



## State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS  
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TRENTON, NJ 08625-0803

PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Lieutenant Governor*

JACQUELYN A. SUÁREZ  
*Commissioner*

## AGENDA

### LOCAL FINANCE BOARD

**DATE:** Wednesday, September 10, 2025

**LOCATION:** The Local Finance Board Meeting will be an Electronic/Conference Call Meeting conducted through Microsoft Teams. See the end of this Agenda for instructions on accessing the meeting.

**TIME:** 9:00 AM

- I. Roll Call
- II. Certification of Public Notice
- III. Local Finance Board  
State - NJSA 40A:9-22.1 et seq.  
Local Government Ethics Law
- IV. Applications:
  - 10:00 AM Atlantic City  
Atlantic - NJSA 52:27BB-54 et seq.  
Proposed Continuation of the Supervision Act
  - 10:10 AM Old Bridge Township Fire District #4  
Middlesex - NJSA 40A:5A-6  
\$1,300,000 Proposed Project Financing
  - 10:20 AM Marlboro Township Fire District #3  
Monmouth - NJSA 40A:5A-6  
\$2,896,812 Proposed Project Financing
  - 10:30 AM Trenton City  
Mercer - NJSA 40A:4-45.3(ee)  
\$12,603,064 Proposed CAP Waiver (**Surplus**)

10:40 AM South Brunswick Township  
Middlesex - NJSA 40A:4-45.3(e)  
\$1,419,862 Proposed CAP Waiver **(Deficit)**

NJSA 40A:4-45.3(e)  
\$718,837 Proposed CAP Waiver **(Sewer Utility)**

10:50 AM Newark City  
Essex - NJSA 40A:3-1  
\$4,210,000 Proposed Adoption of a Bond Ordinance and Issuance of Bonds Pursuant to the  
Municipal Qualified Bond Act

11:00 AM Newark City  
Essex - NJSA 40A:3-1  
\$31,730,000 Proposed Adoption of a Bond and Issuance of Bonds Pursuant to the Municipal  
Qualified Bond Act

11:10 AM **Old Business**  
Essex County Improvement Authority  
**(Newark Teacher's Village Project)**  
Essex - NJSA 40A:5A-6  
\$80,000,000 Proposed Project Financing

NJSA 40:37A-54(l)  
\$80,000,000 Proposed Project Financing

11:20 AM Passaic County Improvement Authority  
**(Wayne Board of Education Project)**  
Passaic - NJSA 40A:5A-6  
\$10,000,000 Proposed Project Financing

11:30 PM Jersey City Redevelopment Agency  
**(Bayfront Redevelopment Project)**  
Hudson - NJSA 40A:5A-6  
\$68,700,000 Proposed Project Financing

NJSA 40A:12A-29(a)(3)  
\$68,700,000 Proposed Private Sale of Bonds

11:40 PM Lower Township Municipal Utilities Authority  
Cape May - NJSA 58:26-19  
\$8,251,907 Proposed Public Private Partnership (**Water Supply**)

Nicholas Bennett  
Executive Secretary  
Local Finance Board

#### Instructions for accessing the meeting via Microsoft Teams

There are three ways to access the meeting:

1. By **clicking on the link** in the meeting agenda from a computer/laptop that has a camera, microphone, and speaker capabilities. Clicking on the link will open the meeting in an Internet browser but will not require you to download the “Teams” app. (The link will not work with Internet Explorer or Edge.)
2. By **downloading the “Microsoft Teams” app** on your computer, tablet, or phone and clicking on the meeting link below.
3. By **calling in** using the telephone number **and entering the access code** provided in the link below. If you call in, the meeting will be a regular telephone conference. Should you choose this option you will not be able to be sworn-in to provide testimony to the Board.
4. The Board will be using video capabilities in the meeting for participants who need to be sworn in. **Video capability is required for this meeting if you anticipate offering testimony on an application.** Microsoft Teams has the capability to hold meetings with video and audio. Please use option 1 or 2 from the above list to access and testify during the meeting via Microsoft Teams.

**Microsoft Teams meeting**

**Join on your computer or mobile app**

**[Click here to join the meeting](#)**

**Or call in (audio only)**

**[+1 856-338-7074,,545274789#](#) United States, Camden**

**Phone Conference ID: 545 274 789#**

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