

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS

-----x
IN RE: :
Local Finance Board :
-----x

Location: Department of Community Affairs
101 South Broad Street
Trenton, New Jersey 08625
Date: Wednesday, June 10, 2026
Commencing At: 10:01 a.m.

RENZI LEGAL RESOURCES
Court Reporting, Videography & Legal Services
2277 STATE HIGHWAY #33, SUITE 410
HAMILTON SQUARE, NEW JERSEY 08690
TEL: (609) 989-9199 TOLL FREE: (800) 368-7652
www.RLResources.com No. 455916

1 HELD BEFORE: (ALL MEMBERS APPEARING VIA VTC)

2

3 MICHAEL ROGERS, Chairman

4 WILLIAM CLOSE

5 ALAN AVERY

6 ROBERT JACKSON

7 RYAN COOPER

8 DOMINICK DIROCCO

9 IDIDA RODRIGUEZ

10

11

12

13 A L S O P R E S E N T:

14

15 NICK BENNETT, Executive Secretary

16 MATTHEW MARTHALER

17

18

19

20

21

22

23

24

25

	I N D E X	
2	ITEM	PAGE
3	Ethics	5
4	Atlantic City	18
5	Winslow Township Fire District #1	25
6	Freehold Township Fire District #1	39
7	Orange City Township	44
8	Robbinsville Township	51
9	Salem City	56
10	Woodstown Borough	66
11	Pemberton Township	74
12	East Newark Borough	79
13	Downe Township	85
14	Spring Lake Heights Borough	95
15	Mercer County Improvement Authority	98
16	Adjournment	108
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 MR. ROGERS: We previously opened
2 this meeting at about 9:02 a.m. this morning in
3 closed session. Now we're back in open. And you
4 want to do a roll call, or are we good?

5 MR. BENNETT: Going through the
6 members, I see everyone is present.

7 MR. ROGERS: Okay. Great. Let's
8 move into agenda. Do we have a motion to adopt
9 the minutes of the May 13, 2026 meeting as
10 presented?

11 MR. JACKSON: I'll move it.

12 MR. CLOSE: Second.

13 MR. BENNETT: I have Mr. Jackson and
14 Mr. Close seconding. Mr. Rogers?

15 MR. ROGERS: Yes.

16 MR. BENNETT: Mr. DiRocco?

17 MR. DIROCCO: Yes.

18 MR. BENNETT: Mr. Close?

19 MR. CLOSE: Yes.

20 MR. BENNETT: Mr. Avery?

21 MR. AVERY: Yes.

22 MR. BENNETT: Miss Rodriguez?

23 MS. RODRIGUEZ: Yes.

24 MR. BENNETT: Mr. Jackson?

25 MR. JACKSON: Yes.

1 MR. BENNETT: And Mr. Cooper?

2 MR. COOPER: Yes.

3 MR. BENNETT: Motion approved.

4 MR. ROGERS: Moving on to ethics
5 portion here. Mr. Marthaler?

6 MR. MARTHALER: Thank you, Director.
7 The first matter is 17-030. Here the board is
8 being asked to approve a notice of investigation
9 to one LGO to investigate potential violations of
10 Subsection C, D, G, E and 22.6A1.

11 MR. ROGERS: Any questions concerns
12 for this matter? Hearing none, do we have a
13 motion to issue a notice of investigation to one
14 LGO investigating for possible violations of
15 Subsection C, D, E, G and 22.6A1?

16 MR. CLOSE: So moved.

17 MR. DIROCCO: Second?

18 MR. BENNETT: It sounded like Mr.
19 DiRocco was second?

20 MR. DIROCCO: Yes.

21 MR. ROGERS: Yes?

22 MR. BENNETT: Mr. DiRocco?

23 MR. DIROCCO: Yes.

24 MR. BENNETT: Mr. Close?

25 MR. CLOSE: Yes.

1 MR. BENNETT: Mr. Avery?

2 MR. AVERY: Yes.

3 MR. BENNETT: Miss Rodriguez?

4 MS. RODRIGUEZ: I'm going to
5 abstain.

6 MR. BENNETT: Mr. Jackson?

7 MR. JACKSON: Yes.

8 MR. BENNETT: And Mr. Cooper?

9 MR. COOPER: Yes.

10 MR. BENNETT: Motion approved.

11 MR. ROGERS: Next matter.

12 MR. MARTHALER: The next matter is
13 23-001. Here the board is being asked to approve
14 a notice of investigation of one LGO to
15 investigate potential violations of Subsection C
16 and D.

17 MR. ROGERS: Any questions concerns?
18 Is there a motion to issue a notice of
19 investigation to one LGO investigating for
20 possible violations of Subsection C and D.

21 MR. CLOSE: So moved.

22 MR. DIROCCO: Second.

23 MR. BENNETT: Mr. Close and Mr.
24 DiRocco. Mr. Rogers?

25 MR. ROGERS: Yes.

1 MR. BENNETT: Mr. DiRocco?

2 MR. DIROCCO: Yes.

3 MR. BENNETT: Mr. Close?

4 MR. CLOSE: Yes.

5 MR. BENNETT: Mr. Avery?

6 MR. AVERY: Yes.

7 MR. BENNETT: Miss Rodriguez?

8 MS. RODRIGUEZ: I'm going to
9 abstain.

10 MR. BENNETT: Mr. Jackson?

11 MR. JACKSON: Yes.

12 MR. BENNETT: And Mr. Cooper?

13 MR. COOPER: Yes.

14 MR. BENNETT: Motion approved.

15 MR. ROGERS: Next matter?

16 MR. MARTHALER: Next matter is
17 21-013. Here the board is being asked to notice
18 a dismissal against one LGO. The board had
19 investigated the matter for potential violations
20 of Local Government Ethics Law and found no
21 violations.

22 MR. ROGERS: Questions, concerns?

23 Do we have a motion to issue a notice of
24 dismissal to one LGO dismissing the complaint
25 following an investigation?

1 MR. AVERY: So moved.

2 MR. DIROCCO: Second.

3 MR. BENNETT: I think I heard Mr.
4 Cooper second?

5 MR. COOPER: It wasn't me, but I'm
6 happy to do so.

7 MR. BENNETT: Mr. DiRocco, did I
8 hear you first?

9 MR. DIROCCO: Yeah.

10 MR. BENNETT: So Mr. Avery and Mr.
11 DiRocco. Mr. Rogers?

12 MR. ROGERS: Yes.

13 MR. BENNETT: Mr. DiRocco?

14 MR. DIROCCO: Yes.

15 MR. BENNETT: Mr. Close?

16 MR. CLOSE: Yes.

17 MR. BENNETT: Mr. Avery?

18 MR. AVERY: Yes.

19 MR. BENNETT: Miss Rodriguez?

20 MS. RODRIGUEZ: Abstain.

21 MR. BENNETT: Mr. Jackson?

22 MR. JACKSON: Yes.

23 MR. BENNETT: And Mr. Cooper?

24 MR. COOPER: Yes.

25 MR. BENNETT: Motion approved.

1 MR. BENNETT: Motion approved.

2 MR. ROGERS: Next matter?

3 MR. MARTHALER: Next matter is
4 23-002. Here the board is being asked to approve
5 a notice of dismissal against one LGO. The board
6 had investigated the matter for potential
7 violations of the Local Government Ethics Law and
8 found no violations.

9 MR. ROGERS: Any questions,
10 concerns? Hearing none, do we have a motion to
11 issue a notice of dismissal to one LGO dismissing
12 the complaint following an investigation?

13 MR. CLOSE: So moved.

14 MR. COOPER: I'll second this time.

15 MR. BENNETT: I did hear Mr. Cooper.
16 Mr. Rogers?

17 MR. ROGERS: Yes.

18 MR. BENNETT: Mr. DiRocco?

19 MR. DIROCCO: Yes.

20 MR. BENNETT: Mr. Close?

21 MR. CLOSE: Yes.

22 MR. BENNETT: Mr. Avery?

23 MR. AVERY: Yes.

24 MR. BENNETT: Miss Rodriguez?

25 MS. RODRIGUEZ: Abstain.

1 MR. BENNETT: Mr. Jackson?

2 MR. JACKSON: Yes.

3 MR. BENNETT: And Mr. Cooper?

4 MR. COOPER: Yes.

5 MR. BENNETT: Motion approved.

6 MR. ROGERS: Next matter.

7 MR. MARTHALER: The next matter is
8 23-010. Here the board is being asked to approve
9 a notice of violation for two violations of
10 Subsection D assessing a 250 dollar fine for each
11 violation for a total fine of \$500.

12 Additionally, the board is being
13 asked to approve a notice of dismissal to three
14 local government officers dismissing the
15 complaint as having no reasonable factual basis?

16 MR. ROGERS: Thank you. Any
17 questions? Concerns? Hearing none, do we have a
18 motion to issue a notice of violation to one LGO
19 finding two violations of Subsection D assessing
20 a 250 dollar fine for each violation for a total
21 of \$500.

22 Additionally, to issue a notice of
23 determination to three LOG's dismissing the
24 complaint as having no reasonable factual basis.

25 MR. JACKSON: So moved.

1 MR. CLOSE: Second.

2 MR. BENNETT: Mr. Jackson and Mr.
3 Close. Mr. Rogers?

4 MR. ROGERS: Yes.

5 MR. BENNETT: Mr. DiRocco?

6 MR. DIROCCO: Yes.

7 MR. BENNETT: Mr. Close?

8 MR. CLOSE: Yes.

9 MR. BENNETT: Mr. Avery?

10 MR. AVERY: Yes.

11 MR. BENNETT: Miss Rodriguez?

12 MS. RODRIGUEZ: Abstain.

13 MR. BENNETT: Mr. Jackson?

14 MR. JACKSON: Yes.

15 MR. BENNETT: And Mr. Cooper?

16 MR. COOPER: Yes.

17 MR. BENNETT: Motion approved.

18 MR. ROGERS: Next matter?

19 MR. MARTHALER: Next matter is
20 25-004. Here the board is being asked to approve
21 a notice of dismissal against one LGO. The board
22 had investigated the matter for potential
23 violations under the Local Government Local
24 Ethics Law and found no violations.

25 MR. ROGERS: Any questions concerns?

1 Hearing none, do we have a motion to issue a
2 notice of dismissal to one LGO dismissing the
3 complaint following an investigation? Do we have
4 a motion, please?

5 MR. COOPER: So moved.

6 MR. AVERY: Second.

7 MR. BENNETT: Mr. Cooper and Mr.
8 Avery. Mr. Rogers?

9 MR. ROGERS: Yes.

10 MR. BENNETT: Mr. DiRocco?

11 MR. DIROCCO: Yes.

12 MR. BENNETT: Mr. Close?

13 MR. CLOSE: Yes.

14 MR. BENNETT: Mr. Avery?

15 MR. AVERY: Yes.

16 MR. BENNETT: Miss Rodriguez?

17 MS. RODRIGUEZ: Abstain.

18 MR. BENNETT: Mr. Jackson?

19 MR. JACKSON: Yes.

20 MR. BENNETT: And Mr. Cooper?

21 MR. COOPER: Yes.

22 MR. BENNETT: Motion approved.

23 MR. ROGERS: Last item.

24 MR. MARTHALER: These will be three
25 separate motions, correct?

1 MR. ROGERS: Yes, correct.

2 MR. MARTHALER: So I'll do the first
3 one here. Next the board is being enforce 2026
4 FDS filing requirement and issue notices of
5 violations carrying a 100 dollar fine to the 485
6 individuals listed as active on the local
7 government entity roster who are not under the
8 jurisdiction of a local ethics board who failed
9 to file as of Tuesday, June 9th as required
10 N.J.S.A. 40A9-22.6 and were not found in
11 violation of the 2025 FDS filing requirement.

12 MR. ROGERS: Okay. Any questions,
13 concerns? Do we have a motion to issue violation
14 for 485 LGO's listed as active on the 2026
15 rosters of local government officers who are not
16 within the jurisdiction of a local board and have
17 not been added in the last 30 days and are not
18 recorded as having filed and to issue a 100
19 dollar fine for failing to timely file the 2026
20 FDS.

21 MR. COOPER: So moved.

22 MR. JACKSON: Second.

23 MR. BENNETT: I have Mr. Cooper and
24 Mr. Jackson. Mr. Rogers?

25 MR. ROGERS: Yes.

1 MR. BENNETT: Mr. DiRocco?

2 MR. DIROCCO: Yes.

3 MR. BENNETT: Mr. Close?

4 MR. CLOSE: Yes.

5 MR. BENNETT: Mr. Avery?

6 MR. AVERY: Yes.

7 MR. BENNETT: Miss Rodriguez?

8 MS. RODRIGUEZ: Yes.

9 MR. BENNETT: Mr. Jackson?

10 MR. JACKSON: Abstain. I have to be
11 honest, I was knocked off the call. I'm not sure
12 if it's a motion from the closed session, so I'm
13 going to abstain.

14 MR. BENNETT: And Mr. Cooper?

15 MR. COOPER: Yes.

16 MR. BENNETT: Motion approved. The
17 first motion is approved?

18 MR. MARTHALER: Next the board is
19 being asked to enforce a 2026 FDS filing
20 requirement and issue notices of violations
21 carrying a 200 dollar fine to the 16 individuals
22 listed as active on the local government entity
23 roster who are not under the jurisdiction of a
24 local ethics board who failed to file as of
25 Tuesday, June 9th as required by N.J.S.A.

1 40A9-22.6 and were also found in violation of the
2 2025 FDS filing requirement, but paid that fine.

3 MR. ROGERS: Any issues, questions?
4 Do we have a motion to issue to issue violations
5 to 16 LGO's listed as active on the 2026 rosters
6 of local government officers who are not within
7 the jurisdiction of the local board, have not
8 been added in the last 30 days and are not
9 recorded as having filed and to issue a 200
10 dollar fine for failing to timely fine the 2025
11 and the 2026 FDS.

12 MR. AVERY: Question, Director. Is
13 16 the correct number?

14 MR. ROGERS: Yes, for the 200 dollar
15 fine.

16 MR. AVERY: Okay. Thank you.

17 MR. ROGERS: Do we have a motion?

18 MR. CLOSE: So moved.

19 MR. JACKSON: Second.

20 MR. BENNETT: I have Mr. Close and
21 Mr. Jackson. Mr. Rogers?

22 MR. ROGERS: Yes.

23 MR. BENNETT: Mr. DiRocco?

24 MR. DIROCCO: Yes.

25 MR. BENNETT: Mr. Close?

1 MR. CLOSE: Yes.

2 MR. BENNETT: Mr. Avery?

3 MR. AVERY: Yes.

4 MR. BENNETT: Miss Rodriguez?

5 MS. RODRIGUEZ: Abstain.

6 MR. BENNETT: Mr. Jackson?

7 MR. JACKSON: Yes.

8 MR. BENNETT: And Mr. Cooper?

9 MR. COOPER: Yes.

10 MR. BENNETT: Motion approved.

11 MR. MARTHALER: The last matter
12 before the board here, the board is being asked
13 to enforce a 2026 FDS filing requirement and
14 issue notices of violations carrying a 500 dollar
15 fine to the 162 individuals listed as active on
16 the local government entity roster who are not
17 under the jurisdiction of the Local Ethics Board
18 who failed to file as of Tuesday, June 9th as
19 required by N.J.S.A. 40A9-22.6 and were also
20 found in violation of the 2025 FDS filing
21 requirement and did not pay that fine assessed
22 for the 2025 violation.

23 MR. ROGERS: Any questions, issues?

24 Do we have a motion to issue violations to 162

25 LGO's listed as active on the 2026 rosters of

1 local government officers who are not within the
2 jurisdiction of a local board and not been added
3 in the last 30 days and are not recorded as
4 having filed the 2025 and 2026 and failed to pay
5 the fine from last year. And we are looking to
6 issue a 500 dollar fine for failing to timely
7 file those 2025 and 2026 FDS's.

8 MR. JACKSON: So moved.

9 MR. CLOSE: Second.

10 MR. BENNETT: Mr. Jackson and Mr.
11 Close seconding. Mr. Rogers?

12 MR. ROGERS: Yes.

13 MR. BENNETT: Mr. DiRocco?

14 MR. DIROCCO: Yes.

15 MR. BENNETT: Mr. Close?

16 MR. CLOSE: Yes.

17 MR. BENNETT: Mr. Avery?

18 MR. AVERY: Yes.

19 MR. BENNETT: Miss Rodriguez?

20 MS. RODRIGUEZ: Abstain.

21 MR. BENNETT: Mr. Jackson?

22 MR. JACKSON: Yes.

23 MR. BENNETT: And Mr. Cooper?

24 MR. COOPER: Yes.

25 MR. BENNETT: Motion approved.

1 MR. ROGERS: Thank you, Mr.
2 Marthaler. Before I stop off, recuse myself from
3 the first application, I want to remind everyone
4 to remain muted until your application and you're
5 testifying. If you're using audio, you can star
6 six yourself to mute and unmute your calls.

7 And then any applicant who is
8 looking to testify, please have your video on.
9 It's a requirement for your application, if
10 you're going to be testifying on an application.

11 So at this moment, I'm going to
12 recuse myself in the first board application.
13 Miss Rodriguez?

14 MS. RODRIGUEZ: Thank you, Mr.
15 Rogers.

16 MR. BENNETT: The first applicant is
17 the City of Atlantic City 2026 budget. I believe
18 we have Mr. Costello here. Are there other
19 members of the city present?

20 MR. COSTELLO: There should be,
21 Nick.

22 MR. SMALL: Good morning, all. This
23 is Mayor Marty Small. And with me, I have our
24 CFO, Toro Aboderin and business administrator,
25 Anthony Swan.

1 MR. BENNETT: Okay. And we have
2 division team monitoring is also present.
3 Lauren, can we have anybody who is testifying
4 needs to be sworn in.

5 (At which time those wishing to
6 testify were sworn in.)

7 MR. BENNETT: Would the city like to
8 provide its testimony?

9 MR. SMALL: I'll speak after Leon.

10 MR. COSTELLO: So the city is
11 requesting approval for the 2026 budget. This
12 process started back in September through various
13 meetings with the CFO, the administration, the
14 whole budget team, to compile a budget for the
15 year.

16 It was then presented at the state
17 on April 28th for review, which is part of the
18 process that MSRA requires. At that point, after
19 probably close to an hour meeting, the group
20 received approval to proceed with the budget.

21 On May 13th, city council introduced
22 the budget, and now we're here for approval of
23 the budget with the Local Finance Board. This is
24 all under the MSRA statute that the city complies
25 with.

1 The budget is extremely sound.
2 There is nothing in the budget that is one timer.
3 There's no gimmicks in it. It's very
4 conservative estimating revenues, estimating
5 expenses.

6 It's anticipated we'll return the
7 fund balance that it's using. The fund balance
8 improved slightly from last year and that meant
9 that all the fund balance was replaced. We do
10 expect that to happen again.

11 This city is very, very conservative
12 on how it anticipates revenues. The budget will
13 contain a two percent increase in the tax levy,
14 as required under the transitional aid that the
15 city receives.

16 At this point, I'll field any
17 questions. The city will field any questions.
18 The mayor may want to make some comments, but
19 we're seeking approval to adopt this budget as
20 is. There has been no changes since the April
21 28th meeting. Thank you.

22 MR. SMALL: Good morning to the
23 members of the board, the chair. Mayor Marty
24 Small, City of Atlantic City. I am also
25 requesting approval of this budget.

1 I was saying that wanted this board
2 to approve the budget. The great City of
3 Atlantic City has come a long way financially.
4 Many of you have been on this journey with us to
5 see us on the brink of bankruptcy in 2016.

6 How our transitional aid has
7 decreased in a major way from 26 million in 2017
8 to 13 million in 2018, 3.9 the following year,
9 and just this year, \$1,062,000 that we received
10 in transitional aid from the state.

11 We are very proud of where we've
12 come. You know, according to DCA's own numbers
13 from the year 2020 to 2026, the great City of
14 Atlantic City was number one in the State of New
15 Jersey in tax decreases with 13.7 percent.

16 We did produce a budget that had a
17 2.3 cent tax decrease. But as Leon said, we were
18 told by the state that we had to have the two
19 percent increase.

20 So I'm requesting approval and we
21 appreciate this board's support. We appreciate
22 all the support from the commission of DCA, Mike
23 Rogers and everyone that is on this journey with
24 us and the best is yet to come.

25 MS. RODRIGUEZ: Is there anyone else

1 that would like to on behalf of the city to
2 speak?

3 MS. ABODERIN: Good morning,
4 everyone. Toro Aboderin, chief finance officer.
5 I just want to thank you all for taking the time
6 to listen to us this morning and look at our
7 budget and approve our budget.

8 We work really hard, as Leon said,
9 to make sure that we are continuing to put
10 Atlantic City on better financial footing. It's
11 not easy because there's a lot that needs to be
12 done in and around the city.

13 And with whatever funds that we
14 have, we try to make sure all those things get
15 done. It's been a long journey, as the mayor
16 said, and we're glad to be here.

17 We promise and pledge to continue to
18 work to keep off the good financial footing that
19 we currently have. Thank you.

20 MS. RODRIGUEZ: Thank you.

21 MR. SWANN: Good morning. I'm
22 Anthony Swan, the business administrator. You
23 guys know me.

24 Once again, we managed the budget
25 conservatively, very conservative. Toro as well

1 and Leon, so when we put a budget together, we
2 fully expect to execute the budget in the format
3 that it's proved.

4 In Atlantic City, as you might know,
5 there are different things that we have to deal
6 with that are right on the water, unexpected
7 things. But we do a great job with planning for
8 those sorts of things that come up.

9 We do know the two percent tax
10 increase is mandated by the transitional aid, but
11 I may sound a little down because we did have a
12 tax decrease again this year, but we understand
13 that we have to raise the taxes two percent.

14 And hopefully in the near future
15 hopefully, we can wean ourselves off transitional
16 aid, so we won't have that discussion on that
17 topic again, so thank you and that's all I have.

18 MS. RODRIGUEZ: Thank you. I'm
19 going to make a comment. Mayor Small, and I'm
20 sorry that I'm not on camera. But I was on the
21 board when this whole transaction and transition
22 happened back in 2016.

23 And I have to commend yourself and
24 the group here, Leon, for the work that you have
25 continued to do to improve the finances of the

1 city.

2 It's been a work in progress,
3 continues to be a work in progress, but the job
4 is getting done and it's been outstanding. So I
5 would be remiss if I didn't make this comment at
6 this time, so continue the good work.

7 You've stayed and remained positive
8 throughout this town and that's reflective in the
9 report that, you know, and the presentation that
10 you've given this morning with your group, I just
11 want to turn it over to any of the members of the
12 board, if they have any questions.

13 MR. SMALL: Thank you for the kind
14 words and your support throughout the years.
15 Appreciate it.

16 MS. RODRIGUEZ: Hearing no questions
17 or comments, are there any questions or comments
18 from anyone in the public? So can I please get a
19 motion to adopt the proposed 2026 municipal
20 budget for the City of Atlantic City?

21 MR. DIROCCO: I'll make that motion.

22 MR. AVERY: Second.

23 MR. BENNETT: I have Mr. DiRocco and
24 Mr. Avery. Mr. Rogers is recused. Mr. DiRocco?

25 MR. DIROCCO: Yes.

1 MR. BENNETT: Mr. Close?

2 MR. CLOSE: Yes.

3 MR. BENNETT: Mr. Avery?

4 MR. AVERY: Yes.

5 MR. BENNETT: Miss Rodriguez?

6 MS. RODRIGUEZ: Yes.

7 MR. BENNETT: Mr. Jackson?

8 MR. JACKSON: Yes.

9 MR. BENNETT: And Mr. Cooper?

10 MR. COOPER: Yes.

11 MR. BENNETT: Mr. Cooper, yes.

12 Motion approved.

13 MS. ABODERIN: Thank you.

14 MR. ROGERS: I guess we're going to
15 move on to the second application, Winslow
16 Township Fire District Number 1.

17 MR. WINITSKY: Good morning,
18 Director, Jeff Winitzky from Parker, McCay, bond
19 counsel to the fire district. With me is Chief
20 Marc Rigberg and Lorraine Sacco, who is the
21 business manager for the fire district.

22 In addition, Danielle Marino from
23 Phoenix Advisors, who is the municipal advisor,
24 is also on the call. I'll let each get sworn in
25 and then I'll start to present.

1 MR. ROGERS: Great. Thank you.

2 (At which time those wishing to
3 testify were sworn in.)

4 MR. WINITSKY: We are here this
5 morning seeking positive findings pursuant to
6 N.J.S.A. 40A:5A-6 for the issuance by the fire
7 district of its general obligation bonds in an
8 amount not to exceed 6 million dollars.

9 The proceeds of the bonds will be
10 used to finance the cost of the fire district's
11 voter approved capital program, which includes,
12 I'll call it two principal categories.

13 One being vehicles and apparatus.
14 The other being facilities, enhancements and
15 improvements. Specifically, on the vehicle side,
16 the voter approved capital program included the
17 acquisition in outfitting a new squad apparatus,
18 and in this case, a Pierce Enforcer Pumper.

19 The acquisition of a new command
20 vehicle, the acquisition and outfitting and
21 support unit and plow and improvements in
22 modifications to the existing fleet apparatus.
23 The total cost of that category or project is
24 around 1.8 million dollars.

25 The second category is the

1 facilities enhancements and improvements, which
2 includes a wide variety of capital improvements
3 and enhancements at each of the fire districts
4 fire stations.

5 And I'll just run through them
6 quickly so you have a general sense of what's
7 going on. The first is improvements to a new
8 addition for the district's Church Road fire
9 station, which includes a new living space, a
10 gym, storage, various internal and exterior
11 repairs, HVAC upgrades, apparatus, apron and door
12 replacement and various other improvements.

13 The second is improvements and
14 upgrades to the fire district Cedar Road station,
15 which includes bathroom repairs and up grades and
16 improvements, exterior and hallway improvements
17 and enhancements, milling, grading and repaving
18 of the parking lot and related infrastructure
19 improvements.

20 The last is various interior and
21 exterior improvements and repairs of the
22 district's Southward Avenue station, as well as,
23 milling, grading and repaving of the parking
24 area.

25 So the total cost of those, I'll

1 call lit facilities and improvements, is around 4
2 million dollars. As you can see, it's a rather
3 robust group of improvements and acquisition of
4 vehicles.

5 This is a big, big, big project for
6 the fire district. And what you'll see is that
7 when the fire district went out to its general
8 election in November of 2025, the response was, I
9 would submit, far greater than what you would
10 normally see in most fire district elections.

11 In the case of the fire district, it
12 serves the entirety of Winslow Township, 30,000
13 people in the township. Of that, 15,000 are
14 registered voters, over 11,000 responded to the
15 fire district's question which is a huge number
16 for fire district. Sometimes you see several
17 hundred.

18 In this case, you saw over 10,000.
19 Of those who voted over 78 percent voted in
20 favor. So you can see there was quite a bit of
21 engagement and overall approval of the projects
22 which shows that, not only these are necessary,
23 but the public agrees that this is something we
24 need and to spend a lot of money to do so.

25 With respect to the apparatus

1 specifically and the vehicles, these are being
2 acquired to replace older vehicles that are, and
3 will be, well beyond their useful life and have a
4 lot of internal repairs that are necessary.

5 It's not cost effective to keep some
6 of these on the road. In addition, the
7 acquisition of these vehicles and apparatus is
8 being done to position the fire district to be
9 able to respond to an ever increasing population
10 in Winslow Township and its surround.

11 In addition, the fire district is
12 part of a larger county wide search and rescue
13 shared services agreement. So the idea is that
14 we're going to be having these vehicles and
15 apparatus deployed, not just in Winslow Township,
16 but beyond.

17 So the fire district wants to be in
18 a position to be able to do that whenever needed.
19 So this is really just part of that overall plan
20 and its commitment to the shares services.

21 With respect to procurement, which I
22 know the board is always very keen to understand,
23 the fire district undertook a very extensive look
24 at all of the apparatus, looked at various
25 manufacturers and ultimately utilized various

1 cooperative purchasing to do so.

2 That's not just true for the
3 apparatus, but also true of the command vehicle
4 and the support vehicle. So we're using state
5 contract and various purchasing cooperatives in
6 order to drive down the cost for all of those
7 vehicles, which is not only prudent, but, you
8 know, economical for the fire district.

9 So we spent a lot of time to do so.
10 I think we submitted some materials to the board
11 in advance, so you can see precisely what we did,
12 and the fire district can talk about that in a
13 minute if necessary.

14 With respect to the bonds
15 specifically, as I mentioned, not to exceed 6
16 million dollars within that amount, it includes
17 some cost contingencies. We understand that
18 everything is more extensive at the end of the
19 day, so we built in a little bit of room.

20 We've got a very large capital plan,
21 so cost of materials, et cetera are more and more
22 expensive by the day. To help mitigate some of
23 that, the fire district has actually entered into
24 a shared services agreement with the Camden
25 County Improvement Authority who's going to act

1 as our construction manager.

2 They have great experience, as we
3 know, in managing large scale capital
4 improvements. And ultimately, we've got them for
5 every single station leading the fire districts
6 to do what it's supposed to do, which is to
7 respond to fire and emergencies and let the
8 Improvement Authority manage this on a day to day
9 basis.

10 With respect to the bonds, we expect
11 the bonds to mature over a term of 15 years which
12 is well within the useful life of the aggregate
13 improvements and apparatus to be acquired. We'll
14 have a conforming maturity schedule, level debt
15 service.

16 With our expected debt service, it's
17 about a 34 dollar increase per household in
18 Winslow and that's utilizing an average assessed
19 value of around \$177,000 per home. We have a
20 couple of other series of bonds that are
21 currently outstanding.

22 Both of those series come off of our
23 books in 2029. So thereafter, this series of
24 bonds will be the only series of bonds that will
25 be outstanding for the district, which we think

1 was intentional.

2 We didn't want to burden taxpayers
3 with too much debt at any given time, but
4 recognizing these things needed to be done. So
5 you have a little bit of overlap and then some
6 relief starting in 2029.

7 The bonds will be issued and sold
8 via a competitive sale, which we think will
9 provide the most cost effective manner to receive
10 bids and the best interest rates for the fire
11 district when we go to market.

12 Obviously, we'll try to time that as
13 best as possible, so we're in the market in the
14 right time and that's the financial advisor to
15 advise us to do that.

16 So we've got folks from the district
17 on as well as the FA, so if you have any
18 questions, they're here to answer them.

19 MR. ROGERS: Thank you for the broad
20 overview. Appreciate the summary. If there's
21 anyone from the fire district who would like to
22 speak at this time, please do.

23 MR. RIGBERG: Good morning. Marc
24 Rigberg, fire chief of the Winslow Township Fire
25 Department. And everything the gentleman was

1 pretty much accurate.

2 With regard to the apparatus, we had
3 an internal committee. We looked at three
4 different vendors over the last couple years to
5 gather information. Two of the vendors we're
6 familiar with as they're apparatus with our fleet
7 now.

8 And the third was to look at
9 somebody else to see, again, competitive, what
10 was out there, what features. For our existent
11 service delivery and also anticipated future
12 needs, this apparatus was built to serve the
13 population of Winslow Township, our mutual aid
14 partners, as well as, the shared service
15 operation of the Camden County Urban County
16 Search and Rescue Team, which we also cover
17 Gloucester County.

18 So the scope of the apparatus was
19 built to withhold all of our equipment for
20 initial operations for that. We selected Pierce
21 apparatus, which was the mid range, as far as,
22 the pricing goes, but believed it was the best
23 fit for our service needs.

24 Also taking into anticipation is the
25 long delivery times. That plagues the fire

1 service this day. And the delivery time at this
2 point is 48 to 52 months.

3 So we're hoping that, again, this
4 truck will certainly serve the future of the
5 district. With regard to the capital
6 improvements, none of the facilities were
7 originally built to be firehouses.

8 They were the typical volunteer
9 entity that had the social hall along with the
10 garage that housed the apparatus. Unfortunately,
11 over the years with declining volunteer
12 firefighters, not only in the State of New
13 Jersey, but in the nation as a whole, we have
14 begun transitioning more to a career staff model
15 with 24 hour coverage.

16 So now it's imperative we start
17 brining the buildings up to meet those needs,
18 make sure the codes are enforced and able to be
19 operational 24 hours a day, seven days a week
20 with our staffing. Thank you.

21 MR. ROGERS: Appreciate it.

22 MS. SACCO: Hi, good morning.

23 Lorraine Sacco, the business manager and
24 purchasing agent for Winslow Fire. I just wanted
25 to add we are utilizing HGAC for this contract

1 for the apparatus.

2 We did comply, reviewed everything
3 to make sure that we're following the Local
4 Finance notice which directs us with the national
5 co-ops.

6 And as far as the building items
7 that will be needed, basically, we'll be bidding
8 that with the assistance of the CCIA since it is
9 such a large project, it will be done in sections
10 I believe.

11 There may be the potential for a few
12 projects to be going on at the time. But to be
13 able to get the most bang for our buck so to
14 speak. Thank you.

15 MR. ROGERS: Thank you, Miss Sacco.
16 Anyone else? I just have one question.
17 Considering your unrestricted fund balance, is
18 there any reason why you're not putting some type
19 of down payment on these improvements?

20 MR. RIGBERG: I'll address that one,
21 sir. I think over the last couple years, our
22 unrestricted fund balance at this time was the
23 realization of unfounded gains when we went to
24 exceed the two percent CAP a few years ago in
25 2023.

1 We hired a large amount of career
2 firefighters through that request.
3 Unfortunately, while we were waiting for the list
4 through the civil service, we weren't able to
5 hire until September of that year, so we had the
6 full year of salary of three quarters of a year
7 of salary that went back into our unrestricted
8 fund balance.

9 But it is anticipated, as time moves
10 forward, we will be utilizing the unrestricted
11 fund balance to balance our budget with regard to
12 the state two percent CAP and that's really where
13 we will be utilizing that fund balance.

14 It's not normally to the height as
15 it was, if you have examples of the previous fund
16 balances prior to that.

17 MR. ROGERS: Thank you for
18 explaining that. It looks like a big number, but
19 I'm sure there is a story behind it. That's why
20 I asked. Anyone else have questions at this
21 time?

22 MR. CLOSE: Yes, Director. Chief,
23 following the Director's because I had the same
24 question. Could you just identify how much of
25 the unrestricted fund balance you're anticipating

1 to be used to handle that situation with the
2 firefighters that are being brought on board?

3 MR. RIGBERG: So we had already
4 brought the firefighters on board. There was a
5 hiring in 2023, 2024, in that time period.

6 That first year, we had only
7 utilized about a quarter of the year of
8 everything included whether it was purchasing the
9 turn out gear, the training that was anticipated
10 because we couldn't start until September.

11 As we've gone into this year,
12 talking about '25, '26, we did not have to
13 because that artificial amount of funding we'll
14 say, utilized the unrestricted fund balance.

15 But we're anticipating starting in
16 2027, we will be needing the unrestricted fund
17 balance or portions there of to start balancing
18 our budget with the two percent CAP.

19 Historically, if you look at some of
20 our trends, we've borrowed from ourselves, if you
21 will, as much as 450 to \$500,000 over time. So
22 we feel, and obviously, you put some of that back
23 at the end of the year.

24 Hopefully you never use your budget
25 100 percent, but we feel that that's the trend

1 that we're going to be back into again.

2 MR. CLOSE: So you're anticipating,
3 if I understand you correctly, your answer, about
4 500,000 annually for that purpose?

5 MR. RIGBERG: I would think. The
6 first year may not be that much, but then I think
7 we'll back in our trends of what we were using
8 prior to the referendum to proceed two percent
9 CAP, especially now that we've brought on more
10 staff compared to where we were pre 2023.

11 MR. CLOSE: Thank you.

12 MR. ROGERS: Any additional
13 questions from the board, public? Hearing none,
14 do we have a motion to render positive findings
15 on the project in an amount not to exceed 6
16 million dollars?

17 MR. DIROCCO: So moved.

18 MR. ROGERS: Second?

19 MR. AVERY: Second.

20 MR. BENNETT: I have Mr. DiRocco and
21 Mr. Avery. Mr. Rogers?

22 MR. ROGERS: Yes.

23 MR. BENNETT: Mr. DiRocco?

24 MR. DIROCCO: Yes.

25 MR. BENNETT: Mr. Close?

1 MR. CLOSE: Yes. I appreciate the
2 chief's answer. I would have liked to see them
3 use some portion of the unrestricted fund balance
4 towards the down payment, but I do understand his
5 rationale and I appreciate his comments, but I
6 would have liked to see some element of that
7 provided. Thank you.

8 MR. BENNETT: Mr. Avery?

9 MR. AVERY: Yes.

10 MR. BENNETT: Miss Rodriguez?

11 MS. RODRIGUEZ: Yes.

12 MR. BENNETT: Mr. Jackson?

13 MR. JACKSON: Yes.

14 MR. BENNETT: And Mr. Cooper?

15 MR. COOPER: Yes.

16 MR. BENNETT: Motion approved.

17 MR. ROGERS: Thank you everyone.

18 Next application, Freehold Township Fire
19 District.

20 MR. JESSUP: Good morning, Director.

21 Matt Jessup here, McManimon, Scotland and
22 Baumann, bond counsel to the fire district.

23 MR. ROGERS: Good morning, Mr.
24 Jessup.

25 MR. JESSUP: Good morning. So we

1 should have with us Michael Fogarty who is the
2 treasurer of the fire district. Jerry
3 Stankiewicz from Samuel Klein and Company, the
4 auditor to the fire district. And of course Rich
5 Braslow, who is general counsel to the fire
6 district.

7 MR. ROGERS: Can I have all non
8 attorneys who will be testifying, please put your
9 video on so Lauren can get you sworn in.

10 (At which time those wishing to
11 testify were sworn in.)

12 MR. ROGERS: The floor is yours, Mr.
13 Jessup.

14 MR. JESSUP: Thank you. Good
15 morning, everyone. Again, this is an application
16 by Township of Freehold Fire District Number One.
17 Pursuant to N.J.S.A. 40A:5A-6 in connection with
18 the bond and note financing and acquisition of
19 air packs and related equipment.

20 The total cost of the equipment is
21 \$579,494. On February 21st 2026, the voters
22 approved the fire district's acquisition and
23 financing of the equipment by a vote of 318 in
24 favor to 102 against.

25 The fire district is making a 60,000

1 dollar cash down payment on the equipment leaving
2 a balance of about \$520,000 to be financed over
3 five years.

4 The plan is to finance through the
5 Monmouth County Improvement Authority's county
6 guaranteed pooled bond program. And if
7 necessary, issue a note to Monmouth County to
8 bridge, from relatively now, until that program
9 closes which is usually at the end of each
10 calendar year.

11 That will of course depend on the
12 exact delivery of the equipment. Being
13 conservative, we showed in the application a tax
14 impact analysis based on the full 700,000 dollar
15 amount that was approved by the voters at the
16 referendum election.

17 At three and-a-half percent, over
18 five years, average annual debt service on
19 \$700,000 dollars is about \$139,000 which results
20 in a tax increase to the average assessed value
21 homeowner of about \$13.80. Again, that's at the
22 full 700.

23 At about \$520,000, 580, less our 60
24 thousand dollar down payment, which is our plan,
25 the tax impact falls to just under \$12 or so.

1 Lastly, Director, before we turn it
2 back to you and the board, I just want to take a
3 second to thank George Allen for working with the
4 fire district on some outstanding information
5 that we needed to upload, either send to him and
6 or upload to the FAST system, group affidavit,
7 proof of publication of synopsis of the audit,
8 budget amendment resolution, a municipal
9 resolution regarding commissioner compensation.

10 I believe all of those have been
11 taken care of as late as this past Monday. It
12 was a lot over the last several days. A lot of
13 emails with George and certainly patient from
14 George, which we greatly appreciate. With that,
15 Director, we'll turn it back to you and the
16 board?

17 MR. ROGERS: Thank, Mr. Jessup.
18 Those were generally my comments, if whether that
19 had been done or not. If I heard correctly,
20 those documents have been submitted through FAST;
21 is that correct?

22 MR. JESSUP: Yes. I believe so.
23 I've been emailing pretty actively with George.
24 I'm not aware of anything else that is
25 outstanding.

1 Anything we missed, we would
2 obviously get it uploaded right away. But my
3 last email with George, I believe we're all set.

4 MR. ROGERS: The most important part
5 that we had the documents, but they needed to be
6 uploaded to FAST.

7 MR. JESSUP: Yes.

8 MR. ROGERS: I don't have any
9 questions on the application. It's pretty
10 straight forward, so I will open it up to the
11 board and the public at this time. Anyone else?

12 This is an example of having a
13 February election, what the results are, as
14 opposed to the last application when you do it in
15 November. It's nice to see the November election
16 results.

17 MR. DIROCCO: Director, just for the
18 record, I'm going to abstain on this matter
19 because of the possible Monmouth County
20 application that might come, so I'll be
21 abstaining.

22 MR. ROGERS: Okay. Thank you. I'm
23 not hearing any questions, so I guess, do we have
24 a motion to render positive findings on a
25 proposed project financing in an amount not to

1 exceed \$700,000?

2 MR. CLOSE: So moved.

3 MS. RODRIGUEZ: Second.

4 MR. BENNETT: Mr. Close and Miss
5 Rodriguez. Mr. Rogers?

6 MR. ROGERS: Yes.

7 MR. BENNETT: Mr. DiRocco is
8 abstaining. Mr. Close?

9 MR. CLOSE: Yes.

10 MR. BENNETT: Mr. Avery?

11 MR. AVERY: Yes.

12 MR. BENNETT: Miss Rodriguez?

13 MS. RODRIGUEZ: Yes.

14 MR. BENNETT: Mr. Jackson?

15 MR. JACKSON: Yes.

16 MR. BENNETT: And Mr. Cooper?

17 MR. COOPER: Yes.

18 MR. BENNETT: Motion approved.

19 MR. JESSUP: Thank you all very
20 much. We appreciate it.

21 MR. ROGERS: Thank you. Moving on
22 to Orange City Township application.

23 MR. JOHNSON: Good morning,
24 Director. Can you hear me clearly?

25 MR. ROGERS: I can. Good morning,

1 Mr. Johnson.

2 MR. JOHNSON: This is Everett
3 Johnson from the firm of Wilentz, Goldman and
4 Spitzer, bond counsel to the City of Orange
5 Township. This morning I have with us from the
6 city, I see Mr. Dieter Lerch who is the budget
7 consultant to the City of Orange. I believe I
8 saw Nile Clemmons, the CFO, and I'm pretty sure
9 Chris Hartwyk is on as well who is the city
10 administrator. Do you want to swear everyone in?

11 MR. ROGERS: Yep. Let's get
12 everybody sworn in. Please have your video on.

13 MR. JOHNSON: The City of Orange of
14 the Local Finance Board for the adoption of two
15 bond ordinances. I'm going to put them together
16 in one presentation.

17 They will each finance \$150,000 of
18 infrastructure for two separate redevelopment
19 projects pursuant to the Municipal Qualified Bond
20 Act.

21 The city previously designated
22 certain properties with the city, including
23 properties commonly known as 30 Main Street, 98
24 Oakwood Avenue, 50 Main Street, 18 Oakwood, 12
25 Oakwood, 28 Main Street, 410 Main Street and

1 15-17 Lincoln Avenue as areas in need
2 redevelopment which properties are located within
3 the Main Street redevelopment area and our
4 governed by the Main Street Redevelopment Plan.

5 VA50M Urban Renewal, LLC has
6 proposed to undertake a redevelopment project
7 within the area, some of within some of the
8 aforementioned properties.

9 The proposed redevelopment project
10 consists of the construction of a six story, 457
11 unit multi family residential building with
12 13,100 square feet of retail space and other
13 improvements on the property.

14 NJT220509 Urban Renewal, LLC has
15 proposed another redevelopment project within the
16 area on 410 Main Street and 13-17 Lincoln Avenue.

17 The proposed multi family
18 redevelopment project will consist of the
19 demolition of existing structures and the
20 construction of a new seven story mixed use
21 building with 104 residential units, 2600 square
22 feet of retail space and 104 on site parking
23 spaces.

24 The bond ordinances will fund a
25 portion of the infrastructure improvements

1 related to each project consisting of current
2 replacements, street resurfacing, water and sewer
3 utility improvements, sidewalks and street
4 lighting, landscaping, crosswalks and other
5 similar infrastructure improvements.

6 The bond ordinances will be adopted
7 pursuant to the Local Bond Law, the Local
8 Redevelopment Housing Law, the Redevelopment Area
9 Bond Financing Law and the Municipal Qualified
10 Bond Act.

11 As mentioned previously, each
12 ordinance appropriates \$150,000 and authorizes
13 the issuance of \$150,000 of Redevelopment Area
14 Bonds or notes financed such infrastructure
15 improvements.

16 Pursuant to Section 37 of the
17 Redevelopment Law, no down payment was required
18 for the bond ordinances. The bonds and notes
19 authorized, under such bond ordinances, may be
20 issued notwithstanding a debt limitation of the
21 city.

22 And the bonds and notes will mature
23 within annual installments commencing, not more
24 than two years and not more than 40 years from
25 the date of issuance thereof.

1 Despite the redevelopers investment
2 of equity and borrowed funds, the amounts are
3 insufficient to pay for all of the costs
4 associated with the development and construction
5 of each project.

6 So in order to make the
7 redevelopment projects feasible for investment by
8 the redeveloper, the city will issue, upon the
9 satisfaction, of conditions set forth in the
10 respective redevelopment agreements to issue
11 general obligation bonds in the aggregate amount
12 of not to exceed \$300,000 to finance such
13 infrastructure and improvements.

14 The city will enter into financial
15 agreements with each redeveloper whereby the
16 redevelopers will make payments in lieu of taxes
17 to the city. The PILOT's will be sufficient to
18 pay debt service on the bonds issued under each
19 of the ordinances.

20 However, no portion of the PILOT's
21 will be pledged to the bond holders. The bonds
22 will be full faith and credit general obligations
23 to the city. There will be no debt impact to the
24 city since the PILOT's are covered the debt
25 service on the bonds.

1 And since the PILOT's will not be
2 pledged to pay debt service on the bonds, the
3 city is not seeking the approval under to issue
4 Redevelopment Area Bonds under the Redevelopment
5 Area Bond Financing Law.

6 However, all the city's general
7 obligation bonds are issued pursuant to the
8 Municipal Qualified Bond Act. The MQBA ratio for
9 2026 is 1.5 times coverage.

10 To conclude, the city is requesting
11 the approval to adopt the bond ordinances
12 pursuant to the Municipal Qualified Bond Act.

13 At this point in time, I will turn
14 it over to the board for any questions that you
15 have of myself or members of the city.

16 MR. ROGERS: Is there anyone else
17 from the applicant that would like to speak at
18 this time?

19 MR. HARTWYK: No, Director.

20 MR. ROGERS: Thank you. Not sure if
21 I missed it, Mr. Johnson, but were the
22 redevelopment agreements introduced earlier this
23 month?

24 MR. HARTWYK: The redevelopment
25 agreements and the financial agreements were

1 introduced on June 2nd.

2 MR. ROGERS: They were. Okay.

3 Good. I think that's it. I'll open it up to
4 questions for the board and the public at this
5 time. I'm not hearing any. I know Orange City
6 is often before this board. What's your schedule
7 this year with board appearances, do we have any
8 upcoming beyond this?

9 MR. HARTWYK: So I'm working on a
10 project for the redevelopment of the abandoned
11 Orange Memorial Hospital site. It's conceivable
12 that within the next few months, I'll have a RAB
13 ordinance application for that project.

14 I'm trying to plan it so that I can
15 also do a capital ordinance at the same time, as
16 well as, potentially an ESIP program ordinance?

17 MR. ROGERS: Thank you, Mr. Hartwyk.
18 If no one has any questions, I guess do we have a
19 motion to approve the adoption of two bond
20 ordinances pursuant to the Municipal Qualified
21 Bond Act in an amount not to exceed a total of
22 \$300,000.

23 MR. DIROCCO: I'll offer that
24 motion.

25 MS. RODRIGUEZ: Second.

1 MR. BENNETT: Mr. DiRocco and Miss
2 Rodriguez. Mr. Rogers?

3 MR. ROGERS: Yes.

4 MR. BENNETT: Mr. DiRocco?

5 MR. DIROCCO: Yes.

6 MR. BENNETT: Mr. Close?

7 MR. CLOSE: Yes.

8 MR. BENNETT: Mr. Avery?

9 MR. AVERY: Yes.

10 MR. BENNETT: Miss Rodriguez?

11 MS. RODRIGUEZ: Yes.

12 MR. BENNETT: Mr. Jackson?

13 MR. JACKSON: Yes.

14 MR. BENNETT: Mr. Cooper?

15 MR. COOPER: Yes.

16 MR. BENNETT: Motion approved.

17 MR. JOHNSON: Thank you very much.

18 MR. HARTWYK: Thank you, Director.

19 Thank you commissioners.

20 MR. ROGERS: Thank you, everyone.

21 Moving on Township of Robbinsville.

22 MR. DARVAS: Good morning, Director

23 and members of the board. I'm Bruce Darvas,

24 business administrator for the Township of

25 Robbinsville.

1 I'm joined here today by Mayor Mike
2 Todd, and Robbinsville CFO, Debra Bauer.

3 MR. ROGERS: Let's get everyone
4 sworn in. Lauren?

5 (At which time those wishing to
6 testify were sworn in.)

7 MR. ROGERS: Mr. Darvas?

8 MR. DARVAS: Robbinsville Township
9 appears today before the board for a waiver to
10 exceed the appropriation CAP to be funded by
11 surplus.

12 This waiver is requested primarily
13 due to three general areas; an increase in
14 salaries and associated employment benefits due
15 to the expiration of grants, public safety and
16 expenses related to Robbinsville new municipal
17 building.

18 In terms of the increased salaries
19 and employment benefits, resulting from the
20 expiration of grants, this cost is associated
21 with positions in the township clerk's office and
22 fire department.

23 Although Robbinsville is
24 experiencing this spike this year due to the
25 timing of the expirations, there are plans to

1 mitigate this increase in 2027.

2 Due to the retirement later this
3 year, Robbinsville long time clerk, the township
4 will see significant savings in the clerk's
5 office salaries and benefits next year.

6 As for the fire department,
7 Robbinsville provides to fire services to
8 neighboring Allentown under a shared services
9 agreement. And the payment used to support these
10 positions is set to begin increasing annually in
11 2027 to help cover these additional employment
12 expenses.

13 Concerning public safety,
14 Robbinsville is also experiencing increases in
15 its EMS and police department. Robbinsville
16 brought EMS services in-house in April 2025.

17 Now that we have one full year of
18 the service being provided by the township,
19 Robbinsville is in a much better position to
20 accurately determine costs. And based on this
21 experience, adjustments were made in 2026 budget.

22 As for the police department,
23 increased salary and benefits costs were built
24 into the budget in anticipation of increases that
25 are currently being negotiated with both the PBA

1 and SOA.

2 Funds were also included this year
3 for the hiring of additional crossing guards to
4 increase the safety of students walking to school
5 after the Robbinsville School District cut
6 courtesy bussing in its budget a few months ago.

7 Regarding Robbinsville's new
8 municipal building, which we are sharing in part
9 with Hightstown, for their police department and
10 municipal core.

11 There are multiple one time costs in
12 the 2026 budget consisting of moving expenses and
13 demolition costs that will not repeat in 2027 or
14 thereafter.

15 The current cost consisting of
16 payments of property taxes are present, but the
17 township has been working proactively with its
18 LD14 legislators and the New Jersey League of
19 Municipalities on legislation that would exempt
20 the township from the payment of these taxes.

21 Those were introduced in both the
22 Assembly and the Senate in the last executive
23 session, and we are anticipating new bills to be
24 introduced in this current session.

25 Robbinsville is also seeking,

1 approximately, \$650,000 in CAP based adjustments
2 to help alleviate this issue in 2027 and beyond.

3 Robbinsville's record of responsible
4 budgets, it's clear this is the first time we've
5 actually come before the board for a waiver such
6 as this.

7 Unfortunately, a perfect storm of
8 one time costs and new costs hit this year
9 forcing us to seek this CAP waiver. I open it up
10 for any questions you may have.

11 MR. ROGERS: Thank you, Mr. Darvas.
12 So I know you laid out some of what you're seeing
13 as cost savings financial revenue gains in '27.

14 Is there anything else that may
15 necessitate another waiver application next year
16 or do you feel you'll be out of this situation?

17 MR. DARVAS: Yes, I believe we will
18 be out of this situation. It was just the
19 convergence of this particular year.

20 MR. ROGERS: Sure. Understood.
21 That's the only question I have. I'll open it up
22 to the board and the public at this time for any
23 questions. I'm not hearing any.

24 Do we have a motion to approve the
25 CAP waiver for the surplus of in the amount of

1 \$655,091.10?

2 MR. JACKSON: So moved.

3 MR. AVERY: Second.

4 MR. BENNETT: Mr. Jackson and Mr.
5 Avery. Mr. Rogers?

6 MR. ROGERS: Yes.

7 MR. BENNETT: Mr. DiRocco?

8 MR. DIROCCO: Yes.

9 MR. BENNETT: Mr. Close?

10 MR. CLOSE: Yes.

11 MR. BENNETT: Mr. Avery?

12 MR. AVERY: Yes.

13 MR. BENNETT: Miss Rodriguez?

14 MS. RODRIGUEZ: Yes.

15 MR. BENNETT: Mr. Jackson?

16 MR. JACKSON: Yes.

17 MR. BENNETT: Mr. Cooper?

18 MR. COOPER: Yes.

19 MR. BENNETT: With six votes in
20 favor, the motion is approved.

21 MR. DARVAS: Thank you.

22 MR. ROGERS: Thank you everyone.

23 Moving on to City of Salem application.

24 MR. LABB: Good morning. My name is
25 Steven lab. I'm the CFO for the City of Salem.

1 We're going to be sharing computer today, so
2 myself is going to be on the computer.

3 We have counsel present, Timothy
4 Gregory, speak on this computer and also Ben
5 Angeli speak on this computer. We also have the
6 city auditor logged in separate, Fred Caltabiano
7 and counsel, Nick Funiri.

8 This is concerning the CAP waiver.
9 So right now, I'm going to turn the computer over
10 to our council president, Timothy Gregory. Thank
11 you.

12 MR. ROGERS: Before we get into
13 testimony, we just need to get you all sworn in.

14 (At which time those wishing to
15 testify were sworn in.)

16 MR. GREGORY: Good morning,
17 everybody. Thank you for the opportunity to talk
18 to us about our CAP waiver here. I'm going to
19 tell you about some exciting things that we have
20 going on in the City of Salem.

21 We sold our biggest eye sore, our
22 Ardagh building. We have an agreement to get
23 that demolished. That's going to be great for
24 the city moving forward. We also have some
25 auctions lined up.

1 So the City of Salem, as everyone
2 knows or you don't know, is 2.3 square miles. We
3 don't have that much space for redevelopment
4 opportunities, but we do have a lot of housing
5 stock.

6 So getting our houses up on auction,
7 getting our houses out to buyers and developers
8 is going to be good for increasing our tax base.
9 And our council and the rest of our staff are
10 prepared to make that happen in what we have to
11 do.

12 We are working on a list of lien
13 assignments. We also have sold our landfill to a
14 solar company that is in the tune of a million
15 dollars.

16 Between 2025 and 2026, we foreclosed
17 on 55 properties through the In Rem process. We
18 will be transitioning 20 properties to a recently
19 established land bank. We are truly, truly,
20 dedicated to improve the City of Salem.

21 A couple things that have set us
22 back is the rising health costs, rise in
23 healthcare costs and we also have some police
24 negotiations for our investment in the public
25 safety.

1 I'm going to turn it over now to Ben
2 Angeli, our city administrator and he will
3 continue on to tell you the great things that we
4 are doing in the City of Salem and what we are
5 poised to do in the next fiscal year.

6 MR. ANGELI: Thank you. Thank you,
7 council president. Some of the highlights I'm
8 going to hit on a couple of the other things that
9 we've been doing, but as council president
10 mentioned, we are working very hard to get some
11 of these properties back on the tax rolls.

12 We're going to be doing lien
13 assignments. We did an auction, and through
14 auctions and sales, we sold 30 properties in the
15 last year.

16 We've added assessments of over a
17 million dollars with those 30 properties being
18 sold. We're going to continue to do the
19 auctions, and we're preparing a list of
20 properties on one particular section of the city,
21 actually right now we're preparing that list.

22 We're working on the lien
23 assignments as council president mentioned. One
24 particular one that we're working on should be
25 coming, being processed probably by the next

1 meeting or two, which will bring a prime
2 commercial property back on line.

3 That assignment will go to a
4 business owner who's going to be reopening this
5 gas station on Market Street which is a prime
6 spot in our city.

7 It's one of our main, not only is a
8 historic, beautifully historic, but it's one of
9 our main thoroughfares. That's going to be
10 116,000 dollar lien assignment. And the new
11 owner will start to pay taxes on that yearly
12 taxes for \$26,000, which will help.

13 Between 2025 and 2026, we foreclosed
14 on 55 properties through the In Rem process. We
15 have 97 properties still in the In Rem process
16 and 73 of those properties should be finalized in
17 the next 60 days.

18 This includes one prime area here in
19 the city. It's the old, not the old, the
20 Campbell Community Center, which is a five
21 and-a-half acre site that has not been producing
22 any revenue for a very long time.

23 We have several developers that have
24 contacted us with interest in that property, so
25 once we own it, which should be relatively soon,

1 that's a primary for development in the city.

2 Counsel president mentioned the land
3 bank. That's a big process for us. Once we
4 transfer those properties to the land bank, the
5 land bank will take responsibility for getting
6 those developed.

7 And we know that they already have a
8 lot of interest in those properties. Another
9 exciting thing that we're working on is we're
10 working on our vacant and abandoned property
11 list.

12 We're actually doing a mailing at
13 the end of this week to -- how many? To about 60
14 properties. There's 200 on the actual list, so
15 you can see we have a lot of property issues,
16 abandoned homes.

17 But this process will allow us to
18 foreclose on those properties in a faster way.
19 The council president mentioned the Ardagh glass
20 factory. That was a big and lang negotiation.

21 It was purchased and we now have a
22 redevelopment agreement with the new owner. Part
23 one of the redevelopment agreement is the
24 demolition and remediation.

25 And if you've ever been to Salem

1 City, you know why that's so important. If you
2 haven't I'll explain it briefly. The first thing
3 you see when you come into the city, from that
4 part of town, is this big ugly looking blue
5 rusted pile of junk.

6 And getting that down is really
7 going to help us change the face of our city in
8 that section. And also obviously, the
9 redevelopment there will be incredibly helpful
10 for us as far as our taxes.

11 We demolished 17 unsafe structures
12 in the last year. We have more on the list to be
13 demolished. That is through a loan program that
14 we received through DCA.

15 And I believe we probably have
16 another five or six that we're going to be able
17 to take down. This is definitely a health and
18 safety issue in the city.

19 We're very concerned with kids
20 getting into these buildings so we do need to get
21 them taken down. From 2023 to 2026, we've
22 increased our tax collection rate of 6.14
23 percent, from 70.97 to 80.11.

24 We've instituted several new ways
25 through the hard work of our tax collector,

1 several new ways to receive payments, including
2 credit cards, night drop, auto pay and options
3 for monthly payments, not behind payments.

4 Monthly payments to make it easier
5 for people to make their payments on time. We
6 just completed an auction of vehicles that we
7 didn't need anymore, and that will bring in
8 10,000, actually bring in about 10,000, almost
9 \$11,000.

10 We recently approved an ordinance to
11 expand the type of cannabis licenses that we will
12 be approving in the city. And before we just had
13 retail. Now, we've opened it up to several other
14 forms of licenses.

15 And we have a lot of people
16 interested in that, so we're looking forward to
17 that increasing some revenue in the city.

18 I think I'd like to close on the
19 fact that I've worked with a lot of mayors and
20 council. And I want to tell you that this mayor
21 of the city and this council members work harder
22 than anybody I've ever dealt with.

23 There's more meetings, a lot of
24 meetings for all of us and they're all
25 participants and they have a passion for the

1 city.

2 We've worked really hard. We know
3 we have a lot of issues that we have to deal
4 with, financial issues, but we're exploring every
5 avenue we possibly can to address those issues
6 and move the city forward.

7 So I thank you for your time. If
8 there's any questions from me, I can answer at
9 this time, or I can let somebody else step in.

10 MR. ROGERS: Thank you, Mr. Angeli.
11 Given our relationship, we are very much involved
12 in understanding all of what is going on in the
13 city and we know there's been some really good
14 movement and progress with some major properties
15 in the town and the mayor's efforts and the
16 council, as well as, yours, the entire staff.

17 It takes the full organization of
18 just focusing on the vision you have on your city
19 and getting it back to a place where people can
20 feel good about all of what's going on.

21 And I know the challenges you face
22 and it's really encouraging a lot of what's gone
23 on over the last year, so thank you for
24 everyone's efforts and just keep up the good work
25 with it. Thank you.

1 I think you've been thorough in the
2 overview and added more color to what's going on,
3 so I will open it up to the board and public at
4 this time for any questions. I'm not hearing
5 any.

6 Do we have a motion to approve the
7 appropriation CAP waiver for the use of surplus
8 pursuant to N.J.S.A. 40A:4-45.3(e)(e) in the
9 amount of \$1,343,000?

10 MR. DIROCCO: I'll make the motion.

11 MS. RODRIGUEZ: I'll second.

12 MR. BENNETT: Mr. DiRocco and Miss
13 Rodriguez. Mr. Rogers?

14 MR. ROGERS: Yes.

15 MR. BENNETT: Mr. DiRocco?

16 MR. DIROCCO: Yes.

17 MR. BENNETT: Mr. Close?

18 MR. CLOSE: Yes. I'm going to add
19 excellent report by the monitor, Mr. DiGeorgio,
20 on this application.

21 MR. BENNETT: Mr. Avery?

22 MR. AVERY: Yes.

23 MR. BENNETT: Miss Rodriguez?

24 MS. RODRIGUEZ: Yes.

25 MR. BENNETT: Mr. Jackson?

1 MR. JACKSON: Yes.

2 MR. BENNETT: Mr. Cooper?

3 MR. COOPER: Yes.

4 MR. BENNETT: Motion approved.

5 MR. ROGERS: Thank you, everyone.

6 MR. LABB: And thank you for passing
7 of the CAP waiver. We really, really appreciate
8 the working relationship between the DCA, mayor
9 council, the monitor, the guidance you provide to
10 the municipality.

11 Looking at the long goal, the long
12 game plan, you know, hopefully, we'll get at a
13 place where we are decreasing the transitional
14 aid, but at this time, it's really needed.

15 As you know, there is a lag time
16 between development and redevelopment, just
17 realized benefits.

18 So we really appreciate everything
19 that the division has done and appreciate this
20 CAP waiver exception. Thank you very much for
21 your time.

22 MR. ROGERS: Thank you, sir. Moving
23 on to the Borough of Woodstown.

24 MR. CALTABIANO: Mr. Director, this
25 is Fred Caltabiano with PKF O'Connor Davis,

1 formally Bowman and Company, LLC. Steven Labb
2 who was just on for Salem and so was I, we are
3 here for the Borough of Woodstown for their 1977
4 CAP waiver surplus exception?

5 MR. ROGERS: Let's get everyone
6 sworn in. Lauren?

7 (At which time those wishing to
8 testify were sworn in.)

9 MR. CALTABIANO: I'm going to take
10 the lead on this. This one should be pretty
11 quick. The Borough of Woodstown is seeking a
12 1977 CAP exception from the Local Finance Board
13 for ambulance services increase.

14 So down in Salem County, it's a
15 rural county, which we all probably know, it's
16 66,000 people. It's got a lot of land. And the
17 ambulance costs, a bunch of municipalities banded
18 together and they did like a joint proposal.

19 And the cost came in very, very
20 high, but that's the cost to provide an ambulance
21 service. I'm on in a couple of minutes for
22 another town. You're going to see it there too.

23 The vendor and the specs were
24 written. It was based upon the number of calls.
25 So when that came out, Woodstown's increase was,

1 or part of the contract is \$122,793.

2 And last year it was \$46,900, just a
3 dramatic increase. So we're here today to get
4 this CAP waiver of \$74,251. If you look on the
5 previous application, Salem got hit really hard.

6 They're a part of this joint effort
7 too and Salem has the highest amount of calls and
8 that's why there's is going up so much. The
9 other towns may have just put this through as a
10 CAP add on, on the budget sheet. I chose not to
11 do that. I chose to come here to get the formal
12 approval.

13 With that said, any questions or
14 concerns, I'll be more than happy to answer.

15 MR. ROGERS: Okay. Thank you. I
16 guess just a question with the CWA contract
17 expiring at the end of the year and your large
18 surplus draw down this year, how are you planning
19 for this potential increase and that contract and
20 how you're going to deal with that going forward?

21 MR. CALTABIANO: That's a great
22 question. So the borough has, I've spoken to
23 them. They're going to have some tough decisions
24 to make. They usually like to do a three cent
25 increase.

1 I've informed them that in the
2 future years, it may be more than that. And also
3 they have not utilized the deferred school tax
4 tool methodology that's available to them.

5 They have only deferred, over the
6 years, 800,000, I believe it is. And they have a
7 lot more they could do. So unfortunately, or
8 fortunately, they have not done at all, so they
9 will probably be utilizing that in future years?

10 MR. ROGERS: Okay. So you've been
11 preparing them for larger tax increases as a
12 result of this?

13 MR. CALTABIANO: It wasn't very
14 popular when I said it.

15 MR. ROGERS: No, I'm sure it's not.
16 It never is. I'll open it up to the board.

17 MR. DIROCCO: I have a question,
18 Director. Any thought, work or consideration
19 been given to with respect to the emergency
20 medical services costs, broader regionalization,
21 a county wide program?

22 In Monmouth County we have a county
23 wide program that saved tons of money, improved
24 response time, saved lives because we took the
25 step of actually creating a county wide program

1 and doing the work, putting the work in.

2 I understand there's a lot of
3 pressures around municipal budgets, but at some
4 point, people have to have the honest
5 conversation about regionalization and achieving
6 economies because we can keep saying costs are
7 going up and we have to pass it on to the
8 taxpayers.

9 You're probably looking at that, so
10 I'm not being accusatory. But I would like to
11 hear if there's been any work being done in that
12 vein because I think it's quite necessary for all
13 of the state.

14 MR. CALTABIANO: So I will say that
15 I grew up in the county. I don't currently live
16 Salem County, but I grew up in the county, so I
17 kind of know what's going on there.

18 I can't speak for them, but I
19 believe the county commissioners have been
20 involved with the municipalities to try to solve
21 this issue. They were doing a funding, the
22 County of Salem was.

23 Each call that a municipality went
24 on, they would reimburse them X amount of
25 dollars. So they have been involved, but there

1 has not been a push to do a county wide system
2 yet in Salem county, so to be determined. But I
3 know that they are involved with this.

4 They were involved in helping do, to
5 get the municipalities together to bid it as one
6 to try to keep the costs lower and so that's the
7 status of that.

8 The largest municipality has their
9 own, it's Pennsville Township, they have their
10 own ambulance squad. It's in their tax levy and
11 everything like that, so it would get very
12 complicated at this time for the county to do a
13 system like that because some towns would feel
14 like if it's based on equalized valuation that
15 they're paying for services that the other towns
16 are receiving, so it would get complicated, but
17 it has been discussed to answer your question.

18 MR. ROGERS: Anybody else?

19 MR. CLOSE: Mr. Caltabiano, very
20 quickly, can you tell me how they handle the
21 ambulance services, the third party billing? I
22 assume they use third party billing for this and
23 how that factors into the cost increases that are
24 being passed along to all the members and this
25 member now in particular since we're talking

1 about it?

2 MR. CALTABIANO: So this is a net
3 number that the municipalities have to pay. The
4 ambulance service provider, it's called Event
5 Medical Staffing Services, or something like
6 that.

7 And they do, from what I understand,
8 do third party billing, but that's on their end.
9 So they provided this bid for this is the cost,
10 so I would imagine, if they're running a more
11 financial difficulties, this could go up, if they
12 did like a three year price quote.

13 So the bottom line is did the
14 municipalities are not directly involved with the
15 third party billing. Event Medical Billing would
16 be doing that?

17 MR. CLOSE: And the increase you're
18 saying is net of the monies they collect from the
19 billing entity?

20 MR. CALTABIANO: Yes.

21 MR. CLOSE: Okay. Thank you.

22 MR. ROGERS: Anyone else? Hearing
23 none, do we have a motion to approve the
24 appropriation CAP waiver use of surplus pursuant
25 to 40A:4-45.3(e)(e) in the amount of \$74,251?

1 Motion?

2 MS. RODRIGUEZ: I make a motion.

3 MR. CLOSE: Second.

4 MR. BENNETT: I have Miss Rodriguez
5 and Mr. Close. Mr. Rogers?

6 MR. ROGERS: Yes.

7 MR. BENNETT: Mr. DiRocco?

8 MR. DIROCCO: I would say yes. But
9 I would really urge you to look at a
10 regionalization. I know it's complicated, but it
11 can be done. It's been done in other places and
12 will save money and save lives. Thank you.

13 MR. ROGERS: I agree with Mr.
14 DiRocco.

15 MR. BENNETT: Mr. Close?

16 MR. CLOSE: Yes.

17 MR. BENNETT: Mr. Avery?

18 MR. AVERY: Yes.

19 MR. BENNETT: Miss Rodriguez?

20 MS. RODRIGUEZ: Yes.

21 MR. BENNETT: Mr. Jackson?

22 MR. JACKSON: Yes.

23 MR. BENNETT: Mr. Cooper?

24 MR. COOPER: Yes.

25 MR. BENNETT: Motion approved.

1 MR. ROGERS: Thank you, everyone.

2 MR. LABB: Thank you very much.

3 MR. ROGERS: Township of Pemberton.

4 MS. PENNEWELL: Good afternoon. I'm
5 Candice Pennewell, CFO of Pemberton Township.

6 And I'm here with business administrator,
7 Rosemary Flaherty and President Council Harry
8 Harper. We are currently trying to get the
9 camera to work.

10 MR. ROGERS: Yeah, I'm going to need
11 some video on that.

12 MR. PALMER: Mr. Commissioner or Mr.
13 Director and commissioners, Evan Palmer, PKF
14 O'Connor and Davies. I'm the auditor for the
15 Township of Pemberton. If they're unable to be
16 on camera, I can swear myself in and make the
17 comments and answer any questions that you have.

18 MR. ROGERS: Okay. Yeah, let's just
19 do that because we got to keep things moving
20 along here. Let's get Mr. Palmer sworn in,
21 Lauren.

22 (At which time those wishing to
23 testify were sworn in.)

24 MR. PALMER: So the Township of
25 Pemberton is in front of the Local Finance Board

1 today for a 1977 appropriation CAP waiver surplus
2 base.

3 We had run into an issue with
4 multiple lines exceeding the three and-a-half
5 percent allowed by the COLA ordinance for this
6 year's budget.

7 We boil it down to two major lines
8 to try to make it a little bit easier to discuss.
9 So it was calculated based upon the PFRS pension
10 bill and the health insurance increase.

11 The PFRS pension bill is the amount
12 that's sent from the state based upon the
13 actuarial studies and the numbers for what the
14 cost is on that.

15 And with the health insurance, we
16 didn't run into an additional snag where we were
17 able to make budget transfers in the previous
18 year which made for a final appropriation that,
19 when compared to this year's amount budgeted, did
20 not allow for any sort of outside the CAP
21 exceptions, so everything had to be inside the
22 CAP.

23 We were fortunate enough and able to
24 make that transfer last year based upon a couple
25 items that were budgeted that didn't come to

1 fruition. Several of those being contracts that
2 were not settled yet, police contract, GWU
3 contract.

4 And thus, we were able to make those
5 transfers to allow for the payment of the health
6 insurance. So in this year's budget, with those
7 contracts being settled and accounted for, we
8 were not given the same situation to be able to
9 allow for that to fit all inside the COLA
10 ordinance.

11 And to compound issues, and I'm sure
12 everyone has on their application has noted there
13 was no COLA ordinance or CAP bank established in
14 '24 or '25. That was due to some political back
15 and forth's and trying to get everything settled
16 with who was on council in the township at the
17 time.

18 I believe, from our budget meetings,
19 we have had many of and recently that those
20 involved now have a much better understanding of
21 the importance of the COLA ordinance and CAP bank
22 for situations such as this.

23 We went back and did calculations
24 that if we had done the COLA ordinance and the
25 CAP bank for the previous two years, we would not

1 be in front of the Local Finance Board.

2 The township has never been in front
3 of the Local Finance Board for this type of
4 waiver to my knowledge. And so our plan is or
5 our conversations with the CFO and the other
6 governing body members that are currently on, the
7 discussion is we hope to be alleviated from
8 needing anything, such as this in the future by
9 passing the COLA ordinance and CAP bank as
10 evidenced by 2026 successful passing of that
11 ordinance.

12 MR. ROGERS: Thank you, Mr. Palmer.
13 That was pretty much going to be my question
14 about that. I figured it had to do with some
15 political issues over there.

16 MR. PALMER: Yeah. I'm sure we've
17 all, no names, but I'm sure everyone's read the
18 news article and such. The change in the
19 administration or the council and the elected
20 officials has made a big impact.

21 MR. ROGERS: Okay. I don't have any
22 further questions. Anyone from the board,
23 public?

24 Hearing none, do we have a motion to
25 approve the for the use of surplus pursuant

1 N.J.S.A. 40A:4-45.3(e) (e) in the amount of
2 \$73,0446.46?

3 MR. COOPER: So moved.

4 MR. JACKSON: Second.

5 MR. BENNETT: Mr. Cooper and I think
6 I heard Mr. Jackson. Mr. Rogers?

7 MR. ROGERS: Yes.

8 MR. BENNETT: Mr. DiRocco?

9 MR. DIROCCO: Yes.

10 MR. BENNETT: Mr. Close?

11 MR. CLOSE: Yes.

12 MR. BENNETT: Mr. Avery?

13 MR. AVERY: Yes.

14 MR. BENNETT: Miss Rodriguez?

15 MS. RODRIGUEZ: Yes.

16 MR. BENNETT: Mr. Jackson?

17 MR. JACKSON: Yes.

18 MR. BENNETT: Mr. Cooper?

19 MR. COOPER: Yes.

20 MR. BENNETT: Motion approved.

21 MR. ROGERS: Thank you.

22 MR. PALMER: Thank you to the
23 director and all the commissioners. We
24 appreciate your consideration for this waiver.

25 MR. ROGERS: Thank you for not

1 crashing during this application. Drive
2 carefully, Mr. Palmer.

3 MR. PALMER: I have someone driving
4 me.

5 MR. ROGERS: I was hoping. Move on
6 to Borough of East Newark.

7 MR. WIELKOTZ: Good morning. Steve
8 Wielkocz.

9 MR. ROGERS: Who else, Mr. Wielkocz?
10 Hiram Gonzalez, the CFO.

11 MR. ROGERS: Let's get everyone
12 sworn in.

13 (At which time those wishing to
14 testify were sworn in.)

15 MR. WIELKOTZ: Good morning. I'm
16 here representing the Borough of East Newark with
17 a CAP surplus waiver request of \$239,673.75 to
18 meet their 2026 appropriation CAP requirement.

19 If anybody is familiar with East
20 Newark, you know that it's very, very, very
21 small. There is 352 residential taxpayers in the
22 borough. For 2026, their three and-a-half
23 percent CAP is 129,506.88.

24 Their out of construction was 1800
25 dollars and their '25 CAP bank was \$30,000 giving

1 them a total CAP ability of a little over a
2 \$161,000. Their in CAP appropriations for 2026
3 went up over \$420,000.

4 Police, during the course of 2025,
5 the mayor made a decision to hire a police
6 director, was not budgeted. They did an
7 emergency. That police director is short term.

8 I've been assured by the borough
9 that position will be vacant before the end of
10 the year. Their liability insurance went up
11 almost \$100,000.

12 Garbage, 21,000. Their in CAP
13 health insurance appropriation for '26 has
14 increased \$166,000, which is more than their
15 total ability to increase appropriations inside
16 the CAP.

17 And to top it all off, their PRS
18 appropriation went up over \$34,000, so we come to
19 you asking for the waiver. Again, the police
20 director position should be gone before the end
21 of this year.

22 Hopefully, none of us know. Things
23 might get a little bit better economically moving
24 forward. But I don't want to sit here and say
25 that we won't be back next year because honestly,

1 I did that once before and I was right, but I'm
2 not sure I can be right this year. I just, I
3 can't.

4 MR. ROGERS: Understood.

5 MR. WIELKOTZ: And if there are any
6 questions. It's pretty cut and dry.

7 MR. ROGERS: Does the CFO have any?

8 MR. GONZALEZ: Just to second with
9 Steve, we continue to look at our expenses every
10 single month. With the mayor consult, we look at
11 everything.

12 The mayor has looked into possibly
13 changing health insurances because that is the
14 largest piece of the budget. Also, as mentioned,
15 assuring that the police director will no longer
16 be part of our budget next year.

17 So some of those things have already
18 been corrected, but we're continuously looking to
19 see if we could potentially reduce our insurance
20 costs because that is the biggest driver in
21 trying to shop that out to see if there's
22 potentially some savings there.

23 Unfortunately, as Steve stated, I
24 cannot guarantee that I won't be back here next
25 here. My intention, and Steve always yells at me

1 to make sure that we're not here and that's my
2 intention, but unfortunately we're here now.

3 MR. WIELKOTZ: There is a little
4 light at the end of the tunnel. There is a big
5 redevelopment project that will get on the books
6 in the near future. We're just not sure exactly
7 when that's going to happen.

8 MR. ROGERS: So near future '26,
9 near future '27?

10 MR. GONZALEZ: So the Eastbury Town
11 Center is a large complex that's going to be done
12 in five different phases. They've already
13 applied for a 30 year PILOT with a term I think
14 it's 10 percent for the first five years or the
15 first 10.

16 They're hoping to get that started
17 in the end of 2027, but there has been some
18 delays regarding water and sewage and so on, so
19 it might be pushed into '28. But it has been
20 agreed upon to start receiving revenues on a
21 phase basis.

22 There is five different phases, so
23 we should receive incremental revenues as the
24 phases go live. Maybe the end of '27. If not,
25 early '28?

1 MR. ROGERS: So the first phase, has
2 it started or you expect it to finish by '27?

3 MR. GONZALEZ: Can be expected to be
4 finished.

5 MR. ROGERS: That's better. Okay.
6 I have a question, Mr. Gonzalez, I know it's not
7 part of the CAP request. Just the over
8 expenditures, the trust reserve, what happened
9 there?

10 MR. GONZALEZ: Yeah, unfortunately,
11 I don't want to speak bad on the previous
12 auditors, but unfortunately, the AFS that was
13 provided to us. When I took over in December of
14 2023, they were just finishing the audit from
15 2022.

16 So there has been delays
17 unfortunately when the AFS was provided to us by
18 the previous auditor, some of the information
19 wasn't clear.

20 So when I provided guidance to the
21 mayor for the 130th anniversary last year, some
22 of that funding was already taken care of in
23 another trust balance, so that was more of a
24 mistake on my part as a new CFO, but that has
25 been since corrected?

1 MR. ROGERS: Okay. I'll open it up
2 to the board and the public at this time for
3 questions.

4 Hearing none, do we have a motion to
5 approve appropriation for use of N.J.S.A.
6 40A:4-45(e) (e) in the amount of \$239,673.75239.
7 Is there a motion?

8 MS. RODRIGUEZ: So moved.

9 MR. COOPER: I'll second.

10 MR. BENNETT: Miss Rodriguez and Mr.
11 Cooper. Mr. Rogers?

12 MR. ROGERS: Yes.

13 MR. BENNETT: Mr. DiRocco?

14 MR. DIROCCO: Yes.

15 MR. BENNETT: Mr. Close?

16 MR. CLOSE: Yes.

17 MR. BENNETT: Mr. Avery?

18 MR. AVERY: Yes.

19 MR. BENNETT: Miss Rodriguez?

20 MS. RODRIGUEZ: Yes.

21 MR. BENNETT: Mr. Jackson?

22 MR. JACKSON: Yes.

23 MR. BENNETT: Mr. Cooper?

24 MR. COOPER: Yes.

25 MR. BENNETT: Motion approved.

1 MR. WIELKOTZ: Thank you very much.

2 MR. ROGERS: Moving on to the
3 Township of Downe application.

4 MR. CALTABIANO: Mr. Director and
5 board members, Fred Caltabiano with PFK O'Connor
6 Davies. Judson Moore, the CFO and Nadine
7 Lockley, the clerk of Downe Township should be
8 on.

9 MR. ROGERS: Whoever is testifying,
10 put on your video so we can get you sworn in.
11 Lauren?

12 (At which time those wishing to
13 testify were sworn in.)

14 MR. CALTABIANO: So Downe Township
15 is here for a 1977 CAP waiver utilize surplus.
16 So Downe Township is similar to some of the other
17 ones I've discussed today. This is my last one
18 today.

19 So the ambulance service provider
20 for Downe Township is increasing the bill from --
21 they had 29 to budget and they actually paid 25
22 last year.

23 So in 2025, the township paid \$25,000
24 for ambulance services. In 2026, the contract is
25 18075. And not to get ahead of myself, but next

1 year, it's going to be \$25,000 a month or at
2 300,000. I think we came up with. So they're
3 here for that.

4 There is no way they can sustain
5 such a large increase in the bill without coming
6 for a CAP waiver. Also, they were here last
7 year. This is my first year representing, doing
8 the audit.

9 So last year, they were here in
10 front of the Local Finance Board for the deficit
11 and utility operation. From what I've learned is
12 they are putting in a sewer system, okay, to
13 protect the environment down there.

14 So Downe Township's in Cumberland
15 County. It's right in the bay. There is this
16 Fortescue section and it's got a lot of
17 fisheries, a lot of fishing boats and it's got
18 something very unique that I don't think we see
19 very much in New Jersey.

20 It's the wheat fish capital in the
21 world from what my grandfather told me when he
22 was a fishing boat captain there in the '80's.
23 So the sewer system is being put in to stop
24 pollution, stop ruining the fisheries.

25 And to prevent it from doing that,

1 Hurricane Sandy tore it up when it came through.
2 So this has been a long time in the making, that
3 sewer system. And over the last few years
4 everything has doubled in cost, so you'll see
5 that on the application.

6 The current fund is supporting the
7 current debt out there on that. So between the
8 deficit that the utility fund has and the
9 increase in the ambulance fees, there is a couple
10 other smaller items that's not really discussing.

11 But that's why the township is here
12 seeking a 277,000 dollar exception to the 1977
13 CAP. To just answer a few questions I know are
14 coming.

15 Cumberland County is talking about a
16 regional or semi regional ambulance squad.
17 There's proposals out there. At this point, I do
18 not know where they're going to go.

19 There are some towns that are going
20 to pay a lot more and some towns that are going
21 to pay a lot less under that proposal. And there
22 are some, down in Cumberland County, a majority
23 of the population, not majority, probably three
24 quarters of it is in Vineland, Millville,
25 Bridgeton area, and I don't think they even

1 require.

2 I don't represent those towns
3 personally, so I don't know. But when the
4 proposal is just these other surrounding towns
5 for county wide ambulance.

6 So it has been discussed, but it's
7 not in its completion phase, so I'll open it up
8 to the board for any questions.

9 MR. ROGERS: Thank you, sir. I
10 just, I understand the deficit and utility
11 operations related to the sewer project. What is
12 the status of that project?

13 MR. CALTABIANO: So it's under the
14 construction phase. The USDA is heavily involved
15 in the financing of it through grants to this
16 point. They are going to provide some loans,
17 too.

18 The IBank is involved through
19 Cumberland County. The IBank loan is actually in
20 Cumberland County's name, so they all have to get
21 together.

22 I know Judd is on the call here, but
23 the contractor is well aware of the situation and
24 how it's being financed. They submit a bill and
25 the CFO has to submit it to USDA and IBank

1 simultaneously.

2 They're funded 50/50 at this point.
3 Once the funds get wired in the bank account, he
4 wires out the payment. So how close is it to
5 being completed, I don't have that answer. Judd,
6 Nadine, can you provide some status on that?

7 MR. MOORE: We think that the
8 expected time frame is going to be in the
9 beginning of 2028. So we've had some delays in
10 regards to some change orders.

11 And right now we're delayed for
12 about six months because there's an osprey bird
13 nest within a certain footage of the plant and so
14 we had to go through DEP to try to get it moved,
15 but it still wasn't far enough out.

16 So there's no construction from say
17 like April to September or so. So that delayed
18 it, but we are actively working on it. And all
19 the mains, the sewer mains are in and all the
20 laterals are in to the homes.

21 The Department of Transportation
22 fortunately, gave us a number of grants that we
23 are now paving all the roads. Most of them have
24 been paved, so we're just waiting for more
25 progress for the plan to be constructed.

1 MR. ROGERS: How much, based on the
2 change orders that have occurred, and I don't
3 recall the details of when the township was
4 before the board last year, but what is the
5 project size right now? Do you know what you've
6 been approved for, for financing?

7 MR. MOORE: The entire project is 33
8 million dollars. So USDA part of it is,
9 approximately, I believe around 15, 16 million
10 dollars, and the balance is coming from the
11 IBank.

12 And of course, the township's going
13 to have to have a billing process and I think our
14 loan amounts is like 1.5 million dollars.

15 MR. ROGERS: And that 33 million,
16 what did it originally start at, what was the
17 original project cost? Do you remember?

18 MR. MOORE: It was around 15
19 million. More than doubled.

20 MR. ROGERS: Okay. I know this is
21 not about that, but it's definitely playing into
22 what you're losing, what kind of deficit you're
23 creating in your utility operations, so it's a
24 problem, but okay. I'll open it up to the
25 public, the board at this time for questions.

1 MR. AVERY: I have one question as
2 it relates to the utility plant.

3 How does the township plan to
4 operate that facility? Is it going to hire an
5 operator, or is it going to do it with its own
6 staff or utility staff?

7 MR. MOORE: We have a contract
8 pending with the Land and Sewerage Authority in
9 Vineland and they are going to oversee the
10 operation of the plant.

11 MR. AVERY: Okay. Thank you.

12 MR. CLOSE: Real quick, the
13 questions on the utility were passed. So Mr.
14 Caltabiano, just have some concern about, and I
15 understand the situation, but using 395 of the
16 397,245 cash surplus, can you talk to that a
17 little bit for the balancing of budget this year?

18 MR. CALTABIANO: Yes, I will speak
19 to that. That's a great question and that is a
20 very uncomfortable number. I spoke to Judd and I
21 and Nadine, we spoke to the mayor.

22 They have lands that they can
23 possibly do some solar projects and they have
24 some land and they're going to potentially do
25 cannabis cultivation.

1 Also, they have school tax. And I
2 said this earlier on another call, but they also
3 have school tax that they have not deferred so
4 that they have not deferred, that they can so
5 they can use the deferred school tax tool to
6 their discretion to help transitional for the
7 next few years.

8 MR. CLOSE: I'm just -- have concern
9 for them a little given you're using a little
10 over 99 percent of their cash surplus for the
11 budget. What are their monthly bills?

12 MR. CALTABIANO: I can bring up
13 their monthly budget there, but --

14 MR. CLOSE: You know where I'm going
15 with this.

16 MR. CALTABIANO: Oh, absolutely,
17 yeah. And, you know, so if you look on the 2010
18 tax levy CAP, they're utilizing every penny
19 available in bank and there are some things with
20 the CAP this year.

21 You have capital improvement fund,
22 next year you don't and you can put that towards
23 tax relief and then you add capital improvement
24 funds and next year you get the add-ons. I don't
25 want to talk about the ins and the outs of the

1 CAP, but we were looking at that.

2 MR. ROGERS: I think it's more about
3 cash flow.

4 MR. CALTABIANO: Well, cash flow,
5 with cash flow, since they do, they do have the
6 ability to defer school tax because they collect
7 it in advance. That's really what has kept them
8 with cash flow, and it is tight.

9 The CFO has to monitor that. It's a
10 little more stressful for a CFO, when they have
11 to monitor the cash flow like that, so more work
12 on Judd.

13 MR. ROGERS: And there's nothing
14 you're seeing this year play out that could
15 regenerate some of this surplus? What, on
16 average, are you regenerating surplus?

17 MR. CALTABIANO: So the regeneration
18 would come from the deferred school tax and
19 potentially, and Judd and Nadine are there so I
20 know that Nadine sent me I think a solar
21 proposal, so that's not being anticipated as a
22 revenue.

23 So that would be, if that comes in,
24 this year it would MRNA, which would regenerate
25 it. If they do sign an agreement instead of

1 anticipating so much fund balance in future year
2 budgets, it would anticipate the solar revenue or
3 the cannabis revenue.

4 Like I talked about this, is we're
5 going to have tough times. I feel like the
6 ambulance is going up even more next year, so
7 it's going to be a rough road for a few years.
8 I'm not going to sugar coat it.

9 MR. ROGERS: I think the writing is
10 on the wall here. Any additional questions? Do
11 we have a motion to approve the appropriation
12 pursuant to N.J.S.A. 40A:4-45.3(e)(e) in the
13 amount of \$277,000.

14 MS. RODRIGUEZ: So moved.

15 MR. COOPER: I'll second.

16 MR. BENNETT: Miss Rodriguez and Mr.
17 Cooper. Mr. Rogers?

18 MR. ROGERS: Yes.

19 MR. BENNETT: Mr. DiRocco?

20 MR. DIROCCO: Yes.

21 MR. BENNETT: Mr. Close?

22 MR. CLOSE: Yes.

23 MR. BENNETT: Mr. Avery?

24 MR. AVERY: Yes.

25 MR. BENNETT: Miss Rodriguez?

1 MS. RODRIGUEZ: Yes.

2 MR. BENNETT: Mr. Jackson?

3 MR. JACKSON: Yes.

4 MR. BENNETT: Mr. Cooper?

5 MR. COOPER: Yes.

6 MR. BENNETT: Motion approved.

7 Thank you, everyone. Moving on to Borough of
8 Spring Lake.

9 MR. BARRETT: Good morning,
10 Director. John Barrett, the administrator. I am
11 joined with John Casagrande, our councilman and
12 finance chair, and John Swisher, our auditor and
13 Tom Seaman fresh out of knee replacement surgery
14 appearing at the Local Finance Board, so we're
15 here to get sworn in.

16 MR. ROGERS: Let's get everybody's
17 video on and sworn in. Lauren?

18 (At which time those wishing to
19 testify were sworn in.)

20 MR. ROGERS: The floor is yours, Mr.
21 Barrett.

22 MR. BARRETT: Good morning,
23 Director. We have Spring Lake Heights not only
24 being under local review this year. That was an
25 opportunity that we always enjoy. We had to

1 forfeit that.

2 We're in front of the board today
3 for the first time, in at least my history with
4 the borough, because of a few different items in
5 an amount of \$420,000.

6 We, in fact, before 2005, from all
7 estimates, two state health benefit premiums were
8 delayed and that translated to part of the
9 \$223,000 in healthcare insurance we're
10 requesting.

11 We also have four police officers
12 that are retiring, so we are forced to hire three
13 new officers and train them, so that constitutes
14 the \$162,000 worth of salaries and also \$15,000
15 worth of equipment just to outfit those officers.

16 To end out the application, we have
17 \$20,000 with regard to our fire OE budget and
18 that has to do with turnout gear that has aged
19 out. At this point, we do not see these to be
20 reoccurring in future years.

21 This is probably the first time that
22 the borough has been in front of the board for
23 such an application and we have moved, effective
24 July 1st, out of the state health benefits
25 program to a local health insurance fund. That

1 concludes our testimony.

2 MR. ROGERS: Thank you. Anyone else
3 from the applicant side? I don't have any
4 questions on this one. It's pretty straight
5 forward. I'll open it up to the board and the
6 public at this time.

7 Hearing none, do we have a motion to
8 approve the appropriation CAP waiver for use of
9 surplus pursuant to N.J.S.A. 40A:4-45.3(e) (e) in
10 the amount of \$420,000.

11 MR. DIROCCO: I'll make that motion.

12 MR. AVERY: Second.

13 MR. BENNETT: I believe I heard Mr.
14 Close and Mr. Avery.

15 MR. DIROCCO: No, it was DiRocco.

16 MR. BENNETT: Mr. DiRocco and Mr.
17 Avery. Mr. Rogers?

18 MR. ROGERS: Yes.

19 MR. BENNETT: Mr. DiRocco?

20 MR. DIROCCO: Yes.

21 MR. BENNETT: Mr. Close?

22 MR. CLOSE: Yes.

23 MR. BENNETT: Mr. Avery?

24 MR. AVERY: Yes.

25 MR. BENNETT: Miss Rodriguez?

1 MS. RODRIGUEZ: Yes.

2 MR. BENNETT: Mr. Jackson?

3 MR. JACKSON: Yes.

4 MR. BENNETT: Mr. Cooper?

5 MR. COOPER: Yes.

6 MR. BENNETT: Motion approved.

7 MR. BARRETT: Thank you, Director
8 and all the board members.

9 MR. ROGERS: Last application,
10 Mercer County Improvement Authority.

11 MR. DRAIKIWICZ: John Draikiwicz
12 from FPK Gibbons presenting on behalf.

13 MR. ROGERS: Good afternoon.

14 MR. DRAIKIWICZ: We're presenting on
15 behalf of the Mercer County Improvement Authority
16 and we're not here for a proposed CAP waiver, so
17 that might make you happy.

18 If we could introduce ourselves at
19 this time, I'll turn it over to the authority. I
20 believe Phil Miller is on the phone. Phil, I'm
21 not sure who else may be attending from the
22 authority?

23 MR. MILLER: The authority has
24 Margarita Stanislavskaya, our CFO, as well. Good
25 morning, everyone.

1 MR. DRAIKIWICZ: And I think we also
2 have Jenn Edwards on the phone joining by phone,
3 I believe.

4 MS. EDWARDS: Good morning, Jenn
5 Edwards from Acacia.

6 MR. DRAIKIWICZ: And I'd like to
7 turn it over to the school so they can announce
8 their folks.

9 MR. ROCCO: Good morning, Scott
10 Rocco, superintendent Hamilton Township Public
11 schools.

12 MS. ATWOOD: And this is Katie
13 Atwood Hamilton Public Schools, school business
14 administrator.

15 MS. ACAMPORA: Robbi Acampora, the
16 school district's financial advisor from Phoenix
17 Advisors.

18 MR. ROGERS: Is that everyone?

19 MR. DRAIKIWICZ: Andy Kahn on the
20 phone at all?

21 MR. ROGERS: Let's get everyone
22 sworn in.

23 (At which time those wishing to
24 testify were sworn in.)

25 MR. DRAIKIWICZ: Thank you,

1 Director, if I may proceed?

2 MR. ROGERS: Yes, you may.

3 MR. DRAIKIWICZ: The Mercer County
4 Improvement Authority proposed to issue its lease
5 revenue bonds for the benefit of the Board of
6 Education of the Township of Hamilton in an
7 amount not to exceed \$13,500,000.

8 The proceeds of which will be
9 utilized to finance various improvements to
10 Hamilton High School West and to Steinert High
11 School. The bonds will amortize in a 10 year
12 period beginning in 2027.

13 The transaction is being structured
14 to comply with the Educational Facilities
15 Construction and Financing Act. Consequently,
16 the legal structure of the transaction is as
17 follows.

18 The school releasing to the
19 authority the land and the facilities upon which
20 the project will be situated. The authority will
21 then lease that land and facility to the County
22 of Mercer.

23 And the County of Mercer will then
24 sublease said lands and facilities to the school
25 district. By utilizing this legal structure, the

1 school district will be able to finance the
2 project without undertaking a public referendum
3 and will also enable the school district to
4 provide sublease payments that will constitute a
5 general obligation of the school district.

6 Those sublease payments by the
7 school district will be in a sufficient amount to
8 cover debt service on the authority's bonds.

9 At this time, I would like to turn
10 it over to the school district to discuss the
11 project in a little more detail for the benefit
12 of the board and discuss the rationale in
13 undertaking a 10 year amortization on the
14 schedule.

15 With that, if I could turn it over
16 to the school to go over those other points and
17 anything else they may want to add.

18 MR. ROCCO: Thank you very much.
19 I'll start and Miss Atwood would talk about the
20 financial end of it. Over the course of a number
21 of years, the district involving stakeholders had
22 created a facilities strategic plan to address
23 our 24 facilities schools where we had students.

24 The average age of our facilities is
25 about 78 to 80 years old and a number of

1 buildings are 100 years old. We do have a
2 growing enrollment across the district,
3 particularly at our secondary division, middle
4 school and high school.

5 We have two buildings in which we
6 are requesting funding for. Hamilton High School
7 West and Steinert are the two largest of our
8 three high schools which have about 1400
9 students.

10 We need to create additional space
11 for those students. This is in align with our
12 facilities strategic plan. At the same time, we
13 have aging pools at all three of our buildings.
14 Costs to address those pools far exceed what we
15 feel is appropriate to keep them running.

16 We would run one of our three pools
17 at Nottingham or High School North and continue
18 to maintain the swim program at all three schools
19 by having the students go to Hamilton High School
20 North.

21 So as a result of that, we would
22 like to convert the two pools into spaces,
23 useable spaces for our high schools including
24 expanding some classroom space, some cafeteria,
25 student center space and some physical education

1 space for our students depending on the building.

2 At the same time, part of this
3 funding would go to the renovation of high school
4 west's auditorium. It would be the third of
5 three high schools where the auditorium would be
6 renovated. They are in desperate need of
7 renovation. All three of them have not been
8 renovated basically since they were built.

9 With that, I'll turn it over to Miss
10 Atwood for some of the financial questions?

11 MS. ATWOOD: Good afternoon. So,
12 yes, you had one question I know about the first
13 year recommended on the financing being the
14 higher amount of 3.2 million and the second as to
15 why we wanted to do this over 10 years.

16 The first answer to the first
17 question is the fact that we have already raised
18 that 3.2 million in debt funning. It's in our
19 debt service fund for a project that did not go
20 through.

21 So for that first year in '27, '28,
22 there would be no additional impact on the
23 district or the taxpayers by being able to
24 appropriate that amount that is already
25 appropriated.

1 Why we chose another nine years is
2 because we had another debt obligation falling
3 off in about eight years, one year before that.

4 And so we wanted to mirror those two
5 to maximize the district's ability, once this
6 closes, to be able to go out again, whether
7 through MCIA or through a referendum, but at
8 minimal or no cost to the taxpayers.

9 So that's why we chose the financing
10 and why we had the first year impact a higher
11 amount to keep level tax payment.

12 MR. DRAIKIWICZ: At this time, I'm
13 not sure I'd like to briefly turn it to Phil
14 Miller with regard to the project or his
15 thoughts.

16 MR. MILLER: Only thing I'd like to
17 add on behalf of the authority, we look to assist
18 the Hamilton School District with this. We do
19 have support from the local mayor as well. I
20 know he was on board with the project and we're
21 happy to answer any questions. Thank you.

22 MR. DRAIKIWICZ: We'll turn it over
23 to the board if you have any additional
24 questions.

25 MR. ROGERS: Thank you, Mr.

1 Draikiwicz. I guess my question to Mr. Miller,
2 given the law passed in '24, the Educational
3 Facilities Construction Financing Act, do you
4 anticipate -- do you have anything right now, it
5 seems like you're going to be doing more of these
6 financing's since that's the way it was set up
7 for schools.

8 Do you anticipate being back before
9 the board this year with other type of projects
10 for other communities?

11 MR. MILLER: Best way I could say
12 that. There was a couple tire kicking happening,
13 we heard, but nothing that has been submitted or
14 kind of formally been submitted to us at this
15 time.

16 I will say that, as the authority
17 and also as the county, we've taken a position to
18 address them as a case by case basis. Just
19 because of the nature of this law, as you all
20 know, sometimes if it becomes a very
21 controversial project, we certainly want to be
22 respectful of this.

23 So this particular project, I think,
24 we all felt that benefits the community. I do
25 live in Hamilton Township and my kids graduated

1 from one of those schools so I can speak to what
2 is needed at those schools personally, but, yeah,
3 I don't foresee anything at this time.

4 MR. ROGERS: Thank you. Any other
5 questions? You answered the principal payment
6 question for year one. I'll open it up to the
7 board, public at this time for questions.

8 MR. DRAIKIWICZ: At this time, may I
9 ask for positive findings in connection with the
10 this transaction for the board.

11 MR. ROGERS: Okay. Well, thank you.
12 Do we have a motion to render positive findings
13 in an amount not to exceed 13,500,000 on the
14 proposed project financing. Do we have a motion?

15 MR. COOPER: So moved.

16 MS. RODRIGUEZ: Second.

17 MR. BENNETT: Mr. Cooper and Miss
18 Rodriguez. Mr. Rogers?

19 MR. ROGERS: Yes.

20 MR. BENNETT: Mr. DiRocco?

21 MR. DIROCCO: Yes.

22 MR. BENNETT: Mr. Close?

23 MR. CLOSE: Yes.

24 MR. BENNETT: Mr. Avery?

25 MR. AVERY: Yes.

1 MR. BENNETT: Miss Rodriguez?
2 MS. RODRIGUEZ: Yes.
3 MR. BENNETT: Mr. Jackson?
4 MR. JACKSON: Yes.
5 MR. BENNETT: Mr. Cooper?
6 MR. COOPER: Yes.
7 MR. BENNETT: Motion approved.
8 MR. ROGERS: Thank you everyone.
9 MR. DRAIKIWICZ: Thank you very
10 much.
11 MR. ROGERS: Do we have a motion to
12 adjourn?
13 MS. RODRIGUEZ: I make a motion.
14 MR. CLOSE: Second.
15 MS. RODRIGUEZ: But I want to wish
16 everyone a Happy Fathers Day and a rest of the
17 month.
18 MR. BENNETT: Miss Rodriguez, Mr.
19 Close. Mr. Rogers?
20 MR. ROGERS: Yes.
21 MR. BENNETT: Mr. DiRocco?
22 MR. DIROCCO: Yes.
23 MR. BENNETT: Mr. Close?
24 MR. CLOSE: Yes.
25 MR. BENNETT: Mr. Avery?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. AVERY: Yes.

MR. BENNETT: Miss Rodriguez?

MS. RODRIGUEZ: Yes.

MR. BENNETT: Mr. Jackson?

MR. JACKSON: Yes.

MR. BENNETT: Mr. Cooper?

MR. COOPER: Yes.

MR. BENNETT: We are adjourned.

(Hearing Concluded at 12:11 p.m.)

1 C E R T I F I C A T E

2

3 I, LAUREN ETIER, a Certified Court
4 Reporter, License No. XI 02211, and Notary Public
5 of the State of New Jersey, that the foregoing is
6 a true and accurate transcript of the testimony
7 as taken stenographically by and before me at the
8 time, place and on the date hereinbefore set
9 forth.

10 I DO FURTHER CERTIFY that I am neither a
11 relative nor employee nor attorney nor council of
12 any of the parties to this action, and that I am
13 neither a relative nor employee of such attorney
14 or council, and that I am not financially
15 interested in the action.

16

17

18

19

20

21

22

Lauren M. Etier



23

Notary Public of the State of New Jersey

24

My Commission Expires June 30, 2028

25

Dated: June 29, 2026

A			
a.m 1:13 4:2	act 30:25 45:20 47:10 49:8,12 50:21 100:15 105:3	administrator 18:24 22:22 45:10 51:24 59:2 74:6 95:10 99:14	21:10 23:10 23:16 33:13 66:14 air 40:19 ALAN 2:5
abandoned 50:10 61:10 61:16	action 109:12 109:15	adopt 4:8 20:19 24:19 49:11	align 102:11 Allen 42:3 Allentown 53:8 alleviate 55:2
ability 80:1 80:15 93:6 104:5	active 13:6,14 14:22 15:5 16:15,25	adopted 47:6	alleviated 77:7
able 29:9,18 34:18 35:13 36:4 62:16 75:17,23 76:4,8 101:1 103:23 104:6	actively 42:23 89:18	adoption 45:14 50:19	allow 61:17 75:20 76:5,9
Aboderin 18:24 22:3,4 25:13	actual 61:14	advance 30:11 93:7	allowed 75:5
absolutely 92:16	actuarial 75:13	advise 32:15	ambulance 67:13,17,20 71:10,21 72:4 85:19 85:24 87:9 87:16 88:5 94:6
abstain 6:5 7:9 8:20 9:25 11:12 12:17 14:10 14:13 16:5 17:20 43:18	add 34:25 65:18 68:10 92:23 101:17 104:17	advisor 25:23 32:14 99:16	amendment 42:8
abstaining 43:21 44:8	add-ons 92:24	Advisors 25:23 99:17	amortization 101:13
Acacia 99:5	added 13:17 15:8 17:2 59:16 65:2	Affairs 1:2,9	amortize 100:11
Acampora 99:15 99:15	addition 25:22 27:8 29:6,11	affidavit 42:6	amount 26:8 30:16 36:1 37:13 38:15 41:15 43:25 48:11 50:21 55:25 65:9 68:7 70:24 72:25 75:11 75:19 78:1 84:6 94:13 96:5 97:10 100:7 101:7 103:14,24 104:11 106:13
account 89:3	additional 38:12 53:11 54:3 75:16 94:10 102:10 103:22	afternoon 74:4 98:13 103:11	analysis 41:14
accounted 76:7	address 35:20 64:5 101:22 102:14 105:18	aftermenti... 46:8	and-a-half 41:17 60:21
accurate 33:1 109:6	additionally 10:12,22	AFS 83:12,17	
accurately 53:20	address 35:20 64:5 101:22 102:14 105:18	afternoon 74:4 98:13 103:11	
accusatory 70:10	addition 25:22 27:8 29:6,11	age 101:24	
achieving 70:5	additional 38:12 53:11 54:3 75:16 94:10 102:10 103:22	aged 96:18	
acquired 29:2 31:13	address 35:20 64:5 101:22 102:14 105:18	agenda 4:8	
acquisition 26:17,19,20 28:3 29:7 40:18,22	adjourn 107:12	agent 34:24	
acre 60:21	adjourned 108:8	aggregate 31:12 48:11	
	Adjournment 3:16	aging 102:13	
	adjustments 53:21 55:1	ago 35:24 54:6	
	administra... 19:13 77:19	agree 73:13	
		agreed 82:20	
		agreement 29:13 30:24 53:9 57:22 61:22,23 93:25	
		agreements 48:10,15 49:22,25,25	
		agrees 28:23	
		ahead 85:25	
		aid 20:14 21:6	

75:4 79:22	35:1	approval 19:11	areas 46:1
Andy 99:19	appearances	19:20,22	52:13
Angeli 57:5	50:7	20:19,25	article 77:18
59:2,6 64:10	appearing 2:1	21:20 28:21	artificial
anniversary	95:14	49:3,11	37:13
83:21	appears 52:9	68:12	asked 5:8 6:13
announce 99:7	applicant 18:7	approve 5:8	7:17 9:4
annual 41:18	18:16 49:17	6:13 9:4	10:8,13
47:23	97:3	10:8,13	11:20 14:19
annually 38:4	application	11:20 21:2	16:12 36:20
53:10	18:3,4,9,10	22:7 50:19	asking 80:19
answer 32:18	18:12 25:15	55:24 65:6	Assembly 54:22
38:3 39:2	39:18 40:15	72:23 77:25	assessed 16:21
64:8 68:14	41:13 43:9	84:5 94:11	31:18 41:20
71:17 74:17	43:14,20	97:8	assessing
87:13 89:5	44:22 50:13	approved 5:3	10:10,19
103:16	55:15 56:23	6:10 7:14	assessments
104:21	65:20 68:5	8:25 9:1	59:16
answered 106:5	76:12 79:1	10:5 11:17	assignment
Anthony 18:25	85:3 87:5	12:22 14:16	60:3,10
22:22	96:16,23	14:17 16:10	assignments
anticipate	98:9	17:25 25:12	58:13 59:13
94:2 105:4,8	applied 82:13	26:11,16	59:23
anticipated	appreciate	39:16 40:22	assist 104:17
20:6 33:11	21:21,21	41:15 44:18	assistance
36:9 37:9	24:15 32:20	51:16 56:20	35:8
93:21	34:21 39:1,5	63:10 66:4	associated
anticipates	42:14 44:20	73:25 78:20	48:4 52:14
20:12	66:7,18,19	84:25 90:6	52:20
anticipating	78:24	95:6 98:6	assume 71:22
36:25 37:15	appropriate	107:7	assured 80:8
38:2 54:23	102:15	approving	assuring 81:15
94:1	103:24	63:12	Atlantic 3:4
anticipation	appropriated	approximately	18:17 20:24
33:24 53:24	103:25	55:1 90:9	21:3,14
anybody 19:3	appropriates	April 19:17	22:10 23:4
63:22 71:18	47:12	20:20 53:16	24:20
79:19	appropriation	89:17	attending
anymore 63:7	52:10 65:7	apron 27:11	98:21
apparatus	72:24 75:1	Ardagh 57:22	attorney
26:13,17,22	75:18 79:18	61:19	109:11,13
27:11 28:25	80:13,18	area 27:24	attorneys 40:8
29:7,15,24	84:5 94:11	46:3,7,16	Atwood 99:12
30:3 31:13	97:8	47:8,13 49:4	99:13 101:19
33:2,6,12,18	appropriat...	49:5 60:18	103:10,11
33:21 34:10	80:2,15	87:25	auction 58:6

59:13 63:6	38:21 39:8, 9	21:5	4:20, 22, 24
auctions 57:25	44:10, 11	banned 67:17	5:1, 3, 18, 22
59:14, 19	51:8, 9 56:3	Barrett 95:9	5:24 6:1, 3, 6
audio 18:5	56:5, 11, 12	95:10, 21, 22	6:8, 10, 23
audit 42:7	65:21, 22	98:7	7:1, 3, 5, 7, 10
83:14 86:8	73:17, 18	base 58:8 75:2	7:12, 14 8:3
auditor 40:4	78:12, 13	based 41:14	8:7, 10, 13, 15
57:6 74:14	84:17, 18	53:20 55:1	8:17, 19, 21
83:18 95:12	91:1, 11	67:24 71:14	8:23, 25 9:1
auditorium	94:23, 24	75:9, 12, 24	9:15, 18, 20
103:4, 5	97:12, 14, 17	90:1	9:22, 24 10:1
auditors 83:12	97:23, 24	basically 35:7	10:3, 5 11:2
authority 3:15	106:24, 25	103:8	11:5, 7, 9, 11
30:25 31:8	107:25 108:1	basis 10:15, 24	11:13, 15, 17
91:8 98:10	aware 42:24	31:9 82:21	12:7, 10, 12
98:15, 19, 22	88:23	105:18	12:14, 16, 18
98:23 100:4		bathroom 27:15	12:20, 22
100:19, 20	B	Bauer 52:2	13:23 14:1, 3
104:17	back 4:3 19:12	Baumann 39:22	14:5, 7, 9, 14
105:16	23:22 36:7	bay 86:15	14:16 15:20
authority's	37:22 38:1, 7	beautifully	15:23, 25
41:5 101:8	42:2, 15	60:8	16:2, 4, 6, 8
authorized	58:22 59:11	beginning 89:9	16:10 17:10
47:19	60:2 64:19	100:12	17:13, 15, 17
authorizes	76:14, 23	begun 34:14	17:19, 21, 23
47:12	80:25 81:24	behalf 22:1	17:25 18:16
auto 63:2	105:8	98:12, 15	19:1, 7 24:23
available 69:4	bad 83:11	104:17	25:1, 3, 5, 7, 9
92:19	balance 20:7, 7	believe 18:17	25:11 38:20
avenue 27:22	20:9 35:17	35:10 42:10	38:23, 25
45:24 46:1	35:22 36:8	42:22 43:3	39:8, 10, 12
46:16 64:5	36:11, 11, 13	45:7 55:17	39:14, 16
average 31:18	36:25 37:14	62:15 69:6	44:4, 7, 10, 12
41:18, 20	37:17 39:3	70:19 76:18	44:14, 16, 18
93:16 101:24	41:2 83:23	90:9 97:13	51:1, 4, 6, 8
Avery 2:5 4:20	90:10 94:1	98:20 99:3	51:10, 12, 14
4:21 6:1, 2	balances 36:16	believed 33:22	51:16 56:4, 7
7:5, 6 8:1, 10	balancing	Ben 57:4 59:1	56:9, 11, 13
8:17, 18 9:22	37:17 91:17	benefit 96:7	56:15, 17, 19
9:23 11:9, 10	bang 35:13	100:5 101:11	65:12, 15, 17
12:6, 8, 14, 15	bank 58:19	benefits 52:14	65:21, 23, 25
14:5, 6 15:12	61:3, 4, 5	52:19 53:5	66:2, 4 73:4
15:16 16:2, 3	76:13, 21, 25	53:23 66:17	73:7, 15, 17
17:17, 18	77:9 79:25	96:24 105:24	73:19, 21, 23
24:22, 24	89:3 92:19	BENNETT 2:15	73:25 78:5, 8
25:3, 4 38:19	bankruptcy	4:5, 13, 16, 18	78:10, 12, 14

78:16,18,20	blue 62:4	bonds 26:7,9	24:20 36:11
84:10,13,15	board 1:5 5:7	30:14 31:10	37:18,24
84:17,19,21	6:13 7:17,18	31:11,20,24	42:8 45:6
84:23,25	9:4,5 10:8	31:24 32:7	53:21,24
94:16,19,21	10:12 11:20	47:14,18,22	54:6,12
94:23,25	11:21 13:3,8	48:11,18,21	68:10 75:6
95:2,4,6	13:16 14:18	48:25 49:2,4	75:17 76:6
97:13,16,19	14:24 15:7	49:7 100:5	76:18 81:14
97:21,23,25	16:12,12,17	100:11 101:8	81:16 85:21
98:2,4,6	17:2 18:12	books 31:23	91:17 92:11
106:17,20,22	19:23 20:23	82:5	92:13 96:17
106:24 107:1	21:1 23:21	borough 3:10	budgeted 75:19
107:3,5,7,18	24:12 29:22	3:12,14	75:25 80:6
107:21,23,25	30:10 37:2,4	66:23 67:3	budgets 55:4
108:2,4,6,8	38:13 42:2	67:11 68:22	70:3 94:2
best 21:24	42:16 43:11	79:6,16,22	building 35:6
32:10,13	45:14 49:14	80:8 95:7	46:11,21
33:22 105:11	50:4,6,7	96:4,22	52:17 54:8
better 22:10	51:23 52:9	borrowed 37:20	57:22 103:1
53:19 76:20	55:5,22 65:3	48:2	buildings
80:23 83:5	67:12 69:16	bottom 72:13	34:17 62:20
beyond 29:3,16	74:25 77:1,3	Bowman 67:1	102:1,5,13
50:8 55:2	77:22 84:2	Braslow 40:5	built 30:19
bid 71:5 72:9	85:5 86:10	bridge 41:8	33:12,19
bidding 35:7	88:8 90:4,25	Bridgeton	34:7 53:23
bids 32:10	95:14 96:2	87:25	103:8
big 28:5,5,5	96:22 97:5	briefly 62:2	bunch 67:17
36:18 61:3	98:8 100:5	104:13	burden 32:2
61:20 62:4	101:12	bring 60:1	business 18:24
77:20 82:4	104:20,23	63:7,8 92:12	22:22 25:21
biggest 57:21	105:9 106:7	brining 34:17	34:23 51:24
81:20	106:10	brink 21:5	60:4 74:6
bill 75:10,11	board's 21:21	broad 1:10	99:13
85:20 86:5	boat 86:22	32:19	bussing 54:6
88:24	boats 86:17	broader 69:20	buyers 58:7
billing 71:21	body 77:6	brought 37:2,4	
71:22 72:8	boil 75:7	38:9 53:16	C
72:15,15,19	bond 25:18	Bruce 51:23	C 5:10,15 6:15
90:13	39:22 40:18	buck 35:13	6:20 109:1,1
bills 54:23	41:6 45:4,15	budget 18:17	cafeteria
92:11	45:19 46:24	19:11,14,14	102:24
bird 89:12	47:6,7,9,10	19:20,22,23	calculated
bit 28:20	47:18,19	20:1,2,12,19	75:9
30:19 32:5	48:21 49:5,8	20:25 21:2	calculations
75:8 80:23	49:11,12	21:16 22:7,7	76:23
91:17	50:19,21	22:24 23:1,2	calendar 41:10

call 4:4 14:11 25:24 26:12 28:1 70:23 88:22 92:2	30:20 31:3 34:5 50:15 86:20 92:21 92:23	88:25 93:9 93:10 98:24	civil 36:4
called 72:4	captain 86:22	chair 20:23 95:12	classroom 102:24
calls 18:6 67:24 68:7	cards 63:2	Chairman 2:3	clear 55:4 83:19
Caltabiano	care 42:11 83:22	challenges 64:21	clearly 44:24
57:6 66:24	career 34:14 36:1	change 62:7 77:18 89:10 90:2	Clemmons 45:8
66:25 67:9	carefully 79:2	changes 20:20	clerk 53:3 85:7
68:21 69:13	carrying 13:5 14:21 16:14	changing 81:13	clerk's 52:21 53:4
70:14 71:19	Casagrande	chief 22:4 25:19 32:24 36:22	close 2:4 4:12 4:14,18,19 5:16,24,25 6:21,23 7:3 7:4 8:15,16 9:13,20,21 11:1,3,7,8 12:12,13 14:3,4 15:18 15:20,25 16:1 17:9,11 17:15,16 19:19 25:1,2 36:22 38:2 38:11,25 39:1 44:2,4 44:8,9 51:6 51:7 56:9,10 63:18 65:17 65:18 71:19 72:17,21 73:3,5,15,16 78:10,11 84:15,16 89:4 91:12 92:8,14 94:21,22 97:14,21,22 106:22,23 107:14,19,23 107:24
72:2,20 85:4	case 26:18 28:11,18 105:18,18	chief's 39:2	
85:5,14	cash 41:1 91:16 92:10 93:3,4,5,8 93:11	chose 68:10,11 104:1,9	
88:13 91:14	categories 26:12	Chris 45:9	
91:18 92:12	category 26:23 26:25	Church 27:8	
92:16 93:4	CCIA 35:8	city 3:4,7,9 18:17,17,19 19:7,10,21 19:24 20:11 20:15,17,24 20:24 21:2,3 21:13,14 22:1,10,12 23:4 24:1,20 24:20 44:22 45:4,6,7,9 45:13,21,22 47:21 48:8 48:14,17,23 48:24 49:3 49:10,15 50:5 56:23 56:25 57:6 57:20,24 58:1,20 59:2 59:4,20 60:6 60:19 61:1 62:1,3,7,18 63:12,17,21 64:1,6,13,18	
93:17	Cedar 27:14	city's 49:6	
Camden 30:24 33:15	cent 21:17 68:24		
camera 23:20 74:9,16	center 60:20 82:11 102:25		
Campbell 60:20	certain 45:22 89:13		
Candice 74:5	certainly 34:4 42:13 105:21		
cannabis 63:11 91:25 94:3	Certified 109:3		
CAP 35:24	CERTIFY 109:10		
36:12 37:18	cetera 30:21		
38:9 52:10	CFO 18:24 19:13 45:8 52:2 56:25 74:5 77:5 79:10 81:7 83:24 85:6		
55:1,9,25			
57:8,18 65:7			
66:7,20 67:4			
67:12 68:4			
68:10 72:24			
75:1,20,22			
76:13,21,25			
77:9 79:17			
79:18,23,25			
80:1,2,12,16			
83:7 85:15			
86:6 87:13			
92:18,20			
93:1 97:8			
98:16			
capital 26:11 26:16 27:2			

co-ops 35:5	commonly 45:23	Concluded	24:6 59:3,18
coat 94:8	communities	108:9	81:9 102:17
codes 34:18	105:10	concludes 97:1	continued
COLA 75:5 76:9	community 1:2	conditions	23:25
76:13,21,24	1:9 60:20	48:9	continues 24:3
77:9	105:24	conforming	continuing
collect 72:18	company 40:3	31:14	22:9
93:6	58:14 67:1	connection	continuously
collection	compared 38:10	40:17 106:9	81:18
62:22	75:19	Consequently	contract 30:5
collector	compensation	100:15	34:25 68:1
62:25	42:9	conservative	68:16,19
color 65:2	competitive	20:4,11	76:2,3 85:24
come 21:3,12	32:8 33:9	22:25 41:13	91:7
21:24 23:8	compile 19:14	conservati...	contractor
31:22 43:20	complaint 7:24	22:25	88:23
55:5 62:3	9:12 10:15	consideration	contracts 76:1
68:11 75:25	10:24 12:3	69:18 78:24	76:7
80:18 93:18	completed 63:6	Considering	controversial
comes 93:23	89:5	35:17	105:21
coming 59:25	completion	consist 46:18	convergence
86:5 87:14	88:7	consisting	55:19
90:10	complex 82:11	47:1 54:12	conversation
command 26:19	complicated	54:15	70:5
30:3	71:12,16	consists 46:10	conversations
commencing	73:10	constitute	77:5
1:13 47:23	complice 19:24	101:4	convert 102:22
commend 23:23	comply 35:2	constitutes	Cooper 2:7 5:1
comment 23:19	100:14	96:13	5:2 6:8,9
24:5	compound 76:11	constructed	7:12,13 8:4
comments 20:18	computer 57:1	89:25	8:5,23,24
24:17,17	57:2,4,5,9	construction	9:14,15 10:3
39:5 42:18	conceivable	31:1 46:10	10:4 11:15
74:17	50:11	46:20 48:4	11:16 12:5,7
commercial	concern 91:14	79:24 88:14	12:20,21
60:2	92:8	89:16 100:15	13:21,23
commission	concerned	105:3	14:14,15
21:22 109:24	62:19	consult 81:10	16:8,9 17:23
commissioner	concerning	consultant	17:24 25:9
42:9 74:12	53:13 57:8	45:7	25:10,11
commissioners	concerns 5:11	contacted	39:14,15
51:19 70:19	6:17 7:22	60:24	44:16,17
74:13 78:23	9:10 10:17	contain 20:13	51:14,15
commitment	11:25 13:13	contingencies	56:17,18
29:20	68:14	30:17	66:2,3 73:23
committee 33:3	conclude 49:10	continue 22:17	73:24 78:3,5

78:18,19	76:16 77:19	credit 48:22	deal 23:5 64:3
84:9,11,23	109:11,14	63:2	68:20
84:24 94:15	councilman	crossing 54:3	dealt 63:22
94:17 95:4,5	95:11	crosswalks	Debra 52:2
98:4,5	counsel 25:19	47:4	debt 31:14,16
106:15,17	39:22 40:5	cultivation	32:3 41:18
107:5,6	45:4 57:3,7	91:25	47:20 48:18
108:6,7	61:2	Cumberland	48:23,24
cooperative	county 3:15	86:14 87:15	49:2 87:7
30:1	29:12 30:25	87:22 88:19	101:8 103:18
cooperatives	33:15,15,17	88:20	103:19 104:2
30:5	41:5,5,7	current 47:1	December 83:13
core 54:10	43:19 67:14	54:15,24	decision 80:5
correct 12:25	67:15 69:21	87:6,7	decisions
13:1 15:13	69:22,22,25	currently	68:23
42:21	70:15,16,16	22:19 31:21	declining
corrected	70:19,22	53:25 70:15	34:11
81:18 83:25	71:1,2,12	74:8 77:6	decrease 21:17
correctly 38:3	86:15 87:15	cut 54:5 81:6	23:12
42:19	87:22 88:5	CWA 68:16	decreased 21:7
cost 26:10,23	88:19 98:10		decreases
27:25 29:5	98:15 100:3	D	21:15
30:6,17,21	100:21,23	D 3:1 5:10,15	decreasing
32:9 40:20	105:17	6:16,20	66:13
52:20 54:15	County's 88:20	10:10,19	dedicated
55:13 67:19	couple 31:20	Danielle 25:22	58:20
67:20 71:23	33:4 35:21	Darvas 51:22	defer 93:6
72:9 75:14	58:21 59:8	51:23 52:7,8	deferred 69:3
87:4 90:17	67:21 75:24	55:11,17	69:5 92:3,4
104:8	87:9 105:12	56:21	92:5 93:18
Costello 18:18	course 40:4	date 1:12	deficit 86:10
18:20 19:10	41:11 80:4	47:25 109:8	87:8 88:10
costs 48:3	90:12 101:20	Dated 109:25	90:22
53:20,23	Court 1:21	Davies 74:14	definitely
54:11,13	109:3	85:6	62:17 90:21
55:8,8 58:22	courtesy 54:6	Davis 66:25	delayed 89:11
58:23 67:17	cover 33:16	day 30:19,22	89:17 96:8
69:20 70:6	53:11 101:8	31:8,8 34:1	delays 82:18
71:6 81:20	coverage 34:15	34:19 107:16	83:16 89:9
102:14	49:9	days 13:17	delivery 33:11
council 19:21	covered 48:24	15:8 17:3	33:25 34:1
57:10 58:9	crashing 79:1	34:19 42:12	41:12
59:7,9,23	create 102:10	60:17	demolished
61:19 63:20	created 101:22	DCA 21:22	57:23 62:11
63:21 64:16	creating 69:25	62:14 66:8	62:13
66:9 74:7	90:23	DCA's 21:12	demolition

46:19 54:13	51:22 66:24	discussion	13:19 14:21
61:24	69:18 74:13	23:16 77:7	15:10,14
DEP 89:14	78:23 80:6,7	dismissal 7:18	16:14 17:6
department 1:2	80:20 81:15	7:24 9:5,11	31:17 41:1
1:9 32:25	85:4 95:10	10:13 11:21	41:14,24
52:22 53:6	95:23 98:7	12:2	60:10 87:12
53:15,22	100:1	dismissing	dollars 26:8
54:9 89:21	Director's	7:24 9:11	26:24 28:2
depend 41:11	36:23	10:14,23	30:16 38:16
depending	directs 35:4	12:2	41:19 58:15
103:1	DiRocco 2:8	district 3:5,6	59:17 70:25
deployed 29:15	4:16,17 5:17	25:16,19,21	79:25 90:8
designated	5:19,20,22	26:7 27:14	90:10,14
45:21	5:23 6:22,24	28:6,7,10,11	DOMINICK 2:8
desperate	7:1,2 8:2,7	28:16 29:8	door 27:11
103:6	8:9,11,13,14	29:11,17,23	doubled 87:4
Despite 48:1	9:18,19 11:5	30:8,12,23	90:19
detail 101:11	11:6 12:10	31:25 32:11	Downe 3:13
details 90:3	12:11 14:1,2	32:16,21	85:3,7,14,16
determination	15:23,24	34:5 39:19	85:20 86:14
10:23	17:13,14	39:22 40:2,4	Draikiwicz
determine	24:21,23,24	40:6,16,25	98:11,11,14
53:20	24:25 38:17	42:4 54:5	99:1,6,19,25
determined	38:20,23,24	100:25 101:1	100:3 104:12
71:2	43:17 44:7	101:3,5,7,10	104:22 105:1
developed 61:6	50:23 51:1,4	101:21 102:2	106:8 107:9
developers	51:5 56:7,8	103:23	dramatic 68:3
58:7 60:23	65:10,12,15	104:18	draw 68:18
development	65:16 69:17	district's	drive 30:6
48:4 61:1	73:7,8,14	26:10 27:8	79:1
66:16	78:8,9 84:13	27:22 28:15	driver 81:20
Dieter 45:6	84:14 94:19	40:22 99:16	driving 79:3
different 23:5	94:20 97:11	104:5	drop 63:2
33:4 82:12	97:15,15,16	districts 27:3	dry 81:6
82:22 96:4	97:19,20	31:5	due 52:13,14
difficulties	106:20,21	division 19:2	52:24 53:2
72:11	107:21,22	66:19 102:3	76:14
DiGeorgio	discretion	documents	
65:19	92:6	42:20 43:5	<hr/> E <hr/>
directly 72:14	discuss 75:8	doing 59:4,9	E 2:13,13 3:1
director 5:6	101:10,12	59:12 61:12	5:10,15
15:12 25:18	discussed	70:1,21	109:1,1
36:22 39:20	71:17 85:17	72:16 86:7	earlier 49:22
42:1,15	88:6	86:25 105:5	92:2
43:17 44:24	discussing	dollar 10:10	early 82:25
49:19 51:18	87:10	10:20 13:5	easier 63:4

75:8	enforce 13:3 14:19 16:13	Everett 45:2	83:8
East 3:12 79:6 79:16,19	enforced 34:18	everybody 45:12 57:17	expenses 20:5 52:16 53:12 54:12 81:9
Eastbury 82:10	Enforcer 26:18	everybody's 95:16	expensive 30:22
easy 22:11	engagement 28:21	everyone's 64:24 77:17	experience 31:2 53:21
economical 30:8	enhancements 26:14 27:1,3 27:17	evidenced 77:10	experiencing 52:24 53:14
economically 80:23	enjoy 95:25	exact 41:12	expiration 52:15,20
economies 70:6	enrollment 102:2	exactly 82:6	expirations 52:25
education 100:6 102:25	enter 48:14	example 43:12	Expires 109:24
Educational 100:14 105:2	entered 30:23	examples 36:15	expiring 68:17
Edwards 99:2,4 99:5	entire 64:16 90:7	exceed 26:8 30:15 35:24 38:15 44:1 48:12 50:21 52:10 100:7 102:14 106:13	explain 62:2
effective 29:5 32:9 96:23	entirety 28:12	exceeding 75:4	explaining 36:18
effort 68:6	entity 13:7 14:22 16:16 34:9 72:19	excellent 65:19	exploring 64:4
efforts 64:15 64:24	environment 86:13	exception 66:20 67:4 67:12 87:12	extensive 29:23 30:18
eight 104:3	equalized 71:14	exceptions 75:21	exterior 27:10 27:16,21
either 42:5	equipment 33:19 40:19 40:20,23 41:1,12 96:15	exciting 57:19 61:9	extremely 20:1
elected 77:19	equity 48:2	execute 23:2	eye 57:21
election 28:8 41:16 43:13 43:15	ESIP 50:16	executive 2:15 54:22	
elections 28:10	especially 38:9	exempt 54:19	F
element 39:6	established 58:19 76:13	existent 33:10	F 109:1
email 43:3	estimates 96:7	existing 26:22 46:19	FA 32:17
emailing 42:23	estimating 20:4,4	expand 63:11	face 62:7 64:21
emails 42:13	et 30:21	expanding 102:24	facilities 26:14 27:1 28:1 34:6 100:14,19,24 101:22,23,24 102:12 105:3
emergencies 31:7	ethics 3:3 5:4 7:20 9:7 11:24 13:8 14:24 16:17	expect 20:10 23:2 31:10 83:2	facility 91:4 100:21
emergency 69:19 80:7	ETIER 109:3	expected 31:16 83:3 89:8	fact 63:19 96:6 103:17
employee 109:11,13	Evan 74:13	expenditures	factors 71:23
employment 52:14,19 53:11	Event 72:4,15		factory 61:20
EMS 53:15,16			factual 10:15 10:24
enable 101:3			
encouraging 64:22			

failed 13:8 14:24 16:18 17:4	16:13,20	finishing 83:14	Flaherty 74:7
failing 13:19 15:10 17:6	final 75:18	fire 3:5,6 25:16,19,21 26:6,10 27:3 27:4,8,14 28:6,7,10,11 28:15,16 29:8,11,17 29:23 30:8 30:12,23 31:5,7 32:10 32:21,24,24 33:25 34:24 39:18,22 40:2,4,5,16 40:22,25 42:4 52:22 53:6,7 96:17	fleet 26:22 33:6
faith 48:22	finalized 60:16	firefighters 34:12 36:2 37:2,4	floor 40:12 95:20
falling 104:2	finance 1:5 19:23 22:4 26:10 35:4 41:4 45:14 45:17 48:12 67:12 74:25 77:1,3 86:10 95:12,14 100:9 101:1	firehouses 34:7	flow 93:3,4,5 93:8,11
falls 41:25	financed 41:2 47:14 88:24	firm 45:3	focus 64:18
familiar 33:6 79:19	finances 23:25	first 5:7 8:8 13:2 14:17 18:3,12,16 27:7 37:6 38:6 55:4 62:2 82:14 82:15 83:1 86:7 96:3,21 103:12,16,16 103:21 104:10	Fogarty 40:1
family 46:11 46:17	financial 22:10,18 32:14 48:14 49:25 55:13 64:4 72:11 99:16 101:20 103:10	fish 86:20	folks 32:16 99:8
far 28:9 33:21 35:6 62:10 89:15 102:14	financially 21:3 109:14	fisheries 86:17,24	following 7:25 9:12 12:3 21:8 35:3 36:23
FAST 42:6,20 43:6	financing 40:18,23 43:25 47:9 49:5 88:15 90:6 100:15 103:13 104:9 105:3 106:14	fishing 86:17 86:22	follows 100:17
faster 61:18	financing's 105:6	fit 33:23 76:9	footage 89:13
Fathers 107:16	finding 10:19	five 41:3,18 60:20 62:16 82:12,14,22	footing 22:10 22:18
favor 28:20 40:24 56:20	findings 26:5 38:14 43:24 106:9,12		forced 96:12
FDS 13:4,11,20 14:19 15:2 15:11 16:13 16:20	fine 10:10,11 10:20 13:5 13:19 14:21 15:2,10,10 15:15 16:15 16:21 17:5,6		forcing 55:9
FAST's 17:7	finished 83:4		foreclose 61:18
feasible 48:7			foreclosed 58:16 60:13
features 33:10			foregoing 109:5
February 40:21 43:13			foresee 106:3
feel 37:22,25 55:16 64:20 71:13 94:5 102:15			forfeit 96:1
fees 87:9			formal 68:11
feet 46:12,22			formally 67:1 105:14
felt 105:24			format 23:2
field 20:16,17			forms 63:14
figured 77:14			Fortescue 86:16
file 13:9,19 14:24 16:18 17:7			forth 48:9 109:9
filed 13:18 15:9 17:4			forth's 76:15
filing 13:4,11 14:19 15:2			fortunate 75:23
			fortunately 69:8 89:22
			forward 36:10 43:10 57:24 63:16 64:6

68:20 80:24 97:5 found 7:20 9:8 11:24 13:10 15:1 16:20 four 96:11 FPK 98:12 frame 89:8 Fred 57:6 66:25 85:5 FREE 1:24 Freehold 3:6 39:18 40:16 fresh 95:13 front 74:25 77:1,2 86:10 96:2,22 fruition 76:1 full 36:6 41:14,22 48:22 53:17 64:17 fully 23:2 fun 35:17 fund 20:7,7,9 35:22 36:8 36:11,13,15 36:25 37:14 37:16 39:3 46:24 87:6,8 92:21 94:1 96:25 103:19 funded 52:10 89:2 funding 37:13 70:21 83:22 102:6 103:3 funds 22:13 48:2 54:2 89:3 92:24 Funiri 57:7 funning 103:18 further 77:22 109:10 future 23:14 33:11 34:4	69:2,9 77:8 82:6,8,9 94:1 96:20 <hr/> G <hr/> G 5:10,15 gains 35:23 55:13 game 66:12 garage 34:10 Garbage 80:12 gas 60:5 gather 33:5 gear 37:9 96:18 general 26:7 27:6 28:7 40:5 48:11 48:22 49:6 52:13 101:5 generally 42:18 gentleman 32:25 George 42:3,13 42:14,23 43:3 getting 24:4 58:6,7 61:5 62:6,20 64:19 Gibbons 98:12 gimmicks 20:3 given 24:10 32:3 64:11 69:19 76:8 92:9 105:2 giving 79:25 glad 22:16 glass 61:19 Gloucester 33:17 go 32:11 60:3 72:11 82:24 87:18 89:14 101:16	102:19 103:3 103:19 104:6 goal 66:11 goes 33:22 going 4:5 6:4 7:8 14:13 18:10,11 23:19 25:14 27:7 29:14 30:25 35:12 38:1 43:18 45:15 57:1,2 57:9,18,20 57:23 58:8 59:1,8,12,18 60:4,9 62:7 62:16 64:12 64:20 65:2 65:18 67:9 67:22 68:8 68:20,20,23 70:7,17 74:10 77:13 82:7,11 86:1 87:18,19,20 88:16 89:8 90:12 91:4,5 91:9,24 92:14 94:5,6 94:7,8 105:5 Goldman 45:3 Gonzalez 79:10 81:8 82:10 83:3,6,10 good 4:4 18:22 20:22 22:3 22:18,21 24:6 25:17 32:23 34:22 39:20,23,25 40:14 44:23 44:25 50:3 51:22 56:24 57:16 58:8 64:13,20,24 74:4 79:7,15	95:9,22 98:13,24 99:4,9 103:11 governed 46:4 governing 77:6 government 7:20 9:7 10:14 11:23 13:7,15 14:22 15:6 16:16 17:1 grades 27:15 grading 27:17 27:23 graduated 105:25 grandfather 86:21 grants 52:15 52:20 88:15 89:22 great 4:7 21:2 21:13 23:7 26:1 31:2 57:23 59:3 68:21 91:19 greater 28:9 greatly 42:14 Gregory 57:4 57:10,16 grew 70:15,16 group 19:19 23:24 24:10 28:3 42:6 growing 102:2 guarantee 81:24 guaranteed 41:6 guards 54:3 guess 25:14 43:23 50:18 68:16 105:1 guidance 66:9 83:20
---	---	---	---

guys 22:23	97:13 105:13	37:19	imperative
GWU 76:2	hearing 5:12	history 96:3	34:16
gym 27:10	9:10 10:17	hit 55:8 59:8	importance
	12:1 24:16	68:5	76:21
H	38:13 43:23	holders 48:21	important 43:4
hall 34:9	50:5 55:23	home 31:19	62:1
hallway 27:16	65:4 72:22	homeowner	improve 23:25
Hamilton 1:23	77:24 84:4	41:21	58:20
99:10,13	97:7 108:9	homes 61:16	improved 20:8
100:6,10	heavily 88:14	89:20	69:23
102:6,19	height 36:14	honest 14:11	improvement
104:18	Heights 3:14	70:4	3:15 30:25
105:25	95:23	honestly 80:25	31:8 41:5
handle 37:1	HELD 2:1	hope 77:7	92:21,23
71:20	help 30:22	hopefully	98:10,15
happen 20:10	53:11 55:2	23:14,15	100:4
58:10 82:7	60:12 62:7	37:24 66:12	improvements
happened 23:22	92:6	80:22	26:15,21
83:8	helpful 62:9	hoping 34:3	27:1,2,7,12
happening	helping 71:4	79:5 82:16	27:13,16,16
105:12	hereinbefore	Hospital 50:11	27:19,21
happy 8:6	109:8	hour 19:19	28:1,3 31:4
68:14 98:17	HGAC 34:25	34:15	31:13 34:6
104:21	Hi 34:22	hours 34:19	35:19 46:13
107:16	high 67:20	housed 34:10	46:25 47:3,5
hard 22:8	100:10,10	household	47:15 48:13
59:10 62:25	102:4,6,8,17	31:17	100:9
64:2 68:5	102:19,23	houses 58:6,7	in-house 53:16
harder 63:21	103:3,5	housing 47:8	included 26:16
Harper 74:8	higher 103:14	58:4	37:8 54:2
Harry 74:7	104:10	huge 28:15	includes 26:11
Hartwyk 45:9	highest 68:7	hundred 28:17	27:2,9,15
49:19,24	highlights	Hurricane 87:1	30:16 60:18
50:9,17	59:7	HVAC 27:11	including
51:18	Hightstown		45:22 63:1
health 58:22	54:9	I	102:23
62:17 75:10	HIGHWAY 1:22	IBank 88:18,19	increase 20:13
75:15 76:5	Hiram 79:10	88:25 90:11	21:19 23:10
80:13 81:13	hire 36:5 80:5	idea 29:13	31:17 41:20
96:7,24,25	91:4 96:12	identify 36:24	52:13 53:1
healthcare	hired 36:1	IDIDA 2:9	54:4 67:13
58:23 96:9	hiring 37:5	imagine 72:10	67:25 68:3
hear 8:8 9:15	54:3	impact 41:14	68:19,25
44:24 70:11	historic 60:8	41:25 48:23	72:17 75:10
heard 8:3	60:8	77:20 103:22	80:15 86:5
42:19 78:6	Historically	104:10	87:9

increased 52:18 53:23 62:22 80:14	interest 32:10 60:24 61:8	75:3 100:4	109:23
increases 53:14,24 69:11 71:23	interested 63:16 109:15	issued 32:7 47:20 48:18 49:7	Jessup 39:20 39:21,24,25 40:13,14 42:17,22 43:7 44:19
increasing 29:9 53:10 58:8 63:17 85:20	interior 27:20	issues 15:3 16:23 61:15 64:3,4,5 76:11 77:15	job 23:7 24:3
incredibly 62:9	internal 27:10 29:4 33:3	item 3:2 12:23	John 95:10,11 95:12 98:11
incremental 82:23	introduce 98:18	items 35:6 75:25 87:10 96:4	Johnson 44:23 45:1,2,3,13 49:21 51:17
individuals 13:6 14:21 16:15	introduced 19:21 49:22 50:1 54:21 54:24	J	joined 52:1 95:11
information 33:5 42:4 83:18	investigate 5:9 6:15	Jackson 2:6 4:11,13,24 4:25 6:6,7 7:10,11 8:21 8:22 10:1,2 10:25 11:2 11:13,14 12:18,19 13:22,24 14:9,10 15:19,21 16:6,7 17:8 17:10,21,22 25:7,8 39:12 39:13 44:14 44:15 51:12 51:13 56:2,4 56:15,16 65:25 66:1 73:21,22 78:4,6,16,17 84:21,22 95:2,3 98:2 98:3 107:3,4 108:4,5	joining 99:2
informed 69:1	investigated 7:19 9:6 11:22	Judson 85:6	joint 67:18 68:6
infrastruc... 27:18 45:18 46:25 47:5 47:14 48:13	investigating 5:14 6:19	July 96:24	journey 21:4 21:23 22:15
initial 33:20	investigation 5:8,13 6:14 6:19 7:25 9:12 12:3	June 1:12 13:9 14:25 16:18 50:1 109:24 109:25	Judd 88:22 89:5 91:20 93:12,19
ins 92:25	investment 48:1,7 58:24	Junk 62:5	Judson 85:6
inside 75:21 76:9 80:15	involved 64:11 70:20,25 71:3,4 72:14 76:20 88:14 88:18	jurisdiction 13:8,16 14:23 15:7 16:17 17:2	July 96:24
installments 47:23	involving 101:21		June 1:12 13:9 14:25 16:18 50:1 109:24 109:25
instituted 62:24	issuance 26:6 47:13,25	K	keen 29:22
insufficient 48:3	issue 5:13 6:18 7:23 9:11 10:18 10:22 12:1 13:4,13,18 14:20 15:4,4 15:9 16:14 16:24 17:6 41:7 48:8,10 49:3 55:2 62:18 70:21	Kahn 99:19	keep 22:18 29:5 64:24 70:6 71:6 74:19 102:15 104:11
insurance 75:10,15 76:6 80:10 80:13 81:19 96:9,25		Katie 99:12	kept 93:7
insurances 81:13		Jersey 40:2	kicking 105:12
intention 81:25 82:2		Jeff 25:18	kids 62:19
intentional 32:1		Jenn 99:2,4	
		Jerry 40:2	
		Jersey 1:1,11 1:23 21:15 34:13 54:18 86:19 109:5	

63:16 66:11 70:9 81:18 93:1 looks 36:18 Lorraine 25:20 34:23 losing 90:22 lot 22:11 27:18 28:24 29:4 30:9 42:12,12 58:4 61:8,15 63:15,19,23 64:3,22 67:16 69:7 70:2 86:16 86:17 87:20 87:21 lower 71:6	Margarita 98:24 Marino 25:22 market 32:11 32:13 60:5 Marthaler 2:16 5:5,6 6:12 7:16 9:3 10:7 11:19 12:24 13:2 14:18 16:11 18:2 Marty 18:23 20:23 materials 30:10,21 Matt 39:21 matter 5:7,12 6:11,12 7:15 7:16,19 9:2 9:3,6 10:6,7 11:18,19,22 16:11 43:18 MATTHEW 2:16 mature 31:11 47:22 maturity 31:14 maximize 104:5 mayor 18:23 20:18,23 22:15 23:19 52:1 63:20 66:8 80:5 81:10,12 83:21 91:21 104:19 mayor's 64:15 mayors 63:19 McCay 25:18 MCIA 104:7 McManimon 39:21 meant 20:8 medical 69:20 72:5,15 meet 34:17	79:18 meeting 4:2,9 19:19 20:21 60:1 meetings 19:13 63:23,24 76:18 member 71:25 members 2:1 4:6 18:19 20:23 24:11 49:15 51:23 63:21 71:24 77:6 85:5 98:8 Memorial 50:11 mentioned 30:15 47:11 59:10,23 61:2,19 81:14 Mercer 3:15 98:10,15 100:3,22,23 methodology 69:4 Michael 2:3 40:1 mid 33:21 middle 102:3 Mike 21:22 52:1 miles 58:2 Miller 98:20 98:23 104:14 104:16 105:1 105:11 milling 27:17 27:23 million 21:7,8 26:8,24 28:2 30:16 38:16 58:14 59:17 90:8,9,14,15 90:19 103:14 103:18	Millville 87:24 minimal 104:8 minute 30:13 minutes 4:9 67:21 mirror 104:4 missed 43:1 49:21 mistake 83:24 mitigate 30:22 53:1 mixed 46:20 model 34:14 modifications 26:22 moment 18:11 Monday 42:11 money 28:24 69:23 73:12 monies 72:18 monitor 65:19 66:9 93:9,11 monitoring 19:2 Monmouth 41:5 41:7 43:19 69:22 month 49:23 81:10 86:1 107:17 monthly 63:3,4 92:11,13 months 34:2 50:12 54:6 89:12 Moore 85:6 89:7 90:7,18 91:7 morning 4:2 18:22 20:22 22:3,6,21 24:10 25:17 26:5 32:23 34:22 39:20 39:23,25
M			
mailing 61:12 main 45:23,24 45:25,25 46:3,4,16 60:7,9 mains 89:19,19 maintain 102:18 major 21:7 64:14 75:7 majority 87:22 87:23 making 40:25 87:2 manage 31:8 managed 22:24 manager 25:21 31:1 34:23 managing 31:3 mandated 23:10 manner 32:9 manufacturers 29:25 Marc 25:20 32:23			

40:15 44:23	106:15	nation 34:13	61:22 62:24
44:25 45:5	movement 64:14	national 35:4	63:1 83:24
51:22 56:24	moves 36:9	nature 105:19	86:19 96:13
57:16 79:7	moving 5:4	near 23:14	109:5,23
79:15 95:9	44:21 51:21	82:6,8,9	Newark 3:12
95:22 98:25	54:12 56:23	necessary	79:6,16,20
99:4,9	57:24 66:22	28:22 29:4	news 77:18
motion 4:8 5:3	74:19 80:23	30:13 41:7	nice 43:15
5:13 6:10,18	85:2 95:7	70:12	Nick 2:15
7:14,23 8:25	MQBA 49:8	necessitate	18:21 57:7
9:1,10 10:5	MRNA 93:24	55:15	night 63:2
10:18 11:17	MSRA 19:18,24	need 28:24	Nile 45:8
12:1,4,22	multi 46:11,17	46:1 57:13	nine 104:1
13:13 14:12	multiple 54:11	62:20 63:7	NJT220509
14:16,17	75:4	74:10 102:10	46:14
15:4,17	municipal	103:6	non 40:7
16:10,24	24:19 25:23	needed 29:18	normally 28:10
17:25 24:19	42:8 45:19	32:4 35:7	36:14
24:21 25:12	47:9 49:8,12	42:5 43:5	North 102:17
38:14 39:16	50:20 52:16	66:14 106:2	102:20
43:24 44:18	54:8,10 70:3	needing 37:16	Notary 109:4
50:19,24	municipali...	77:8	109:23
51:16 55:24	54:19 67:17	needs 19:4	note 40:18
56:20 65:6	70:20 71:5	22:11 33:12	41:7
65:10 66:4	72:3,14	33:23 34:17	noted 76:12
72:23 73:1,2	municipality	negotiated	notes 47:14,18
73:25 77:24	66:10 70:23	53:25	47:22
78:20 84:4,7	71:8	negotiation	notice 5:8,13
84:25 94:11	mute 18:6	61:20	6:14,18 7:17
95:6 97:7,11	muted 18:4	negotiations	7:23 9:5,11
98:6 106:12	mutual 33:13	58:24	10:9,13,18
106:14 107:7		neighboring	10:22 11:21
107:11,13	N	53:8	12:2 35:4
motions 12:25	N 2:13 3:1	neither 109:10	notices 13:4
move 4:8,11	N.J.S.A 13:10	109:13	14:20 16:14
25:15 64:6	14:25 16:19	nest 89:13	Nottingham
79:5	26:6 40:17	net 72:2,18	102:17
moved 5:16	65:8 78:1	never 37:24	notwithsta...
6:21 8:1	84:5 94:12	69:16 77:2	47:20
9:13 10:25	97:9	new 1:1,11,23	November 28:8
12:5 13:21	Nadine 85:6	21:14 26:17	43:15,15
15:18 17:8	89:6 91:21	26:19 27:7,9	number 15:13
38:17 44:2	93:19,20	34:12 46:20	21:14 25:16
56:2 78:3	name 56:24	52:16 54:7	28:15 36:18
84:8 89:14	88:20	54:18,23	40:16 67:24
94:14 96:23	names 77:17	55:8 60:10	72:3 89:22

Pennsville 71:9	74:13	popular 69:14	19:16
penny 92:18	place 64:19	population 29:9 33:13	presenting 98:12,14
pension 75:9	66:13 109:8	87:23	president 57:10 59:7,9
75:11	places 73:11	portion 5:5	59:23 61:2
people 28:13	plagues 33:25	39:3 46:25	61:19 74:7
63:5,15	plan 29:19	48:20	pressures 70:3
64:19 67:16	30:20 41:4	portions 37:17	pretty 33:1
70:4	41:24 46:4	position 29:8	42:23 43:9
percent 20:13	50:14 66:12	29:18 53:19	45:8 67:10
21:15,19	77:4 89:25	80:9,20	77:13 81:6
23:9,13	91:3 101:22	105:17	97:4
28:19 35:24	102:12	positions 52:21 53:10	prevent 86:25
36:12 37:18	planning 23:7	positive 24:7	previous 36:15
37:25 38:8	68:18	26:5 38:14	68:5 75:17
41:17 62:23	plans 52:25	43:24 106:9	76:25 83:11
75:5 79:23	plant 89:13	106:12	83:18
82:14 92:10	91:2,10	possible 5:14	previously 4:1
perfect 55:7	play 93:14	6:20 32:13	45:21 47:11
period 37:5	playing 90:21	43:19	price 72:12
100:12	please 12:4	possibly 64:5	pricing 33:22
personally 88:3 106:2	18:8 24:18	81:12 91:23	primarily 52:12
PFK 85:5	32:22 40:8	potential 5:9	primary 61:1
PFRS 75:9,11	45:12	6:15 7:19	prime 60:1,5
phase 82:21	pledge 22:17	9:6 11:22	60:18
83:1 88:7,14	pledged 48:21	35:11 68:19	principal 26:12 106:5
phases 82:12	49:2	potentially 50:16 81:19	prior 36:16
82:22,24	plow 26:21	81:22 91:24	38:8
Phil 98:20,20	point 19:18	93:19	proactively 54:17
104:13	20:16 34:2	pre 38:10	probably 19:19
Phoenix 25:23	49:13 70:4	precisely 30:11	59:25 62:15
99:16	87:17 88:16	premiums 96:7	67:15 69:9
phone 98:20	89:2 96:19	prepared 58:10	70:9 87:23
99:2,2,20	points 101:16	preparing 59:19,21	96:21
physical 102:25	poised 59:5	69:11	problem 90:24
piece 81:14	police 53:15	present 4:6	proceed 19:20
Pierce 26:18	53:22 54:9	18:19 19:2	38:8 100:1
33:20	58:23 76:2	25:25 54:16	proceeds 26:9
pile 62:5	80:4,5,7,19	57:3	100:8
PILOT 82:13	81:15 96:11	presentation 24:9 45:16	process 19:12
PILOT's 48:17	political 76:14 77:15	presented 4:10	19:18 58:17
48:20,24	pollution 86:24		60:14,15
49:1	pooled 41:6		
PKF 66:25	pools 102:13		
	102:14,16,22		

61:3,17	54:16 60:2	37:8	50:4,18
90:13	60:24 61:10	purpose 38:4	55:10,23
processed	61:15	pursuant 26:5	64:8 65:4
59:25	proposal 67:18	40:17 45:19	68:13 74:17
procurement	87:21 88:4	47:7,16 49:7	77:22 81:6
29:21	93:21	49:12 50:20	84:3 87:13
produce 21:16	proposals	65:8 72:24	88:8 90:25
producing	87:17	77:25 94:12	91:13 94:10
60:21	proposed 24:19	97:9	97:4 103:10
program 26:11	43:25 46:6,9	push 71:1	104:21,24
26:16 41:6,8	46:15,17	pushed 82:19	106:5,7
50:16 62:13	98:16 100:4	put 22:9 23:1	quick 67:11
69:21,23,25	106:14	37:22 40:8	91:12
96:25 102:18	protect 86:13	45:15 68:9	quickly 27:6
progress 24:2	proud 21:11	85:10 86:23	71:20
24:3 64:14	proved 23:3	92:22	quite 28:20
89:25	provide 19:8	putting 35:18	70:12
project 26:23	32:9 66:9	70:1 86:12	quote 72:12
28:5 35:9	67:20 88:16		
38:15 43:25	89:6 101:4	Q	R
46:6,9,15,18	provided 39:7	Qualified	R 2:13 109:1
47:1 48:5	53:18 72:9	45:19 47:9	RAB 50:12
50:10,13	83:13,17,20	49:8,12	raise 23:13
82:5 88:11	provider 72:4	50:20	raised 103:17
88:12 90:5,7	85:19	quarter 37:7	range 33:21
90:17 100:20	provides 53:7	quarters 36:6	rate 62:22
101:2,11	PRS 80:17	87:24	rates 32:10
103:19	prudent 30:7	question 15:12	ratio 49:8
104:14,20	public 24:18	28:15 35:16	rational 39:5
105:21,23	28:23 38:13	36:24 55:21	101:12
106:14	43:11 50:4	68:16,22	read 77:17
projects 28:21	52:15 53:13	69:17 71:17	Real 91:12
35:12 45:19	55:22 58:24	77:13 83:6	realization
48:7 91:23	65:3 77:23	91:1,19	35:23
105:9	84:2 90:25	103:12,17	realized 66:17
promise 22:17	97:6 99:10	105:1 106:6	really 22:8
proof 42:7	99:13 101:2	questions 5:11	29:19 36:12
properties	106:7 109:4	6:17 7:22	62:6 64:2,13
45:22,23	109:23	9:9 10:17	64:22 66:7,7
46:2,8 58:17	publication	11:25 13:12	66:14,18
58:18 59:11	42:7	15:3 16:23	68:5 73:9
59:14,17,20	Pumper 26:18	20:17,17	87:10 93:7
60:14,15,16	purchased	24:12,16,17	reason 35:18
61:4,8,14,18	61:21	32:18 36:20	reasonable
64:14	purchasing	38:13 43:9	10:15,24
property 46:13	30:1,5 34:24	43:23 49:14	recall 90:3

receive 32:9 63:1 82:23	regenerating 93:16	96:20	42:8, 9
received 19:20 21:9 62:14	regeneration 93:17	reopening 60:4	RESOURCES 1:20
receives 20:15	regional 87:16 87:16	repairs 27:11 27:15, 21 29:4	respect 28:25 29:21 30:14 31:10 69:19
receiving 71:16 82:20	regionaliz... 69:20 70:5 73:10	repaving 27:17 27:23	respectful 105:22
recognizing 32:4	registered 28:14	repeat 54:13	respective 48:10
recommended 103:13	reimburse 70:24	replace 29:2	respond 29:9 31:7
record 43:18 55:3	related 27:18 40:19 47:1 52:16 88:11	replaced 20:9	responded 28:14
recorded 13:18 15:9 17:3	relates 91:2	replacement 27:12 95:13	responded 28:14
recuse 18:2, 12	relationship 64:11 66:8	replacements 47:2	response 28:8 69:24
recused 24:24	relative 109:11, 13	report 24:9 65:19	responsibi... 61:5
redeveloper 48:8, 15	relatively 41:8 60:25	Reporter 109:4	responsible 55:3
redevelopers 48:1, 16	releasing 100:18	Reporting 1:21	rest 58:9 107:16
redevelopment 45:18 46:2, 3 46:4, 6, 9, 15 46:18 47:8, 8 47:13, 17 48:7, 10 49:4 49:4, 22, 24 50:10 58:3 61:22, 23 62:9 66:16 82:5	relief 32:6 92:23	represent 88:2	result 69:12 102:21
reduce 81:19	Rem 58:17 60:14, 15	representing 79:16 86:7	resulting 52:19
referendum 38:8 41:16 101:2 104:7	remain 18:4	request 36:2 79:17 83:7	results 41:19 43:13, 16
reflective 24:8	remained 24:7	requested 52:12	resurfacing 47:2
regard 33:2 34:5 36:11 96:17 104:14	remediation 61:24	requesting 19:11 20:25 21:20 49:10 96:10 102:6	retail 46:12 46:22 63:13
regarding 42:9 54:7 82:18	remember 90:17	require 88:1	retirement 53:2
regards 89:10	remind 18:3	required 13:9 14:25 16:19 20:14 47:17	retiring 96:12
regenerate 93:15, 24	remiss 24:5	requesting 13:4, 11 14:20 15:2 16:13, 21 18:9 79:18	return 20:6
	render 38:14 43:24 106:12	requires 19:18	revenue 55:13 60:22 63:17 93:22 94:2, 3 100:5
	Renewal 46:5 46:14	rescue 29:12 33:16	revenues 20:4 20:12 82:20 82:23
	renovated 103:6, 8	reserve 83:8	review 19:17 95:24
	renovation 103:3, 7	residential 46:11, 21 79:21	reviewed 35:2
	RENZI 1:20	resolution	Rich 40:4
	reoccurring		

Rigberg 25:20 32:23,24 35:20 37:3 38:5	65:24 73:2,4 73:19,20 78:14,15 84:8,10,19 84:20 94:14 94:16,25 95:1 97:25 98:1 106:16 106:18 107:1 107:2,13,15 107:18 108:2 108:3	66:5,22 67:5 68:15 69:10 69:15 71:18 72:22 73:5,6 73:13 74:1,3 74:10,18 77:12,21 78:6,7,21,25 79:5,9,11 81:4,7 82:8 83:1,5 84:1 84:11,12 85:2,9 88:9 90:1,15,20 93:2,13 94:9 94:17,18 95:16,20 97:2,17,18 98:9,13 99:18,21 100:2 104:25 106:4,11,18 106:19 107:8 107:11,19,20	35:15 safety 52:15 53:13 54:4 58:25 62:18 salaries 52:14 52:18 53:5 96:14 salary 36:6,7 53:23 sale 32:8 Salem 3:9 56:23,25 57:20 58:1 58:20 59:4 61:25 67:2 67:14 68:5,7 70:16,22 71:2 sales 59:14 Samuel 40:3 Sandy 87:1 satisfaction 48:9 save 73:12,12 saved 69:23,24 savings 53:4 55:13 81:22 saw 28:18 45:8 saying 21:1 70:6 72:18 scale 31:3 schedule 31:14 50:6 101:14 school 54:4,5 69:3 92:1,3 92:5 93:6,18 99:7,13,16 100:10,11,18 100:24 101:1 101:3,5,7,10 101:16 102:4 102:4,6,17 102:19 103:3 104:18 schools 99:11 99:13 101:23
right 23:6 32:14 43:2 57:9 59:21 81:1,2 86:15 89:11 90:5 105:4	Rogers 2:3 4:1 4:7,14,15 5:4,11,21 6:11,17,24 6:25 7:15,22 8:11,12 9:2 9:9,16,17 10:6,16 11:3 11:4,18,25 12:8,9,23 13:1,12,24 13:25 15:3 15:14,17,21 15:22 16:23 17:11,12 18:1,15 21:23 24:24 25:14 26:1 32:19 34:21 35:15 36:17 38:12,18,21 38:22 39:17 39:23 40:7 40:12 42:17 43:4,8,22 44:5,6,21,25 45:11 49:16 49:20 50:2 50:17 51:2,3 51:20 52:3,7 55:11,20 56:5,6,22 57:12 64:10 65:13,14	81:4,7 82:8 83:1,5 84:1 84:11,12 85:2,9 88:9 90:1,15,20 93:2,13 94:9 94:17,18 95:16,20 97:2,17,18 98:9,13 99:18,21 100:2 104:25 106:4,11,18 106:19 107:8 107:11,19,20 roll 4:4 rolls 59:11 room 30:19 Rosemary 74:7 roster 13:7 14:23 16:16 rosters 13:15 15:5 16:25 rough 94:7 ruining 86:24 run 27:5 75:3 75:16 102:16 running 72:10 102:15 rural 67:15 rusted 62:5 RYAN 2:7	
rise 58:22 rising 58:22 road 27:8,14 29:6 94:7 roads 89:23 Robbi 99:15 Robbinsville 3:8 51:21,25 52:2,8,16,23 53:3,7,14,15 53:19 54:5 54:25 Robbinsvil... 54:7 55:3 ROBERT 2:6 robust 28:3 Rocco 99:9,10 101:18 Rodriguez 2:9 4:22,23 6:3 6:4 7:7,8 8:19,20 9:24 9:25 11:11 11:12 12:16 12:17 14:7,8 16:4,5 17:19 17:20 18:13 18:14 21:25 22:20 23:18 24:16 25:5,6 39:10,11 44:3,5,12,13 50:25 51:2 51:10,11 56:13,14 65:11,13,23			
			S
		S 2:13,13 Sacco 25:20 34:22,23	

102:8,18,23	93:14	76:15	56:19 62:16
103:5 105:7	seek 55:9	seven 34:19	89:12
106:1,2	seeking 20:19	46:20	size 90:5
scope 33:18	26:5 49:3	sewage 82:18	slightly 20:8
Scotland 39:21	54:25 67:11	sewer 47:2	small 18:22,23
Scott 99:9	87:12	86:12,23	19:9 20:22
Seaman 95:13	selected 33:20	87:3 88:11	20:24 23:19
search 29:12	semi 87:16	89:19	24:13 79:21
33:16	Senate 54:22	Sewerage 91:8	smaller 87:10
second 4:12	send 42:5	shared 29:13	snag 75:16
5:17,19 6:22	sense 27:6	30:24 33:14	SOA 54:1
8:2,4 9:14	sent 75:12	53:8	social 34:9
11:1 12:6	93:20	shares 29:20	solar 58:14
13:22 15:19	separate 12:25	sharing 54:8	91:23 93:20
17:9 24:22	45:18 57:6	57:1	94:2
25:15 26:25	September	sheet 68:10	sold 32:7
27:13 38:18	19:12 36:5	shop 81:21	57:21 58:13
38:19 42:3	37:10 89:17	short 80:7	59:14,18
44:3 50:25	series 31:20	showed 41:13	solve 70:20
56:3 65:11	31:22,23,24	shows 28:22	somebody 33:9
73:3 78:4	serve 33:12	side 26:15	64:9
81:8 84:9	34:4	97:3	soon 60:25
94:15 97:12	serves 28:12	sidewalks 47:3	sore 57:21
103:14	service 31:15	sign 93:25	sorry 23:20
106:16	31:16 33:11	significant	sort 75:20
107:14	33:14,23	53:4	sorts 23:8
secondary	34:1 36:4	similar 47:5	sound 20:1
102:3	41:18 48:18	85:16	23:11
seconding 4:14	48:25 49:2	simultaneo...	sounded 5:18
17:11	53:18 67:21	89:1	South 1:10
Secretary 2:15	72:4 85:19	single 31:5	Southward
section 47:16	101:8 103:19	81:10	27:22
59:20 62:8	services 1:21	sir 35:21	space 27:9
86:16	29:13,20	66:22 88:9	46:12,22
sections 35:9	30:24 53:7,8	sit 80:24	58:3 102:10
see 4:6 21:5	53:16 67:13	site 46:22	102:24,25
28:2,6,10,16	69:20 71:15	50:11 60:21	103:1
28:20 30:11	71:21 72:5	situated	spaces 46:23
33:9 39:2,6	85:24	100:20	102:22,23
43:15 45:6	session 4:3	situation 37:1	speak 19:9
53:4 61:15	14:12 54:23	55:16,18	22:2 32:22
62:3 67:22	54:24	76:8 88:23	35:14 49:17
81:19,21	set 43:3 48:9	91:15	57:4,5 70:18
86:18 87:4	53:10 58:21	situations	83:11 91:18
96:19	105:6 109:8	76:22	106:1
seeing 55:12	settled 76:2,7	six 18:6 46:10	specifically

26:15 29:1 30:15 specs 67:23 spend 28:24 spent 30:9 spike 52:24 Spitzer 45:4 spoke 91:20, 21 spoken 68:22 spot 60:6 Spring 3:14 95:8, 23 squad 26:17 71:10 87:16 square 1:23 46:12, 21 58:2 staff 34:14 38:10 58:9 64:16 91:6, 6 staffing 34:20 72:5 stakeholders 101:21 Stanislavs... 98:24 Stankiewicz 40:3 star 18:5 start 25:25 34:16 37:10 37:17 60:11 82:20 90:16 101:19 started 19:12 82:16 83:2 starting 32:6 37:15 state 1:1, 22 19:16 21:10 21:14, 18 30:4 34:12 36:12 70:13 75:12 96:7 96:24 109:5 109:23	stated 81:23 station 27:9 27:14, 22 31:5 60:5 stations 27:4 status 71:7 88:12 89:6 statute 19:24 stayed 24:7 Steinert 100:10 102:7 stenograph... 109:7 step 64:9 69:25 Steve 79:7 81:9, 23, 25 Steven 56:25 67:1 stock 58:5 stop 18:2 86:23, 24 storage 27:10 storm 55:7 story 36:19 46:10, 20 straight 43:10 97:4 strategic 101:22 102:12 street 1:10 45:23, 24, 25 45:25 46:3, 4 46:16 47:2, 3 60:5 stressful 93:10 structure 100:16, 25 structured 100:13 structures 46:19 62:11 student 102:25 students 54:4	101:23 102:9 102:11, 19 103:1 studies 75:13 sublease 100:24 101:4 101:6 submit 28:9 88:24, 25 submitted 30:10 42:20 105:13, 14 Subsection 5:10, 15 6:15 6:20 10:10 10:19 successful 77:10 sufficient 48:17 101:7 sugar 94:8 SUITE 1:22 summary 32:20 superinten... 99:10 support 21:21 21:22 24:14 26:21 30:4 53:9 104:19 supporting 87:6 supposed 31:6 sure 14:11 22:9, 14 34:18 35:3 36:19 45:8 49:20 55:20 69:15 76:11 77:16, 17 81:2 82:1, 6 98:21 104:13 surgery 95:13 surplus 52:11 55:25 65:7 67:4 68:18 72:24 75:1	77:25 79:17 85:15 91:16 92:10 93:15 93:16 97:9 surround 29:10 surrounding 88:4 sustain 86:4 Swan 18:25 22:22 SWANN 22:21 swear 45:10 74:16 swim 102:18 Swisher 95:12 sworn 19:4, 6 25:24 26:3 40:9, 11 45:12 52:4, 6 57:13, 15 67:6, 8 74:20 74:23 79:12 79:14 85:10 85:13 95:15 95:17, 19 99:22, 24 synopsis 42:7 system 42:6 71:1, 13 86:12, 23 87:3
<hr/>			
T			
<hr/>			
T 2:13 109:1, 1			
take 42:2 61:5 62:17 67:9			
taken 42:11 62:21 83:22 105:17 109:7			
takes 64:17			
talk 30:12 57:17 91:16 92:25 101:19			
talked 94:4			
talking 37:12 71:25 87:15			

tax 20:13	24:13 25:13	93:2,20 94:9	96:3,21 97:6
21:15,17	26:1 32:19	99:1 105:23	98:19 99:23
23:9,12	34:20 35:14	third 33:8	101:9 102:12
41:13,20,25	35:15 36:17	71:21,22	103:2 104:12
58:8 59:11	38:11 39:7	72:8,15	105:15 106:3
62:22,25	39:17 40:14	103:4	106:7,8
69:3,11	42:3,17	thorough 65:1	109:8
71:10 92:1,3	43:22 44:19	thoroughfares	timely 13:19
92:5,18,23	44:21 49:20	60:9	15:10 17:6
93:6,18	50:17 51:17	thought 69:18	timer 20:2
104:11	51:18,19,20	thoughts	times 33:25
taxes 23:13	55:11 56:21	104:15	49:9 94:5
48:16 54:16	56:22 57:10	thousand 41:24	timing 52:25
54:20 60:11	57:17 59:6,6	three 10:13,23	Timothy 57:3
60:12 62:10	64:7,10,23	12:24 33:3	57:10
taxpayers 32:2	64:25 66:5,6	36:6 41:17	tire 105:12
70:8 79:21	66:20,22	52:13 68:24	today 52:1,9
103:23 104:8	68:15 72:21	72:12 75:4	57:1 68:3
team 19:2,14	73:12 74:1,2	79:22 87:23	75:1 85:17
33:16	77:12 78:21	96:12 102:8	85:18 96:2
TEL 1:24	78:22,25	102:13,16,18	Todd 52:2
tell 57:19	85:1 88:9	103:5,7	told 21:18
59:3 63:20	91:11 95:7	tight 93:8	86:21
71:20	97:2 98:7	time 9:14 19:5	TOLL 1:24
term 31:11	99:25 101:18	22:5 24:6	Tom 95:13
80:7 82:13	104:21,25	26:2 30:9	tons 69:23
terms 52:18	106:4,11	32:3,12,14	tool 69:4 92:5
testify 18:8	107:8,9	32:22 34:1	top 80:17
19:6 26:3	thereof 47:25	35:12,22	topic 23:17
40:11 52:6	thing 61:9	36:9,21 37:5	tore 87:1
57:15 67:8	62:2 104:16	37:21 40:10	Toro 18:24
74:23 79:14	things 22:14	43:11 49:13	22:4,25
85:13 95:19	23:5,7,8	49:18 50:5	total 10:11,20
99:24	32:4 57:19	50:15 52:5	26:23 27:25
testifying	58:21 59:3,8	53:3 54:11	40:20 50:21
18:5,10 19:3	74:19 80:22	55:4,8,22	80:1,15
40:8 85:9	81:17 92:19	57:14 60:22	tough 68:23
testimony 19:8	think 8:3	63:5 64:7,9	94:5
57:13 97:1	30:10 31:25	65:4 66:14	town 24:8 62:4
109:6	32:8 35:21	66:15,21	64:15 67:22
thank 5:6	38:5,6 50:3	67:7 69:24	82:10
10:16 15:16	63:18 65:1	71:12 74:22	towns 68:9
18:1,14	70:12 78:5	76:17 79:13	71:13,15
20:21 22:5	82:13 86:2	84:2 85:12	87:19,20
22:19,20	86:18 87:25	87:2 89:8	88:2,4
23:17,18	89:7 90:13	90:25 95:18	township 3:5,6

3:7,8,11,13 25:16 28:12 28:13 29:10 29:15 32:24 33:13 39:18 40:16 44:22 45:5 51:21 51:24 52:8 52:21 53:3 53:18 54:17 54:20 71:9 74:3,5,15,24 76:16 77:2 85:3,7,14,16 85:20,23 87:11 90:3 91:3 99:10 100:6 105:25	trend 37:25 trends 37:20 38:7 Trenton 1:11 truck 34:4 true 30:2,3 109:6 truly 58:19,19 trust 83:8,23 try 22:14 32:12 70:20 71:6 75:8 89:14 trying 50:14 74:8 76:15 81:21 Tuesday 13:9 14:25 16:18 tune 58:14 tunnel 82:4 turn 24:11 37:9 42:1,15 49:13 57:9 59:1 98:19 99:7 101:9 101:15 103:9 104:13,22 turnout 96:18 two 10:9,19 20:13 21:18 23:9,13 26:12 33:5 35:24 36:12 37:18 38:8 45:14,18 47:24 50:19 60:1 75:7 76:25 96:7 102:5,7,22 104:4 type 35:18 63:11 77:3 105:9 typical 34:8	ugly 62:4 ultimately 29:25 31:4 unable 74:15 uncomfortable 91:20 understand 23:12 29:22 30:17 38:3 39:4 70:2 72:7 88:10 91:15 understanding 64:12 76:20 Understood 55:20 81:4 undertake 46:6 undertaking 101:2,13 undertook 29:23 unexpected 23:6 unfortunately 34:10 36:3 55:7 69:7 81:23 82:2 83:10,12,17 unfounded 35:23 unique 86:18 unit 26:21 46:11 units 46:21 unmute 18:6 unrestricted 35:17,22 36:7,10,25 37:14,16 39:3 unsafe 62:11 upcoming 50:8 upgrades 27:11 27:14 upload 42:5,6 uploaded 43:2	43:6 Urban 33:15 46:5,14 urge 73:9 USDA 88:14,25 90:8 use 37:24 39:3 46:20 65:7 71:22 72:24 77:25 84:5 92:5 97:8 useable 102:23 useful 29:3 31:12 usually 41:9 68:24 utility 47:3 86:11 87:8 88:10 90:23 91:2,6,13 utilize 85:15 utilized 29:25 37:7,14 69:3 100:9 utilizing 31:18 34:25 36:10,13 69:9 92:18 100:25
township's 86:14 90:12 train 96:13 training 37:9 transaction 23:21 100:13 100:16 106:10 transcript 109:6 transfer 61:4 75:24 transfers 75:17 76:5 transition 23:21 transitional 20:14 21:6 21:10 23:10 23:15 66:13 92:6 transitioning 34:14 58:18 translated 96:8 Transporta... 89:21 treasurer 40:2	<hr/> U <hr/>	<hr/> V <hr/>	VA50M 46:5 vacant 61:10 80:9 valuation 71:14 value 31:19 41:20 variety 27:2 various 19:12 27:10,12,20 29:24,25 30:5 100:9 vehicle 26:15 26:20 30:3,4 vehicles 26:13

28:4 29:1,2	75:1 77:4	62:16,19	31:18 32:24
29:7,14 30:7	78:24 79:17	63:16 64:4	33:13 34:24
63:6	80:19 85:15	68:3 71:25	wired 89:3
vein 70:12	86:6 97:8	81:18 82:1,2	wires 89:4
vendor 67:23	98:16	82:6 89:11	wish 107:15
vendors 33:4,5	walking 54:4	89:24 94:4	wishing 19:5
video 18:8	wall 94:10	95:14 96:2,9	26:2 40:10
40:9 45:12	want 4:4 18:3	98:14,16	52:5 57:14
74:11 85:10	20:18 22:5	104:20	67:7 74:22
95:17	24:11 32:2	we've 21:11	79:13 85:12
Videography	42:2 45:10	30:20 31:4	95:18 99:23
1:21	63:20 80:24	32:16 37:11	withhold 33:19
Vineland 87:24	83:11 92:25	37:20 38:9	Woodstown 3:10
91:9	101:17	55:4 59:9,16	66:23 67:3
violation 10:9	105:21	62:21,24	67:11
10:11,18,20	107:15	63:13 64:2	Woodstown's
13:11,13	wanted 21:1	77:16 89:9	67:25
15:1 16:20	34:24 103:15	105:17	words 24:14
16:22	104:4	wean 23:15	work 22:8,18
violations 5:9	wants 29:17	Wednesday 1:12	23:24 24:2,3
5:14 6:15,20	wasn't 8:5	week 34:19	24:6 62:25
7:19,21 9:7	69:13 83:19	61:13	63:21 64:24
9:8 10:9,19	89:15	went 28:7	69:18 70:1,1
11:23,24	water 23:6	35:23 36:7	70:11 74:9
13:5 14:20	47:2 82:18	70:23 76:23	93:11
15:4 16:14	way 21:3,7	80:3,10,18	worked 63:19
16:24	61:18 86:4	weren't 36:4	64:2
vision 64:18	105:6,11	West 100:10	working 42:3
volunteer 34:8	ways 62:24	102:7	50:9 54:17
34:11	63:1	west's 103:4	58:12 59:10
vote 40:23	we'll 20:6	wheat 86:20	59:22,24
voted 28:19,19	31:13 32:12	wide 27:2	61:9,10 66:8
voter 26:11,16	35:7 37:13	29:12 69:21	89:18
voters 28:14	38:7 42:15	69:23,25	world 86:21
40:21 41:15	66:12 104:22	71:1 88:5	worth 96:14,15
votes 56:19	we're 4:3	Wielkotz 79:7	writing 94:9
VTC 2:1	19:22 20:19	79:8,9,15	written 67:24
	22:16 25:14	81:5 82:3	www.RLReso...
	29:14 30:4	85:1	1:25
	32:13 33:5	Wilentz 45:3	
waiting 36:3	34:3 35:3	WILLIAM 2:4	X
89:24	37:15 38:1	Winitsky 25:17	x 1:3,6 3:1
waiver 52:9,12	43:3 57:1	25:18 26:4	70:24
55:5,9,15,25	59:12,18,19	Winslow 3:5	XI 109:4
57:8,18 65:7	59:21,22,24	25:15 28:12	
66:7,20 67:4	61:9,9,12	29:10,15	Y
68:4 72:24			

yeah 8:9 74:10 74:18 77:16 83:10 92:17 106:2	96:20 101:21 101:25 102:1 103:15 104:1 104:3	100:7 106:13	37:5 38:10 62:21 83:14
year 17:5 19:15 20:8 21:8, 9, 13 23:12 36:5, 6 36:6 37:6, 7 37:11, 23 38:6 41:10 50:7 52:24 53:3, 5, 17 54:2 55:8, 15 55:19 59:5 59:15 62:12 64:23 68:2 68:17, 18 72:12 75:18 75:24 80:10 80:21, 25 81:2, 16 82:13 83:21 85:22 86:1, 7 86:7, 9 90:4 91:17 92:20 92:22, 24 93:14, 24 94:1, 6 95:24 100:11 101:13 103:13, 21 104:3, 10 105:9 106:6	yells 81:25 Yep 45:11	13.7 21:15 13.80 41:21 130th 83:21 139,000 41:19 13th 19:21 1400 102:8 15 31:11 90:9 90:18 15-17 46:1 15,000 28:13 96:14 150,000 45:17 47:12, 13 16 14:21 15:5 15:13 90:9 161,000 80:2 162 16:15, 24 162,000 96:14 166,000 80:14 17 62:11 17-030 5:7 177,000 31:19 18 3:4 45:24 1800 79:24 18075 85:25 1977 67:3, 12 75:1 85:15 87:12 1st 96:24	2024 37:5 2025 13:11 15:2, 10 16:20, 22 17:4, 7 28:8 53:16 58:16 60:13 80:4 85:23 2026 1:12 4:9 13:3, 14, 19 14:19 15:5 15:11 16:13 16:25 17:4, 7 18:17 19:11 21:13 24:19 40:21 49:9 53:21 54:12 58:16 60:13 62:21 77:10 79:18, 22 80:2 85:24 109:25 2027 37:16 53:1, 11 54:13 55:2 82:17 100:12 2028 89:9 109:24 2029 31:23 32:6 21-013 7:17 21,000 80:12 21st 40:21 22.6A1 5:10, 15 223,000 96:9 2277 1:22 23-001 6:13 23-002 9:4 23-010 10:8 239,673.75 79:17 239,673.75239 84:6 24 34:15, 19
year's 75:6, 19 76:6	Y		
yearly 60:11	Z		
years 24:14 31:11 33:4 34:11 35:21 35:24 41:3 41:18 47:24 47:24 69:2, 6 69:9 76:25 82:14 87:3 92:7 94:7	0 02211 109:4 08625 1:11 08690 1:23	2 2.3 21:17 58:2 20 58:18 20,000 96:17 200 14:21 15:9 15:14 61:14 2005 96:6 2010 92:17 2016 21:5 23:22 2017 21:7 2018 21:8 2020 21:13 2022 83:15 2023 35:25	
	1 1 3:5, 6 25:16 1,062,000 21:9 1,343,000 65:9 1.5 49:9 90:14 1.8 26:24 10 1:12 82:14 82:15 100:11 101:13 103:15 10,000 28:18 63:8, 8 10:01 1:13 100 13:5, 18 37:25 102:1 100,000 80:11 101 1:10 102 40:24 104 46:21, 22 108 3:16 11,000 28:14 63:9 116,000 60:10 12 41:25 45:24 12:11 108:9 122,793 68:1 129,506.88 79:23 13 4:9 21:8 13-17 46:16 13,100 46:12 13,500,000		

76:14 101:23 105:2 25 3:5 37:12 76:14 79:25 85:21 25-004 11:20 25,000 86:1 250 10:10,20 26 21:7 37:12 80:13 82:8 26,000 60:12 2600 46:21 27 55:13 82:9 82:24 83:2 103:21 277,000 87:12 94:13 28 45:25 82:19 82:25 103:21 28th 19:17 20:21 29 85:21 109:25 2nd 50:1	397,245 91:16 <hr/> 4 <hr/> 4 28:1 40 47:24 40A:4-45 (e... 84:6 40A:4-45.3... 65:8 72:25 78:1 94:12 97:9 40A:5A-6 26:6 40:17 40A9-22.6 13:10 15:1 16:19 410 1:22 45:25 46:16 420,000 80:3 96:5 97:10 44 3:7 450 37:21 455916 1:25 457 46:10 46,900 68:2 48 34:2 485 13:5,14	6 26:8 30:15 38:15 6.14 62:22 60 41:23 60:17 61:13 60,000 40:25 609 1:24 650,000 55:1 655,091.10 56:1 66 3:10 66,000 67:16 <hr/> 7 <hr/> 70.97 62:23 700 41:22 700,000 41:14 41:19 44:1 73 60:16 73,0446.46 78:2 74 3:11 74,251 68:4 72:25 78 28:19 101:25 79 3:12	<hr/> 3 <hr/> 3.2 103:14,18 3.9 21:8 30 13:17 15:8 17:3 45:23 59:14,17 82:13 109:24 30,000 28:12 79:25 300,000 48:12 50:22 86:2 318 40:23 33 1:22 90:7 90:15 34 31:17 34,000 80:18 352 79:21 368-7652 1:24 37 47:16 39 3:6 395 91:15	<hr/> 5 <hr/> 5 3:3 50 45:24 50/50 89:2 500 10:11,21 16:14 17:6 500,000 37:21 38:4 51 3:8 52 34:2 520,000 41:2 41:23 55 58:17 60:14 56 3:9 579,494 40:21 580 41:23 <hr/> 6 <hr/>	<hr/> 8 <hr/> 80 101:25 80's 86:22 80.11 62:23 800 1:24 800,000 69:6 85 3:13 <hr/> 9 <hr/> 9:02 4:2 95 3:14 97 60:15 98 3:15 45:23 989-9199 1:24 99 92:10 9th 13:9 14:25 16:18
--	--	---	--	---	--