BOROUGH OF MOUNT ARLINGTON
COUNCIL MEETING AGENDA
December 1, 2026
7:00 PM

1. **Call to Order**

2. **Adequate Notice** of this meeting of the Mayor and Council of the Borough of Mount Arlington was given as required by the Open Public Meetings Act as follows: Notice was published in the Daily Record and West Morris Reporter on January 14, 2026 and posted on the bulletin board in the main hallway of the Borough Municipal Building on January 9, 2026 notice of this meeting is on file in the Office of the Borough Clerk.

   In accordance with the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.), the Borough Council opens every public meeting for comments of the public. However, in accordance with N.J.S.A. 10:4-12: "Nothing in this Act shall be construed to limit the discretion of a public body to permit, prohibit or regulate the active participation at any meeting." Speakers at Borough meetings shall have five minutes to present their comments to the Borough Council so as not to consume time that would otherwise be allotted to other persons who wish to speak.

3. **Flag Salute**

4. **Roll Call**

5. **Appointments**

6. **Presentations**
   - Melissa Eckert, Board of Education Liaison Monthly Report

7. **Approval of Minutes**
   - Meeting Minutes from November 4, 2026 Borough Council Meeting

8. **Mayor's Report**

9. **Council Committee Reports**

10. **Borough Administrator's Report**

11. **Police Department Report**

12. **Fire Department Report**

13. **Public Comment**

14. **Ordinances – Introduction**

15. **Ordinance – Second Reading**

    14-2026 An Ordinance of the Borough of Mount Arlington, County of Morris, State of New Jersey, Appropriating $85,000.00 from the Capital Improvement Fund for Replacement of Fireman's Field Playground Equipment

    15-2026 An Ordinance of the Borough of Mount Arlington, County of Morris, State of New Jersey, Authorizing and Appropriating $1,000,000.00 for Municipal Roads Rehabilitation

16. Resolutions

2026-135 A Resolution of the Mayor and Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Approving Transfer of Funds

2026-136 A Resolution of the Mayor and Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Approving Check Register Dated December 1, 2026

2026-137 A Resolution of the Mayor and Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Canceling Prior Years Grant Receivable and Appropriation Reserve Balances

2026-138 A Resolution of the Mayor and Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, Authorizing the Sale of Portion of Block 87 Lot 6 on the Borough's Official Tax Maps

2026-139 A Resolution of the Mayor and Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, To Redeem a Third Party Tax Lien Certificate of Sale# 23-00011 for Property Known as Block 106 Lot 4

2026-140 A Resolution of the Mayor and Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, For Refund of Tax Overpayment Made on 100% Tax Exempt Property Known as Block 49.02 Lot 33

17. Motion

18. Adjourn

Ashley N. Todd, Acting Borough Clerk

CC: Website

ORDINANCE 14-2026

AN ORDINANCE OF THE BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, APPROPRIATING $85,000.00 FROM THE CAPITAL IMPROVEMENT FUND FOR REPLACEMENT OF FIREMAN'S FIELD PLAYGROUND EQUIPMENT

BE IT ORDAINED, by the Governing Body of the Borough of Mount Arlington, in the County of Morris,
as follows:

Section 1. The Borough of Mount Arlington, in the County of Morris, New Jersey (the "Borough") hereby appropriates the amount of $85,000.00 from the Capital Improvement Fund for the costs associated with the replacement of playground equipment including all costs and expenses necessary therefor and incidental thereto.

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

Section 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by applicable law.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, introduced on November 4, 2026, and will be further considered after a Public Hearing held on December 1, 2026 at the Municipal Building at 7:00 p.m.

INTRODUCED: November 4, 2026

ADOPTED:

ATTEST:

BOROUGH OF MOUNT ARLINGTON
COUNTY OF MORRIS
STATE OF NEW JERSEY

_____
Ashley N. Todd
Acting Borough Clerk

_____
Michael Stanzilis, Mayor
Borough of Mount Arlington

{SEAL}

ORDINANCE NO.: 15-2026

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, COUNTY OF MORRIS AND STATE OF NEW JERSEY, AUTHORIZING AND APPROPRIATING $1,000,000.00 FOR MUNICIPAL ROADS REHABILITATION

WHEREAS, the Mayor and Council for the Borough of Mount Arlington desires to begin the rehabilitation of various municipal roads; and

WHEREAS, in order to finance the expenditures associated with the Municipal Roads Rehabilitation Project, including but not limited to, all activities associated with the construction; the design and implementation of all necessary measures; and issuance of Request for Proposals; a General Capital Fund Reserve must be formally appropriated.

BE IT ORDAINED, by the Mayor and Council of the Borough of Mount Arlington, County of Morris and State of New Jersey as follows:

Section 1: The improvement and purpose described in Section 3 of this ordinance is hereby authorized as a general improvement to be made or acquired by the Borough of Mount Arlington, County of Morris, New Jersey (hereinafter referred to as the "Borough"). For the said improvement or purpose stated in Section 3 of this ordinance, there is hereby appropriated $1,000,000.00 said sum being inclusive of all appropriations heretofore made therefor.

Section 2: The improvement hereby authorized and the purpose for the financing of which said obligations are to be issued is as follows:

The Municipal Roads Rehabilitation Project, including but not limited to, all activities associated with the construction; the design and implementation of all necessary measures; and issuance of Request for Proposals. For financing said improvement there is hereby appropriated the sum of $1,000,000.00 from the Capital Improvement Fund.

Section 3: The improvement authorized is expenditures associated with the Municipal Road Rehabilitation Project, including but not limited to, all activities associated with construction costs; the design and implementation of all necessary measures; and Request for Proposals.

The following additional matters are hereby determined, declared, recited and stated:

(a) The purpose described in Section 2 of this ordinance is not a current expense and is property or an improvement which the Borough may lawfully acquire or make as a general improvement having a period of usefulness of at least five (5) years and no part of the cost thereof has been or shall be specially assessed on property benefitted thereby.

(b) Amount not exceeding $200,000 in the aggregate for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed and permitted under N.J.S.A. 40A:2-20 of the Law may be included as part of the costs of said improvement and are included in the foregoing estimates thereof.

Section 4: Any grant or other moneys received for the purposes described in Section 3 hereof in addition to the funds expressly appropriated in Section 2 hereof, shall be applied to direct payment of the cost of the improvement.

Section 5: The Borough hereby certifies that is has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Council of the Borough of Mount Arlington, introduced on November 4, 2026; and will be further considered after a public hearing held on December 1, 2026 at the Municipal Building at 7:00 p.m.

Introduced: November 4, 2026

Adopted:

Attest:

BOROUGH OF MOUNT ARLINGTON

COUNTY OF MORRIS

STATE OF NEW JERSEY

_____

Ashley N. Todd
Acting Borough Clerk

_____

Michael Stanzilis, Mayor
Borough of Mount Arlington

{SEAL}

RESOLUTION 2026-135

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY, APPROVING TRANSFER OF FUNDS

WHEREAS, there are insufficient funds in the below listed line items of the 2026 Budget Appropriation; and

WHEREAS, there are funds over and above what is needed in the below listed line items in the 2026 Budget Appropriation.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Mount Arlington, that the following transfer of funds be made:

FROM:

Liquidation of Tax Title Liens	$5,000.00
Roads and Stormwater Drainage Operating	$7,000.00
TOTAL:	**$ 12,000.00**

TO:

Utilities	$12,000.00
TOTAL:	**$ 12,000.00**

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Council of the Borough of Mount Arlington, and adopted on December 1, 2026.

_____
Ashley Todd, Acting Borough Clerk

RESOLUTION 2026 – 136

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY, APPROVING THE CHECK REGISTER DATED DECEMBER 1, 2026

WHEREAS, the attached Check Register dated December 1, 2026, has been submitted by the Finance Office to the Mayor and Council for approval.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, that the Check Register dated December 1, 2026 is hereby approved.

This Resolution shall take effect immediately.

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, and adopted on December 1, 2026.

_____
Ashley N. Todd, Acting Borough Clerk

Range of Checking Accts: GENL FUND CASH to WIRES Range of Check Dates: 11/05/26 to 12/01/26
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor / PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num / Contract	Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH										
29476	11/05/26	CQ		CQ Fluency		(Replacement of: GENL FUND CASH 28263)			5029		
		25-01542	1	Interpretation Services	8.25	5-01-43-491-203 Court Expenses	Budget		66	1	
29477	11/10/26							11/10/26 VOID	0		
29478	11/10/26			Alignment Check				VOID			
29479	11/10/26	HOWAR005		Howard Fuel Stop Inc					5137		
		26-01421	1	November Fuel	1,479.10	6-01-31-430-411 Utilities Gasoline/Diesel Purchases	Budget		2	1	
		26-01421	2	November Fuel	1,660.78	6-01-31-430-411 Utilities Gasoline/Diesel Purchases	Budget		3	1	
					3,139.88						
29480	11/10/26	LIMA N		Nick Lima				11/10/26 VOID	5137		
		26-01339	1	2026 Pay Per Call	400.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget		1	1	
29481	11/23/26	HOWAR005		Howard Fuel Stop Inc					5140		
		26-01450	1	November Fuel	1,495.60	6-01-31-430-411 Utilities Gasoline/Diesel Purchases	Budget		2	1	
		26-01450	2	November Fuel	2,117.89	6-01-31-430-411 Utilities Gasoline/Diesel Purchases	Budget		3	1	
		26-01450	3	November Fuel	1,959.51	6-01-31-430-411 Utilities Gasoline/Diesel Purchases	Budget		4	1	
					5,573.00						
29624	12/01/26							12/01/26 VOID	0		
29625	12/01/26							12/01/26 VOID	0		
29626	12/01/26							12/01/26 VOID	0		
29627	12/01/26							12/01/26 VOID	0		
29628	12/01/26							12/01/26 VOID	0		
29629	12/01/26							12/01/26 VOID	0		
29630	12/01/26							12/01/26 VOID	0		
29631	12/01/26							12/01/26 VOID	0		
29632	12/01/26							12/01/26 VOID	0		
29633	12/01/26							12/01/26 VOID	0		
29634	12/01/26							12/01/26 VOID	0		

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num Contract	Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH				Continued							
29635	12/01/26								12/01/26	VOID		0
29636	12/01/26								12/01/26	VOID		0
29637	12/01/26								12/01/26	VOID		0
29638	12/01/26								12/01/26	VOID		0
29639	12/01/26								12/01/26	VOID		0
29640	12/01/26								12/01/26	VOID		0
29641	12/01/26								12/01/26	VOID		0
29642	12/01/26								12/01/26	VOID		0
29643	12/01/26								12/01/26	VOID		0
29644	12/01/26								12/01/26	VOID		0
29645	12/01/26								12/01/26	VOID		0
29646	12/01/26								12/01/26	VOID		0
29647	12/01/26								12/01/26	VOID		0
29648	12/01/26								12/01/26	VOID		0
29649	12/01/26								12/01/26	VOID		0
29650	12/01/26								12/01/26	VOID		0
29651	12/01/26								12/01/26	VOID		0
29652	12/01/26								12/01/26	VOID		0
29653	12/01/26								12/01/26	VOID		0
29654	12/01/26								12/01/26	VOID		0
29655	12/01/26								12/01/26	VOID		0
29656	12/01/26								12/01/26	VOID		0
29657	12/01/26								12/01/26	VOID		0
29658	12/01/26								12/01/26	VOID		0
29659	12/01/26								12/01/26	VOID		0
29660	12/01/26								12/01/26	VOID		0

Check # / PO #	Check Date / Item	Vendor / Description	Amount Paid	Charge Account	Account Type	Reconciled/Void / Contract	Ref Num / Ref Seq / Acct
GENL FUND CASH	CURRENT FUND CASH	Continued					
29661	12/01/26					12/01/26 VOID	0
29662	12/01/26					12/01/26 VOID	0
29663	12/01/26					12/01/26 VOID	0
29664	12/01/26					12/01/26 VOID	0
29665	12/01/26					12/01/26 VOID	0
29666	12/01/26					12/01/26 VOID	0
29667	12/01/26					12/01/26 VOID	0
29668	12/01/26					12/01/26 VOID	0
29669	12/01/26	ACTION Action Data Services					5142
26-01391	1	Payroll Services	458.00	6-01-31-455-216 Sewer Payroll Services	Budget		58 1
26-01466	1	Payroll Services	343.46	6-01-31-455-216 Sewer Payroll Services	Budget		144 1
			801.46				
29670	12/01/26	AMAZON Amazon Capital Services					5142
26-01374	1	Office Supplies	37.46	6-01-27-340-210 Animal Control Other Expenses	Budget		42 1
26-01407	1	Microphone Stand	36.97	6-01-20-110-204 Mayor And Council Expenses	Budget		77 1
26-01407	2	Camera	259.60	6-01-20-110-204 Mayor And Council Expenses	Budget		78 1
26-01423	1	Laser / Batteries	62.44	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		91 1
26-01441	1	Slings - Shotguns	56.95	6-01-25-240-340 Police Firearms And Ammunition	Budget		123 1
26-01441	2	Ink Postage Machine	85.49	6-01-31-455-213 Sewer Postage	Budget		124 1
26-01449	1	Toner	47.49	6-01-20-145-212 Tax Collector Office Supplies	Budget		128 1
26-01449	2	Receipt Rolls	56.99	6-01-20-145-212 Tax Collector Office Supplies	Budget		129 1
26-01449	3	Plasticware	26.59	6-01-28-370-409 Events Miscellaneous	Budget		130 1
			669.98				
29671	12/01/26	ARTHU005 Arthur Scofield					5142
26-01346	1	2026 Pay Per Call	990.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget		36 1
29672	12/01/26	ATT AT&T Corp.					5142
26-01456	1	Long Distance Carrier	180.46	6-01-31-430-406 Utilities Phone Miscellaneous	Budget		135 1

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Contract	Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH	Continued											
29673	12/01/26	BLUE	Blue Diamond Disposal, Inc.										5142
			26-01235	1	Garbage Contract	41,200.00	6-01-26-305-383 Garbage Blue Diamond Contract	Budget			18	1	
			26-01422	1	Rate Adjustment	184.21	6-01-26-305-383 Garbage Blue Diamond Contract	Budget			90	1	
						41,384.21							
29674	12/01/26	C-3	C-3 Technologies, LLC										5142
			26-01432	1	Monthly Compliance	175.00	6-01-31-430-410 Utilities Heating / AC/ Oil	Budget			111	1	
			26-01459	1	Paperwork for Annual Renewal	175.00	6-01-31-430-411 Utilities Gasoline/Diesel Purchases	Budget			138	1	
						350.00							
29675	12/01/26	CABLE	Optimum-Attn 371378										5142
			26-01465	1	Cable DPW	110.00	6-01-31-430-409 Utilities Internet Billing	Budget			143	1	
29676	12/01/26	CABLE2	OPTIMUM BUSINESS										5142
			26-01420	1	FIBER INTERNET ALL BUILDINGS	2,037.20	6-01-31-430-409 Utilities Internet Billing	Budget			89	1	
29677	12/01/26	CAIDE005	Caiden J Wodynksi										5142
			26-01348	1	2026 Pay Per Call	420.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget			38	1	
29678	12/01/26	CALDWELL	J Caldwell & Associates, LLC										5142
			26-01458	1	Master Plan	3,330.00	6-01-21-181-201 Land Use Board Master Plan	Budget			136	1	
			26-01458	2	Highlands Center Study	3,750.00	6-01-21-180-305 Land Use Board Planner	Budget			137	1	
			26-01470	1	Professional Services	155.00	6-01-21-181-201 Land Use Board Master Plan	Budget			148	1	
						7,235.00							
29679	12/01/26	CAMBBELL	Campbell Supply Co. Of Sussex										5142
			26-01389	1	Rescue 8 Electrical Repair	2,829.57	6-01-25-255-328 Fire Dept Maintenance -Rescue 88	Budget			54	1	
			26-01462	1	Freightliner Repair	467.23	6-01-26-290-422 Roads Vehicles' Maintenance	Budget			141	1	
						3,296.80							
29680	12/01/26	CARCORD	Catcord Construction										5142
			26-01207	3	Payment App 6	55,664.00	C-04-06-006-001 Main Firehouse Apparatus Bays Expansion	Budget			13	1	
			26-01207	4	Payment Application 7	48,872.60	C-04-06-006-001 Main Firehouse Apparatus Bays Expansion	Budget			14	1	
						104,536.60							
29681	12/01/26	CHRIST	CHRISTINA TRUST AS CUSTODIAN										5142
			26-01431	1	TSC#23-00011 Blk 106 Lot 4	2,325.30	6-01-55-900-001 Redemption Of Third Party Liens	Budget			106	1	

Check # / Check Date / Vendor / PO # / Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Ref Num: Contract	Ref Seq	Acct
GENL FUND CASH CURRENT FUND CASH	Continued						
29681 CHRISTINA TRUST AS CUSTODIAN	Continued						
26-01431 2	TSC#23-00011 Blk 106 Lot 4	46.51	6-01-55-900-015 TTL 2% Redemption Penalty Fee	Budget		107	1
26-01431 3	TSC#23-00011 Blk 106 Lot 4	62.00	6-01-55-900-012 Recording Fees TTL Redemptions	Budget		108	1
26-01431 4	TSC#23-00011 Blk 106 Lot 4	11,300.00	T-13-56-859-000 Tax Sale Premiums	Budget		109	1
26-01431 5	TSC#23-00011 Blk 106 Lot 4	41,446.38	6-01-55-900-001 Redemption Of Third Party Liens	Budget		110	1
		55,180.19					
29682 12/01/26	CORELOG Corelogic, INC					5142	
26-01453 1	Block 49.02 Lot 33 Tax	3,486.47	6-01-55-900-018 Refund Taxes (Property 100% Tax Exempt)	Budget		133	1
29683 12/01/26	COU County Welding Supply, Inc.					5142	
26-00227 12	Monthly Rental	17.00	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		1	1
29684 12/01/26	CP NJ CP ENGINEERS NJ, LLC					5142	
26-01472 1	Reba Rd / Eric Lane	843.75	G-02-55-920-038 App Res NJDOT 2022 Reba Rd and Eric Lane	Budget		149	1
26-01472 2	Alfa invetments	1,201.50	T-14-56-878-013 ALFA Investments	Budget		150	1
26-01472 3	Hover / Floyd	15,798.25	C-04-06-024-001 Hover Drive and Floyd Drive Improvements	Budget		151	1
26-01472 4	Mountainview Ave	4,442.50	C-04-05-025-002 Municipal Roads Rehabilitation Sect. 20	Budget		152	1
26-01472 5	Stormwater Compliance	562.50	G-02-55-920-033 Appr Res Stormwater Assistance	Budget		153	1
26-01472 6	General Services	3,462.50	6-01-20-165-225 General Engineering Services	Budget		154	1
26-01472 7	Water / Wastewater General Svs	768.75	6-01-26-292-322 Wastewater Management Operating Needs	Budget		155	1
26-01472 7	Water / Wastewater General Svs	3,921.25	6-01-31-445-294 Water Engineering Services	Budget		155	2
26-01472 8	Landfill	222.40	6-01-32-465-012 Engineering Expenses	Budget		156	1
26-01472 8	Landfill	1,583.10	6-01-20-165-225 General Engineering Services	Budget		156	2
26-01475 1	NJNG 18484	154.25	T-14-56-860-222 193310 NJ Natural Gas	Budget		159	1
26-01475 2	NJNG 18485	300.00	T-14-56-860-222 193310 NJ Natural Gas	Budget		160	1
26-01475 3	NJNG 18482	300.00	T-14-56-860-222 193310 NJ Natural Gas	Budget		161	1
26-01475 4	NJNG 18483	300.00	T-14-56-860-222 193310 NJ Natural Gas	Budget		162	1
26-01475 5	NJNG 18486	137.25	T-14-56-860-222 193310 NJ Natural Gas	Budget		163	1
26-01475 6	NJNG 18481	45.75	T-14-56-860-222 193310 NJ Natural Gas	Budget		164	1

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH				Continued							
29684		CP ENGINEERS NJ, LLC			Continued							
			26-01475	7	NJNG 18476	45.75	T-14-56-860-222 193310 NJ Natural Gas	Budget		165	1	
			26-01475	8	NJNG 18477	45.75	T-14-56-860-222 193310 NJ Natural Gas	Budget		166	1	
			26-01475	9	NJNG 18473	45.75	T-14-56-860-222 193310 NJ Natural Gas	Budget		167	1	
			26-01475	10	NJNG 18469	345.75	T-14-56-860-222 193310 NJ Natural Gas	Budget		168	1	
			26-01475	11	NJNG 18471	137.25	T-14-56-860-222 193310 NJ Natural Gas	Budget		169	1	
						34,664.00						
29685	12/01/26	CUSTOM Custom Bandag-Wharton										5142
			26-01447	1	Tires - Stock	648.16	6-01-26-290-422 Roads Vehicles' Maintenance	Budget		126	1	
29686	12/01/26	DANCHUK Paula J. Danchuk										5142
			26-01451	1	October Zumba	240.00	6-01-27-363-213 Recreation Mayors Wellness	Budget		131	1	
			26-01451	2	November Zumba	141.67	6-01-27-363-213 Recreation Mayors Wellness	Budget		132	1	
			26-01451	2	November Zumba	138.33	6-01-20-110-217 Mayor & Council Contingent	Budget		132	2	
						520.00						
29687	12/01/26	DARCO Michael D'Arco										5142
			26-01331	1	2026 Pay Per Call	640.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget		22	1	
29688	12/01/26	DAVID005 David Kolsby										5142
			26-01156	1	Donut Truck Dec 5, 2026	1,925.00	6-01-28-370-411 Events Holiday Lighting	Budget		12	1	
29689	12/01/26	DEERPARK Primo Brands										5142
			26-01455	1	Water Delivery	100.93	6-01-26-310-299 Buildings/Grounds Bottled Water Delivery	Budget		134	1	
29690	12/01/26	DEFELICE Michael DeFelice										5142
			26-01333	1	2026 Pay Per Call	640.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget		23	1	
29691	12/01/26	DORSEY Dorsey & Semrau										5142
			26-01405	1	Professional Services	159.00	6-01-20-150-237 Tax Assessor Tax Appeals	Budget		76	1	
29692	12/01/26	DOVER Dover Brake & Clutch, Inc.										5142
			26-01395	1	Supplies	26.38	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		60	1	
			26-01395	2	Supplies	237.52	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		61	1	

Check # / Check Date / Vendor / PO # / Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Ref Num: Contract	Ref Seq	Acct
GENL FUND CASH CURRENT FUND CASH	Continued						
29692 Dover Brake & Clutch, Inc.	Continued						
26-01395 3	Supplies	61.29	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		62	1
26-01395 4	Supplies	1,848.00	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		63	1
26-01395 5	Supplies	400.93	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		64	1
26-01395 6	Supplies	459.43	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		65	1
26-01437 1	Supplies	412.87	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		113	1
26-01437 2	Supplies	20.35	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		114	1
26-01437 3	Supplies	40.28	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		115	1
26-01437 4	Supplies	493.98	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		116	1
26-01437 5	Supplies	69.96	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		117	1
26-01437 6	Supplies	369.81	6-01-26-290-322 Roads Operating Needs And Supplies	Budget		118	1
		4,440.80					
29693 12/01/26	EASTERN Eastern Armored Services, Inc					5142	
26-01230 1	Armored Services	972.00	6-01-43-491-203 Court Expenses	Budget		16	1
29694 12/01/26	ELKS Lake Hopatcong Elks #782					5142	
26-00478 9	Monthly Rental	150.00	6-01-27-362-201 Senior Citizens' Elk's Lodge Rental	Budget		4	1
29695 12/01/26	EUROFINS Eurofins					5142	
26-01434 1	Environmental Testing	2,570.00	6-01-32-466-450 Landfill Monitoring Well Costs	Budget		112	1
29696 12/01/26	FOWLER Eric Fowler					5142	
26-01337 1	2026 Pay Per Call	840.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget		27	1
29697 12/01/26	GANNETT Ganett New York/ New Jersey					5142	
26-01408 1	Publications	45.14	6-01-20-100-215 Administrative Advertising	Budget		79	1
29698 12/01/26	INST FOR Institute-Forensic Psychology					5142	
26-01424 1	Officer Evaluation	550.00	6-01-25-240-210 Police Promotion Expenses	Budget		92	1
29699 12/01/26	IRONCLAD Ironclad Security Systems					5142	
26-01440 1	Boro Hall Door Service	154.61	6-01-26-310-300 Repair and General Building Maintenance	Budget		122	1

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Contract	Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH	Continued											
29700	12/01/26	JCPL JCP&L											5142
			26-01417	1	Streetscape	131.87	6-01-31-430-405 Utilities Street Lights Usage	Budget			86	1	
			26-01417	2	Streetscape	30.39	6-01-31-430-405 Utilities Street Lights Usage	Budget			87	1	
						162.26							
29701	12/01/26	JEFF Jefferson Recycling, LLC											5142
			26-01448	1	Rental - Dumpster	857.00	T-12-56-850-002 Animal Control Expenditures/Licensing	Budget			127	1	
29702	12/01/26	JEFFERS Jefferson Township											5142
			26-00707	3	4th Quarter Pound Services	1,275.00	6-01-42-113-200 Interlocal Animal Control Services	Budget			6	1	
29703	12/01/26	JEFFERS Jefferson Township											5142
			26-01119	2	4th Qtr Construction Fees	19,844.92	6-01-22-196-201 Shared Services With Jefferson Twp.	Budget			11	1	
29704	12/01/26	JEFFLUMB JEFFERSON LUMBER											5142
			26-01380	1	Supplies	1,087.50	6-01-26-310-300 Repair and General Building Maintenance	Budget			43	1	
29705	12/01/26	JESSUP McManimon,Scotland&Baumann LLC											5142
			26-01429	1	Professional Services	735.50	6-01-20-155-246 Legal Services General Counsel	Budget			98	1	
			26-01429	2	ORPA	1,260.00	6-01-20-155-246 Legal Services General Counsel	Budget			99	1	
			26-01429	3	Professional Services	45.00	6-01-20-155-246 Legal Services General Counsel	Budget			100	1	
			26-01429	4	Professional Services	112.50	6-01-20-155-246 Legal Services General Counsel	Budget			101	1	
			26-01429	5	Professional Services	4,084.23	6-01-20-155-246 Legal Services General Counsel	Budget			102	1	
			26-01429	6	Professional Services	675.00	6-01-20-155-246 Legal Services General Counsel	Budget			103	1	
			26-01429	7	Professional Services	472.50	6-01-20-155-246 Legal Services General Counsel	Budget			104	1	
						7,384.73							
29706	12/01/26	JOHNNY United Site Services											5142
			26-01412	1	Garden Portable Restrooms	410.00	6-01-28-370-409 Events Miscellaneous	Budget			82	1	
			26-01460	1	Garden Portable Restrooms	150.34	6-01-28-370-409 Events Miscellaneous	Budget			139	1	
						560.34							
29707	12/01/26	JOHNR005 John Rodriguez											5142
			26-01345	1	2026 Pay Per Call	380.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget			35	1	

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Contract	Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH	Continued											
29708	12/01/26	JORDA005 Jordan Chapman											5142
			26-01330	1	2026 Pay Per Call	960.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				21	1
29709	12/01/26	KINCAIDB Brian Kincaid											5142
			26-01338	1	2026 Pay Per Call	630.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				28	1
29710	12/01/26	KYLEW005 Kyle Wodysnksi											5142
			26-01349	1	2026 Pay Per Call	600.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				39	1
29711	12/01/26	LAKEAUTO NAPA Auto Parts											5142
			26-01399	1	Supplies	36.16	6-01-26-290-423 Roads Mechanic Supplies	Budget				68	1
			26-01399	2	Supplies	38.50	6-01-26-290-423 Roads Mechanic Supplies	Budget				69	1
			26-01399	4	Supplies	107.92	6-01-26-290-423 Roads Mechanic Supplies	Budget				70	1
						182.58							
29712	12/01/26	LIMA N Nick Lima											5142
			26-01339	1	2026 Pay Per Call	400.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				29	1
29713	12/01/26	LKSIDE Lakeside Tire & Repair Center											5142
			26-01396	1	Dial A Ride Tire Svs	878.00	6-01-26-290-377 Roads Dial-A-Ride Vehicle Maintenance	Budget				66	1
29714	12/01/26	LUKEB005 Luke Borowiec											5142
			26-01328	1	2026 Pay Per Call	540.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				19	1
29715	12/01/26	MAGNUM Magnum Vac Service LLC											5142
			26-01411	1	Pump Station Cleanings	2,650.00	6-01-31-455-218 Sewer Sludge Removal @ Pump Stations	Budget				81	1
29716	12/01/26	MAKO Mako Heating/Air Conditioning											5142
			26-01390	1	Firehouse	977.20	6-01-31-430-410 Utilities Heating / AC/ Oil	Budget				55	1
			26-01390	2	DPW	970.66	6-01-31-430-410 Utilities Heating / AC/ Oil	Budget				56	1
			26-01390	3	Firehouse Heating Services	2,247.62	6-01-31-430-410 Utilities Heating / AC/ Oil	Budget				57	1
						4,195.48							
29717	12/01/26	MARCANO Mario Marcano											5142
			26-01340	1	2026 Pay Per Call	1,790.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				30	1

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Contract	Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH				Continued								
29718	12/01/26	MARTIN Wesley Martin											5142
			26-01342	1	2026 Pay Per Call	1,730.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				32	1
			26-01464	1	Reimbursement	282.55	6-01-25-255-212 Fire Department Office Supplies	Budget				142	1
						2,012.55							
29719	12/01/26	MATTH005 Matthew Deslonde											5142
			26-01335	1	2026 Pay Per Call	640.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				25	1
29720	12/01/26	MATTH010 Matthew Marcano											5142
			26-01341	1	2026 Pay Per Call	810.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				31	1
29721	12/01/26	MC PUBLI Morris County Public Safety											5142
			26-01394	1	Farina - Training	25.00	6-01-25-240-322 Police Operating Needs And Supplies	Budget				59	1
29722	12/01/26	MCPOLICE MC Police Chiefs' Association											5142
			26-01416	1	MCPCA Installation Luncheon	375.00	6-01-25-240-222 Police Education/Training Class	Budget				85	1
29723	12/01/26	MERRING Christopher Merring											5142
			26-01343	1	2026 Pay Per Call	240.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				33	1
29724	12/01/26	MGL MGL Printing Solutions, LLC											5142
			26-00785	1	Dog License	338.00	T-12-56-850-002 Animal Control Expenditures/Licensing	Budget				8	1
			26-00785	2	Cat License	239.00	T-12-56-850-002 Animal Control Expenditures/Licensing	Budget				9	1
			26-01364	1	Utility Bills	1,066.00	6-01-31-445-227 Water Printing Costs	Budget				41	1
			26-01425	1	Construction Paper	633.00	6-01-22-195-221 Construction Preprinted Forms/Paper	Budget				93	1
						2,276.00							
29725	12/01/26	MICHA010 Michael Castellucci											5142
			26-01329	1	2026 Pay Per Call	800.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget				20	1
29726	12/01/26	MINDSEYE Minds Eye Technologies											5142
			26-01479	1	Annual License Renewals	16,783.00	6-01-31-430-406 Utilities Phone Miscellaneous	Budget				172	1
			26-01479	2	Annual License Renewals	11,270.00	6-01-26-290-322 Roads Operating Needs And Supplies	Budget				173	1
						28,053.00							
29727	12/01/26	MONTAGUE Montague Tool/Supply Co., Inc.											5142
			26-01398	1	Post Chuck	185.49	6-01-26-290-376 Roads Street Signs And Hardware	Budget				67	1

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Contract	Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH				Continued								
29728	12/01/26	MORR001	Morris County MUA										5142
			26-01473	1	Roll Offs	390.00	G-02-55-920-005 Appropriated Reserve Recycling Tonnage	Budget			157	1	
29729	12/01/26	NICHO005	Nicholas DeFelice										5142
			26-01334	1	2026 Pay Per Call	650.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget			24	1	
29730	12/01/26	NICHO010	Nicholas Farischon										5142
			26-01336	1	2026 Pay Per Call	1,180.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget			26	1	
29731	12/01/26	NISI	Nisivoccia Consulting, LLC										5142
			26-01402	1	Server Backups	500.00	6-01-20-120-367 Municipal Clerk Computer Maintenance	Budget			73	1	
			26-01402	1	Server Backups	500.00	6-01-20-110-217 Mayor & Council Contingent	Budget			73	2	
			26-01402	1	Server Backups	390.00	6-01-21-180-367 Land Use Board Computer Maintenance	Budget			73	3	
						1,390.00							
29732	12/01/26	NJDOH	NJ Dept Of Health & Sr. Svcs.										5142
			26-01403	1	Oct 26 Animal Licensing	3.60	T-12-56-850-002 Animal Control Expenditures/Licensing	Budget			74	1	
29733	12/01/26	ONECALL	One Call Concepts, Inc.										5142
			26-01410	1	Call Outs	44.90	6-01-31-445-225 Water Contracted Services	Budget			80	1	
29734	12/01/26	PACE	PACE ANALYTICAL SVS										5142
			26-01427	1	DPW Main	205.00	6-01-31-445-225 Water Contracted Services	Budget			94	1	
			26-01427	2	Kadel	150.00	6-01-31-445-225 Water Contracted Services	Budget			95	1	
						355.00							
29735	12/01/26	PERF	Performance Trailers, Inc.										5142
			26-01401	1	Ring	55.00	6-01-26-290-422 Roads Vehicles' Maintenance	Budget			72	1	
29736	12/01/26	ROK	ROK Industries										5142
			26-01415	1	Tax sale	492.00	6-01-20-145-368 TAX COLLECTOR - TAX SALE EXPENSES	Budget			84	1	
29737	12/01/26	ROYALTY	Royalty Cleaning Services										5142
			26-01233	1	Cleaning - All Boro Buildings	3,265.00	6-01-26-310-300 Repair and General Building Maintenance	Budget			17	1	
			26-01233	1	Cleaning - All Boro Buildings	500.00	6-01-29-390-417 Library Services	Budget			17	2	
						3,765.00							

Check #	Check Date	Vendor					Reconciled/Void	Ref Num	
PO #	Item	Description	Amount Paid	Charge Account	Account Type	Contract		Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH	Continued							
29738	12/01/26	SCCC SCCC							5142
26-01363	1	Fire Officer Training	790.00	6-01-25-255-222 Fire Department Training / Seminars	Budget			40	1
29739	12/01/26	SCH Sheaffer Supply, Inc.							5142
26-01400	1	Supplies	19.95	6-01-26-290-373 Roads Backhoe And Skidsteer Maintenance	Budget			71	1
29740	12/01/26	SCHOOL Treasurer, Board of Education							5142
26-01478	1	December Tax	1,190,970.67	6-01-55-900-004 Local School Tax	Budget			171	1
29741	12/01/26	SCLAR Sclar & Sclar, LLC							5142
26-01477	1	PD Services	1,435.02	6-01-43-495-100 Public Defender Salaries and Wages	Budget			170	1
29742	12/01/26	SEL Lavery, Selvaggi, Abromitis &							5142
26-00690	4	4th Qtr Retainer	1,200.00	6-01-21-180-304 Land Use Board Attorney Retainage	Budget			5	1
26-01388	1	Goldberg 121 McGregor	544.00	T-14-56-878-037 Goldberg - 17 McGregor	Budget			44	1
26-01388	2	OPAL Hotels	16.00	T-14-56-878-041 OPAL Hotels	Budget			45	1
26-01388	3	OPAL Hotels	144.00	T-14-56-878-041 OPAL Hotels	Budget			46	1
26-01388	4	Hollywood Assets 3 Maple	64.00	T-14-56-878-032 Hollywood Assets	Budget			47	1
26-01388	5	Hollywood Assets 3 Maple	64.00	T-14-56-878-032 Hollywood Assets	Budget			48	1
26-01388	6	Wizner 29 McGregor	112.00	T-14-56-878-039 Wizner, Adam	Budget			49	1
26-01388	7	121 McGregor Miller	128.00	T-14-56-878-025 Miller	Budget			50	1
26-01388	8	Knolls 469 Windemere	64.00	T-14-56-878-038 Knolls HG 7 LLC	Budget			51	1
26-01388	9	123 McGregor Decker	128.00	T-14-56-878-040 Decker, James 123 McGregor	Budget			52	1
26-01388	10	123 McGregor Decker	64.00	T-14-56-878-040 Decker, James 123 McGregor	Budget			53	1
			2,528.00						
29743	12/01/26	SHERBURN Ryan Sherburne							5142
26-01446	1	Reimburse for Holsters	298.71	6-01-25-240-340 Police Firearms And Ammunition	Budget			125	1
29744	12/01/26	SSP SSP Architects							5142
26-00354	9	Firehouse Modifications	2,000.00	C-04-06-006-002 Main Firehouse Apparatus Bays Sect 20	Budget			2	1
26-00354	10	Firehouse Modifications	1,000.00	C-04-06-006-002 Main Firehouse Apparatus Bays Sect 20	Budget			3	1
			3,000.00						

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Ref Num Contract	Ref Seq	Acct
GENL FUND CASH	CURRENT FUND CASH	Continued									
29745	12/01/26	SUEZ	Veolia Water New Jersey								5142
			26-01413	1	Fire Hydrant Services	187.40	6-01-25-266-200 Fire Hydrant Fees	Budget	83	1	
29746	12/01/26	TIPTOP	Tip Top Auto Shop								5142
			26-01082	1	Vehicle Maintenance Chiefs Car	134.02	6-01-25-255-330 Fire Dept - Repair Chiefs Car -80	Budget	10	1	
			26-01428	1	Vehicle Maintenance	248.94	6-01-25-240-343 Police Patrol Car Repairs & Maintenance	Budget	96	1	
			26-01428	2	Vehicle Maintenance	609.10	6-01-25-240-343 Police Patrol Car Repairs & Maintenance	Budget	97	1	
			26-01438	1	Vehicle Maintenance	545.77	6-01-25-240-343 Police Patrol Car Repairs & Maintenance	Budget	119	1	
			26-01438	2	Vehicle Maintenance	878.55	6-01-25-240-343 Police Patrol Car Repairs & Maintenance	Budget	120	1	
						2,416.38					
29747	12/01/26	TRE	Treasurer, State Of New Jersey								5142
			26-01404	1	Quarter 3 Marriage Fees	250.00	6-01-55-900-007 State Marriage License/Domestic Partners	Budget	75	1	
29748	12/01/26	TREE	Tree King, Inc.								5142
			26-01220	1	Remove Dead Trees	5,500.00	6-01-26-290-434 Roads Tree Cutting	Budget	15	1	
29749	12/01/26	USATO005	USA Today Media Corp								5142
			26-01461	1	Publications	67.07	6-01-20-100-215 Administrative Advertising	Budget	140	1	
29750	12/01/26	VERIZONW	Verizon Wireless, Inc.								5142
			26-01467	1	Wireless Bill	266.07	6-01-31-430-406 Utilities Phone Miscellaneous	Budget	145	1	
			26-01467	2	Court Cell Phone	38.37	6-01-43-491-203 Court Expenses	Budget	146	1	
			26-01467	3	Wireless Bill	1,420.64	6-01-31-430-406 Utilities Phone Miscellaneous	Budget	147	1	
						1,725.08					
29751	12/01/26	WB MASON	W.B. Mason Company, Inc.								5142
			26-01430	1	PD Office Supplies	275.51	6-01-25-240-212 Police Office Supplies	Budget	105	1	
29752	12/01/26	WELDO	Weldon Materials, Inc.								5142
			26-01418	1	Asphalt	1,220.57	6-01-26-290-322 Roads Operating Needs And Supplies	Budget	88	1	
29753	12/01/26	WEST001	West Chester Machinery And								5142
			26-01474	1	Plow Parts	1,772.23	6-01-26-290-427 Roads Plow And Sander Maintenance	Budget	158	1	

Check # / Check Date / Vendor / PO # / Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void Ref Num: Contract	Ref Seq	Acct
GENL FUND CASH CURRENT FUND CASH	Continued						
29754 12/01/26 WHARTON Borough Of Wharton							5142
26-00710 3	4th Animal Control	1,680.75	6-01-42-113-200 Interlocal Animal Control Services	Budget		7	1
29755 12/01/26 WHARTON Borough Of Wharton							5142
26-01439 1	DPW Shared Services Oct	12,642.04	6-01-31-455-442 SEWER UTILITY - WHARTON SHARED SERVICES	Budget		121	1
29756 12/01/26 WHITTEAK Sean Whitteaker							5142
26-01347 1	2026 Pay Per Call	280.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget		37	1
29757 12/01/26 ZACHA005 Zachary Raphael							5142
26-01344 1	2026 Pay Per Call	480.00	6-01-25-255-339 Stipends For Calls Earned Annually	Budget		34	1

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	92	48	1,594,095.87	400.00
Direct Deposit:	0	0	0.00	0.00
Total:	92	48	1,594,095.87	400.00

WIRES wires							
111026 11/12/26 HOME DEP Home Depot USA, Inc.							5139
26-01392 3	Supplies	131.02	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		1	1
26-01392 5	Supplies	114.90	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		2	1
26-01392 6	Supplies	114.92	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		3	1
26-01392 7	Supplies	432.38	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		4	1
26-01392 8	Supplies	133.80	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		5	1
26-01392 9	Supplies	196.00	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		6	1
26-01392 10	Supplies	32.86	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		7	1
26-01392 11	Supplies	266.98	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		8	1
26-01392 12	Supplies	93.85	6-01-31-455-322 Sewer Operating Needs And Supplies	Budget		9	1
		1,516.71					
111226 11/12/26 JOHNM005 JOHN MORGAN THOMAS LANDSCAPE							5138
26-01426 1	Professional Services	2,926.44	G-02-55-920-035 Appropriated Reserve McGregor Trails	Budget		1	1
26-01426 1	Professional Services	2,873.56	C-04-44-903-081 RES FOR PRELIM EXPENSE PARK MASTER PLAN	Budget		1	2
		5,800.00					

Check # / Check Date / Vendor / PO # / Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void / Contract	Ref Num / Seq / Acct
WIRES wires	Continued					
111726 11/24/26 COUNTY	County Of Morris					5141
26-01476 1	4th Quarter County Taxes	704,392.73	6-01-55-900-005 County Tax And Open Space	Budget		1 1
26-01476 2	4th Quarter County Open Space	18,996.24	6-01-55-900-005 County Tax And Open Space	Budget		2 1
		723,388.97				

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	3	0	730,705.68	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	730,705.68	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	95	48	2,324,801.55	400.00
Direct Deposit:	0	0	0.00	0.00
Total:	95	48	2,324,801.55	400.00

Totals by Year-Fund

Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	5-01	8.25	0.00	0.00	8.25
Current Fund	6-01	2,172,295.10	0.00	0.00	2,172,295.10
Capital Account	C-04	130,650.91	0.00	0.00	130,650.91
Grant Fund	G-02	4,722.69	0.00	0.00	4,722.69
Animal Control	T-12	1,437.60	0.00	0.00	1,437.60
Trust Other Accounts	T-13	11,300.00	0.00	0.00	11,300.00
Escrow Cash Bonds	T-14	4,387.00	0.00	0.00	4,387.00
Year Total:		17,124.60	0.00	0.00	17,124.60
Total Of All Funds:		2,324,801.55	0.00	0.00	2,324,801.55

RESOLUTION NO.: 2026-137

RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, CANCELING PRIOR YEARS GRANT RECEIVABLE AND APPROPRIATION RESERVE BALANCES

WHEREAS, certain receivable and reserve balances remain dedicated to programs or projects which have been completed in prior years; and

WHEREAS, these balances represent completed programs or projects and it is necessary to formally cancel the grant receivable balance and offsetting grant appropriation reserve balances from the balance sheet;

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS, NEW JERSEY, that the following grant receivable and grant reserve balances be cancelled.

Grant	Reserve Balance	Receivable Balance
McGregor Ave Trail Design	$ 3,554.75	$ 3,554.75

This is to certify that the above is a true and correct copy of a resolution adopted by the Borough of Mount Arlington at a meeting held on December 1, 2026.

.

Ashley N. Todd
Acting Borough Clerk

RESOLUTION 2026 - 138

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF PORTION OF BLOCK 87 LOT 6 ON THE BOROUGH'S OFFICIAL TAX MAPS

WHEREAS, the Borough of Mount Arlington (the "**Borough**") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the Borough owns the property located at 171 Orben Drive and designated as Block 87 Lot 6 on the Borough's official tax maps, which contains the Lake Rogerene Firehouse (the "**Borough Property**"); and

WHEREAS, Gregory Puskas, is the owner of certain property in the Borough of Mount Arlington, located at 173 Orben Drive and designated as Block 87, Lot 1 on the official tax maps of Mount Arlington, which is adjacent to the Borough Property; and

WHEREAS, Mr. Puskas, desires to purchase a triangular portion of the Borough Property adjoining his property as depicted in Exhibit A to the Purchase and Sale Agreement with Mr. Puskas, attached hereto as **SCHEDULE A** (the "**Sale Parcel**"); and

WHEREAS, as the Sale Parcel is undersized pursuant to the municipal zoning ordinance, and as Mr. Puskas' property is the only immediately adjacent property, the Borough is not required to conduct public bidding as provided in N.J.S.A. 40A:12-13, N.J.S.A. 40A:12-13(b)(5) and N.J.S.A. 40A:12-13.2 of the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq. (the "**LLBL**"), and the Borough is desirous of authorizing the same; and

WHEREAS, the Borough is desirous of authorizing the same and entering into the Purchase and Sale Agreement with Mr. Puskas, attached hereto as **SCHEDULE A**, including the Funding Agreement attached thereto as Exhibit B to fund the Borough's costs for this transaction,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, as follows:

1. The forgoing recitals are incorporated herein as if set forth at length.

2. The transfer of the Sale Parcel to Mr. Puskas pursuant to the terms and conditions of the Purchase and Sale Agreement with Mr. Puskas, attached hereto as **SCHEDULE A**, is hereby authorized.

3. The Mayor, Council President, Business Administrator, and other necessary Borough Officials and professionals are each hereby authorized to execute and deliver the Purchase and Sale Agreement, attached hereto as **SCHEDULE A**, including the Funding Agreement attached thereto as Exhibit B, and such other documents as are necessary or desirable, and to take such actions or refrain from such actions as are necessary or desirable to facilitate the

transactions contemplated hereby, in consultation with, as applicable, counsel to the Borough, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby approved, ratified and confirmed.

4. Upon the completion of each party's obligations in the Purchase and Sale Agreement, the Borough will introduce and adopted an Ordinance authorizing the transfer and closing on the Sale Parcel as required by the LLBL.

5. This Resolution shall be effective immediately.

_____
Ashley N. Todd
Acting Borough Clerk

SCHEDULE A

Purchase and Sale Agreement

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "**Agreement**") is made as of _____ __, 2026 (the "**Effective Date**") between **THE BOROUGH OF MOUNT ARLINGTON**, with an address of 419 Howard Boulevard, Mount Arlington, New Jersey 07856 (the "**Seller**"), and **GREGORY PUSKAS**, with an address of 173 Orben Drive, Mount Arlington, New Jersey 07856 (mailing address: 173 Orben Drive, Landing, New Jersey 07850) (the "**Buyer**"). Seller and Buyer are sometimes individually referred to as a "**Party**" and collectively as the "**Parties**."

1.0 Background.

1.1 The Seller is the owner of certain real property in the Borough of Mount Arlington, Morris County, New Jersey, designated as Block 87, Lot 6 on the Borough's Tax Map, located at 171 Orben Drive, Mount Arlington), more commonly identified as the Lake Rogerene Firehouse property (the " **Firehouse Property**").

1.2 The Buyer is the owner of certain real property in the Borough of Mount Arlington, Morris County, New Jersey, designated as Block 87, Lot 1 on the Borough's Tax Map, located at 173 Orben Drive, Mount Arlington (the " **Buyer Property**"), which is contiguous with and northeasterly of the Firehouse Property.

2.0 Agreement to Sell. The Seller agrees to sell a portion of the Firehouse Property to the Buyer, as generally depicted on the sketch attached hereto as **EXHIBIT A**, which is to include the portion of the existing encroaching Buyer's driveway, (the "**Sale Parcel**"), and the Buyer agrees to buy the Sale Parcel from the Seller upon the terms and conditions set forth herein.

3.0 Sale Parcel to be Conveyed and Conditions of Sale.

3.1 The Sale Parcel consists of all those certain lots, tracts or parcels of land defined as the "Sale Parcel" above, and as described in the Survey and legal description to be prepared as further provided in Section 3.3.

3.2 The Sale Parcel is being sold "***AS-IS***" where is and with all faults, as further detailed in Section 10.0, all existing easements, and subject to the terms, conditions and contingencies contained in this Agreement.

3.3 **Subdivision**: The sale is subject to subdivision approval from the Borough Planning Board, and County Planning Board, if required, which subdivision shall subdivide and create the Sale Parcel (the "**Subdivision**"). The Buyer shall within five (5) days after the conclusion of the Title Defect Cure Date in Section 6.0 or the conclusion of the Due Diligence Period in Section 11.0, whichever is later, send a notice to the Seller that the Buyer accepts the Sale Parcel and will proceed to Closing (the "**Buyer Acceptance Notice**"). After the Buyer serves the Acceptance Notice, the Buyer at its sole cost and expense shall prepare: (a) Subdivision plans, which may be different than the Survey required by Section 6.2, (b) a legal description for the Sale

Parcel, which will cover the area as generally depicted on the sketch attached hereto as **EXHIBIT A**, and which is to include the portion of the existing encroaching Buyer's driveway, to be approved by the Seller prior to the submission of the Subdivision application, (c) a legal description for the Consolidated Lot, defined below, and (d) any other documents required for the subdivision application and/or approval from the Borough Planning Board, and County Planning Board, if required. The foregoing documents, shall be reviewed and approved by the Seller prior to the filing of any Subdivision application, which approval shall not be unreasonably, conditioned, delayed, and/or withheld. The Seller agrees to reasonably cooperate with any Subdivision application, including but not limited to, signing applications and like documents. Further, after the Buyer serves the Acceptance Notice, Buyer shall not terminate this Agreement for any reason, except (i) denial of the Subdivision application by from the Borough Planning Board, and County Planning Board, if required; (ii) the Risk of Loss provisions in Section 16.0; (iii) the Condemnation provisions in Section 17.0; and, (v) any uncured default by Seller.

3.4 At Closing, in addition to the recording of the Subdivision Deed(s), the Deed transferring the Sale Parcel to the Buyer, as further provided in Section 6.1, shall include that the Sale Parcel shall merge into the Buyer's Property (the "**Consolidated Lot**") and that the Consolidated Lot shall not be subdivided in the future, the Consolidated Lot shall not only be used for the uses permitted by the Borough's land use ordinance (a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) shall not be permitted), (collectively, the "**Deed Restrictions**") without an Ordinance of the Borough Council authorizing the modification and/or release of any Deed Restrictions and a modification and/or release of the Deed Restrictions shall be recorded, all of which shall be at the Buyer's sole cost and expense.

3.5 The Parties recognize the Seller is a municipality of the State of New Jersey and is subject to certain laws and requirements in regard to the sale of property, including but not limited to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq. The Seller, in part, is required to approve this Agreement by a Resolution of the Borough Council, and prior to closing on the sale of the Sale Parcel, the Borough Council adopting an ordinance authorizing the sale of the Sale Parcel (collectively, the "**Borough Legislation**"). The Seller agrees to promptly proceed with the Borough Legislation, but cannot predict the vote of individual Borough Council Members, and/or any legal challenges thereto. The Resolution shall be adopted prior to the Seller executing this Agreement; however, the Resolution will not be introduced until the Buyer has: (a) delivered an executed copy of this Agreement, and (b) delivered an executed copy of the Escrow and Funding Agreement and made the initial Escrow Deposit as defined and further provided in Section 5.3. The Ordinance shall be introduced and adopted after Subdivision approval is granted by the Borough Planning Board, and County Planning Board, if required.

3.6 Buyer shall comply with all other obligations, requirements and conditions in this Agreement, including, but not limited to: those in this Section 3.0 ad its subsections, and the payment of the Borough Costs as defined in, and further provided in Section 5.3.

3.7 Buyer agrees to indemnify, hold harmless and defend the Seller, including its respective collective officers, elected and appointed officials, employees, agents, servants, guests, contractors, and representatives, from any losses, claims, liabilities, damages, obligations, payments, costs, penalties, fines, and expenses, including attorneys' fees and costs, or other

professional or expert fees that arise from or are in any way related to any legal challenge to the sale of the Sale Parcel, the Subdivision, and/or actions arising out of, related to, and/or contemplated by the Agreement. This Section 3.7 shall survive the Closing.

4.0 Purchase Price. Subject to the adjustments set forth in this Agreement, the purchase price for the Sale Parcel shall be **Five Thousand Dollars** in United States currency ($5,000.00) (the "**Purchase Price**"), payable in accordance with Section 5.0 herein.

5.0 Deposit, Payment of Purchase Price and Borough Costs.

5.1 The Deposit of **One Thousand Dollars** ($1,000.00) shall be paid within five (5) business days of the Effective Date. The Deposit shall be held by the Buyer's title company (the "**Escrow Agent**") in a non-interest-bearing account. If the Closing does not occur on the date provided in Section 7.0, the Deposit shall become a non-refundable deposit and shall be retained by the Seller. At Closing, the Deposit shall be credited against the Purchase Price and released to the Seller.

5.2 The Buyer agrees to pay the balance of the Purchase Price to the Seller on the Closing Date (as hereinafter defined) subject to the adjustments, if any, set forth in this Agreement, by business, certified or bank check or wire transfer of immediately available federal funds to an account or accounts designated in writing by the Seller.

5.3 Borough Costs and Escrow. The Buyer shall be responsible for the following:

a. legal fees and costs incurred by the Borough, including but not limited to: fees for drafting this Agreement, the Resolution, the Ordinance, preparing and/or reviewing other documents related to the sale of the Sale Property, attending the Closing, and related matters required to effectuate the purpose and intent of this Agreement; and,

b. engineering fees incurred by the Borough, including but not limited to: review of the Survey, subdivision plans, legal descriptions, and related matters required to effectuate the purpose and intent of this Agreement; and,

c. the costs for advertising the Ordinance as required by law; and,

d. the cost of recording the Subdivision Deed(s), the transfer Deed, and related documents required to be recorded.

(collectively the "**Borough Costs**"). The Borough Costs shall be funded by the Buyer through the Escrow and Funding Agreement attached hereto as **EXHIBIT B**. It shall be a condition of this Agreement that the escrow shall be funded as required by the Escrow and Funding Agreement at all times, and all Borough Costs shall be paid in full at Closing if there are not sufficient funds in the Escrow at the time of Closing. Although the Escrow and Funding Agreement is related to this Agreement it shall serve as a separate and distinct document, and as such it shall be executed by the Buyer and delivered to the Seller with the initial Escrow Deposit before this Agreement is authorized by a Resolution of the Borough Council as provided in Section 3.5. Further, the Buyer shall be required to pay all Borough Costs incurred in the event the Resolution and/or Ordnance are not adopted, the Subdivision is not approved by the Borough Planning Board, and County

Planning Board, if required, and/or a legal challenge may overturn/strike this Agreement, the Resolution, the Ordnance and/or any Subdivision approval.

6.0 Title and Survey.

6.1 The Seller shall deliver a Quitclaim Deed for the legal description of the Sale Parcel approved for the Subdivision application as provided in Section 3.3(b), above. The Buyer acknowledges and agrees that the Sale Parcel may contain certain conditions, features, and/or other matters that could prevent the Sale Parcel from having "marketable title." The Seller has a limited right to terminate this Agreement for title issues as set forth below.

6.2 During the Due Diligence Period, as defined and provided in Section 11.2, the Buyer shall obtain, at the Buyer's cost and expense, a title report (the "**Title Report**") of the Sale Parcel from a title company selected by the Buyer authorized to do business in the State of New Jersey (the "**Title Company**") Further, the Buyer shall obtain a survey (the "**Survey**") of the Sale Parcel by a licensed New Jersey surveyor, which shall be certified to the Seller,, and shall furnish a copy of the Title Report and Survey to the Seller promptly after the Buyer receives same, but in no event later than thirty (30) days following the Effective Date.

If anything in the Title Report or Survey constitutes a title defect which renders the Sale Parcel unacceptable to the Buyer (a "**Title Defect**") then the Buyer shall give notice thereof to the Seller, specifying in detail such Title Defect(s), before 5:00 p.m. on the date which shall be thirty (30) days following the Effective Date (the "**Title Defect Notice**"). The Seller shall have the option of either: (i) to cure, satisfy and/or discharge such Title Defect(s) by the earlier of (a) thirty (30) days from the date Seller receives the Title Defect Notice, or (b) the Closing Date as hereinafter defined (the "**Title Defect Cure Date**"); or (ii) the Seller may terminate this Agreement and refund the Deposit to the Buyer, whereupon neither Party shall have any further rights or liabilities hereunder thereafter (except for provisions that expressly survive termination of this Agreement). If the Seller fails to cure, satisfy and/or discharge any Title Defect(s) by the Title Defect Cure Date, the Buyer shall have the right to terminate this Agreement on written notice to the Seller, whereupon neither Party shall have any further rights or liabilities hereunder thereafter (except for provisions that expressly survive termination of this Agreement). If the Seller decides to cure, satisfy and/or discharge any Title Defect(s), and if requested by the Seller, the Buyer shall grant the Seller a reasonable adjournment of the Closing Date to do so. Neither Seller nor Buyer shall have any obligation to institute litigation, or otherwise incur costs or expenses in order to correct or remove any Title Defect.

7.0. Closing of Title.

7.1 It is agreed by the Parties hereto that the closing of title (the "**Closing**") shall take place at the offices of the counsel for the Seller, McManimon, Scotland & Baumann, LLC, 75 Livingston Avenue, Roseland, NJ 07068, or at such other location as agreed to by the Parties, or by an escrow style Closing through the Buyer's title company or through the Borough Attorney, on or before the Closing Date. The Closing shall occur within twenty (20) days of the adoption and publication of the Ordinance (the "**Closing Date**").

7.2 On the Closing Date, the Seller shall deliver the following:

(a) A fully and properly executed Subdivision Deed(s), Affidavit of Consideration, and Seller's Residency Certification / Exemption;

(b) A fully and properly counter-executed quitclaim deed, Affidavit of Consideration, and Seller's Residency Certification / Exemption;

(c) An executed 1099-S;

(d) Counter-signed Closing Statement; and

(e) Any other necessary documents reasonably required by the Buyer's Title Company.

7.3 On the Closing Date, the Buyer shall deliver the following:

(a) A fully and properly counter-executed quitclaim deed,;

(b) Counter-signed Closing Statement; and

(c) Balance of the Purchase Price, Borough Costs, if any, and any Seller costs included in the Closing Statement; and

(d) Any other necessary documents reasonably required by its Title Company.

7.4 Merger at Closing. Except only as provided to the contrary in this Agreement, Seller's delivery of the deed and other closing documents referred to in Section 7.2 shall constitute full and complete satisfaction of all of Seller's obligations under this Agreement and, upon delivery of such documents to Buyer, Seller shall have no further obligations to Buyer under this Agreement.

8.0 Adjustments at Closing. The following adjustments are to be made at the Closing as of the end of the Closing Date, if applicable: (i) real estate taxes on the basis of the fiscal year for which assessed; (ii) water charges; (iii) sewer rents; (iv) gas; (v) electric; (vi) fuel (at the Seller's cost therefor); and (vii) any other items which shall be appropriate for adjustment under local closing standards and practices.

9.0 Closing and Recording Costs. Buyer shall pay for the recording costs for the Subdivision Deed (s) Deed, the Deed, and any costs or fees of its Title Company.

10.0 As-Is Condition. THE SALE PARCEL IS BEING PURCHASED BY BUYER IN AN "AS IS" AND "WHERE IS" CONDITION AND WITH ALL EXISTING DEFECTS (PATENT AND LATENT) PURSUANT TO SUCH INSPECTIONS AND INVESTIGATIONS AND NOT IN RELIANCE ON ANY AGREEMENT, UNDERSTANDING,

CONDITION, WARRANTY (INCLUDING, WITHOUT LIMITATION, WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE) OR REPRESENTATION MADE BY SELLER OR ANY AGENT OR EMPLOYEE OF SELLER OR ANY OTHER PARTY (EXCEPT AS OTHERWISE EXPRESSLY ELSEWHERE PROVIDED IN THIS AGREEMENT OR IN ANY DOCUMENT TO BE DELIVERED BY SELLER AT CLOSING) AS TO THE FINANCIAL OR PHYSICAL (INCLUDING, WITHOUT LIMITATION, ENVIRONMENTAL AND/OR GEOPHYSICAL) CONDITION OF THE SALE PARCEL OR THE AREAS SURROUNDING THE SALE PARCEL, OR AS TO ANY OTHER MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, AS TO ANY PERMITTED USE THEREOF, THE ZONING CLASSIFICATION THEREOF OR COMPLIANCE THEREOF WITH FEDERAL, STATE OR LOCAL LAWS, AS TO THE INCOME OR EXPENSE IN CONNECTION THEREWITH, OR AS TO ANY OTHER MATTER IN CONNECTION THEREWITH. BUYER ACKNOWLEDGES THAT, EXCEPT AS OTHERWISE EXPRESSLY ELSEWHERE PROVIDED IN THIS AGREEMENT OR IN ANY DOCUMENT TO BE EXECUTED AND DELIVERED BY SELLER AT CLOSING, NEITHER SELLER, OR ANY AGENT OR EMPLOYEE OF SELLER NOR ANY OTHER PARTY ACTING ON BEHALF OF SELLER HAS MADE OR SHALL BE DEEMED TO HAVE MADE ANY SUCH AGREEMENT, CONDITION, REPRESENTATION OR WARRANTY EITHER EXPRESS OR IMPLIED. IN PURCHASING THIS SALE PARCEL, BUYER AGREES AND ACKNOWLEDGES THAT IT IS SOLELY RELYING ON ITS OWN ASSESSMENTS, INVESTIGATIONS, INSPECTIONS, TESTS, REVIEWS, AND/OR STUDIES OF THE SALE PARCEL CONDUCTED DURING THE DUE DILIGENCE PERIOD PROVIDED BY SECTION 11.0 (DUE DILIGENCE PERIOD). THIS PARAGRAPH SHALL SURVIVE CLOSING AND DELIVERY OF THE DEED.

11.0 <u>Due Diligence Period.</u>

11.1 The Buyer shall have a period of thirty (30) days from the Effective Date (the "**Due Diligence Period**") to conduct a review of all applicable laws, statutes, ordinances and regulations, the status of title to the Sale Parcel and any other facts or matters relating to the Sale Parcel which the Buyer shall deem appropriate. The due diligence review shall be performed at the Buyer's sole cost and expense.

11.2 In the event the Buyer shall determine in its sole and absolute discretion that it is not satisfied with the condition of the Sale Parcel as a result of its review, the Buyer shall have the right to terminate this Agreement by written notice to the Seller given prior to 5:00 p.m. on the last day of the Due Diligence Period, in which event neither Party shall have any further rights or liabilities hereunder thereafter (except for provisions that expressly survive termination of this Agreement). In the event that the Buyer does not terminate this Agreement prior to 5:00 p.m. of the last day of the Due Diligence Period as herein above provided, time being of the essence, the Buyer shall be deemed to have waived its right to terminate this Agreement pursuant to this Section 11.2.

12.0 Right of Entry.

12.1 Right of Entry. The Seller agrees to permit the Buyer or its duly authorized agents and representatives a right of entry for any purposes permitted under this Agreement and to otherwise conduct pre-closing inspections at any reasonable time prior to the Closing Date. The Buyer's right to enter upon the Sale Parcel and to inspect same shall be conditioned upon the Buyer first furnishing the Seller with proof satisfactory to the Seller that all of the inspections to be conducted upon the Sale Parcel by or on behalf of the Buyer shall be protected by liability insurance pursuant to a liability insurance policy having a single limit of not less than $1,000,000, which policy shall be in form and issued by an insurance company licensed to do business in the State of New Jersey.

12.2 Indemnification. The Buyer's right to enter upon the Sale Parcel and to inspect same shall be conditioned upon the Buyer's indemnifying, holding harmless and defending the Seller, including its respective collective officers, employees, agents, servants, guests, contractors, and representatives, from any losses, claims, liabilities, damages, obligations, payments, costs, penalties, fines, and expenses, including reasonable attorneys' fees, engineering fees, or other professional or expert fees that arise from or are in any way related to: (a) the acts and/or omissions of the entrants occurring during or relating to any entry pursuant to this Agreement; (b) any breach by the entrants of any term, condition, or covenant set forth in this Agreement; (c) any release, spill, leak, or discharge of Hazardous Substances onto, into or underneath the Sale Parcel as a result of any entry pursuant to this Agreement; and (d) any violation of Environmental Laws caused by Buyer, occurring during or relating to any entry pursuant to this Agreement. The Buyer or its duly authorized agents and representatives' entrance onto the Sale Parcel shall be conclusive proof that the Buyer agrees to indemnify, hold harmless and defend the Seller in accordance with this Section 12.2 The provisions of this Section 12.2 shall survive Closing.

13.0 Assessment. Special assessments for public improvements, if applicable, whether confirmed or unconfirmed, which have been commenced as of the date of this Agreement, are to be paid in full by the Buyer. Any assessment which has been commenced or completed and is payable in installments is to be paid by the Buyer.

14.0 Representations and Warranties.

14.1 Buyer's Representations. Buyer hereby makes the following representations to Seller:

a. Buyer is a resident of the Borough and is the owner of the real property identified as Block 87, Lot 1 on the Borough's Tax Map.

b. Buyer has the full power, authority and legal right to execute and deliver this Agreement and to consummate the transactions and perform his obligations as contemplated hereby. The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby have been duly and validly authorized by all necessary action, and this Agreement has been duly and validly executed and delivered by Buyer.

c. The Buyer has no knowledge of any pending or threatened legal action of any kind or character whatsoever affecting the Sale Parcel which will in any manner interfere with the transfer of possession or title upon consummation hereof, nor has the Buyer knowledge that any such action is presently contemplated.

d. There are no insolvency proceedings pending, or to Buyer's knowledge, threatened against him.

e. Buyer has sufficient funds to close this transaction, and/or will have sufficient funds at or before Closing; and provided however, if this transaction is contingent upon Buyer obtaining institutional or other financing, that the Buyer has sufficient creditworthiness to obtain such financing prior to Closing.

14.2 Seller's Representations. Seller hereby makes the following representations to Buyer:

a. Seller is a public body corporate and politic and a subdivision of the State of New Jersey. The Seller has the requisite power and authority to enter into this Agreement. The execution, delivery and performance by the Seller of this Agreement are within the authority of the Seller.

b. The person executing this Agreement on behalf of the Seller has been duly authorized by Resolution to execute this Agreement as a valid and binding obligation of the Seller.

c. Seller is not a foreign person and is a "United States Person" as such term is defined in Section 7701(a)(30) of the Internal Revenue Code of 1986, as amended.

d. The Seller has no knowledge of any pending or threatened legal action of any kind or character whatsoever affecting the Sale Parcel which will in any manner interfere with the transfer of possession or title upon consummation hereof, nor has the Seller knowledge that any such action is presently contemplated.

e. There are no insolvency proceedings pending or, to Seller's knowledge, threatened against it.

f. Buyer has received the flood risk disclosure statement attached hereto as **EXHIBIT C** and the Buyer is satisfied that such disclosure statement complies with the flood risk disclosure requirements set forth in N.J.S.A. 56:8-19.2.

14.3 All of the representations and warranties of the Buyer and Seller contained in this Agreement shall be continuing and shall be true and correct on and as of the Closing Date with the same force and effect as if made at that time.

15.0 Environmental.

a. "**Environmental Laws**" shall mean any applicable federal, state, local, municipal or other statutes, laws, ordinances, rules, regulations or other legally enforceable requirement, whether presently existing or hereinafter enacted, promulgated or otherwise created for the protection of the environment or human health from Hazardous Materials, as the same may be amended or supplemented from time to time, including, without limitation, (a) the New Jersey Spill Compensation and Control Act, as amended, *N.J.S.A*. 58:10-23.11, *et seq*. (the "**Spill Act**"); (b) the New Jersey Industrial Site Recovery Act, as amended, *N.J.S.A*. 13:1K-6, *et seq*. ("**ISRA**"); (c) the New Jersey Underground Storage of Hazardous Substances Act, as amended, *N.J.S.A.* 58:10A-21, *et seq*.; (d) the New Jersey Site Remediation Reform Act, *N.J.S.A.* 58:10C-1, *et seq*.; (e) the Comprehensive Environmental Response, Compensation & Liability Act, as amended, 42 *U.S.C*. Section 9601, *et seq*. ("**CERCLA**"); (f) the Resource Conservation and Recovery Act, as amended, 42 *U.S.C.* Section 6901, *et seq*. ("**RCRA**"); (g) the Hazardous Material Transportation Act, as amended, 49 *U.S.C.* Section 180, *et seq*.; (h) the Occupational Safety and Health Act, as amended, 29 *U.S.C*. Section 651, *et seq*.; (i) the Brownfield and Contaminated Site Remediation Act, *N.J.S.A.* 58:10B-1, *et seq*.; (j) the Administrative Requirements for the Remediation of Contaminated Sites, *N.J.A.C.* 7:26C, *et seq*.; (k) the NJDEP Remediation Standards, *N.J.A.C.* 7:26D, *et seq*.; or the Technical Requirements for Site Remediation, *N.J.A.C.* 7:26E, *et seq*.

b. "**Hazardous Materials**" shall mean any substance which is or contains (i) any "hazardous substance" as now or hereafter defined in §101(14) of CERCLA or any regulations promulgated under CERCLA; (ii) any "hazardous waste" as now or hereafter defined in RCTA or any regulations promulgated under RCRA; (iii) any substance regulated by ISRA, or any regulations promulgated under ISRA, the Spill Act, or any regulations promulgated under the Spill Act, the Solid Waste Management Act, *N.J.S.A.* 13:1E-1, *et seq*. (the "**Solid Waste Management Act**"), or any regulations promulgated under the Solid Waste Management Act; (iv) any substance regulated by the Toxic Substances Control Act, 15 U.S.C. §2601, *et seq*.; (v) gasoline, diesel fuel, or other petroleum hydrocarbons; (vi) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (vii) polychlorinated biphenyls; (viii) radon gas; and (ix) any additional substances or materials which are now or hereafter classified or considered to be hazardous or toxic under any Environmental Law, ordinance, rule or regulation, now or hereinafter enacted, or the common law, or any other applicable laws relating to the Project Site.

c. The Parties hereby expressly acknowledge that neither the Seller, nor any of its collective officers, employees, agents, servants, guests, contractors, representatives, or administrators, has made, and the Seller is not liable for, responsible for, or bound in any manner by, any express or implied representation, warranties, covenants, agreements, obligations, guarantees, statements, information, or inducements pertaining to any part of the Sale Parcel, the physical

condition thereof, the fitness or quality thereof, the environmental condition thereof or any other matter or thing whatsoever with respect to the Sale Parcel. Buyer acknowledges, agrees, represents, and warrants that it has been provided such access to the Sale Parcel and any such other matters and to information and data relating to all of same as Buyer has considered necessary, prudent, appropriate or desirable for the purposes of this transaction and, without limiting the foregoing, that Buyer and its agents and representatives have been given the opportunity to independently inspect, examine, investigate, analyze, and appraise all of same. Buyer acknowledges and agrees that it is purchasing the Sale Parcel in "AS IS" condition as of the date hereof, including, but not limited to, the environmental condition of the Sale Parcel.

d. The Parties further expressly acknowledge and agree that to the extent any portion of the Sale Parcel requires environmental investigation or remediation, or causes any other property to require environmental investigation or remediation, the Seller shall have no responsibility therefor. The Parties expressly agree and acknowledge that it shall be the sole responsibility of the Buyer to undertake and pay the cost and expenses related to any and all environmental investigation or remediation, compliance with Environmental Laws, environmental testing, and/or other analyses for the Sale Parcel, and that the Seller has no obligation or liability whatsoever with respect to the environmental condition of the Sale Parcel, or any other property for which any third-party may claim that Hazardous Materials originating from the Sale Parcel are impacting thereon.

e. Buyer shall defend, protect, indemnify and hold harmless the Seller (intended third party beneficiary), and its collective officers, employees, agents, servants, guests, contractors, representatives, or administrators, from any claims which may be sustained as a result of any environmental conditions on, in, under or migrating to or from the Sale Parcel, including, without limitation, claims against the Seller, or its collective officers, employees, agents, servants, guests, contractors, representatives, or administrators, by any third party.

f. Buyer and any person or entity claiming by, through or under Buyer, hereby agrees to fully release the Seller (intended third party beneficiary), and its collective officers, employees, agents, servants, guests, contractors, representatives, or administrators, from any (i) any and all claims, costs, losses, liabilities, damages, expenses, demands, or causes of action, now or hereafter arising from or relate to any matter of any kind or nature relating to the Sale Parcel and (ii) any and all responsibility and liability with respect to the environmental conditions at the Sale Parcel, including the presence in the soil, air, structures, and groundwater of Hazardous Materials that have been or may in the future be determined to be toxic, hazardous, or subject to regulation and that may need to be specially treated, handled, and/or removed from the Sale Parcel under current or future Environmental Laws.

g. In the event that, after Buyer's acquisition, Hazardous Substances requiring Remediation are found on the Sale Parcel, Buyer shall be solely responsible for

Remediating such Hazardous Substances in accordance with Environmental Laws. **Buyer hereby agrees to forever discharge, waive and release any and all Environmental Claims against the Seller and/or Borough with respect to the presence of Hazardous Substances on, beneath or migrating from the Sale Parcel.**

h. The provisions of this Section 15.0, and its subsection, shall survive Closing and the transfer of title to the Sale Parcel

16.0 Risk of Loss. The risk of loss to the Sale Parcel until the Closing shall be with the Seller. In the event that the Sale Parcel shall be destroyed or damaged by reason of fire, storm, accident or other casualty, the Buyer shall have the option on written notice to the Seller to either: (i) terminate this Agreement, whereupon neither Party shall have any further rights nor liabilities hereunder thereafter (except for provisions that expressly survive termination of this Agreement); or, (ii) direct the Seller to assign to the Buyer at Closing the Seller's right to any casualty insurance proceeds resulting from such casualty (or if such insurance proceeds are not assignable, the Seller shall at Closing grant to the Buyer a credit against the Purchase Price in the amount of any such insurance proceeds), in all instances with Seller providing to the Buyer a credit against the Purchase Price for the amount of any applicable deductible. If the Buyer elects to have insurance proceeds assigned to the Buyer, the Seller shall not be required to repair or replace the damaged Sale Parcel nor shall the Purchase Price be abated (except that if insurance proceeds have already been paid to the Seller by the Closing Date, the Buyer shall be credited with the amount so paid against the Purchase Price). If the Seller does not have insurance to cover any such destruction or damage or is unable to collect the insurance proceeds, then the Buyer shall have the option on written notice to the Seller to either: (a) terminate this Agreement whereupon neither Party shall have any further rights or obligations except as otherwise set forth in this Agreement, or (b) abate the Purchase Price in an amount necessary to repair or replace any such destruction or damage. The Buyer shall have the right to independently insure its interest in the Sale Parcel, at the Buyer's sole cost and expense.

17.0 Condemnation. In the event that the entire Sale Parcel or a substantial part thereof shall have been taken by eminent domain by the federal government or shall be in the process of being so taken by the federal government, on the Closing Date, the Buyer shall have the option to terminate this Agreement on written notice to the Seller, whereupon neither Party shall have any further rights or liabilities hereunder thereafter (except for provisions that expressly survive termination of this Agreement). In the event any such taking shall not include a substantial part of the Sale Parcel or in the event that the Buyer shall not terminate this Agreement pursuant to the preceding sentence, the Buyer shall accept the Sale Parcel in the condition in which it is left following such taking, with an abatement of the Purchase Price measured by the proceeds of any condemnation award allowed. In the event the award has not been made or collected by the Seller on the Closing Date, the Seller shall assign to the Buyer at Closing all rights, title and interest of the Seller in the collection of such award and the Buyer shall accept the Sale Parcel without abatement of the Purchase Price. As employed herein, the term "a substantial part of the Sale Parcel" shall be deemed to mean (i) a part of the Sale Parcel consisting of ten (10%) percent or more of the total area of the Sale Parcel, or (ii) a part of the Sale Parcel consisting of less than ten (10%) percent of the total area, but which renders the remainder Sale Parcel unsuitable for use in accordance with the applicable zoning.

18.0 Assignment. Buyer shall not assign this Agreement without the prior written consent of Seller, which consent shall not be unreasonably withheld, provided however, that (i) the assignment shall only be to a newly created entity in which Buyer is the managing principal, (ii) that Buyer remains responsible and liable for performance of this Agreement until Closing; and (ii) the assignee unconditionally assumes all obligations pursuant to this Agreement. As to all other proposed assignments, if any, the Seller shall have no obligation to consent to the same and in its sole discretion may approve or disapprove the same.

19.0 Cooperation. The Seller agrees to join in and/or execute any applications, permits or other like documents reasonably requested by the Buyer prior to the Closing regarding or affecting the Sale Parcel and related to facilitating the Buyer's Due Diligence and/or the Closing, including but not limited to governmental permits and certificates of occupancy. The Buyer shall bear all costs and expenses associated therewith.

20.0 Brokerage Commissions. Each Party hereto represents to the other that no finders, agents or brokers (collectively, a "**Broker**") have been involved with the introduction of the Buyer and the Seller and/or the purchase and sale of the Sale Parcel. If either Party has employed any Broker, such Party agrees to indemnify, defend and hold harmless the other Party for any costs, fees and/or liens that may arise therefrom. This representation shall survive Closing.

21.0 Notices.

21.1 Any notice, demand or request which may be permitted, required or desired to be given in connection with this Agreement shall be given in writing and directed to each Party as follows:

If to the Buyer, at:
Gregory Puskas
173 Orben Drive
Mount Arlington, New Jersey 07856
(mailing: 173 Orben Drive, Landing, New Jersey 07850)
busk@optimum.net

If to the Seller, at:
The Borough of Mount Arlington
419 Howard Boulevard
Mount Arlington, New Jersey 07856
Attn: Carolyn Rinaldi, Borough Administrator
crinaldi@mtarlingtonboro.com

with a copy to:
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue
Roseland, N.J. 07068
Attn: Karl P. Kemm, Esq.
kkemm@msbnj.com

If to Escrow Agent, to: Palais Title Agency
54 Mooney Rd.
Ledgewood NJ 07852
Attn: Wendy Canarte
title@palaistitleagency.com

Notices shall be deemed properly delivered and received: (i) the same day when personally delivered; or (ii) one day after deposit with Federal Express or other comparable commercial overnight courier; or (iii) the same day when sent by electronic mail (with confirmation of receipt). The attorney for any Party has the authority to send notices on behalf of such Party.

21.2 Either Party may, by notice given as aforesaid, change its address for all subsequent notices. A Party's attorney may deliver any notice on behalf of that Party.

21.3 All notices hereunder shall be effective upon the earlier of either three (3) days after mailing (if mailed) or one (1) business day after delivery to the nationally recognized independent overnight courier.

22.0 Miscellaneous.

22.1 Governing Law, Forum Selection, and Waiver of Jury Trial. The Parties agree that this Agreement shall be governed by and interpreted according to the laws of the State of New Jersey, without reference to the choice of law principles thereof. Each of the Parties hereto irrevocably submits to, and consents to, the jurisdiction of the Superior Court of New Jersey, Morris County, for the purpose of any suit, action, proceeding or judgment relating to or arising out of this Agreement and the transactions contemplated thereby. Each of the Parties hereto irrevocably waives any objection to the laying of venue or that any such action or proceeding brought in said Court has been brought in an inconvenient forum. The Parties further agree that any claims relating to or arising out of this Agreement and the transactions contemplated thereby shall be tried before a Judge and without a trial by jury and irrevocably waives any right to a trial by jury.

22.2 Construction. The Seller and the Buyer waive any statutory or common law presumption which would serve to have this document construed in favor and against either Party as the drafter.

22.3 Entire Agreement. This Agreement represents the entire Agreement and understanding between the Parties hereto and no oral or written representations or promises have been made with respect thereto. This Agreement may not be altered or modified orally, but only by a written Agreement executed by the Parties hereto.

22.4 Captions and Headings. Captions and headings used herein are for reference only and are in no way to be deemed to define, limit, explain or amplify any provisions hereof.

22.5 Severability. In the event that any one or more of the provisions of this Agreement, or any parts thereof, shall be deemed invalid or unenforceable by any court of competent jurisdiction, or shall otherwise conflict with applicable law, such provisions, or parts thereof, shall be deemed deleted herefrom, and this Agreement shall be construed to give effect to the remaining provisions hereof, which shall be and remain in full force and effect.

22.6 Further Cooperation. Each of the Parties hereby agrees to execute, acknowledge, and deliver such other documents or instruments as the other may reasonably require from time to time to carry out the purposes of this Agreement.

22.7 The term "**Business Day(s)**" shall be any day that is not a weekend, federal holiday or holiday observed by the State of New Jersey, and all other references to "days" shall mean a calendar day.

22.8 If the deadline of any event in this Contract shall fall on a weekend, federal holiday or holiday observed by the State of New Jersey, then the deadline of such event shall be the next calendar day that is neither a weekend nor a federal holiday or holiday observed by the State of New Jersey.

22.9 All references in this Contract to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender and number as the text of this Contract may require.

22.10 This Agreement or memorandum of this Agreement shall not be recorded by either Party.

23.0 Effective Date. The Effective Date of this Contract shall be the date on which it is signed by all Parties, or, if not signed simultaneously, the date on which it is signed by the last of the Parties, which date shall be inserted at the top of the first page hereof.

24.0 Counterparts. This Contract may be signed in counterparts, all of which when taken together shall constitute a single Contract. Further, the Parties agree to accept facsimile, pdf or digital signatures of this Contract and all documents relating to this matter except when original signatures are required by a third party.

Signature Page Follows

IN WITNESS WHEREOF the Parties have caused this Purchase and Sale Agreement to be executed as set forth below intending to be legally bound to the terms of this Agreement:

Seller:
THE BOROUGH OF MOUNT ARLINGTON

By: _____
Michael Stanzilis
Mayor

Buyer:
GREGORY PUSKAS

By: _____
Gregory Puskas

EXHIBIT A

Sketch depicting the Sale Parcel

EXHIBIT B

Escrow and Funding Agreement

EXHIBIT C

Flood Risk Disclosure Statement

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

To learn more about these impacts, including the flood risk to your property, visit flooddisclosure.nj.gov. To learn more about how to prepare for a flood emergency, visit nj.gov/njoem/plan-prepare/floods.

The Flood Risk Notification Report for this Property, generated on _____ __, 2026, is attached hereto as **SCHEDULE A**, and is incorporated herein, and made a part hereof.

Yes	No	Unknown		
[ ]	[ ]	[ ]	1.	Is any or all of the property located wholly or partially in the Special Flood Hazard Area ("100-year floodplain") according to FEMA's current flood insurance rate maps for your area?
[ ]	[ ]	[ ]	2.	Is any or all of the property located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?
[ ]	[ ]	[ ]	3.	Is the property subject to any requirement under federal law to obtain and maintain flood insurance on the property? Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure and the personal property within the structure. Also note that properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate maps.

Yes	No	Unknown		
[ ]	[ ]	[ ]	4.	Have you ever received assistance, or are you aware of any previous owners receiving assistance, from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property? For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.
[ ]	[ ]	[ ]	5.	Is there flood insurance on the property? A standard insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.
[ ]	[ ]	[ ]	6.	Is there a FEMA elevation certificate available for the property? If so, the elevation certificate must be shared with the buyer. An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides
[ ]	[ ]	[ ]	7.	Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program? If the claim was approved, what was the amount received?
[ ]	[ ]	[ ]	8.	Has the property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, costal storm surge, tidal inundation, or river overflow? If so, how many times?

[***Signatures on the following page***]

ACKNOWLEDGMENT OF SELLER

Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but this Disclosure Statement is not a warranty as to the condition of the Property.

Seller alone is the source of all information contained in this statement. *If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

SELLER: THE BOROUGH OF MOUNT ARLINGTON

By: _____
Michael Stanzilis
Mayor

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned Buyer acknowledges receipt of this completed Flood Risk Disclosure Statement pertaining to this Property prior to signing this Contract. Buyer acknowledges that this completed Flood Risk Disclosure Statement is not a warranty by Seller and that it is Buyer's responsibility to satisfy itself as to the condition of the Property. Buyer acknowledges that the Property may be inspected by qualified professionals, at Buyer's expense, to determine the actual condition of the Property. Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a buyer's use and enjoyment of the property such as noise, odors, traffic volume, etc. Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Buyer acknowledges that he or she understands that the visual inspection performed by the Seller does not constitute a professional inspection as performed by a licensed inspector.

BUYER: GREGORY PUSKAS

By: _____
Gregory Puskas

SCHEDULE A
to the Flood Risk Disclosure Statement
(Flood Risk Notification Report generated on _____ __, 2026)

FUNDING AGREEMENT

THIS FUNDING AGREEMENT (the "**Agreement**") is dated this _____day of _____ 2026 (the "**Effective Date**"), between **THE BOROUGH OF MOUNT ARLINGTON**, with an address of 419 Howard Boulevard, Mount Arlington, New Jersey 07856 (the "**Borough**" or the "**Seller**"), and **GREGORY PUSKAS**, with an address of 173 Orben Drive, Mount Arlington, New Jersey 07856 (mailing address: 173 Orben Drive, Landing, New Jersey 07850) (the "**Buyer**"). Borough and Buyer are sometimes individually referred to as a "**Party**" and collectively as the "**Parties**."

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the Buyer and Borough have concurrently entered into that certain Purchase and Sale Agreement (the "**Contract**") for the sale of a portion of the Borough the property located at 171 Orben Drive and designated as Block 87 Lot 6 on the Borough's official tax maps, which contains the Lake Rogerene Firehouse (the "**Borough Property**") as depicted in Exhibit A to the Contract (the "**Sale Parcel**"); and

WHEREAS, as provided in the Contract, the Parties to enter into this Agreement to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Borough Costs, as defined in Section 2, below; and

WHEREAS, the Buyer has agreed to bear the costs for the Borough's professionals to assist the Borough in reviewing, among other things, whether the Buyer should be designated redeveloper for the Property, and in connection therewith has agreed to establish an escrow fund with the Borough to provide for the payment of professional fees, costs and expenses related thereto incurred by the Borough (the "**Borough Costs**").

NOW, THEREFORE, for and in consideration of the mutual promises, representations, covenants and agreements contained herein and the undertakings of each Party to the other and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound hereby and to bind its successors and assigns, do mutually promise, covenant and agree as follows:

1. Payment of Borough Costs.

Immediately upon the execution of this Agreement, the Buyer shall pay $5,000.00 (the "**Escrow**") to the Borough and the Borough shall deposit such funds into an escrow account established by it for the payment of the Borough Costs. Prior to the Borough's withdrawal of funds from the Escrow for the payment of the Borough Costs, the Borough shall provide the Buyer with a copy of each invoice reflecting Borough Costs to be paid. Unless the Buyer promptly (within fifteen (15) days of its receipt of any such copy) provides a written objection to any invoiced item as not being a covered Borough Cost, the Borough shall be free to withdraw funds from the Escrow for the payment of such invoiced services. If, when and as often as may occur that the Escrow is drawn down to or below $2,000.00 then upon the Borough's request, the Buyer shall immediately provide to the Borough for deposit an additional amount sufficient to replenish

the escrow to $5,000.00, or such lesser amount as the Borough may specify, for use in accordance with this Agreement.

The term "**Borough Costs**", for the purposes of this Agreement, shall include the reasonably incurred out-of-pocket fees, costs and expenses incurred by the Borough in all actions required by it to effectuate the sale of the Transfer Property as provided in the Contract, including, but not limited to, fees for legal, engineering, and financial advisory services, whether incurred before or after the Effective Date of this Agreement.

2. Termination.

Upon termination of the Contract, or immediately prior to the Closing on the transfer of the Sale Parcel, the professional(s) shall render a final bill to the Borough and shall send an informational copy simultaneously to the Buyer. Upon receipt of the final bills, the Borough shall pay all outstanding bills in accordance with this Agreement and render a written final accounting to the Buyer detailing the uses to which the escrow funds were applied, or the balance owed, if any. If a refund is owed to the Buyer, that amount shall be a credit against the Purchase Price, as defined in the Contract. If the Buyer has a balanced owed, it shall be paid in full at, and as a condition of Closing.

3. Notice.

Any notice, demand or request which may be permitted, required or desired to be given in connection with this Agreement shall be given in writing and directed to each Party as follows:

If to the Buyer, at: Gregory Puskas
173 Orben Drive
Mount Arlington, New Jersey 07856
(mailing: 173 Orben Drive, Landing, New Jersey 07850)
busk@optimum.net

If to the Seller, at: The Borough of Mount Arlington
419 Howard Boulevard
Mount Arlington, New Jersey 07856
Attn: Carolyn Rinaldi, Borough Administrator
crinaldi@mtarlingtonboro.com

with a copy to: McManimon, Scotland & Baumann, LLC
75 Livingston Avenue
Roseland, N.J. 07068
Attn: Karl P. Kemm, Esq.
kkemm@msbnj.com

4. General.

This Agreement embodies the entire agreement between the Parties and supersedes all prior agreements and understandings between the Parties. This Agreement may be amended or supplemented only by a written instrument. The Parties may execute this Agreement in one or more identical counterparts, all of which when taken together will constitute one and the same instrument. Facsimile and electronic portable document format (PDF) signatures on this Agreement shall be binding, and copies of this Agreement containing the signature of both Parties shall be deemed originals.

5. Governing Law, Forum Selection, and Waiver of Jury Trial.

The Parties agree that this Agreement shall be governed by and interpreted according to the laws of the State of New Jersey, without reference to the choice of law principles thereof. Each of the Parties hereto irrevocably submits to, and consents to, the jurisdiction of the Superior Court of New Jersey, Morris County, for the purpose of any suit, action, proceeding or judgment relating to or arising out of this Agreement and the transactions contemplated thereby. Each of the Parties hereto irrevocably waives any objection to the laying of venue or that any such action or proceeding brought in said Court has been brought in an inconvenient forum. The Parties further agree that any claims relating to or arising out of this Agreement and the transactions contemplated thereby shall be tried before a Judge and without a trial by jury and irrevocably waives any right to a trial by jury.

[***Signatures on Following Page***]

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed as set forth below intending to be legally bound to the terms of this Agreement:

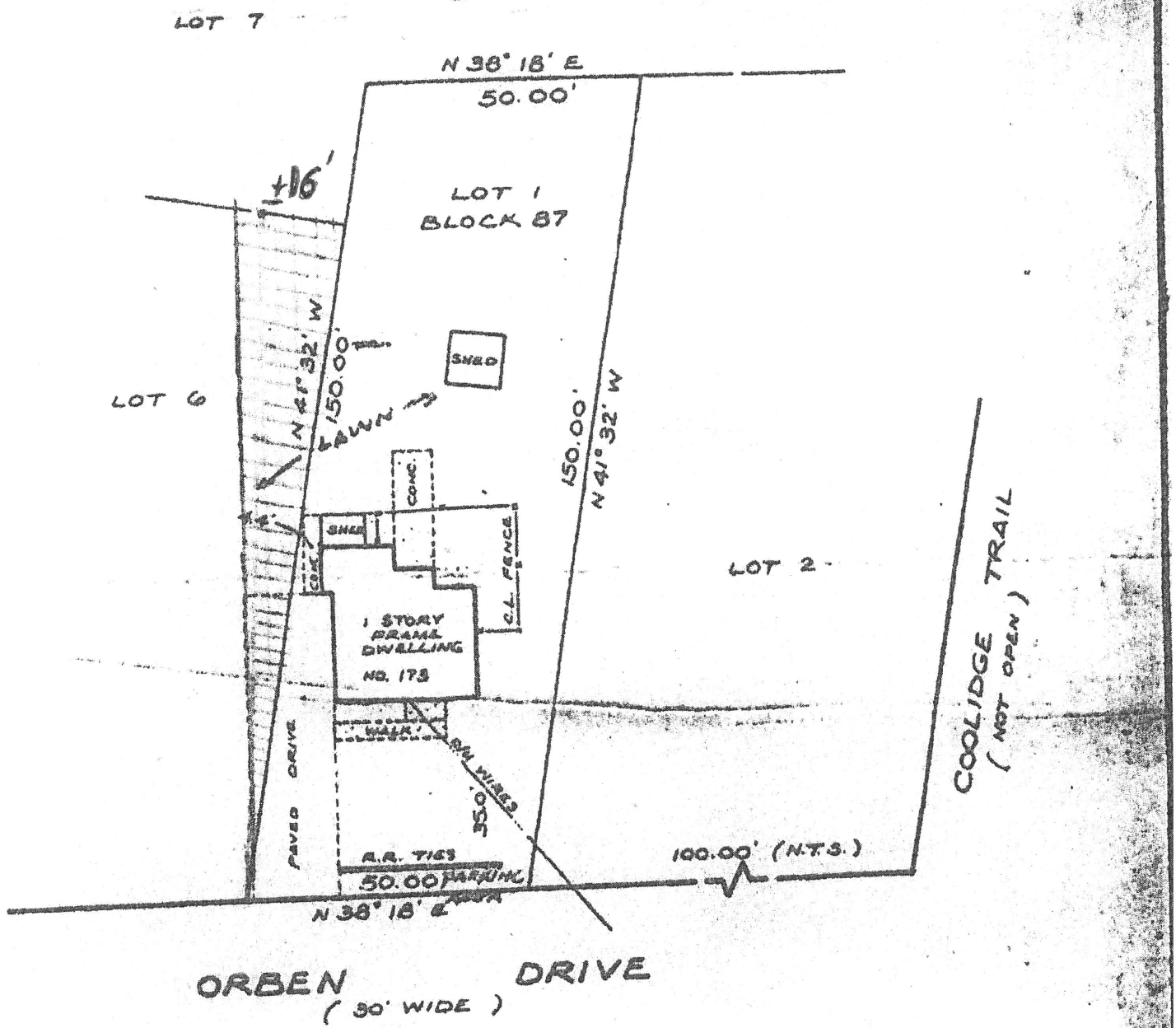
Borough:
THE BOROUGH OF MOUNT ARLINGTON

By: _____
Michael Stanzilis
Mayor

Buyer:
GREGORY PUSKAS

By: _____
Gregory Puskas

REFERENCES
"MAP OF PROPERTY OF MOUNT ARLINGTON DEVELOPMENT COMPANY, DEC. 1924"
MAP IS NOT FILED
AS INDICATED BY
PRIOR SURVEYS



Res 2026-139

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY TO REDEEM A THIRD PARTY TAX LIEN CERTIFICATE OF SALE# 23-00011 FOR PROPERTY KNOWN AS BLOCK 106 LOT 4

Whereas, Certified Tax Collector, Laura Adams, has advised that payment has been received in the amount of $43,880.19 to redeem Tax Lien Certificate of Sale #23-00011, and

Whereas, CHRISTIANA TRUST AS CUSTODIAN, (Tax ID# 90-1022529) is the holder of Certificate of Sale #23-00011 and as such is due payment in the amount of $55,180.19 to redeem same.

Now therefore be it resolved by the Mayor and Council of the Borough of Mt. Arlington, County of Morris, State of New Jersey, that approval be granted to issue a check payable to CHRISTIANA TRUST AS CUSTODIAN, in the amount of $55,180.19 to redeem the tax lien.

(The above amount includes a premium of $11,300.00 paid by the lien holder).

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Council of the Borough of Mount Arlington and adopted on December 1, 2026.

_____

Ashley N. Todd, Acting Borough Clerk

Res 2026-140

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY FOR REFUND OF TAX OVERPAYMENT MADE ON 100% TAX EXEMPT PROPERTY KNOWN AS BLOCK 49.02 LOT 33

Whereas, Corelogic, Inc, issued payment for 3rd and 4th Quarter 2026 property taxes for the property known as Block 49.02 Lot 33, and

Whereas, the property known as Block 49.02 Lot 33, 33 Ridgeview Lane., is 100% tax exempt as of February 11, 2026, and

Whereas, Corelogic, Inc, will receive refund of said overpayment to be issued directly to them at Corelogic, Inc, P.O. Box 9202, Coppell, TX 75019 in the amount of $3,486.47, and

Now Therefore Be It Resolved, by the Mayor and Council of the Borough of Mt. Arlington, County of Morris, State of New Jersey, to hereby authorize the Borough Treasurer to issue a refund check in the amount of $3,486.47 payable to Corelogic, Inc.

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Council of the Borough of Mount Arlington and adopted on December 1, 2026.

_____

Ashley N. Todd, Acting Borough Clerk