



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO BOX 803
TRENTON, NJ 08625-0803

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

AGENDA

LOCAL FINANCE BOARD

DATE: Wednesday, July 8, 2026

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 Upper Freehold Township
Monmouth - NJSA 40A:4-45.3(ee)
\$368,000 Proposed CAP Waiver (**Surplus**)

10:10 AM Pennsauken Township
Camden - NJSA 40A:4-45.3(ee)
\$1,723,671 Proposed CAP Waiver (**Surplus**)

10:20 AM **Old Business**
Essex County Improvement Authority
(County Guaranteed Lease Revenue Bonds - 153 Halsey Street Project)
Essex - NJSA 40A:5A-6
\$12,000,000 Proposed Project Financing

NJSA 40A:5A-6
\$12,000,000 Proposed County Guaranty



- 10:30 AM Parsippany-Troy Hills Township Fire District #1
Morris - NJSA 40A:5A-6
\$1,700,000 Proposed Project Financing
- 10:40 AM Ocean Township Fire District #2
Ocean - NJSA 40A:5A-6
\$6,850,000 Proposed Project Financing
- 10:50 AM Lyndhurst Township
(Tax Appeals)
Bergen - NJSA 40A:2-51
\$8,870,000 Proposed Refunding Bond Ordinance
- 11:00 AM Camden County Improvement Authority
(Camden County Technical Schools Energy Savings Improvement Program)
Camden - NJSA 40A:5A-6
\$26,000,000 Proposed Project Financing
- NJSA 40A:5A-6
\$26,000,000 Proposed County Guaranty
- 11:10 AM Hudson County Improvement Authority
(900 Garfield Avenue Project)
Hudson - NJSA 40A:5A-6
\$140,000,000 Proposed Project Financing
- NJSA 40A:5A-6
\$140,000,000 Proposed County Guaranty
- 11:20 AM Passaic County Improvement Authority
(11 Marshall Street Phase II Redevelopment Project)
Passaic - NJSA 40A:5A-6
\$150,000,000 Proposed Project Financing
- 11:30 AM Hunterdon County Improvement Authority
(County-Guaranteed Governmental Pooled Loan Project Notes Project)
Hunterdon - NJSA 40A:5A-6
\$48,600,000 Proposed Project Financing
- NJSA 40A:5A-6
\$24,300,000 Proposed County Guaranty

11:40 AM Trenton City Housing Authority
(Revenue Housing Bonds - 240 West State Street Project)
Mercer - NJSA 40A:5A-6
\$52,000,000 Proposed Project Financing

NJSA 40A:12A-29(a)(3)
\$52,000,000 Proposed Private Sale of Bonds

11:50 AM Warren County
Warren - NJSA 40A:5A-4
Proposed Creation of a County Improvement Authority

12:00 PM Newark City Board of Education
Essex – NJSA 18A:20-4.2(e)
\$498,397,000 Proposed Lease Agreement in Excess of Five Years

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#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Scheduled times are approximate, please arrive 15 minutes prior to the listed time. Representatives of the News Media, with a desire for further information regarding this Agenda, please follow DCA policy by contacting the Department of Community Affairs Public