#)

4.VI. 253-26

Documents:

[253-26 RESOLUTION DISCHARGE WHORP MORTGAGE - 8 PINE STREET.PDF](#)
[253-26 - 8 PINE ST. WOHRP DISCHARGE OF MORTGAGE.PDF](#)
[253-26 EC REGISTER DOCUMENT SUMMARY SHEET - 8 PINE STREET.PDF](#)
[253-26 EC REGISTER - RECORDED-FILED WOHRP MTG..PDF](#)

4.VII. 254-26

Documents:

[254-26 TAX COURT JUDGMENT RESOLUTION.PDF](#)
[254-26 TAX COURT JUDGMENT 76-80 MAIN ST.PDF](#)
[254-26 - 2025 TAX COURT JUDGEMENT 11 OAK BEND.PDF](#)

4.VIII. 255-26

Documents:

[255-26 AUTHORIZING EXTENSION OF MATRIX PSA AND AMENDED REDEVELOPMENT AGREEMENT\(96221709.1\).PDF](#)

4.IX. 256-26

Documents:

[256-26 RESOLUTION - 10 ROONEY CIRCLE - RESTROOM IMPROVEMENTS.PDF](#)
[256-26 AGREEMENT - HERBST-MUSCIANO LLC CONTRACT 2026 - 10 ROONEY CIRCLE.PDF](#)
[256-26 EXHIBIT B-FEE SCHEDULE_2026.PDF](#)
[256-26 EXHIBIT C-AFFIRMATIVE ACTION.PDF](#)
[256-26 EXHIBIT D-MANDATORY LANGUAGE.PDF](#)
[256-26 PROPOSAL - 10 ROONEY_CIR_RESTROOMS.PDF](#)

4.X. 257-26

Documents:

[257-26 EXECUTIVE SESSION 9.15.26.PDF](#)

5. Ordinance(S) On Second And Final Reading

5.I. 2977-26

Documents:

[2977-26 ADOPTING 80 MAIN REDEVELOPMENT PLAN \(96041312.1\).PDF](#)
[2977-26 - 80 MAIN STREET CONSISTANCY WITH THE MASTER PLAN.PDF](#)
[2977-26 - 80 MAIN STREET REDEVELOPMENT PLAN.PDF](#)
[2977-26 - 80 MAIN STREET REDEVELOPMENT PLAN- UPDATED
7.6.26.PDF](#)

Township of West Orange
CONFERENCE MEETING AGENDA
Council Chambers – 66 Main Street
Tuesday, September 15, 2026
Meeting No. 20

This is to inform the general public that this meeting is being held in compliance with Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975. The notice for this meeting was emailed to the West Orange Chronicle and the Star Ledger on October 30, 2025.

**Roll Call – Councilwoman Casalino, Councilman Krakoviak, Councilwoman Rudin,
Councilwoman Williams, Council President Scarpa, Mayor McCartney**

6:30 P.M.

- **Council Liaison Announcements**

- **Public Meeting – 7:00 p.m.**

PUBLIC MEETING AGENDA
Township of West Orange
Council Chambers - 66 Main Street – 7:00 p.m.
Tuesday, September 15, 2026 - Meeting No. 20

This is to inform the general public that this meeting is being held in compliance with Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975. The notice for this meeting was emailed to the West Orange Chronicle and the Star Ledger on October 30, 2025.

Statement of Decorum

In all matters not provided for in subsection 3-15.1 and except upon consent of the Council President, each person addressing the Council pursuant to this subsection shall be required to limit his or her remarks to five (5) minutes and shall at no time engage in any personally offensive or abusive remarks. The chair shall call any speaker to order who violates any provision of this rule. (1972 Code § 3-15.2)

Roll Call – Councilwoman Casalino, Councilman Krakoviak, Councilwoman Rudin, Councilwoman Williams, Council President Scarpa, Mayor McCartney

Pledge of Allegiance

1. Public Comment

2. *Consent Agenda

3. *Approval of Minutes of Previous Meeting - None

4. *Report of Township Officers – None

5. *Reading of Petitions and Communications and Bids - None

6.*Bill List

7.*Resolution(s)

- a. **248-26** Resolution Authorizing an Extension of the Contract with Fire and Safety Services, 200 Ryan Street, South Plainfield, NJ 07080 for Repair Services for Various Fire Apparatuses Utilized by the W.O. Fire Dept. for a One-Year Period, in the Amount(s) Referenced in the Agreement (Reynolds)
- b. **249-26** Resolution Authorizing an Extension of the Contract with FF1 Apparatus LLC, 34 Wilson Drive, Sparta, NJ 07871 for Preventative Maintenance Services for Various Fire Apparatuses Utilized by the West Orange Fire Department for a One-Year Period, in the Amount(s) Referenced in the Agreement (Reynolds)

- c. **250-26** Resolution Authorizing Emergency Roadway Repair to Shauger Property Services, Inc., 429 Dodd Street, East Orange, NJ 07017, for the Emergency Sanitary Sewer Manhole Repair and Roadway Repair at Franklin Avenue Near Its Intersection with Main Street and Park Terrace Near Its Intersection with Main Street in an Amount NTE \$67,786.94 (Carballo)
- d. **251-26** Resolution Authorizing Emergency Repair to Reggio Construction, Inc., 416 E. Central Blvd., Palisades Park, NJ 07650, for the Emergency Repair of the Block Retaining Wall at Pleasant Valley Way, in an Amount NTE \$ 230,977.72 (Carballo)
- e. **252-26** Resolution Authorizing a Discharge of Mortgage for the Property at 102 Elm Street, West Orange, New Jersey (Semeraro)
- f. **253-26** Resolution Authorizing a Discharge of Mortgage for the Property at 8 Pine Street, West Orange, New Jersey (Semeraro)
- g. **254-26** Resolution Authorizing the Collector of Taxes to Rebate Payment to the Listed Taxpayer Pursuant to Final Judgment by the Tax Court of New Jersey (Longo)
- **255-26** Resolution of the Township of West Orange Authorizing the Extension of Closing Date Under Second Amendment to the Purchase Agreement and Redevelopment Agreement with MDGA– West Orange Downtown Redevelopment, LLC (Beckelman)
- j. **256-26** Resolution Awarding Professional Service Design Services to Herbst-Musciano, LLC, for Restroom Improvements at 2nd Floor Tennant, 10 Rooney Circle (Smeraldo)
- k. **257-26** Resolution Authorizing an Executive Session for the purpose of discussing matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties to this body; and for the discussion of matters which, by express provision of federal law, state statute, or rule of court, are required to be rendered confidential, specifically including: (s)-(a) **Township Jitney Service; Contract Negotiations-Matrix Property. Executive Session matters are subject to change.**

8. Ordinance(s) on Second and Final Reading

- a. **2977-26** An Ordinance Adopting Redevelopment Plan for 80 Main Street, West Orange, NJ (Beckelman)

9. Ordinance(s) on First Reading -None

10. Pending Matters/New Matters/Council Discussion

11. ABC Hearing(s) - None

12. Adjournment

The Council President may at his/her discretion modify with consent the order of business at any meeting of the Council if he/she deems it necessary and appropriate.
(1972 Code § 3-8; Ord. No. 726-84; Ord. No. 1157-93; Ord. No. 2128-07 § II)

Please click the link below to join the webinar:

ZOOM LINK:

<https://us02web.zoom.us/j/87203287695?pwd=E7LbvR9zbhFrEpRfzNza3amaVTl0k.1>

Webinar ID: 872 0328 7695

Passcode: 478024

Dial in: 646 931 3860

Public Comment – In Person Only

Next Meeting Date(s): Tuesday, September 29, 2026

The agenda is subject to change.

Township of West Orange

Bills List

Total: 6,412,226.99

User: liliana 09/08/2026 10:56:23

Date: 8/25/26 To 9/7/26 Acc: 01- To 99-9999-99-9999-999 Order By :Account

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
03-2662-21-0100-	- ORD# 2662-21 Downtown Redevelopment					
03-2662-21-0100-010	- Downtown Redevelopment Downtown Redevelopment					
191313		MATRIX NEW WORLD ENGINEERING,	22,176.25	#R23-02608-9 ENVIRONMENTAL SERVICES PERSONAL EXPOSURE TESTING DPW 25 LAKESIDE	12/31/2025	00/00/0000
186384		MATRIX NEW WORLD ENGINEERING,	3,165.00	#R23-02443-22 RES 342-24 PROF SERV	12/18/2024	00/00/0000
190878		MATRIX NEW WORLD ENGINEERING,	8,814.94	#R23-02608-8 Proposal for Env. Serv. - Long Term Monitoring Vapor Intrusion In	12/31/2025	00/00/0000
Total: ORD# 2662-21 Downtown Redevelopment			34,156.19			
03-2663-21-0100-	- ORD# 2663-21 Vally Road Redevelopment					
03-2663-21-0100-010	- Vally Road Redevelopment Vally Road Redevelopment					
187580		MATRIX NEW WORLD ENGINEERING,	8,091.25	#R23-02403-2 RES 101-25 ENVIROMENTAL SERV 4 TOMPKINS ST NOT TO EXCEED	03/28/2025	00/00/0000
Total: ORD# 2663-21 Vally Road Redevelopment			8,091.25			
03-2830-23-0500-	- ORD# 2830-23 Streets, Roads, Sewers & Sidewalks					
03-2830-23-0500-010	- Streets, Roads, Sewers & Sidewalks STREET IMPR (CURRENTLY UNDER DESIGN)					
186383		GREENMAN-PEDERSEN, INC	2,231.91	#439547 (PAYMENT #14) RES 344-24 PROF ENGINEERING SERV 2022 NJDOT SAFE ROUTES	12/18/2024	00/00/0000
186181		CME ASSOCIATES	300.24	#404472 funds that were charged for permit	12/05/2024	00/00/0000
Total: ORD# 2830-23 Streets, Roads, Sewers & Sidewalks			2,532.15			
03-2915-25-0500-	- ORD# 2915-25 Streets, Roads, Sewers & Sidewalks					
03-2915-25-0500-030	- Streets, Roads, Sewers & Sidewalks MORRIS, SUSSEX, HUNTERDON					
189521		REGGIO CONSTRUCTION, INC.	43,759.45	ENGINEER'S CERTIFICATE NO. 9 RES 222-25 NJDOT 2024-MA-00006 MORRIS RD, SUSS	10/20/2025	00/00/0000
03-2915-25-0500-040	- Streets, Roads, Sewers & Sidewalks SOUTH VALLEY, UNION, NASSAU					
191165		FRANK H. LEHR ASSOC.	4,150.00	#29141 FINAL STATE AID CORING AND TESTING MA 2024 MORRIS ROAD, SUSSEX ROAD AND	12/31/2025	00/00/0000
192685		A & J CONTRACTORS GROUP INC	7,071.68	ENGINEER'S CERTIFICATE NO. 5 res 51-26 LTPF 24 S VALLEY RD, NASSAU ST, UNIO	08/25/2026	00/00/0000
03-2915-25-0500-050	- Streets, Roads, Sewers & Sidewalks HELEN, LAWRENCE, FLORENCE					
192180		REGGIO CONSTRUCTION INC.	105,016.80	ENGINEER'S CERTIFICATE NO.1 RES 181-26 NJDOT 2025-MA-00109	07/08/2026	00/00/0000
Total: ORD# 2915-25 Streets, Roads, Sewers & Sidewalks			159,997.93			
03-2915-25-0900-	- ORD# 2915-25 Section 20 Expenses					
03-2915-25-0900-010	- Section 20 Expenses Section 20 Expenses					
191829		BRIGHT VIEW ENGINEERING, LLC	3,750.00	#261402A-1LS FINAL Mitchell St & Gregory Pl - Additional Studies	12/31/2025	00/00/0000
Total: ORD# 2915-25 Section 20 Expenses			3,750.00			
03-2953-26-0100-	- ORD# 2953-26 OSPAC Improvement Project - Partially Grant Funded					
03-2953-26-0100-001	- OSPAC Improvement Project - Partially Grant Funded OSPAC Improvements					
191334		MT CONTRACTORS LLC	49,406.05	ENGINEER'S CERTICIATE NO.5 RES 79-26 STRUCTURAL IMPROV AT OSPAC	04/02/2026	00/00/0000

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
Total: ORD# 2953-26 OSPAC Improvement Project - Partially Grant Funded			49,406.05			
Fund Total: 03			257,933.57			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
04-2010-00-6690-	- EXPENDITURE CONTROL DOGS ANIMAL CONTROL INTERLOCALS					
04-2010-00-6690-304	- OTHER EXPENSE OTHER EXPENSE					
192803		ROBERT DE FILIPPIS, DVM	293.00	8/20/2026 KETAMINE-ACE-ANESTHESIA, CANINE	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	69.00	9/2/2026 CANINE RABIES CC#7149	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	150.00	8/20/2026 HUMANE TREATMENT, CANINE CC#7181	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	150.00	8/20/2026 HUMANE T REATMENT, CANINE CC#7234	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	69.00	8/27/2026 CANINE RABIES CC#7161	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	69.00	8/27/2026 FELINE RABIES CC#7224	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	69.00	8/28/2026 FELINE RABIES CC#7249	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	69.00	8/27/2026 FELINE RABIES CC#7250	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	69.00	8/27/2026 CANINE RABIES CC#7254	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	191.63	PENICILLIN PROCAINE INJ AMOXIXILLIN 200 MG TABS FECAL FLOT TEST CC#7256	12/31/2025	00/00/0000
192803		ROBERT DE FILIPPIS, DVM	362.63	8/29/2026 EMERGENCY OFFICE VISIT, SEDATIVE, EUTHANASIA, FELINE CC#7257	12/31/2025	00/00/0000
Total: EXPENDITURE CONTROL DOGS ANIMAL CONTROL INTERLOCALS			1,561.26			
Fund Total: 04			1,561.26			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
08-2010-55-5011-	- BUDGET POOL SNACK BAR S/W					
08-2010-55-5011-030	- POOL SNACK BAR S/W Hourly Pay					
192689	08200078	TOWNSHIP OF WEST ORANGE	29,076.98	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
192689	08200078	TOWNSHIP OF WEST ORANGE	3,109.17	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
192689	08200078	TOWNSHIP OF WEST ORANGE	727.18	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
192689	08200078	TOWNSHIP OF WEST ORANGE	250.74	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
Total: BUDGET POOL SNACK BAR S/W			33,164.07			
Fund Total: 08			33,164.07			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
12-6010-00-0690-	- ACCUMULATED ABSENCE FUNDS ACCUMULATED ABSENCE TRUST					
12-6010-00-0690-010	- ACCUMULATED ABSENCE TRUST ACCUMULATED ABSENCE TRUST					
192688	12200771	TOWNSHIP OF WEST ORANGE	132,055.54	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: ACCUMULATED ABSENCE FUNDS ACCUMULATED ABSENCE TRUST			132,055.54			
12-6120-00-0860-	- PAYROLL TRUST SEC 125 FSA REIMBURSEMENT					
12-6120-00-0860-010	- SEC 125 FSA REIMBURSEMENT SEC 125 FSA REIMBURSEMENT					
192782	12200797	WAGEWORKS	324.96	FSA REIMBURSEMENT FOR AUGUST 2026	08/31/2026	08/31/2026
Total: PAYROLL TRUST SEC 125 FSA REIMBURSEMENT			324.96			
12-6190-00-0990-	- SENIOR PROGRAM SENIOR PARTIES					
12-6190-00-0990-110	- SENIOR CLASSES SENIOR CLASSES					
192412		MANJIT PAMMI ANANDANI LLC	600.00	#6 Older Adults Chair Yoga Class Summer Session 2026. Prior to payment, revisi	12/31/2025	00/00/0000
191954		CHERALYN BUFFA	1,425.00	#7 Older Adults Swim Aerobics Class Summer Session 2026. Prior to payment, revis	12/31/2025	00/00/0000
192411		HARRY LEGG INCORPORATED	340.00	#2 Older Adults Tai Chi Class Summer Session 2026. Prior to payment, revision	12/31/2025	00/00/0000
Total: SENIOR PROGRAM SENIOR PARTIES			2,365.00			
12-6770-00-0240-	- PROPERTY INSPECTION ESCROW RELIABLE WOOD PRODUCTS					
12-6770-00-0240-	- RELIABLE WOOD PRODUCTS OPERATING ESCROW					
190518		WAYNE DEFEO, LLC	1,800.00	AUGUST 2026 #0826WOCOM ECO 2026 Recycling Center	01/30/2026	00/00/0000
Total: PROPERTY INSPECTION ESCROW RELIABLE WOOD PRODUCTS			1,800.00			
12-6770-00-8000-	- PROPERTY INSPECTION ESCROW PROPERTY INSPECTION ESCROW/ Name					
12-6770-00-8000-005	- Property Inspection/Creative Concepts-606 Mt. Pleasant Av Property Inspection/Creative Concepts-606 Mt. Pleasant Av					
192715		CME ASSOCIATES	219.00	INVOICE 403538 PROFESSIONAL SERVICES - SITE INSPECTION 606 MT. PLEASANT AVENUE	12/31/2025	00/00/0000
Total: PROPERTY INSPECTION ESCROW PROPERTY INSPECTION ESCROW/ Name			219.00			
12-6830-00-0230-	- RECREATION TRUST FUND ROCK SPRING GOLF					
12-6830-00-0230-010	- SPECIAL EVENTS SPECIAL EVENTS					
192786		MELANIE KNIEP	100.00	7/12/26 RES 241-26 REFUND	09/02/2026	00/00/0000
192788		GINI MITCHELL	40.00	7/10/26 RES 243-26 REFUND	09/02/2026	00/00/0000
Total: RECREATION TRUST FUND ROCK SPRING GOLF			140.00			
12-6950-00-2560-	- EXTRA DUTY SECURITY EXTRA DUTY SOLUTIONS					
12-6950-00-2560-	- EXTRA DUTY SOLUTIONS EXTRA DUTY SOLUTIONS					
192688	12200771	TOWNSHIP OF WEST ORANGE	19,017.50	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: EXTRA DUTY SECURITY EXTRA DUTY SOLUTIONS			19,017.50			
Fund Total: 12			155,922.00			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
14-6040-00-0000-		- DEVELOPER'S FEE - COAH DEVELOPER'S FEE - COAH				
14-6040-00-0000-010		- DEVELOPER'S FEE - COAH DEVELOPER'S FEE - COAH				
192482		CARLOS CANTOS	21,090.00	DT OF CLOSING: 5/28/26 Release of Payment for Services 1 B Buckingham Road	12/31/2025	00/00/0000
192745		GACCIONE POMACO P.C.	2,925.00	#7302	12/31/2025	00/00/0000
Total: DEVELOPER'S FEE - COAH DEVELOPER'S FEE - COAH			24,015.00			
Fund Total: 14			24,015.00			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
20-6810-00-7960-	-	DEVELOPERS ESCROW ZB-23-13/MPB Realty LLC				
20-6810-00-7960-	-	ZB-23-13/MPB Realty LLC ZB-23-13/MPB Realty LLC				
192733		CME ASSOCIATES	555.00	INVOICE# 0400729	08/27/2026	00/00/0000
Total: DEVELOPERS ESCROW ZB-23-13/MPB Realty LLC			555.00			
20-6810-00-8150-	-	DEVELOPERS ESCROW ZB-25-02 /12-22 Woodland Ave.				
20-6810-00-8150-	-	ZB-25-02 /12-22 Woodland Ave. ZB-25-02 /12-22 Woodland Ave.				
192736		SAVO, SCHALK, CORSINI, WARNER	117.00	Invoice# 8977 Professional Services	08/27/2026	00/00/0000
Total: DEVELOPERS ESCROW ZB-25-02 /12-22 Woodland Ave.			117.00			
20-6810-00-8180-	-	DEVELOPERS ESCROW ZB-25-08 /127 Mitchell Street LLC				
20-6810-00-8180-	-	ZB-25-08 /127 Mitchell Street LLC ZB-25-08 / 127 Mitchell Street LLC				
192732		CME ASSOCIATES	323.75	INVOICE# 0402827	08/27/2026	00/00/0000
192731		CME ASSOCIATES	438.00	INVOICE# 0402286	08/27/2026	00/00/0000
192730		CME ASSOCIATES	640.50	INVOICE# 0400730	08/27/2026	00/00/0000
192734		SAVO, SCHALK, CORSINI, WARNER	390.00	Invoice# 8979 Professional Services	08/27/2026	00/00/0000
Total: DEVELOPERS ESCROW ZB-25-08 /127 Mitchell Street LLC			1,792.25			
20-6810-00-8200-	-	DEVELOPERS ESCROW ZB-25-10/ Seton Hall Prep				
20-6810-00-8200-	-	ZB-25-10/ Seton Hall Prep ZB-25-10/ Seton Hall Prep				
192735		SAVO, SCHALK, CORSINI, WARNER	624.00	Invoice# 8387 Professional Services	08/27/2026	00/00/0000
Total: DEVELOPERS ESCROW ZB-25-10/ Seton Hall Prep			624.00			
20-6830-00-0000-	-	DEVELOPERS ESCROW MDGA-WO REDEVELOPMENT LLC				
20-6830-00-0000-020	-	IOP Property Management LLC IOP Property Management LLC				
192724		HEYER, GRUEL & ASSOC, P.A.	1,772.50	#45652 professional serv	08/26/2026	00/00/0000
192740		WILENTZ, GOLDMAN & SPITEZER	6,106.50	#40914474 #40910883 professional serv 02.01.26-05.31.26	08/27/2026	00/00/0000
192739		WILENTZ, GOLDMAN & SPITEZER	4,174.50	#40916675 06.01.26-07.17.26 professional services	08/27/2026	00/00/0000
Total: DEVELOPERS ESCROW MDGA-WO REDEVELOPMENT LLC			12,053.50			
Fund Total: 20			15,141.75			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
22-2010-00-6690-	- EXPENDITURE CONTROL EXPENDITURE CONTROL					
22-2010-00-6690-010	- BUDGET APPROPRIATION RECEIVED BUDGET APPROPRIATION RECEIVED					
192759	22200067	CLAIMS RESOLUTION CORPORATION	47,618.00	ROLLUPS/CLAIMS 08/17/2026	08/31/2026	08/31/2026
192765	22200068	CLAIMS RESOLUTION CORPORATION	72,561.83	ROLLUPS/CLAIMS 08/31/2026	09/01/2026	09/01/2026
Total: EXPENDITURE CONTROL EXPENDITURE CONTROL			120,179.83			
Fund Total: 22			120,179.83			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
32-2010-00-1000-	- EXPENDITURE CONTROL EXPENDITURE CONTROL					
32-2010-00-1000-010	- PAYROLL DEDUCTIONS PAYROLL DEDUCTIONS					
192688	32200074	TOWNSHIP OF WEST ORANGE	653.65	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192689	32200075	TOWNSHIP OF WEST ORANGE	195.62	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
Total: EXPENDITURE CONTROL EXPENDITURE CONTROL			849.27			
Fund Total: 32			849.27			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
42-2020-00-0000-	- SECTION 8 RESERVES SECTION 8 RESERVES					
42-2020-00-0000-142	- SALARIES & WAGES SALARIES & WAGES					
192688	42200087	TOWNSHIP OF WEST ORANGE	103.38	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	42200087	TOWNSHIP OF WEST ORANGE	24.18	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	42200087	TOWNSHIP OF WEST ORANGE	2,408.71	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: SECTION 8 RESERVES SECTION 8 RESERVES			2,536.27			
Fund Total: 42			2,536.27			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
63-2010-00-6690-	- EXPENDITURE CONTROL EXPENDITURE CONTROL					
63-2010-00-6690-	- EXPENDITURE CONTROL HEALTH BENEIFT CLAIMS - IDA					
192778	63200078	MERITAIN HEALTH	794,144.85	08-18-2026 CLIAMS	08/25/2026	09/01/2026
192778	63200078	MERITAIN HEALTH	-794,144.85	08-18-2026 CLIAMS	08/25/2026	09/01/2026
192778	63200079	MERITAIN HEALTH	794,144.85	08-18-2026 CLIAMS	08/25/2026	08/25/2026
192779	63200080	MERITAIN HEALTH	590,952.92	08-25-2026 CLAIMS	09/01/2026	09/01/2026
192810	63200081	MERITAIN HEALTH	298,521.13	09-01-2026 CLAIMS	09/04/2026	09/04/2026
Total: EXPENDITURE CONTROL EXPENDITURE CONTROL			1,683,618.90			
Fund Total: 63			1,683,618.90			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
91-1060- - -	- CURRENT YEAR TAXES CURRENT YEAR MUNICIPAL TAXES					
91-1060- - -	- CURRENT YEAR MUNICIPAL TAXES CURRENT YEAR MUNICIPAL TAXES					
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-3,223.78	BLOCK 22 LOT 33.01 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-4,152.39	BLOCK 46.04 LOT 30 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-6,135.37	BLOCK 58 LOT 1.01 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-5,601.00	BLOCK 58 LOT 66 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-1,914.66	BLOCK 71.01 LOT 56 C0007 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-1,506.06	BLOCK 71.01 LOT 56 C0046 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-5,553.71	BLOCK 107 LOT 1.04 C0009 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-2,467.96	BLOCK 113.01 LOT 205 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-1,500.00	BLOCK 125.04 LOT 164 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-2,991.81	BLOCK 138 LOT 27.01 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-3,954.08	BLOCK 153.18 LOT 6 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-3,792.18	BLOCK 154.21 LOT 248 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-4,353.53	BLOCK 155.22 LOT 42.014 C0145 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-5,114.29	BLOCK 159 LOT 22.11 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001365	CORELOGIC CENTRALIZED REFUNDS	-3,491.15	BLOCK 173.07 LOT 5 REFUND DUP Q3	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	3,223.78	BLOCK 22 LOT 33.01	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	4,152.39	BLOCK 46.04 LOT 30	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	6,135.37	BLOCK 58 LOT 1.01	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	5,601.00	BLOCK 58 LOT 66	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	1,506.06	BLOCK 71.01 LOT 56 C0046	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	5,553.71	BLOCK 107 LOT 1.04 C0009	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	2,467.96	BLOCK 113.01 LOT 205	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	1,500.00	BLOCK 125.04 LOT 164	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	2,991.81	BLOCK 138 LOT 27.01	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	3,954.08	BLOCK 153.18 LOT 6	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	3,792.18	BLOCK 154.21 LOT 248	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	4,353.53	BLOCK 155.22 LOT 42.014 C0145	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	5,114.29	BLOCK 159 LOT 22.11	12/31/2025	09/02/2026
192666	26001437	CORELOGIC CENTRALIZED REFUNDS	3,491.15	BLOCK 173.07 LOT 5	12/31/2025	09/02/2026
Total: CURRENT YEAR TAXES CURRENT YEAR MUNICIPAL TAXES			-1,914.66			
91-2010-00-1001-	- BUDGET MAYOR S&W					
91-2010-00-1001-010	- MAYOR S&W SALARIES & WAGES-MAYOR					
192688	91201545	TOWNSHIP OF WEST ORANGE	3,780.92	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-1001-100	- MAYOR S&W Overtime					
192688	91201545	TOWNSHIP OF WEST ORANGE	53.33	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET MAYOR S&W			3,834.25			
91-2010-00-1201-	- BUDGET TOWN COUNCIL S&W					

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
91-2010-00-1201-010	-	TOWN COUNCIL S&W SALARIES & WAGES-TOWN COUNCIL				
192688	91201545	TOWNSHIP OF WEST ORANGE	2,401.35	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET TOWN COUNCIL S&W			2,401.35			
91-2010-00-1203-	-	BUDGET TOWN COUNCIL O/E				
91-2010-00-1203-032	-	TOWN COUNCIL O/E ADVERTISING				
192676		COLUMN SOFTWARE PBC	62.73	#CIU9CU7X-0030 BiMonthly Ad - August	12/31/2025	00/00/0000
91-2010-00-1203-092	-	TOWN COUNCIL O/E TAPING-COUNCIL MEETINGS				
190916		JOSEPH FAGAN	475.00	9/1/26 zoom moderator 2026	02/27/2026	00/00/0000
Total: BUDGET TOWN COUNCIL O/E			537.73			
91-2010-00-1402-	-	BUDGET TOWNSHIP LITIGATION O/E				
91-2010-00-1402-060	-	TOWNSHIP LITIGATION O/E LITIGATION GENERAL				
192738		SAVO, SCHALK, CORSINI, WARNER	975.00	Invoice# 8974 Professional Services	08/27/2026	00/00/0000
192737		SAVO, SCHALK, CORSINI, WARNER	156.00	Invoice# 8976 Professional Services	08/27/2026	00/00/0000
192726		HEYER, GRUEL & ASSOC, P.A.	4,167.50	#46058 professional services	08/26/2026	00/00/0000
192727		HEYER, GRUEL & ASSOC, P.A.	8,252.50	#45849 professional serv	08/26/2026	00/00/0000
191470		GREGG F. PASTER & ASSOCIATES	9,607.50	#4858-4861 RESOLUTION 118-26 ASSIST MUNICIPAL ATTORNEY \$120,000.00 (PAID TO DA	04/20/2026	00/00/0000
192758		KYLE MCMANUS ASSOCIATES, LLC	6,055.00	#8899, 8582, 8686, 8791 May-August professional serv	08/31/2026	00/00/0000
Total: BUDGET TOWNSHIP LITIGATION O/E			29,213.50			
91-2010-00-1501-	-	BUDGET TOWNSHIP CLERK S&W				
91-2010-00-1501-010	-	TOWNSHIP CLERK S&W SALARIES & WAGES				
192688	91201545	TOWNSHIP OF WEST ORANGE	9,781.33	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET TOWNSHIP CLERK S&W			9,781.33			
91-2010-00-1902-	-	BUDGET PLANNING BOARD O/E				
91-2010-00-1902-030	-	PLANNING BOARD O/E ADVERTISING				
192752		NJ ADVANCE MEDIA	184.23	#11100400 - 6/3/26 PB results	12/31/2025	00/00/0000
192751		NJ ADVANCE MEDIA	107.69	#11105138 - 8/12/26 PB notice	12/31/2025	00/00/0000
192750		NJ ADVANCE MEDIA	89.89	#0011108523-01 - 7/22/26 PB notice	12/31/2025	00/00/0000
192748		NJ ADVANCE MEDIA	169.99	#0011107036 - 7/1/26 PB results	12/31/2025	00/00/0000
192747		COLUMN SOFTWARE PBC	91.20	#CIU9CU7X-0031 - 8/12/26 PB results	12/31/2025	00/00/0000
192746		COLUMN SOFTWARE PBC	75.47	#CIU9CU7X-0033 - 9/2/26 PB notice	12/31/2025	00/00/0000
Total: BUDGET PLANNING BOARD O/E			718.47			
91-2010-00-1941-	-	BUDGET MUNICIPAL COURT S&W				
91-2010-00-1941-010	-	MUNICIPAL COURT S&W SALARIES AND WAGES				
192688	91201545	TOWNSHIP OF WEST ORANGE	16,453.36	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-1941-100	-	MUNICIPAL COURT S&W Overtime				
192688	91201545	TOWNSHIP OF WEST ORANGE	482.87	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026

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Total: BUDGET MUNICIPAL COURT S&W			16,936.23			
91-2010-00-1942-	- BUDGET MUNICIPAL COURT S&W					
91-2010-00-1942-110	- MUNICIPAL COURT O/E OFFICE EQUIPMENT					
192647		COMCAST	132.40	8/13/26-9/12/26 comcast bill july through sept 2026	08/18/2026	00/00/0000
91-2010-00-1942-112	- MUNICIPAL COURT O/E OFFICE SUPPLIES					
192753		STAPLES BUSINESS ADVANTAGE	177.98	#6073455989 laminated label maker tape item#24451936	12/31/2025	00/00/0000
192753		STAPLES BUSINESS ADVANTAGE	201.98	#6073455988 hp 902 black high yield item# 2145184	12/31/2025	00/00/0000
192753		STAPLES BUSINESS ADVANTAGE	92.48	#6073455989 credit card receipt roll item# 816613	12/31/2025	00/00/0000
Total: BUDGET MUNICIPAL COURT S&W			604.84			
91-2010-00-1952-	- BUDGET PUBLIC DEFENDER OE					
91-2010-00-1952-200	- PUBLIC DEFENDER OE RELEIF PUBLIC DEFENDER					
191067		FERNANDO MARIN, ESQ.	12,250.00	APRIL-AUGUST 2026 RESOLUTION 88-26 PUBLIC DEFENDER 2026 NOT TO EXCEED	03/12/2026	00/00/0000
Total: BUDGET PUBLIC DEFENDER OE			12,250.00			
91-2010-00-2001-	- BUDGET BUSINESS ADMI S&W					
91-2010-00-2001-010	- BUSINESS ADMI S&W SALARIES & WAGES-BUSINESS ADMI					
192688	91201545	TOWNSHIP OF WEST ORANGE	13,909.99	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET BUSINESS ADMI S&W			13,909.99			
91-2010-00-2002-	- BUDGET BUSINESS ADMI O/E					
91-2010-00-2002-070	- BUSINESS ADMI O/E COMUNICATIONS OFFICER					
192692		JOSEPH FAGAN	3,200.00	SEPT 2026 communications officer 09.01.2026-12.31.2026	08/25/2026	00/00/0000
91-2010-00-2002-091	- BUSINESS ADMI O/E GRANT CONSULTANTS					
191563		MILLENNIUM STRATEGIES, LLC	1,087.50	#21661 2026 grant admin	04/29/2026	00/00/0000
91-2010-00-2002-200	- BUSINESS ADMI O/E PR COMMISSION EXPENSES					
192628		WB MASON CO. INC.	326.10	#263876320 toner 410x cyan and yellow	08/17/2026	00/00/0000
Total: BUDGET BUSINESS ADMI O/E			4,613.60			
91-2010-00-2201-	- BUDGET PURCHASING S&W					
91-2010-00-2201-010	- PURCHASING S&W SALARIES & WAGES-PURCHASING					
192688	91201545	TOWNSHIP OF WEST ORANGE	5,390.58	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET PURCHASING S&W			5,390.58			
91-2010-00-2301-	- BUDGET CENTRAL PRINT S&W					
91-2010-00-2301-010	- CENTRAL PRINT S&W SALARIES & WAGES-CENTRAL PRINT					
192688	91201545	TOWNSHIP OF WEST ORANGE	8,571.77	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET CENTRAL PRINT S&W			8,571.77			
91-2010-00-2303-	- BUDGET TELEPHONE COMMUNICATIONS O/E					

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
91-2010-00-2303-133	- TELEPHONE COMMUNICATIONS O/E INTERNET SERVICE					
190240		COMCAST	690.50	8/15/26-9/22/26 internet various locations 2026	01/13/2026	00/00/0000
190239		VERIZON	231.18	8/16/26-9/19/26 internet various locations 2026	01/13/2026	00/00/0000
91-2010-00-2303-140	- TELEPHONE COMMUNICATIONS O/E TELEPHONE SERVICE					
190238		VERIZON	193.56	8/13/-9/18/26 phone serv 2026	01/13/2026	00/00/0000
91-2010-00-2303-141	- TELEPHONE COMMUNICATIONS O/E DEPARTMENTAL WIRELESS					
190789		AT&T MOBILITY	5,162.09	7/22/26-8/21/26 2026 CELL SERV	02/12/2026	00/00/0000
Total: BUDGET TELEPHONE COMMUNICATIONS O/E			6,277.33			
91-2010-00-2304-	- BUDGET CENTRAL MAILING O/E					
91-2010-00-2304-110	- CENTRAL MAILING O/E POSTAGE METER USAGE					
192789		FEDERAL EXPRESS CORPORATION	10.42	#9-442-32016 TRANSPORT CHARGE	09/02/2026	00/00/0000
91-2010-00-2304-112	- CENTRAL MAILING O/E MAILING SUPPLIES					
192707		PITNEY BOWES CREDIT CORP	407.98	#1029983651 red and black ink not to exceed	08/26/2026	00/00/0000
Total: BUDGET CENTRAL MAILING O/E			418.40			
91-2010-00-2305-	- APPROPRIATION RESERVES CENTRAL INFORMATION TECHNOLOGY O/E					
91-2010-00-2305-010	- CENTRAL INFORMATION TECHNOLOGY O/E IT SERVICES					
188062		MICROCOMPUTER CONSULTING GROUP	4,600.00	#40947 SEPT 2026 RES 137-25 IT SERVICES JULY 1, 2025 - JUNE 30, 2027	05/09/2025	00/00/0000
Total: APPROPRIATION RESERVES CENTRAL INFORMATION TECHNOLOGY O/E			4,600.00			
91-2010-00-2307-	- APPROPRIATION RESERVES CENTRAL IT PD SERVICES O/E					
91-2010-00-2307-010	- CENTRAL IT PD SERVICES O/E POLICE DEPARTMENT IT SERVICES					
192079		PHILIP M CASCIANO ASSOCIATES I	7,668.00	#48979 Item #MA-1-NCESS-R 1 - year Renewal NetCloud Mobile Essentials Plan	12/31/2025	00/00/0000
Total: APPROPRIATION RESERVES CENTRAL IT PD SERVICES O/E			7,668.00			
91-2010-00-2309-	- APPROPRIATION RESERVES CENTRAL IT NON UNIFORM SERVICES O/E					
91-2010-00-2309-010	- CENTRAL IT NON UNIFORM SERVICES O/E NON UNIFORM DEPARTMENT IT SERVICES					
191432		PASSIO TECHNOLOGIES LLC-CID253	695.45	#CINV-227674 #CINV-227679 configuration updates reporting and data storage 202	04/15/2026	00/00/0000
192553		CIVIC PLUS	13,573.60	#385804 FINAL quote 138707-1 and q-148022-1 website annual serv and next reques	08/12/2026	00/00/0000
190216		MICROCOMPUTER CONSULTING GROUP	949.00	#40994 SEPT 2026 bcdr onsite/cloud back up	01/12/2026	00/00/0000
190216		MICROCOMPUTER CONSULTING GROUP	310.00	#40997 SEPT 2026 remote monitoring	01/12/2026	00/00/0000
Total: APPROPRIATION RESERVES CENTRAL IT NON UNIFORM SERVICES O/E			15,528.05			
91-2010-00-2532-	- BUDGET CENTRAL INSURANCE - HEALTH					
91-2010-00-2532-010	- CENTRAL INSURANCE - HEALTH RETIREE HB CLAIMS					
192778	91201637	MERITAIN HEALTH	429,351.50	08-18-2026 CLIAMS -RETIREE	08/25/2026	09/01/2026
192778	91201637	MERITAIN HEALTH	-429,351.50	08-18-2026 CLIAMS -RETIREE	08/25/2026	09/01/2026
192778	91201638	MERITAIN HEALTH	429,351.50	08-18-2026 CLIAMS -RETIREE	08/25/2026	08/25/2026
192779	91201639	MERITAIN HEALTH	333,703.67	08-25-2026 CLAIMS -RETIREE	09/01/2026	09/01/2026
192810	91201645	MERITAIN HEALTH	209,513.23	09-01-2026 CLAIMS -RETIREE	09/04/2026	09/04/2026

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91-2010-00-2532-030 - CENTRAL INSURANCE - HEALTH EMPLOYEE HB CLAIMS						
192778	91201637	MERITAIN HEALTH	356,126.58	08-18-2026 CLAIMS -ACTIVE	08/25/2026	09/01/2026
192778	91201637	MERITAIN HEALTH	-356,126.58	08-18-2026 CLAIMS -ACTIVE	08/25/2026	09/01/2026
192778	91201638	MERITAIN HEALTH	356,126.58	08-18-2026 CLAIMS -ACTIVE	08/25/2026	08/25/2026
192779	91201639	MERITAIN HEALTH	256,059.30	08-25-2026 CLAIMS -ACTIVE	09/01/2026	09/01/2026
192810	91201645	MERITAIN HEALTH	75,563.07	09-01-2026 CLAIMS -ACTIVE	09/04/2026	09/04/2026
91-2010-00-2532-031 - CENTRAL INSURANCE - HEALTH EMPLOYEE O-O-N ADMIN FEE						
192810	91201645	MERITAIN HEALTH	3,700.00	09-01-2026 CLAIMS -AMIN FEE	09/04/2026	09/04/2026
91-2010-00-2532-070 - CENTRAL INSURANCE - HEALTH LIB EMPLOYEE HB - CLAIMS						
192778	91201637	MERITAIN HEALTH	8,666.77	08-18-2026 CLIAMS -LIBRARY	08/25/2026	09/01/2026
192778	91201637	MERITAIN HEALTH	-8,666.77	08-18-2026 CLIAMS -LIBRARY	08/25/2026	09/01/2026
192778	91201638	MERITAIN HEALTH	8,666.77	08-18-2026 CLIAMS -LIBRARY	08/25/2026	08/25/2026
192779	91201639	MERITAIN HEALTH	1,189.95	08-25-2026 CLAIMS -LIBRARY	09/01/2026	09/01/2026
192810	91201645	MERITAIN HEALTH	9,744.83	09-01-2026 CLAIMS -LIBRARY	09/04/2026	09/04/2026
Total: BUDGET CENTRAL INSURANCE - HEALTH			1,683,618.90			
91-2010-00-2535- - BUDGET CENTRAL INS - WORK-COMP						
91-2010-00-2535-080 - CENTRAL INS - WORK-COMP WORKERS COMPENSATION						
192760	91201636	TOWNSHIP OF WEST ORANGE	120,180.00	FUND TRANSFER TO COVER CRC CLAIMS	08/31/2026	08/31/2026
192780	91201640	TOWNSHIP OF WEST ORANGE	12,749.47	FUND TRASNFER TO COVER CK 179	09/01/2026	09/01/2026
192800	91201644	TOWNSHIP OF WEST ORANGE	334.56	FUND TRANSFER TO COVER CK 180	09/01/2026	09/01/2026
Total: BUDGET CENTRAL INS - WORK-COMP			133,264.03			
91-2010-00-2801- - BUDGET COLLECTORS OF S&W						
91-2010-00-2801-010 - COLLECTORS OF S&W SALARIES & WAGES-COLLECTORS OF						
192688	91201545	TOWNSHIP OF WEST ORANGE	11,751.26	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET COLLECTORS OF S&W			11,751.26			
91-2010-00-2802- - BUDGET COLLECTORS OF O/E						
91-2010-00-2802-070 - COLLECTORS OF O/E MISCELLANEOUS						
192703		EDMUNDS GOV TECH INC	38,944.00	#26-IN4288 RES 234-26 FINANCE AND TAX PROGRAM SOFTWARE SUBCRIPTION AND CLOUD H	08/25/2026	00/00/0000
192725		MUNIDEX, INC.	4,942.50	#993217 #993216 q2 ach transactions 04.01.26-06.30.26	08/26/2026	00/00/0000
Total: BUDGET COLLECTORS OF O/E			43,886.50			
91-2010-00-2951- - BUDGET COMPTROLLER S&W						
91-2010-00-2951-010 - COMPTROLLER S&W SALARIES & WAGES-COMPTROLLER						
192688	91201545	TOWNSHIP OF WEST ORANGE	20,578.56	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-2951-100 - COMPTROLLER S&W Overtime						
192688	91201545	TOWNSHIP OF WEST ORANGE	197.03	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET COMPTROLLER S&W			20,775.59			

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91-2010-00-2952-	- BUDGET COMPTROLLER O/E					
91-2010-00-2952-070	- COMPTROLLER O/E MISCELLANEOUS					
192703		EDMUNDS GOV TECH INC	27,150.00	#26-IN4288 RES 234-26 FINANCE AND TAX PROGRAM SOFTWARE SUBSCRIPTION AND HOSTING	08/25/2026	00/00/0000
190917		VITAL RECORDS HOLDINGS, LLC	62.62	#6966952 AUGUST shred it box 2026	02/27/2026	00/00/0000
Total: BUDGET COMPTROLLER O/E			27,212.62			
91-2010-00-3001-	- BUDGET PLANNING & DEV S&W					
91-2010-00-3001-030	- PLANNING & DEV S&W Hourly Pay					
192689	91201546	TOWNSHIP OF WEST ORANGE	271.75	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
Total: BUDGET PLANNING & DEV S&W			271.75			
91-2010-00-3101-	- BUDGET HOUSING CODE S&W					
91-2010-00-3101-010	- HOUSING CODE S&W SALARIES & WAGES-HOUSING CODE					
192688	91201545	TOWNSHIP OF WEST ORANGE	33,435.41	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-3101-100	- HOUSING CODE S&W Overtime					
192688	91201545	TOWNSHIP OF WEST ORANGE	522.57	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET HOUSING CODE S&W			33,957.98			
91-2010-00-4001-	- BUDGET TAX ASSESSOR S&W					
91-2010-00-4001-010	- TAX ASSESSOR S&W SALARIES & WAGES					
192688	91201545	TOWNSHIP OF WEST ORANGE	8,847.20	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-4001-090	- TAX ASSESSOR S&W Longevity					
192688	91201545	TOWNSHIP OF WEST ORANGE	352.56	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET TAX ASSESSOR S&W			9,199.76			
91-2010-00-5001-	- BUDGET POLICE S&W					
91-2010-00-5001-010	- POLICE S&W SALARIES & WAGES - POLICE					
192688	91201545	TOWNSHIP OF WEST ORANGE	431,609.69	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192689	91201546	TOWNSHIP OF WEST ORANGE	41.74	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
192689	91201546	TOWNSHIP OF WEST ORANGE	104.36	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
91-2010-00-5001-030	- POLICE S&W S&W SPECIAL REQUESTS					
192689	91201546	TOWNSHIP OF WEST ORANGE	6,128.03	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
91-2010-00-5001-050	- POLICE S&W Holiday Pay - Uniformed Employees					
192688	91201545	TOWNSHIP OF WEST ORANGE	28,293.71	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-5001-060	- POLICE S&W Detective Allowance					
192688	91201545	TOWNSHIP OF WEST ORANGE	1,346.10	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-5001-070	- POLICE S&W Police Officer Allowance					
192688	91201545	TOWNSHIP OF WEST ORANGE	18,461.76	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-5001-080	- POLICE S&W Administration Allowance					
192688	91201545	TOWNSHIP OF WEST ORANGE	230.76	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-5001-085	- POLICE S&W CAPTAIN/CHIEF Allowance					

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
192688	91201545	TOWNSHIP OF WEST ORANGE	673.05	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-5001-090	-	POLICE S&W Longevity				
192688	91201545	TOWNSHIP OF WEST ORANGE	2,381.69	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	91201545	TOWNSHIP OF WEST ORANGE	5,584.34	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	91201545	TOWNSHIP OF WEST ORANGE	3,646.40	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	91201545	TOWNSHIP OF WEST ORANGE	1,020.72	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	91201545	TOWNSHIP OF WEST ORANGE	5,557.11	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-5001-100	-	POLICE S&W Overtime - Uniformed				
192688	91201545	TOWNSHIP OF WEST ORANGE	48,637.72	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-5001-221	-	POLICE S&W College Credit Police				
192688	91201545	TOWNSHIP OF WEST ORANGE	923.04	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-5001-990	-	POLICE S&W Non Cash Earnings				
192688	91201545	TOWNSHIP OF WEST ORANGE	20,875.22	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET POLICE S&W			575,515.44			
91-2010-00-5003-	-	BUDGET POLICE O/E				
91-2010-00-5003-030	-	POLICE O/E PRINTING & DUPLICATING				
192683		STAPLES BUSINESS ADVANTAGE	108.86	#6072543765 HP 134A Black Standard Toner Cartridge Works with LaserJet M209 Se	12/31/2025	00/00/0000
91-2010-00-5003-095	-	POLICE OE COURT SECURITY				
191336		STERLING SECURITIES, LLC	2,721.38	AUG 2026 RES 287-25 COURT SECURITY 03.01.26-02.28.29 WITH OPTION FOR 2 1 YEAR	04/02/2026	00/00/0000
191336		STERLING SECURITIES, LLC	1,094.62	AUG 2026 RES 287-25 COURT SECURITY 03.01.26-02.28.29 WITH OPTION FOR 2 1 YEAR	04/02/2026	00/00/0000
91-2010-00-5003-110	-	POLICE O/E TESTS, EXAMS, SHOTS				
192721		STATE TOXICOLOGY LABORATORY	450.00	#INV-000872 TO COVER THE COST FOR MAY 31, 2026	12/31/2025	00/00/0000
192721		STATE TOXICOLOGY LABORATORY	90.00	#INV-000628 TO COVER THE COST FOR JUNE 30, 2026	12/31/2025	00/00/0000
192721		STATE TOXICOLOGY LABORATORY	45.00	#INV-000411 TO COVER THE COST FOR DATED JULY 31, 2026	12/31/2025	00/00/0000
91-2010-00-5003-111	-	POLICE O/E OFFICE SUPPLIES				
192625		SCHWAAB	12.50	#5115784 Name Plate Insert Black & White 2 x 8 "Sebastian deLeon" (u	12/31/2025	00/00/0000
192625		SCHWAAB	12.50	#5115784 Name Plate Insert Black & White 2 x 8 "Robert Krimmel" (und	12/31/2025	00/00/0000
192625		SCHWAAB	12.50	#5115784 Name Plate Insert Black & White 2 x 8 "Giovanni Rodriguez"	12/31/2025	00/00/0000
192625		SCHWAAB	12.50	#5115784 Name Plate Insert Black & White 2 x 8 "Connor Smeraldo" (un	12/31/2025	00/00/0000
192625		SCHWAAB	32.00	#5115784 2 x 8 Aluminum Desk Holder "Silver"	12/31/2025	00/00/0000
192624		STAPLES BUSINESS ADVANTAGE	151.00	#6071773342 TO COVER THE COST OF VERBATIM PINSTRIPE 64 GB USB 2.0 TYPE A FLASH	12/31/2025	00/00/0000
191794		WB MASON CO. INC.	75.99	#262484141 FINAL Cork Bulletin Board Black Frome 4 x 3	12/31/2025	00/00/0000
91-2010-00-5003-113	-	POLICE O/E PRISONER MEALS				
190269		THE NORTHFIELD BAGELS AND DELI	10.87	8/13/26 TO COVER THE COST OF PRISONER MEALS FROM JAN 1, 2026 - DECEMBER 31, 20	12/31/2025	00/00/0000
190270		CASTLE ROCK BAR & GRILL LLC	17.50	8/13/26 PRISONER MEALS FROM JAN - DECEMBER 31, 2026	12/31/2025	00/00/0000
91-2010-00-5003-119	-	POLICE O/E SAFETY EQUIPMENT (PERSONAL)				
190266		AWISCO	128.42	#0080342733 #0080342420 TO COVER THE COST OF EXPENSES FROM JANUARY 1, 2026 - D	12/31/2025	00/00/0000
91-2010-00-5003-121	-	POLICE O/E BADGES				
192492		THE BADGE COMPANY OF NJ	114.00	#006962 ITEM #10-552R BADGE, STYLE #10-552R CUSTOM HAT BADGE, GOLD FINISY, BLU	12/31/2025	00/00/0000
91-2010-00-5003-127	-	POLICE O/E BUILDING / HOUSEHOLD				

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190194		WB MASON CO. INC.	77.30	#264033717 #263891883 TO COVER THE COST OF BOTTLE WATER FOR THE POLICE DEPARTM	12/31/2025	00/00/0000
91-2010-00-5003-150		- POLICE O/E CAR WASH				
190322		WEST ORANGE CAR WASH	350.00	#1140 SEPT 2026 To cover the cost of Car Washes from February-December 2026 WOP	12/31/2025	00/00/0000
91-2010-00-5003-200		- POLICE O/E INVESTIGATIONS				
191487		COMCAST	121.95	SEPT 2026 TO COVER THE COST OF MONTHLY EXPENSES FOR THE MONTHS APRIL TO DECEMB	12/31/2025	00/00/0000
Total: BUDGET POLICE O/E			5,638.89			
91-2010-00-6001-		- BUDGET FIRE S&W				
91-2010-00-6001-010		- FIRE S&W SALARIES & WAGES-FIRE				
192688	91201545	TOWNSHIP OF WEST ORANGE	379,815.18	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-6001-030		- FIRE S&W S&W SPECIAL REQUEST				
192689	91201546	TOWNSHIP OF WEST ORANGE	922.20	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
91-2010-00-6001-050		- FIRE S&W Holiday Pay - Uniformed Employees				
192688	91201545	TOWNSHIP OF WEST ORANGE	24,609.39	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-6001-060		- FIRE S&W INSPECTORS ALLOWANCE				
192688	91201545	TOWNSHIP OF WEST ORANGE	326.91	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-6001-080		- FIRE S&W OFF DUTY SPECIAL EVENTS				
192688	91201545	TOWNSHIP OF WEST ORANGE	384.60	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-6001-090		- FIRE S&W Longevity				
192688	91201545	TOWNSHIP OF WEST ORANGE	3,416.52	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	91201545	TOWNSHIP OF WEST ORANGE	517.68	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	91201545	TOWNSHIP OF WEST ORANGE	3,942.25	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	91201545	TOWNSHIP OF WEST ORANGE	1,276.16	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	91201545	TOWNSHIP OF WEST ORANGE	2,594.32	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-6001-100		- FIRE S&W Overtime - Uniformed				
192688	91201545	TOWNSHIP OF WEST ORANGE	136,688.87	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-6001-110		- FIRE S&W Acting Pay				
192688	91201545	TOWNSHIP OF WEST ORANGE	2,591.74	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET FIRE S&W			557,085.82			
91-2010-00-6002-		- BUDGET FIRE O/E				
91-2010-00-6002-081		- FIRE O/E UNIFORM ACCESSORIES				
192627		MY-LOR, INC.	180.00	#9631 12 tags	08/17/2026	00/00/0000
192627		MY-LOR, INC.	6.99	#9631 SHIPPING	08/17/2026	00/00/0000
91-2010-00-6002-116		- FIRE O/E MISC. SAFETY EQUIPMENT				
191307		WW GRAINGER INC	161.16	#9056914758 NOT TO EXCEED	12/31/2025	00/00/0000
Total: BUDGET FIRE O/E			348.15			
91-2010-00-7001-		- BUDGET ENGINEERING S&W				
91-2010-00-7001-010		- ENGINEERING S&W SALARIES & WAGES				
192688	91201545	TOWNSHIP OF WEST ORANGE	21,503.02	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026

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91-2010-00-7001-030		- ENGINEERING S&W Hourly Pay				
192689	91201546	TOWNSHIP OF WEST ORANGE	1,210.46	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
91-2010-00-7001-100		- ENGINEERING S&W Overtime				
192688	91201545	TOWNSHIP OF WEST ORANGE	1,117.44	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET ENGINEERING S&W			23,830.92			
91-2010-00-7002-		- BUDGET ENGINEERING O/E				
91-2010-00-7002-110		- ENGINEERING O/E OFFICE & FIELD SUPPLIES, FILM,				
191804		STAPLES BUSINESS ADVANTAGE	70.24	#6064327454 misc supplies not to exceed	05/22/2026	00/00/0000
192728		AMERICAN TIME RECORDER	285.00	#0005875-IN time stamp repair SN 556864	08/26/2026	00/00/0000
Total: BUDGET ENGINEERING O/E			355.24			
91-2010-00-7101-		- BUDGET BUILDING & PROPERTY O/E				
91-2010-00-7101-077		- BUILDING & PROPERTY O/E MAINT. ALL BLDGS. INTERIOR & E				
191500		APOLLO FLAGS LLC	100.30	#33257 flags 2026 not to exceed without the approval of the purchasing agent	12/31/2025	00/00/0000
190280		WB MASON CO. INC.	38.64	#263999627 water delivery 2026	01/15/2026	00/00/0000
190280		WB MASON CO. INC.	24.15	#263834117 water delivery 2026	01/15/2026	00/00/0000
191256		ONE TOTAL CLEANING LLC	5,168.69	#034 RES 111-26 JANITORIAL SERVICES04.01.26-03.31.28	03/27/2026	00/00/0000
190786		UTILITY PROGRAMS & METERING II	496.00	#151452 2026 sub metering 10 rooney circle	02/12/2026	00/00/0000
91-2010-00-7101-116		- BUILDING & PROPERTY O/E PRIVATIZED SERVICES				
190434		STERLING SECURITIES, LLC	5,880.00	AUGUST 2026 #01SEP2026 RES 27-26 EXT OF CONTRACT FOR TOWN HALL ARMED/UNARMED S	01/01/2026	00/00/0000
192168		D'ONOFRIO & SON INC.	1,320.00	#35448 #35534 dog park maint june thru nov 2026	07/06/2026	00/00/0000
191078		D'ONOFRIO & SON INC.	33,575.00	#35533 #35449 RESOLUTION 96-26 PAINT OF VARIOUS TOWNSHIP OWNED PARCELS NOT TO	03/12/2026	00/00/0000
Total: BUDGET BUILDING & PROPERTY O/E			46,602.78			
91-2010-00-7401-		- BUDGET PUBLIC WORKS S&W				
91-2010-00-7401-010		- PUBLIC WORKS S&W ALL PW SALARIES				
192688	91201545	TOWNSHIP OF WEST ORANGE	97,807.85	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-7401-030		- PUBLIC WORKS S&W Hourly Pay				
192689	91201546	TOWNSHIP OF WEST ORANGE	2,474.34	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
91-2010-00-7401-090		- PUBLIC WORKS S&W Longevity				
192688	91201545	TOWNSHIP OF WEST ORANGE	2,148.24	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-7401-100		- PUBLIC WORKS S&W Overtime				
192688	91201545	TOWNSHIP OF WEST ORANGE	6,872.45	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET PUBLIC WORKS S&W			109,302.88			
91-2010-00-7803-		- BUDGET SEWER & PUMP STATIONS O/E				
91-2010-00-7803-114		- SEWER & PUMP STATIONS O/E MAINTENANCE, SEWERS & PUMP STA				
192809		SHAUGER PROPERTY SERVICES, IN	31,989.11	#E-114622 emergency repair 10 rooney circle 06.02.2026	09/08/2026	00/00/0000
Total: BUDGET SEWER & PUMP STATIONS O/E			31,989.11			

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91-2010-00-7902-	- BUDGET CENTRAL AUTOMOTIVE O/E					
91-2010-00-7902-152	- CENTRAL AUTOMOTIVE O/E GLASS, UPHOLSTERY, BODY					
190322		WEST ORANGE CAR WASH	350.00	#1140 SEPT 2026 To cover the cost of Car Washes from February-December 2026 DPW	12/31/2025	00/00/0000
Total: BUDGET CENTRAL AUTOMOTIVE O/E			350.00			
91-2010-00-8051-	- BUDGET GENERAL HEALTH SERVICES S&W					
91-2010-00-8051-010	- GENERAL HEALTH SERVICES S&W SALARIES & WAGES					
192688	91201545	TOWNSHIP OF WEST ORANGE	31,154.83	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-8051-090	- GENERAL HEALTH SERVICES S&W Longevity					
192688	91201545	TOWNSHIP OF WEST ORANGE	377.81	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-8051-100	- GENERAL HEALTH SERVICES S&W Overtime					
192688	91201545	TOWNSHIP OF WEST ORANGE	335.37	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET GENERAL HEALTH SERVICES S&W			31,868.01			
91-2010-00-8052-	- BUDGET GENERAL HEALTH SERVICES O/E					
91-2010-00-8052-118	- GENERAL HEALTH SERVICES O/E MATERIALS & SUPPLIES					
192677		WB MASON CO. INC.	163.88	#264053751 HP 26A (CF226A) Toner Cartridge, Black, HEWCF226A	12/31/2025	00/00/0000
Total: BUDGET GENERAL HEALTH SERVICES O/E			163.88			
91-2010-00-8101-	- BUDGET SEN CITIZEN TRANS S&W					
91-2010-00-8101-010	- SEN CITIZEN TRANS S&W SALARIES & WAGES					
192688	91201545	TOWNSHIP OF WEST ORANGE	10,300.05	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-8101-030	- SENIOR BUSING S&W Hourly Pay					
192689	91201546	TOWNSHIP OF WEST ORANGE	11,254.92	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
91-2010-00-8101-100	- SENIOR BUSING S&W Overtime					
192688	91201545	TOWNSHIP OF WEST ORANGE	1,060.63	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET SEN CITIZEN TRANS S&W			22,615.60			
91-2010-00-8102-	- BUDGET SEN CITIZEN TRANS O/E					
91-2010-00-8102-113	- SEN CITIZEN TRANS O/E OFFICE SUPPLIES					
192569		WB MASON CO. INC.	219.99	#263891883 Boss Office Products LeatherPlus Executive Chair, High Back, Padded	12/31/2025	00/00/0000
Total: BUDGET SEN CITIZEN TRANS O/E			219.99			
91-2010-00-8401-	- BUDGET ANIMAL CONTROL S&W					
91-2010-00-8401-010	- ANIMAL CONTROL S&W SALARIES & WAGES					
192688	91201545	TOWNSHIP OF WEST ORANGE	2,795.08	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-8401-100	- ANIMAL CONTROL S&W Overtime					
192688	91201545	TOWNSHIP OF WEST ORANGE	483.95	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET ANIMAL CONTROL S&W			3,279.03			
91-2010-00-8402-	- BUDGET ANIMAL CONTROL O/E					

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91-2010-00-8402-113		- ANIMAL CONTROL O/E PURCHASE & REPAIR				
190400		AMERICAN MESSAGING	32.80	#N3523012AI PAGER SERVICES FOR JANUARY-FEBRUARY-MARCH-2026	12/31/2025	00/00/0000
Total: BUDGET ANIMAL CONTROL O/E			32.80			
91-2010-00-8601-		- BUDGET SEN CITIZEN HEALTH CTR S&W				
91-2010-00-8601-010		- SEN CITIZEN HEALTH CTR S&W SALARIES & WAGES				
192688	91201545	TOWNSHIP OF WEST ORANGE	11,177.73	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-8601-030		- SEN CITIZEN HEALTH CTR S&W Hourly Pay				
192689	91201546	TOWNSHIP OF WEST ORANGE	1,786.83	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
91-2010-00-8601-100		- SEN CITIZEN HEALTH CTR S&W Overtime				
192688	91201545	TOWNSHIP OF WEST ORANGE	594.66	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET SEN CITIZEN HEALTH CTR S&W			13,559.22			
91-2010-00-8762-		- BUDGET RETIRED CITIZENS PROGRAM O/E				
91-2010-00-8762-203		- RETIRED CITIZENS PROGRAM O/E NUTRITION PROGRAM				
192135		VILLAGE SUPERMARKET OF NJ	43.04	#02960237000 Shop Rite refreshments for Senior Services programming and activi	12/31/2025	00/00/0000
91-2010-00-8762-204		- RETIRED CITIZENS PROGRAM O/E NUTRITION PROGRAM				
191957		D & M INSTANT PRINTING	250.00	#3282 SEPT 2026 Older Adults Monthly Calendar printing costs June -Dec 2026	12/31/2025	00/00/0000
192562		JOHNNY'S II	250.00	8/18/2026 Community BBQ Event with WOPD	12/31/2025	00/00/0000
Total: BUDGET RETIRED CITIZENS PROGRAM O/E			543.04			
91-2010-00-9101-		- BUDGET PARKS & PLAYGROUNDS S&W				
91-2010-00-9101-010		- PARKS & PLAYGROUNDS S&W SALARIES & WAGES				
192688	91201545	TOWNSHIP OF WEST ORANGE	21,603.98	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-9101-030		- PARKS & PLAYGROUNDS S&W Hourly Pay				
192689	91201546	TOWNSHIP OF WEST ORANGE	24,550.13	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
91-2010-00-9101-090		- PARKS & PLAYGROUNDS S&W Longevity				
192688	91201545	TOWNSHIP OF WEST ORANGE	352.56	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
91-2010-00-9101-100		- PARKS & PLAYGROUNDS S&W Overtime				
192688	91201545	TOWNSHIP OF WEST ORANGE	1,122.66	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET PARKS & PLAYGROUNDS S&W			47,629.33			
91-2010-00-9102-		- BUDGET PARKS & PLAYGROUNDS O/E				
91-2010-00-9102-110		- PARKS & PLAYGROUNDS O/E MATERIALS-OFFICE				
192479		GILL ASSOCIATES	185.00	#65267 core roll laminate	12/31/2025	00/00/0000
91-2010-00-9102-111		- PARKS & PLAYGROUNDS O/E MATERIALS-JANITORIAL				
192665		OFFICE CONCEPTS GROUP, INC.	229.75	#1268198-0 janitorial supplies	12/31/2025	00/00/0000
91-2010-00-9102-137		- PARKS & PLAYGROUNDS O/E MAINTENANCE-MOTORS				
192806		MIKE SPAGNUOLO ELECTRICAL	415.00	#81961 Degnan Park-lighting repair	12/31/2025	00/00/0000
91-2010-00-9102-201		- PARKS & PLAYGROUNDS O/E MPSN-ATHLETIC				
192709		IDEAL FARM & GARDEN CENTER	200.00	10/5/26 special needs trip	12/31/2025	00/00/0000

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
91-2010-00-9102-208		- PARKS & PLAYGROUNDS O/E PROGRAMS				
192714		VILLAGE SUPERMARKET OF NJ	14.94	#02960116409 Shoprite	12/31/2025	00/00/0000
192714		VILLAGE SUPERMARKET OF NJ	84.72	#02960131619 Shoprite	12/31/2025	00/00/0000
192714		VILLAGE SUPERMARKET OF NJ	136.92	TRANSACTION DATE: 8/20/26 Shoprite	12/31/2025	00/00/0000
Total: BUDGET PARKS & PLAYGROUNDS O/E			1,266.33			
91-2010-00-9302-		- BUDGET CELECRATION OF PUBLIC EVENTS O				
91-2010-00-9302-200		- CELECRATION OF PUBLIC EVENTS O FOURTH OF JULY				
192712		PHYLLIS DECILLA	225.00	July 4th 2026 face painting event	12/31/2025	00/00/0000
Total: BUDGET CELECRATION OF PUBLIC EVENTS O			225.00			
91-2010-00-9401-		- BUDGET CONSTRUCTION S&W				
91-2010-00-9401-010		- CONSTRUCTION S&W Base Salary Pay				
192688	91201545	TOWNSHIP OF WEST ORANGE	11,382.05	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192689	91201546	TOWNSHIP OF WEST ORANGE	11,444.63	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
91-2010-00-9401-100		- CONSTRUCTION S&W Overtime				
192688	91201545	TOWNSHIP OF WEST ORANGE	3,158.92	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
Total: BUDGET CONSTRUCTION S&W			25,985.60			
91-2010-00-9500-		- BUDGET ELECTRICITY O/E				
91-2010-00-9500-144		- ELECTRICITY O/E ELECTRICITY BLDG & PROPERTY				
192713		PUBLIC SERVICE ELECTRIC & GAS	2,753.95	Feb 2025 PSE&G Building Bill - Pleasant Vly Wy Vitro 6518704101	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	5.04	JULY 2026 6520605107	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	1.92	JULY 2026 6747268318	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	14.28	JULY 2026 6522964503	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	227.58	JULY 2026 6661044705	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	7.93	JULY 2026 6536966503	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	85.26	JULY 2026 6737630103	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	462.78	JULY 2026 6647332006	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	906.56	JULY 2026 7798061800	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	27.58	JULY 2026 6522963000	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	34.73	JULY 2026 6587694306	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	15.59	JULY 2026 6541575800	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	19.13	JULY 2026 6551262201	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	19.13	JULY 2026 6611700307	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	29.68	JULY 2026 6711332709	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	3.80	JULY 2026 6541572704	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	8.50	JULY 2026 6525141303	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	8.50	JULY 2026 6689919307	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	8.50	JULY 2026 6711337700	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	8.50	JULY 2026 6722319407	12/31/2025	00/00/0000

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192716		PUBLIC SERVICE ELECTRIC & GAS	59.36	JULY 2026 6541580901	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	118.83	JULY 2026 6620228100	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	25.37	JULY 2026 6711347005	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	30.68	JULY 2026 6617110900	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	17.24	JULY 2026 6723906209	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	5.04	JULY 2026 6711337204	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	4.34	JULY 2026 6616793907	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	5,321.51	JULY 2026 4264900506	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	55.87	JULY 2026 6627376601	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	29.45	JULY 2026 6536969804	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	392.92	JULY 2026 7177218807	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	3,758.01	JULY 2026 6596422402	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	572.11	JULY 2026 6698731900	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	567.06	JULY 2026 6661119705	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	1,380.09	JULY 2026 6670251203	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	4,844.77	JULY 2026 6518705000	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	193.09	JULY 2026 6921166600	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	7.93	JULY 2026 6673066318	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	24.74	JULY 2026 6600195207	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	372.60	JULY 2026 6929419400	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	1,568.71	JULY 2026 6573947800	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	9,911.19	PSE&G Building Bills: July 2026 - 4200537400	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	1,511.74	JULY 2026 6518704101	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	72.53	JULY 2026 6574719100	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	421.63	JULY 2026 6530835903	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	897.56	JULY 2026 6700454018	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	839.75	JULY 2026 6909672518	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	163.35	JULY 2026 6725399207	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	907.88	JULY 2026 6574704308	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	959.85	JULY 2026 6544604305	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	854.91	JULY 2026 6536982509	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	2,329.60	JULY 2026 6738412606	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	729.57	JULY 2026 6733183005	12/31/2025	00/00/0000
192716		PUBLIC SERVICE ELECTRIC & GAS	216.79	JULY 2026 6574003601	12/31/2025	00/00/0000
91-2010-00-9500-150		- ELECTRICITY O/E ELECTRICITY RECREATION				
192763		PUBLIC SERVICE ELECTRIC & GAS	956.56	INV#503100165403 #7338890404-CHERRY ST	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	129.73	INV#503100165403 #7451945405-CHERRY ST	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	56.00	INV#503100165403 #7338891818-ASHLAND AVE	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	133.95	INV#503100165403 #7338891702-DOGWOOD TERR	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	26.01	INV#503100165403 #7338891303-PLEASANT VLY WY	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	14.90	INV#503100165403 #7338891109-FRANKLIN AVE	12/31/2025	00/00/0000

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192763		PUBLIC SERVICE ELECTRIC & GAS	199.08	INV#503100165403 #7338890900-LIBERTY ST	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	903.58	INV#503100165403 #7338890803-PLEASANT VLY WY	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	24.11	INV#503100165403 #7338890706-PLEASANT VLY WY	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	20.73	INV#503100165403 #7338890609-ST CLOUD AVE	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	1,383.85	INV#503100165403 #7338890501-LORELEI RD	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	281.78	INV#503100165403 #7338889309-FRANKLIN AVE	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	130.27	INV#503100165403 #7338890307-RALPH RD	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	727.86	INV#503100165403 #7338890218-ST CLOUD AVE	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	26.01	INV#503100165403 #7338890102-MT PLESANT AVE	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	378.53	INV#503100165403 #7338890005-CECIL LN	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	313.95	INV#503100165403 #733888902-PLEASANT VLY WY	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	1,595.80	INV#503100165403 #7338889805-PLEASANT VLY WY	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	29.45	INV#503100165403 #7338889708-ST CLOUD AVE	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	178.53	INV#503100165403 #7338889600-LORELEI RD	12/31/2025	00/00/0000
192763		PUBLIC SERVICE ELECTRIC & GAS	7.96	INV#503100165403 #7338889503-MANGER RD	12/31/2025	00/00/0000
192804		PUBLIC SERVICE ELECTRIC & GAS	1,420.82	6/24/26-7/23/26 #67532561058-BOLAND DR	12/31/2025	00/00/0000
192804		PUBLIC SERVICE ELECTRIC & GAS	2,527.94	6/24/26-7/23/26 #7109451607-CARTERET ST	12/31/2025	00/00/0000
192804		PUBLIC SERVICE ELECTRIC & GAS	4,076.03	6/24/26-7/23/26 #6738781407-WILLIAM ST	12/31/2025	00/00/0000
192804		PUBLIC SERVICE ELECTRIC & GAS	571.97	6/24/26-7/23/26 #7673846705-BOLAND DR	12/31/2025	00/00/0000
Total: BUDGET ELECTRICITY O/E			59,930.41			
91-2010-00-9501-	- BUDGET STREET LIGHTING - IN C O/E					
91-2010-00-9501-146	- STREET LIGHTING - IN C O/E STREET LIGHTING - IN C					
192711		PUBLIC SERVICE ELECTRIC & GAS	53,428.41	JULY 2026 6541572003	12/31/2025	00/00/0000
192711		PUBLIC SERVICE ELECTRIC & GAS	1,513.73	July 2026 7786337105	12/31/2025	00/00/0000
Total: BUDGET STREET LIGHTING - IN C O/E			54,942.14			
91-2010-00-9502-	- BUDGET FUEL O/E					
91-2010-00-9502-142	- FUEL O/E GASOLINE FUEL					
192218		SJ FUEL SOUTH CO., INC	61,387.06	#193325 #192812 #193039 #195366 #196412 #196706 #197316 #193041 #195073 #194818	12/31/2025	00/00/0000
91-2010-00-9502-155	- FUEL O/E FUEL MAINTENANCE					
192771		MULTIFORCE SERVICES CORP	12,019.00	#925930 fuel maintenance support agreement renewal 9/1/26 - 8/31/2027	12/31/2025	00/00/0000
Total: BUDGET FUEL O/E			73,406.06			
91-2010-00-9504-	- BUDGET WATER- O/E					
91-2010-00-9504-150	- WATER- O/E WATER-RECREATION					
192744		NJ AMERICAN WATER CO.	28.23	7/18/26-8/19/26 july/august 2026 water bills	08/31/2026	00/00/0000
192744		NJ AMERICAN WATER CO.	882.73	7/22/26-8/20/26 july/august 2026 water bills	08/31/2026	00/00/0000
Total: BUDGET WATER- O/E			910.96			
91-2010-00-9903-	- BUDGET FICA O/E					

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91-2010-00-9903-080 - FICA O/E FICA						
192688	91201545	TOWNSHIP OF WEST ORANGE	22,369.06	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192688	91201545	TOWNSHIP OF WEST ORANGE	23,158.90	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192689	91201546	TOWNSHIP OF WEST ORANGE	2,421.66	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
192689	91201546	TOWNSHIP OF WEST ORANGE	566.34	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
Total: BUDGET FICA O/E			48,515.96			
91-2010-00-9907- - BUDGET DEFINED CONTRIBUTION RET. O/E						
91-2010-00-9907-080 - DEFINED CONTRIBUTION RET. O/E DEFINED CONTRIBUTION RET. PLAN						
192688	91201545	TOWNSHIP OF WEST ORANGE	183.33	GROSS PAY PR18 - SALARY	08/25/2026	08/28/2026
192689	91201546	TOWNSHIP OF WEST ORANGE	585.07	GROSS PAY PR18 - HOURLY	08/25/2026	08/28/2026
Total: BUDGET DEFINED CONTRIBUTION RET. O/E			768.40			
91-2010-07-1004- - BUDGET DEBT SERVICE O/E -BOND INTEREST						
91-2010-07-1004-100 - DEBT SERVICE O/E -BOND INTEREST 2021 BOND ISSUE INTEREST - JUL						
192690	91201547	THE DEPOSITORY TRUST COMPANY	72,841.25	DTC'S INTEREST	08/25/2026	09/01/2026
Total: BUDGET DEBT SERVICE O/E -BOND INTEREST			72,841.25			
91-2030-00-5003- - APPROPRIATION RESERVES POLICE O/E						
91-2030-00-5003-110 - POLICE O/E TESTS, EXAMS, SHOTS						
192720		STATE TOXICOLOGY LABORATORY	45.00	INV-001570 TO COVER THE COST OF DATED DECEMBER 31, 2025	12/31/2025	00/00/0000
Total: APPROPRIATION RESERVES POLICE O/E			45.00			
91-2040-41-1000- - GRANT RESERVES 09 NJDOT-OLD SALEM ROAD (1812-06)						
91-2040-41-1000-326 - DOT-MUNICIPAL AID 2025 DOT-MUNICIPAL AID- TAP GRANT WASHINGTON STREET CORRIDOR PH2						
189243		GREENMAN-PEDERSEN, INC	9,825.29	#439384 (PAYMENT #10) RESOLUTION 188-25 NOT TO EXCEED	09/17/2025	00/00/0000
Total: GRANT RESERVES 09 NJDOT-OLD SALEM ROAD (1812-06)			9,825.29			
91-2040-41-2020- - GRANT RESERVES ESSEX CTY DELINQUENCY						
91-2040-41-2020-226 - ESSEX CTY DELINQUENCY 2026 ESSEX CTY DELINQUENCY						
192615		TRI-STATE GOLF CARTS	11,969.05	#7215 RXV Shuttle 2+2 Electric2027 RXV Shuttle 2+2 slategray with premium blac	08/14/2026	00/00/0000
192620		THE NEW FUN SERVICES, LLC	1,100.00	#73668011 2 dunk tanks	08/14/2026	00/00/0000
192633		WW GRAINGER INC	309.76	#9048302930 194AP7 tailgater canopy weight set	08/18/2026	00/00/0000
192633		WW GRAINGER INC	2,180.32	#9057759533 #9057216468 11c555 instant canopy	08/18/2026	00/00/0000
192633		WW GRAINGER INC	392.16	#9048302930 1fd66 cord 50ft	08/18/2026	00/00/0000
192633		WW GRAINGER INC	30.00	#9048302930 shipping	08/18/2026	00/00/0000
192664		BSN/PASSON'S/GSC/CONLIN SPORT	71.98	#313446318 mesh ball carrier 1235654	08/21/2026	00/00/0000
192664		BSN/PASSON'S/GSC/CONLIN SPORT	77.75	#313446318 s/h	08/21/2026	00/00/0000
192664		BSN/PASSON'S/GSC/CONLIN SPORT	359.96	#313446318 4 each voit foam 6-1/4" dodgeball prism pack 1369057	08/21/2026	00/00/0000
Total: GRANT RESERVES ESSEX CTY DELINQUENCY			16,490.98			

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91-2040-41-7026-	- GRANT RESERVES MUNICIPAL ALLIANCE 2026					
91-2040-41-7026-011	- MUNICIPAL ALLIANCE 2026 2026 MA-LEAD					
192114		L.E.A.D.	2,775.00	#6068 l.e.a.d. program workbooks not to exceed	06/26/2026	00/00/0000
Total: GRANT RESERVES MUNICIPAL ALLIANCE 2026			2,775.00			
91-2040-41-7027-	- GRANT RESERVES MUNICIPAL ALLIANCE 2027					
91-2040-41-7027-021	- MUNICIPAL ALLIANCE 2027 2027 MA- RASING DRUG FREE KIDS					
192794		FAMILY HEALING CENTER INC	1,145.74	1st Q MA Family Healing Center Y27	12/31/2025	00/00/0000
Total: GRANT RESERVES MUNICIPAL ALLIANCE 2027			1,145.74			
91-2040-41-7435-	- FED & STATE GRANTS RECEIVABLES Strengthening Local Health 2022					
91-2040-41-7435-426	- STRENGTHENING LOCAL PUBLIC HEALTH CAPACITY PROGRAM 2027 STRENGTHENING LOCAL PUBLIC HEALTH CAPACITY PROGRAM 2027					
192663		COURTNEY REINISCH	2,560.00	#8312026.1 health nurse supervisor 07.01.2026-06.30.2027	08/21/2026	00/00/0000
192705		ESSEX REGIONAL HEALTH COMM	2,200.00	#37 RES 215-26 LICENSED REGISTERED ENVIROMENTAL HEALTH SPECIALIST 08.01-26-07.	08/25/2026	00/00/0000
Total: FED & STATE GRANTS RECEIVABLES Strengthening Local Health 2022			4,760.00			
91-2040-41-9050-	- GRANT RESERVES NJ DOT TAP					
91-2040-41-9050-001	- NJ DOT TAP 2020 TAP WASHINGTON STREET PHASE 1 DESIGN					
190891		GREENMAN-PEDERSEN, INC	10,819.55	#439386 (PAYMENT #7) RESOLUTION 215-25 PROFESSIONAL ENGINEERING SERVICES	02/25/2026	00/00/0000
Total: GRANT RESERVES NJ DOT TAP			10,819.55			
91-2080-00-0200-	- RESERVE FOR TAX APPEAL RESERVE FOR TAX APPEAL - ATTORRNEY FEE					
91-2080-00-0200-	- RESERVE FOR TAX APPEAL - ATTORRNEY FEE RESERVE FOR TAX APPEAL - ATTORRNEY FEE					
191074		BLAU & BLAU	6,000.00	AUG 2026 RESOLUTION 72-26 MUNICIPAL TAX APPEAL ATTORNEY NOT TO EXCEED	03/12/2026	00/00/0000
191077		BOURNE, NOLL & KENYON	3,250.00	AUGUST 2026 RESOLUTION 75-26 MUNICIPAL TAX APPEAL ATTORNEY NOT TO EXCEED	03/12/2026	00/00/0000
Total: RESERVE FOR TAX APPEAL RESERVE FOR TAX APPEAL - ATTORRNEY FEE			9,250.00			
91-2150- - -	- RES. FOR TAX TITLE LIENS RES. FOR TAX TITLE LIENS					
91-2150- - -	- RES. FOR TAX TITLE LIENS RES. FOR TAX TITLE LIENS					
192767	26001435	RTL-F-NJ II LLC	60,358.65	REDEMPTION CERT#24-0200	12/31/2025	09/02/2026
192749	26001436	DAXUAN WANG	33,308.10	REDEMPTION CERT#25-042	12/31/2025	09/02/2026
Total: RES. FOR TAX TITLE LIENS RES. FOR TAX TITLE LIENS			93,666.75			
91-2155- - -	- RES. FOR TTL PREMIUM RES. FOR TTL PREMIUM					
91-2155- - -	- RES. FOR TTL PREMIUM RES. FOR TTL PREMIUM					
192749	26001436	DAXUAN WANG	48,000.00	PREMIUM	12/31/2025	09/02/2026
Total: RES. FOR TTL PREMIUM RES. FOR TTL PREMIUM			48,000.00			
Fund Total: 91			4,111,779.70			

Purchase Order	Chk Num	Vendor	Amount	Invoice	P.O. Date	Paid Date
98-1920-08-0503-	- Dedicated Revenue MEMBERSHIP FEES ANTICIPATED					
98-1920-08-0503-	- MEMBERSHIP FEES ANTICIPATED MEMBERSHIP FEES ANTICIPATED					
192785		AMILCAR PRIESTELY	280.00	5/10/26 240-26 REFUND POOL MEMBERSHIP	09/02/2026	00/00/0000
Total: Dedicated Revenue MEMBERSHIP FEES ANTICIPATED			280.00			
98-1920-08-0505-	- Dedicated Revenue MISC. REVENUE ANTICIPATED					
98-1920-08-0505-009	- POOL PARTIES POOL PARTIES					
192787		RACHEL TOMBARI	100.00	7/6/26 RES 242-26 REFUND	09/02/2026	00/00/0000
Total: Dedicated Revenue MISC. REVENUE ANTICIPATED			100.00			
98-2010-55-5022-	- BUDGET POOL OTHER EXPENSES					
98-2010-55-5022-073	- POOL OTHER EXPENSES MAINT-BUILDINGS					
192708		JAY-HILL REPAIRS	640.00	#1052077 repairs to fryer snack bar	12/31/2025	00/00/0000
98-2010-55-5022-080	- POOL OTHER EXPENSES CONTINGENCY FOR REPA					
192764		JAY-HILL REPAIRS	1,179.99	#1053633 repair to convection oven	12/31/2025	00/00/0000
98-2010-55-5022-113	- POOL OTHER EXPENSES CHEMICALS					
192406		WR NEUMANN CO INC.	3,250.00	#67341 2026 pool chemicals	12/31/2025	00/00/0000
98-2010-55-5022-114	- POOL OTHER EXPENSES ATHLETIC SUPPLIES					
192530		ORIENTAL TRADING CO.	75.38	#74337283101 supplies for rec shelter	12/31/2025	00/00/0000
Total: BUDGET POOL OTHER EXPENSES			5,145.37			
Fund Total: 98			5,525.37			

RESOLUTION

WHEREAS, on July 23, 2024 the Township of West Orange (the “Township”) awarded a contract (the “Agreement”) Fire & Safety Services with offices at 200 Ryan Street, South Plainfield, New Jersey 07080 (“Fire and Safety”) for repair services for various fire apparatuses utilized by the West Orange Fire Department (the “Fire Apparatuses”) for a two-year period from July 1, 2024 through June 30, 2026; and

WHEREAS, the Township of West Orange (the “Township”) requires the retention of a vendor to provide repair services for the Fire Apparatuses, including the following:

1	1989	PIERCE Pumper	1250/500
1	2001	PIERCE Pumper	2000/500
1	2006	Seagrave Quint	1500/500
2	2006	PIERCE Pumper	1500/500
1	2015	PIERCE Ladder	N/A
1	2018	PIERCE Pumper	1500/500

and

WHEREAS, Fire and Safety bid offered the lowest bid as to the annual costs for repair services portion of the Bid Specifications at: (i) \$105 per hour for Hourly Repair Rates; (ii) \$105 per hour Hourly Overtime Rate; (iii) \$105 per hour for Travel Costs with no mileage fee; and (iv) a 20% OEM Parts Mark Up; and

WHEREAS, the Township is satisfied with the services of Fire and Safety for the repair services for the Fire Apparatuses; and

WHEREAS, the original Agreement contained an option to extend the contract for a period of one year from July 1, 2026 through June 30, 2027; and

WHEREAS, the Township and Fire and Safety desire to enter into an agreement, in a substantially similar form as attached hereto as Exhibit “A,” to perform repair services for the Fire Apparatuses for an additional term of one (1) year from July 1, 2026 through June 30, 2027.

NOW, THEREFORE BE IT HEREBY RESOLVED by the Township Council of the Township of West Orange that the Township is authorized to award the Agreement, annexed

hereto as “Exhibit A,” in a substantially similar form, for an additional term of one (1) year for the repair services to Fire and Safety, consistent with the terms set forth therein; and

BE IT FURTHER, RESOLVED that the Mayor shall be authorized to execute the Agreement, in a substantially similar form annexed hereto as “Exhibit A,” on behalf of the Township, subject to Township Attorney review; and

BE IT FURTHER, RESOLVED that notice of this contract award shall be available in the Clerk’s office in accordance with applicable law.

Karen J. Carnevale, R.M.C.
Municipal Clerk

Susan Scarpa
Council President

Adopted: September 15, 2026

I hereby certify funds are available from Account No.: _____

John C. Ditinyak, CFO

AGREEMENT FOR THE REPAIR OF FIRE APPARATUS FOR THE WEST ORANGE FIRE DEPARTMENT

This Agreement for the Repair of Fire Apparatus for the West Orange Fire Department is made by and between the Township of West Orange located at the Municipal Building, 66 Main Street, West Orange, New Jersey (herein “Township”) and Fire & Safety Services (“Fire and Safety”) with offices at 200 Ryan Street, South Plainfield, New Jersey 07080.

WITNESSETH

WHEREAS, the Township requires the retention of a vendor to provide repair services for various fire apparatuses utilized by the West Orange Fire Department; and

WHEREAS, on July 23, 2024, the Township awarded a contract to Fire and Safety for a two-year period from July 1, 2024 through June 30, 2026 (the “Agreement”); and

WHEREAS, pursuant to the Agreement and in accordance with the Bid Specifications (“**EXHIBIT A**”), the Township and Fire and Safety had the ability to extend the Agreement for one addition year from July 1, 2026 through June 30, 2027; and

WHEREAS, the Township and Fire and Safety desire to exercise the one-year extension option.

NOW THEREFORE, for valuable consideration, including the promises, covenants, representations and warranties hereinafter set forth, the receipt and adequacy of which are hereby acknowledged, the parties, intending to be legally and equitably bound, agree as follows:

1. WORK TO BE PERFORMED

Fire and Safety hereby covenants and agrees to perform the repair services enumerated in Section II of the Bid Specifications consistent with the terms, conditions, and the scope of services as set forth in the Bid Specifications and the Bid Submission, including the hourly rates for General Repairs set forth in Section VIII of the Bid Submission, except that the following is the current fleet of fire apparatuses (the “Current Fleet”) which this Agreement applies to:

1	1989	PIERCE Pumper	1250/500
1	2001	PIERCE Pumper	2000/500
1	2006	Seagrave Quint	1500/500
2	2006	PIERCE Pumper	1500/500
1	2015	PIERCE Ladder	N/A
1	2018	PIERCE Pumper	1500/500

In the event of any conflicts between the terms and conditions set forth in the Bid Specifications and the Bid Submission, the terms and conditions set forth in the Bid Specifications shall govern, except for the Current Fleet, which shall be governed by this Agreement.

2. TERM

The term of this agreement shall be for a period of one-year, from July 1, 2026 through June 30, 2027. The Township may terminate this agreement by issuing a notice of termination which shall be issued no later than sixty (60) days prior to termination.

3. CONSIDERATION

The Township shall compensate Fire and Safety for Fire Apparatus Repairs at the following rates:

Hourly Repair Rate	\$105.00
Hourly Overtime Rate	\$105.00
Travel Cost	\$105.00/hr (no milage fee)
OEM Parts Mark Up	20%

4. PAYMENT

Payment shall be made by the Township within thirty (30) days of the receipt and approval of itemized bills and vouchers. No payments may be made in advance of services pursuant to N.J.S.A. 40A:5-16.

5. ACCEPTANCE OF PAYMENT

The acceptance of payment by Fire and Safety shall constitute a release of any claims or liabilities of any nature whatsoever, if any, owing to Fire and Safety from the Township, its agents, servants and employees.

6. EQUAL EMPLOYMENT OPPORTUNITY

Fire and Safety acknowledges that they shall comply with the requirement of N.J.S.A. 10:5-31, et seq. and N.J.A.C. 17:27 and submit to the State of New Jersey and/or the Township such documentation as shall be required by law as more specifically set forth in Exhibit B entitled "Mandatory Equal Employment Opportunity Language."

7. DISCRIMINATION IN EMPLOYMENT

Fire and Safety acknowledges that it has read N.J.S.A. 10:2-1, et. seq. (Discrimination in Employment on Public Works; contract Provision), the terms of which are incorporated herein as if expressly set forth at length, and Fire and Safety agrees to comply with and be bound by the terms thereof.

8. NOT-TO EXCEED AMOUNT

Total compensation under this Agreement shall not exceed **\$125,000.00** (the “Not-to-Exceed Amount”) without a further written encumbrance and additional authorization by resolution of the Township Council.

9. NEW JERSEY LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey notwithstanding any provisions of such laws relating to jurisdiction. Any claim shall be brought in the Superior Court of New Jersey, Essex Vicinage. Each of the Parties hereby irrevocably consents to the service of process of any of the aforementioned courts in any such action or proceeding by the mailing of copies thereof to it by regular mail. Each of the Parties hereby irrevocably waives any objection that it may now or hereafter have to the laying of venue of any such claim, suit, proceeding, or action in such respective jurisdictions.

10. PARTIAL INVALIDITY

If any term, condition, or provision of this Agreement or the application thereof to any person or circumstance shall, at any time, or to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which this Agreement is invalid or unenforceable, shall not be affected thereby, and each term, condition, and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law, provided, however, that no such invalidity shall in any way reduce the services to be performed by Fire and Safety for the Township.

11. NO ASSIGNMENT

Fire and Safety shall not assign, transfer, convey, sublet, or otherwise dispose of this Agreement or its right, title or interest in or to the same or any part thereof without prior written consent of the Township and the approval of the Township’s Municipal Council.

12. BINDING ON SUCCESSORS

Except as otherwise provided in this Agreement, all agreements’ terms, provisions and conditions to this Agreement shall be binding on and inure to the benefit of the parties hereto, their respective personal representatives and successors.

13. MODIFICATIONS

No modification of this Agreement shall be valid or binding unless the modifications shall be in writing, approved by the Township’s Municipal Council and executed by the Township and Fire and Safety.

14. NO WAIVER

No waiver of any term, provision or condition contained in this Agreement or any breach of any such term, provision or condition shall constitute a waiver of any subsequent breach of such term, provision or condition by either party, or justify or authorize the non-observance on any other occasion of the same, or any other term, provision, or condition of this Agreement by either party.

15. CAPTIONS

The captions or the paragraph headings contained in this Agreement are solely for purposes of convenience and shall not be deemed part of this Agreement for the purpose of construing the meaning thereof or for any other purpose.

16. OWNERSHIP OF RECORDS

All records and data relating to work performed for the Township shall belong to the Township and shall be surrendered to the Township upon the expiration or termination of this Agreement, except that Fire and Safety will retain such information as is necessary to maintain a complete work record. Fire and Safety shall not use such information or data except for the performance of the service hereunder, without the prior written permission of the Township.

17. INSURANCE

Fire and Safety shall keep in force the following types of insurance at its own expense and underwritten by a company licensed to do business in the State of New Jersey and acceptable to the Township. The Township reserves the right to accept, amend or modify any of the conditions listed. The Township must be notified within three (3) days of an offense, which may result in a claim. Fire and Safety shall not take any action to cancel any of the insurance required under this Agreement without the approval of the Township. The maintenance of insurance under this section shall not relieve Fire and Safety of any liability greater than the insurance coverage. Any and all subcontractors retained must fully comply with the same insurance requirements as listed.

- a. WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE with limits of not less than \$1,000,000.00 will be maintained in full force during the life of this contract by Fire and Safety covering all employees engaged in performance of this contract pursuant to N.J.S.A. 34:15-12(a) and N.J.A.C. 12-235-1.6.
- b. GENERAL LIABILITY INSURANCE with limits of not less than \$1,000,000.00 for Bodily Injury and Property Damage Liability each occurrence and \$2,000,000.00 General Aggregate will be maintained in full force during the life of the contract by Fire and Safety. The policy will include Fire and Safety's protective liability insurance (also known as contingent liability insurance) with the same limits. In the event more than one insured is named in the policy, a CROSS LIABILITY endorsement will be included which provides that the employees of each of the named insureds are not excluded under the policy as respect to claims that are made against other named insured.

- c. AUTOMOBILE LIABILITY INSURANCE with limits of not less than \$1,000,000.00 Liability and Property Damage Liability Combined Single Limit, \$1,000,000.00 Uninsured Motorist and Underinsured Motorist, \$1,000,000.00 Owned, Hired and Non-owned Automobile, will be maintained in full force during the life of this contract by Fire and Safety.
- d. PROFESSIONAL LIABILITY INSURANCE with the limits of not less than \$2,000,000.00 maintained in full force during the life of the contract by Fire and Safety.

18. FAIR AND OPEN

This Agreement has been awarded to Fire and Safety based on Fire and Safety's merits and abilities to provide the professional services described herein. This Agreement was awarded through a "Fair and Open Process" pursuant to N.J.S.A. 19:44A-20.5 et seq.

19. PAY TO PLAY REQUIREMENT

Fire and Safety is advised of the responsibility to file an annual statement on political contributions with the New Jersey Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-20.8 (P.L. 2004, c.19, s.7, amended 2005, ch.51, s.15) if Fire and Safety received contracts in excess of \$50,000 from public entities in a calendar year. It is Fire and Safety's responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

By executing this Agreement, Fire and Safety certifies that it is in compliance with N.J.S.A. 19:44A-20.26 (P.L. 2025, c.176 and J.R. 12). Fire and Safety further certifies that it has neither made or solicited nor will make or cause to be solicited a prohibited political contribution in violation of any applicable federal, state or local laws. Any such failure to comply shall constitute a breach of the Contract.

20. INDEMNIFICATION AND HOLD HARMLESS

Fire and Safety agrees, at its sole cost and expense, to release, indemnify, defend and satisfy all judgments, and hold harmless the Township including their employees, officers, agents, servants, representatives, and officials from and against any and all claims, actions, costs, penalties, losses, damages, liabilities, judgments, demands, and expenses, including, but not limited to, attorney's fees and defense costs which arise out of the performance of this Agreement providing that such claim, action, judgment, cost, penalty, liability, damage, loss or expense is caused in whole or in part, by the negligence or professional error or omission of Fire and Safety or any person employed by it. Fire and Safety shall provide to the Township with evidence that, at all times during the term of this engagement, it has obtained statutory professional liability and any other statutorily required coverages. No limitations on the foregoing indemnity shall impair or limit the Township's recourse to the insurance coverage set forth herein.

21. TERMINATION

The Township may terminate the Agreement upon sixty (60) days written notice to the other party. Upon such termination, the Township shall pay Fire and Safety for all services performed hereunder up to the date of such termination in accordance with the payment terms of this Agreement as well as all reasonable costs and expenses incurred by the Fire and Safety in effecting the termination, including, but not limited to non-cancelable commitments and demobilization costs.

22. ENTIRE AGREEMENT

This Agreement, including the attachments referenced herein, contains the entire Agreement of the parties hereto and may not be amended, modified, released or discharged, in whole or in part, except as specifically provided herein or in an instrument in writing executed by the parties hereto.

23. EFFECTIVE DATE OF CONTRACT

This Agreement shall not become binding upon the parties until the Township adopts a bond ordinance and/or appropriates the funds necessary for this Agreement and the Township's Chief Financial Officer certifies to the availability of funds if applicable pursuant to N.J.AC. 5:30-5.4

24. CONFLICT OF INTEREST

Fire and Safety acknowledges that the nature of the service to be performed requires that Fire and Safety must not have or appear to have a conflict of interest with any potentially adversarial party. Fire and Safety agrees that:

(a) It will not accept any assignments, compensation, consideration or gratuities from any other party with an interest in the subject matter of this Agreement that shall conflict or shall have the appearance of conflicting with the interest of the Township relative to the purposes of this Agreement.

(b) In the event that a conflict or potential conflict of interest arises, Fire and Safety shall notify the Township in writing within three (3) days of becoming aware of the conflict or the potential conflict. Failure to provide such notice may be grounds for termination of this Agreement for cause.

(c) In the event that the Township receives timely notice of an actual or potential conflict, Fire and Safety and the Township shall attempt to reach an agreement on a course of action in response to the actual or potential conflict. If such an agreement cannot be reached, the Township has the right to terminate the Agreement for convenience.

25. INDEPENDENT CONTRACTOR

Fire and Safety shall be and remain an independent contractor with respect to all services performed hereunder and agrees to and does hereby accept full and exclusive liability for the payment of any and all contributions or taxes for social security, unemployment insurance or old age retirement benefits, pensions or annuities now or hereafter imposed under any state or federal law which are

measured by the wages, salaries or other remuneration paid to persons employed by Fire and Safety for work performed under the terms of this contract and further agrees to obey all lawful rules and regulations and to meet all lawful requirements by all duly authorized state or federal officials, and Fire and Safety agrees to indemnify and save harmless the Township from any such contributions or taxes or liability therefore.

26. STATE REQUIRED RECORD RETENTION N.J.S.A. 52:15C-14(d) and N.J.A.C. 17:44-2.2

Fire and Safety shall maintain all documentation related to products, transactions or services under this contract for a period of five years from the date of final payment. Such records shall be made available to the New Jersey Office of the State Comptroller upon request. Refusal of Fire and Safety to provide information upon request by the State Comptroller or otherwise impede or fail to cooperate with any audit or performance review, the State Comptroller may recommend to the Township that the person be subject to termination of their contract, or temporarily or permanently debarred from contracting with the Township.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.

ATTEST:

TOWNSHIP OF WEST ORANGE

Karen Carnevale, Municipal Clerk

By: _____
Susan McCartney, Mayor

WITNESS:

FIRE & SAFETY SERVICES

By: _____

(printed name) _____

Title: _____

RESOLUTION

WHEREAS, on July 23, 2024 the Township of West Orange (the “Township”) awarded a contract (the “Agreement”) to FF1 Apparatus LLC with offices at 34 Wilson Drive, Sparta, New Jersey 07871 (“FF1”) for preventative maintenance services for various fire apparatuses utilized by the West Orange Fire Department (the “Fire Apparatuses”) for a two-year period from July 1, 2024 through June 30, 2026; and

WHEREAS, the Township of West Orange (the “Township”) requires the retention of a vendor to provide preventative maintenance services for the Fire Apparatuses, including the following:

1	1989	PIERCE Pumper	1250/500
1	2001	PIERCE Pumper	2000/500
1	2006	Seagrave Quint	1500/500
2	2006	PIERCE Pumper	1500/500
1	2015	PIERCE Ladder	N/A
1	2018	PIERCE Pumper	1500/500

and

WHEREAS, FF1’s bid offered the lowest bid as to the annual costs for preventive maintenance services portion of the Bid Specifications at: (i) \$995 per year for Chassis; (ii) \$495 per year for Pumper; and (iii) \$1,595 per year for Aerial Ladder; and

WHEREAS, the Township is satisfied with the services of FF1 for the preventative maintenance services for the Fire Apparatuses; and

WHEREAS, the original Agreement contained an option to extend the contract for a period of one year from July 1, 2026 through June 30, 2027; and

WHEREAS, the Township and FF1 desire to enter into an agreement, in a substantially similar form as attached hereto as Exhibit “A,” to perform preventive maintenance services for the Fire Apparatuses for an additional term of one (1) year from July 1, 2026 through June 30, 2027.

NOW, THEREFORE BE IT HEREBY RESOLVED by the Township Council of the Township of West Orange that the Township is authorized to award the Agreement, annexed hereto as “Exhibit A,” in a substantially similar form, for an additional term of one (1) year for the preventive maintenance services to FF1, consistent with the terms set forth therein; and

BE IT FURTHER, RESOLVED that the Mayor shall be authorized to execute the Agreement, in a substantially similar form annexed hereto as “Exhibit A,” on behalf of the Township, subject to Township Attorney review; and

BE IT FURTHER, RESOLVED that notice of this contract award shall be available in the Clerk’s office in accordance with applicable law.

Karen J. Carnevale, R.M.C.
Municipal Clerk

Susan Scarpa
Council President

Adopted: September 15, 2026

I hereby certify funds are available from Account No: _____

John C. Ditinyak, CFO

**AGREEMENT FOR THE MAINTENANCE OF
FIRE APPARATUS FOR THE WEST ORANGE FIRE DEPARTMENT**

This Agreement for the Maintenance of Fire Apparatus for the West Orange Fire Department is made by and between the Township of West Orange located at the Municipal Building, 66 Main Street, West Orange, New Jersey (herein “Township”) and FF1 Apparatus LLC (“FF1”) with offices at 34 Wilson Drive, Sparta, New Jersey 07871.

WITNESSETH

WHEREAS, the Township requires the retention of a vendor to provide preventative maintenance services for various fire apparatuses utilized by the West Orange Fire Department; and

WHEREAS, on July 23, 2024, the Township awarded a contract to FF1 for a two-year period from July 1, 2024 through June 30, 2026 (the “Agreement”); and

WHEREAS, pursuant to the Agreement and in accordance with the Bid Specifications (“**EXHIBIT A**”), the Township and FF1 had the ability to extend the Agreement for one addition year from July 1, 2026 through June 30, 2027; and

WHEREAS, the Township and FF1 desire to exercise the one-year extension option.

NOW THEREFORE, for valuable consideration, including the promises, covenants, representations and warranties hereinafter set forth, the receipt and adequacy of which are hereby acknowledged, the parties, intending to be legally and equitably bound, agree as follows:

1. **WORK TO BE PERFORMED**

FF1 hereby covenants and agrees to perform the preventative maintenance services enumerated in Sections III, IV, and V of the Bid Specifications consistent with the terms, conditions, and the scope of services as set forth in the Bid Specifications and the Bid Submission, including the Annual Cost for Preventive Maintenance set forth in Section VIII of the Bid Submission, except that the following is the current fleet of fire apparatuses (the “Current Fleet”) which this Agreement applies to:

1	1989	PIERCE Pumper	1250/500
1	2001	PIERCE Pumper	2000/500
1	2006	Seagrave Quint	1500/500
2	2006	PIERCE Pumper	1500/500
1	2015	PIERCE Ladder	N/A
1	2018	PIERCE Pumper	1500/500

In the event of any conflicts between the terms and conditions set forth in the Bid Specifications and the Bid Submission, the terms and conditions set forth in the Bid Specifications shall govern, except for the Current Fleet, which shall be governed by this Agreement.

2. TERM

The term of this agreement shall be for a period of one-year, from July 1, 2026 through June 30, 2027. The Township may terminate this agreement by issuing a notice of termination which shall be issued no later than sixty (60) days prior to termination.

3. CONSIDERATION

The Township shall compensate FF1 for preventative maintenance services as follows:

- (i) \$995 per year for Chassis;
- (ii) \$495 per year for Pumper; and
- (iii) \$1,595 per year for Aerial Ladder.

4. PAYMENT

Payment shall be made by the Township within thirty (30) days of the receipt and approval of itemized bills and vouchers. No payments may be made in advance of services pursuant to N.J.S.A. 40A:5-16.

5. ACCEPTANCE OF PAYMENT

The acceptance of payment by FF1 shall constitute a release of any claims or liabilities of any nature whatsoever, if any, owing to FF1 from the Township, its agents, servants and employees.

6. EQUAL EMPLOYMENT OPPORTUNITY

FF1 acknowledges that they shall comply with the requirement of N.J.S.A. 10:5-31, et seq. and N.J.A.C. 17:27 and submit to the State of New Jersey and/or the Township such documentation as shall be required by law as more specifically set forth in Exhibit B entitled "Mandatory Equal Employment Opportunity Language."

7. DISCRIMINATION IN EMPLOYMENT

FF1 acknowledges that it has read N.J.S.A. 10:2-1, et. seq. (Discrimination in Employment on Public Works; contract Provision), the terms of which are incorporated herein as if expressly set forth at length, and FF1 agrees to comply with and be bound by the terms thereof.

8. NOT-TO EXCEED AMOUNT

Total compensation under this Agreement shall not exceed **\$9,500.00** (the "Not-to-Exceed Amount") without a further written encumbrance and additional authorization by resolution of the Township Council.

9. NEW JERSEY LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey notwithstanding any provisions of such laws relating to jurisdiction. Any claim shall be brought in the Superior Court of New Jersey, Essex Vicinage. Each of the Parties hereby irrevocably consents to the service of process of any of the aforementioned courts in any such action or proceeding by the mailing of copies thereof to it by regular mail. Each of the Parties hereby irrevocably waives any objection that it may now or hereafter have to the laying of venue of any such claim, suit, proceeding, or action in such respective jurisdictions.

10. PARTIAL INVALIDITY

If any term, condition, or provision of this Agreement or the application thereof to any person or circumstance shall, at any time, or to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which this Agreement is invalid or unenforceable, shall not be affected thereby, and each term, condition, and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law, provided, however, that no such invalidity shall in any way reduce the services to be performed by FF1 for the Township.

11. NO ASSIGNMENT

FF1 shall not assign, transfer, convey, sublet, or otherwise dispose of this Agreement or its right, title or interest in or to the same or any part thereof without prior written consent of the Township and the approval of the Township's Municipal Council.

12. BINDING ON SUCCESSORS

Except as otherwise provided in this Agreement, all agreements' terms, provisions and conditions to this Agreement shall be binding on and inure to the benefit of the parties hereto, their respective personal representatives and successors.

13. MODIFICATIONS

No modification of this Agreement shall be valid or binding unless the modifications shall be in writing, approved by the Township's Municipal Council and executed by the Township and FF1.

14. NO WAIVER

No waiver of any term, provision or condition contained in this Agreement or any breach of any such term, provision or condition shall constitute a waiver of any subsequent breach of such term, provision or condition by either party, or justify or authorize the non-observance on any other occasion of the same, or any other term, provision, or condition of this Agreement by either party.

15. CAPTIONS

The captions or the paragraph headings contained in this Agreement are solely for purposes of convenience and shall not be deemed part of this Agreement for the purpose of construing the meaning thereof or for any other purpose.

16. OWNERSHIP OF RECORDS

All records and data relating to work performed for the Township shall belong to the Township and shall be surrendered to the Township upon the expiration or termination of this Agreement, except that FF1 will retain such information as is necessary to maintain a complete work record. FF1 shall not use such information or data except for the performance of the service hereunder, without the prior written permission of the Township.

17. INSURANCE

FF1 shall keep in force the following types of insurance at its own expense and underwritten by a company licensed to do business in the State of New Jersey and acceptable to the Township. The Township reserves the right to accept, amend or modify any of the conditions listed. The Township must be notified within three (3) days of an offense, which may result in a claim. FF1 shall not take any action to cancel any of the insurance required under this Agreement without the approval of the Township. The maintenance of insurance under this section shall not relieve FF1 of any liability greater than the insurance coverage. Any and all subcontractors retained must fully comply with the same insurance requirements as listed.

- a. WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE with limits of not less than \$1,000,000.00 will be maintained in full force during the life of this contract by FF1 covering all employees engaged in performance of this contract pursuant to N.J.S.A. 34:15-12(a) and N.J.A.C. 12-235-1.6.
- b. GENERAL LIABILITY INSURANCE with limits of not less than \$1,000,000.00 for Bodily Injury and Property Damage Liability each occurrence and \$2,000,000.00 General Aggregate will be maintained in full force during the life of the contract by FF1. The policy will include FF1 's protective liability insurance (also known as contingent liability insurance) with the same limits. In the event more than one insured is named in the policy, a CROSS LIABILITY endorsement will be included which provides that the employees of each of the named insureds are not excluded under the policy as respect to claims that are made against other named insured.
- c. AUTOMOBILE LIABILITY INSURANCE with limits of not less than \$1,000,000.00 Liability and Property Damage Liability Combined Single Limit, \$1,000,000.00 Uninsured Motorist and Underinsured Motorist, \$1,000,000.00 Owned, Hired and Non-owned Automobile, will be maintained in full force during the life of this contract by FF1.
- d. PROFESSIONAL LIABILITY INSURANCE with the limits of not less than \$2,000,000.00 maintained in full force during the life of the contract by FF1.

18. FAIR AND OPEN

This Agreement has been awarded to FF1 based on FF1's merits and abilities to provide the professional services described herein. This Agreement was awarded through a "Fair and Open Process" pursuant to N.J.S.A. 19:44A-20.5 et seq.

19. PAY TO PLAY REQUIREMENT

FF1 is advised of the responsibility to file an annual statement on political contributions with the New Jersey Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-20.8 (P.L. 2004, c.19, s.7, amended 2005, ch.51, s.15) if FF1 received contracts in excess of \$50,000 from public entities in a calendar year. It is FF1's responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

By executing this Agreement, FF1 certifies that it is in compliance with N.J.S.A. 19:44A-20.26 (P.L. 2025, c.176 and J.R. 12). FF1 further certifies that it has neither made or solicited nor will make or cause to be solicited a prohibited political contribution in violation of any applicable federal, state or local laws. Any such failure to comply shall constitute a breach of the Contract.

20. INDEMNIFICATION AND HOLD HARMLESS

FF1 agrees, at its sole cost and expense, to release, indemnify, defend and satisfy all judgments, and hold harmless the Township including their employees, officers, agents, servants, representatives, and officials from and against any and all claims, actions, costs, penalties, losses, damages, liabilities, judgments, demands, and expenses, including, but not limited to, attorney's fees and defense costs which arise out of the performance of this Agreement providing that such claim, action, judgment, cost, penalty, liability, damage, loss or expense is caused in whole or in part, by the negligence or professional error or omission of FF1 or any person employed by it. FF1 shall provide to the Township with evidence that, at all times during the term of this engagement, it has obtained statutory professional liability and any other statutorily required coverages. No limitations on the foregoing indemnity shall impair or limit the Township's recourse to the insurance coverage set forth herein.

21. TERMINATION

The Township may terminate the Agreement upon sixty (60) days written notice to the other party. Upon such termination, the Township shall pay FF1 for all services performed hereunder up to the date of such termination in accordance with the payment terms of this Agreement as well as all reasonable costs and expenses incurred by the FF1 in effecting the termination, including, but not limited to non-cancelable commitments and demobilization costs.

22. ENTIRE AGREEMENT

This Agreement, including the attachments referenced herein, contains the entire Agreement of the parties hereto and may not be amended, modified, released or discharged, in whole or in part, except as specifically provided herein or in an instrument in writing executed by the parties hereto.

23. EFFECTIVE DATE OF CONTRACT

This Agreement shall not become binding upon the parties until the Township adopts a bond ordinance and/or appropriates the funds necessary for this Agreement and the Township's Chief Financial Officer certifies to the availability of funds if applicable pursuant to N.J.A.C. 5:30-5.4

24. CONFLICT OF INTEREST

FF1 acknowledges that the nature of the service to be performed requires that FF1 must not have or appear to have a conflict of interest with any potentially adversarial party. FF1 agrees that:

(a) It will not accept any assignments, compensation, consideration or gratuities from any other party with an interest in the subject matter of this Agreement that shall conflict or shall have the appearance of conflicting with the interest of the Township relative to the purposes of this Agreement.

(b) In the event that a conflict or potential conflict of interest arises, FF1 shall notify the Township in writing within three (3) days of becoming aware of the conflict or the potential conflict. Failure to provide such notice may be grounds for termination of this Agreement for cause.

(c) In the event that the Township receives timely notice of an actual or potential conflict, FF1 and the Township shall attempt to reach an agreement on a course of action in response to the actual or potential conflict. If such an agreement cannot be reached, the Township has the right to terminate the Agreement for convenience.

25. INDEPENDENT CONTRACTOR

FF1 shall be and remain an independent contractor with respect to all services performed hereunder and agrees to and does hereby accept full and exclusive liability for the payment of any and all contributions or taxes for social security, unemployment insurance or old age retirement benefits, pensions or annuities now or hereafter imposed under any state or federal law which are measured by the wages, salaries or other remuneration paid to persons employed by FF1 for work performed under the terms of this contract and further agrees to obey all lawful rules and regulations and to meet all lawful requirements by all duly authorized state or federal officials, and FF1 agrees to indemnify and save harmless the Township from any such contributions or taxes or liability therefore.

26. STATE REQUIRED RECORD RETENTION N.J.S.A. 52:15C-14(d) and N.J.A.C. 17:44-2.2

FF1 shall maintain all documentation related to products, transactions or services under this contract for a period of five years from the date of final payment. Such records shall be made available to the New Jersey Office of the State Comptroller upon request. Refusal FF1 to provide information upon request by the State Comptroller or otherwise impede or fail to cooperate with any audit or performance review, the State Comptroller may recommend to the Township that the person be subject to termination of their contract, or temporarily or permanently debarred from contracting with the Township.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.

ATTEST:

TOWNSHIP OF WEST ORANGE

Karen J. Carnevale, Municipal Clerk

By: _____
Susan McCartney, Mayor

WITNESS:

FF1 APPARATUS LLC

By: _____

(printed name) _____

Title: _____

RESOLUTION

WHEREAS, on May 18, 2026, a sinkhole suddenly formed due to a manhole failure on Franklin Avenue near its intersection with Main Street; and

WHEREAS, on May 21, 2026, a sinkhole suddenly formed due to a manhole failure on Park Terrace near its intersection with Main Street; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, in the case of emergencies that affect the public health, safety and welfare, any contract may be negotiated or awarded for the Township of West Orange without public advertising for bids; and

WHEREAS, pursuant to the Local Public Contracts Law, Emergency Contracts, N.J.S.A. 40A:11.6a the Municipal Engineer on May 19, 2026 notified the Purchasing Agent of the need to perform an emergency contract for Franklin Avenue and on May 28, 2026 notified the Purchasing Agent of the need to perform an emergency contract for Park Terrace; and

WHEREAS, to expedite the work and to perform the emergency repair of the sanitary sewer manhole and roadway to protect public health and safety an emergency contract would be issued to Shauger Property Services, Inc., as they are familiar with the required improvements and were readily available to perform the emergency work; and

WHEREAS, The Shauger Group submitted an invoice dated May 31, 2026 for the emergency repair of Franklin Avenue and Park Terrace in the amount of \$67,786.94; and

WHEREAS, the Municipal Engineer by letter dated June 23, 2026 recommends paying the costs of this emergency work; and

WHEREAS, the Township is fully compliant with the statutory requirements set forth in N.J.S.A. 40A:11-6; and

WHEREAS, sufficient funds exist for this work; and

WHEREAS, the Township Council concurs in the foregoing.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of West Orange that an emergency appropriation in an amount not to exceed \$67,786.94 is authorized to compensate Shauger Property Services, Inc. for the emergency sanitary sewer manhole repair and roadway repair at Franklin Avenue near its intersection with Main Street and Park Terrace near its intersection with Main Street is authorized pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1; and

BE IT FURTHER RESOLVED that this work was performed pursuant to the provisions of the Local Public Contracts Law, Emergency Contracts, N.J.S.A. 40A:11-6 as the work was required to protect public health and welfare.

BE IT FURTHER RESOLVED, that the Mayor, Township Clerk, and other appropriate Township officials are hereby authorized to take any and all required actions to carry out this contract as set forth herein.

BE IT FURTHER RESOLVED, that the Chief Financial Officer has certified that the funds are available in the budget in the amount of \$67,786.94 for the payment of this emergency contract and the line-item appropriations number to be charged is _____.

BE IT FURTHER RESOLVED, that the emergency contract with, Shauger Property Services, Inc., relating to the sanitary sewer manhole and roadway repair at Franklin Avenue near its intersection with Main Street and Park Terrace near its intersection with Main Street is ratified from the date of commencement of the emergency until the date of adoption of this authorizing resolution.

Karen J. Carnevale, R.M.C.
Township Clerk

Susan Scarpa
Council President

Adopted: September 15, 2026

I certify funds are available for this work:

Account No.
2026 Capital Account
\$67,786.94

John Ditinyak, Chief Financial Officer

250-26**Invoice**Invoice Number
E-114656Invoice Date
May 31, 2026Page
1Shauger Property Services, Inc.
429 DODD STREET
EAST ORANGE, NJ 07017Voice: 973-676-2100
Fax: 973-676-8200Sold To:
TOWNSHIP OF WEST ORANGE
DEPT. OF PUBLIC WORKS
25 LAKESIDE AVENUE
WEST ORANGE, NJ 07052Attn: ZAYIBETH CARBALLO
RE: TOWNSHIP OF WEST ORA

Job Number: pc26-014,02,10

Customer PO	Payment Terms	Due Date	Sales Rep ID
	Net 15 Days	6/15/26	

Quantity	Description	Unit Price	Extension
	JOB LOCATION: PARK TERRACE, FRANKLIN AVENUE & MAIN STREET, WEST ORANGE, NJ 07052		67,786.94
	SCOPE OF WORK		
	EMERGENCY - REPAIR SINK HOLES		
	MOBILIZED, LABOR, EQUIPMENT, MATERIAL, TRAFFIC CONTROL, AND SAFETY SETUP		
	FRANKLIN AVE & MAIN STREET		
	SAWCUT, BROKE, AND REMOVED ASPHALT. AREA APPROXIMATELY 20 LF X 6 FT WIDE		
	BEGAN ASPHALT REMOVAL; WORK WAS STOPPED. WAITED 4 HRS, RECALLED MARK OUT TWICE. MARKOUT FINALLY SHOWED UP		
	RESUMED WORK AND EXCAVATED SINKHOLE APPROXIMATELY 8 FEET DEEP		
	BACKFILLED WITH DGA AND COMPACTED. INSTALLED TEMPORARY COLD PATCH		

SHAUGER GROUP

Check No

Subtotal
Sales Tax
Total Invoice Amount
Payment Received
TOTALContinued
Continued
Continued
0.00
Continued

Invoice

Invoice Number
E-114656

Invoice Date
May 31, 2026

Page
2

Shauger Property Services, Inc.
429 DODD STREET
EAST ORANGE, NJ 07017

Voice: 973-676-2100
Fax: 973-676-8200

Sold To:
TOWNSHIP OF WEST ORANGE
DEPT. OF PUBLIC WORKS
25 LAKESIDE AVENUE
WEST ORANGE, NJ 07052

Attn: ZAYIBETH CARBALLO
RE: TOWNSHIP OF WEST ORA

Job Number:

Customer PO	Payment Terms	Due Date	Sales Rep ID
	Net 15 Days	6/15/26	

Quantity	Description	Unit Price	Extension
	PERFORMED ASPHALT RESTORATION CLEANED UP, REMOVED, AND DISPOSED OF ALL WORK-RELATED DEBRIS PARK TERR & MAIN STREET- EXCAVATED OVER STORM DRAIN AND MANHOLE (M.H.) STRUCTURE DISCOVERED SIGNIFICANT VOID AND STRUCTURE FAILURE IN MANHOLE CAUSED BY DETERIORATED BRICK AND BLOCK STRUCTURE, LEADING TO SINKHOLE REBUILT MANHOLE STRUCTURE USING BRICK AND BLOCK MASONRY BACKFILLED WITH DGA AND COMPACTED. INSTALLED TEMPORARY COLD PATCH PERFORMED ASPHALT RESTORATION		

SHAUGER GROUP



Check No

Subtotal
Sales Tax
Total Invoice Amount
Payment Received
TOTAL

Continued
Continued
Continued
0.00
Continued

Invoice

Invoice Number
E-114656

Invoice Date
May 31, 2026

Page
3

Shauger Property Services, Inc.
429 DODD STREET
EAST ORANGE, NJ 07017

Voice: 973-676-2100
Fax: 973-676-8200

Sold To:
TOWNSHIP OF WEST ORANGE
DEPT. OF PUBLIC WORKS
25 LAKESIDE AVENUE
WEST ORANGE, NJ 07052

Attn: ZAYIBETH CARBALLO
RE: TOWNSHIP OF WEST ORA

Job Number:

Customer PO	Payment Terms	Due Date	Sales Rep ID
	Net 15 Days	6/15/26	

Quantity	Description	Unit Price	Extension
	CLEANED UP, REMOVED AND DISPOSED OF ALL WORK-RELATED DEBRIS SUPPLIED POLICE FOR TRAFFIC CONTROL - INVOICE ATTACHED WORK COMPLETED: 5/26/2026		

SHAUGER GROUP



Check No

Subtotal	67,786.94
Sales Tax	
Total Invoice Amount	67,786.94
Payment Received	0.00
TOTAL	67,786.94



SHAUGER PROPERTY SERVICES, INC.

INVOICE BREAKDOWN

OWNER:	TOWNSHIP OF WEST ORANGE DPW						NJ ONE-CALL	261410944			JOB NUMBER:		PC26-014
PROJECT ADDRESS:	PARK TERRACE, FRANKLIN AVENUE & MAIN STREET, CITY OF WEST ORANGE												
DESCRIPTION OF WORK:	EMERGENCY - SINK HOLE REPAIRS											WORK COMPLETED:	05/26/26
TRADE	DATE	QTY	RATE	R	OT	DT	EXTENDED	EQUIPMENT	RATE	QTY	HOURS	EXTENDED	
OPERATOR FOREMAN	05/18/26	1	\$ 94.28		6.5		\$919.18	EXCAVATOR CAT 308	\$ 105.69	1	6.5	\$686.99	
OPERATOR BENEFITS	05/18/26	1	\$ 40.40		6.5		\$393.90	EXCAVATOR CAT 315	\$ 139.67	1	6.5	\$907.86	
LABORER CLASS C	05/18/26	3	\$ 74.63		6.5		\$2,182.83	PICKUP TRUCK	\$ 25.42	1	6.5	\$165.23	
LABORER BENEFITS	05/18/26	3	\$ 40.63	6.5			\$792.29	UTILITY TRUCK	\$ 31.06	1	6.5	\$201.89	
SUPERINTENDENT	05/18/26	1	\$ 167.70	3			\$503.10	TRI-AXLE DUMP	\$ 107.45	1	6.5	\$698.43	
							\$0.00	SINGLE AXLE DUMP	\$ 50.57	2	6.5	\$857.41	
							\$0.00	AIR COMPRESSOR	\$ 44.23	1	6.5	\$287.50	
							\$0.00	CIRCULAR SAW - DEMO	\$ 2.66	1	6.5	\$17.29	
							\$0.00	TRENCH COMPACTOR	\$ 105.08	1	6.5	\$683.02	
							\$0.00	JUMPING JACK	\$ 23.18	1	6.5	\$150.67	
							\$0.00	TRENCH BOX	\$ 30.00	1	6.5	\$195.00	
							\$0.00	LIGHT TOWER	\$ 12.94	2	6.5	\$168.22	
							\$0.00	TRAILER-20 TON TAG ALONG	\$ 33.55	1	6.5	\$218.08	
							\$0.00	PICKUP TRUCK	\$ 25.42	1	3	\$76.26	
OPERATOR FOREMAN	05/19/26	1	\$ 94.28		6		\$848.48	EXCAVATOR CAT 308	\$ 105.69	1	6	\$634.14	
OPERATOR BENEFITS	05/19/26	1	\$ 40.40		6		\$363.60	EXCAVATOR CAT 315	\$ 139.67	1	6	\$838.02	
LABORER CLASS C	05/19/26	3	\$ 74.63		6		\$2,014.92	PICKUP TRUCK	\$ 25.42	1	6	\$152.52	
LABORER BENEFITS	05/19/26	3	\$ 40.63	6			\$731.34	UTILITY TRUCK	\$ 31.06	1	6	\$186.36	
SUPERINTENDENT	05/19/26	1	\$ 167.70	3			\$503.10	TRI-AXLE DUMP	\$ 107.45	1	6	\$644.70	
							\$0.00	SINGLE AXLE DUMP	\$ 50.57	2	6	\$606.84	
							\$0.00	AIR COMPRESSOR	\$ 44.23	1	6	\$265.38	
							\$0.00	CIRCULAR SAW - DEMO	\$ 2.66	1	6	\$15.96	
							\$0.00	TRENCH COMPACTOR	\$ 105.08	1	6	\$630.48	
							\$0.00	JUMPING JACK	\$ 23.18	1	6	\$139.08	
							\$0.00	TRENCH BOX	\$ 30.00	1	6	\$180.00	
							\$0.00	LIGHT TOWER	\$ 12.94	2	6	\$155.28	
							\$0.00	TRAILER-20 TON TAG ALONG	\$ 33.55	1	6	\$201.30	
							\$0.00	PICKUP TRUCK	\$ 25.42	1	3	\$76.26	
OPERATOR FOREMAN	05/21/26	1	\$ 94.28	8	3		\$1,178.44	EXCAVATOR CAT 308	\$ 105.69	1	11	\$1,162.59	
OPERATOR BENEFITS	05/21/26	1	\$ 40.40	8	3		\$505.00	UTILITY TRUCK	\$ 31.06	1	11	\$341.66	
LABORER CLASS C	05/21/26	3	\$ 74.63	8	3		\$2,798.49	PICKUP TRUCK	\$ 25.42	1	11	\$279.62	
LABORER BENEFITS	05/21/26	3	\$ 40.63	11			\$1,340.79	SINGLE AXLE DUMP	\$ 50.57	2	11	\$1,112.54	
SUPERINTENDENT	05/21/26	1	\$ 167.70	5			\$838.50	AIR COMPRESSOR	\$ 44.23	1	11	\$486.53	
							\$0.00	CIRCULAR SAW - DEMO	\$ 2.66	1	11	\$29.26	
							\$0.00	JUMPING JACK	\$ 23.18	1	11	\$254.98	
							\$0.00	TRENCH BOX	\$ 30.00	1	11	\$330.00	
							\$0.00	TRENCH COMPACTOR	\$ 105.08	1	11	\$1,155.88	
							\$0.00	ASPHALT ROLLER 1.4	\$ 24.60	1	11	\$270.60	
							\$0.00	TRAILER-20 TON TAG ALONG	\$ 33.55	2	11	\$738.10	
							\$0.00	PICKUP TRUCK	\$ 25.42	1	5	\$127.10	
OPERATOR FOREMAN	05/26/26	1	\$ 94.28	4			\$377.10	EXCAVATOR CAT 308	\$ 105.69	1	4	\$422.76	
OPERATOR BENEFITS	05/26/26	1	\$ 40.40	4			\$161.60	UTILITY TRUCK	\$ 31.06	1	4	\$124.24	
LABORER CLASS C	05/26/26	3	\$ 74.63	4			\$895.52	PICKUP TRUCK	\$ 25.42	1	4	\$101.68	
LABORER BENEFITS	05/26/26	3	\$ 40.63	4			\$487.56	SINGLE AXLE DUMP	\$ 50.57	2	4	\$404.56	
SUPERINTENDENT	05/26/26	1	\$ 167.70	2			\$335.40	AIR COMPRESSOR	\$ 44.23	1	4	\$176.92	
							\$0.00	CIRCULAR SAW - DEMO	\$ 2.66	1	4	\$10.64	
							\$0.00	JUMPING JACK	\$ 23.18	1	4	\$92.72	
							\$0.00	ASPHALT ROLLER 1.4	\$ 24.60	1	4	\$98.40	
							\$0.00	TRAILER-20 TON TAG ALONG	\$ 33.55	2	4	\$268.40	
							\$0.00	PICKUP TRUCK	\$ 25.42	1	2	\$50.84	



SHAUGER PROPERTY SERVICES, INC.

INVOICE BREAKDOWN

OWNER:	TOWNSHIP OF WEST ORANGE DPW						NJ ONE-CALL	261410944			JOB NUMBER:		PC26-014	
PROJECT ADDRESS:	PARK TERRACE, FRANKLIN AVENUE & MAIN STREET, CITY OF WEST ORANGE											WORK COMPLETED:		05/26/26
DESCRIPTION OF WORK:	EMERGENCY - SINK HOLE REPAIRS													
TRADE	DATE	QTY	RATE	R	OT	DT	EXTENDED	EQUIPMENT	RATE	QTY	HOURS	EXTENDED		
TOTAL LABOR:				155.5	77.5	0	\$18,171.13	TOTAL EQUIPMENT:					\$17,880.17	
MATERIAL USED				QTY	UN	UNIT PRICE	EXTENDED	SUBCONTRACT		INVOICE #		AMOUNT		
DISPOSAL OF ASPHALT OR CONCRETE / TON				22.00	TN	\$ 59.50	\$ 1,309.00	All American Sewer Service Inc		S106470		\$1,857.58		
DISPOSAL OF CLEAN SOIL / TON				79.00	TN	\$ 39.50	\$ 3,120.50	Straight Edge Striping		936ESS		\$1,446.00		
NJDOT/DGA W/ TRUCKING / TON				76.00	TN	\$ 39.50	\$ 3,002.00							
COLD PATCH H.P.M. GREEN				8.00	TN	\$ 200.00	\$ 1,600.00							
STONE - 3/4" CLEAN W/ TRUCKING / TON				3.50	TN	\$ 29.50	\$ 103.25	TOTAL SUBCONTRACT:				\$3,303.58		
ASPHALT BASE MIX WELDON				13.97	TN	\$ 87.23	\$ 1,218.60	TRAFFIC CONTROL		INVOICE #		TOTAL		
ASPHALT SURFACE COURSE WELDON				3.98	TN	\$ 90.23	\$ 359.12	EXTRA DUTY SOLUTIONS		X070.704449		\$3,790.84		
TAC-KOTE PAIL				1.00	TN	\$ 87.25	\$ 87.25							
CONCRETE READY MIX 5000 PSI				28.00	BG	\$ 9.26	\$ 259.28							
QUIKRETE TYPE S MIX				5.00	BG	\$ 10.70	\$ 53.50							
RAPID SET 25LBS CEMENT				5.00	EA	\$ 20.87	\$ 104.35							
CONCRETE BRICK				20.00	EA	\$ 0.83	\$ 16.60							
CONCRETE BLOCK				15.00	EA	\$ 4.79	\$ 71.85							
3/4" X 12" GUARDIAN HANDGUARD BULL POINT CHISEL				1.00	EA	\$ 21.97	\$ 21.97							
2-1/2" GUARDIAN HANDGUARD FLOOR CHISEL				1.00	EA	\$ 21.97	\$ 21.97							
3/4" X 12" GUARDIAN HANDGUARD CHISEL				1.00	EA	\$ 21.97	\$ 21.97							
RAPID SET 25LB. WATER STOP HYDRAULIC CEMENT				4.00	EA	\$ 26.57	\$ 106.28							
TOTAL MATERIAL:							\$11,477.49	TOTAL TRAFFIC CONTROL:				\$10,398.00		
Labor Cost								\$18,171.13						
Markup on Labor						21%		\$3,815.94						
								\$11,477.49						
Markup on Material						21%		\$2,410.27						
Equipment Cost								\$17,880.17						
Markup on Equipment						0%		\$0.00						
Subcontractor Cost								\$3,303.58						
Markup on Subcontractors						10%		\$330.36						
Traffic Control Cost:								\$10,398.00						
Markup on Traffic Control:						0%		\$0.00						
INVOICE TOTAL:								\$67,786.94						

Straight Edge Striping, LLC



700 South Ave
Middlesex, NJ 08846
Tel: (732) 302-3001
Fax: (732) 469-4812
www.straightedgestriping.net

Bill To:

The Shauger Group
429 Dodd Street
East Orange NJ 07017

Attn: Accounts Payable

Date of Service

Invoice #

6/6/2026

936ESS

JOB# PC26-014

Copy

Invoice

Project:

Franklin & Main
W Orange NJ

Contract No.

Terms

Due Date

PC26-014

Upon Receipt

6/6/2026

Item #	Qty	U/M	Description	Rate	Amount
			PAVEMENT MARKING DATA:		
	1	ea	-- Roadway Arrow, Thermoplastic	250.00	250.00
	1	ea	-- Roadway "ONLY", Thermoplastic	300.00	300.00
	116	L/F	-- 4" Yellow Traffic Stripes, Thermoplastic	4.00	464.00
	18	L/F	-- 24" White Traffic Stripes, Thermoplastic	24.00	432.00

[Signature]

In consideration for the extension of credit, said business promises to pay for all purchases within the terms agreed 90 days and agrees to pay a service charge per month of 1 1/2% per month (18% annual percentage rate) on all past due balances. In the event any third parties are employed to collect any outstanding monies owed by said business the undersigned agrees to pay reasonable collection costs, including attorney fees, whether or not litigation has commenced and all costs of litigation incurred. The undersigned represents that he/she has the authority to execute this credit agreement on behalf of the business identified. We Accept All Major Credit Cards for Payment.

Total

\$1,446.00

Payments/Credits

\$0.00

Balance Due

\$1,446.00



Extra Duty Solutions
(203)-202-3991

Invoice

Invoice Number: X070.704449
Statement Date: 26-May-2026
Customer ID: C001644
Location: West Orange PD NJ
Account Manager: 973-568-8838
Terms: Escrow
Internal Ref Code: 1355134

JOB# PC26-014
CINDY

PAID

BILL TO:

Shauger Property Services
429 Dodd Street
East Orange NJ 07017
United States of America

DATE	ITEM	LOCATION TIME OFFICER	QTY.	RATE	AMOUNT
05.18.26	Officer	05.18.26 - Main Street and Franklin Avenue, West Orange, New Jersey 07052, United States; Ryan (862) 400 - 5160; time: 19:30 - 05:00; officer: Demarco, Q	9.50	139.77	1,327.86
05.21.26	Officer	05.21.26 - Main Street and Franklin Avenue, West Orange, New Jersey 07052, United States; Ryan (862) 400 - 5160; time: 14:00 - 18:00; officer: Alvarez, J	4.00	139.78	559.10
05.21.26	Officer	05.21.26 - Main Street and Franklin Avenue, West Orange, New Jersey 07052, United States; Ryan (862) 400 - 5160; time: 09:00 - 14:00; officer: Dwyer, R	5.00	139.78	698.88
05.26.26	Officer	05.26.26 - Park Terrace & Main St; Sam Job# PC26014 (862) 454 - 4545; time: 07:00 - 11:00; officer: Adames, E	4.00	123.50	494.00
05.26.26	Cruiser	05.26.26 - Park Terrace & Main St; Sam Job# PC26014 (862) 454 - 4545; time: 07:00 - 11:00; officer: Adames, E	1.00	108.50	108.50
05.26.26	Officer	05.26.26 - Park Terrace & Main St; Sam Job# PC26014 (862) 454 - 4545; time: 07:00 - 11:00; officer: Chambers, A	4.00	123.50	494.00
05.26.26	Cruiser	05.26.26 - Park Terrace & Main St; Sam Job# PC26014 (862) 454 - 4545; time: 07:00 - 11:00; officer: Chambers, A	1.00	108.50	108.50

Processing Fee

0.00

PAYMENT : **\$3,790.84**

BALANCE DUE: **\$.00**

This invoice has been issued by Extra Duty Solutions as the authorized billing agent for West Orange PD NJ. For timely resolution, all questions regarding this invoice should be directed to Extra Duty Solutions at (203)-202-3991 rather than contacting the West Orange PD NJ directly.



All American Sewer Service, Inc.

PO Box 605
Lodi, NJ 07644

Ph: (973) 777-9001

Fax: (973) 777-9075

Invoice

Date	Invoice #
5/19/2026	S106470

Bill To	Job Site
The Shauger Group 429 Dodd Street East Orange, NJ 07017 Attn: Brian DeCesare / AP DEPT EMAIL ALL INV w/CC Receipt	Boro of W Orange Franklin Ave. Ryan 862-400-5160 JOB# PC26-014 CINDY

W.O. No.	P.O. No.	Terms	Due Date	Tech	Account #
172373		Due on receipt	5/19/2026	Alex	9733131100

Description	Date of Service	Amount
EMERGENCY SERVICE	5/18/2026	1,800.00T
All American Sewer Service supplied all labor, material and equipment necessary to use the robotic camera equipment to t.v. inspect the 12" sewer line on Franklin Ave. and 24" storm line. Gave customer only memory stick.		
3% Convenience Fee on all Credit Card Charges	5/19/2026	57.58

There is a 3% Fee on all credit card charges	Subtotal	\$1,857.58
A FINANCE CHARGE OF 2% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 24% IS CHARGED TO ACCOUNTS PAST DUE 30 DAYS. NJ Master Plumbers License # 11057 * M. Rehfeld * All American Sewer Service, Inc. Fed. ID # 22-3747521/000	Sales Tax (6.625%)	\$119.25
	Total	\$1,976.83
	Payments/Credits	-\$1,976.83
	Balance Due	\$0.00

NJ Department of Labor & Workforce Development

Payroll Certification for Public Works Projects for Contractor and Subcontractor's Weekly and Final Certification

Name of ☒ Contractor or Subcontractor
 Shauger Property Services Inc
 F.E.I.N. 22-3564559
 Payroll No. 1
 Date Wages Due 05/22/2026
 & Paid (mm/dd/yyyy)
 Week Ending Date 05/22/2026
 Final Certification

Business Address
 429 Dodd Street
 East Orange, NJ, 07017
 Project Location

Project Name
 PC26-014-Franklin Ave Park-Ter-Main St)
 Contract I.D. or Project I.D.

SUBMIT form by
 email: equalpayact@dol.nj.gov

IMPORTANT: For purposes of law,
 you must also submit this form to
 the appropriate public body or lessor.

Contractor Registration #

1 Employee Name and Address	2 Work Job Title e.g., apprentice, journeyman, foreman	3 Demographics Sex M=Male F=Female X=Non-Sinary Race See Key	4 Day and Date							5 Total Hours	6 Hourly Rate of Pay	7 Gross Amt. Earned		8 Deductions			9 Net Wages Paid for Week	10 Total Fringe Benefit Cost/ Hour		
			SA 05/16	SU 05/17	MO 05/18	TU 05/19	WE 05/20	TH 05/21	FR 05/22			Total This Project	This Week	FICA	Federal Tax	State Tax			Other (Specify)	
																				Hours worked each day
AMAYA, JOSE ANTONIO 30 WHITTLESEY AVE WEST ORANGE, NJ 07052	Journeyman	M			6.50	6.00				12.50	80.100	1,001.25	3,511.05	288.60	394.35	159.81	135.23	957.99	2,553.06	40.630
BURGOS HERNANDEZ, JESUS 366 WOODSIDE AVE NEWARK, NJ 07104	Journeyman	M					8.00	3.00		8.00	53.400	667.50	4,258.65	325.79	810.92	253.49	164.25	1,554.45	2,704.20	40.630
ESTRELLA, FELIX A 303 N 12TH STREET NEWARK, NJ 07107	Journeyman	M					8.00	3.00		8.00	53.400	667.50	4,258.65	325.79	810.92	253.49	164.25	1,554.45	2,704.20	40.630
LEMA, JORGE M 3 JAMES DR NAHUET, NY 10954	Journeyman	M					8.00	3.00		8.00	53.400	667.50	4,258.65	325.79	520.36	210.80	522.10	1,579.05	2,679.60	40.630
MALDONADO, RAUL A 493 DELAVAN AVENUE NEWARK, NJ 07107	Journeyman	M			6.50	6.00				12.50	101.190	1,264.87	5,228.15	399.95	861.14	280.01	578.87	2,119.27	3,108.18	53.100
MOLEIRO, ANTONIO V 1023 MONROE AVE ELIZABETH, NJ 07201	Journeyman	M																		
MONGE, PEDRO A 47 WILDWOOD SHORES DR HOPATCONG, NJ 07843	Journeyman	M			6.50	6.00				12.50	80.100	1,001.25	2,990.40	228.77	917.42	291.98	595.69	2,216.66	3,163.28	35.400
PADILLA MOLINA, FELIX J 78 N TENTH STREET NEWARK, NJ 07107	Journeyman	M			6.50	6.00				12.50	80.100	1,001.25	3,711.30	283.91	602.06	215.18	142.57	1,243.74	2,467.56	40.630

KEY W= White; B= Black or African American;
 A= Asian; N= American Indian or Native Alaskan;
 I= Native Hawaiian or Pacific Islander; M= 2 or More

Check if additional sheets used

Shauger Property Services Inc
Benefit Program Information Report
PC26-014-Franklin Ave Park Ter-Main St)
05/16/26 To 05/22/26

Employee	H/W	V/H	A/T	Pension	Other	Admin Name	Address	Filing No/EIN	Trustee/Contact
AMAYA, JOSE ANTONIO	13.40								
AMAYA, JOSE ANTONIO		4.50							
AMAYA, JOSE ANTONIO			0.65						
AMAYA, JOSE ANTONIO				20.95					
AMAYA, JOSE ANTONIO					Other 1.13				
BURGOS HERNANDEZ, JESUS	13.40								
BURGOS HERNANDEZ, JESUS		4.50							
BURGOS HERNANDEZ, JESUS			0.65						
BURGOS HERNANDEZ, JESUS				20.95					
BURGOS HERNANDEZ, JESUS					Other 1.13				
ESTRELLA, FELIX A	13.40								
ESTRELLA, FELIX A		4.50							
ESTRELLA, FELIX A			0.65						
ESTRELLA, FELIX A				20.95					
ESTRELLA, FELIX A					Other 1.13				
EMA, JORGE M	13.40								
EMA, JORGE M		4.50							
EMA, JORGE M			0.65						
EMA, JORGE M				20.95					
EMA, JORGE M					Other 1.13				
ALDONADO, RAULA	25.50								
ALDONADO, RAULA				18.75					
ALDONADO, RAULA					Other 8.85				
OLEIRO, ANTONIO V	17.00								
OLEIRO, ANTONIO V				12.50					
OLEIRO, ANTONIO V					Other 5.90				
ONGE, PEDRO A	13.40								
ONGE, PEDRO A		4.50							
ONGE, PEDRO A			0.65						
ONGE, PEDRO A				20.95					
ONGE, PEDRO A					Other 1.13				
ADILLA MOLINA, FELIX J	13.40								

Shauger Property Services Inc
Benefit Program Information Report
PC26-014-Franklin Ave Park Ter-Main St)
05/16/26 To 05/22/26

Employee	H/W	V/H	A/T	Pension	Other	Admin Name	Address	Filing No/EIN	Trustee/Contact
PADILLA MOLINA, FELIX J		4.50							
PADILLA MOLINA, FELIX J			0.65						
PADILLA MOLINA, FELIX J				20.95					
PADILLA MOLINA, FELIX J					Other 1.13				

THE FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION
-N J S A 34:11-56 25 ET SEQ AND N J A C 12:60 ET SEQ AND N J S A 34:11-1 ET SEQ

Payroll Certification for Public Works Projects for Contractor and Subcontractor's Weekly and Final Certification

Business Address
429 Dodd Street
East Orange, NJ, 07017
Project Location

PC26-014-Franklin Ave Park Ter-Main St)
Contract I.D. or Project I.D.

East Orange, NJ, 07017
Project Location

Contractor Registration #

05/29/2026
Final Certification

IMPORTANT: For purposes of law, you must also submit this form to the appropriate public body or lesson

KEY W= White; B= Black or African American;
A= Asian; N= American Indian or Native Alaskan;
I= Native Hawaiian or Pacific Islander, M= 2 or More

Shauger Property Services Inc
Benefit Program Information Report
PC26-014-Franklin Ave Park Ter-Main St)
05/23/26 To 05/29/26

Employee	H/W	V/H	A/T	Pension	Other	Admin Name	Address	Filing No/EIN	Trustee/Contact
MAKSIMIAK, MATTHEW S	13.40								
MAKSIMIAK, MATTHEW S		4.50							
MAKSIMIAK, MATTHEW S			0.65						
MAKSIMIAK, MATTHEW S				20.95					
MAKSIMIAK, MATTHEW S					Other 1.13				
MALDONADO, RAULA	17.00								
MALDONADO, RAULA				12.50					
MALDONADO, RAULA					Other 5.90				
MONGE, PEDRO A	13.40								
MONGE, PEDRO A		4.50							
MONGE, PEDRO A			0.85						
MONGE, PEDRO A				20.95					
MONGE, PEDRO A					Other 1.13				
PADILLA MOLINA, FELIX J	13.40								
PADILLA MOLINA, FELIX J		4.50							
PADILLA MOLINA, FELIX J			0.65						
PADILLA MOLINA, FELIX J				20.95					
PADILLA MOLINA, FELIX J					Other 1.13				

THE FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION
N.J.S.A. 34:11-56.25 ET SEQ AND N.J.A.C. 12:80 ET SEQ AND N.J.S.A. 34:11-4.1 ET SEQ

RESOLUTION

WHEREAS, on May 15, 2026, a Report of Concern was emailed to the Township regarding the condition of a block retaining wall (from Mt. Pleasant Avenue to Rand Drive) near 1057 Pleasant Valley Way; and

WHEREAS, failure of the block retaining wall was confirmed after an inspection was conducted by the Assistant Municipal Engineer; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, in the case of emergencies that affect the public health, safety and welfare, any contract may be negotiated or awarded for the Township of West Orange without public advertising for bids; and

WHEREAS, the Department of Engineering proceeded to contact Reggio Construction, Inc., to conduct the emergency repair since the Contractor is familiar with the required improvements to the block retaining wall and was readily available to perform the work; and

WHEREAS, pursuant to the Local Public Contracts Law, Emergency Contracts, N.J.S.A. 40A:11.6a the Municipal Engineer on May 28, 2026 notified the Purchasing Agent of the need to perform an emergency contract for this work; and

WHEREAS, it was concluded that to expedite the work and to perform the emergency repair of block retaining wall near 1057 Pleasant Valley Way to protect public health and safety an emergency contract would be issued to Reggio Construction, Inc.; and

WHEREAS, Reggio Construction, Inc., submitted an invoice dated July 31, 2026 for the emergency repair of the block retaining wall in the amount of **\$230,977.72**; and

WHEREAS, the Municipal Engineer by letter dated August 25, 2026 recommends paying the costs of this emergency work; and

WHEREAS, the Township is fully compliant with the statutory requirements set forth in N.J.S.A. 40A:11-6; and

WHEREAS, sufficient funds exist for this work; and

WHEREAS, the Township Council concurs in the foregoing.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of West Orange that an emergency appropriation in an amount not to exceed **\$230,977.72** without authorization is awarded to Reggio Construction, Inc., for emergency repair of block retaining wall near 1057 Pleasant Valley Way is authorized pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1; and

BE IT FURTHER RESOLVED that this work was performed pursuant to the provisions of the Local Public Contracts Law, Emergency Contracts, N.J.S.A. 40A:11-6 as the work was required to protect public health and welfare.

BE IT FURTHER RESOLVED, that the Mayor, Township Clerk, and other appropriate Township officials are hereby authorized to take any and all required actions to carry out this contract as set forth herein.

BE IT FURTHER RESOLVED, that the Chief Financial Officer has certified that the funds are available in the budget in the amount of **\$230,977.72** for the payment of this emergency contract and the line-item appropriations number to be charged is _____.

BE IT FURTHER RESOLVED, that the emergency contract with, Reggio Construction, Inc., relating to the retaining wall and associated sidewalk along Pleasant Valley Way is ratified from the date of commencement of the emergency until the date of adoption of this authorizing resolution.

Karen J. Carnevale, RMC, Municipal Clerk

Susan Scarpa, Council President

Adopted: September 15, 2026

I certify funds are available from Account No.:

2026 Capital Account
\$230,977.72

John Dtinyak, Chief Financial Officer

Reggio Construction Inc.

251-26

416 E Central Blvd

Palisades Park, NJ 07650 US

2016381934

Tracy@reggioinc.com

INVOICE

BILL TO

Township of West Orange

66 Main Street,

West Orange, NJ 07052

INVOICE # 1 Retaining Wall

DATE 07/08/2026

DUE DATE 07/31/2026

TERMS Net 30

JOB

Pleasant Valley Way Emergency W

ACTIVITY	QTY	RATE	AMOUNT
MATERIALS USED			
3/4" clean stone TONS	352	54.00	19,008.00
Concrete CUBIC YARDS REMOVAL	52	100.00	5,200.00
Class B concrete CUBIC YARDS	52	190.00	9,880.00
Retaining Wall Blocks SQUARE FEET-Includes corners aND CAPS	2,066	45.00	92,970.00
DGA 12' Dense Graded Aggregate Base Variable Depth -tons	181	30.00	5,430.00
6" HDPE LF	535	9.00	4,815.00
Materials TOTAL \$137,303.00x20% O&H=\$27,460.60	1	27,460.60	27,460.60
EQUIPMENT USED			
Machines-Backhoe Hours-410 D	80	145.00	11,600.00
Tri axle Truck Hours	35	140.00	4,900.00
Utility Truck Hours	77	110.00	8,470.00
Excavator Hours	20	190.00	3,800.00

ACTIVITY	QTY	RATE	AMOUNT
Pick-Up Truck	40	100.00	4,000.00
Hours			
EQUIPMENT			
TOTAL \$32,770-NO O&H			
ADDED ON			
LABOR USED			
Laborers	60	94.28	5,656.80
Hours			
Operator	10	100.53	1,005.30
Hours			
Foreman	10	144.40	1,444.00
Hours			
Foreman	112	60.00	6,720.00
Hours			
Truck Driver	10	144.40	1,444.00
Hours			
Journeyman	232	50.00	11,600.00
Hours			
LABOR	1	5,574.02	5,574.02
TOTAL			
\$27,870.10x20%O&H=\$5,574.02			

Ways to pay

BALANCE DUE

\$230,977.72

BANK

View and pay

U.S. Department of Labor

Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.



Rev. Dec 2008

NAME OF CONTRACTOR ☐ OR SUBCONTRACTOR ☐		ADDRESS		OMB No.: 1235-0008 Expires: 09/30/2026	
Reggio Construction Inc		416 E. Central Blvd. Palisades Park, NJ 07650			
PAYROLL NO. 1		FOR WEEK ENDING 7/1/2026		PROJECT AND LOCATION WO Pleasant Valley Way Emergency Retaining Wall -	
PROJECT OR CONTRACT NO.					

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	O.T. OR S.T.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8)						(9) NET WAGES PAID FOR WEEK
				6/25/ 2026	6/26/ 2026	6/27/ 2026	6/28/ 2026	6/29/ 2026	6/30/ 2026	7/1/2 026				FICA	WITH- HOLDING TAX	STATE TAX	OTHER TAX	OTHER	TOTAL DEDUCTIONS	
				Thu	Fri	Sat	Sun	Mon	Tue	Wed										
				HOURS WORKED EACH DAY																
	3	Foreman	O								0.00		1,443.98	276.17	454.58	164.04	15.17	0.00	909.96	2,700.00
			S					5.00	5.00		10.00	144.3980	3,609.96							
	3	Truck Driver	O								0.00		1,443.98	276.17	454.58	164.04	15.17	0.00	909.96	2,700.00
			S					5.00	5.00		10.00	144.3980	3,609.96							
	1	Laborer	O								0.00		942.80	173.09	346.25	112.43	19.11	0.00	650.88	1,611.84
			S					5.00	5.00		10.00	94.2800	2,262.72							
	3	Operator	O								0.00		1,005.30	184.57	205.68	85.00	20.39	0.00	495.64	1,917.08
			S					5.00	5.00		10.00	100.5300	2,412.72							
	1	Laborer	O								0.00		942.80	173.10	346.25	112.43	19.12	0.00	650.90	1,611.82
			S					5.00	5.00		10.00	94.2800	2,262.72							
	1	Laborer	O								0.00		942.80	173.10	346.25	112.43	19.12	0.00	650.90	1,611.82
			S					5.00	5.00		10.00	94.2800	2,262.72							
	1	Laborer	O								0.00		942.80	173.09	346.25	112.43	19.11	0.00	650.88	1,611.84
			S					5.00	5.00		10.00	94.2800	2,262.72							
	1	Laborer	O								0.00		942.80	144.24	263.22	86.03	15.93	0.00	509.42	1,376.18
			S					5.00	5.00		10.00	94.2800	1,885.60							

While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20

(over)

U.S. Department of Labor

Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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Rev. Dec 2008

NAME OF CONTRACTOR ☐ OR SUBCONTRACTOR ☐										ADDRESS										OMB No.: 1235-0008			
Reggio Construction Inc										416 E. Central Blvd. Palisades Park, NJ 07650										Expires: 09/30/2026			
PAYROLL NO.			FOR WEEK ENDING			PROJECT AND LOCATION							PROJECT OR CONTRACT NO.										
			7/1/2026			WO Pleasant Valley Way Emergency Retaining Wall -																	
(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT ORST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8)						(9) NET WAGES PAID FOR WEEK			
				6/25/ 2026	6/26/ 2026	6/27/ 2026	6/28/ 2026	6/29/ 2026	6/30/ 2026	7/1/2 026				FICA	WITH- HOLDING TAX	STATE TAX	OTHER TAX	OTHER	TOTAL DEDUCTIONS				
				Thu	Fri	Sat	Sun	Mon	Tue	Wed													
				HOURS WORKED EACH DAY																			
	1	Laborer	O								0.00		942.80										
			S					5.00	5.00		10.00	94.2800	1,885.60	144.24	162.27	55.19	15.93	0.00	377.63	1,507.97			
			O								0.00												
			S								0.00												
			O								0.00												
			S								0.00												
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			S								0.00												
			O								0.00												
			S								0.00												

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Date 7/1/2026

I, Joseph Bagnato Secretary
(Name of Signatory Party) (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

Reggio Construction Inc on the

(Contractor or Subcontractor)

WO Pleasant Valley Way Emergency Retaining Wall -; that during the payroll period commencing on the
(Building or Work)

25 day of June, 2026, and ending the 1 day of July, 2026

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

Reggio Construction Inc from the full

(Contractor or Subcontractor)

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Stat. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS



- in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH



- Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS

NAME AND TITLE

SIGNATURE

Joseph Bagnato - Sec



THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 3729 OF TITLE 31 OF THE UNITED STATES CODE.

Payroll Certification for Public Works Projects
for Contractor and Subcontractor's Weekly and Final Certification

Other (specify)

Name of ☐ Contractor or ☒ Subcontractor

Balitano Contracting CO.

F.E.I.N. 680599535

Business Address

298 Forest Road

Fort Lee, NJ 07024

Project Location

1057 Pleasant Valley Way

West Orange, NJ 07650

Project Name

W. Orange Emrgency wall repair

Contract I.D. or Project I.D.

Payroll No.

1

Date Wages Due & Paid (mm/dd/yyyy)

06/12/2026

Week Ending Date

06/07/2026

or ☐ Final Certification

Contractor Registration #

SUBMIT form by

email: equalpayact@dol.nj.gov

IMPORTANT: For purposes of law, you must also submit this form to the appropriate public body or lessor.

1. Employee Name and Address	2. Work		3. Demographics		Straight Time or Overtime	4. Day and Date							5. Total Hours	6. Hourly Rate of Pay	7.		8.						9. Net Wages Paid for Week	10. Total Fringe Benefit Cost/Hour
	Job Title <i>e.g., apprentice, journeyman, foreman</i>	Work Classification/ Occupational Category <i>e.g., carpenter, mason, plumber</i>	Sex <i>M=Male F=Female X=Non-Binary</i>	Race <i>See Key</i>		SU	MO	TU	WE	TH	FR	SA			Gross Amt. Earned		Deductions					Total Deductions		
						mm/dd	mm/dd	mm/dd	mm/dd	mm/dd	mm/dd	mm/dd			This Project	This Week	FICA	Federal Tax	State Tax	Other (specify)				
						Hours worked each day																		
	Foreman		M		S		8	8	8	8	8		40.00	60.00	2,400.00	\$2,400.00	183.60	\$ 204.15	87.75	10.08		\$ 485.57	\$ 1,914.42	
					O																			
	Journeyman		M		S		8	8	8	8	8		40.00	50.00	2,000.00	\$ 2,000.00	153.00	\$ 156.15	61.00	8.40		\$ 378.55	\$ 1,621.45	
					O																			
	Journeyman		M		S		8	8	8	8	8		40.00	50.00	2,000.00	\$ 2,000.00	153.00	\$ 156.15	61.00	16.90		\$ 387.05	\$ 1,612.95	
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(1) That I pay or supervise the payment of the persons employed by
Balitano Contracting CO.
(Contractor or Subcontractor)
on the W. Orange Emergency wall
(Project Name & Location)
that during the payroll period beginning on (date) 06/01/26, and
ending on (date) 06/07/26, all persons employed on said project
have been paid the full weekly wages earned, that no rebates have
been or will be made either directly or indirectly to or on behalf of the
aforenamed Contractor or Subcontractor from the full weekly wages
earned by any person and that no deductions have been made either
directly or indirectly from the full wages earned by any person, other
than permissible deductions as defined in the New Jersey Prevailing
Wage Act, N.J.S.A. 34:11-56.25 et seq. and Regulation N.J.A.C.
12:60 et seq. and the Payment of Wages Law, N.J.S.A. 34:11-4.1 et
seq.

(3) That any apprentices employed in the above period are duly registered with the United States Department of Labor, Bureau of Apprenticeship and Training and enrolled in a certified apprenticeship program.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☒ Each laborer or mechanic listed in the above-referenced payroll has been paid as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) at right.

☒ By checking this box and typing my name below, I am electronically signing this application. I understand that an electronic signature has the same legal effect as a written signature.

Name Katerina Sciglitano

Title COntroller Date (mm/dd/yy) 06/11/26

THE FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION.
— N.J.S.A. 34:11- 56.25 ET SEQ. AND N.J.A.C. 12:60 ET SEQ. AND N.J.S.A. 34:11-4.1 ET SEQ.

To calculate the cost per hour, divide 2,000 hours into the benefit cost per year per employee.

[illegible]

Payroll Certification for Public Works Projects
for Contractor and Subcontractor's Weekly and Final Certification

Other (specify)

Name of ☐ Contractor or ☒ Subcontractor

Balitano Contracting CO.

F.E.I.N. 680599535

Business Address

298 Forest Road

Fort Lee, NJ 07024

Project Location

1057 Pleasant Valley Way

West Orange, NJ 07650

Project Name

W. Orange Emrgency wall repair

Contract I.D. or Project I.D.

Contractor Registration #

Payroll No.

2

Date Wages Due & Paid (mm/dd/yyyy)

06/19/2026

Week Ending Date

06/14/2026

or ☐ Final Certification

SUBMIT form by
email: equalpayact@dol.nj.gov

IMPORTANT: For purposes of law,
you must also submit this form to
the appropriate public body or lessor.

1. Employee Name and Address	2. Work		3. Demographics		Straight Time or Overtime	4. Day and Date							5. Total Hours	6. Hourly Rate of Pay	7.		8.						9. Net Wages Paid for Week	10. Total Fringe Benefit Cost/Hour	
	Job Title <i>e.g., apprentice, journeyman, foreman</i>	Work Classification/ Occupational Category <i>e.g., carpenter, mason, plumber</i>	Sex <i>M=Male F=Female X=Non-Binary</i>	Race <i>See Key</i>		SU	MO	TU	WE	TH	FR	SA			Gross Amt. Earned		Deductions								
						mm/dd	mm/dd	mm/dd	mm/dd	mm/dd	mm/dd	mm/dd			This Project	This Week	FICA	Federal Tax	State Tax	Other (specify)	Total Deductions				
						Hours worked each day																			
	Foreman		M		S		8	8	8	8	8		40.00	60.00	2,400.00	\$2,400.00	183.60	\$ 204.15	87.75	10.08		\$ 485.57	\$ 1,914.42		
					O																				
	Journeyman		M		S		8	8	8	8	8		40.00	50.00	2,000.00	\$ 2,000.00	153.00	\$ 156.15	61.00	8.40		\$ 378.55	\$ 1,621.45		
					O																				
	Journeyman		M		S		8	8	8				24.00	50.00	1,200.00	\$ 1,600.00	122.41	\$ 65.84	35.43	13.52		\$ 237.20	\$ 1,362.80		
					O																				
	Journeyman		M		S				8	8	8		24.00	50.00	1,200.00	\$ 1,680.00	128.52	\$ 75.44	40.31	14.19		\$ 258.46	\$ 1,421.54		
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W= White; B= Black or African American;
A= Asian; N= American Indian or Native Alaskan;
I = Native Hawaiian or Pacific Islander; M= 2 or More

☐ Check if additional sheets used

(1) That I pay or supervise the payment of the persons employed by **Balitano Contracting CO.**
(Contractor or Subcontractor)
on the W. Orange Emrgency wall
(Project Name & Location)
that during the payroll period beginning on (date) 06/08/26, and
ending on (date) 06/14/26, all persons employed on said project
have been paid the full weekly wages earned, that no rebates have
been or will be made either directly or indirectly to or on behalf of the
aforenamed Contractor or Subcontractor from the full weekly wages
earned by any person and that no deductions have been made either
directly or indirectly from the full wages earned by any person, other
than permissible deductions as defined in the New Jersey Prevailing
Wage Act, N.J.S.A. 34:11-56.25 et seq. and Regulation N.J.A.C.
12:60 et seq. and the Payment of Wages Law, N.J.S.A. 34:11-4.1 et
seq.

(2) That any payrolls otherwise under this contract required to be sub-
mitted for the above period are correct and complete; that the wage
rates for laborers or mechanics contained therein are not less than
the applicable wage rates contained in any wage determination in-
corporated into the contract; that the classifications set forth therein
for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly
registered with the United States Department of Labor, Bureau of
Apprenticeship and Training and enrolled in a certified apprenticeship
program.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS,
FUNDS OR PROGRAMS

☐ In addition to the basic hourly wage rates paid to each laborer
or mechanic listed in the above-referenced payroll, payments of
fringe benefits have been or will be made when due to appropriate
programs for the benefit of such employ-ees, as noted in Section
4(c) at right.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☒ Each laborer or mechanic listed in the above-referenced payroll
has been paid as indicated on the payroll, an amount not less than
the sum of the applicable basic hourly wage rate plus the amount
of the required fringe benefits as listed in the contract, except as
noted in Section 4(c) at right.

(5) N.J.S.A. 12:60-2.1 and 5.1 – The Public Works employers shall sub-
mit to the public body or lessor a certified payroll record each pay
period within 10 days of the payment of wages.

☒ By checking this box and typing my name below, I am electronically
signing this application. I understand that an electronic signature has
the same legal effect as a written signature.

THE FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION.
— N.J.S.A. 34:11- 56.25 ET SEQ. AND N.J.A.C. 12:60 ET SEQ. AND N.J.S.A. 34:11-4.1 ET SEQ.

To calculate the cost per hour, divide 2,000 hours into the benefit cost per year per employee.

[illegible]

Payroll Certification for Public Works Projects
for Contractor and Subcontractor's Weekly and Final Certification

Other (specify)

Name of ☐ Contractor or ☒ Subcontractor

Balitano Contracting CO.

F.E.I.N. 680599535

Payroll No.

3

Date Wages Due & Paid (mm/dd/yyyy)

06/26/2026

Week Ending Date

06/21/2026

or ☐ Final Certification

Business Address

298 Forest Road

Fort Lee, NJ 07024

Project Location

1057 Pleasant Valley Way

West Orange, NJ 07650

Project Name

W. Orange Emrgency wall repair

Contract I.D. or Project I.D.

Contractor Registration #

SUBMIT form by

email: equalpayact@dol.nj.gov

IMPORTANT: For purposes of law, you must also submit this form to the appropriate public body or lessor.

1. Employee Name and Address		2. Work		3. Demographics		Straight Time or Overtime	4. Day and Date						5. Total Hours	6. Hourly Rate of Pay	7.		8.						9. Net Wages Paid for Week	10. Total Fringe Benefit Cost/Hour		
		Job Title <i>e.g., apprentice, journeyman, foreman</i>	Work Classification/ Occupational Category <i>e.g., carpenter, mason, plumber</i>	Sex <i>M=Male F=Female X=Non-Binary</i>	Race <i>See Key</i>		SU	MO	TU	WE	TH	FR			SA	Gross Amt. Earned		Deductions							Total Deductions	
							mm/dd	mm/dd	mm/dd	mm/dd	mm/dd	mm/dd			mm/dd	This Project	This Week	FICA	Federal Tax	State Tax	Other (specify)					
							Hours worked each day																			
		Foreman		M		S		8	8	8	8			32.00	60.00	1,920.00	\$2,400.00	183.60	\$ 204.15	87.75	10.08		\$ 485.57	\$ 1,914.42		
						O																				
		Journeyman		M		S		8	8	8	8			32.00	50.00	1,600.00	\$ 2,000.00	153.00	\$ 311.91	61.00	8.40		\$ 534.31	\$ 1,465.69		
						O																				
			Journeyman		M		S		8	8	8	8			32.00	50.00	1,600.00	\$ 1,600.00	122.40	\$ 108.15	36.60	13.52		\$ 280.67	\$ 1,319.33	
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W= White; B= Black or African American;
A= Asian; N= American Indian or Native Alaskan;
I = Native Hawaiian or Pacific Islander; M= 2 or More

☐ Check if additional sheets used

(1) That I pay or supervise the payment of the persons employed by
Balitano Contracting CO.
(Contractor or Subcontractor)
on the W. Orange Emergency wall
(Project Name & Location)
that during the payroll period beginning on (date) 06/15/26, and
ending on (date) 06/21/26, all persons employed on said project
have been paid the full weekly wages earned, that no rebates have
been or will be made either directly or indirectly to or on behalf of the
aforenamed Contractor or Subcontractor from the full weekly wages
earned by any person and that no deductions have been made either
directly or indirectly from the full wages earned by any person, other
than permissible deductions as defined in the New Jersey Prevailing
Wage Act, N.J.S.A. 34:11-56.25 et seq. and Regulation N.J.A.C.
12:60 et seq. and the Payment of Wages Law, N.J.S.A. 34:11-4.1 et
seq.

(3) That any apprentices employed in the above period are duly registered with the United States Department of Labor, Bureau of Apprenticeship and Training and enrolled in a certified apprenticeship program.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☒ Each laborer or mechanic listed in the above-referenced payroll has been paid as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) at right.

☒ By checking this box and typing my name below, I am electronically signing this application. I understand that an electronic signature has the same legal effect as a written signature.

Name Katerina Sciglitano

Title Controller Date (mm/dd/yy) 06/25/26

THE FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION.
— N.J.S.A. 34:11- 56.25 ET SEQ. AND N.J.A.C. 12:60 ET SEQ. AND N.J.S.A. 34:11-4.1 ET SEQ.

To calculate the cost per hour, divide 2,000 hours into the benefit cost per year per employee.

[illegible]

RESOLUTION

WHEREAS, Chapter 25, Article I, Section 25-18.4 of the Revised Ordinances of the Township of West Orange establishes the West Orange Housing Rehabilitation Program; and

WHEREAS, the West Orange Housing Rehabilitation Program offers assistance to low- and moderate-income Township homeowners for necessary repairs and/or replacements to ensure housing units are in compliance with N.J.A.C. 5:28; and

WHEREAS, on or about July 8, 2008 Musso Family Trust (the “Borrower”) executed a Mortgage in the amount of \$19,960 (the “Mortgage”) to secure a loan through the Township of West Orange's Housing Rehabilitation Program on the property located at Block 142, Lot 21-22, on the Tax Map for the Township of West Orange, commonly known as 102 Elm Street, West Orange, New Jersey 07052 (the “Property”); and

WHEREAS, the Mortgage was recorded on October 9, 2008, as Instrument Number 8092604 in Mortgage Book 12161, Page 8553 with the Essex County Register of Deeds and Mortgages; and

WHEREAS, the loan through the Township of West Orange's Housing Rehabilitation Program provides for repayment of the loan at the time of the sale of the home or transfer of title; and

WHEREAS, due to the sale of the Property, the \$19,960 due on the mortgage has been paid to the Township of West Orange (the “Township”); and

WHEREAS, the Borrower seeks the execution of a Discharge of Mortgage, annexed hereto as Exhibit “A,” to record that the loan has been repaid, and the Mortgage has been satisfied and discharged; and

WHEREAS, the Discharge of Mortgage must be executed to clear title and discharge all mortgage obligations.

NOW, BE IT RESOLVED THAT the Mayor be and is hereby authorized to execute the Discharge of Mortgage, annexed hereto as Exhibit “A,” as to the Property; and be it further

RESOLVED that the Municipal Clerk be and is hereby authorized to attest to the Mayor's signature on the Discharge of Mortgage concerning the Property; and be it further

RESOLVED that a copy of the Resolution shall be made available in the Clerk's office in accordance with applicable law.

Karen J. Carnevale, R.M.C.
Municipal Clerk

Susan Scarpa, Council President

Adopted: September 15, 2026

Discharge of Mortgage

Prepared by: West Orange Housing Rehabilitation Program

The Township of West Orange, 66 Main St, West Orange, NJ 07052, hereinafter referred to as "WE", hold a mortgage, hereinafter referred to as the "Present Mortgage" and dated July 8, 2008.

As was made by the Township of West Orange Housing Rehabilitation Program to:

Musso Family Trust

Name

102 Elm St., West Orange, NJ 07052

Address

Block: 142 Lot: 21-22

We also hold a Promissory Note in the amount of \$19960 which is secured by the Present Mortgage. The Present Mortgage was recorded or registered in the office of the Essex County recording office on October 9, 2008 in Mortgage Book 12161 on page 8553 &c.

This mortgage has been paid in full or forgiven or otherwise satisfied and discharged. It may now be discharged or canceled of record. This means that this Mortgage is now canceled and void.

I sign and certify to this Discharge of Mortgage on the ____ day of _____, 20__.

Township of West Orange
Essex County, New Jersey

Signature: _____ Title: _____

Print Name _____

State of New Jersey
County of Essex

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the

subscriber, _____, personally appeared _____
who I am satisfied is the Township official in the within instrument and thereupon signed this document. The person acknowledged signing, sealing and delivering this document as their own voluntary act and deed for the uses and purposes therein expressed.

_____(seal)
Notary Public of the State of New Jersey

MORTGAGE NOTE

FOR VALUE RECEIVED, the undersigned BORROWER(S) promises to pay in accordance with this Mortgage Note to the order of the TOWNSHIP OF West Orange located at the West Orange Township Municipal Building, 66 Main Street, West Orange, NJ 07052 (LENDER), the sum of **\$19,960.00:**

(Nineteen Thousand Nine Hundred Sixty Dollars) at no interest which LENDER has loaned to the BORROWER(S) under the LENDER'S Township of West Orange Housing Rehabilitation Program, to make home improvement repairs to the BORROWER'S (S') property located at **102 Elm Street, West Orange, NJ 07052** more specifically known as **Block 142, Lot 21-22** as shown on the current tax map of the Township of West Orange and described in the Mortgage signed on the same date as this Mortgage Note, and to spend on this rehabilitation the total sum of: **\$19,960.00 (Nineteen Thousand Nine Hundred Sixty Dollars)** which is comprised of the following:

A) A homeowner's share in the amount of **(\$0.00)** which must be paid to the contractor(s) at the signing of the contract and before work begins.

B) A loan of **\$19,960.00 (Nineteen Thousand Nine Hundred Sixty Dollars)**, the principle of which shall be due and payable whenever this property shall be sold or title transferred or Borrower(s) no longer occupies the property as borrower(s) primary residence. It also shall be agreed that the Borrower(s) shall not sell or rent the property for a ten year period, from the work completion date, without being assessed a penalty which will be due with the final payment of the loan in accordance with the Township's Fair Share Housing Plan approved by the New Jersey Council on Affordable Housing.

1) BORROWER(S) agrees to be responsible for any unforeseen costs for change orders necessary in order to rehabilitate or repair BORROWER'S (S') property and understands that any additional monies will be added to the deferred payment loan.

2) BORROWER(S) will promptly pay all taxes, levies and assessments on the property.

3) In accordance with this loan, BORROWER(S) is responsible to pay the full amount of the loan at no interest to him/her. Payment must be made to the LENDER within thirty (30) days if the BORROWER(S) should die or if the BORROWER(S) transfers title or, in the case of a single family home, rents it to someone for any reason, in which event BORROWER(S) or his/her heirs, executors or representatives must notify the LENDER within ten (10) days by certified mail at the above address. If the property contains rental units, the BORROWER may only rent to certified low-or-moderate-income renters per COAH regulations, or be declared in default of the terms of the Mortgage and Mortgage Note. Payment shall be made payable to the order of the Township of West Orange.

3a) The Homeowner agrees to pay an additional sum of two thousand dollars (\$2,000) if he/she sells or rents the property or ceases to occupy the property as his/her primary residence or pays off the loan in full within a ten (10) year period, from the date of completion of the work associated with the WOHRP loan.

4) BORROWER(S) agrees that BORROWER(S) will keep the property in good repair and will not permit deterioration of the property.

5) BORROWER(S) agrees to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting this property.

6) The LENDER or his/her agent may make reasonable inspection of the property provided that the LENDER gives notice to the BORROWER(S) prior to the inspection.

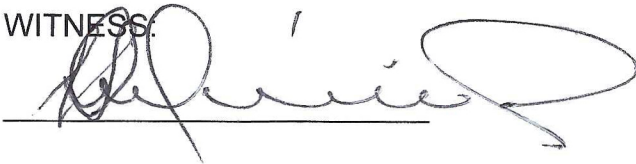
7) The BORROWER(S) agrees to comply with the terms of the Mortgage Note, Mortgage, Rehabilitation Loan Agreement, Construction Contract and the Township of West Orange Housing Rehabilitation Program guidelines and procedures. Should BORROWER(S) fail to comply with any term of the Mortgage Note or the accompanying Mortgage, the BORROWER(S) will be in default and the entire loan shall be immediately due and payable. The LENDER may also foreclose on the Mortgage. In the event of a foreclosure, BORROWER(S) shall be responsible for all legal fees, costs of the suit and expenses of the foreclosure.

8) The Undersigned, if more than one, agree to be liable individually and as a group for the payment of all monies due under this loan.

9) The execution of this Mortgage and accompanying Mortgage note supersedes previous Mortgage and accompanying Mortgage Note dated for and renders previous Mortgage and accompanying Mortgage note null and void.

BORROWER(S) acknowledges that LENDER has furnished BORROWER(S) with a true copy of this document.

WITNESS:



BORROWER(S)



Musso Family Trust

DATED: 07/08/08

JUAN M. RIVERA, JR
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**

FOUNDATION TITLE LLC
 411 HACKENSACK AVE
 SUITE 1003
 HACKENSACK, NJ 07601

Instrument Number - 2026037707

Recorded On 6/5/2026 At 2:12:04 PM

* Instrument Type - DEED

Invoice Number - 838087 User ID: BB

*Total Pages - 9

* Grantor - MUSSO, JAMES S. LACERTOSA, AMALI

* Grantee - DE JOHNSON, ANGELICA JACKSON JACKSON DE JOHNSON, ANGELIC

* PARCEL IDENTIFICATION NUMBER

Block: 142 Lot: 21 - WEST ORANGE

*** FEES**

COUNTY REALTY TAX	\$350.00
COUNTY REALTY TAX -	\$175.00
PHPFA	
NJ PRESERVATION ACCOUNT	\$50.00
REGISTER RECORDING FEE	\$60.00
STATE REALTY TAX	\$875.00
STATE REALTY TAX - EAA	\$405.00
NJAHTF	\$300.00
HOMELESSNESS TRUST FUND	\$3.00
CODE BLUE EMERGENCY	\$2.00
SHELTER SERVICES	
TOTAL PAID	\$2,220.00

I hereby CERTIFY that this document is
 Recorded in the Register of Deeds & Mortgages Office
 of Essex County, New Jersey

Juan M. Rivera, Jr
 Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2026037707



Essex County Recording Data Page
Honorable Juan M. Rivera, Jr.
Essex County Register



Official Use Only

Official Use Only:

Date of Document:

February 18, 2026

Type of Document:

DEED

First Party Name:

James S. Musso (25% interest),
Amalia Lacertosa (25% interest)
Richard A. Musso (25% interest)
and Salvatore Musso (25%
interest)

Second Party Name:

Angelica Jackson de Johnson and
Epifanio Johnson and Masiel Almonte
Guzman

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

142

Lot:

21

Qualifier:

Municipality:

West Orange

Consideration:

\$350,000.00

Mailing Address of Grantee:

102 Elm Street, West Orange, NJ 07052

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION
ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

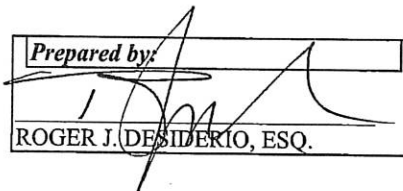
Original Book:

Original Page:

8

ESSEX COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

Prepared by:

ROGER J. DESIDERIO, ESQ.

DEED

This Deed is made on February 17, 2026, delivered on February 18, 2026.

BETWEEN

JAMES S. MUSSO (25%) interest; AMALIA LACERTOSA (25%) interest; RICHARD A. MUSSO (25%) interest; and SALVATORE MUSSO (25%) interest,

whose address is 102 Elm Street, West Orange, New Jersey 07052, referred to as the Grantor(s),

AND

ANGELICA JACKSON de JOHNSON and EPIFANIO JOHNSON, husband and wife,

whose address is about to be 102 Elm Street, West Orange, New Jersey 07052, referred to as the Grantee(s).

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) DOLLARS.**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of West Orange
Block No. 142 Lot No. 21 Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable).

Property. The property consists of the land and all of the buildings and structures on the land in the Township of West Orange, County of Essex, and State of New Jersey. The legal description is:

**SEE DESCRIPTION ATTACHED HERETO AND MADE
A PART HEREOF.**

Being the same premises conveyed to James S. Musso (25%) interest; Amalia Lacertosa (25%) interest; Richard A. Musso (25%) interest; and Salvatore Musso (25%) interest, tenants in common, by the following:

Austin Regan and Anna M. Regan, his wife, by deed from Santo Musso and Josephine Musso, his wife, recorded April 23, 1981, in the Essex County Clerk's/Register's Office in Deed Book 4714, Page 231.

Santo Musso died on June 3, 1995 whereupon title vested in Josephine Musso as surviving tenant by the entirety.

Josephine Musso, widow (50% interest) and Musso Family Trust, (50% interest), by deed from Josephine Musso, widow dated October 23, 2002, recorded December 16, 2002, in the Essex County Clerk's/Register's Office in Deed Book 5935, Page 800.

Musso Family Trust by deed from Josephine Musso and Musso Family Trust by James Musso, Trustee, dated May 27, 2004, recorded October 21, 2004, in the Essex County Clerk's/Register's Office in Deed Book 6118, Page 820.

James S. Musso (25% interest) Amalia Lacertosa (25% interest) Richard A. Musso (25% interest) and Salvatore Musso (25% interest), tenants in common, by deed from Musso Family Trust dated November 28, 2018, recorded February 4, 2019, in the Essex County Clerk's/Register's Office in Instrument Number 2019010021.

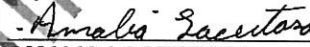
The within conveyance is subject to all easements and restrictions of record, if any, all zoning ordinances of the Township of West Orange and such state of facts as may be revealed by an accurate survey.

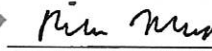
The street address of the property is 102 Elm Street, West Orange, New Jersey 07052.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

 (Seal)
JAMES S. MUSSO

 (Seal)
AMALIA LACERTOSA

 (Seal)
RICHARD A. MUSSO

 (Seal)
SALVATORE MUSSO

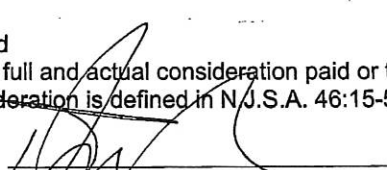
Witnessed by:


ROGER J. DESIDERIO

STATE OF NEW JERSEY, COUNTY OF ESSEX } S.S.:

I certify that on February 17, 2026, JAMES S. MUSSO, AMALIA LACERTOSA, RICHARD A. MUSSO, and SALVATORE MUSSO, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) were the maker of the attached Deed;
- (b) executed this Deed as their own act; and
- (c) made this Deed for \$350,000.00, as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).


ROGER J. DESIDERIO
Attorney at Law of New Jersey

Record and Return to:

Foundation Title LLC
411 Hackensack Ave Suite 1003
Hackensack, NJ 07601

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
AMALIA LACERTOSA

Current Street Address
165 Barbara Court

City, Town, Post Office
Spotswood

State

NJ

ZIP Code

08884

Property Information

Block(s)
142

Lot(s)
21

Qualifier

Street Address
102 Elm Street

City, Town, Post Office
West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership
25

Total Consideration
\$350,000.00

Owner's Share of Consideration
\$87,500.00

Closing Date

2/18/2026

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. ☐ Seller only received like-kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/17/26 • Amalia Lacertosa

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

RICHARD A. MUSSO

Current Street Address

211 Manchester Drive, Apt. A

City, Town, Post Office

Basking Ridge

State

NJ

ZIP Code

07920

Property Information

Block(s)

142

Lot(s)

21

Qualifier

Street Address

102 Elm Street

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

25%

Total Consideration

\$350,000.00

Owner's Share of Consideration

\$87,500.00

Closing Date

2/18/2026

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. ☐ Seller only received like-kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
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11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
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14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
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16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/17/26
Date

Richard A. Musso
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
SALVATORE MUSSO

Current Street Address
620 Pascack Road, Room 222

City, Town, Post Office
Washington Twp.

State

NJ

ZIP Code

07676

Property Information

Block(s) 142 Lot(s) 21 Qualifier

Street Address
102 Elm Street

City, Town, Post Office
West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership
25%

Total Consideration
\$350,000.00

Owner's Share of Consideration
\$87,500.00

Closing Date
2/18/2026

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
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- 7a. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. ☐ Seller only received like-kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
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16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in West Orange Township, County of Essex, and State of New Jersey, more particularly described as follows:

Beginning at a point in the Southerly line of Elm Street distant thereon 304.22 feet Westerly from the corner formed by the intersection of the said line of Elm Street and the Northerly line of Harrison Avenue and thence running

- (1) South 31 degrees 15 minutes West 100 feet; thence
- (2) North 58 degrees 45 minutes West 33 feet; thence
- (3) North 31 degrees 15 minutes East 100 feet to a point in the said line of Elm Street; thence
- (4) Along the said line of Elm Street South 58 degrees 45 minutes East 33 feet to the point and place of beginning.

NOTE FOR INFORMATION: Being known as 102 Elm Street, West Orange Township, Essex County, State of New Jersey, Block 142, Lot 21 on the tax map of West Orange Township.

NOTE FOR INFORMATION: The mailing address of the premises is: 102 Elm Street, West Orange, NJ 07052

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

State of New Jersey
Nonresident Seller's Tax Declaration

GIT/REP-1
(10-21)

(Print or type)

Seller's Information

Name(s)

James S. Musso

Current Street Address

7996 August Avenue

City, Town, Post Office

Breinigsville

State

PA

ZIP Code

18031

Property Information

Block(s)

142

Lot(s)

21

Qualifier

Street Address

102 Elm Street

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

25%

Total Consideration

350,000.00

Owner's Share of Consideration

87,500.00

Closing Date

2/18/2026

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box ☒ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2-17-2026

Date

James S. Musso

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RESOLUTION

WHEREAS, Chapter 25, Article I, Section 25-18.4 of the Revised Ordinances of the Township of West Orange establishes the West Orange Housing Rehabilitation Program; and

WHEREAS, the West Orange Housing Rehabilitation Program offers assistance to low- and moderate-income Township homeowners for necessary repairs and/or replacements to ensure housing units are in compliance with N.J.A.C. 5:28; and

WHEREAS, on or about July 9, 2004 Tyrone and Tanya Brooks (the “Borrowers”) executed a Mortgage in the amount of \$12,375.00 (the “Mortgage”) to secure a loan through the Township of West Orange's Housing Rehabilitation Program on the property located at Block 30, Lot 9, on the Tax Map for the Township of West Orange, commonly known as 8 Pine Street, West Orange, New Jersey 07052 (the “Property”); and

WHEREAS, the Mortgage was recorded on August 17, 2004, as Instrument Number 1077223 in Mortgage Book 9955, Page 898 with the Essex County Register of Deeds and Mortgages; and

WHEREAS, the loan through the Township of West Orange's Housing Rehabilitation Program provides for repayment of the loan at the time of the sale of the home or transfer of title; and

WHEREAS, due to the sale of the Property, the \$12,375 due on the mortgage has been paid to the Township of West Orange (the “Township”); and

WHEREAS, the Borrower seeks the execution of a Discharge of Mortgage, annexed hereto as Exhibit “A,” to record that the loan has been repaid, and the Mortgage has been satisfied and discharged; and

WHEREAS, the Discharge of Mortgage must be executed to clear title and discharge all mortgage obligations.

NOW, BE IT RESOLVED THAT the Mayor be and is hereby authorized to execute the Discharge of Mortgage, annexed hereto as Exhibit “A,” as to the Property; and be it further

RESOLVED that the Municipal Clerk be and is hereby authorized to attest to the Mayor's signature on the Discharge of Mortgage concerning the Property; and be it further

RESOLVED that a copy of the Resolution shall be made available in the Clerk's office in accordance with applicable law.

Karen J. Carnevale, R.M.C.
Municipal Clerk

Susan Scarpa, Council President

Adopted: September 15, 2026

Discharge of Mortgage

Prepared by: West Orange Housing Rehabilitation Program

The Township of West Orange, 66 Main St, West Orange, NJ 07052, hereinafter referred to as "WE", hold a mortgage, hereinafter referred to as the "Present Mortgage" and dated July 9, 2004.

As was made by the Township of West Orange Housing Rehabilitation Program to:

Tyrone & Tanya Brooks
Name

8 Pine St., West Orange, NJ 07052
Address

Block: 30 Lot: 9

We also hold a Promissory Note in the amount of \$12375 which is secured by the Present Mortgage. The Present Mortgage was recorded or registered in the office of the Essex County recording office on August 17, 2004 in Mortgage Book 9955 on page 898 &c.

This mortgage has been paid in full or forgiven or otherwise satisfied and discharged. It may now be discharged or canceled of record. This means that this Mortgage is now canceled and void.

I sign and certify to this Discharge of Mortgage on the ____ day of _____, 20__.

Township of West Orange
Essex County, New Jersey

Signature: _____ Title: _____

Print Name _____

State of New Jersey
County of Essex

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the

subscriber, _____, personally appeared _____
who I am satisfied is the Township official in the within instrument and thereupon signed this document. The person acknowledged signing, sealing and delivering this document as their own voluntary act and deed for the uses and purposes therein expressed.

_____(seal)
Notary Public of the State of New Jersey

Discharge of Mortgage

Prepared by: West Orange Housing Rehabilitation Program

The Township of West Orange, 66 Main St, West Orange, NJ 07052, hereinafter referred to as "WE", hold a mortgage, hereinafter referred to as the "Present Mortgage" and dated July 9, 2004.

As was made by the Township of West Orange Housing Rehabilitation Program to:

Tyrone & Tanya Brooks
Name

8 Pine St., West Orange, NJ 07052
Address

Block: 30 Lot: 9

We also hold a Promissory Note in the amount of \$12375 which is secured by the Present Mortgage. The Present Mortgage was recorded or registered in the office of the Essex County recording office on August 17, 2004 in Mortgage Book 9955 on page 898 &c.

This mortgage has been paid in full or forgiven or otherwise satisfied and discharged. It may now be discharged or canceled of record. This means that this Mortgage is now canceled and void.

I sign and certify to this Discharge of Mortgage on the ____ day of _____, 20__.

Township of West Orange
Essex County, New Jersey

Signature: _____ Title: _____

Print Name _____



ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES

HALL OF RECORDS - ROOM 130
465 DR. MARTIN LUTHER KING BLVD
NEWARK NJ 07102

8392098

10348602

EVIDENT TITLE AGENCY INC

874 POMPTON AVE SUITE B2

CEDAR GROVE, NJ 07009

Submission Date (mm/dd/yyyy)

08/21/2026

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding transfer tax)

\$85.00

Realty Transfer Tax

\$4,951.80

Total Amount

\$5,036.80

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Electronic Recordation Level

L2 - Level 2 (With Images)

Municipal Codes

ESSEX COUNTY

99

JUAN M. RIVERA, JR
REG. OF DEEDS & MORTGAGES
ESSEX COUNTY
New Jersey

DOCUMENT TYPE

1

INSTRUMENT NUMBER

2026056313

RECORDED ON

Aug 25, 202

7:38:42 AM

COUNTY REALTY TAX	\$578.00
COUNTY REALTY TAX -	\$289.00
PHPFA	
NJ PRESERVATION ACCOUNT	\$35.00
REGISTER RECORDING FEE	\$45.00
STATE REALTY TAX	\$1,445.00
STATE REALTY TAX - EAA	\$929.40
STATE REALTY TAX -	\$1,068.40
GENERAL PURPOSE	
NJAHTF	\$642.00
HOMELESSNESS TRUST FUND	\$3.00
CODE BLUE EMERGENCY	\$2.00
SHELTER SERVICES	
TOTAL PAID	\$5,036.80

INV: 853088 USER: BB

Additional Information (Official Use Only)

971371

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Essex County Register Document Summary Sheet

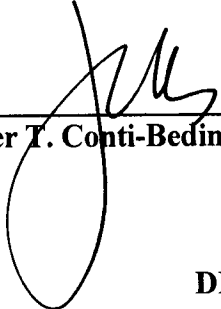
DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$578,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	08/19/2026				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	TYRONE BROOKS			8 PINE STREET, WEST ORANGE, NJ 07052	
	TANYA BROOKS			8 PINE STREET, WEST ORANGE, NJ 07052	
GRANTEE	Name			Address	
	STEFAN MANCEVSKI			8 PINE STREET, WEST ORANGE, NJ 07052	
	JULIA SHU			8 PINE STREET, WEST ORANGE, NJ 07052	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	30	9		99

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

PREPARED BY:


Jennifer T. Conti-Bediner, Esq.

DEED

This Deed is made on ~~July~~ ^{August 19}, 2026 and delivered on August 20, 2026

BETWEEN

Tyrone Brooks, unmarried, and Tanya Brooks, unmarried,

whose post office address is 8 Pine Street, West Orange, New Jersey 07052, (hereinafter referred to as the "Grantor")

And

 Stefan

Stephan Mancevski and Julia Shu, husband and wife

who are about to have an address of, 8 Pine Street, West Orange, New Jersey 07052, (hereinafter referred to as the "Grantee"),

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum Five Hundred Seventy-Eight Thousand Dollars (\$578,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of West Orange

 Block No. ~~111~~ ³⁰ Lot No. ~~165~~ ⁹ Qual.

PROPERTY: The property consists of the land and all the buildings and structures on the land in the Township of West Orange, County of Essex, State of New Jersey. The legal description is:

The Land is described as follows: See Schedule A, attached.

FOR INFORMATION ONLY: Being known as 8 Pine street, West Orange Township, Essex County, State of New Jersey, Block 30, Lot 9 on the tax map of West Orange Township. The mailing address is: 8 Pine Street, West Orange, New Jersey 07052

Being the same land and premises that became vested in Tyrone Brooks and Tanya Brooks, married by Deed from Linda Nwokoro, dated 6/26/2003, recorded 9/24/2003 in the Essex County Clerk/Register's Office in Deed Book 5994, Page 796.

The within conveyance is being made subject to all easements and restrictions of record, if any, applicable zoning ordinances and such state of facts as an accurate survey would disclose.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. ETA3-26-36932

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Orange, in the County of Essex, State of New Jersey:

BEGINNING in the easterly line of Pine Street (50' wide) therein distant 145.00 feet southerly from the intersection of the easterly line of Pine Street with the southerly line of Hazel Avenue thence running

- 1.) South 56 degrees 49 minutes East 112.00 feet; thence
- 2.) South 33 degrees 11 minutes West 34.00 feet; thence
- 3.) North 56 degrees 49 minutes West 112.00 feet to the easterly line of Pine Street; thence
- 4.) Along the easterly line of Pine Street North 33 degrees 11 minutes East 34.00 feet to the point and place of BEGINNING.

The above description is drawn in accordance with a survey prepared by Richard J. Hingos, Inc., Professional Land Surveyors, Dated August 18, 2026.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 9 in Tax Block 30 on the Official Tax Map of the Township of West Orange, Essex County, State of New Jersey.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 8 Pine Street, West Orange, NJ 07052.

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Tyrone Brooks, unmarried 

Current Street Address
245 Reynolds Ter. Apt C1

City, Town, Post Office
Orange

State
NJ

ZIP Code
07050

Property Information

Block(s)
30

Lot(s)
9

Qualifier

Street Address
8 Pine Street

City, Town, Post Office
West Orange

State
NJ

ZIP Code
07052

Seller's Percentage of Ownership 50%	Total Consideration \$ 578,000	Owner's Share of Consideration \$ 289,000	Closing Date 7/31/2026 8/20/2026
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

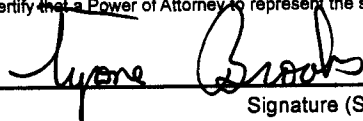
1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. ☐ Seller only received like-kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

8/19/26

Date



Signature (Seller)

Tyrone Brooks

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Tanya Brooks, *unmarried*

Current Street Address

50 Johnson Road

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Property Information

Block(s)

30

Lot(s)

9

Qualifier

Street Address

8 Pine Street

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

50%

Total Consideration

\$ 578,000

Owner's Share of Consideration

\$ 289,000

Closing Date

7/31/2026 8/20/2026

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

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2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
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8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
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Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

8/19/2026

Date

Tanya E. Brooks

Signature (Seller)

Tanya Brooks

Indicate if Power of Attorney or Attorney in Fact

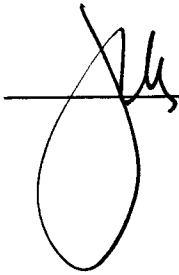
Date

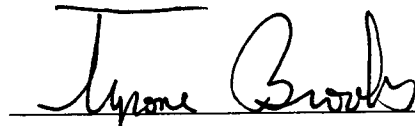
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Signatures. The Grantor signs this Deed as of the Date at the top of the first page.
(print name below each signature).

Witness by:




Tyrone Brooks


Tanya Brooks

ACKNOWLEDGMENT

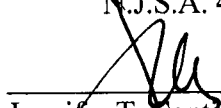
STATE OF NEW JERSEY, COUNTY OF ESSEX:

SS:

I CERTIFY that on August 16, 2026

Tyrone Brooks, unmarried, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- a) was the maker of the attached instrument; and
- b) executed this Deed as his or her own act; and
- c) made this Deed for **\$578,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.).


Jennifer T. Conti-Bediner,
Attorney at Law
State of New Jersey

**JENNIFER T. CONTI-BEDINER
ATTORNEY AT LAW
STATE OF NEW JERSEY**

STATE OF NEW JERSEY, COUNTY OF ESSEX:

SS:

I CERTIFY that on August 19, 2026

Tanya Brooks, unmarried, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- a) was the maker of the attached instrument; and
- b) executed this Deed as his or her own act; and
- c) made this Deed for **\$578,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.).


Jennifer T. Conti-Bediner,
Attorney at Law
State of New Jersey

**JENNIFER T. CONTI-BEDINER
ATTORNEY AT LAW
STATE OF NEW JERSEY**

RECORD & RETURN TO:

Evident Title Agency, Inc.
874 Pompton Avenue, Suite B2
Cedar Grove, New Jersey 07009

M 1077223



MORTGAGE

Instr# 1077223 Carole A. Graves
Recorded/Filed CA 2 Essex County Register
08/17/2004 09:45:4 Bk 9955 Pg 898 #Pgs 4 BR

THIS IS A LEGALLY BINDING DOCUMENT WHICH CREATES A LIEN. DURING THIS THREE-DAY PERIOD, YOU MAY CHOOSE TO HIRE AN ATTORNEY TO REVIEW THIS DOCUMENT. IN THIS THREE-DAY PERIOD, IT IS POSSIBLE TO CANCEL THE DOCUMENT WITHOUT ANY PENALTY. THE CANCELLATION, HOWEVER, MUST BE IN WRITING.

THIS MORTGAGE made this 9th day of July, 2004 between: Tyrone & Tanya Brooks residing at 8 Pine Street West Orange NJ 07052, the BORROWER(S), and the TOWNSHIP OF WEST ORANGE, 66 Main Street, West Orange NJ 07052, the LENDER.

The BORROWER(S) has applied for monetary assistance under the LENDER'S West Orange Township Housing Rehabilitation Program for the purpose of correcting defects in the house and bringing up to Property Maintenance Code standards. The LENDER has agreed to grant the BORROWER(S) a loan with deferred payments in the amount of: **\$12,125.00 (Twelve Thousand One Hundred and Twenty-five Dollars)** which shall constitute the total amount of the loan on which no interest shall be charged. Receipt of the loan is hereby acknowledged and is evidenced by a Mortgage Note which will be signed at the same time as this document. The loan is to be repaid by the BORROWER(S) in accordance with this Mortgage and subject to all the terms and conditions as listed in the Mortgage Note. The Mortgage will secure that the LENDER will be repaid the monies loaned and any other costs or charges incurred for the repair of the BORROWER(S)' property. To insure that BORROWER(S) performs its obligations as called for by the Mortgage and Mortgage Note, the BORROWER(S) hereby mortgages to the LENDER, its successors and assigns the tract of land and premises located in the Township of West Orange, County of Essex, State of New Jersey, at **8 Pine Street West Orange NJ 07052** more specifically known as Block **30**, Lot **9** as shown on the current tax map of the Township of West Orange. This premises was conveyed to the BORROWER(S) by deed from Linda Nwokoro dated 6/26/03 and recorded in the Township Clerk's Office on **9/24/03** in Book No. **5994**, Page **796**.

The BORROWER(S) agrees:

- 1) **Ownership.** BORROWER(S) owns the property and will defend his/her ownership against all claims.
- 2) **Payments.** He/she will make all payments required by the Mortgage Note and Mortgage.
- 3) **Insurance.** He/she will maintain extended coverage insurance on the property in an amount at least equal to the amount of the mortgage. Insurance companies, policies, amounts and types of coverage must be acceptable to the LENDER. He/she will notify the LENDER in the event of any substantial loss or damage. The LENDER may then settle the claim on his/her behalf if he/she fails to do so.

4) **Repairs.** He/she will keep the property in good repair, neither damaging nor abandoning it. He/she will allow the LENDER to inspect the property upon reasonable notice.

5) **Mortgage and Mortgage Note.** He/she will comply with all of the terms of the Mortgage, Mortgage Note and the West Orange Township Housing Rehabilitation Program guidelines and procedures. If any provision of this Mortgage is found to be inconsistent with the Mortgage Note, the terms of the Mortgage Note shall control.

6) **Lawful Use.** Use of the property shall be in compliance with all the laws, ordinances and other requirements of any governmental authority.

7) The LENDER shall have all rights and remedies to insure repayment of the debt and to protect the LENDER'S security interest in the property.

The LENDER may declare BORROWER(S) in default on the Mortgage Note and this Mortgage if:

- a) BORROWER(S) fails to make any payment required by the Mortgage Note and this Mortgage within 30 days after its due date;
 - b) BORROWER(S) fails to keep any other promise he/she makes in the Mortgage Note or this Mortgage;
 - c) BORROWER(S) sells the property, transfers title to the property, dies, or (in the case of a single family home) the borrower rents it to anyone for any reason. If the property contains rental units, the borrower may only rent to certified low or moderate income renters per COAH regulations for the life of the Mortgage and Mortgage Note.;
 - d) The holder of any lien (debt) on the property starts foreclosure proceedings; or
 - e) Bankruptcy, insolvency or receivership proceedings are started by or against any of the BORROWERS;
 - f) There is a default under a senior mortgage; or
 - g) BORROWER(S) fails to comply with any term or condition set forth in the West Orange Township Housing Rehabilitation Deferred Loan Agreement, the Mortgage Note, this Mortgage or the West Orange Township Housing Rehabilitation Program guidelines and procedures.
- 8) **Rights Given to the Lender.** BORROWER(S) mortgage the property to the LENDER. This means that he/she gives the LENDER those rights stated in this Mortgage, also those rights the law gives to lenders of mortgages on real property.

When he/she pays all amounts due to the LENDER under this Mortgage Note and Mortgage, LENDER'S rights under this Mortgage will end. The LENDER will then cancel this Mortgage at BORROWER(S) expense.

9) Term. This Mortgage shall be due and payable whenever this property shall be sold or title transferred as provided for in the Mortgage Note.

10) The Lender will subordinate the lien of this Mortgage to the lien of any home equity loan, secondary mortgage or refinancing to be procured by the BORROWER(S), not exceeding the sum of fifty percent (50%) of the amount of this mortgage; this provision to be binding upon the parties hereto, their heirs and executors

11) This mortgage shall be subject to and subordinate to a mortgage hereinafter executed by BORROWER(S), to secure a loan in such amounts as are granted by a bonafide institutional lender for construction of improvements or repairs upon the premises and to finance same on a permanent basis, which mortgage or mortgages, when duly recorded, shall constitute a lien and charge on said lands prior and superior to the lien in charge of the Mortgage. The LENDER shall, if required by the lending institution, execute such documents as may be necessary within five days of request to do so, to further indicate the subordinate character of the Mortgage; it being the intention of the parties thereto that the Mortgage shall be automatically subordinate to any bonafide institutional mortgage without necessity of execution of any further documents..

Not Certified (50%)

12) No Waiver by Lender. LENDER may exercise any rights under this Mortgage even if LENDER has delayed in exercising that right or has agreed to an earlier instance not to exercise that right. LENDER does not waive its rights to declare that BORROWER(S) is in default by making payments or incurring expenses on BORROWER(S) behalf.

THE BORROWER(S) HEREBY DECLARES AND ACKNOWLEDGES THAT THE BORROWER(S) HAS RECEIVED, WITHOUT CHARGE, A TRUE COPY OF THIS MORTGAGE.

IN WITNESS WHEREOF, BORROWER(S) acknowledges that he/she has signed and sealed the agreement and that LENDER has furnished BORROWER(S) with a true copy of this document.

WITNESS:

Robert J. ...

BORROWER(S)

Tyrone Brooks
Mrs. Tanya E. Brooks
 Tyrone Brooks
 Tanya Brooks

INDIVIDUAL ACKNOWLEDGMENT
 STATE OF NEW JERSEY
 TOWNSHIP OF WEST ORANGE

ss.

On this 12th day of 12, 07, 20 07, by me *Steven J. Weinberg*
 _____, personally appeared *Tyrone and Tanya Brooks*
 _____ who I am satisfied is the person(S) named in and who
 executed this document, and who signed, sealed and delivered the same as his/her
 voluntary act and deed, for the purpose herein specified.

NOTARY PUBLIC

STEVEN J. WEINBERG
 PUBLIC NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES JULY 23, 2009

**RESOLUTION AUTHORIZING THE COLLECTOR OF TAXES TO REBATE PAYMENT TO
THE LISTED TAXPAYER PURSUANT TO FINAL JUDGMENT
BY THE TAX COURT OF NEW JERSEY**

WHEREAS, final judgment on tax appeals has been rendered by the Tax Court of New Jersey on the petitions of the taxpayers listed on the attached schedule reducing the assessment.

WHEREAS, such judgment by merit of N.J.S.A. 54:3-27.2 shall be conclusive and binding upon the municipal assessor and taxing district;

NOW, THEREFORE BE IT RESOLVED by the West Orange Township Council that the Collector of Taxes and Treasurer of West Orange, be and they are hereby authorized, empowered and directed to cause to be paid to the said taxpayers the sums in full and final satisfaction to tax rebates due:

ADDRESS	76-80 Main Street				
BLOCK	88				
LOT	17				
QUAL					
	ASSESSMENT				
<u>YEAR</u>	<u>ORIGINAL</u>	<u>JUDGMENT</u>	<u>DIFFERENCE</u>	<u>TAX RATE</u>	<u>AMOUNT DUE</u>
2025	\$ 12,123,000.00	\$ 10,000,000.00	\$ 2,123,000.00	2.627	\$ 55,771.21
TAX RF					\$ 55,771.21
<u>YEAR</u>	<u>ORIGINAL</u>	<u>JUDGMENT</u>	<u>DIFFERENCE</u>	<u>SID RATE</u>	<u>AMOUNT DUE</u>
2025	\$ 12,123,000.00	\$ 10,000,000.00	\$ 2,123,000.00	0.042	\$ 891.66
SID RF					\$ 891.66
				TOTAL	\$ 56,662.87
<u>PAYABLE TO:</u>					
<u>The Law Office of Jason s. Lustbader, LLC</u>					
14 Pine Street - Suite 5					
Morristown, NJ 07960					

ADDRESS	11 OAK BEND				
BLOCK	100				
LOT	1.01				
QUAL					
ASSESSMENT					
<u>YEAR</u>	<u>ORIGINAL</u>	<u>JUDGMENT</u>	<u>DIFFERENCE</u>	<u>TAX RATE</u>	<u>AMOUNT DUE</u>
2025	\$ 1,572,300.00	\$ 1,475,000.00	\$ 97,300.00	2.627	\$ 2,556.07
TOTAL					\$ 2,556.07
PAYABLE TO:					
<u>SILLS CUMMIS & GROSS, P.C.</u>					
THE LEGAL CENTER					
ONE RIVERFRONT PLAZA					
NEWARK, NJ 07102					

Karen J. Carnevale, R.M.C., Municipal Clerk

Susan Scarpa, Council President

Adopted: September 15, 2026

I hereby certify funds are available from Account No.: _____

John Ditinyak, Chief Financial Officer

IOP 80 MAIN LLC & RM 80 MAIN LLC

:

Plaintiff(s),

v

:

CIVIL ACTION
JUDGMENT

WEST ORANGE TOWNSHIP

:

Defendant(s).

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 88
Lot: 17
Street Address: 76-80 Main Street
Year: 2025

TAX COURT JUDGMENT

Land:	\$ 2,958,600.00
Improvements:	\$ 7,041,400.00
Total:	\$10,000,000.00

/s/ Jeffrey T. Gallus, Clerk/Administrator
Tax Court of New Jersey

Entered: 8/31/2026

Plaintiff(s) Attorney: Jason S Lustbader Esq
Defendant(s) Attorney: Eileen W Toll Esq
User id: eCourts

THE LAW OFFICE OF JASON S. LUSTBADER, LLC

14 Pine Street – Suite 5

Morristown, NJ 0960

(973) 206-1819

Attorneys for Plaintiff

Atty ID: 035552002

IOP 80 MAIN LLC & RM 80 MAIN LLC,

Plaintiffs,

vs.

WEST ORANGE TOWNSHIP,

Defendants.

TAX COURT OF NEW JERSEY

DOCKET NOS.:

007627-2025; 006626-2026

CIVIL ACTION

STIPULATION OF SETTLEMENT

1. It is hereby stipulated and agreed that the assessment of the following property be adjusted, and a Judgment entered as follows:

Block: 88
Lot: 17
Street: 76-80 MAIN STREET

<u>2025</u>	<u>Original Assessment</u>	<u>County Tax Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land:	\$ 2,958,600		\$ 2,958,600
Improvements:	\$ 9,164,400	DIRECT	\$ 7,041,400
Total:	\$12,123,000	APPEAL	\$10,000,000

<u>2026</u>	<u>Original Assessment</u>	<u>County Tax Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land:	\$ 2,958,600		\$ 2,958,600
Improvements:	\$ 9,164,400	DIRECT	\$ 7,041,400
Total:	\$12,123,000	APPEAL	\$10,000,000

2. The undersigned have made such examination of the value and proper assessment of the property and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property, as they deem necessary and appropriate for the purpose of enabling them to enter into the stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.

3. Based upon the foregoing, the undersigned represent to the Court that the above settlement will result in an assessment at the fair assessable value of the property consistent with assessing practices generally applicable in the taxing district as required by law.

4. The taxpayer waives any interest payable on any refund to the taxpayer, pursuant to N.J.S.A. 54:3-27.2 and/or any other applicable law, provided said refund is paid within sixty (60) days of the date of the Tax Court of New Jersey judgment issued in this matter.

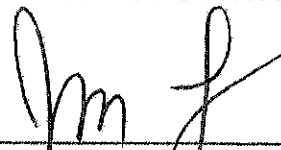
5. Any refunds due as a result of the settlement shall be made payable to "The Law Office of Jason S. Lustbader, LLC c/o IOP 80 MAIN LLC" and sent to 14 Pine Street, Suite 5, Morristown, NJ 07960.

Dated:

8/20/26

THE LAW OFFICE OF JASON S. LUSTBADER, LLC

BY:


Jason Lustbader, Esq.
Attorney for Plaintiff

BLAU & BLAU

Dated:

8/19/2026

BY:


Eileen W. Toll, Esq.
Attorney for Defendant, West Orange Township

254-26

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 009853-2025

STANZIALE, MARGARET ANN

Plaintiff(s),

v

WEST ORANGE TWP

Defendant(s).

:

CIVIL ACTION
JUDGMENT

:

:

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 100
Lot: 1.01
Street Address: 11 Oak Bend
Year: 2025

TAX COURT JUDGMENT

Land: \$ 527,400.00
Improvements: \$ 947,600.00
Total: \$1,475,000.00

/s/ Jeffrey T. Gallus, Clerk/Administrator
Tax Court of New Jersey

Entered: 7/28/2026

Plaintiff(s) Attorney: Michael J Caccavelli
Defendant(s) Attorney: Edwin R Matthews Esq

Michael J. Caccavelli, Attorney ID No. 032851996
 Sills Cummis & Gross, P.C.
 The Legal Center
 One Riverfront Plaza
 Newark, New Jersey 07102
 Tel.: (973) 643-5561
 Fax: (973) 643-6500
 Email: mcaccavelli@sillscummis.com
Attorneys for Plaintiff, Margaret A. Stanziale

MARGARET ANN STANZIALE

TAX COURT OF NEW JERSEY

Docket No.: 009853-2025
 008622-2026

-vs-

Civil Action

STIPULATION OF SETTLEMENT
 (Without Affidavit)

WEST ORANGE TOWNSHIP

Assigned Judge: Joshua D. Novin, J.T.C.

1. It is hereby stipulated and agreed that the assessment of the following property be adjusted and a judgment be entered as follows:

Block: 100
 Lot: 1.01
 Street Address: 11 Oak Bend
 Year: 2025

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Tax Court Judgment</u>
Land	527,400	527,400	527,400
Improvements	1,044,900	1,044,900	947,600
Total	1,572,300	1,572,300	1,475,000

Year: 2026

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Tax Court Judgment</u>
Land	527,400	527,400	527,400
Improvements	1,044,900	1,044,900	922,600
Total	1,572,300	1,572,300	1,450,000

2. The undersigned have made such examination of the value and proper assessment of the property and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property as they deem necessary and appropriate for the purpose of enabling them to enter into the Stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.
3. Based upon the foregoing, the undersigned represent to the Court that the above settlement will result in an assessment at the fair assessable value of the property consistent with assessing practices generally applicable in the taxing district as required by law.
4. Statutory interest pursuant to N.J.S.A. 54:3-27.2 having been waived by taxpayer shall not be paid provided the tax refund is paid within sixty (60) days of the date of entry of the Tax Court Judgment.

SILLS CUMMIS & GROSS P.C.

By: *Michael Caccavelli*

Dated: June 17, 2026

MICHAEL J. CACCAVELLI, ESQ.
Attorney for Plaintiff

BOURNE, NOLL & KENYON P.C.

By: *Edwin R. Matthews*

Dated: July 14, 2026

EDWIN R. MATTHEWS, ESQ.
Attorney for Defendant

**RESOLUTION OF THE TOWNSHIP OF WEST ORANGE
AUTHORIZING THE EXTENSION OF CLOSING DATE UNDER
SECOND AMENDMENT TO THE PURCHASE AGREEMENT AND
REDEVELOPMENT AGREEMENT WITH MDGA- WEST ORANGE
DOWNTOWN REDEVELOPMENT, LLC.**

WHEREAS, in accordance with the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 et seq. (the “**Redevelopment Law**”), the Township has designated a portion of its downtown area generally bounded by the City of Orange to the southeast, Park Avenue to the southwest, Llewellyn Park to the northwest, and Kling Street to the northeast, and containing those properties identified on the Official Tax Map of the Township as Blocks 63, 64, 66, 115, 116, 116.02 and portions of Blocks 89, 114 and 117 as an area in need of redevelopment (collectively, the “**Redevelopment Area**”); and

WHEREAS, in accordance with the Redevelopment Law, the Township enacted a redevelopment plan for the Redevelopment Area entitled the “Downtown Redevelopment Plan Historic West Orange” on February 9, 2003 (the “**Original Redevelopment Plan**”); and

WHEREAS, the Original Redevelopment Plan has been amended periodically as follows: the “First Amendment,” adopted August 15, 2006, the “Second Amendment,” adopted March 6, 2007, the “Third Amendment,” adopted in 2010, and the “Fourth Amendment” adopted on September 14, 2021 (the Original Redevelopment Plan, along with the First Amendment, the Second Amendment, the Third Amendment and the Fourth Amendment referred to collectively as the “**Redevelopment Plan**”); and

WHEREAS, the Fourth Amended Redevelopment Plan creates an overlay zone (the Film Services Overlay District) (the “**FSOD**”), which provides for film production activities adjacent to the location of the world's first film production studio, the Black Maria, which was on the grounds of what is now the Thomas Edison National Historical Park; and

WHEREAS, the FSOD is comprised of certain properties located within the Redevelopment Area designated as Block 63, Lots, 24, 25, 33.01, 33.02, 36, 37, 38, 39 and 41, which properties are located east of Standish Avenue and south of Lakeside Avenue; Block 64, Lots 2.01, 2.03, 2.04, 3.02, 28, 30, 31, 32, 33, 34, 34.01, 38, 42.02, 49 and 49.01, which properties are located east of Ashland Avenue, south of Lakeside Avenue and west of Standish Avenue; and Block 115, Lots 15, 16, 16.01 (a portion of which is designated as Block 1302, Lot 1 in the City of Orange), 17 and 51, which properties are located north of Lakeside Avenue, west of Watchung Avenue and south of Columbia Street (referred to collectively as the “**FSOD Properties**”); and

WHEREAS, the Township is the fee title owner of certain real properties within the Redevelopment Area designated as Block 115, Lots 15, 16, and 51, which properties are located north of Lakeside Avenue, west of Watchung Avenue and south of Columbia Street (the “**Township Properties**”); and

WHEREAS, the Redevelopment Law, N.J.S.A. 40A:12A-8(f), authorizes the Township to arrange or contract with a redeveloper for the undertaking of any project or redevelopment work in an area designated as an area in need of redevelopment; and

WHEREAS, on December 5, 2023, the Township adopted Resolution Number 405-23, designating Redeveloper as redeveloper for the Township Properties (also referred to collectively as the “**Project Site**”) for the proposed development of a film and video production campus of between 150,000 to 300,000 square feet (the “**Project**”); and

WHEREAS, Redeveloper had advanced its due diligence and preliminary work with respect to the Project to the point that the Parties negotiated and executed a First Amendment to Redevelopment Agreement, on September 26, 2024, (the “**Redevelopment/Purchase Agreement**”), setting forth the specific terms upon which Redeveloper will purchase the Township Properties, conduct further due diligence of the Township Properties within the time frames specified in the Amendment, extend Redeveloper’s status as the designated redeveloper for the Project Site and make certain related amendments to the Redevelopment Agreement; and

WHEREAS, due to various factors, discussions and advancement of the Project had stalled but the Parties had recently re-engaged in discussions to advance the Project and the environmental remediation of the Project Site, which will require additional time; and

WHEREAS the Redevelopment/Purchase Agreement provides that if the Closing does not occur before by September 26, 2026, either Party may terminate the Redevelopment/Purchase Agreement; and

WHEREAS, while the Parties have engaged in negotiations and discussions to advance the Project and the remediation, and wish to continue with such discussions in an effort to advance the Project, the Parties also recognize that they cannot meet all of the closing pre-conditions and are not prepared to move forward with the sale of the Township Properties or the reviews and approval of the Project; and

WHEREAS, in order to facilitate such further negotiations and discussions, the Parties agree it is in their mutual best interest to commit to refrain from exercising their right to terminate the Redevelopment/Purchase Agreement based upon the failure to close on the sale of the Township Properties.

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of West Orange, as follows:

Section 1. MDGA–West Orange Downtown Redevelopment, LLC, hereby continues to be designated as the exclusive redeveloper of the Project Site, for and upon the term set forth in the Redevelopment Agreement and Redevelopment/Purchase Agreement, for the remainder of calendar year 2026 until January 1, 2027.

Section 2. The Redevelopment Redevelopment/Purchase Agreement shall remain in effect through January 1, 2027, notwithstanding that the Township has not conveyed the

Township Properties, and the Township shall not exercise its right to terminate the Redevelopment/Purchase Agreement based thereon.

Section 3. The Mayor is hereby authorized to execute any additional documents with Redeveloper to memorialize this Resolution.

Section 4. This resolution shall take effect immediately.

Karen J. Carnevale, R.M.C.
Township Clerk

Susan Scarpa
Council President

Adopted: September 15, 2026

RESOLUTION

WHEREAS, the Township of West Orange (the “Township”) has determined that there exists a need to provide the following professional services for the Township: Professional Design Services for the Interior Alterations for Restrooms Improvements at 10 Rooney Circle; and

WHEREAS, the Professional Services are exempt from the requirements of public bidding pursuant to the Local Public Contracts Law, more specifically, N.J.S.A. 40A:11-5(1)(a)(i); and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(1) requires that notice of the award of contracts for “Professional Services” without competitive bidding must be published in a local newspaper; and

WHEREAS, this contract is for an amount over \$17,500.00 and is being awarded pursuant to a “Non-Fair and Open Process” pursuant to N.J.S.A. 19:44A-20.5; and

WHEREAS, the Township’s Interim Public Works Director/Business Administrator solicited and received a proposal dated August 13, 2026 for the Professional Design Services; and

WHEREAS, Herbst-Musciano, LLC, have performed similar work for other Townships on several projects; and

WHEREAS, by letter dated August 28, 2026 the Township’s Interim Public Works Director/Business Administrator recommended a professional services contract be awarded to complete the phases described in the Proposal to, Herbst-Musciano, LLC, 611 Main Street, Second Floor, Boonton, NJ 07005, for Professional Design Services associated for the Interior Alterations for Restrooms Improvements at 10 Rooney Circle, to include architectural design, engineering, and construction contract administration; and

WHEREAS, sufficient funds exist for the services outlined in the proposal of Herbst-Musciano, LLC.; and

WHEREAS, upon execution of the Agreement, Herbst-Musciano, LLC shall complete and submit a Business Entity Disclosure Certification, which certifies that Herbst-Musciano, LLC has not made any reportable contributions to a political or a candidate committee in the Township of West Orange in the previous one (1) year prior to award, and that the contract will prohibit Herbst-Musciano, LLC, from making any reportable contribution through the term of the contract; and

WHEREAS, the Township Council concurs in the foregoing.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of West Orange, New Jersey that a professional services contract be awarded to Herbst-Musciano, LLC, to provide Professional Design Services for the Interior Alterations for Restrooms Improvements at 10 Rooney Circle in the amount not to exceed \$33,780.00, in the same or substantially the same form as attached hereto and incorporated by reference herein, subject to Township Attorney review; and

BE IT FURTHER RESOLVED that a copy of this Resolution be published in the West Orange Chronicle within ten (10) days of its approval as required by State Statute.

Karen J. Carnevale, R.M.C., Municipal Clerk

Susan Scarpa, Council President

Adopted: September 15, 2026

I hereby certify funds are available from Account No.:

ACCOUNT NO.
Capital Budget
Account # 03-2544-18-0200-010
\$33,780.00

John C. Ditinyak, Chief Financial Officer

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made this 15 day of September, 2026

BETWEEN: Township of West Orange
66 Main Street
West Orange, New Jersey 07052

Hereinafter Referred to as the "Township"

AND: **HERBST-MUSCIANO, LLC**

Hereinafter Referred to as the "Professional;"

WITNESSETH:

WHEREAS, the Township recognizes the need for **Professional Design Services**; and

WHEREAS, in that connection **HERBST-MUSCIANO, LLC** is qualified to provide said services; and

WHEREAS, the Township desires to engage **HERBST-MUSCIANO, LLC**, to serve as an "Independent Contractor" to provide professional design services that may be designated by the Township as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A- 20.5;

NOW, THEREFORE, in consideration of the terms, conditions and stipulations hereinafter set forth, it is mutually agreed by and between the parties:

1. WORK TO BE PERFORMED

a) The Professional shall perform services for the Township of West Orange as specified and detailed in the proposal for services issued on August 13, 2026 (the "Proposal"), which is hereby incorporated herein and attached hereto as Exhibit A. In the event of any conflict between the Proposal and this Agreement, the terms and conditions contained within this Agreement shall be controlling.

b) Any and all work performed pursuant to this Agreement shall be performed to acceptable practices, and standards within the industry and to the satisfaction of the Township.

2. CONSIDERATION

a) The Township shall compensate Professional based upon the fee estimates specified in the Proposal. These fee estimates are primarily task-based and assume a reasonable project schedule and progression. If said services are projected to continue beyond the estimated time of completion,

then prior to exceeding the fee estimates, Professional will identify the schedule impacts and discuss the additional fee estimates with the Township. The hourly rates charged for services shall be as specified in the Herbst-Musciano Municipal Rate Sheet attached hereto as Exhibits B, respectively.

3. TERM

The term of this agreement shall be as specified in the Estimated Times of Completion contained in the Agreement, unless earlier terminated in accordance with the provisions set forth in Section 14, below. Pursuant to the exception contained in N.J.S.A. 40A:11-15 for public infrastructure projects, the contract may be awarded for a period exceeding one year in duration.

4. NEW JERSEY LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey notwithstanding any provisions of such laws relating to jurisdiction.

5. PARTIAL INVALIDITY

If any term, condition, or provision of this Agreement or the application thereof to any person or circumstance shall, at any time, or to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which this Agreement is invalid or unenforceable, shall not be affected thereby, and each term, condition, and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law, provided, however, that no such invalidity shall in any way reduce the services to be performed by the Professional for the Township.

6. NO ASSIGNMENT

The Professional shall not assign, transfer, convey, sublet, or otherwise dispose of this Agreement or its right, title or interest in or to the same or any part thereof without prior written consent of the Township and the approval of the Township's Municipal Council.

7. BINDING ON SUCCESSORS

Except as otherwise provided in this Agreement, all agreements' terms, provisions and conditions to this Agreement shall be binding on and inure to the benefit of the parties hereto, their respective personal representatives and successors.

8. MODIFICATIONS

No modification of this Agreement shall be valid or binding unless the modifications shall be in writing, approved by the Township's Municipal Council and executed by and between the Township and the Professional.

9. NO WAIVER

No waiver of any term, provision or condition contained in this Agreement or any breach of any such term, provision or condition shall constitute a waiver of any subsequent breach of such term, provision or condition by either party, or justify or authorize the non-observance on any other occasion of the same, or any other term, provision, or condition of this Agreement by either party.

10. CAPTIONS

The captions or the paragraph headings contained in this Agreement are solely for purposes of convenience and shall not be deemed part of this Agreement for the purpose of construing the meaning thereof or for any other purpose.

11. RECORDS

All records and data relating to work performed for the Township shall belong to the Township and shall be surrendered to the Township upon the expiration or termination of this Agreement, except that the Professional will retain such information as is necessary to maintain a complete work record. The Professional shall not use such information or data except for the performance of the service hereunder, without the prior written permission of the Township.

12. INSURANCE

The Professional performing work for or on behalf of the Township of West Orange shall keep in force the following types of insurance at its own expense and underwritten by a company licensed to do business in the State of New Jersey and acceptable to the Township of West Orange. The Township of West Orange reserves the right to accept, amend or modify any of the conditions listed. The Township of West Orange must be notified within three (3) days of an offense, which may result in a claim. The Professional shall not take any action to cancel any of the insurance required under this Agreement without the approval of the Township. The maintenance of insurance under this section shall not relieve the Professional of any liability greater than the insurance coverage. Any and all subcontractors retained must fully comply with the same insurance requirements as listed.

- a. WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE
with limits of not less than \$1,000,000.00 will be maintained in full force during the life of this contract by the professional covering all employees engaged in performance of this contract pursuant to N.J.S.A. 34:15-12(a) and N.J.A.C. 12-235-1.6.

b. GENERAL LIABILITY INSURANCE with limits of not less than \$1,000,000.00 for Bodily Injury and Property Damage Liability each occurrence and \$1,000,000.00 General Aggregate will be maintained in full force during the life of the contract by the professional. The policy will include professional's protective liability insurance (also known as contingent liability insurance) with the same limits. In the event more than one insured is named in the policy, a CROSS LIABILITY endorsement will be included which provides that the employees of each of the named insureds are not excluded under the policy as respect to claims that are made against other named insured.

c. AUTOMOBILE LIABILITY INSURANCE with limits of not less than \$1,000,000.00 Liability and Property Damage Liability Combined Single Limit, \$1,000,000.00 Uninsured Motorist and Underinsured Motorist, \$1,000,000.00

Owned, Hired and Non-owned Automobile, will be maintained in full force during the life of this contract by the professional.

d. PROFESSIONAL LIABILITY INSURANCE with the limits of not less than \$2,000,000.00 maintained in full force during the life of the contract by the professional.

13. INDEMNIFICATION AND HOLD HARMLESS

The Professional performing work agrees, at its sole cost and expense, to release, indemnify, defend and satisfy all judgments, and hold harmless the Township of West Orange including their employees, officers, agents, servants, representatives, and officials from and against any and all claims, actions, costs, penalties, losses, damages, liabilities, judgments, demands, and expenses, including, but not limited to, attorney's fees and defense costs which arise out of the performance of this Agreement providing that such claim, action, judgment, cost, penalty, liability, damage, loss or expense is caused in whole or in part, by the negligence or professional error or omission of the Professional or any person employed by it. The Professional shall provide to the Township with evidence that, at all times during the term of this engagement, it has obtained statutory professional liability and any other statutorily required coverages. No limitations on the foregoing indemnity shall impair or limit the Township's recourse to the

insurance coverage set forth herein.

14. TERMINATION

Either party may terminate the Agreement upon twenty (20) days written notice to the other party. Upon such termination, the Township shall pay the Professional for all services performed hereunder up to the date of such termination in accordance with the payment terms of this Agreement as well as all reasonable costs and expenses incurred by the Professional in effecting the termination, including, but not limited to non-cancelable commitments and demobilization costs.

15. ENTIRE AGREEMENT

This Agreement, including the attachments referenced herein, contains the entire Agreement of the parties hereto and may not be amended, modified, released or discharged, in whole or in part, except as specifically provided herein or in an instrument in writing executed by the parties hereto.

16. EFFECTIVE DATE OF CONTRACT

This Agreement shall not become binding upon the parties until the Township adopts a bond ordinance and/or appropriates the funds necessary for this Agreement and the Township's Treasurer certifies to the availability of funds if applicable pursuant to NJ.AC. 5:30-5.4

17. This Agreement has been awarded to the Professional based on the Professional's merits and abilities to provide the professional Services described herein. This Agreement was awarded through a "Fair and Open Process" pursuant to N.J.S.A. 19:44A-20.5 et seq.

18. NEW JERSEY PREVAILING WAGE ACT

The New Jersey Prevailing Wage Act, Chapter 150 of the Laws of 1963 as amended by Chapter 64 of the Laws of 1974 may apply to this Agreement. If so, the Agreement must set forth the prevailing wage rate in the locality of the Contractor for each craft or trade or classification of all workers needed to perform the Agreement during its performance period. The Contractor's Fee Schedule is incorporated herein by reference and attached hereto as "Exhibit B."

If required by law, the Contractor acknowledges that it has ascertained from the Commissioner of Labor and Industry of the State of New Jersey the prevailing wages in the locality of the Contractor which shall be paid by the Contractor to workers employed in the performance of the Agreement, and a copy of such prevailing wages shall be incorporated in the Agreement and binding on the Contractor. In the event that any such prevailing wage is increased prior to the award of the Agreement, then the increased prevailing

wage or wages shall apply and supersede those issued as of an earlier date.

In accordance with the New Jersey Prevailing Wage Act, the Contractor and any subcontractor shall pay to workers wages which are not less than the prevailing wages set forth for the locality of the Contractor and made a part of the Agreement.

19. PAY TO PLAY REQUIREMENT

The Professional is advised of the responsibility to file an annual statement on political contributions with the New Jersey Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-20.13 (P.L. 2005, c.271 §3) if the Professional received contracts in excess of \$50,000 from public entities in a calendar year. It is the Professional's responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

By executing this Contract, the Professional certifies that it has neither made or solicited nor will make or cause to be solicited a prohibited Contribution in violation of any applicable federal, state or local laws. Any such failure to comply shall constitute a breach of the Contract.

20. AVAILABILITY OF FUNDS

This is a contract which may be awarded in one fiscal year although the date on which it properly takes effect may fall in a different fiscal year. Accordingly, this contract is subject to the availability and appropriation of sufficient funds in the year in which it takes effect. N.J. Admin. Code 5:30-5.S(e).

21. CONFLICT OF INTEREST

The Professional acknowledges that the nature of the service to be performed requires that the Professional must not have or appear to have a conflict of interest with any potentially adversarial party. The Professional agrees that:

(a) It will not accept any assignments, compensation, consideration or gratuities from any other party with an interest in the subject matter of this Agreement that shall conflict or shall have the appearance of conflicting with the interest of the Township relative to the purposes of this Agreement.

(b) In the event that a conflict or potential conflict of interest arises, the Professional shall notify the Township in writing within three (3) days of becoming aware of the conflict or the potential conflict. Failure to provide such notice may be grounds for termination of this Agreement for cause.

(c) In the event that the Township receives timely notice of an actual or potential conflict, the Township and the Professional shall attempt to reach an agreement on a course of action in

response to the actual or potential conflict. If such an agreement cannot be reached, the Township has the right to terminate the Agreement for convenience.

22. INDEPENDENT CONTRACTOR

The Professional shall be and remain an independent contractor with respect to all services performed hereunder and agrees to and does hereby accept full and exclusive liability for the payment of any and all contributions or taxes for social security, unemployment insurance or old age retirement benefits, pensions or annuities now or hereafter imposed under any state or federal law which are measured by the wages, salaries or other remuneration paid to persons employed by the Professional for work performed under the terms of this contract and further agrees to obey all lawful rules and regulations and to meet all lawful requirements by all duly authorized state or federal officials, and said Professional agrees to indemnify and save harmless the Township from any such contributions or taxes or liability therefore.

23. EQUAL EMPLOYMENT OPPORTUNITY: Professional acknowledges that he/she shall comply with the requirement of N.J.S.A. 10:5-31, et seq. and N.J.A.C. 17:27 as set forth in Exhibit C entitled "Affirmative Action", and submit to the State of New Jersey and/or the Township such documentation as shall be required by law as more specifically set forth in Exhibit D entitled "Mandatory Equal Employment Opportunity Language."

24. STATE REQUIRED RECORD RETENTION N.J.S.A. 52:15C-14(d) and N.J.A.C. 17:44-2.2: The Professional shall maintain all documentation related to products, transactions or services under this contract for a period of five years from the date of final payment. Such records shall be made available to the New Jersey Office of the State Comptroller upon request. Refusal by the Professional to provide information upon request by the State Comptroller or otherwise impede or fail to cooperate with any audit or performance review, the State Comptroller may recommend to the Township that the person be subject to termination of their contract, or temporarily or permanently debarred from contracting with the Township.

The Professional shall maintain all documentation related to products, transactions or services under this contract for a period of five years from the date of final payment. Such records shall be made available to the New Jersey Office of the State Comptroller upon request. Upon refusal by Professional to provide information upon request by the State Comptroller or otherwise impede or fail to cooperate with any audit or performance review, the State Comptroller may recommend to the Township that the person be subject to termination of their

contract, or temporarily or permanently debarred from contracting with the Township.

IN WITNESS WHEREOF, this Agreement has been executed on the day first noted above, for the purposes and the terms specified herein.

TOWNSHIP OF WEST ORANGE:

By:

Attest:

HERBST-MUSCIANO, LLC

By:

Attest:

EXHIBIT A
PROPOSAL FOR SERVICES

EXHIBIT B

HERBST-MUSCIANO MUNICIPAL RATE SHEET

EXHIBIT C
AFFIRMATIVE ACTION

EXHIBIT D

MANDATORY EQUAL EMPLOYMENT



2026 RATE SCHEDULE

Time Based Billing Rates

Principal Architect	\$ 190. /hr.
Staff Architect / Project Manager	\$ 175. /hr.
MEP Engineer	\$ 175. /hr.
Sr. Designer / Field Technician	\$ 145. /hr.
Designer / Drafter / Field Technician	\$ 110. /hr.
Jr. Designer / Drafter / Field Technician	\$ 94. /hr.
Administrative / Clerical Support	\$ 84. /hr.

Reimbursable Expenses

Sub-Consultants	Invoice + 10 percent
Airfare, train, automobile rental & fuel, automobile Mileage, parking, taxi, shipping & printing expenses	Cost + 10 percent

Conditions

1. Hourly rates include all direct and indirect overhead and general administrative costs, including equipment and materials required to perform services, unless otherwise noted.
2. Rates exclude costs associated with scheduling that requires workdays in excess of eight hours and work on weekends and holidays or fast tracked and rushed scheduling.
3. Billing time will commence and terminate from portal to portal at 611 Main Street, Boonton, New Jersey.

Exhibit C

REQUIRED EVIDENCE

AFFIRMATIVE ACTION REGULATIONS N.J. S.A. 10:5-31, et seq. (N.J.A.C. 17:27)

If awarded a contract, the Bidder will be required to comply with the requirements of N.J.S.A. 10:531, et seq., and N.J.A.C. 17:27. Within five (5) days after receipt of the notification of intent to award the contract, the Bidder shall present one of the following:

1. Appropriate evidence that the Contractor is operating under an existing federally approved or sanctioned affirmative action program; or
2. A Certificate of Employee Information Report Approval issued in accordance with N.J.A.C. 17:27-4; or
3. An initial Employee Information Report consisting of forms provided by the Affirmative Action Office and completed by Contractor in accordance with N.J.A.C. 17:27-4.

The Bidder must submit no later than three (3) days after the signing of the Contract an Initial Project Manning Table consisting of forms provided by the Affirmative Action Office and completed by Contractor in accordance with N.J.A.C. 17:27-7.

Bidders are referred to the Bidder's Information Section of the Bid Packet for a further description of the above requirements.

NO BIDDER MAY BE ISSUED A CONTRACT UNLESS THEY COMPLY WITH THE AFFIRMATIVE ACTION REGULATIONS OF N.J.S.A. 10:5-31, et seq.

The following questions must be answered by all Bidders:

1. Do you have a federally-approved or sanctioned Affirmative Action Program?

Yes _____ (If yes, submit a copy of such approval.) No

2. Do you have a State Certificate of Employee Information Report approval?

Yes _____ {If yes, submit a copy of such approval.) No

The undersigned Bidder certifies that he is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31, et seq., and agrees to furnish the required documentation pursuant to the law.

COMPANY: _____ NAME: _____

SIGNATURE: _____ TITLE: _____

NOTE: A bid must be rejected as non-responsive if a Bidder fails to comply with requirements of N.J.S.A. 10:5-31, et seq., within stipulated time.

EXHIBIT D

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2, or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302

The contractor and its subcontractors shall furnish such reports or other documents to the Div. of Contract Compliance & EEO as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Div. of Contract Compliance & EEO for conducting a compliance investigation pursuant to

Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.



EXHIBIT A

PROPOSAL FOR SERVICES

REVISED August 13, 2026
July 30, 2026

James Latore, Superintendent
Department of Public Works
Township of West Orange
25 Lakeside Dr, West Orange, NJ

A/E SERVICES PROPOSAL FOR:

Interior Alterations for
Restrooms Improvements
Second Floor Tenant
10 Rooney Circle, West Orange, NJ

A. PROJECT DESCRIPTION

1. Herbst-Musciano, LLC will provide architectural design, engineering and construction contract administration for the interior alterations to men's and women's rooms on the second floor of 10 Rooney Circle.
2. The project will generally include to the following:
 - a. Remove all wall stainless steel trash bins
 - b. Remove all paper towel dispensers
 - c. We are assuming that the building's janitorial service will provide paper towel dispensers.
 - d. Toilet seat cover dispenser
 - e. Stainless steel floor mounted trash container with flip-up top cover.
 - f. New stainless steel toilet partitions
 - g. Solid surface vanity tops with new wash basins and faucet
 - h. New wall tile on vanity walls
 - i. Remove existing mirrors
 - j. New wall mirrors at each wash basin location.
 - k. Remove 1 water closet at Women's Lobby Toilet Room
 - l. New toilet tissue dispensers
 - m. Remove all wall mounted trash receptacles, towel dispensers and feminine napkin dispensers - replace with West Orange Approved units.
 - n. Patch and repair walls at all removals
 - o. New accessible (36"W) door, frame and ADA hardware at Lobby entrance to Locker Room.
 - p. Replace all shower enclosures shower faucets, curtains and rods, shower heads and floor drains.
 - q. Replace all accessibility accessories, such as seat, grab bars, etc.
 - r. Miscellaneous repairs
 - s. Remove wall paper, patch and paint walls
 - t. Replace Ceiling Tiles
 - u. NJUCC Accessibility improvements where feasible
 - v. Replace exhaust fans

B. ARCHITECTURAL DESIGN SERVICES

1. CONSTRUCTION DOCUMENTS PHASE
 - i. Field work measurement and documentation of conditions.
 - ii. These documents will consist of Drawings and specifications setting forth in detail the requirements for the construction of the project.
 - iii. Construction Documents will be prepared for the work described in Section A above.
2. CONSTRUCTION CONTRACT ADMINISTRATION PHASE



- i. Unless otherwise provided in this Agreement and incorporated in the Contract Documents, the Architect will provide administration of the Contract for Construction generally as follows:
- Provide signed and sealed documents for filing
 - Visit the site during construction
 - This phase is limited to 3 calendar months
 - Hold up to 6 job-meeting conference calls with the Contractor and Lincoln's Representatives.
 - Review and approve or take the other appropriate action on Contractor's submissions of shop drawings, including pre-engineered components, and product literature with respect to their conformity with the Contract Documents.
 - Review and take action on Contractor's applications for payment.
 - Respond to contractor's questions and requests for information.
 - Prepare finish selections for all specified products and finishes.
 - Conduct punch list and final inspection.

3. QUALIFICATIONS

- i. This proposal limits the duration of construction administration to a period not to exceed 3 months.
- ii. This proposal excludes:
- a. Site plan (zoning) approval process.
 - b. Boundary Survey.
 - c. Site plan and permit application fees.
 - d. Identification, handling or abatement of hazardous or otherwise controlled materials.
 - e. Revisions to documents made after acceptance by the Town or jurisdictional agencies or authorities.
 - f. Revisions to documents due to changes made in field or due to substitution of products or changes of specified materials or methods.
 - g. Additional construction administration
- iii. Client shall defend, hold harmless and indemnify the Architect for all claims, expenses, loss or liability (including attorney's fees) incurred during the construction and/or use of the facility when constructed in accordance with plans and specifications prepared under the terms of this agreement, except as solely by reason of the acts or omissions or negligence of the Architect. Such indemnity shall extend to include all claims, expenses, loss or liability, which occurs due to construction material or methods not in complete conformity with the requirements of the plans and specifications.
- iv. Any controversy, dispute or question arising out of, in connection with or in relation to this agreement or its interpretation or performance or breach thereof shall be determined by arbitration conducted in New Jersey in accordance with the then existing rules of the American Arbitration Association, and judgment upon any award of damages may be entered by the highest court having jurisdiction. Each party shall select an arbitrator and selected arbitrator shall select a third arbitrator who shall conduct the arbitration. All expenses incurred or paid by reason of this arbitration, including the reasonable fees and expenses of the arbitrator shall be borne equally by the parties hereto.

C. COMPENSATION

1. A fixed fee payable monthly in proportion to services rendered, with overall fee attributed generally as follows:

Task	Est. Man-Hrs	Av. Hourly Rate	Fee \$	Notes
Construction Drawings	150	150	22,500.	Man-Hrs are for reference only
Contract Administration	70	150	10,500.	Man-Hrs are for reference only
			TOTAL SERVICES \$33,000.	

- a. Reimbursable expenses are in addition to basic fixed fee compensation and are payable at a multiple of 1.10 times amounts expended by the Architect.



Reimbursable Expense	Unit	Fee \$	Note
1. Mileage 35 miles x \$0.80 x 10 Trips	350 Mi	280.	Allowance
2. Printing and Delivery		500.	Allowance
Total Estimated Expenses \$780.			

2. Billing shall be made monthly in proportion to services rendered and payment is appreciated within 30 days of date of invoice.

I hope that this is acceptable. Please contact me if you have any questions.

Sincerely,

Gary Musciano, AIA, PP

RESOLUTION TO HOLD A CLOSED SESSION

WHEREAS, the Open Public Meetings Act (N.J.S.A. 10:4. et seq.) provides for the exclusion of the public meetings of the governing body during the discussion of certain matters; and

WHEREAS, prior to the exclusion of the public from a meeting of the Township Council it is required that the Council adopt a Resolution stating the general nature of the subject to be discussed and stating as precisely as possible the time when the minutes of the discussion conducted in closed session can be disclosed to the public; and

WHEREAS, this body is about to consider a matter which falls within the purview of N.J.S.A. 10-4-12, and can properly exclude the public from such discussions; now, therefore, be it

BE IT RESOLVED, that the Township Council of the Township of West Orange, now assembled in public session at its regular meeting of **September 15, 2026** enter into a closed session to consider the following matter(s).

- ☐ 1. Discussion of any material, the disclosure of which constitutes an invasion of individual privacy.
- ☐ 2. A collective bargaining agreement or the terms of provisions of same.
- ☐ 3. Techniques or tactic utilized to protect the safety and property of the public provided that their disclosure could impair such protection.
- ☐ 4. An investigation of violations or possible violations of the laws of the State of New Jersey and/or the Township of West Orange Administrative Code.
- ☒ 5. Pending or anticipated litigation or contract negotiation in which this body is or maybe a party.
- ☒ 6. A matter falling within the attorney-client privilege to the extent that confidentiality is required in order for the attorney to exercise his ethical duties to this body.
- ☐ 7. Personnel matters.
- ☐ 8. Discussion of any matter which by express provision of Federal law or State statute or rule of Court shall be rendered confidential.
- ☐ 9. Discussion of any matter in which the release of information would impair a right to receive funds from the Government of the United Sates.
- ☐ 10. Discussion of any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

() 11. Deliberations occurring after a public hearing that may result in imposition of a civil penalty or suspension or loss of a license or permit.

More specifically, the Council may discuss in closed session the following topic(s):

257-26 Resolution Authorizing an Executive Session for the purpose of discussing matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties to this body; and for the discussion of matters which, by express provision of federal law, state statute, or rule of court, are required to be rendered confidential, specifically including: (s)-(a) **Township Jitney Service; Contract Negotiations-Matrix Property. Executive Session matters are subject to change.** (the general subject matter(s) of discussion shall be indicated by a check mark in the appropriate box and shall be more specifically referred to thereafter to the extent such additional disclosure can be made without compromising the need for confidentiality giving rise to the closed session.

IT IS FURTHER RESOLVED that the minutes of said discussion shall be made public as soon as the matter under discussion is no longer of a confidential or sensitive nature such that the public interest will no longer be served by such confidentiality.

The foregoing resolution was duly adopted by the Township Council of the Township of West Orange at a public meeting held on **September 15, 2026.**

Motion:

Second:

Vote

Aye:

Opposed:

Karen J. Carnevale, R.M.C.
Municipal Clerk

Susan Scarpa
Council President

Adopted: September 15, 2026

AN ORDINANCE ADOPTING REDEVELOPMENT PLAN FOR 80 MAIN STREET

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

WHEREAS, on December 14, 2021, the Township of West Orange (the "Township") declared the entirety of the Municipality as an Area in Need of Rehabilitation in 2021 (Resolution No. 323-21); and

WHEREAS, the Township determined to explore whether the real property located at 80 Main Street, West Orange, New Jersey, more commonly known as Block 88, Lot 17 on the Township of West Orange Tax Map, (the "Property") may be an appropriate for a redevelopment plan pursuant to N.J.S.A. 40A:12A-7(f); and;

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(f), the Township commenced the process to prepare a redevelopment plan for the Property, after reviewing and considering a package of materials and a proposed concept provided by the Property's owner to add ground floor retail uses at the Property, setting forth potential permitted uses, rules and standards that the Township deems proper and appropriate be set forth in a redevelopment plan; and

WHEREAS, on March 10, 2026, the Township Council adopted a resolution authorizing Heyer, Gruel & Associates ("HGA"), to review and evaluate the proposal and supporting materials from the Property owner and, if consistent with sound planning principles and the Township's goals and objectives, to prepare a redevelopment plan for the Property; and

WHEREAS, HGA prepared the *80 Main Street Redevelopment Plan*, dated May 14, 2026 (the “Redevelopment Plan”), attached hereto as **Exhibit A**;

WHEREAS, pursuant to *N.J.S.A. 40A:12A-7*, prior to adoption of an ordinance adopting a Redevelopment Plan, the governing body must refer the redevelopment plan to the Planning Board for review and recommendations; and

WHEREAS, upon introduction of this Ordinance, the Redevelopment Plan shall be referred to the Planning Board for review and recommendations, including a determination as to the consistency of the Redevelopment Plan with the Township Master Plan and identification of any provisions of the Redevelopment Plan that it deems to be inconsistent with the Master Plan; and

WHEREAS, the Township Council shall not adopt this Ordinance until it has received comments and/or recommendations from the Planning Board or until forty-five (45) days have lapsed since the introduction of this Ordinance referring the Redevelopment Plan to the Planning Board, whichever occurs first; and

WHEREAS, prior to second reading and final adoption of this Ordinance, the Township Council will have reviewed and considered the Redevelopment Plan and have considered the comments and/or recommendations of the Planning Board, including its determination as to whether the Redevelopment Plan is substantially consistent with the Township Master Plan; and

WHEREAS, in the event that the Planning Board finds that the Redevelopment Plan is substantially consistent with the Master Plan and has no other comments or recommendations to the Redevelopment Plan, the Council accept the Planning Board’s determinations and will proceed to adopt the Redevelopment Plan Ordinance on second reading; and

WHEREAS, in the event that the Planning Board finds that the Redevelopment Plan is inconsistent with the Master Plan and/or has other comments or recommendations to the Redevelopment Plan, the Council will either (a) accept the Planning Board's Master Plan determination and recommendations before proceeding to adopt the Redevelopment Plan or (b) by a vote of the full majority of its authorized membership, approve the Redevelopment Plan with the Master Plan inconsistencies and set forth its reasons on the record, which shall also be reflected in the minutes of the meeting on second reading, for its determination with respect to the Planning Board's recommendation, pursuant to N.J.S.A. 40A:12A-7(d) and/or (e); and

WHEREAS, the Mayor and Council wish to adopt the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of West Orange that the Redevelopment Plan in the form attached hereto as **Exhibit A** is hereby adopted; and

BE IT FURTHER ORDAINED that the Redevelopment Plan shall supersede existing zoning for the Property and the Township Zoning Ordinance District Map is hereby, and shall be, amended to specifically designate the 80 Main Street Redevelopment Area zoning as set forth in the Redevelopment Plan; and

BE IT FURTHER ORDAINED that the Section 25-7.1 of the Land Use Regulations of the Township Code is hereby, and shall be, amended to add a new Section "d" stating:

Pursuant to Section V (Administrative Provisions) of the 80 Main Street Redevelopment Plan, the Redevelopment Plan supersedes use, bulk and design standards and provisions of the Township Development regulations. See the 80 Main Street Redevelopment Plan for applicable regulations.

TOWNSHIP OF WEST ORANGE

ATTEST:

By: Susan McCartney, Mayor

**Karen J. Carnevale, RMC,
Township Clerk**

Susan Scarpa, Council President

Introduced: July 7, 2026

Adopted: September 15, 2026



TOWNSHIP OF WEST ORANGE
66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4111

Email:
planningboard@westorange.org

JAMILET BAQUERIZO VITE
Planning Board Secretary

Dr. Robert Bagoff, Chairman
Jerry Guarino, Vice-Chairman
Mayor Susan McCartney
Council president Susan Scarpa
Ken Alper
William B. Wilkes II
Lee D. Klein, PE PTOE
Christopher Morgan, Sr
Frank Noborine.
John Cardoza (Alternate #1)
Lori Kapferer (Alternate #2)

Diana P. McGovern, Esq., Board Attorney
John J. Hess, PE, PP, Consulting Engineer
Zayibeth Carballo, PE, Township Engineer
Heyer, Gruel & Associates, Consulting Planners
Matrix New World Engineering, Consulting Engineer
Geniece Gary-Adams, Director of Planning and Development/Zoning Official

September 3, 2026

Mayor and Township Council
(smccartney@westorange.org; Council@westorange.org)
Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Re: Rehabilitation Plan for 76-80 Main Street
Block 88, Lot 17

Dear Mayor McCartney, Council President Scarpa, and Council Members:

Pursuant to N.J. Redevelopment and Housing Law, N.J.S.A.40A:12A-7 (d) & (e) ,
40A:12A-13 and 40A:12A-14, the Planning Board reviewed the proposed Redevelopment Plan
for rehabilitation and for construction of certain improvements at 76-80 Main Street, Block 88,
Lot 17, which is privately owned property located at 76-80 Main Street, West Orange, New
Jersey, said premises being designated on the municipal tax map as Block 88, Lot 17.

At the regular meeting of the Planning Board held on September 2, 2026, the Board reviewed the Ordinance referred to the Planning Board by the Township on July 21, 2026 (Ordinance 2977-26), the Redevelopment Plan dated May 14, 2026, of the Township’s Planner (Heyer Gruel & Associates) and heard testimony and reviewed the report dated August 24, 2026 from the Township’s Planner, Malvika Apte, PP of Heyer Gruel & Associates.

The Planning Board’s statutory duty pursuant to the Redevelopment and Housing Law N.J.S.A.40A:12A-7 (d) & (e), 40A:12-13 and 40A:12A-14 for an application of this type is for “review and recommendation” in conjunction with the West Orange Master Plan, specifically to identify any provisions in the proposed redevelopment plan which are inconsistent with the master plan make recommendations concerning these inconsistencies and any other matters the Board deems appropriate.

The Planning Board finds purpose of the 76-80 Main Street Redevelopment Plan is threefold: (1) to streamline the property’s outdated zoning regulations, (2) promote the renovation of the interior and exterior of the structure’s ground floor to accommodate new retail tenants, and (3) maintain the existing office building use. The Plan establishes a number of permitted principal ground floor uses, including artisan workshops, experiential retail, wineries, etc. In addition, the Plan enacts zoning standards pertaining to signage, parking, and landscaping, and design standards pertaining to infrastructure while providing new commercial

spaces and amenities to attract a wide range of customers and community members with diverse interests and needs.

Mayor and Township Council
Township of West Orange
September 3, 2026
Page Three

The Township of West Orange's Planning Board adopted the 2019 Master Plan Update on December 4, 2019. The Board finds that the 76-80 Main Street Redevelopment Plan is consistent with the Township's 2019 Mater Plan Update. Specifically, the 2019 Master Plan Update makes some key recommendations that are relevant to this Redevelopment Plan:

1. Modify permitted uses in commercial zones, in recognition of market changes in for retail and other uses.
2. Permit microbreweries, distilleries and wineries in appropriate locations. These types of uses have become more prevalent in recent years in New Jersey due to changes in State laws and can be economic development drivers.
3. Modify Zoning as appropriate to allow for varied non-residential uses.

The Board finds that the Redevelopment plan proposes adding a variety of commercial uses to a non-residential building in order to create vibrancy and usage of the site, in recognition of the market changes. A single-use office building with a large parking lot is not a viable option per modern land use planning standards, with this Redevelopment plan, additional uses are permitted along the ground floor to create options for the usage of the property. The Plan permits a number of different non-residential uses with varied offerings and customer bases and by creating new commercial spaces that have the capacity to support local business. The Plan aligns with additional goals of permitting redevelopment near transit and requiring onsite electric

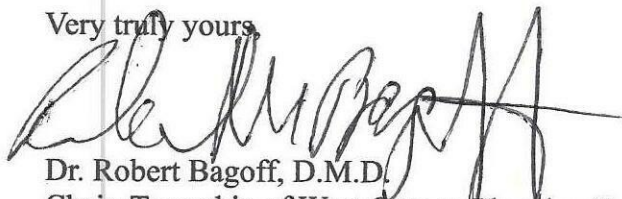
vehicle parking. The Redevelopment Area is located within a mile of the Orange Train Station and also requires a percentage of on-site parking to be reserved for electric vehicle parking.

In addition to finding the Redevelopment Plan consistent with the Township Master Plan, The Planning Board offers the following recommendations to the Redevelopment Plan:

1. "Princess cafes" are recommended as a additional permitted use in the Redevelopment Plan.
2. Urgent Care facilities should be excluded as a permitted use in the Redevelopment Plan, as they are different than a physician visit. With an Urgent Care visit, the patient is coming to the site for a specific illness or problem, and it is unlikely that such patients will utilize any of the other establishments within the site.
3. Massage parlors should be excluded as a permitted use in the Redevelopment Plan.
4. Pawn shops should be excluded as a permitted use in the Redevelopment Plan.
5. Outdoor cafes at this location should be permitted to have outside music/entertainment as an option.

In conclusion, the Board finds that the Plan is in alignment with the 2019 Master Plan goals and objectives and the 76-80 Main Street Redevelopment Plan is consistent with the Township's 2019 Master Plan Update.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Dr. Robert Bagoff', written over a horizontal line.

Dr. Robert Bagoff, D.M.D.
Chair, Township of West Orange Planning Board

CC: Diana Powell McGovern, Esq. (Via Email)
Mark Semeraro, Esq. (Via Email)
Karen Carnevale, R.M.C. (Via Email)
Malvika Apte, AICP, PP (Via Email)
Gerald Guarino, Vice Chair of West Orange Planning Board (Via Email)

2977-26

Township of West Orange

Essex County, New Jersey

76-80 Main Street Redevelopment Plan



May 14, 2026
Adopted XX, 2026

Prepared by:



76-80 Main Street Redevelopment Plan

Township of West Orange

Essex County, New Jersey

May 14, 2026

Adopted: XX, 2026

Prepared by



Heyer, Gruel & Associates

Community Planning Consultants

236 Broad Street

Red Bank, New Jersey 07701

732-741-2900

The original of this report was signed and
sealed in accordance with N.J.A.C. 13:41-1.3(b)

A handwritten signature in black ink, appearing to read 'Susan S. Gruel', is written over a horizontal line.

Susan S. Gruel, P.P. #1955

*With assistance from Brooke Schwartzman, AICP, Associate Planner and Jonathan Hansel,
Associate Planner*

Acknowledgements

Mayor and Township Council

Susan McCartney, Mayor
Susan Scarpa, Council President
Michelle Casalino, Councilwoman
Joe Krakoviak, Councilman
Joyce Rudin, Councilwoman
Tammy Williams, Councilwoman

Township of West Orange Planning Board

Dr. Robert Bagoff, Chairman
Jerry Guarino, Vice-Chairman
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Cover Image Source: Real Estate NJ & Iron Ore Properties, LLC

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1 INTRODUCTION AND PROCESS

Across New Jersey, suburban office buildings have struggled to adapt to the economic changes brought about, in part, by the COVID-19 pandemic. As work-from-home rates and tenancy costs have increased, so too have vacancies in office buildings. To combat these challenges, developers have sought to enhance existing office buildings by incorporating new residential or commercial uses that inject new life into the structure and diversify revenue streams.

Constructed in the early 1970s, the five-story office building located at 76-80 Main Street has remained a vital employment location for decades, with current tenants including medical, legal, and financial companies. However, the property's underlying zoning standards do not support the range of modern, flexible commercial uses needed to support the building's continued success. Thus, to ensure the property's continued vitality, this Redevelopment Plan (the "Plan") seeks to streamline 76-80 Main Street's zoning standards to enable the renovation of the building's ground floor.

1.1 REHABILITATION STUDY AND DESIGNATION

An area in need of rehabilitation study is the first step in a multi-step planning process outlined in the Local Redevelopment and Housing Law (the "LRHL") at N.J.S.A. 40A:12A-1 et seq. The purpose of the study is to establish a factual basis for the designation of a specified area in need of rehabilitation.

On May 4, 2021, the Township Council adopted Resolution 77-21, directing the Township Engineer to prepare a report determining whether the entire Township qualified as an area in need of rehabilitation. Subsequently, the Township Council adopted Resolution 210-21 on August 17, 2021, directing the Township Planning Board to review the Township Engineer's report and determine whether the entirety of the Township met the statutory criteria to be designated as an area in need of rehabilitation pursuant to the LRHL. At the public hearing on September 1, 2021, the Planning Board voted in favor of the designation. In accordance with the Board's recommendation, the Township Council adopted Resolution 323-21 on December 14, 2021, designating the entire Township as an area in need of rehabilitation.

Since the Area governed by this Redevelopment Plan is an Area in Need of Rehabilitation, no condemnation or long-term tax exemption powers are conferred upon the Township pertaining to this plan.

2 STATUTORY REQUIREMENTS

This Plan has been prepared pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an ... area in need of rehabilitation ... according to criteria set forth in ... section 14 ... as appropriate." Pursuant to the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation of the Area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;

4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - a. The Master Plans of contiguous municipalities;
 - b. The Master Plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, C398 (C52:18A-196 et al.);
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure;
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan;
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

3 EXISTING CONDITIONS

3.1 LOCATION AND DESCRIPTION

The Township of West Orange is centrally located within Essex County and is bordered by nine municipalities: the Township of Verona, the Township of Montclair, the Township of the City of Orange, the Village of South Orange, the Township of Maplewood, the Township of Millburn, the Township of Livingston, the Borough of Roseland, and the Borough of Essex Fells.

The Rehabilitation Area (the Area) is located in the Township’s eastern section, at 76-80 Main Street (i.e., the site’s primary address). The Area has approximately 103.2 feet and 618.2 feet of frontage along Mount Pleasant Avenue and Main Street, respectively.



Figure 1 – Locational Map



Prepared by Heyer, Gruel & Associates



Rehabilitation Area Site Photographs, taken March 10, 2026



Figure 4: The office building viewed from the southern drive aisle

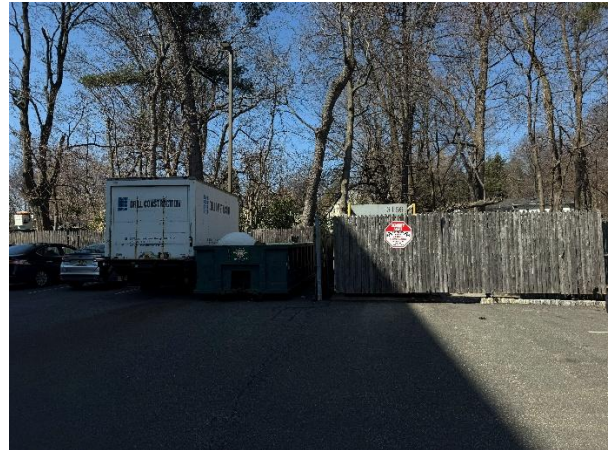


Figure 5: The property's refuse/recycling and utility area



Figure 6: The office building's primary entrance



Figure 7: The property viewed from the northern driveway

The office building's current bulk standard measurements are outlined in the following table.

Standard	Existing Condition
Lot Area	147,812 SF
Lot Width	±60'
Front Yard Setback	Main Street: 59.3' Mount Pleasant Avenue: ±100'
Side Yard Setback	78.1'
Rear Yard Setback	50.4'
Building Coverage	±10.6%
Lot Coverage	91.7%
Building Height	5 stories

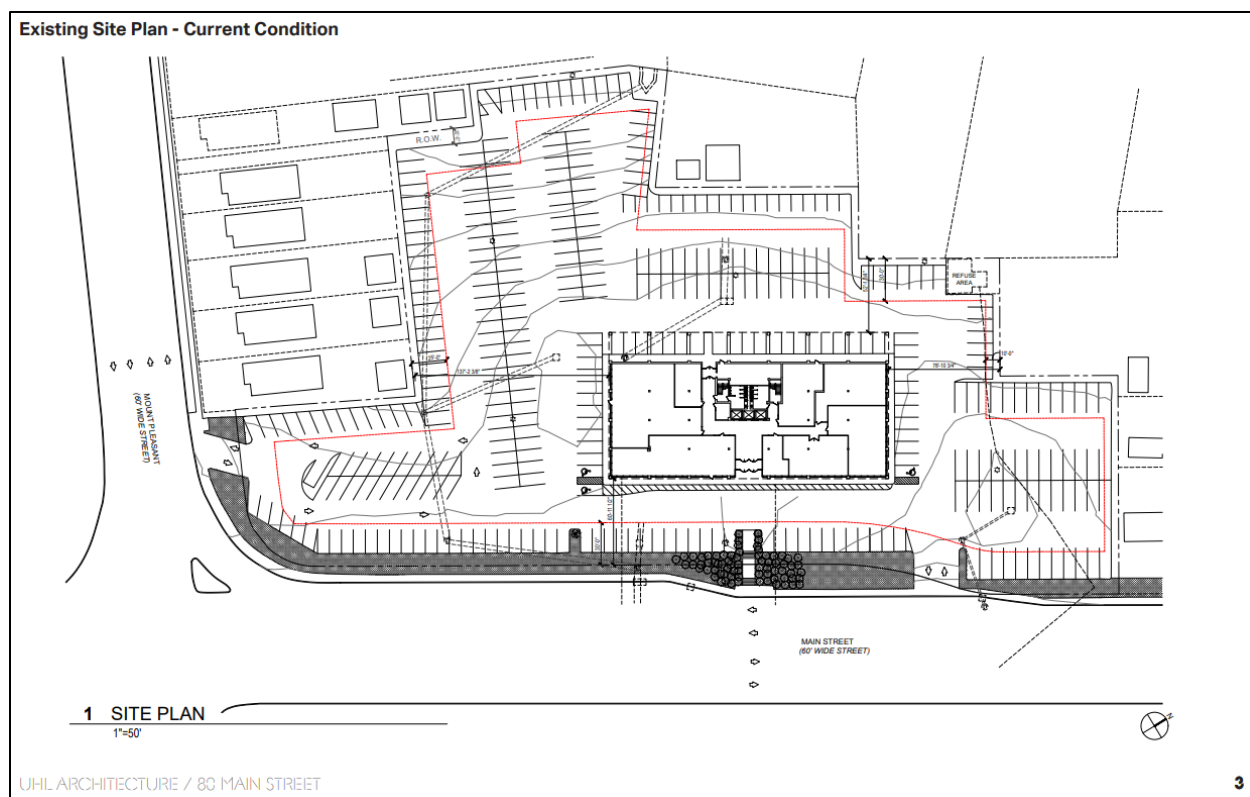


Figure 8 – Existing Site Plan of Block 88, Lot 17

3.2 LAND USE

Within a half-mile radius of the Area, prominent land use types include residential, commercial, and public uses. Residential uses include the Township’s historic Llewellyn Park residential community and an assortment of other detached dwellings. Commercial uses are mainly concentrated along Main Street, including a BP gas station, the West Orange Hand Car Wash, the Bank of America Financial Center, and various other professional, retail, and food service businesses. Public uses include the West Orange Town Hall, the West Orange Police Department, and the Thomas Edison National Historical Park. In summation, this area of West Orange contains a diverse combination of uses. The Area’s office building, in its existing and proposed state, is consistent with the existing neighborhood.

3.3 TRANSPORTATION

The Area fronts on two principal arterial county roads: Main Street (CR 659) and Mount Pleasant Avenue (CR 660). According to the U.S. Federal Highway Administration (FHWA), a principal arterial road “serves the major centers of activity in a region, provides the longest trips, and carries the highest traffic volumes over a minimum mileage. In addition, Interstate 280, a major highway, is located approximately two blocks west of the Area.

Furthermore, the Orange Station train stop, served by NJ Transit’s Morristown Line and Gladstone Branch, is located one mile southeast of the Area. Also, approximately eight NJ Transit bus stations are located within a quarter mile of the Area.

3.4 ZONING

The Area is currently within the OB-2: Office Building District. The permitted principal uses for the OB-2 District include office buildings, detached one-family dwellings, water reservoirs, well towers, filter beds,

governmental facilities (federal, state, county, or township buildings), golf courses & golf club houses, farms, nurseries, greenhouses, and hospitals. Permitted accessory uses within the district include required accessory parking and signs.

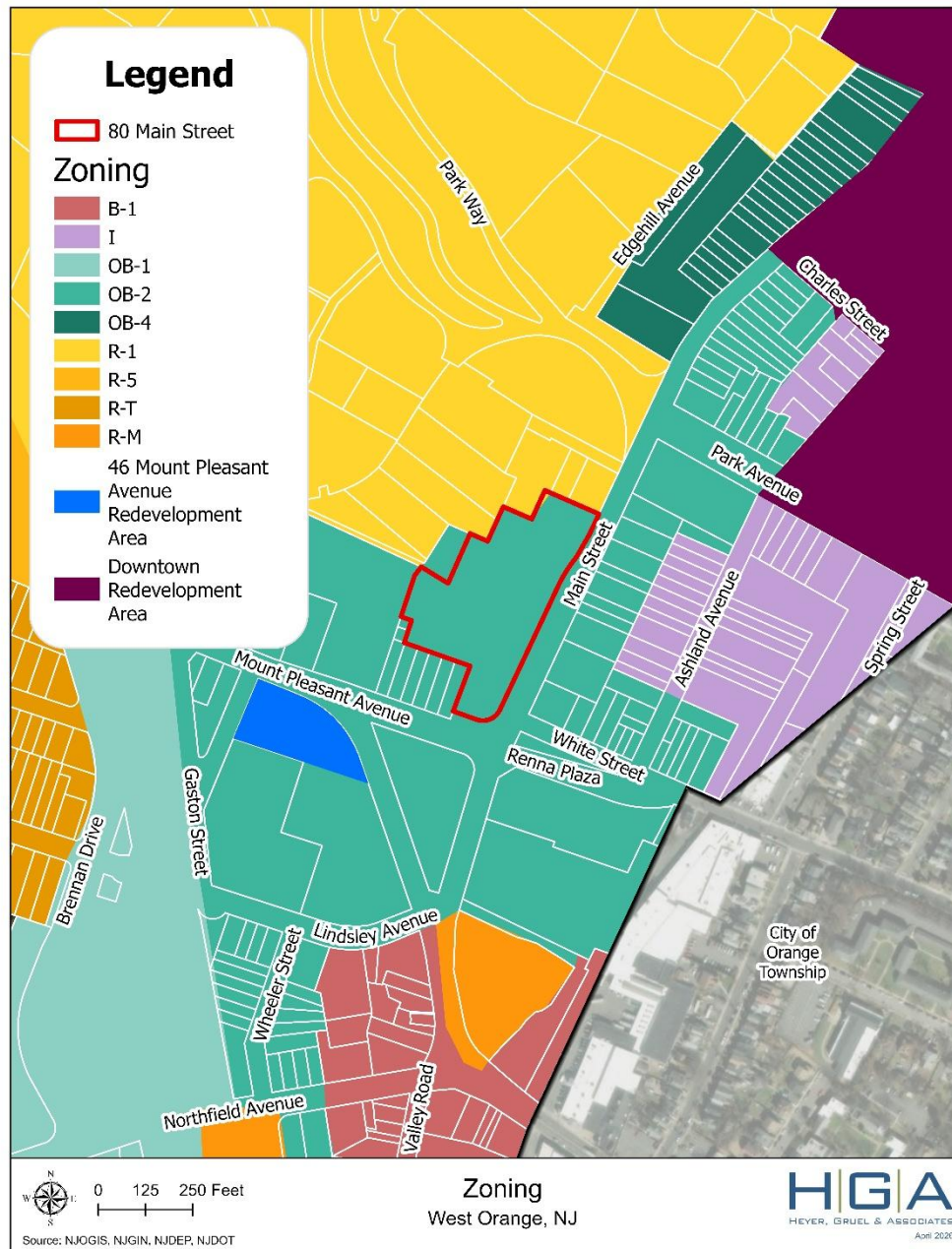


Figure 9: Map of Existing Zoning

4 PLAN PRINCIPLES, GOALS, AND OBJECTIVES

4.1 PURPOSE

The purpose of the 76-80 Main Street Redevelopment Plan is to (1) streamline the property's outdated zoning regulations, (2) promote the renovation of the interior and exterior of the structure's ground floor to accommodate new retail tenants, and (3) maintain the existing office building use.

4.2 PLAN GOALS AND OBJECTIVES

1. Encourage the renovation of the interior and exterior of the existing office building's ground floor, along with new external improvements such as restaurant seating, loading areas, and an expanded pedestrian walkway.
2. Create new retail spaces within the office building, stimulating economic development and providing new employment opportunities.
3. Modernize the property's land use standards.

5 RELATIONSHIP OF THE PLAN TO THE TOWNSHIP LAND DEVELOPMENT REGULATIONS

Per the LRHL at N.J.S.A. 40A:12A-7(C), redevelopment plans are required to specify whether they supersede existing zoning or act as an overlay to the existing zoning. This Redevelopment Plan shall supersede the existing underlying zoning within the Area. When utilizing the standards in this Redevelopment Plan, Township regulations affecting development that are in conflict are superseded by this Plan. Where design or engineering standards or definitions are not specified in this Plan, the standards set forth in the Township Ordinance shall apply.

No deviations from the Redevelopment Plan standards may be granted which would require a "d" variance pursuant to N.J.S.A. 40:55D-70d. If such a deviation is requested, it may only be addressed as an amendment to the Plan, subject to the sole discretion of the Mayor and Township Council. Requests for "d" variance relief shall not be heard by the Township's Zoning Board of Adjustment.

Any deviations from bulk and other specific standards shall require "c" variance relief, where noted in the Plan. The Planning Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70(C).

An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12(A) & (B).

The Planning Board may grant exceptions or waivers from design standards for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan. The Board may grant exceptions or waivers if it is determined that the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan and Master Plan.

All development must be approved by the Planning Board except as otherwise specified and shall be submitted through the normal site plan and subdivision procedures as identified in applicable Township Ordinances and by N.J.S.A. 40:55D-1, et seq.

6 LAND USE PLAN

The Land Use Plan defines one (1) district with specific use, bulk, and design standards: the “76-80 Main Street District”. This district encompasses Lot 17 within Block 88.

6.1 76-80 MAIN STREET DISTRICT

6.1.1 Purpose

The purpose of the 76-80 Main Street District is to ensure the vitality of the property’s office building through an interior and exterior ground-floor renovation that creates new retail space. The district’s development will encompass the adaptive reuse of the existing structure’s ground-floor and exterior renovations.

6.1.2 Permitted Principal Uses

The following uses shall be permitted principal uses. Mixed uses and multiple principal uses on one lot shall be permitted. Definitions for the permitted uses may be found in Appendix A. Uses followed by an asterisk (*) are permitted for ground floor use only. Any use not listed below shall be prohibited.

Art Gallery or Studio	Artisan Workshop*	Bank/Fiduciary (with or without drive-thru)
Commercial Recreation*	Experiential Retail*	Fitness Center/Health Club*
Massage, Bodywork, or Somatic Therapy Establishment*	Microbrewery*	Offices, General, Medical, and Professional
Personal Service Store or Studio*	Pet Grooming*	Restaurant (with or without liquor license and bar use)*
Retail Store*	Urgent Care*	Video Arcade or Amusement Arcade*
Winery*		

6.1.3 Permitted Accessory Uses

The following uses shall be permitted accessory uses. Any use that is incidental and accessory to the principal permitted use is permitted, including, but not limited to, the following:

Electric vehicle supply equipment	Fencing	Outdoor cafe
Signage	Surface parking and loading	

6.1.4 Bulk Standards

The following table outlines the 76-80 Main Street District’s required bulk standards. On corner lots, each lot line abutting a street shall be considered a front yard. The primary front yard is that which the primary entrance of the structure faces: in this instance, the yard fronting on Main Street. The other front yard will be considered the secondary front yard. Each lot line intersecting with either of the frontages shall be

considered a side yard. Any lot line that does not form a front yard or side yard shall be considered the rear yard.

76-80 Main Street District Standard	Required
Minimum Lot Area	145,000 SF
Minimum Lot Width	60'
Minimum Front Yard Setback	Main Street: 59' Mount Pleasant Avenue: 100'
Minimum Side Yard Setback	78'
Minimum Rear Yard Setback	50'
Maximum Building Coverage	30%
Maximum Lot Coverage	95%
Maximum Building Height	5 stories / 60'

6.1.5 Additional Standards for Outdoor Cafés

1. The outdoor café licensing requirements found at §5-10 of West Orange's Code are hereby incorporated.
2. Adequate access for emergency response personnel must be allowed to the main entrance of the serving establishment from the outdoor serving area as defined by Township fire regulations.
3. Adequate sidewalk access (at least four feet) must be maintained for easy passage of pedestrians on any public sidewalk or right-of-way.
4. Outdoor or patio type furniture must be used; upholstered furniture is prohibited.
5. Cleanliness of the outdoor serving area is the responsibility of the serving establishment.
6. A sketch showing the proposed location of tables, chairs and umbrellas shall be prepared and submitted to the Director of Planning and Development for approval prior to the use of the sidewalk area.
7. The use of the described locations shall be authorized by a sidewalk cafe permit issued by the Director of Planning upon compliance by the applicant with the requirements of this subsection and the payment of an annual fee to be prescribed by Resolution at the approval of the Township Council.
8. Any permit issued by the Director of Planning shall designate the hours of operation of any sidewalk cafe but in no event may a sidewalk cafe remain open after 11:00 p.m. on Sunday through Thursday or after 12:00 midnight on Friday, Saturday and legal holidays.
9. Nothing herein shall be deemed to be a waiver of the provisions of any health and/or licensing ordinance regulating the operation of a sidewalk cafe.

6.2 SIGNAGE STANDARDS

Unless otherwise specified herein, all projects within the Area shall comply with OB-2 signage and general regulations per §25-15. Deviation from the signage standards requires variance relief pursuant to N.J.S.A. 40:55D-70(C). Notwithstanding the provision of §25-15.7 of the Township Land Use Code, site plan approval shall not be required for changes to individual tenant signage upon a change of tenancy where the proposed new signage is otherwise consistent with the design standards under §25-15 of the Township Code.

6.2.1 Façade Signage

1. Each ground-floor tenant may have one façade sign per façade, limited to a maximum area of 40 square feet.

6.2.2 Freestanding and Monument Signage

1. One freestanding/monument sign with (or without) tenant panels shall be permitted.
2. The maximum width of a monument sign shall be 8 feet.

6.2.3 Awnings & Awning Signage

1. No portion of an awning or canopy or its sign may extend below 6.5 feet when extended or retracted, and may not extend more than eight feet from the building line when open. An awning or canopy sign may not exceed eight inches in height, but may run the entire length of the allowable edge.

6.3 PARKING REQUIREMENTS

The following parking requirements shall apply to the Area. Deviation from the parking standards requires variance relief pursuant to N.J.S.A. 40:55D-70(C).

6.3.1 Minimum Required Number of Parking Spaces

1. Minimum Required Parking Spaces: For office uses, 3 parking spaces per 1,000 SF of gross floor area are required. For ground-floor commercial uses, 4 parking spaces per 1,000 SF of gross floor area are required.
 - a. Redevelopers must supply electric vehicle parking as required by §25-12.6.
 - b. The parking requirement for a building or development with a mix of nonresidential uses shall be the total of the requirements of the component uses.

6.3.2 Off-Street Loading Requirements

Unless otherwise specified herein, all projects within the Area shall comply with the loading regulations at §25-12 of West Orange's Land Use Ordinance.

6.4 LANDSCAPING AND ENVIRONMENTAL REQUIREMENTS

The following landscaping and environmental requirements shall apply to the Area. Deviation from the landscaping and environmental standards requires variance relief pursuant to N.J.S.A. 40:55D-70(C).

1. Green roofs shall be permitted and installed in accordance with §25-8.11 of West Orange's Land Use Ordinance.
2. Along any side or rear property line which is contiguous to a residential use, a 5-foot-wide buffer strip shall be planted and maintained in perpetuity with trees and shrubbery of such sizes and densities as to adequately screen the buildings from such abutting residential district or use in a residential zone. When a required buffer area is impractical due to size constraints, decorative fencing shall be provided in lieu of a landscaped buffer.
3. Landscaping shall be required for any part of the property not used for buildings, off-street parking, sidewalk area or other similar purposes.
 - a. All plant material used shall be planted consistent with standards as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer as part of any Site Plan Application. Any landscaping that dies within one (1) year of planting shall be replaced.
4. All developments shall comply with the Township of West Orange Zoning Ordinance at §25-29, "Stormwater Control," in addition to the NJDEP's current regulations and best practices for stormwater management.
5. All applicants for major site plan and/or subdivision approval shall complete a Sustainability Checklist form as a completeness item as outlined in §25-51.16.

6.5 DESIGN STANDARDS

The following are site plan design standards. The standard for relief for any deviations from these standards shall be consistent with the MLUL requirements at N.J.S.A 40:55D-51 as a design waiver. The design standards are intended to reinforce the physical, visual, and spatial characteristics of the Area.

6.5.1 Fencing and Screening Requirements

1. Walls and fences which are not more than 50% solid are permitted anywhere on the property provided they are not higher than four feet.
2. Solid fences or walls not exceeding six feet in height shall be permitted in the side and rear yards.
3. A fence or wall to be used for screening may not exceed six feet in height.
4. The finished side of the fence must face away from the applicant's property.
5. The use of barbed wire, razor wire, and electrical wire fence is prohibited.
6. Utility boxes and other ground level utility structures shall be screened on at least three sides by either fencing and/or landscaping that will conceal the box throughout all seasons of the year, while permitting access by the utility company.
7. Roof equipment including but not limited to elevator towers, air conditioning units, satellite dishes, and similar equipment shall be screened with either a solid or decorative shield. Such equipment should be located in the center of the roof when possible. No roof equipment shall exceed 15 feet in height.

6.5.2 Lighting Requirements

1. Site lighting shall be designed to (1) provide adequate illumination in appropriate locations for site users and the general public for purposes of traffic and pedestrian safety, security, property and building identification, and aesthetic improvement; (2) prevent excessive illumination and glare; and (3) provide proper orientation and shielding of fixtures to prevent undue illumination of adjacent properties.
2. All new lighting fixtures shall be directed downward and shall be equipped with the necessary shielding so as to prevent the direct source of light from being visible from any point beyond the property lines of the premises upon which the lighting structure is located.
3. The level of illumination at ground level shall not exceed 0.1 footcandles at the property line.
4. The duration of operation of all lighting and maximum lumen power permitted shall be as determined satisfactory by the Planning Board with due regard to whether any limitations imposed will deprive the applicant of a reasonable use of his property and whether the application will be detrimental to the public health and general welfare or to the property and personal rights of the abutting owners. Provisions shall be made for the reduction in the intensity of illumination to the minimum needed for security purposes when the facility is not in operation.
5. All new wiring for light fixtures shall be laid underground and not strung between poles or buildings.
6. All areas of the site as depicted on the site plan shall be identified as to the minimum and maximum levels of illumination. The fixture spacing, type mounting height, wattage, photometric pattern shall be shown and calculated for each type of fixture used. A plot of the minimum and maximum design illumination shall show the location of each fixture by a symbol and the limits of the isolux/isocandela trace. The lighting for off-street parking shall be designed to direct light downward towards the parking areas.
7. The following illumination standards shall be required:

Illumination Standards	
Standard Type	Required Illumination Levels
Building Entrances/Exits	1.0 FC min. to 6 FC max.
Parking Areas	1.5 FC min. to 5 FC max.
Pedestrian Walkways	0.6 FC min. to 3 FC max.

6.5.3 Circulation and Off-street Parking Requirements

1. For any street-fronting property line, a sidewalk shall be provided within the road right-of-way. The sidewalk standards found in Chapter 20 of West Orange's Code shall apply.
2. All off-street parking areas shall be surfaced with an asphalt, bituminous, or cement binder pavement which shall be graded and drained to dispose of all surface water as provided by the Township Engineer. There shall be a five-foot-wide sidewalk at least five inches above the parking area level between any building and a parking area or drive used by the public.
3. The entire perimeter of all newly paved parking areas and the edges of all newly paved entrance and exit drives shall be enclosed with a concrete or granite block curb at least six inches above the paving surface. New curbing shall not be less than five feet from any fence or screening nor less than five feet from any structure.
4. Concrete wheel stops shall be provided for newly paved parking areas.
5. All parking spaces within a parking area shall be clearly marked showing the parking arrangement and traffic direction within the parking area, and such marking shall be continuously maintained.
6. Any parking area shall be screened on any side which adjoins a residential use by a fence, wall, berm, evergreen or hedge maintained in good condition as required.
7. All parking areas shall be so designed that vehicles are not required to back directly onto a public right-of-way.
8. Such parking area shall be used solely for the parking of passenger automobiles and no repair work or service of any kind shall be conducted in the parking lot.
9. All driveways for two-way traffic shall be a minimum of 24 feet wide and in no case shall a driveway be less than 14 feet wide. All parking areas shall be designed with service aisles to meet the following standards:

Parking Angle	Aisle Width
30°	11 feet (one-way)
45°	13 feet (one-way)
60°	18 feet (one-way)
90°	24 feet (two-way)

10. Each entrance or exit from such parking area shall be at least 10 feet from any residential use.
11. All required parking for the Area shall be provided on the same lot as the principal building or use that they serve.
12. Off-street parking facilities may be placed in any required yard provided that the parking area is screened pursuant to the requirements in 6.2.1 of this Redevelopment Plan. Off-street parking facilities may be placed in any required front yard provided that there is a minimum of 10 feet distance between the parking area and the lot line.
13. The existing dimensions of the site's parking spaces shall be grandfathered in. Should the parking lot be restriped, minimum dimensions of 9 feet by 18 feet and 8.5 feet by 18 feet shall be required for ground-floor and office uses, respectively. Minimum parking space dimensions

shall be measured perpendicular to the axis of the length with adequate provisions for ingress and egress to all parking spaces.

6.5.4 Recycling and Refuse Storage

Unless specified otherwise herein, all projects within the Area shall comply with the recycling regulations at §25-8.14 of West Orange's Land Use Ordinance.

1. A recycling and refuse storage area shall be provided on the property.
2. For purposes of this redevelopment plan, the standards found within §25-8.14 shall also apply to the property's required refuse storage area, where applicable.

7 ELECTRIC VEHICLE INFRASTRUCTURE

The LRHL (N.J.S.A. 40A:12A-7(A)(8)) requires that redevelopment plans state the proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network. As previously stated, it is a requirement of this redevelopment plan that redevelopers supply electric vehicle parking in accordance with the West Orange Land Use Ordinance's EV standards.

8 CONFORMANCE WITH TOWNSHIP OBJECTIVES

The LRHL (N.J.S.A. 40A:12A-7(A)(1)) requires that redevelopment plans be reviewed for consistency with local policies and objectives, which includes a review of the Township's Master Planning documents.

8.1 2019 MASTER PLAN UPDATE

The 2019 Master Plan Update, West Orange's most recent Master Plan document, was approved in December 2019. The Plan includes a Reexamination Report and Plan Element Updates. Below are the Township's planning goals and objectives from the 2019 Master Plan Update that are most relevant to the 76-80 Main Street Rehabilitation Area:

1. Consider changes to permitted uses, including modifying permitted uses in commercial zones.
2. Modify zone district designations to address inconsistencies between existing land uses and zoning, and to promote economic development in certain locations.
3. Continue to maintain a balance of land uses, including varied nonresidential uses and a range of appropriate housing types and sizes.
4. Promote development in locations near transit and services.
5. Increase focus on walkability and complete streets throughout the Township.

9 RELATIONSHIP TO OTHER PLANS

9.1 2025 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The LRHL requires a review of the relationship between the Redevelopment Plan and the State Development and Redevelopment Plan (SDRP) (N.J.S.A. 40A:12A-7(a)(5)).

In December 2025, the State Planning Commission adopted the newest iteration of the SDRP. The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well

as local and regional planning efforts. Ten statewide goals are articulated in the Plan, along with dozens of corresponding implementation policies. The goals are as follows:

- **Economic Development:** Promote economic growth that benefits all residents of New Jersey.
- **Housing:** Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.
- **Infrastructure:** Economic opportunity through nation leading infrastructure.
- **Revitalization and Recentering:** Revitalize and recenter the State's underutilized developed areas.
- **Climate Change:** Effectively address the adverse impacts of global climate change.
- **Natural and Water Resources:** Protect, maintain, and restore the State's natural and water resources and ecosystems.
- **Pollution and Environmental Clean-Up:** Protect the environment, prevent and clean up pollution.
- **Historic and Scenic Resources:** Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.
- **Equity:** Implement equitable planning practices to promote thriving communities for all New Jerseyans.
- **Comprehensive Planning:** Foster sound and integrated planning and implementation at all levels Statewide.

The 76-80 Main Street Redevelopment Plan meets the following goals of the 2025 SDRP:

1. Continue to promote the retention and expansion of existing businesses, and the creation of new businesses in Centers.
2. Foster economic development opportunities to enable infrastructure improvements.
3. Coordinate and direct economic development activities to promote revitalization of urban, suburban, and rural communities and foster infill opportunities and the redevelopment of existing underutilized areas.
4. Provide financial and technical assistance for the redevelopment and adaptive reuse of obsolete or underutilized public and private facilities for appropriate economic development purposes, which can include housing.
5. Broaden the range of uses in office districts by introducing restaurants, daycare facilities, personal and professional services, retail, and residential uses previously lacking.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. The Area is in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for rehabilitation and redevelopment efforts. The goals for PA-1 include the following:

- Provide for much of the State's future growth in compact development and redevelopment.
- Revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods.
- Address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems.
- Prevent displacement and gentrification.
- Promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms.
- Rebalance urbanization with natural systems.
- Promote increased biodiversity and habitat restoration.

- Stabilize and enhance older inner ring suburbs.
- Redesign and revitalize auto oriented areas.
- Protect and enhance the character of existing stable communities.

The 76-80 Main Street Redevelopment Plan meets the goals for Planning Area 1.

9.2 ESSEX COUNTY PLANS

The LRHL requires a review of any significant relationship between the Redevelopment Plan and County Plans (N.J.S.A. 40A:12A-7.a(5)(b)). The most current version of the Essex County Master Plan is the Land Use/Housing Element, adopted in August 1980. The Area aligns with the relevant goals of the Essex County Plans.

9.3 RELATIONSHIP TO MASTER PLANS OF CONTIGUOUS MUNICIPALITIES

The LRHL requires a review of any significant relationship between the Redevelopment Plan and the Master Plans of adjacent municipalities (N.J.S.A. 40A:12A-7.a(5)(a)). West Orange shares its borders with the Township of Verona, the Township of Montclair, the Township of the City of Orange, the Village of South Orange, the Township of Maplewood, the Township of Millburn, the Township of Livingston, the Borough of Roseland, and the Borough of Essex Fells.

The boundaries of the Area do not abut any of the nearby municipalities but, the Area is located approximately two blocks to the west of the City of Orange Township. This Redevelopment Plan proposes interior and exterior renovations to the existing office building's ground floor. The proposed permitted and accessory uses will complement the surrounding commercial district. The Plan, therefore, will have no associated impact on the nearby municipalities.

10 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

The mechanisms by which a redevelopment plan is implemented are statutorily imposed by the Local Redevelopment and Housing Law. All relevant provisions of the LRHL shall apply to the implementation of this Plan.

10.1 PROPERTY ACQUISITION AND RELOCATION

Acquisition of privately-owned property and displacement or relocation of any residents within the Area will not be necessary to effectuate the Redevelopment Plan and is not permitted under a Rehabilitation designation.

10.2 APPROVAL OF A DESIGNATED DEVELOPER

In order to redevelop a property within the Area, an entity must first be designated as a Redeveloper by the Redevelopment Entity. It is anticipated that the current owner of the property will seek to be designated to undertake the redevelopment and the Township does not intend to engage in any solicitation process for potential redevelopers for the Area. Tenants are not required to be designated as redevelopers.

In order to be considered for approval and designation as a redeveloper for the Area, redevelopers will be required to submit to the Redevelopment Entity for review and approval (1) an estimated time schedule, (2) conceptual site plans including visual plans and elevations at a minimum, and (3) an explanation illustrating how the project is in compliance with the Redevelopment Plan.

10.3 APPOINTMENT OF A DESIGNATED REDEVELOPER

Upon the Redevelopment Entity's satisfactory review of the above, it shall then proceed to negotiate a formal Redevelopment Agreement.

Designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement. The estimates referred to in the previous section shall be finalized by the designated Redeveloper at the time of execution of such agreement.

Prior to the commencement of construction of any improvements on Area land, final plans and specifications must be submitted to the Planning Board for site plan approval as required pursuant to the Municipal Land Use Law (NJSA 40:55D-1 et seq.) by the Redeveloper for approval to ensure conformance with the approved preliminary submission.

10.4 CONDITIONS IN REDEVELOPMENT AGREEMENT

1. The Redevelopment Agreement shall incorporate the pertinent aspects of the selected developer's proposal and will address financial considerations, planning, phasing, development, and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. A Designated Redeveloper shall be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan.
3. The deed of conveyance shall include a restriction that the Designated Redeveloper and his successors or assignees shall devote land to the use(s) specified in the Designated Redeveloper's final plan and shall not devote such land to any other uses.
4. No Designated Redeveloper shall be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Township of West Orange has been obtained.
5. The consent of the Township of West Orange shall be required prior to the disposition of all or any of the Designated Redeveloper's interest in the Area. Such consent shall be effective upon the completion by the Designated Redeveloper of all on and off-site improvements as may have been approved and required.
6. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Township of West Orange or by purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.
7. The Township of West Orange reserves the right to terminate any Redeveloper Agreement with a Designated Redeveloper subject to the terms and conditions of the Redevelopment Agreement.

10.5 DURATION OF REDEVELOPMENT PLAN

During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity (unless the Redevelopment Entity has been dissolved in which event the municipal governing body assumes the responsibility). The Redevelopment Plan will remain in effect for 30 years. After that period, the Zoning Ordinance will regulate the development of the Area.

10.6 AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, provided that with respect to any land in the project area previously disposed of by the Redevelopment Entity for use in accordance with the Redevelopment Plan, the Entity will notice the owner of such land whose interests therein may be materially affected by such amendment.

APPENDIX A

Definitions shall be consistent with those found in §25-4 "Definitions," unless specified otherwise herein:

- **Art Gallery or Studio** - Any establishment primarily displaying and/or selling pieces of artwork, including paintings, photography, sculpture, pottery and similar items.
- **Artisan Workshop** - Shops of special trade including the individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, baked or prepared food and drink, and similar items by one or more artisans. Retail sales on the premises of products made on the premises are required. Artisanal workshops shall not exhibit any exterior noise, smell, glare or dust from their operations.
- **Bank / Fiduciary** - Provision of banking services to consumers or clients. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments, and automatic teller machines (ATMs).
- **Experiential Retail** - Type of retail use where customers come into a physical retail space and are offered additional experiences as part of the traditional retail process, including but not limited to testing/interacting with products, involvement in designing/creating the purchased product, and activities that promote spending time in the retail space. Experiential Retail amenities may include test kitchens, live music, virtual reality, cafés and lounges, video display walls, and interactive experiences (axe throwing, escape rooms, painting, etc.).
- **Fitness Center / Health Club** - Facilities for conducting recreational activities such as aerobic exercises, running and jogging, and which may contain exercise equipment, sports courts and swimming facilities. This use also includes establishments for group fitness instruction such as yoga, Pilates, karate and dance studios, boxing gyms, etc. This use may include accessory saunas, showers, massage rooms and lockers, snack bars providing nonalcoholic drinks and prepackaged snacks not prepared on the premises, and sale of sports equipment and clothing.
- **Office, General and Professional** - A room, suite of rooms, or building in which is used for conducting the affairs of a business, profession, service, industry or government, and generally furnished with desks, tables, files and communication equipment, including offices of general, business, executive, legal, accounting, architect, planning, engineer, real estate, contractor and employment agencies, but excluding medical offices.
- **Office, Medical** - A room, suite of rooms, or building in which provides diagnostic, therapeutic, or preventive medical, osteopathic, chiropractic, dental, psychological and similar or related treatment by a practitioner or group of practitioners licensed to perform such services to ambulatory patients on an outpatient basis only, and without facilities for inpatient care, major surgical procedures. A medical office may also contain associated in-house ancillary services such as in-house diagnostic testing facilities, physical therapy, medical counseling services, and similar services.
- **Pet Grooming** - Establishments that provide bathing and trimming services for animals on a commercial basis.
- **Site Plan Approval** - Shall not be required for (1) façade changes or improvements to individual retail tenant spaces that are otherwise consistent with the design requirements of this Redevelopment Plan, (2) a change in use or modification of an existing use that does not change the size of an existing building or (3) propose any modifications to the height, width, or location of existing site improvements such as sidewalks, driveways, parking areas, fences and walls in any manner that is inconsistent with an existing site plan approval or this Redevelopment Plan.
- **Urgent Care** - A health care facility outside of a hospital emergency department, which provides diagnosis and treatment for illnesses and injuries on a walk-in basis with no appointment needed. The facility may offer health care services such as vaccine administration, lab testing, IV therapy, X-rays, and physicals. Persons visiting the facility receive services and depart from the facility on the same day.

Township of West Orange

Essex County, New Jersey

76-80 Main Street Redevelopment Plan



May 14, 2026
Adopted XX, 2026

Prepared by:



76-80 Main Street Redevelopment Plan

Township of West Orange

Essex County, New Jersey

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Adopted: XX, 2026

Prepared by



Heyer, Gruel & Associates
Community Planning Consultants
236 Broad Street
Red Bank, New Jersey 07701
732-741-2900

The original of this report was signed and
sealed in accordance with N.J.A.C. 13:41-1.3(b)

A handwritten signature in black ink, appearing to read 'Susan S. Gruel', is written over a horizontal line.

Susan S. Gruel, P.P. #1955

*With assistance from Brooke Schwartzman, AICP, Associate Planner and Jonathan Hansel,
Associate Planner*

Acknowledgements

Mayor and Township Council

Susan McCartney, Mayor
Susan Scarpa, Council President
Michelle Casalino, Councilwoman
Joe Krakoviak, Councilman
Joyce Rudin, Councilwoman
Tammy Williams, Councilwoman

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William B. Wilkes, II
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Christopher Morgan, Sr.
Frank Noborine
John Cardoza (Alternate #1)
Lori Kapferer (Alternate #2)

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1 INTRODUCTION AND PROCESS

Across New Jersey, suburban office buildings have struggled to adapt to the economic changes brought about, in part, by the COVID-19 pandemic. As work-from-home rates and tenancy costs have increased, so too have vacancies in office buildings. To combat these challenges, developers have sought to enhance existing office buildings by incorporating new residential or commercial uses that inject new life into the structure and diversify revenue streams.

Constructed in the early 1970s, the five-story office building located at 76-80 Main Street has remained a vital employment location for decades, with current tenants including medical, legal, and financial companies. However, the property's underlying zoning standards do not support the range of modern, flexible commercial uses needed to support the building's continued success. Thus, to ensure the property's continued vitality, this Redevelopment Plan (the "Plan") seeks to streamline 76-80 Main Street's zoning standards to enable the renovation of the building's ground floor.

1.1 REHABILITATION STUDY AND DESIGNATION

An area in need of rehabilitation study is the first step in a multi-step planning process outlined in the Local Redevelopment and Housing Law (the "LRHL") at N.J.S.A. 40A:12A-1 et seq. The purpose of the study is to establish a factual basis for the designation of a specified area in need of rehabilitation.

On May 4, 2021, the Township Council adopted Resolution 77-21, directing the Township Engineer to prepare a report determining whether the entire Township qualified as an area in need of rehabilitation. Subsequently, the Township Council adopted Resolution 210-21 on August 17, 2021, directing the Township Planning Board to review the Township Engineer's report and determine whether the entirety of the Township met the statutory criteria to be designated as an area in need of rehabilitation pursuant to the LRHL. At the public hearing on September 1, 2021, the Planning Board voted in favor of the designation. In accordance with the Board's recommendation, the Township Council adopted Resolution 323-21 on December 14, 2021, designating the entire Township as an area in need of rehabilitation.

Since the Area governed by this Redevelopment Plan is an Area in Need of Rehabilitation, no condemnation or long-term tax exemption powers are conferred upon the Township pertaining to this plan.

2 STATUTORY REQUIREMENTS

This Plan has been prepared pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an ... area in need of rehabilitation ... according to criteria set forth in ... section 14 ... as appropriate." Pursuant to the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation of the Area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;

4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - a. The Master Plans of contiguous municipalities;
 - b. The Master Plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, C398 (C52:18A-196 et al.);
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate-income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure;
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan;
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

3 EXISTING CONDITIONS

3.1 LOCATION AND DESCRIPTION

The Township of West Orange is centrally located within Essex County and is bordered by nine municipalities: the Township of Verona, the Township of Montclair, the Township of the City of Orange, the Village of South Orange, the Township of Maplewood, the Township of Millburn, the Township of Livingston, the Borough of Roseland, and the Borough of Essex Fells.

The Rehabilitation Area (the Area) is located in the Township’s eastern section, at 76-80 Main Street (i.e., the site’s primary address). The Area has approximately 103.2 feet and 618.2 feet of frontage along Mount Pleasant Avenue and Main Street, respectively.



Figure 1 – Locational Map

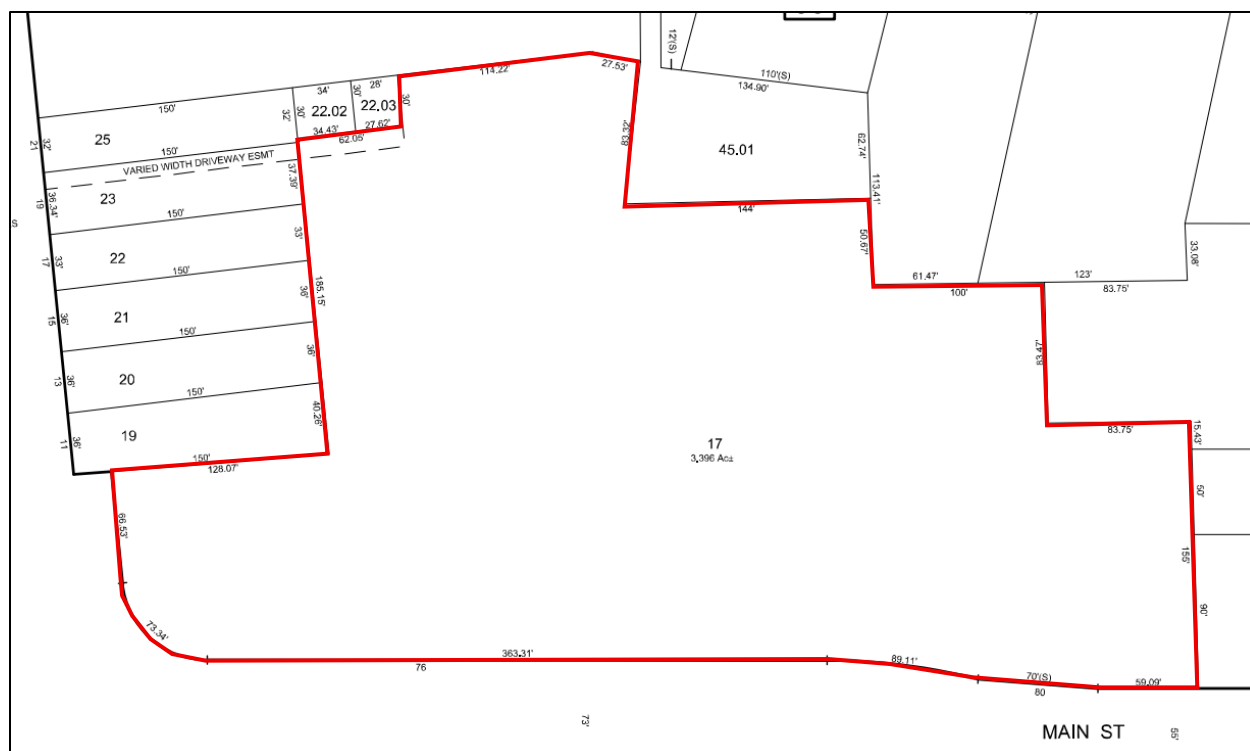


Figure 2 – Tax Map of Rehabilitation Area

The Area is made up of one (1) parcel: Block 88, Lot 17. The parcel measures approximately 147,812 square feet (± 3.39 acres) in area. The property includes a five-story office building surrounded by a surface parking lot containing 375 parking spaces (Figure 4). A two-way vehicular driveway is located at each frontage (Figure 7), and a concrete pathway provides pedestrian access off of Main Street. A refuse/recycling and utility area are located in the site's northwest corner (Figure 5). The property is surrounded by a combination of landscaping and fencing.

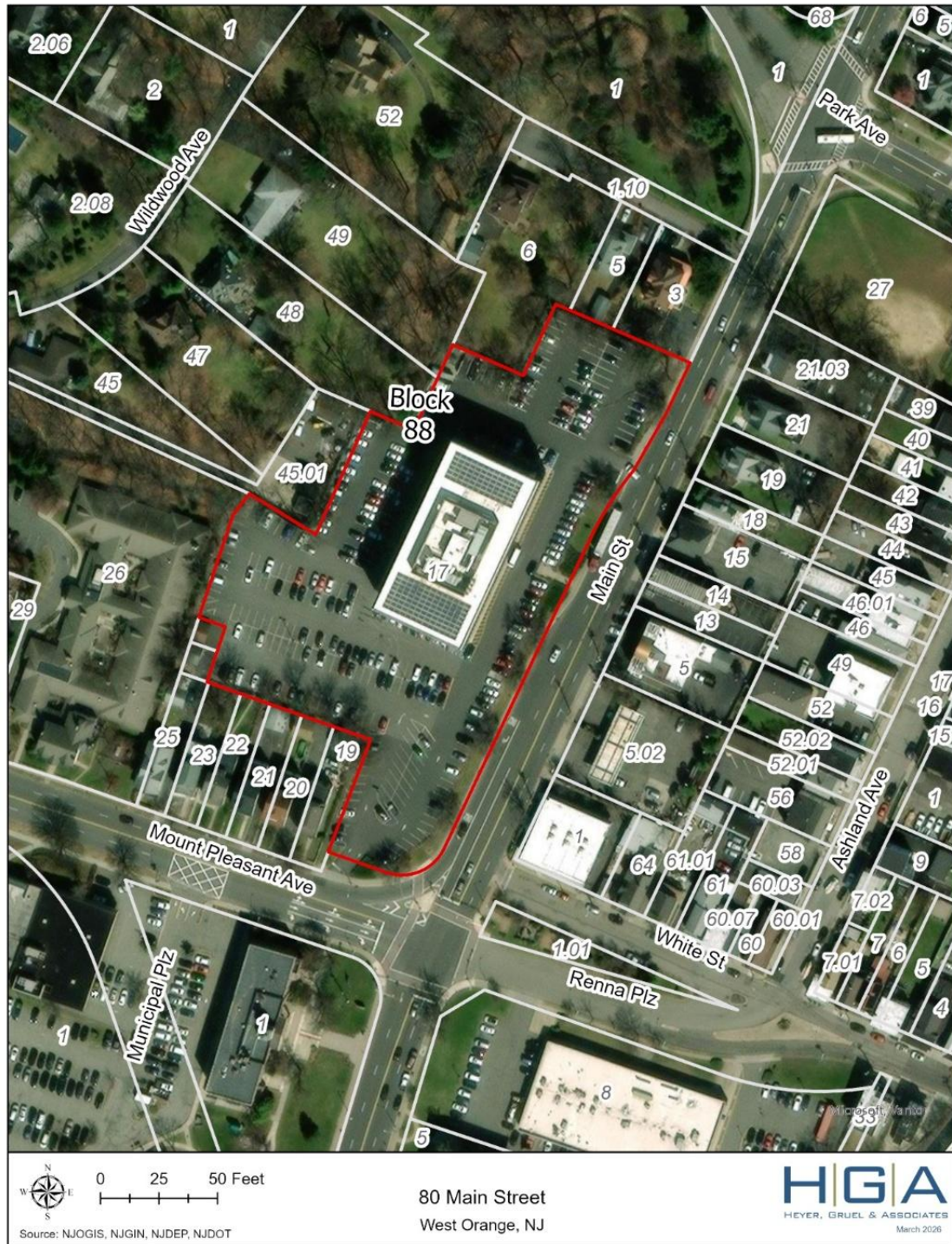


Figure 3 - Rehabilitation Area Aerial Map

Rehabilitation Area Site Photographs, taken March 10, 2026



Figure 4: The office building viewed from the southern drive aisle

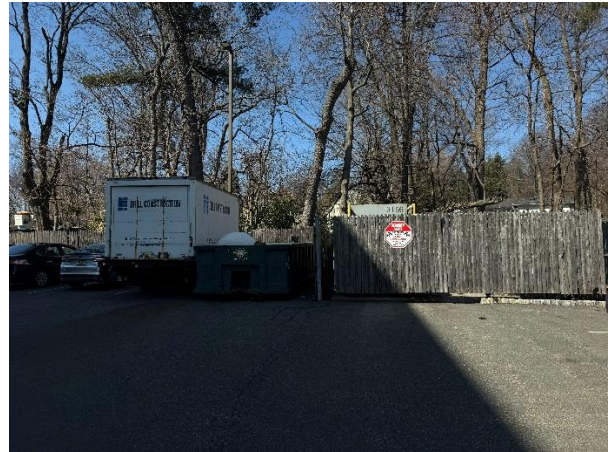


Figure 5: The property's refuse/recycling and utility area



Figure 6: The office building's primary entrance



Figure 7: The property viewed from the northern driveway

The office building's current bulk standard measurements are outlined in the following table.

Standard	Existing Condition
Lot Area	147,812 SF
Lot Width	±60'
Front Yard Setback	Main Street: 59.3' Mount Pleasant Avenue: ±100'
Side Yard Setback	78.1'
Rear Yard Setback	50.4'
Building Coverage	±10.6%
Lot Coverage	91.7%
Building Height	5 stories

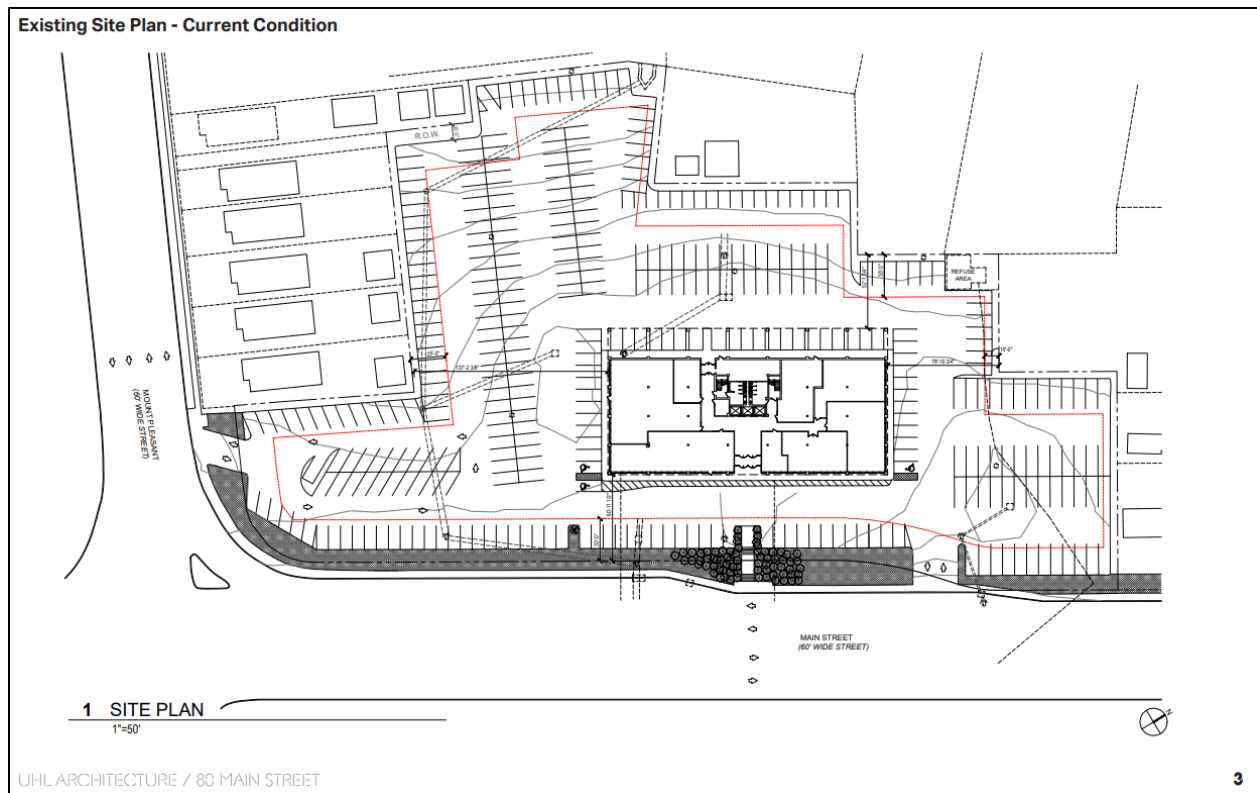


Figure 8 – Existing Site Plan of Block 88, Lot 17

3.2 LAND USE

Within a half-mile radius of the Area, prominent land use types include residential, commercial, and public uses. Residential uses include the Township's historic Llewellyn Park residential community and an assortment of other detached dwellings. Commercial uses are mainly concentrated along Main Street, including a BP gas station, the West Orange Hand Car Wash, the Bank of America Financial Center, and various other professional, retail, and food service businesses. Public uses include the West Orange Town Hall, the West Orange Police Department, and the Thomas Edison National Historical Park. In summation, this area of West Orange contains a diverse combination of uses. The Area's office building, in its existing and proposed state, is consistent with the existing neighborhood.

3.3 TRANSPORTATION

The Area fronts on two principal arterial county roads: Main Street (CR 659) and Mount Pleasant Avenue (CR 660). According to the U.S. Federal Highway Administration (FHWA), a principal arterial road "serves the major centers of activity in a region, provides the longest trips, and carries the highest traffic volumes over a minimum mileage. In addition, Interstate 280, a major highway, is located approximately two blocks west of the Area.

Furthermore, the Orange Station train stop, served by NJ Transit's Morristown Line and Gladstone Branch, is located one mile southeast of the Area. Also, approximately eight NJ Transit bus stations are located within a quarter mile of the Area.

3.4 ZONING

The Area is currently within the OB-2: Office Building District. The permitted principal uses for the OB-2 District include office buildings, detached one-family dwellings, water reservoirs, well towers, filter beds,

governmental facilities (federal, state, county, or township buildings), golf courses & golf club houses, farms, nurseries, greenhouses, and hospitals. Permitted accessory uses within the district include required accessory parking and signs.

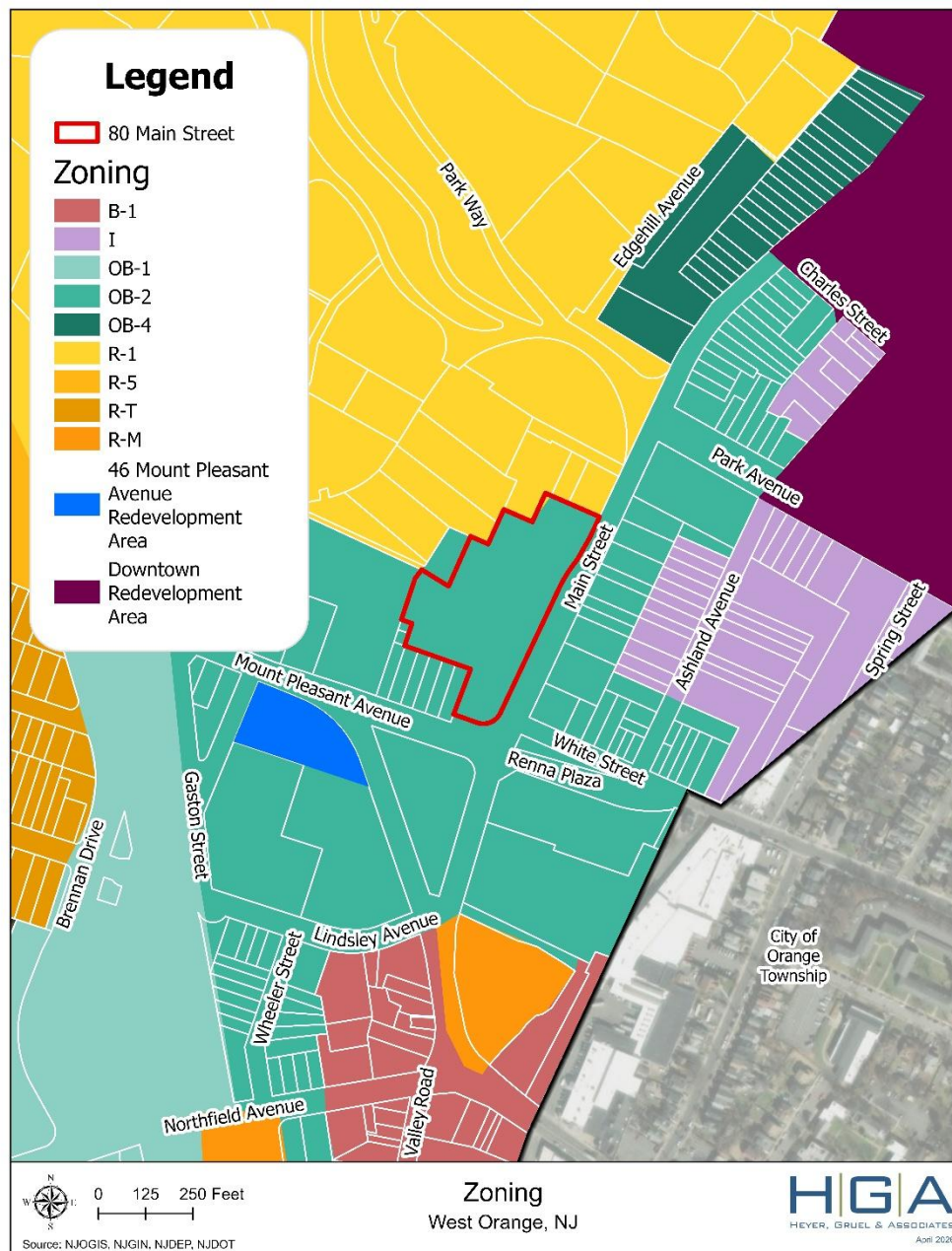


Figure 9: Map of Existing Zoning

4 PLAN PRINCIPLES, GOALS, AND OBJECTIVES

4.1 PURPOSE

The purpose of the 76-80 Main Street Redevelopment Plan is to (1) streamline the property's outdated zoning regulations, (2) promote the renovation of the interior and exterior of the structure's ground floor to accommodate new retail tenants, and (3) maintain the existing office building use.

4.2 PLAN GOALS AND OBJECTIVES

1. Encourage the renovation of the interior and exterior of the existing office building's ground floor, along with new external improvements such as restaurant seating, loading areas, and an expanded pedestrian walkway.
2. Create new retail spaces within the office building, stimulating economic development and providing new employment opportunities.
3. Modernize the property's land use standards.

5 RELATIONSHIP OF THE PLAN TO THE TOWNSHIP LAND DEVELOPMENT REGULATIONS

Per the LRHL at N.J.S.A. 40A:12A-7(C), redevelopment plans are required to specify whether they supersede existing zoning or act as an overlay to the existing zoning. This Redevelopment Plan shall supersede the existing underlying zoning within the Area. When utilizing the standards in this Redevelopment Plan, Township regulations affecting development that are in conflict are superseded by this Plan. Where design or engineering standards or definitions are not specified in this Plan, the standards set forth in the Township Ordinance shall apply.

No deviations from the Redevelopment Plan standards may be granted which would require a "d" variance pursuant to N.J.S.A. 40:55D-70d. If such a deviation is requested, it may only be addressed as an amendment to the Plan, subject to the sole discretion of the Mayor and Township Council. Requests for "d" variance relief shall not be heard by the Township's Zoning Board of Adjustment.

Any deviations from bulk and other specific standards shall require "c" variance relief, where noted in the Plan. The Planning Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70(C).

An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12(A) & (B).

The Planning Board may grant exceptions or waivers from design standards for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan. The Board may grant exceptions or waivers if it is determined that the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan and Master Plan.

All development must be approved by the Planning Board except as otherwise specified and shall be submitted through the normal site plan and subdivision procedures as identified in applicable Township Ordinances and by N.J.S.A. 40:55D-1, et seq.

6 LAND USE PLAN

The Land Use Plan defines one (1) district with specific use, bulk, and design standards: the “76-80 Main Street District”. This district encompasses Lot 17 within Block 88.

6.1 76-80 MAIN STREET DISTRICT

6.1.1 Purpose

The purpose of the 76-80 Main Street District is to ensure the vitality of the property’s office building through an interior and exterior ground-floor renovation that creates new retail space. The district’s development will encompass the adaptive reuse of the existing structure’s ground-floor and exterior renovations.

6.1.2 Permitted Principal Uses

The following uses shall be permitted principal uses. Mixed uses and multiple principal uses on one lot shall be permitted. Definitions for the permitted uses may be found in Appendix A. Uses followed by an asterisk (*) are permitted for ground floor use only. Any use not listed below shall be prohibited.

Art Gallery or Studio	Artisan Workshop*	Bank/Fiduciary (with or without drive-thru)
Experiential Retail*	Fitness Center/Health Club*	Massage, Bodywork, or Somatic Therapy Establishment*
Microbrewery*	Offices, General, Medical, and Professional	Personal Service Store or Studio*
Restaurant (with or without liquor license and bar use)*	Retail Store*	Winery*

6.1.3 Permitted Accessory Uses

The following uses shall be permitted accessory uses. Any use that is incidental and accessory to a principal permitted use is permitted, including, but not limited to, the uses enumerated below. However, the “Video Arcade or Amusement Arcade” use shall only be permitted as an accessory use to the “Restaurant” use.

Electric vehicle supply equipment	Fencing	Outdoor cafe
Signage	Surface parking and loading	Video Arcade or Amusement Arcade

6.1.4 Bulk Standards

The following table outlines the 76-80 Main Street District’s required bulk standards. On corner lots, each lot line abutting a street shall be considered a front yard. The primary front yard is that which the primary entrance of the structure faces: in this instance, the yard fronting on Main Street. The other front yard will be considered the secondary front yard. Each lot line intersecting with either of the frontages shall be considered a side yard. Any lot line that does not form a front yard or side yard shall be considered the rear yard.

76-80 Main Street District Standard	Required
Minimum Lot Area	145,000 SF
Minimum Lot Width	60'
Minimum Front Yard Setback	Main Street: 59' Mount Pleasant Avenue: 100'
Minimum Side Yard Setback	78'
Minimum Rear Yard Setback	50'
Maximum Building Coverage	30%
Maximum Lot Coverage	95%
Maximum Building Height	5 stories / 60'

6.1.5 Additional Standards for Outdoor Cafés

1. The outdoor café licensing requirements found at §5-10 of West Orange's Code are hereby incorporated.
2. Adequate access for emergency response personnel must be allowed to the main entrance of the serving establishment from the outdoor serving area as defined by Township fire regulations.
3. Adequate sidewalk access (at least four feet) must be maintained for easy passage of pedestrians on any public sidewalk or right-of-way.
4. Outdoor or patio type furniture must be used; upholstered furniture is prohibited.
5. Cleanliness of the outdoor serving area is the responsibility of the serving establishment.
6. A sketch showing the proposed location of tables, chairs and umbrellas shall be prepared and submitted to the Director of Planning and Development for approval prior to the use of the sidewalk area.
7. The use of the described locations shall be authorized by a sidewalk cafe permit issued by the Director of Planning upon compliance by the applicant with the requirements of this subsection and the payment of an annual fee to be prescribed by Resolution at the approval of the Township Council.
8. Any permit issued by the Director of Planning shall designate the hours of operation of any sidewalk cafe but in no event may a sidewalk cafe remain open after 11:00 p.m. on Sunday through Thursday or after 12:00 midnight on Friday, Saturday and legal holidays.
9. Nothing herein shall be deemed to be a waiver of the provisions of any health and/or licensing ordinance regulating the operation of a sidewalk cafe.

6.2 SIGNAGE STANDARDS

Unless otherwise specified herein, all projects within the Area shall comply with OB-2 signage and general regulations per §25-15. Deviation from the signage standards requires variance relief pursuant to N.J.S.A. 40:55D-70(C). Notwithstanding the provision of §25-15.7 of the Township Land Use Code, site plan approval shall not be required for changes to individual tenant signage upon a change of tenancy where the proposed new signage is otherwise consistent with the design standards under §25-15 of the Township Code.

6.2.1 Façade Signage

1. Each ground-floor tenant may have one façade sign per façade, limited to a maximum area of 40 square feet.

6.2.2 Freestanding and Monument Signage

1. One freestanding/monument sign with (or without) tenant panels shall be permitted.
2. The maximum width of a monument sign shall be 8 feet.

6.2.3 Awnings & Awning Signage

1. No portion of an awning or canopy or its sign may extend below 6.5 feet when extended or retracted, and may not extend more than eight feet from the building line when open. An awning or canopy sign may not exceed eight inches in height, but may run the entire length of the allowable edge.

6.3 PARKING REQUIREMENTS

The following parking requirements shall apply to the Area. Deviation from the parking standards requires variance relief pursuant to N.J.S.A. 40:55D-70(C).

6.3.1 Minimum Required Number of Parking Spaces

1. Minimum Required Parking Spaces: For office uses, 3 parking spaces per 1,000 SF of gross floor area are required. For ground-floor commercial uses, 4 parking spaces per 1,000 SF of gross floor area are required.
 - a. Redevelopers must supply electric vehicle parking as required by §25-12.6.
 - b. The parking requirement for a building or development with a mix of nonresidential uses shall be the total of the requirements of the component uses.

6.3.2 Off-Street Loading Requirements

Unless otherwise specified herein, all projects within the Area shall comply with the loading regulations at §25-12 of West Orange's Land Use Ordinance.

6.4 LANDSCAPING AND ENVIRONMENTAL REQUIREMENTS

The following landscaping and environmental requirements shall apply to the Area. Deviation from the landscaping and environmental standards requires variance relief pursuant to N.J.S.A. 40:55D-70(C).

1. Green roofs shall be permitted and installed in accordance with §25-8.11 of West Orange's Land Use Ordinance.
2. Along any side or rear property line which is contiguous to a residential use, a 5-foot-wide buffer strip shall be planted and maintained in perpetuity with trees and shrubbery of such sizes and densities as to adequately screen the buildings from such abutting residential district or use in a residential zone. When a required buffer area is impractical due to size constraints, decorative fencing shall be provided in lieu of a landscaped buffer.
3. Landscaping shall be required for any part of the property not used for buildings, off-street parking, sidewalk area or other similar purposes.
 - a. All plant material used shall be planted consistent with standards as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer as part of any Site Plan Application. Any landscaping that dies within one (1) year of planting shall be replaced.
4. All developments shall comply with the Township of West Orange Zoning Ordinance at §25-29, "Stormwater Control," in addition to the NJDEP's current regulations and best practices for stormwater management.
5. All applicants for major site plan and/or subdivision approval shall complete a Sustainability Checklist form as a completeness item as outlined in §25-51.16.

6.5 DESIGN STANDARDS

The following are site plan design standards. The standard for relief for any deviations from these standards shall be consistent with the MLUL requirements at N.J.S.A 40:55D-51 as a design waiver. The design standards are intended to reinforce the physical, visual, and spatial characteristics of the Area.

6.5.1 Fencing and Screening Requirements

1. Walls and fences which are not more than 50% solid are permitted anywhere on the property provided they are not higher than four feet.
2. Solid fences or walls not exceeding six feet in height shall be permitted in the side and rear yards.
3. A fence or wall to be used for screening may not exceed six feet in height.
4. The finished side of the fence must face away from the applicant's property.
5. The use of barbed wire, razor wire, and electrical wire fence is prohibited.
6. Utility boxes and other ground level utility structures shall be screened on at least three sides by either fencing and/or landscaping that will conceal the box throughout all seasons of the year, while permitting access by the utility company.
7. Roof equipment including but not limited to elevator towers, air conditioning units, satellite dishes, and similar equipment shall be screened with either a solid or decorative shield. Such equipment should be located in the center of the roof when possible. No roof equipment shall exceed 15 feet in height.

6.5.2 Lighting Requirements

1. Site lighting shall be designed to (1) provide adequate illumination in appropriate locations for site users and the general public for purposes of traffic and pedestrian safety, security, property and building identification, and aesthetic improvement; (2) prevent excessive illumination and glare; and (3) provide proper orientation and shielding of fixtures to prevent undue illumination of adjacent properties.
2. All new lighting fixtures shall be directed downward and shall be equipped with the necessary shielding so as to prevent the direct source of light from being visible from any point beyond the property lines of the premises upon which the lighting structure is located.
3. The level of illumination at ground level shall not exceed 0.1 footcandles at the property line.
4. The duration of operation of all lighting and maximum lumen power permitted shall be as determined satisfactory by the Planning Board with due regard to whether any limitations imposed will deprive the applicant of a reasonable use of his property and whether the application will be detrimental to the public health and general welfare or to the property and personal rights of the abutting owners. Provisions shall be made for the reduction in the intensity of illumination to the minimum needed for security purposes when the facility is not in operation.
5. All new wiring for light fixtures shall be laid underground and not strung between poles or buildings.
6. All areas of the site as depicted on the site plan shall be identified as to the minimum and maximum levels of illumination. The fixture spacing, type mounting height, wattage, photometric pattern shall be shown and calculated for each type of fixture used. A plot of the minimum and maximum design illumination shall show the location of each fixture by a symbol and the limits of the isolux/isocandela trace. The lighting for off-street parking shall be designed to direct light downward towards the parking areas.
7. The following illumination standards shall be required:

Illumination Standards	
Standard Type	Required Illumination Levels
Building Entrances/Exits	1.0 FC min. to 6 FC max.
Parking Areas	1.5 FC min. to 5 FC max.
Pedestrian Walkways	0.6 FC min. to 3 FC max.

6.5.3 Circulation and Off-street Parking Requirements

1. For any street-fronting property line, a sidewalk shall be provided within the road right-of-way. The sidewalk standards found in Chapter 20 of West Orange's Code shall apply.
2. All off-street parking areas shall be surfaced with an asphalt, bituminous, or cement binder pavement which shall be graded and drained to dispose of all surface water as provided by the Township Engineer. There shall be a five-foot-wide sidewalk at least five inches above the parking area level between any building and a parking area or drive used by the public.
3. The entire perimeter of all newly paved parking areas and the edges of all newly paved entrance and exit drives shall be enclosed with a concrete or granite block curb at least six inches above the paving surface. New curbing shall not be less than five feet from any fence or screening nor less than five feet from any structure.
4. Concrete wheel stops shall be provided for newly paved parking areas.
5. All parking spaces within a parking area shall be clearly marked showing the parking arrangement and traffic direction within the parking area, and such marking shall be continuously maintained.
6. Any parking area shall be screened on any side which adjoins a residential use by a fence, wall, berm, evergreen or hedge maintained in good condition as required.
7. All parking areas shall be so designed that vehicles are not required to back directly onto a public right-of-way.
8. Such parking area shall be used solely for the parking of passenger automobiles and no repair work or service of any kind shall be conducted in the parking lot.
9. All driveways for two-way traffic shall be a minimum of 24 feet wide and in no case shall a driveway be less than 14 feet wide. All parking areas shall be designed with service aisles to meet the following standards:

Parking Angle	Aisle Width
30°	11 feet (one-way)
45°	13 feet (one-way)
60°	18 feet (one-way)
90°	24 feet (two-way)

10. Each entrance or exit from such parking area shall be at least 10 feet from any residential use.
11. All required parking for the Area shall be provided on the same lot as the principal building or use that they serve.
12. Off-street parking facilities may be placed in any required yard provided that the parking area is screened pursuant to the requirements in 6.2.1 of this Redevelopment Plan. Off-street parking facilities may be placed in any required front yard provided that there is a minimum of 10 feet distance between the parking area and the lot line.
13. The existing dimensions of the site's parking spaces shall be grandfathered in. Should the parking lot be restriped, minimum dimensions of 9 feet by 18 feet and 8.5 feet by 18 feet shall be required for ground-floor and office uses, respectively. Minimum parking space dimensions

shall be measured perpendicular to the axis of the length with adequate provisions for ingress and egress to all parking spaces.

6.5.4 Recycling and Refuse Storage

Unless specified otherwise herein, all projects within the Area shall comply with the recycling regulations at §25-8.14 of West Orange's Land Use Ordinance.

1. A recycling and refuse storage area shall be provided on the property.
2. For purposes of this redevelopment plan, the standards found within §25-8.14 shall also apply to the property's required refuse storage area, where applicable.

7 ELECTRIC VEHICLE INFRASTRUCTURE

The LRHL (N.J.S.A. 40A:12A-7(A)(8)) requires that redevelopment plans state the proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network. As previously stated, it is a requirement of this redevelopment plan that redevelopers supply electric vehicle parking in accordance with the West Orange Land Use Ordinance's EV standards.

8 CONFORMANCE WITH TOWNSHIP OBJECTIVES

The LRHL (N.J.S.A. 40A:12A-7(A)(1)) requires that redevelopment plans be reviewed for consistency with local policies and objectives, which includes a review of the Township's Master Planning documents.

8.1 2019 MASTER PLAN UPDATE

The 2019 Master Plan Update, West Orange's most recent Master Plan document, was approved in December 2019. The Plan includes a Reexamination Report and Plan Element Updates. Below are the Township's planning goals and objectives from the 2019 Master Plan Update that are most relevant to the 76-80 Main Street Rehabilitation Area:

1. Consider changes to permitted uses, including modifying permitted uses in commercial zones.
2. Modify zone district designations to address inconsistencies between existing land uses and zoning, and to promote economic development in certain locations.
3. Continue to maintain a balance of land uses, including varied nonresidential uses and a range of appropriate housing types and sizes.
4. Promote development in locations near transit and services.
5. Increase focus on walkability and complete streets throughout the Township.

9 RELATIONSHIP TO OTHER PLANS

9.1 2025 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The LRHL requires a review of the relationship between the Redevelopment Plan and the State Development and Redevelopment Plan (SDRP) (N.J.S.A. 40A:12A-7(a)(5)).

In December 2025, the State Planning Commission adopted the newest iteration of the SDRP. The SDRP is a document that, while not binding, guides State-level development and redevelopment policy as well

as local and regional planning efforts. Ten statewide goals are articulated in the Plan, along with dozens of corresponding implementation policies. The goals are as follows:

- **Economic Development:** Promote economic growth that benefits all residents of New Jersey.
- **Housing:** Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.
- **Infrastructure:** Economic opportunity through nation leading infrastructure.
- **Revitalization and Recentering:** Revitalize and recenter the State's underutilized developed areas.
- **Climate Change:** Effectively address the adverse impacts of global climate change.
- **Natural and Water Resources:** Protect, maintain, and restore the State's natural and water resources and ecosystems.
- **Pollution and Environmental Clean-Up:** Protect the environment, prevent and clean up pollution.
- **Historic and Scenic Resources:** Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.
- **Equity:** Implement equitable planning practices to promote thriving communities for all New Jerseyans.
- **Comprehensive Planning:** Foster sound and integrated planning and implementation at all levels Statewide.

The 76-80 Main Street Redevelopment Plan meets the following goals of the 2025 SDRP:

1. Continue to promote the retention and expansion of existing businesses, and the creation of new businesses in Centers.
2. Foster economic development opportunities to enable infrastructure improvements.
3. Coordinate and direct economic development activities to promote revitalization of urban, suburban, and rural communities and foster infill opportunities and the redevelopment of existing underutilized areas.
4. Provide financial and technical assistance for the redevelopment and adaptive reuse of obsolete or underutilized public and private facilities for appropriate economic development purposes, which can include housing.
5. Broaden the range of uses in office districts by introducing restaurants, daycare facilities, personal and professional services, retail, and residential uses previously lacking.

The SDRP also includes a State Plan Policy Map, which divides the state into regions known as Planning Areas. The Area is in the Metropolitan Planning Area (PA-1), which is characterized by intensive existing development and is the target for rehabilitation and redevelopment efforts. The goals for PA-1 include the following:

- Provide for much of the State's future growth in compact development and redevelopment.
- Revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods.
- Address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems.
- Prevent displacement and gentrification.
- Promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms.
- Rebalance urbanization with natural systems.
- Promote increased biodiversity and habitat restoration.

- Stabilize and enhance older inner ring suburbs.
- Redesign and revitalize auto oriented areas.
- Protect and enhance the character of existing stable communities.

The 76-80 Main Street Redevelopment Plan meets the goals for Planning Area 1.

9.2 ESSEX COUNTY PLANS

The LRHL requires a review of any significant relationship between the Redevelopment Plan and County Plans (N.J.S.A. 40A:12A-7.a(5)(b)). The most current version of the Essex County Master Plan is the Land Use/Housing Element, adopted in August 1980. The Area aligns with the relevant goals of the Essex County Plans.

9.3 RELATIONSHIP TO MASTER PLANS OF CONTIGUOUS MUNICIPALITIES

The LRHL requires a review of any significant relationship between the Redevelopment Plan and the Master Plans of adjacent municipalities (N.J.S.A. 40A:12A-7.a(5)(a)). West Orange shares its borders with the Township of Verona, the Township of Montclair, the Township of the City of Orange, the Village of South Orange, the Township of Maplewood, the Township of Millburn, the Township of Livingston, the Borough of Roseland, and the Borough of Essex Fells.

The boundaries of the Area do not abut any of the nearby municipalities but, the Area is located approximately two blocks to the west of the City of Orange Township. This Redevelopment Plan proposes interior and exterior renovations to the existing office building's ground floor. The proposed permitted and accessory uses will complement the surrounding commercial district. The Plan, therefore, will have no associated impact on the nearby municipalities.

10 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

The mechanisms by which a redevelopment plan is implemented are statutorily imposed by the Local Redevelopment and Housing Law. All relevant provisions of the LRHL shall apply to the implementation of this Plan.

10.1 PROPERTY ACQUISITION AND RELOCATION

Acquisition of privately-owned property and displacement or relocation of any residents within the Area will not be necessary to effectuate the Redevelopment Plan and is not permitted under a Rehabilitation designation.

10.2 APPROVAL OF A DESIGNATED DEVELOPER

In order to redevelop a property within the Area, an entity must first be designated as a Redeveloper by the Redevelopment Entity. It is anticipated that the current owner of the property will seek to be designated to undertake the redevelopment and the Township does not intend to engage in any solicitation process for potential redevelopers for the Area. Tenants are not required to be designated as redevelopers.

In order to be considered for approval and designation as a redeveloper for the Area, redevelopers will be required to submit to the Redevelopment Entity for review and approval (1) an estimated time schedule, (2) conceptual site plans including visual plans and elevations at a minimum, and (3) an explanation illustrating how the project is in compliance with the Redevelopment Plan.

10.3 APPOINTMENT OF A DESIGNATED REDEVELOPER

Upon the Redevelopment Entity's satisfactory review of the above, it shall then proceed to negotiate a formal Redevelopment Agreement.

Designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement. The estimates referred to in the previous section shall be finalized by the designated Redeveloper at the time of execution of such agreement.

Prior to the commencement of construction of any improvements on Area land, final plans and specifications must be submitted to the Planning Board for site plan approval as required pursuant to the Municipal Land Use Law (NJSA 40:55D-1 et seq.) by the Redeveloper for approval to ensure conformance with the approved preliminary submission.

10.4 CONDITIONS IN REDEVELOPMENT AGREEMENT

1. The Redevelopment Agreement shall incorporate the pertinent aspects of the selected developer's proposal and will address financial considerations, planning, phasing, development, and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. A Designated Redeveloper shall be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan.
3. The deed of conveyance shall include a restriction that the Designated Redeveloper and his successors or assignees shall devote land to the use(s) specified in the Designated Redeveloper's final plan and shall not devote such land to any other uses.
4. No Designated Redeveloper shall be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Township of West Orange has been obtained.
5. The consent of the Township of West Orange shall be required prior to the disposition of all or any of the Designated Redeveloper's interest in the Area. Such consent shall be effective upon the completion by the Designated Redeveloper of all on and off-site improvements as may have been approved and required.
6. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Township of West Orange or by purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.
7. The Township of West Orange reserves the right to terminate any Redeveloper Agreement with a Designated Redeveloper subject to the terms and conditions of the Redevelopment Agreement.

10.5 DURATION OF REDEVELOPMENT PLAN

During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity (unless the Redevelopment Entity has been dissolved in which event the municipal governing body assumes the responsibility). The Redevelopment Plan will remain in effect for 30 years. After that period, the Zoning Ordinance will regulate the development of the Area.

10.6 AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, provided that with respect to any land in the project area previously disposed of by the Redevelopment Entity for use in accordance with the Redevelopment Plan, the Entity will notice the owner of such land whose interests therein may be materially affected by such amendment.

APPENDIX A

Definitions shall be consistent with those found in §25-4 "Definitions," unless specified otherwise herein:

- **Art Gallery or Studio** - Any establishment primarily displaying and/or selling pieces of artwork, including paintings, photography, sculpture, pottery and similar items.
- **Artisan Workshop** - Shops of special trade including the individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, baked or prepared food and drink, and similar items by one or more artisans. Retail sales on the premises of products made on the premises are required. Artisanal workshops shall not exhibit any exterior noise, smell, glare or dust from their operations.
- **Bank / Fiduciary** - Provision of banking services to consumers or clients. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments, and automatic teller machines (ATMs).
- **Experiential Retail** - A commercial use where patrons pay to participate in a programmed, recreational, creative, or social-based activity on site. Examples include axe throwing, escape rooms, paint-and-sip studios, glass-blowing studios, indoor virtual simulations, cooking or craft studios, and similar group activity or entertainment concepts.
- **Fitness Center / Health Club** - Facilities for conducting recreational activities such as aerobic exercises, running and jogging, and which may contain exercise equipment, sports courts and swimming facilities. This use also includes establishments for group fitness instruction such as yoga, Pilates, karate and dance studios, boxing gyms, etc. This use may include accessory saunas, showers, massage rooms and lockers, snack bars providing nonalcoholic drinks and prepackaged snacks not prepared on the premises, and sale of sports equipment and clothing.
- **Office, General and Professional** - A room, suite of rooms, or building in which is used for conducting the affairs of a business, profession, service, industry or government, and generally furnished with desks, tables, files and communication equipment, including offices of general, business, executive, legal, accounting, architect, planning, engineer, real estate, contractor and employment agencies, but excluding medical offices.
- **Office, Medical** - A room, suite of rooms, or building in which provides diagnostic, therapeutic, or preventive medical, osteopathic, chiropractic, dental, psychological and similar or related treatment by a practitioner or group of practitioners licensed to perform such services to ambulatory patients on an outpatient basis only, and without facilities for inpatient care, major surgical procedures. A medical office may also contain associated in-house ancillary services such as in-house diagnostic testing facilities, physical therapy, medical counseling services, and similar services.
- **Site Plan Approval** - Shall not be required for (1) façade changes or improvements to individual retail tenant spaces that are otherwise consistent with the design requirements of this Redevelopment Plan, (2) a change in use or modification of an existing use that does not change the size of an existing building or (3) propose any modifications to the height, width, or location of existing site improvements such as sidewalks, driveways, parking areas, fences and walls in any manner that is inconsistent with an existing site plan approval or this Redevelopment Plan.