



State of New Jersey

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

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

AGENDA

LOCAL FINANCE BOARD

DATE: Wednesday, January 14, 2026

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

TIME: 9:00 AM

I. Roll Call

II. Certification of Public Notice

III. Local Finance Board
State - NJSA 40A:9-22.1 et seq.
Local Government Ethics Law

IV. Applications:

10:00 AM Jackson Township Fire District #4
Ocean - NJSA 40A:5A-6
\$1,500,000 Proposed Project Financing

10:10 AM City of Union City
Hudson - NJSA 40A:3-4
\$4,952,000 Proposed Issuance of Bonds Pursuant to the Municipal Qualified Bond Act

10:20 AM Hudson County Improvement Authority
(Local Unit Loan Program)
Hudson - NJSA 40A:5A-6
\$47,624,000 Proposed Project Financing

NJSA 40A:5A-6
\$47,624,000 Proposed County Guaranty

(North Hudson Regional Fire Project)
NJSA 40A:5A-6
\$6,000,000 Proposed Project Financing

NJSA 40A:5A-6
\$6,000,000 Proposed Municipal Guaranties

10:30 AM Monmouth County Improvement Authority
(County Guaranteed Governmental Pooled Loan Project Notes)
 Monmouth - NJSA 40A:5A-6
 \$518,560,530 Proposed Project Financing

NJSA 40A:5A-6
 \$259,280,265 Proposed County Guaranty

Aberdeen Township	\$26,567,527
Atlantic Highlands Borough	\$ 2,200,000
Avon-by-the-Sea	\$ 7,796,328
Bradley Beach Borough	\$10,063,600
Colts Neck Township	\$ 3,522,330
Eatontown Township Sewerage Authority	\$ 900,000
Englishtown Borough	\$ 1,997,263
Freehold Borough	\$20,000,000
Highlands Borough	\$14,200,000
Howell Township	\$27,322,986
Keansburg Borough	\$ 9,662,000
Keyport Borough	\$13,652,000
Long Branch City	\$19,423,608
Matawan Borough	\$ 4,510,892
Monmouth Beach Borough	\$11,021,428
Ocean Township	\$23,880,200
Red Bank Borough	\$ 2,435,000
Roosevelt Borough	\$ 1,750,550
Sea Girt Borough	\$ 3,993,542
Tinton Falls Borough	\$14,660,000
Union Beach Borough	\$12,586,355
Wall Township	\$20,487,658
West Long Branch	\$ 6,647,028

Eatontown Township Sewerage Authority
 Monmouth - NJSA 40A:5A-6
 \$900,000 Proposed Project Financing

10:40 AM Carneys Point Township Sewerage Authority
 Salem - NJSA 40A:5A-6
 \$12,000,000 Proposed Project Financing

10:50 AM Sayreville Economic and Redevelopment Agency
(Riverton at Sayreville Redevelopment Project)
 Middlesex - NJSA 40A:5A-6
 \$200,000,000 Proposed Project Financing

NJSA 40A:12A-67(g)
 \$200,000,000 Proposed Redevelopment Area Bonds

NJSA 40A:12A-29(a)(3)
 \$200,000,000 Proposed Private Sale of Bonds

11:00 AM Jackson Township
Ocean - NJSA 52:27BB-15
Appeal of Director's Decision (**Late Budget Introduction**)

Hon. Michael Reina, Mayor
Hon. Jennifer Kuhn, Council President
Hon. Mordechai Burnstein, Council Vice-President
Hon. Nino Borrelli, Councilman
Hon. Giuseppe Palmeri, Councilman
Hon. Kenneth Bressi, Councilman

11:10 AM Newark City
Essex - NJSA 52:27BB-15
Appeal of Director's Decision (**Late Budget Introduction**)

Hon. Ras J. Baraka, Mayor
Hon. C. Lawrence Crump, Council President
Hon. Louise Scott-Rountree., Council Member-at-Large
Hon. Luis A. Quintana, Council Member-At-Large
Hon. Carlos M. Gonzalez, Council Member-At-Large
Hon. Michael J. Silva, East Ward Council Member
Hon. Dupre L. Kelly, West Ward Council Member
Hon. Patrick O. Council, South Ward Council Member
Hon. Anibal Ramos, Jr., North Ward Council Member

11:20 AM Paterson City
Passaic - NJSA 52:27BB-15
Appeal of Director's Decision (**Late Budget Introduction**)

Hon. Luis Velez, Fifth Ward Councilman

11:30 AM Prospect Park Borough
Passaic - NJSA 52:27BB-15
Appeal of Director's Decision (**Late Budget Introduction**)

Hon. Mohamed Khairullah, Mayor
Hon. Anand Shah, Council Member
Hon. Felicia Ortiz, Council Member
Hon. Robert Artis, Council Member
Hon. Niaz Nadim, Council Member
Hon. Mohammed Hussain, Council Member
Hon. Elizabeth Rodriguez, Council Member

Nicholas Bennett
Executive Secretary
Local Finance Board

Instructions for accessing the meeting via Microsoft Teams

There are three ways to access the meeting:

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

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

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

Phone Conference ID: 545 274 789#

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

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

Scheduled times are approximate, please arrive 15 minutes prior to the listed time. Representatives of the News Media, with a desire for further information regarding this Agenda, please follow DCA policy by contacting the Department of Community Affairs Public Information Officer at (609) 292-6055.