



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, November 12, 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:

10:30 AM Orange City Township
Essex - NJSA 40A:3-1
\$20,000,000 Proposed Adoption of a Bond Ordinance and Issuance of Bonds Pursuant to the Municipal Qualified Bond Act

10:40 AM Trenton City
Mercer - NJSA 40A:3-1
\$20,000,000 Proposed Adoption of a Bond Ordinance and Issuance of Bonds Pursuant to the Municipal Qualified Bond Act

10:50 AM Trenton City
Mercer - NJSA 40A:3-1
\$27,343,200 Proposed Adoption of a Bond Ordinance and Issuance of Bonds Pursuant to the Municipal Qualified Bond Act

NJSA 40A:3-1
\$4,075,000 Proposed Adoption of a Bond Ordinance and Issuance of Bonds Pursuant to the Municipal Qualified Bond Act

- 11:00 AM Monmouth County Improvement Authority
(County-Guaranteed Pooled Governmental Loan Revenue Bond Program)
Monmouth - NJSA 40A:5A-6
\$102,127,538 Proposed Project Financing
- NJSA 40A:5A-6
\$51,063,769 Proposed County Guaranty
- City of Asbury Park
\$2,000,000
- Hazlet Township Board of Fire Commissioners
\$985,513
- Howell Fire District #2
\$2,600,000
- Township of Manalapan
\$6,971,867
- Marlboro Fire District #3
\$3,355,000
- Township of Middletown
\$13,076,400
- Borough of Red Bank
\$8,435,000
- Borough of Sea Bright
\$2,394,000
- Borough of Shrewsbury
\$4,645,989
- Southwest Monmouth Municipal Utilities Authority
\$4,000,000
- Township of Ocean Sewerage Authority
\$2,600,000
- 11:10 AM Livingston Township
Essex - NJSA 58:26-19
\$1,503,057 Proposed Public Private Partnership **(Water Supply)**
- 11:20 AM West Caldwell Township
Essex - NJSA 58:26-19
\$1,783,699 Proposed Public Private Partnership **(Water Supply)**
- 11:30 AM New Brunswick City
Middlesex - 40:11A-4.1
Proposed Authorization of a Parking Authority to Serve as a Redevelopment Entity

- 11:40 AM Deptford Township
(Big Timber Junction Redevelopment Project)
Gloucester - NJSA 40A:12A-29(a)(3)
\$150,000 Proposed Private Sale of Bonds
- NJSA 40A:12A-67(g)
\$150,000 Proposed Redevelopment Area Bonds
- 11:50 AM Eatontown Borough
(Netflix Eatontown Redevelopment Project)
Monmouth - NJSA 40A:12A-29(a)(3)
\$55,000,000 Proposed Private Sale of Bonds
- NJSA 40A:12A-67(g)
\$55,000,000 Proposed Redevelopment Area Bonds
- 12:00 PM Beverly City
Burlington - NJSA 52:27BB-15
Appeal of Director's Decision **(Late Budget Introduction)**
- 12:10 PM Hillside Township
Union - NJSA 52:27BB-15
Appeal of Director's Decision **(Late Budget Introduction)**
- 12:20 PM Jackson Township
Ocean - NJSA 52:27BB-15
Appeal of Director's Decision **(Late Budget Introduction)**
- 12:30 PM Newark City
Essex - NJSA 52:27BB-15
Appeal of Director's Decision **(Late Budget Introduction)**
- 12:40 PM Paterson City
Passaic - NJSA 52:27BB-15
Appeal of Director's Decision **(Late Budget Introduction)**
- 12:50 PM Prospect Park Borough
Passaic - NJSA 52:27BB-15
Appeal of Director's Decision **(Late Budget Introduction)**

1:00 PM West Orange Township
Essex - NJSA 52:27BB-15
Appeal of Director's Decision (**Late Budget Introduction**)

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

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

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