AGENDA

TOWNSHIP OF LYNDHURST
BOARD OF COMMISSIONERS
TUESDAY, SEPTEMBER 8TH, 2026
6:00 P.M. - CAUCUS
REGULAR MEETING IMMEDIATELY FOLLOWING CAUCUS MEETING

FLAG SALUTE

ROLL CALL

SUNSHINE NOTICE:
This is the Rescheduled Regular Meeting of the Board of Commissioners as advertised in the Annual Notice published in the Bergen Record and Star Ledger in accordance with P.L. 1975 Chapter 231. Notice of this meeting has been posted on our Municipal Website and on the bulletin board in the Town Hall and Municipal Annex.

PETITIONS: **None**

COMMUNICATIONS: **None**

SCHEDULE OF BILLS

MINUTES: **Approve Regular Meeting Minutes of July 21, 2026 and Special Meeting Minutes of July 28, 2026**

REPORTS OF GOVERNING BODY

PRESENTATIONS: **Certificates presented to the Lyndhurst Rec Dance Company**

ORDINANCES FOR PUBLIC HEARING:

1. **ORDINANCE NO. 3273-26** – *An Ordinance to Amend Chapter VII (Traffic) of the Revised General Ordinances of the Township of Lyndhurst, Schedule IX-A, "Handicapped Parking-On Street", so as to Remove Certain Handicapped Parking Spaces on Township Streets*

ORDINANCES FOR INTRODUCTION:

1. **ORDINANCE NO. 3274-26** – *An Ordinance to Amend Chapter VII (Traffic) of the Revised General Ordinances of the Township of Lyndhurst, Schedule IX-A, "Handicapped Parking-On Street", so as to Add and Remove Certain Handicapped Parking Spaces on Township Streets*
2. **ORDINANCE NO. 3275-26** – *An Ordinance to Amend Chapter VII (Traffic) of the Revised General Ordinances of the Township of Lyndhurst, Schedule XVII, "Loading Zones", so as to Add Certain Township Streets; Schedule A, "Resident Permit Parking", so as to Add Certain Township Streets*
3. **ORDINANCE NO. 3276-26** – *An Ordinance Authorizing the Owner of the Real Property Located at 536 Valley Brook Avenue, Block 84, Lot 1 to Encroach onto the Public Right-of-Way (Sidewalk) Along the Frontage of Green Avenue*
4. **ORDINANCE NO. 3277-26** – *An Ordinance Authorizing the Owner of the Real Property Located at 1201 Valley Brook Avenue, Block 229, Lot 5 to Encroach onto the Public Right-of-Way Along Valley Brook Avenue*
5. **ORDINANCE NO. 3278-26** – *An Ordinance Amending Ordinance No. 3201-24, Adopted on June 11, 2024, Establishing the Maximum Annual Salary for the Handicapped Coordinator/Administrator and Assistant Handicap/Summer Youth Assistant*

Public Comment on Agenda Items

RESOLUTIONS (CONSENT AGENDA)

All matters listed under Consent Agenda are considered to be routine by the Board of Commissioners and will be enacted by one motion. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. **Authorize to issue Raffle Licenses.**
2. **Approve Tax Collector's monthly payments.**
3. **Approve appointments to the Health Council.**
4. **Authorize to release an escrow balance for Project ID 1140 in the amount of $11,452.95.**
5. **Approve a Corrective Action Plan for the 2025 Audit.**
6. **Award of Contract in response to Request for Qualifications for a Financial Advisor.**
7. **Award of contract in response to Request for Qualification for Licensed Electrician Services. *PULLED**
8. **Authorize to apply and enter into a grant agreement with the New Jersey Department of Community Affairs FY27 Recreational Opportunities for Individuals with Disabilities Grant Program in the amount of $12,000.00.**
9. **Approve an appointment to the Rent Leveling Board for a one-year term commencing September 8, 2026.**
10. **Authorize to rescind Resolution No. 22376-26 adopted by the Board of Commissioners on April 16, 2026 authorizing the Mayor and Township Clerk to execute a Developers Agreement for 571-577 New York Avenue and authorizing the Mayor and Township Clerk to execute an amended Developer's Agreement with a change of ownership for 571-577 New York Avenue.**
11. **Approve an unpaid leave of absence to an employee of the Department of Parks.**
12. **Authorize the Mayor and Township Clerk to execute a Memorandum of Understanding with the New Jersey Economic Development Authority for Land Use Consulting Services Reimbursement.**
13. **Appoint a designated Redeveloper for Lincoln School property located at 281 Ridge Road.**
14. **Authorize the purchase of two (2) vehicles for the Department of Parks from Frank's Truck Center, Inc. through ESCN Contract No. 23/24-11 in an amount not to exceed $121,665.66.**
15. **Authorize the purchase of Packetalk Public Safety Interoperability Cameras for the Lyndhurst Police Department through the New Jersey Cooperative Purchasing System Contract No. ECSNJ/AEPA 26D through Equitable Sharing Funding in an amount not to exceed $39,000.00.**
16. **Authorize the purchase of two (2) 2026 Ford Maverick XL AWD Pickup Vehicles from Paramus Ford d/b/a All American Ford Fleet in an amount not to exceed $64,239.10 and one (1) 2025 Ford Explorer Active AWD in an amount not to exceed $42,243.60 through New Jersey Cooperative Purchasing Alliance CO-OP #CK04 BID #BC-BID-24-43 with Extra Duty Employment Fleet Funding.**
17. **Approve a membership to the Lyndhurst Fire Department.**

Public Comment (LIMIT COMMENTS TO 5 MINUTES)

Adjournment

Angela White, RMC
Township Clerk

PH-1

ORDINANCE NO. 3273-26

AN ORDINANCE TO AMEND CHAPTER VII (TRAFFIC) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LYNDHURST, SCHEDULE IX-A, "HANDICAPPED PARKING-ON STREET", SO AS TO REMOVE CERTAIN HANDICAPPED PARKING SPACES ON TOWNSHIP STREETS

BE IT ORDAINED by the Board of Commissioners of the Township of Lyndhurst, County of Bergen, New Jersey, as follows:

SECTION 1. Chapter VII, "Traffic", Schedule IX-A, is hereby amended under Section 7-6.1, by adding and removing handicapped parking spaces on Township streets at street locations in connection with the following addresses:

REMOVE

Name of Street	*Location*
331 Sanford Avenue	Starting 380 feet east of the northeast corner of Stuyvesant Avenue and Sanford Avenue and continuing the next 7 feet east thereof for space.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any part, sections, provisions, or the total of any of the above-mentioned publications are held to be invalid or unenforceable in any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Township of Lyndhurst.

SECTION 4. This Ordinance shall become effective twenty (20) days after adoption and publication according to law.

Intro - 1

ORDINANCE NO. 3274-26

AN ORDINANCE TO AMEND CHAPTER VII (TRAFFIC) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LYNDHURST, SCHEDULE IX-A, "HANDICAPPED PARKING-ON STREET", SO AS TO ADD AND REMOVE CERTAIN HANDICAPPED PARKING SPACES ON TOWNSHIP STREETS

BE IT ORDAINED by the Board of Commissioners of the Township of Lyndhurst, County of Bergen, New Jersey, as follows:

SECTION 1. Chapter VII, "Traffic", Schedule IX-A, is hereby amended under Section 7-6.1, by adding and removing handicapped parking spaces on Township streets at street locations in connection with the following addresses:

ADD

Name of Street	*Location*
348 Fourth Avenue	Starting 120 feet south of the southeast corner of Fourth Street and New Jersey Avenue and continuing the next 20 feet thereof for space.

REMOVE

Name of Street	*Location*
165 Valley Brook Avenue	Starting 182 feet east of the northeast corner of Valley Brook Avenue and Lyndhurst Avenue and continuing the next 20 feet east thereof for space.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any part, sections, provisions, or the total of any of the above-mentioned publications are held to be invalid or unenforceable in any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Township of Lyndhurst.

SECTION 4. This Ordinance shall become effective twenty (20) days after adoption and publication according to law.

Intro -2

ORDINANCE NO. 3275-26

AN ORDINANCE TO AMEND CHAPTER VII (TRAFFIC) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LYNDHURST SO AS TO SCHEDULE XVII, "LOADING ZONES"; SCHEDULE A, "RESIDENT PERMIT PARKING", SO AS TO ADD CERTAIN TOWNSHIP STREETS

BE IT ORDAINED by the Board of Commissioners of the Township of Lyndhurst, County of Bergen, New Jersey, as follows:

SECTION 1. Chapter VII, "Traffic", Schedule XVII is hereby amended under Section 7-12, by designating as a Loading Zone the following location:

Name of Street	*Time*	*Side*	*Location*
Warren Street	Monday - Friday 7:00 a.m. to 5:00 p.m.	West	Beginning at a point 166 feet north of the northerly edge of Valley Brook Avenue and extending to a point 94 feet north there from.

SECTION 2. Chapter VIIA, "Parking Permits and Parking Lots", Schedule A, is hereby amended under Section 7A-2, by adding sections of Township streets in Zone 1 as follows:

Name of Street	*Location*	*Hours*
Park Avenue	Tontine Avenue to Court Avenue	9:00 a.m. to 5:00 p.m. Monday through Friday Excluding Saturday, Sunday and holidays.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. If any part, sections, provisions, or the total of any of the above-mentioned publications are held to be invalid or unenforceable in any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Township of Lyndhurst.

SECTION 5. This Ordinance shall become effective twenty (20) days after adoption and publication according to law.

Intro-3

ORDINANCE NO. 3276-26

AN ORDINANCE AUTHORIZING THE OWNER OF THE REAL PROPERTY LOCATED AT 536 VALLEY BROOK AVENUE, BLOCK 84, LOT 1 TO ENCROACH ONTO THE PUBLIC RIGHT-OF-WAY (SIDEWALK) ALONG THE FRONTAGE OF GREEN AVENUE

WHEREAS, the Township of Lyndhurst (the "Township") does possess rights-of-way through all public streets, thoroughfares and sidewalks with the Township; and

WHEREAS, the Township if authorized to establish, change the grade of or vacate any public street, highway, lane or alley, or any part thereof at the discretion of the Township; and

WHEREAS, the Owner of the property commonly known as 536 Valley Brook Avenue, designated as Block 84, Lot 1 on the Township's Tax Assessment Map has requested that the Township allow the existing building to encroachment onto the public right-of-way along Green Avenue;

WHEREAS, the Township has been provided the metes and bounds description which is the subject of this Franchise attached as Exhibit A.

BE IT ORDAINED by the Board of Commissioners of the Township of Lyndhurst, County of Bergen, New Jersey, as follows:

That permission be and is hereby granted to the Owner and its successors and/or assigns, to maintain the proposed building in a portion of lands located within the public right-of-way of Green Avenue officially known as Block 84, Lot 1 on the current tax map of the Township of Lyndhurst, the area being more particularly described in the description attached as Exhibit A.

That in accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, the Owner, its successors and/or assigns, hereby agree to assume full complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the Township harmless from all injury or damages to person or property by reason of such installation, maintenance and use.

SCHMIDT SURVEYING, LLC

49 Sullivan Street
Westwood, New Jersey 07675
Phone: 201-403-5801
surveys@schmidtsurveying.com

Metes and Bounds of Building Encroachment into ROW of Green Avenue
536 Valley Brook Avenue
Tax Lot 1, Block 84
Township of Lyndhurst
Bergen County, New Jersey

BEGINNING at the point of intersection between the southwesterly line of Valley Brook Avenue, 60.00 feet wide, with the southeasterly line of Green Avenue, 50.00 feet wide, and from point running, THENCE;

1. Leaving the southwesterly line of Valley Brook Avenue and along the southeasterly line of Green Avenue, South 44 degrees 46 minutes 00 seconds West, a distance of 66.50 feet to a point, THENCE;

2. North 45 degrees 22 minutes 21 seconds West, a distance of 0.45 feet to a point, THENCE;

3. Along the westerly line of the building, North 44 degrees 51 minutes 45 seconds East, a distance of 66.50 feet to a point, THENCE;

4. South 45 degrees 09 minutes 30 seconds East, a distance of 0.35 feet to the point and place of BEGINNING.

Andrew A Schmidt

Andrew Schmidt, PLS
Professional Land Surveyor
N.J. License No. 24GS04330100

Intro - 4

ORDINANCE NO. 3277-26

AN ORDINANCE AUTHORIZING THE OWNER OF THE REAL PROPERTY LOCATED AT 1201 VALLEY BROOK AVENUE, BLOCK 229, LOT 5 TO ENCROACH ONTO THE PUBLIC RIGHT-OF-WAY ALONG VALLEY BROOK AVENUE

WHEREAS, the Township of Lyndhurst (the "Township") does possess rights-of-way through all public streets, thoroughfares and sidewalks with the Township; and

WHEREAS, the Township if authorized to establish, change the grade of or vacate any public street, highway, lane or alley, or any part thereof at the discretion of the Township; and

WHEREAS, the Owner (the "Grantee") of the property commonly known as 1201 Valley Brook Avenue, designated as Block 229, Lot 5 on the Township's Tax Assessment Maps has requested that the Township allow the existing building to encroachment onto the public right-of-way along Valley Brook Avenue on which site improvements related to the construction of paved vehicular use areas for truck maneuvering and to accommodate 169 parking spaces (the "Project").

WHEREAS, in order to construct the Project, it is necessary to locate landscaping (the "Landscaping") within a portion of the Valley Brook Avenue public right-of-way as specifically known on the drawing attached hereto as Schedule B (the "Easement Area").

WHEREAS, the Township has been provided the metes and bounds description which is the subject of this Franchise attached as Exhibit A.

BE IT ORDAINED by the Board of Commissioners of the Township of Lyndhurst, County of Bergen, New Jersey, as follows:

That permission is hereby granted to the Grantee and its successors and/or assigns a perpetual, non-exclusive easement for the right to construct and maintain the Landscaping that will be located within the Easement Area, upon the terms and conditions set forth in the Deed of Easement.

That in accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, the Grantee, its successors and/or assigns, hereby agree to assume full complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the Township harmless from all injury or damages to person or property by reason of such installation, maintenance and use.

CONTROL POINT ASSOCIATES, INC.
traditional methods | modern approaches

30 Independence Blvd
Suite 100
Warren, NJ 07059
Tel: 908.668.0099
cpasurvey.com

AUGUST 20, 2026
01-200046-01

METES AND BOUND DESCRIPTION
PROPOSED LANDSCAPE EASEMENT
LOT 5, BLOCK 229
TOWNSHIP OF LYNDHURST, BERGEN COUNTY
STATE OF NEW JERSEY

BEGINNING AT A POINT ON THE NORTHERLY LINE OF VALLEY BROOK AVENUE (80 FEET WIDE PUBLIC RIGHT-OF-WAY), SAID POINT BEING SOUTH 54 DEGREES 54 MINUTES 06 SECONDS EAST, A DISTANCE OF 80.18 FEET FROM THE DIVIDING LINE BETWEEN LOT 5 BLOCK 229 (NOW OR FORMERLY LANDS OF JLM LYNDHURST, LLC) AND LOT 6, BLOCK 229 (NOW OR FORMERLY LANDS OF INFINITY BROADCASTING RADIO TOWERS), ALSO BEING THE SAME SAID COURSE FROM THE POINT OF BEGINNING AS DESCRIBED IN DEED BOOK 8211 PAGE 911 RECORDED IN THE BERGEN COUNTY CLERK'S OFFICE, AND RUNNING, THENCE;

1. ALONG SAID NORTHERLY LINE OF VALLEY BROOK AVENUE, SOUTH 54 DEGREES 54 MINUTES 06 SECONDS EAST, A DISTANCE OF 319.62 FEET TO A POINT IN THE SAME, THENCE;

THROUGH THE VALLEY BROOK AVENUE RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

2. SOUTH 24 DEGREES 26 MINUTES 07 SECONDS WEST, A DISTANCE OF 7.38 FEET TO A POINT, THENCE;

3. NORTH 65 DEGREES 33 MINUTES 53 SECONDS WEST, A DISTANCE OF 14.83 FEET TO A POINT, THENCE;

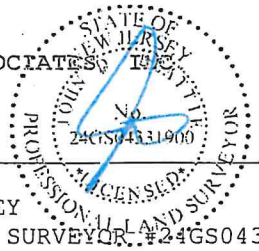
4. NORTH 54 DEGREES 54 MINUTES 06 SECONDS WEST, A DISTANCE OF 306.41 FEET TO A POINT, THENCE;

5. NORTH 35 DEGREES 05 MINUTES 54 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 3,185 SQUARE FEET OR 0.073 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "PROPOSED LANDSCAPE EASEMENT, LOT 5, BLOCK 229, 1201 VALLEY BROOK AVENUE, TOWNSHIP OF LYNDHURST, BERGEN COUNTY, STATE OF NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES INC., DATED 08-20-2026.

CONTROL POINT ASSOCIATES, INC.



08-20-2026
JOHN D. BEATTIE — DATE
STATE OF NEW JERSEY
PROFESSIONAL LAND SURVEYOR #24GS04331900
NEW JERSEY CERTIFICATE OF AUTHORIZATION
#24GA27938600

JDB/REB

Intro -5

ORDINACE NO. 3278-26

AN ORDINANCE AMENDING ORDINANCE NO. 3201-24, ADOPTED ON JUNE 11, 2024 ESTABLISHING THE MAXIMUM ANNUAL SALARY FOR THE HANDICAPPED COORDINATOR/ADMINISTRATOR AND ASSISTANT HANDICAP/SUMMER YOUTH ASSISTANT

WHEREAS, The Township of Lyndhurst Parks and Recreation Department runs an Adult Workshop for adults with disabilities.

WHEREAS, the State of New Jersey Department of Human Services, Division of Development Disabilities provides funding for their clients to attend the Lyndhurst Adult Workshop program.

WHEREAS, the State of New Jersey Department of Human Services, Division of Development Disabilities guidelines are specific in how the Township allocates the funding received from the Division of Development Disabilities.

WHEREAS, when the Division of Development Disabilities increases the amount received per client, the Township is required to increase the hourly wage for the employees hired using Division of Development Disabilities funds.

WHEREAS, in January 2026, the Division of Development Disabilities increased the amounts received for each client and the Township raised salaries $0.46 per hour for all employees who salaries are paid directly from the Division of Developmental Disabilities funding.

WHEREAS, the Board of Commissioner of the Township of Lyndhurst desires to amend the Salary Ordinance to increase the maximum salary for the Handicapped Coordinator/Administrator and Assistant Handicap/Summer Youth Assistant salaries in accord with the changes required to other salaries by virtue of the Division of Developmental Disabilities funding.

NOW, THEREFORE, BE IT ORDAINED BY the Township of Lyndhurst Board of Commissioners as follows:

Section 1.

Ordinance Nos. 3270-26, 3260-26, 3201-24, 3193-24, 3166-23, 3140-23, 3129-22, 3060-20, 2932-16 and 2895-13 of the general ordinances of the Township of Lyndhurst pertaining to the Handicapped Coordinator/Administrator and Assistant Handicap/Summer Youth Assistant are amended as follows:

1.The position of Handicapped Coordinator/Administrator shall receive an hourly salary rate increase of $0.46 per hour for a maximum salary of $69,628.00 effective as of January 1, 2026.

2. The position of Assistant Handicap/Summer Youth Assistant shall receive an hourly rate increase of $0.46 per hour for a maximum annual salary of $58,762.00 effective as of January 1, 2026.

3. The position of Handicapped Coordinator/Administrator shall receive a 3.25% base salary increase for a maximum salary of $71,891.00 effective as of January 1, 2027.

4. The position of Assistant Handicap/Summer Youth Assistant shall receive a 3.25% base salary increase for a maximum annual salary of $60,672.00 effective as of January 1, 2027.

Section 2.

This Ordinance is effective twenty (20) days after adoption and publication according to the law. This Ordinance is retroactive to January 2026. To the extent any retroactive pay is due to any Handicapped Coordinator/Administrator and Assistant Handicap/Summer Youth Assistant under this payment procedure, payment will be made in the month of January 2026.

Section 3.

Severability. If any part, sections, provisions, or the total of any of the above-mentioned provisions are held to be invalid or unenforceable in any court, the findings or judgements of which court are applicable in the State of New Jersey, the remainder of such provisions shall remain in full force and effect as an Ordinance of the Township of Lyndhurst.

Adopted:

	Ayes	Nays	Absent	Abstain
Commissioner Mateen				
Commissioner DeMarco				
Commissioner Carrino				
Commissioner Jarvis				
Mayor Giangeruso				

_____ _____

Mayor Township Clerk

R-1

WHEREAS, the following organizations have applied for Raffle Licenses:

HSA Sacred Heart School
620 Valley Brook Avenue
Lyndhurst, NJ 07071
On-Premise 50/50
On-Premise-Raffle
January 15, 2027

Fly Away Home Inc
236 East Central Blvd
Palisades Park, NJ 07650
On-Premise Raffle
November 14, 2026

Lyndhurst High School Band Association
400 Weart Avenue
Lyndhurst, NJ 07071
On-Premise 50/50
On-Premise Raffle
November 14, 2026
Off-Premise 50/50
December 15, 2026

Lyndhurst Baseball And Softball Inc
905 17th Street
Union City, NJ 07087
On-Premise 50/50
On-Premise Raffle
October 3, 2026

K of C #2396 Lyndhurst Council
709 Stuyvesant Avenue
Lyndhurst, NJ 07071
On-Premise Raffle
On-Premise 50/50
October 10, 2026

St. Michaels RC Church
624 Page Avenue
Lyndhurst, NJ 07071
Off-Premise Raffle
December 27, 2026

Our Lady of Mount Carmel
197 Kingsland Avenue
Lyndhurst, NJ 07071
On-Premise Raffle
On-Premise 50/50
November 6, 2026

WHEREAS, all requirements of law have been complied with, therefore

BE IT RESOLVED, that the Township Clerk be authorized to issue said licenses to the above mentioned.

Adopted: September 8, 2026

R-2

SEPTEMBER 2026

BE IT RESOLVED, that the Tax Collector of the Department of Revenue and Finance is authorized to record, process and refund the below amounts:

PAYMENT TO:	*AMOUNT:*	*REASON FOR PAYMENT:*
TOWNSHIP OF LYNDHURST CURRENT ACCOUNT	*$ 1,800.00 ONLINE ERROR FROM WATER TO TAX*	*INTERFUND BLOCK 174 L:16*
125 CHUBB, LLC	*$ 776,026.08 REFUNDING BOND*	*STATE CT APPL 2022-2025 BL: 230 L: 3.01*
306 RIDGE ROAD, LLC	*$ 12,413.69 REFUNDING BOND*	*STATE CT APPL 2022-2024 BL: 102 L: 3*
113 PARK AVE ASSOCIATES	*$ 42,448.04 REFUNDING BOND*	*STATE CT APPL 2022-2025 BL: 3 L: 11.03*
704 RIVER BANK CORP.	*$ 17,719.68 REFUNDING BOND*	*STATE CT APPL 2023-2025 BL: 170 L: 5*
LIN(TRSTES/ETC) PAI-CHAUN	*$ 4,437.22 REFUNDING BOND*	*STATE COURT APPL 2018 BL: 7 L: 34*
KEARNY FEDERAL SAVINGS	*$ 8,846.60 REFUNDING BOND*	*STATE COURT APPL 2025 BL: 62 L: 5*
TJL REALTY, LLC	*$ 37,005.48 REFUNDING BOND*	*STATE CT APPL 2019-2024 BL: 65 L: 13*
ROTHMAN REALTY I, LLC	*$ 22,009.28 REFUNDING BOND*	*STATE COURT APPL 2023-2025 BL: 81 L: 8*
LENO'S TRADING OF AMERICA	*$ 11,984.73 REFUNDING BOND*	*STATE COURT APL 2013-2016 BL: 89 L: 6*
422 STUYVESANT, LLC	*$ 1,487.00 REFUNDING BOND*	*STATE COURT APPL 2020 BL: 138 L: 20*
FMJ, LLC	*$ 6,474.50 REFUNDING BOND*	*STATE CT APPL 2013-2014 BL: 157 L: 2*
SENECA MANAGEMENT CORP	*$ 59,520.00 REFUNDING BOND*	*STATE COURT APPL 2018*

		BL: 227 L: 1
MOODY NATIONAL CY	*$ 1,084,376.14 REFUNDING BOND*	*STATE CT APPL 2021-2024 BL: 226 L: 3.01*
LYNDHURST INVESTMENTS	*$ 351,086.23 REFUNDING BOND*	*STATE CT APPL 2019-2025 BL: 229 L: 2.01*
BRE 1200 WALL STREETR OWNER, LLC	*$ 602,252.75 REFUNDING BOND*	*STATE CT APPL 2019-2024 BL: 229 L: 3.01 HM*
PROLOGIS 1275 VALLEY BROOK LLC	*$ 84,461.00 REFUNDING BOND*	*STATE CT APPL 2025 BL: 230 L: 7 HM*
PROLOGIS TARGETED US LOGISTIC FUND, LP	*$ 90,470.73 RFUNDING BOND*	*STATE CT APPL 2025 BL: 233 L: 8.03 HM*
PROLOGIS 1250 VALLEY BROOK, LLC	*$ 109,690.28 REFUNDING BOND*	*STATE CT APPL 2025 BL: 233 L: 8.02 HM*
PROLOGIS TARGETED US LOGISTICS FUND LP	*$ 10,168.11 REFUNDING BOND*	*STATE CT APPL 2020 BL: 230 L: 9 HM*
BRE 1290 WALL STREET OWNER, LLC	*$ 220,042.55 REFUNDING BOND*	*STATE COURT APPL 2021-2024 BL: 230 L: 2 HM*
COPPER RIDGE, LLC POLITO ASSOCIATES	*$ 2,034,084.43 REFUNDING BOND*	*STATE COURT APPL 2022-2025 BL: 226 L: 5.04*
340 ORIENT WAY, LLC	*$ 232,640.18 REFUNDING BOND*	*STATE CT APPL 2018-2019,2022-2023 BL: 235 L: 1*
VETERAN'S SQUARE TOWN CENTER, LLC	*$ 49,725.00 REFUNDIING BOND*	*STATE CT APPL 2012 BL: 79 L: 1*
STOP & SHOP	*$ 41,471.77 REFUNDING BOND*	*STATE CT APPL 2024 BL: 162 L: 2.4*
INFINITY BROADCASTING TOWER, INC	*$ 674,999.99 REFUNDING BOND*	*STATE CT APPL 2012-2024 BL: 229 L: 6 HM*
LYNDHURSTY TOWN CENTER, LLC	*$ 722,377.64 REFUNDING BOND*	*STATE CT APPL 2023-2025 BL: 74 L: 1.01*

WLIB TOWER, LLC	*$ 1,000,000.65 REFUNDING BOND*	*STATE CT APPL 2020-2025 BL: 233 L: 3*
DDR- SAU LEWANDOWSKI, LLC	*$ 68,346.33 REFUNDING BOND*	*STATE CT APPL 2017-2019*
DDR- SAU LEWANDOWSKI, LLC	*$ 136,515.80 REFUNDING BOND*	*STATE CT APPL 2015-2019 BL: 164 L: 2.04*
SUMO COMPANIES, INC	*$ 4,495.28 REFUNDING BOND*	*STATE CT APPL 2016-2022 BL: 113 L: 2.1 C03.1*
SUMO COMPANIES, INC	*$ 5,791.33 REFUNDING BOND*	*STATE CT APPL 2016-2022 BL: 113 L: 2.1 C03.2*
SUMO COMPANIES, INC	*$ 7,810.11 REFUNDING BOND*	*STATE CT APPL 2016-2022 BL: 113 L: 2.1 C03.4*
SUMO COMPANIES, INC	*$ 4,212.56 REFUNDING BOND*	*STATE CT APPL 2016-2022 BL: 113 L: 2.1 C03.5*
SUMO COMPANIES, INC	*$ 7,931.49 REFUNDING BOND*	*STATE CT APPL 2016-2022 BL: 113 L: 2.1 C03.6*
1290 WALL STREET WEST PROPERTIES	*$ 69,936.00 REFUNDING BOND*	*STATE CT APPL 2018 BL: 230 L: 2 HM*
111 PARK AVE REALTY, LLC	*$ 459.40 CREDIT TO 2026 4TH $ 114.85 CREDITS TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 3 LOT 11.02*
113 PARK AVE ASSOCIATES	*$ 19.120.23 CREDIT TO 2026 4TH $ 4,780.06 CREDITS TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 3 LOT 11.03*
CHASE MACHINE CO, INC	*$ 3,144.59 CREDIT TO 2026 4TH $ 786.15 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 3 LOT 14.01*
TOM & BOB CORP	*$ 413.46 CREDIT TO 2026 4TH $ 103.37 TO 2027 1ST $ 103.36 TO 2027 2ND*	*BERGEN COUNTY APPL BL: 3 LOT 11.01*
W & M GARCIA	*$ 918.80 CREDIT TO 2026 4TH $ 229.70 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 7 LOT 12*

249-251 CT AVE REAL EST HOLDING, LLC	*$ 4,561.84 CREDIT TO 2026 4TH $ 1,140.46 CREDITS TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 8 LOT 6*
245-247 CT AVE REAL EST HOLDING, LLC	*$ 2,912.60 CREDIT TO 2026 4TH $ 728.15 CREDITS TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 8 LOT 7*
41 RIDGE ROAD, LLC	*$ 2,058.11 CREDIT TO 2026 4TH $ 514.53 CREDITS TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 31 LOT 18*
L & S RODRIGUES	*$ 339.96 CREDIT TO 2026 4TH $ 84.99 CREDITS TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 32 LOT 8*
TERESA SORKIN	*$ 390.49 CREDIT TO 2026 4TH $ 97.63 CREDIT TO 2027 1ST $ 97.62 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 45 LOT 7*
LYNDHURST RIVERSIDE REALTY, LLC	*$ 664.54 CREDIT TO 2026 4TH $ 165.39 CREDIT TO 2027 1ST 165.38 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 48 LOT 16*
KELCEY KEELER	*$ 585.74 CREDIT TO 2026 4TH $ 146.44 CREDIT TO 2027 1ST $ 146.43 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 57 LOT 16*
KEARNY FEDERAL S/L ASS	*$ 10,687.94 CREDIT TO 2026 4TH $ 2,671.99 CREDIT TO 2027 1ST $ 2,671.98 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 62 LOT 5*
247 STUYVESANT AVE, LLC	*$ 3,999.08 CREDIT TO 2026 4TH $ 999.77 CREDIT TO*	*BERGEN COUNTY APPL BL: 66 LOT 17*

	2027 1ST & 2ND	
S ILARDI (ETALS)	*$ 6,408.63 CREDIT TO 2026 4TH* *$ 1602.16 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 64 LOT 11*
R & J JANKOWSKI	*$ 735.04 CREDIT TO 2026 4TH* *$ 183.76 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 71 LOT 4*
341 RIDGE ROAD BSD, LLC	*$ 2,933.27 CREDIT TO 2026 4TH* *$ 733.32 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 87 LOT 6*
N & E HOWELL	*$ 6,891.00 CREDIT TO 2026 4TH* *$ 1,722.75 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 98 LOT 22*
SKYLEMAR, INC	*$ 31,722.10 CREDIT TO 2026 4TH* *$ 7,943.03 CREDIT TO 2027 1ST* *$ 7,943.02 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 103 LOT 1*
211 VAN BUREN ST, LLC	*$ 978.52 CREDIT TO 2026 4TH* *$ 244.63 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 110 LOT 4.01*
811 PENNSYLVANIA AVE, LLC	*$ 730.45 CREDIT TO 2026 4TH* *$ 182.62 CREDIT TO 2027 1ST* *$ 182.61 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 110 LOT 15.02*
199 LAFAYETTE AVE, LLC	*$ 1,084.18 CREDIT TO 2026 4TH* *$ 271.05 CREDIT TO 2027 1ST* *$ 271.04 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 111 LOT 1.03*
A. KINKHABWALA (ETAL)	*$ 780.98 CREDIT TO 2026 4TH* *$ 57.43 CREDIT TO 2027 1ST*	*BERGEN COUNTY APPL BL: 112 LOT 15*

	$ 57.42 CREDIT TO 2027 2ND	
D & R DUDEK	*$ 229.70 CREDIT TO 2026 4TH $ 195.25 CREDIT TO 2027 1ST $ 195.24 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 125 LOT 55*
A. TEJADA	*$ 767.20 CREDIT TO 2026 4TH $ 191.80 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 130 LOT 6*
MANUEL SOUSA	*$ 84,552.51*	*TAX SALE# 23-00022 BLOCK 143 LOT 5*
FRANK WILSON	*$ 1,308.48 CREDIT TO 2026 4TH $ 329.62 CREDIT TO 2027 1ST $ 329.62 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 145 LOT 3*
WILSON HOLDING, LLC	*$ 1,318.48 CREDIT TO 2026 4TH $ 329.62 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 145 LOT 3*
GARY SENECA	*$ 114.85 CREDIT TO 2026 4TH $ 28.72 CREDIT TO 2027 1ST $ 28.71 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 152 LOT 23*
NEW JERSEY 624 LLC	*$ 1,463.19 CREDIT TO 2026 4TH $ 365.80 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 157 LOT 8*
WINPOL. LLC	*$ 3,895.71 CREDIT TO 2026 4TH $ 973.93 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 170 LOT 22.07*
N. YAAQOUB	*$ 3,289.30 CREDIT TO 2026 4TH $ 822.33 CREDIT TO 2027 1ST $ 822.32 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 174 LOT 1*
CLARA PINOS (ETAL)	*$ 691.40 CREDIT TO 2026 4TH $ 172.85 CREDIT TO*	*BERGEN COUNTY APPL BL: 188 LOT 18*

	2027 1ST & 2ND	
M & L LOPEZ	*$ 709.77 CREDIT TO 2026 4TH $ 177.45 CREDIT TO 2027 1ST $ 177.44 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 188 LOT 26*
M & B FLORCZAK	*$ 1,026.76 CREDIT TO 2026 4TH $ 256.69 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 194 LOT 9.01*
TTG DEVELEOPMENT, LLC	*$ 1,807.74 CREDIT TO 2026 4TH $ 451.94 CREDIT TO 2027 1ST $ 177.44 CREDIT TO 2027 2ND*	*BERGEN COUNTY APPL BL: 210 LOT 20.01*
M. PARMAKIS	*$ 1,134.72 CREDIT TO 2026 4TH $ 283.68 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 216 LOT 34*
WOODMONT TWO TERMINAL, LLC	*$ 652.35 CREDIT TO 2026 4TH $ 163.09 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 226 LOT 17*
INFINITY BROADCASTING RADIO TWR, LLC	*$ 241.19 CREDIT TO 2026 4TH $ 60.30 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 229 LOT 6 HM*
WLIB TOWER, LLC	*$ 143,725.59 CREDIT TO 2026 4TH $ 35,931.40 CREDIT TO 2027 1ST & 2ND*	*BERGEN COUNTY APPL BL: 233 LOT 9*
G & T BLUNT	*$ 1,361.03 PARTIAL REFUND 2026 AUGUST QTR CANCEL TAXES 2026 4TH =$ 2,543.65 CANCEL TAXES 2027 1ST & 2ND QTR= $ 2,543.65*	*100% VETERAN EXEMPT BLOCK 53 LOT 6*
LERETA c/o TIMOTHY QUIGLEY	*$ 1,301.09 PARTIAL REFUND 2026 AUGUST QTR CANCEL TAXES 2026 4TH =$ 3,463.49*	*100% VETERAN EXEMPT BLOCK 52 LOT 8*

	CANCEL TAXES 2027 1ST & 2ND QTR= $ 3,256.00	
AMADOR CASTELO	*$125.00 CREDIT TO 2026 TH QUARTER*	*DISABLED DEDUCTION ADDED BL: 76 L: 12*
J. LATONA	*$ 296.31 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 1 L: 2*
LYNDHURST GARDENS, INC	*$ 27.56 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 1 L: 12.02*
BOGLE, INC	*$ 27.56 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 1 L: 13*
LYNDHURST GARDENS, INC	*$ 27.56 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 1 L: 14.01*
VANWINKLE & LIGGET	*$ 13.78 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 1 L: 15*
UNKNOWN OWNER	*$ 16.08 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 1 L: 16*
UNKNOWN OWNER	*$ 39.05 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 9 L: 22*
UNKNOWN OWNER	*$ 16.08 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 15 L: 21*
UNKNOWN OWNER	*$ 18.38 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 16 L: 3*
UNKNOWN OWNER	*$ 11.49 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 17 L: 30.02*
UNKNOWN OWNER	*$ 4.59 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 19 L: 6*
UNKNOWN OWNER	*$ 16.08 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 20 L: 16*
UNKNOWN OWNER	*$ 2.30 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 23 L: 45*
UNKNOWN OWNER	*$ 18.38 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 27 L: 6*

UNKNOWN OWNER	*$ 18.38 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 28 L: 1.02*
UNKNOWN OWNER	*$ 32.16 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 28 L: 12*
UNKNOWN OWNER	*$ 18.38 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 28 L: 32*
UNKNOWN OWNER	*$ 36.75 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 39 L: 22.02*
UNKNOWN OWNER	*$ 6.89 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 49 L: 23*
UNKNOWN OWNER	*$ 55.13 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 62 L: 24*
UNKNOWN OWNER	*$ 2.30 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 133 L: 3*
UNKNOWN OWNER	*$ 34.46 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 144 L: 23.02*
C & O DELACRUZ	*$ 130.93 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 158 L: 18.02*
UNKNOWN OWNER	*$ 50.53 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 195 L: 10*
UNKNOWN OWNER	*$ 13.78 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 207 L: 29.02*
UNKNOWN OWNER	*$ 222.81 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 207 L: 63*
UNKNOWN OWNER	*$ 13.78 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 210 L: 10*
UNKNOWN OWNER	*$ 6.89 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 213 L: 7*
UNKNOWN OWNER	*$ 68.91 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 217 L: 36*
M & A SPITLIS	*$ 12,622.02 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 226 L: 14*

DESIDERIO	*$ 5,917.07 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 232 L: 6*
DESIDERIO	*$ 62,588.66 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 232 L: 8*
SCHICK, DEBLASIO & PORRO TRUST	*$ 141,678.96 CANCEL TAXES FOR 2026*	*UNCOLLECTABLE TAXES BL: 237 L: 10*
PATRICIA CORKIN	*$250.00 CREDIT*	*WIDOW OF VETERAN DEDUCTION ON BL: 86 L: 12*
TRYSTONE CAPITAL ASSETS, LLC	*$ 3,751.07*	*TAX SALE# 24-00002 BL: 19 L: 9*
TRYSTONE CAPITAL ASSETS, LLC	*$357.28*	*TAX SALE# 24-00021 BL: 155 L: 18*
MOUSA AL-AZZAM	*$ 2,336.25*	*STATE COURT APPL BL: 210 L: 20.03*
MOUSA AL-AZZAM	*$ 4,759.28*	*STATE COURT APPL BL: 210 L: 20.04*

R-3

RESOLVED, that the Mayor and Board of Commissioners hereby approves the following appointments to the Health Council for a one-year term commencing September 1, 2026 and terminating August 31, 2027.

Commissioner Karen F. Carrino
Janine Barone
Elaine Sica
Jennifer Germinano
Luann Guarino (Alternate)
Amelia Jarvis (Alternate)

R-4

BE IT RESOLVED, that the Director of the Department of Revenue and Finance be authorized to release the following escrow balance for:

PROJECT:	NJ Transit FIFA Project – New Water Service
	847 Rutherford Ave.
PROJECT ID:	1140
AMOUNT:	$11,452.95
RETURN TO:	Anselmi and DeCicco, Inc.
	1977 Springfield Ave.
	Maplewood, NJ 07040

R-5

Resolution #
09-08-2026

TOWNSHIP OF LYNDHURST

RESOLUTION ACCEPTING THE CORRECTIVE ACTION PLAN FOR THE
2025 ANNUAL AUDIT REPORT

WHEREAS, New Jersey Budget and Fiscal Affairs laws require all local units to prepare and submit a Corrective Action Plan as part of their annual audit process: and

WHEREAS, the Corrective Action Plan, a copy of which is attached and made a part of this resolution, covers all findings and recommendations in the audit report and was prepared by the Chief Financial Officer with assistance from other officials affected by the audit recommendations; and

WHEREAS, the Corrective Action Plan has been placed on file with the Township Clerk within 60 days from the date the audit report was received by the governing body; now

THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Lyndhurst that it does hereby accept the Corrective Action Plan prepared by the Chief Financial Officer in response to the 2025 Annual Audit Report; and

BE IT FURTHER RESOLVED that the Township Clerk shall file a copy of the Corrective Action Plan together with a copy of this Resolution to the Director of the Division of Local Government Services.

# # #

[Corrective Action Plan attached]

The Township of Lyndhurst
Finance Department
2025 Corrective Action Plan
September 08, 2026

GENERAL COMMENTS AND
RECOMMENDATIONS
YEAR ENDED DECEMBER 31, 2025

FINANCE

1. COMMENT:
   There is an unfunded improvements authorization in the General Capital Fund greater than five years old (Ord 2941-16)
   RECOMMENDATION:
   That all ordinances with cash deficits over five years old should be funded through a valid funding source.
   CORRECTIVE ACTION:
   Older ordinances will be reviewed and appropriate action will be taken to address cash deficits.

2. COMMENT:
   The Township's fixed asset report includes multiple assets with the same inventory tag number.
   RECOMMENDATION:
   The Township should develop and implement a system for tagging fixed assets as required by Technical Accounting Directive #2, codified as N.J.A.C. 5:30-5.6.
   CORRECTIVE ACTION:
   Combined purchases will be separated on the fixed asset inventory so that multiple assets do not receive the same inventory tag number.

PAYROLL

3. COMMENT:
   The portion of employees' unemployment withholdings for state unemployment insurance that are to be retained by the Township are not being received and/or deposited into the Unemployment Trust Fund as required under the Benefit Reimbursement Method
   RECOMMENDATION:
   The percentage portion of employees' unemployment withholdings due to the Unemployment Trust Fund must be recouped from the payroll service provider and deposited in the Unemployment Trust Fund.
   CORRECTIVE ACTION:
   Payroll staff have been in communication with the Township's payroll provider and is pursuing the balance to bring the Township current.

PURCHASING

4. COMMENT:
   There were instances in which goods and/or services were ordered prior to encumbrance.
   RECOMMENDATION:
   The Township should be recording encumbrances in accordance with NJAC 5:30-5.2 to ensure that funds allocated for specific purposes are reserved and cannot be used for other charges within that line item.
   CORRECTIVE ACTION:
   More care will be taken to ensure that encumbrances are recorded prior to goods and/or services being ordered.

5. COMMENT:
   Informal quotes were not obtained for purchases which exceed 15% of the bid threshold as required by NJSA 40A: 11-6.1
   RECOMMENDATION:
   That all purchases in excess of 15% of the bid threshold have informal quotes obtained as required by local public contracts law.
   CORRECTIVE ACTION:
   More care will be taken to ensure that all eligible purchases in excess of the quote thresholds are made in compliance with Local Public Contracts Law.

PAYROLL

1. COMMENT:
   There were instances in which employees were not paid for outside duty work performed in a timely manner.
   RECOMMENDATION:
   The Township should adopt a formal policy related to the off-duty or outside employment of its' officers. Private persons or entities requesting the services of police officers should be required to submit payment, based on estimates of the work to be done, in advance of services rendered in accordance with Local Finance Notice 2000-14.
   CORRECTIVE ACTION:
   The Township has implemented this policy for all small businesses. We have been working with the large utility companies to receive advanced payments and will continue to pursue the same.

2. COMMENT:
   The practice of payouts and/or utilization of accumulated sick time by the police department is in violation of NJSA 40A:9-10.4.
   RECOMMENDATION:
   Supplemental compensation of sick time should be made in strict accordance with NJSA 40A:9-10.4
   CORRECTIVE ACTION:
   The practice of payouts of accumulated sick time in the police department is being carried out in accordance with the collective bargaining agreement (CBA). The CBA will be reviewed for compliance with statutes.

BUILDING DEPARTMENT

1. COMMENT:
   There were instances in which some fees being charged for building department permits were not included on the adopted fee ordinance.
   RECOMMENDATION:
   All items included on permits should be charged in accordance with the Township's adopted fee ordinance.
   CORRECTIVE ACTION:
   The fee ordinance will be reviewed and fees will be updated to reflect the same.

BOARD OF HEALTH

1. COMMENT:
   Deposits are not being made within 48 hours of collection
   RECOMMENDATION:
   All cash receipts should be deposited within 48 hours of collection in accordance with NJSA 40A:5-15.
   CORRECTIVE ACTION:
   More care will be taken to ensure that all deposits are made within 48 hours of collection.

TOWNSHIP CLERK

1. COMMENT:
   Formal evaluations for Request for Qualification submissions are not being prepared by the evaluation committee.
   RECOMMENDATION:
   That evaluation summaries be prepared by the committee when reviewing Request for Qualifications
   CORRECTIVE ACTION:
   The Township will review it's policy on evaluating RFQs and will act accordingly.

WHEREAS, the Township of Lyndhurst posted on its website on June 11, 2026 a Request for Qualifications for a Financial Advisor in a "fair and open" process in accordance with NJSA 19:44A-20.26; and

WHEREAS, this contract is for a one-year term commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, professional services are exempt from public bidding under NJSA 40A:11-5; and

WHEREAS, proposals were received from the following:

Phoenix Advisors

NW Financial Group, LLC

Acacia Financial Group, Inc.

and;

WHEREAS, a review of the qualifications of these firms, experience and fees finds that Phoenix Advisors is the best qualified to undertake this work, price and other factors considered.

NOW, THEREFORE, BE IT RESOLVED that a contract be awarded to Phoenix Advisors, 2000 Water View Drive, Robbinsville, NJ 088691 not to exceed the following fees in accordance with their proposal submitted on July 30, 2026:

Managing Director at a rate of $195.00 per hour
Associate/Analyst at a rate not of $145.00 per hour

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Township of Lyndhurst authorizes to enter into a contract with Phoenix Advisors, 2000 Water View Drive, Robbinsville, NJ 088691 as described herein; and

BE IT FURTHER RESOLVED, that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED that the Chief Financial Officer has certified that funds are available.

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be published in the *Record Newspaper*, the official newspaper of the Township of Lyndhurst, within ten (10) days, according to law.

Adopted: September 8, 2026

R-7

WHEREAS, the Township of Lyndhurst has a need to acquire a Licensed Electrician as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 et. seq; and

WHEREAS, the Township of Lyndhurst has determined and certified in writing that the value of the acquisition will exceed $17,500; and

WHEREAS, the anticipated term of the contract is one year; and

WHEREAS, J. Keane Electric Co., Inc. has submitted proposals on July 21, 2026 indicating they will provide services of a Licensed Electrician at the following rates:

Electrical Contractor – Weekdays During Normal Business Hours of 7:00 a.m. to 3:00 p.m.
Journeyman – Hourly Rate of $129.02
Foreman (if required) Hourly Rate of $176.65

Weekdays After Normal Business Hours and Saturdays
Journeyman – Hourly Rate of $195.53
Foreman – Hourly Rate of $264.97

Sundays and Holidays
Journeyman – Hourly Rate of $258.04
Foreman – Hourly Rate of $353.30
*Note: Emergency Service Calls will be charged at a 3 hour minimum

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Township of Lyndhurst authorizes to enter into a contract with J. Keane Electric Co., Inc., 622 Schuyler Avenue, North Arlington, NJ 07031 to perform electrical work on a rotating basis as described herein; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer has certified that funds are available.

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be published in the Record Newspaper, the official newspaper of the Township of Lyndhurst, within ten (10) days, according to law.

Adopted: September 8, 2026

R-8

AUTHORIZATION TO APPLY FOR AND ENTER INTO A GRANT AGREEMENT WITH THE NJ DEPARTMENT OF COMMUNITY AFFAIRS FY27 RECREATIONAL OPPORTUNITIES FOR INDIVIDUALS WITH DISABILITIES GRANT PROGRAM

WHEREAS, the Mayor and Commissioners of the Township of Lyndhurst desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately $12,000.00 to carry out a project to increase integrated recreational programming for people of all ages and abilities.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LYNDHURST:

1) that the Township of Lyndhurst does hereby authorize the application for such a grant; and,
2) Recognize that a 20% match is required; and
3) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between The Township of Lyndhurst and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

R-9

RESOLVED, that the Mayor and the Board of Commissioners hereby approves the following appointment to the Rent Leveling Board:

***Helene Reznicow,* 430 Ridge Road, Unit A-8, Lyndhurst, NJ 07071 for one-year term commencing September 8, 2026 and terminating September 7, 2027.**

R-10

WHEREAS, on April 14, 2026, the Board of Commissioners adopted Resolution No. 22376-26 authorizing the Mayor and Township Clerk to execute a Developer's Agreement with Bruno Boys LLC to create six new lots of record and to construct six two-family homes at 571-577 New York Avenue; and

WHEREAS, on October 15, 2026, the Lyndhurst Planning Board approved an application a change of ownership to KYK Construction LLC by resolution adopted on August 5, 2026.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Township of Lyndhurst that Resolution No. 22376-26 adopted April 14, 2026 shall be and is hereby RESCINDED.

BE IT FURTHER RESOLVED, that the Mayor and Township Clerk are hereby authorized to execute the Developer's Agreement and prepared and submitted by the Township of Lyndhurst Planning Board and any and all amendments and/or documents necessary to authorize the work to proceed at 571-577 New York Avenue by KYK Construction LLC.

R-11

BE IT RESOLVED by the Board of Commissioners of the Township of Lyndhurst that an unpaid Leave of Absence from September 8, 2026 to November 30, 2026 be granted to Ben Franchino, an employee of the Lyndhurst Parks Department.

Adopted: September 8, 2026

R-12

RESOLUTION NO. _____

TOWNSHIP OF LYNDHURST
COUNTY OF BERGEN
STATE OF NEW JERSEY

RESOLUTION AUTHORIZING MAYOR AND TOWNSHIP CLERK TO EXECUTE MEMORANDUM OF UNDERSTANDING (MOU) WITH NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY (NJEDA) FOR LAND USE CONSULTING SERVICES REIMBURSEMENT.

WHEREAS, NJEDA and the Township wish to maximize the development potential of Block 73, Lot 1 (Lyndhurst Train Station Parking Lot), which includes the potential of declaring such an area in need of redevelopment; and,

WHEREAS, the Township needs to retain a planning firm to address such area in need of redevelopment study and related ordinances to effectuate same; and,

WHEREAS, NJEDA is willing to reimburse the Township for such planning firm's services pursuant to an MOU between the parties.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Lyndhurst, County of Bergen, State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute, on behalf of the Township, an MOU with NJEDA for planning services reimbursement as set forth above and in the attached MOU for a planner to be employed by the Township separately to conduct such study.

R-13

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LYNDHURST AUTHORIZING THE DESIGNATION OF A CONDITIONAL DEVELOPER OF THE BLOCK 89, LOT 9

WHEREAS, the Board of Commissioners of the Township of Lyndhurst determined that there was a need for an Investigation Study to determine if the subject area, identified on the Township's Tax Map as Blocks 89, Lot 1; Block 90, Lots 13, 14, 15, 16, 17 and 19; Block 91, Lots 12.01 and 12.02; Block 97, Lots 1, 2 and 3; Block 98, Lots 1, 2, 3, 4, 5, 15, 16, 17, 18, 19 20, 22, 23 and 24 is an area in need of redevelopment. The Board of Commissioners of the Township of Lyndhurst directed the Lyndhurst Planning Board to conduct a preliminary redevelopment investigation to determine whether the Subject Area meets the criteria pursuant to N.J.S.A. 40A:12-1 et. seq. as an area in need of redevelopment.

WHEREAS, on April 11, 2023, the Board of Commissioners of the Township of Lyndhurst designated a certain assemblage of lots within the Township of Lyndhurst as an area in need of redevelopment, known as Blocks 89, Lot 1; Block 90, Lots 13, 14, 15, 16, 17 and 19; Block 91, Lots 12.01 and 12.02; Block 97, Lots 1, 2 and 3; Block 98, Lots 1, 2, 3, 4, 5, 15, 16, 17, 18, 19 20, 22, 23 and 24 (Subject Area); and

WHEREAS, on November 21, 2023, pursuant to N.J.S.A. 40A:12A-1 et seq., the Local Redevelopment and Housing Law, the Township adopted an ordinance creating a Redevelopment Agency and appointed its members by resolution dated January 9, 2024; and

WHEREAS, the Township wishes to proceed with the redevelopment of the property known as Lincoln School within the redevelopment area to wit, Block 89, Lot 9; and

WHEREAS, the Board of Commissioners of the Township of Lyndhurst wishes to designate a conditional redeveloper for Block 89, Lot 9 of the Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Lyndhurst that it hereby designates Solstice Equities, LLC, 100 UN Plaza, Suite 17G, New York, NY 10017 as Conditional Redeveloper to property designated as Block 89, Lot 9, subject to the following:

- Execution of a Redevelopment Agreement with the Township of Lyndhurst Solstice Equities, LLC shall make a good faith effort to acquire the property identified as Block 89, Lot 9.
- Solstice Equities, LLC shall pursue all necessary and required approvals for the construction of development consistent with the Redevelopment Plan.
- Designated Conditional Redeveloper will be responsible for all necessary professional fees associated therewith.

BE IT FURTHER RESOLVED, that the Board of Commissioners authorizing the Township Attorney and Redevelopment Agency to take all actions necessary with respect to negotiation of the Redevelopment Agreement with Solstice Equities, LLC.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Adopted: September 8, 2026

R14

TOWNSHIP OF LYNDHURST
NEW JERSEY

RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) VEHICLES FOR THE DEPARTMENT OF PARKS AND PUBLIC PROPERTY FROM FRANK'S TRUCK CENTER, INC. IN AN AMOUNT NOT TO EXCEED $121,665.66 THROUGH ESCNJ CONTRACT NO. 23/24-11

WHEREAS, the Township of Lyndhurst, through its Department of Parks and Public Property, has a need to purchase two (2) vehicles, consisting of one (1) 2026 GMC Sierra 3500 Double Cab and one (1) 2026 GMC Acadia Elevation, Model TLD56; and

WHEREAS, the Township of Lyndhurst is a member of the Educational Services Commission of New Jersey Cooperative Pricing System (ESCNJ) and may purchase vehicles under ESCNJ Contract No. 23/24-11 without separate public bidding by the Township; and

WHEREAS, the Township desires to purchase the following vehicles from Frank's Truck Center, Inc., 325 Orient Way, Lyndhurst, New Jersey 07071, under ESCNJ Contract No. 23/24-11:

Vehicle	Stock/VIN	Amount
2026 GMC Sierra 3500 Double Cab	Stock No. 11571 VIN 1GT5USE76TF339178	$75,596.38
2026 GMC Acadia Elevation (Model TLD56)	Stock No. 11553 VIN 1GKENNKS8TJ391520	$46,069.28
TOTAL		**$121,665.66**

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Lyndhurst that the purchase of the two (2) vehicles identified above from Frank's Truck Center, Inc. through ESCNJ Contract No. 23/24-11, in a total amount not to exceed $121,665.66, is hereby authorized.

R15

TOWNSHIP OF LYNDHURST
NEW JERSEY

RESOLUTION AUTHORIZING THE PURCHASE OF PACKETALK PUBLIC SAFETY INTEROPERABILITY CAMERAS FOR THE LYNDHURST POLICE DEPARTMENT FOR AN AMOUNT NOT TO EXCEED $39,000.00 THROUGH THE EDUCATIONAL SERVICE COMMISSION OF NEW JERSEY COOPERATIVE PURCHASING SYSTEM CONTRACT # ESCNJ/AEPA 26D THROUGH EQUITABLE SHARING FUNDING

WHEREAS, the Township of Lyndhurst Police Department has the need for increasing coverage with its public safety camera system technology for the purposes of interoperability, homeland security and criminal investigations and;

WHEREAS, the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-12, permits municipalities to purchase goods and services without advertising for bids, from companies under any contract or contracts for such goods or services entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury, commonly referred to as "State Contracts"; and

WHEREAS, CDWG, 230 N. Milwaukee Ave, Vernon Hills, IL 60061, has a valid contract through the Educational Service Commission of New Jersey Cooperative Purchasing System (ESCNJ) Contract #ESCNJ/AEPA 26D; and

WHEREAS, the Chief of Police has determined a need for eleven (11) Packetalk PTZ IR 180 Degrees Cameras, model PT 8000-HD180, one (1) Packetalk PT14000-ALPR4 Bullet Camera for an amount not to exceed $39,000.00 to be added to the Township Police Department's current camera network.

NOW THEREFORE BE IT RESOLVED that the Township of Lyndhurst authorizes the Chief of Police to purchase the goods and services for the Township of Lyndhurst as described herein;

R 16

TOWNSHIP OF LYNDHURST
NEW JERSEY

RESOLUTION AUTHORIZING THE PURCHASE OF TWO (2) 2026 FORD MAVERICK XL AWD PICKUP VEHICLES FROM PARAMUS FORD, INC. d/b/a/ ALL AMERICAN FORD FLEET, 375 ROUTE 17 SOUTH, PARAMUS, NJ 07652 FOR THE LYNDHURST DEPARTMENT FOR AN AMOUNT OF $64,239.10 AND ONE (1) 2026 FORD EXPLORER ACTIVE 4WD FOR AN AMOUNT OF $42,243.60 THROUGH NJ COOPERATIVE PURCHASING ALLIANCE CO-OP #CK04 BID #BC-BID-24-43 WITH EXTRA DUTY EMPLOYMENT FLEET FUNDING.

WHEREAS, the Township of Lyndhurst Department Police Department has the need for purchasing of two (2) 2026 Ford Maverick XL AWD Pickups and one (1) 2026 Ford Explorer Active 4WD pickup and;

WHEREAS, the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-12, permits municipalities to purchase goods and services without advertising for bids, from companies under any contract or contracts for such goods or services entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury, commonly referred to as "Cooperative Purchasing Agreements"; and

WHEREAS, the Township of Lyndhurst intends to purchase with Paramus Ford Inc. d/b/a All American Ford Fleet of 375 Route 17 South, Paramus, NJ 07652 for two (2) 2026 Ford Maverick XL AWD Pickups (VIN #3 FTTW8B32TRB51489 & 3FTTW8B3XTRB50557) and one (1) 2026 Ford Explorer Active 4WD (VIN #1FMUK8DH7TGB65948) for a total of $106,428.70.

NOW THEREFORE BE IT RESOLVED that the Township of Lyndhurst authorizes the Chief of Police to purchase the goods and services for the Township of Lyndhurst as described herein;

R-17

WHEREAS, James A. Tremble, 219 Canterbury Avenue, 1st Floor, North Arlington, New Jersey has applied for membership to Valley Brook Engine Company #1 Rescue Company #4 of the Lyndhurst Fire Department;

WHEREAS, he completed the application process and has met the criteria to be a member of the Lyndhurst Fire Department.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Township of Lyndhurst has approved the membership of James A. Tremble, Valley Brook Engine Company #1 Rescue Company #4 of the Lyndhurst Fire Department effective September 8, 2026