AGENDA
COUNCIL MEETING
SEPTEMBER 2, 2026

140 NORTH BROADWAY
SOUTH AMBOY, NJ 08879 **6:00 P.M.**

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1. MEETING CALLED TO ORDER BY COUNCIL PRESIDENT

2. OPENING PRAYER AND SALUTE TO THE FLAG

3. ROLL CALL: CONRAD_____, DATO____, LENAHAN_____, REILLY ____, GROSS_____

4. CERTIFICATION OF MEETING BY CITY CLERK

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CONSENT AGENDA:

The following items are considered to be routine by the City Council and will be acted upon in one motion. There will be no separate discussion of these items unless a Council member so requests. In this event, the item will be removed from the Consent Agenda and considered in the normal sequence of the Agenda.

MOVED by: _____ of the Council of the City of South Amboy, that Resolution NO. 26-174 through NO. 26-182 are hereby approved. **SECONDED by**: _____. **ROLL CALL VOTE:**

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NO. 26-174	RESOLUTION CANCELLING REAL PROPERTY TAX BILL FOR BLOCK 38 LOT 6.02
NO. 26-175	RESOLUTION AUTHORIZING TAX ADJUSTMENT – 411 GEORGE STREET
NO. 26-176	TAX REFUND - 103 N BROADWAY LLC
NO. 26-177	AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR AFFORDABLE HOUSING ADMINISTRATIVE AGENT SERVICES – ACUITY CONSULTING SERVICES
NO. 26-178	RESOLUTION AUTHORIZING THE PURCHASE OF A 2027 F650- 7 YARD DUMP TRUCK FOR THE DEPARTMENT OF PUBLIC WORKS
NO. 26-179	RESOLUTION AUTHORIZING THE PURCHASE OF A 2027 JOHN DEERE GATOR XUV 845M HVAC FOR DEPARTMENT OF PUBLIC WORKS
NO. 26-180	RESOLUTION OF THE CITY OF SOUTH AMBOY ACCEPTING AND APPROVING A RECOGNITION AGREEMENT WITH TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA RELATING TO THE PEARL AT STATION BAY PROJECT
NO. 26-181	RESOLUTION OF THE CITY OF SOUTH AMBOY ACCEPTING AND APPROVING A RECOGNITION AGREEMENT WITH TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA RELATING TO THE STATION BAY PHASE I PROJECT
NO. 26-182	RESOLUTION OF THE CITY OF SOUTH AMBOY ACCEPTING AND APPROVING A RECOGNITION AGREEMENT WITH PROVIDENT BANK

RELATING TO THE TWO-SAMBOY PARTNERS URBAN RENEWAL PROJECT

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RESOLUTIONS:

RESOLUTION NO. 26-183
APPROVAL AND RELEASE OF MINUTES

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby approve and release the Council Minutes of the August 19, 2026 Council Meeting.

MOVED by: _____of the Council of the City of South Amboy, that Resolution No. 26-183 is hereby approved**. SECONDED by:**_____ **ROLL CALL VOTE:**

RESOLUTION NO. 26-184
APPROVAL OF BILL LIST

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby receive and approve the payment of the bill list dated August 31, 2026 as presented by the Chief Financial Officer.

BE IT FURTHER RESOLVED, that the bill list be appended to the official minutes.

MOVED by: _____ of the Council of the City of South Amboy, that Resolution No. 26-184 is hereby approved. **SECONDED by:** _____**. ROLL CALL VOTE:**

****

ORDINANCES:

ADOPTION/SECOND READING

ORDINANCE 2026-12
AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 1036 ENTITLED "PARKING AND TRAFFIC REGULATIONS FOR THE CITY OF SOUTH AMBOY" IN THE COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY – ADD HANDICAP SPACE 309 HENRY STREET AND REMOVE 151 NORTH BROADWAY & 147 DAVID STREET

OPEN PUBLIC
CLOSE PUBLIC

MOVED by: _____, of the Council of the City of South Amboy, that Ordinance #2026-12 is hereby adopted. **SECONDED by**: _____, **ROLL CALL VOTE:**

****

COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION NO. 26-174
RESOLUTION CANCELLING REAL
PROPERTY TAX BILL FOR BLOCK 38 LOT 6.02

WHEREAS, the real property known and designated as Block 38 Lot 6.02, on the Tax Map of the City of South Amboy also known as 110 Henry St; and,

WHEREAS, the City of South Amboy a tax-exempt entity acquired Block 38 Lot 6.02 on July 20, 2026; and,

WHEREAS, the Tax Collector is desirous to have the taxes records corrected; and

WHEREAS, the tax collector recommends that the 4th quarter 2026 and the 1st & 2nd quarter 2027 property taxes be canceled to reflect the tax-exempt status of the property; and,

NOW, THEREFORE, BE AND IT IS, HEREBY RESOLVED by the Council of the City of South Amboy, Middlesex County, New Jersey, as follows:

1. The property taxes on Block 38 Lot 6.02, 4th quarter 2026 and the 1st & 2nd quarter 2027 property taxes be canceled.

2. The Tax Assessor and Tax Collector are hereby directed to take the necessary action to the taxes records to reflect the ownership and tax-exempt status of Block 38 Lot 6.02.

3. The Municipal Clerk is hereby directed to serve certified true copies of this Resolution upon the South Amboy Tax Assessor, the South Amboy Tax Collector.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____
Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION NO. 26-175
RESOLUTION AUTHORIZING TAX ADJUSTMENT – 411 GEORGE STREET

WHEREAS, Tara Muldoon , 411 George St, Block 82, Lot 6 owner of property on the tax map of the City of South Amboy, did file an appeal with the Tax Court of New Jersey for the year, 2023, 2024 & 2025; and

WHEREAS, the Tax Court of New Jersey has entered Judgments Docket Nos:007737-2023; 008440-2024; 008819-2025 in the appeal wherein assessment on said property are as follows:

	Original Assessment	Tax Court Judgment	Reduction of Assessed Value	Tax Adjustment	Judgment Entered
2023	399,600	355,400	44,000	1364.90	6-12-2025
2024	399,600	355,400	44,000	1418.38	6-12-2025
2025	399,600	355,400	44,000	1421.91	6-12-2025
				4025.19	

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of South Amboy, County of Middlesex, the Tax Collector of the City of South Amboy, County of Middlesex be instructed to refund 4025.19 total of 2023, 2024, 2025 is effective 45 days from day of judgement according to N.J.S.A. 54:69.1 & .2 & N.J.S.A. 54:2-40

FURTHER, the refund is to be made payable to McKirdy, Riskin, Olson & Della Pella, PC, 201 Littleton Road, Suite 153 Morris Plains, NJ 07950, and

FURTHERMORE, be it resolved that the City Clerk will serve certified copies of this resolution upon the Tax Collector and Tax Assessor.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____
Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX:

RESOLUTION NO. 26-176
TAX REFUND - 103 N BROADWAY LLC

WHEREAS, overpayment of property taxes was made by 103 N Broadway LLC % J Urgo & L Urgo, 103 N Broadway in the City of South Amboy, County of Middlesex on Block 40 Lot 2 in the amount of 3131.48 on the 3rd quarter 2026; and

WHEREAS, the tax collector has certified the above payment has been made and on file in the tax collector's office; and

WHEREAS, 103 N Broadway LLC % J Urgo & L Urgo requested a refund; and

WHEREAS, 103 N Broadway LLC % J Urgo & L Urgo have a mortgage with Lereta Corp, and taxes were paid by the lender on 3rd quarter 2026 creating a duplicate payment; and

NOW, THEREFORE be it resolved, by the Governing Body of the City of South Amboy, Middlesex County, New Jersey, that the Chief Financial Officer be and the same is hereby authorized to issue a check in the amount of 3131.48 103 N Broadway LLC % J Urgo & L Urgo and the Tax Collector is hereby authorized to adjust the tax records to reflect a refund in the amount of 3131.48.

103 N Broadway LLC % J Urgo & L Urgo 306 Main St
2 San Diego Ct
Old Bridge, NJ 08857

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____
Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION 26-177
AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR AFFORDABLE HOUSING ADMINISTRATIVE AGENT SERVICES

WHEREAS, Acuity Consulting Services, 8 Gentry Drive, Long Valley, NJ 07853, is appointed to serve as Affordable Housing Administrative Agent for the City of South Amboy for the fiscal year of July 1, 2026 to June 30, 2027; and

WHEREAS, Acuity Consulting Services has completed and submitted a Business Entity Disclosure Certification which certifies that Acuity Consulting Services has not made any reportable contributions to a political or candidate committee in the City of South Amboy in the previous one year, and that the contract will prohibit both from making any reportable contributions through the term of the contract; and

WHEREAS, in addition, this contract is for professional services and may be awarded without public bidding pursuant to N.J.S.A. 40A:11-5(1)(a)(i); and

WHEREAS, the City Chief Financial Officer in accordance with N.J.A.C. 5:34-5.1 has certified in writing to the City Committee the availability of adequate funds to pay the maximum amount of the contract through account: T-15-00-000-001: Affordable Housing Trust;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of South Amboy, in the County of Middlesex, State of New Jersey as follows:

1. A professional services contract with Acuity Consulting Services, 8 Gentry Drive, Long Valley, NJ 07853 is hereby authorized;

2. The Mayor and Clerk are authorized to sign a professional service contract with Acuity Consulting Services in accordance with the following terms and conditions:

A. Term:	A period of not to exceed 12 months
B. Rate:	Initial budget of $14,500.00. Consulting fees per hour: Partner/Principal - $195 Senior Associate - $185 Project Manager - $165 Technical Professional - $139 Technical Assistant - $95
C. Services:	The firm shall provide Affordable Housing Administrative Agent Services to the City of South Amboy.

3. The City Clerk in accordance with the provisions of N.J.S.A. 40A:11-5(1)(a)(i), is directed to publish a notice once with an appropriate publication of record stating the nature, duration, service and amount of this contract.

4. The City Clerk shall make copies of this resolution available for public inspection at the South Amboy City Hall, 140 North Broadway, South Amboy, New Jersey 08879.

5. This contract shall be charged to the Affordable Housing Trust : T-15-00-000-001. The certification of available funds by the City Chief Financial Officer shall be attached to the original resolution and shall be maintained in the files of the City Clerk.

6. The Business Disclosure Entity Certification and the Determination of Value shall be placed on file with this Resolution.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____

Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

AGREEMENT

THIS AGREEMENT, made this 1st day of July, 2026

BETWEEN: The City of South Amboy
140 North Broadway
South Amboy, NJ, 08879

Hereinafter Referred to as the "City;"

AND: Acuity Consulting Services, LLC
8 Gentry Drive
Long Valley, NJ 07853

Hereinafter Referred to as the "Professional;"

W I T N E S S E T H:

WHEREAS, the City recognizes the need for Affordable Housing Administrative Agent Services for the time period from July 1, 2026 through June 30, 2027; and

WHEREAS, in that connection Acuity Consulting Services, LLC is qualified to provide said services; and

WHEREAS, the City may desire to engage Acuity Consulting Services, LLC to provide Affordable Housing Administrative Agent Services for the time period from July 1, 2026 through June 30, 2027; and

NOW, THEREFORE, in consideration of the terms, conditions and stipulations hereinafter set forth, it is mutually agreed by and between the parties:

1. WORK TO BE PERFORMED

(a) The Professional shall perform professional planning services for the City of South Amboy in accordance with the proposal dated July 1, 2026 attached hereto and made a part of this agreement as Schedule A.

(b) Any and all work performed pursuant to this Agreement shall be performed to acceptable practices, and standards within the industry and to the satisfaction of the City.

(c) The Professional shall provide Affordable Housing Administrative Agent Services for the time period referenced above for the City of South Amboy.

2. CONSIDERATION

The City shall compensate the Professional based upon prices set forth within the Professional's Proposal, dated July 1, 2026 attached hereto and made a part of this agreement as Schedule A. The initial budget for services shall be $14,500.

3. PAYMENT

Payment shall be made by the City within forty-five (45) days of the receipt and approval of itemized bills and vouchers.

4. TERM

The term of this agreement shall be from July 1, 2026 through June 30, 2027, unless earlier terminated in accordance with the provisions set forth in Section 15, below.

5. NEW JERSEY LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

6. PARTIAL INVALIDITY

If any term, condition, or provision of this Agreement or the application thereof to any person or circumstance shall, at any time, or to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which this Agreement is invalid or unenforceable, shall not be affected thereby, and each term, condition, and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law, provided, however, that no such invalidity shall in any way reduce the services to be performed by the Professional for the City.

7. NO ASSIGNMENT

This Agreement is not assignable.

8. BINDING ON SUCCESSORS

Except as otherwise provided in this Agreement, all agreements' terms, provisions and conditions to this Agreement shall be binding on and inure to the benefit of the parties hereto, their respective personal representatives and successors.

9. MODIFICATIONS

No modification of this Agreement shall be valid or binding unless the modifications shall be in writing and executed by the City and the Professional.

10. NO WAIVER

No waiver of any term, provision or condition contained in this Agreement or any breach of any such term, provision or condition shall constitute a waiver of any subsequent breach of such term, provision or condition by either party, or justify or authorize the non-observance on any other occasion of the same, or any other term, provision, or condition of this Agreement by either party.

11. CAPTIONS

The captions or the paragraph headings contained in this Agreement are solely for purposes of convenience, and shall not be deemed part of this Agreement for the purpose of construing the meaning thereof or for any other purpose.

12. OWNERSHIP OF RECORDS

All records and data relating to work performed for the City shall belong to the City and shall be surrendered to the City upon the expiration or termination of this Agreement, except that the Professional will retain such information as is necessary to maintain a complete work record.

13. INSURANCE

The Professional shall provide, at its own expense, proof of insurance to the City. The insurance companies for the required coverages must be licensed by the State of New Jersey and acceptable to the City. The Professional shall not take any action to cancel any of the insurance required under this Agreement without the approval of the City. The maintenance of insurance under this section shall not relieve the Professional of any liability greater than the insurance coverage.

14. INDEMNIFICATION AND HOLD HARMLESS

The Professional shall indemnify and hold the City, its appointed officials and employees harmless from any and all third party claims or liabilities to the extent directly resulting from the negligence or willful misconduct of the Professional and its agents in connection with all activities undertaken by the Professional pursuant to this Agreement. The City agrees to give the Professional prompt written notice of any such claim or liability, and an opportunity to control the defense and settlement thereof. No

limitations on the foregoing indemnity shall impair or limit the City's recourse to the insurance coverage set forth herein.

15. TERMINATION

Either party may terminate the Agreement upon twenty (20) days written notice to the other party. Upon such termination, the City shall pay the Professional for all services performed hereunder up to the date of such termination. In addition, if the City terminates pursuant to this paragraph, the City shall pay the Professional all reasonable costs and expenses incurred by the Professional in effecting the termination, including, but not limited to non-cancelable commitments and demobilization costs.

16. ENTIRE AGREEMENT

This instrument contains the entire Agreement of the parties hereto and may not be amended, modified, released or discharged, in whole or in part, except as specifically provided herein or in an instrument in writing executed by the parties hereto.

17. EFFECTIVE DATE OF CONTRACT

This Agreement shall not become binding upon the parties until the City appropriates the funds necessary for this Agreement and issues a certificate of availability of funds or similar appropriate documentation such as a purchase order.

18. This Agreement has been awarded through a "fair and open process" pursuant to N.J.S.A. 19:44A-20.5 et seq. As such, the undersigned does hereby attest that the Professional, its subsidiaries, assigns or principals controlling in excess of 10% of the firm has neither made a contribution, that is reportable to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16, in the one (1) year period preceding the award of this Agreement that would, pursuant to P.L. 2004, c.19, affect the Professional's eligibility to perform this Agreement, nor will the Professional make a reportable contribution during the term of this Agreement to any political party committee in the City if a member of that political party is serving in an elective public office of the City when the contract is awarded, or to any candidate committee of any person serving in an elective public office of the City when the contract is awarded.

19. The Professional is advised of the responsibility to file an annual statement on political contributions with the New Jersey Election Law Enforcement Commission

pursuant to N.J.S.A. 19:44A-20.13 (P.L. 2005, c.271 §3) if the Professional received contracts in excess of $50,000 from public entities in a calendar year. It is the Professional's responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

20. The parties to this contract agree to incorporate into this contract the mandatory language of subsection 3.4(a) of the Regulations promulgated by the Treasurer pursuant to P.L. 1975, c.127, as amended and supplemented from time to time and the contractor or subcontractor agrees to comply fully with the terms, provisions, and obligations of said subsection 3.4(a) provided that said subsection shall be applied subject to the terms of subsection 3.4(d) of said Regulations.

21. The parties to this contract agree to incorporate into this contract the mandatory language of section 5.3 of the Regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the contractor or subcontractor agrees to comply fully with the terms, provisions, and obligations of said section 5.3.

22. The parties to this agreement understand and acknowledge that neither the Firm nor any of its employees shall be considered an employee of the City, but rather as providing planning services under the within Agreement.

IN WITNESS WHEREOF, this Agreement has been executed on the day first noted above, for the purposes and the terms specified herein.

ATTEST: CITY OF SOUTH AMBOY

_____ _____

_____, Witness _____

(Type Name &Title of authorized signatory)

ACUITY CONSULTING SERVICES, LLC

Heather VanderKooy _____ Peter VandenKooy _____

Heather Van den Kooy, Witness A. Peter Van den Kooy, Vice President

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICES AND GENERAL SERVICES CONTRACTS During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to **N.J.S.A.10:5-31 et seq.,** as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals

established in accordance with N.J.A.C.17:27-5.2 or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan
Approval Certificate of Employee Information
Report Employee Information Report Form
AA302

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to *Subchapter* **10 of** the Administrative **Code** N.J.A.C.17:27.

July 1, 2026

David Kales, Business Administrator
City of South Amboy
140 North Broadway
South Amboy, NJ 08879

Re: Professional Services – Affordable Housing Administrative Agent
City of South Amboy, New Jersey

Dear Mr. Kales:

Acuity Consulting Services, LLC ("ACS") is pleased to provide this proposal to provide Affordable Housing Administrative Agent services for the City of South Amboy. We will provide services in accordance with the Fair Housing Act, N.J.S.A. 52-28D-301 et seq., including the amendments implemented via Bill A-4/S-50, Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et seq., N.J.A.C. 5:99., and additional requirements promulgated by the New Jersey Court.

ACS brings a substantial breadth and depth of experience in affordable housing administration work, with our professionals having provided affordable housing administrative agent services to over 60 New Jersey municipalities, including the following representative municipalities, which we currently serve:

- Allenhurst Borough
- Atlantic Highlands Borough
- Chesterfield Township
- Dumont Borough
- Fair Lawn Borough
- Freehold Borough
- Green Brook Township
- Jackson Township
- Hoboken City
- Livingston Township
- Montclair Township
- Plainfield City
- Sayreville Borough
- Wildwood Crest Borough

ACS also has substantial experience in providing affordable housing planning services to municipalities throughout New Jersey, which provides an additional depth of knowledge and experience that informs our Administrative Agent work. Representative areas of expertise in both service areas includes planning support for legal counsel during settlement negotiations, preparation of Housing Plan Element and Fair Share Plans, preparation of implementing ordinances, design and administration of affordable housing programs, completion of required annual reporting, and administration of rental, for-sale, housing rehabilitation, affordability assistance, and other programs.

Our proposed Scope of Services is included below.

Task 1. Affordable Housing Administrative Agent Services

ACS will provide Affordable Housing Administrative Agent Services to the City in order to ensure that South Amboy maintains compliance with applicable affordable housing regulations and court compliance requirements. Services anticipated to be provided include affordable housing administration technical advisory services to answer day-to-day questions, technical support for annual monitoring for projects, up to three (3) virtual meeting or phone conferences, preparation of certain Fourth Round documents such as an Affirmative Marketing Plan, Housing Rehabilitation Manual, and Affordability Assistance Manual, and related services. As 2026 is anticipated to be a very active year for affordable housing due to the implementation of the City's Housing Plan Element and Fair Share Plan, new regulations that may require updates to the affordable housing program materials, and related items, the initial estimated budget outlined below is being provided to address anticipated near term items and may need to be supplemented depending on the items that the City is required to comply with or implement.

Proposed Initial Budget $14,500.00

Additional tasks would be completed based upon a separate proposal subject to a not-to-exceed fee, or on an hourly basis in accordance with the fee schedule below, at the City's discretion.

ACS 2026 Fee Schedule

Acuity Consulting Services Personnel	Rate Per Hour
Partner/Principal	$195
Senior Associate	$185
Project Manager	$165
Technical Professional	$139
Technical Assistant	$95

All of the services outlined above are eligible to be funded from the Affordable Housing Trust Fund. Please also note that services for private development projects, such as affirmative marketing, applicant income certifications, and related items, would be funded by the developer via separate contract in order to reduce costs for the City.

Limitations and Exclusions

1. While additional services, meetings, phone conferences, and related items are not included in the budget outlined above, we are available to provide these services as part of a separate proposal or on an hourly basis at the Borough's discretion.

2. Please note that we may retain certain highly qualified subcontractors to assist with certain specialized tasks for aspects of the services outlined above, if needed.

3. This proposal does not include services for the preparation of any documentation based upon any new regulations, legislation, executive orders, court decisions, policy, third party comments or objections, or similar activities that occur subsequent to the date of issuance of this proposal. Should new regulations, legislation, executive orders, court decisions, policy, third party comments or objections, or similar activities occur subsequent to the issuance of this proposal and create a need for additional services, we will provide a separate or updated proposal for any required services.

We thank you for the opportunity to submit this proposal, and look forward to hopefully working with you on this project. Should this proposal meet the City's approval, please provide our office with a purchase order or other written authorization as an indication to proceed with work. In the meantime, should you have any questions, please do not hesitate to contact me via phone at 908-675-1785, or via email to peterv@acuitytoday.com.

Very truly yours,

Acuity Consulting Services, LLC

Peter Van den Kooy, PP, AICP
Vice President

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION NO. 26-178
RESOLUTION AUTHORIZING THE PURCHASE OF A 2027 F650- 7 YARD DUMP TRUCK FOR THE DEPARTMENT OF PUBLIC WORKS

WHEREAS, there is a need to purchase a 2027 F650 - 7 yard dump truck for the department of Public Works; and

WHEREAS, this 2027 f650 7 Yard Dump Truck will be purchased from Winner Ford, 250 Berlin Road, Cherry Hill, NJ 08034, through the Bergen County Co – Op BC-BID-24-06; and

WHEREAS, the 2027 F650 – 7 yard Dump Truck has a price of $144,597.00; and

WHEREAS, public bids are not required when the purchase is under the Bergen County Co-Op Agreement in accordance with N.J.S.A. 40A:11-12, of the Local Public Contracts Law;

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED, by the Council of the City of South Amboy, County of Middlesex, State of New Jersey, that the Business Administrator and Chief Financial Officer are hereby authorized and directed to purchase a 2027 F650 7 Yard Dump Truck will be purchased from Winner Ford, 250 Berlin Road, Cherry Hill, NJ 08034, through the Bergen County Co – Op BC-BID-24-06in the total amount of $144,597.00.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____
Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

Certification of Funds
I, Dan Balka, Chief Financial Officer of the City of South Amboy, do hereby certify that the amount of $144,597.00 will be available in account: C-04-26-001-016 Acquisition of Dump Truck.

_____
Dan Balka, Chief Financial Officer
Dated:

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION NO. 26-179
RESOLUTION AUTHORIZING THE PURCHASE OF A 2027 JOHN DEERE GATOR XUV 845M HVAC FOR DEPARTMENT OF PUBLIC WORKS

WHEREAS, there is a need to purchase a John Deere Gator HUV 845M HVAC for the City of South Amboy Department of Public Works; and

WHEREAS, this John Deere Gator will be purchased from Deere & Company, 2000 John Deere Run, Cary, NC 27513, through the ESCNJ Contract NJ Grounds Equipment ESCNJ 22/23-12; and

WHEREAS, the John Deere Gator has a price of $29,586.72; and

WHEREAS, public bids are not required when the purchase is under the ESCNJ Co-Op Agreement in accordance with N.J.S.A. 40A:11-12, of the Local Public Contracts Law;

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED, by the Council of the City of South Amboy, County of Middlesex, State of New Jersey, that the Business Administrator and Chief Financial Officer are hereby authorized and directed to purchase a John Deere Gator XUV845M from Deere & Company, 2000 John Deere Run, Cary, NC 27513, in the total amount of $29,586.72.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____
Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

Certification of Funds
I, Dan Balka, Chief Financial Officer of the City of South Amboy, do hereby certify that the amount of $29,586.72 will be available in account: C-04-26-001-011 Acquisition of John Deere Gator & Accessories.

_____
Dan Balka, Chief Financial Officer
Dated:

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION NO. 26-180
RESOLUTION OF THE CITY OF SOUTH AMBOY ACCEPTING AND APPROVING A RECOGNITION AGREEMENT WITH TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA RELATING TO THE PEARL AT STATION BAY PROJECT

WHEREAS, the City of South Amboy (the "**City**") is a municipal corporation organized and existing under the laws of the State of New Jersey; and

WHEREAS, the City entered into that certain Financial Agreement, dated February 28, 2019, with Samboy Partners Urban Renewal, LLC, which Financial Agreement was partially assigned to Two Samboy Partners Urban Renewal, LLC (the "**Borrower**") by Partial Assignment of Redevelopment and Financial Agreements, dated November 3, 2022 (collectively, the "**Financial Agreement**"), relating to a 205-unit multifamily project located at 2000 Schindler Drive, City of South Amboy, Middlesex County, New Jersey (the "**Property**"); and

WHEREAS, Teachers Insurance and Annuity Association of America, a New York corporation (the "**Mortgagee**"), has agreed to make a loan to the Borrower in the original principal amount of up to $63,000,000.00 for the refinancing of the Property; and

WHEREAS, the Mortgagee has requested that the City enter into a Recognition Agreement, dated as of August 18, 2026 (the "**Recognition Agreement**"), to acknowledge the Mortgagee's interest in the Property and the Financial Agreement and to provide certain protections to the Mortgagee in connection with the loan; and

WHEREAS, the Recognition Agreement provides that the City consents to the mortgage and acknowledges the Mortgagee's rights to receive notices under the Financial Agreement, to foreclose upon the Property in the event of a default by the Borrower, and to succeed to the Borrower's rights and benefits under the Financial Agreement upon foreclosure or acceptance of a deed in lieu of foreclosure, subject to the assumption of the Borrower's obligations; and

WHEREAS, the City has reviewed the Recognition Agreement and finds that it is in the best interests of the City and consistent with the City's obligations under the Financial Agreement to enter into the Recognition Agreement; and

WHEREAS, the governing body of the City deems it appropriate and in the public interest to accept and approve the Recognition Agreement and to authorize the appropriate City officials to execute and deliver the Recognition Agreement on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Amboy, in the County of Middlesex, State of New Jersey, as follows:

I. Approval of Recognition Agreement. The City hereby accepts and approves the Recognition Agreement (Financial Agreement), dated as of August 18, 2026, by and between the City of South Amboy and Teachers Insurance and Annuity Association of America, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference.

II. Authorization to Execute. The Mayor and City Clerk of the City of South Amboy are hereby authorized and directed to execute and deliver the Recognition Agreement on behalf of the City, together with such other documents and instruments as may be necessary or appropriate to effectuate the purposes of this Resolution, in substantially the form attached hereto, with such additions, deletions, or modifications as the executing officers, upon advice of the City Attorney, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

III. Authorization to Take Further Actions. The appropriate officers and officials of the City are hereby authorized and directed to take all such further actions and to execute and deliver all such other documents and instruments as may be necessary, desirable, or appropriate to carry out the intent and purposes of this Resolution and the Recognition Agreement.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____

Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION NO. 26-181

RESOLUTION OF THE CITY OF SOUTH AMBOY ACCEPTING AND APPROVING A RECOGNITION AGREEMENT WITH TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA RELATING TO THE STATION BAY PHASE I PROJECT

WHEREAS, the City of South Amboy (the "**City**") is a municipal corporation organized and existing under the laws of the State of New Jersey; and

WHEREAS, the City entered into that certain Financial Agreement, dated February 28, 2019, with Samboy Partners Urban Renewal, LLC (the "**Borrower**") (the "**Financial Agreement**"), relating to a multifamily project located at 1000 Schindler Drive, City of South Amboy, Middlesex County, New Jersey (the "**Property**"); and

WHEREAS, Teachers Insurance and Annuity Association of America, a New York corporation (the "**Mortgagee**"), agreed to make a loan to the Borrower in the original principal amount of up to $78,000,000.00 for the refinancing of the Property; and

WHEREAS, the Mortgagee has requested that the City enter into a Recognition Agreement, dated as of August 1, 2026 (the "**Recognition Agreement**"), to acknowledge the Mortgagee's interest in the Property and the Financial Agreement and to provide certain protections to the Mortgagee in connection with the loan; and

WHEREAS, the Recognition Agreement provides that the City consents to the mortgage and acknowledges the Mortgagee's rights to receive notices under the Financial Agreement, to foreclose upon the Property in the event of a default by the Borrower, and to succeed to the Borrower's rights and benefits under the Financial Agreement upon foreclosure or acceptance of a deed in lieu of foreclosure, subject to the assumption of the Borrower's obligations; and

WHEREAS, the City has reviewed the Recognition Agreement and finds that it is in the best interests of the City and consistent with the City's obligations under the Financial Agreement to enter into the Recognition Agreement; and

WHEREAS, the governing body of the City deems it appropriate and in the public interest to accept and approve the Recognition Agreement and to authorize the appropriate City officials to execute and deliver the Recognition Agreement on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Amboy, in the County of Middlesex, State of New Jersey, as follows:

I. **Approval of Recognition Agreement.** The City hereby accepts and approves the Recognition Agreement (Financial Agreement), dated August 1, 2026, by and between the City of South Amboy and Teachers Insurance and Annuity Association of America, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference.

II. **Authorization to Execute.** The Mayor and City Clerk of the City of South Amboy are hereby authorized and directed to execute and deliver the Recognition Agreement on behalf of the City, together with such other documents and instruments as may be necessary or appropriate to effectuate the purposes of this Resolution, in substantially the form attached hereto, with such additions, deletions, or modifications as the executing officers, upon advice of the City Attorney, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

III. **Authorization to Take Further Actions.** The appropriate officers and officials of the City are hereby authorized and directed to take all such further actions and to execute and deliver all such other documents and instruments as may be necessary, desirable, or appropriate to carry out the intent and purposes of this Resolution and the Recognition Agreement.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____

Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION NO. 26-182

RESOLUTION OF THE CITY OF SOUTH AMBOY ACCEPTING AND APPROVING A RECOGNITION AGREEMENT WITH PROVIDENT BANK RELATING TO THE TWO-SAMBOY PARTNERS URBAN RENEWAL PROJECT

WHEREAS, the City of South Amboy (the "**City**") is a municipal corporation organized and existing under the laws of the State of New Jersey; and

WHEREAS, the City entered into that certain Financial Agreement, dated February 28, 2019, with Samboy Partners Urban Renewal, LLC, which Financial Agreement was partially assigned to Two Samboy Partners Urban Renewal, LLC (the "**Borrower**") by Partial Assignment of Redevelopment and Financial Agreements, dated November 3, 2022 (collectively, the "**Financial Agreement**"), relating to a 205-unit multifamily project located at 2000 Schindler Drive, Lot 6.06 in Block 161.02, City of South Amboy, Middlesex County, New Jersey (the "**Property**"); and

WHEREAS, Provident Bank, a banking corporation organized and existing under the laws of the State of New Jersey (the "**Mortgagee**"), has agreed to make a construction loan to the Borrower in the original principal amount of up to $50,000,000.00 for the construction of the Property; and

WHEREAS, the Mortgagee has requested that the City enter into a Recognition Agreement, dated as of January 24, 2024 (the "**Recognition Agreement**"), to acknowledge the Mortgagee's interest in the Property and the Financial Agreement and to provide certain protections to the Mortgagee in connection with the construction loan; and

WHEREAS, the Recognition Agreement provides that the City consents to the mortgage and acknowledges the Mortgagee's rights to receive notices under the Financial Agreement, to foreclose upon the Property in the event of a default by the Borrower, and to succeed to the Borrower's rights and benefits under the Financial Agreement upon foreclosure or acceptance of a deed in lieu of foreclosure, subject to the assumption of the Borrower's obligations; and

WHEREAS, the City has reviewed the Recognition Agreement and finds that it is in the best interests of the City and consistent with the City's obligations under the Financial Agreement to enter into the Recognition Agreement; and

WHEREAS, the governing body of the City deems it appropriate and in the public interest to accept and approve the Recognition Agreement and to authorize the appropriate City officials to execute and deliver the Recognition Agreement on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Amboy, in the County of Middlesex, State of New Jersey, as follows:

I. **Approval of Recognition Agreement.** The City hereby accepts and approves the Recognition Agreement (Financial Agreement), dated as of January 24, 2024, by and between the City of South Amboy and Provident Bank, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference.

II. **Authorization to Execute.** The Mayo rand City Clerk of the City of South Amboy are hereby authorized and directed to execute and deliver the Recognition Agreement on behalf of the City, together with such other documents and instruments as may be necessary or appropriate to effectuate the purposes of this Resolution, in substantially the form attached hereto, with such additions, deletions, or modifications as the executing officers, upon advice of the City Attorney, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

III. **Authorization to Take Further Actions.** The appropriate officers and officials of the City are hereby authorized and directed to take all such further actions and to execute and deliver all such other documents and instruments as may be necessary, desirable, or appropriate to carry out the intent and purposes of this Resolution and the Recognition Agreement.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____

Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

TWO SAMBOY PARTNERS URBAN RENEWAL, LLC
c/o BNE Real Estate Group, 1 Boland Drive, Suite 201, West Orange, NJ 07052

August 18, 2026

Via Federal Express to:
South Amboy Redevelopment Agency
140 North Broadway
South Amboy, New Jersey 08879
Attn: Chairperson

With a copy to:

Craig Coughlin, Esq.
1 Stern Place
Fords, New Jersey 08863

McManimon, Scotland & Baumann, LLC
75 Livingston Avenue, 2nd Floor
Roseland, New Jersey 07068
Attn: Joseph P. Baumann, Jr., Esq.

Via Federal Express to:
Office of the City Clerk
140 North Broadway
South Amboy, New Jersey 08879

With a copy to:

City Attorney
Lanza & Lanza
5 Main Street
Flemington, New Jersey 08822
Attn: John R. Lanza, Esq.

McManimon, Scotland & Baumann, LLC
75 Livingston Avenue, 2nd Floor
Roseland, New Jersey 07068
Attn: Joseph P. Baumann, Jr., Esq.

Re: **Notice of Mortgage Financing**
TWO SAMBOY PARTNERS URBAN RENEWAL, LLC / Pearl at Station Bay

To Whom it May Concern:

On February 28, 2019, Samboy Partners Urban Renewal, LLC, a New Jersey limited liability company, entered into that certain Redevelopment Agreement with South Amboy Redevelopment Agency, a redevelopment agency organized under the laws of New Jersey, and The City of South Amboy, a municipal corporation of the State of New Jersey, which Redevelopment Agreement was partially assigned to Two Samboy Partners Urban Renewal, LLC, a New Jersey limited liability company ("Two Samboy") by Partial Assignment of Redevelopment and Financial Agreements, dated November 3, 2022. Capitalized terms used and not otherwise defined herein shall have the meaning given such terms in the Redevelopment Agreement.

Pursuant to Section 13.1 of the Redevelopment Agreement (as amended), Two Samboy has the right to encumber the fee title to the BNE Project Component 2 without the other parties' consent, but is required to notify the other parties of proposed financing secured by a mortgage or other lien instrument in order to provide for notice to and protection for the mortgagee. In accordance therewith, please be advised that permanent mortgage financing is being sought in connection with the BNE Project Component 2 subject to the Redevelopment Agreement. The prospective mortgagee ("Secured Party") is Teachers Insurance and Annuity Association of America. Going forward, copies of all notices sent to Two Samboy pursuant to the Redevelopment Agreement shall also be sent to the following:

Teachers Insurance and Annuity Association of America
c/o Nuveen Alternatives Advisors LLC
730 Third Avenue
New York, New York 10017
Attention: Senior Director, Head of Loan
Closing/Asset Management
Global Real Estate
Authorization # AAA-8670
Investment ID #0042269
Email: NuveenDebtNotices@nuveen.com

The Redevelopment Agreement is considered among the "Property Documents", as that term is defined in that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing to be made by Two Samboy for the benefit of Secured Party (the "Security Instrument"). Pursuant to the terms of the Security Instrument, Two Samboy (as borrower), by execution thereof, collaterally assigns, pledges, or hypothecates its interest in the Property Documents, including in the Redevelopment Agreement, to Secured Party.

Please be guided accordingly.

Sincerely,

TWO SAMBOY PARTNERS URBAN RENEWAL, LLC,
a New Jersey limited liability company

By: _____
Name: David Pantirer
Title: Authorized Signatory

SAMBOY PARTNERS URBAN RENEWAL, LLC
c/o BNE Real Estate Group, 1 Boland Drive, Suite 201, West Orange, NJ 07052

August 18, 2026

Via Federal Express to:
South Amboy Redevelopment Agency
140 North Broadway
South Amboy, New Jersey 08879
Attn: Chairperson

With a copy to:

Craig Coughlin, Esq.
1 Stern Place
Fords, New Jersey 08863

McManimon, Scotland & Baumann, LLC
75 Livingston Avenue, 2nd Floor
Roseland, New Jersey 07068
Attn: Joseph P. Baumann, Jr., Esq.

Via Federal Express to:
Office of the City Clerk
140 North Broadway
South Amboy, New Jersey 08879

With a copy to:

City Attorney
Lanza & Lanza
5 Main Street
Flemington, New Jersey 08822
Attn: John R. Lanza, Esq.

McManimon, Scotland & Baumann, LLC
75 Livingston Avenue, 2nd Floor
Roseland, New Jersey 07068
Attn: Joseph P. Baumann, Jr., Esq.

Re: **Notice of Mortgage Financing**
SAMBOY PARTNERS URBAN RENEWAL, LLC / Station Bay

To Whom it May Concern:

On February 28, 2019, Samboy Partners Urban Renewal, LLC, a New Jersey limited liability company ("Samboy"), entered into that certain Redevelopment Agreement with South Amboy Redevelopment Agency, a redevelopment agency organized under the laws of New Jersey, and The City of South Amboy, a municipal corporation of the State of New Jersey, as such agreement may be amended or modified from time to time. Capitalized terms used and not otherwise defined herein shall have the meaning given such terms in the Redevelopment Agreement.

Pursuant to Section 13.1 of the Redevelopment Agreement, Samboy has the right to encumber the fee title to BNE Project Component 1 without the other parties' consent, but is required to notify other parties of proposed financing secured by a mortgage or other lien instrument in order to provide for notice to and protection for the mortgagee. In accordance therewith, please be advised that permanent mortgage financing has been put in place for BNE Project Component 1 subject to the Redevelopment Agreement. The mortgagee ("Secured Party") is Teachers Insurance and Annuity Association of America. Going forward, copies of all notices sent to Samboy pursuant to the Redevelopment Agreement shall also be sent to the following:

Teachers Insurance and Annuity Association of America

Teachers Insurance and Annuity Association of America
c/o Nuveen Alternatives Advisors LLC
730 Third Avenue
New York, New York 10017
Attention: Senior Director, Head of Loan
Closing/Asset Management
Global Real Estate
Authorization # AAA-8410
Investment ID #0009763
Email: NuveenDebtNotices@nuveen.com

The Redevelopment Agreement is considered among the "Property Documents", as that term is defined in that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing made for the benefit of Secured Party (the "Security Instrument"). Pursuant to the terms of the Security Instrument, Samboy (as borrower), by execution thereof, collaterally assigns, pledges, or hypothecates its interest in the Property Documents, including in the Redevelopment Agreement, to Secured Party.

Please be guided accordingly.

Sincerely,

SAMBOY PARTNERS URBAN RENEWAL, LLC,
a New Jersey limited liability company

By: _____
Name: David Pantirer
Title: Authorized Signatory

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION NO. 26-183
APPROVAL AND RELEASE OF MINUTES

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby approve and release the Council Minutes, as amended, of August 19, 2026, Council Meeting.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____
Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

MINUTES FOR COUNCIL MEETING AUGUST 19, 2026

The Meeting was called to order by Vice Council President Dato at 6:00 P.M. The City Clerk read the Opening Prayer; all recited the Pledge of Allegiance and roll call was taken.

PRESENT: Councilman Conrad, Councilwoman Dato, Councilman Lenahan

ABSENT: Councilman Reilly, Councilman Gross

ALSO PRESENT: Business Administrator, David Kales, Katie Rose Walenty, Acting City Clerk, Aaron Rainone, Law Director, Dan Balka, CFO, Mark Herdman, OEM, Fire Chief Michael Kelly, Mark Rasimowicz, City Engineer, Gary Higgins, Municipal Auditor

The Clerk read the Certification of Meeting Notice.

****

Law Director, Aaron Rainone amended the agenda to move the presentation from Mr. Higgins, Municipal Auditor until the end of the meeting after Council comments due to the delay of arrival from Mr. Higgins.

****

CONSENT AGENDA:

The following items are considered to be routine by the City Council and will be acted upon in one motion. There will be no separate discussion of these items unless a Council member so requests. In this event, the item will be removed from the Consent Agenda and considered in the normal sequence of the Agenda.

MOVED by: Mr. Conrad, of the Council of the City of South Amboy, that Resolution NO. 26-160 through NO. 26-171 are hereby approved. **SECONDED by**: Mr. Lenahan. **ROLL CALL VOTE: AYES: Mr. Conrad, Mr. Lenahan, Ms. Dato. Absent: Mr. Gross, Mr. Reilly.**

****

NO. 26-160	RESOLUTION AUTHORIZING A VETERAN TAX EXEMPTION – MONSERRATTE QUINONES
NO. 26-161	RESOLUTION AUTHORIZING A VETERAN TAX EXEMPTION – ALEXA NANCY CARAMB
NO. 26-162	RESOLUTION AUTHORIZING A VETERAN TAX EXEMPTION – JAMES TOPOLSKI
NO. 26-163	REFUND OF AN OVERPAYMENT FOR SEWER FEES - J & A WAHLER, LLC
NO. 26-164	RESOLUTION AUTHORIZING ELECTRONIC TAX SALE
NO. 26-165	RESOLUTION APPROVING THE SOLID WASTE DISPOSAL AGREEMENT WITH THE MIDDLESEX COUNTY UTILITIES AUTHORITY FOR 2027-2031
NO. 26-166	AUTHORIZING AGREEMENT FOR SHARED SERVICES WITH WOODBRIDGE TOWNSHIP FOR ANIMAL CONTROL SERVICES

NO. 26-167	AUTHORIZING PURCHASE FOR TWO (2) LIGHTING PACKAGES AND EQUIPMENT FOR TWO (2) '26 FORD F150 POLICE RESPONDERS FOR THE POLICE DEPARTMENT
NO. 26-168	2026-2027 LIQUOR LICENSE RENEWAL – JETMIR KACIC & THOMAS HUDANISH
NO. 26-169	RESOLUTION AUTHORIZING PURCHASE FIVE (5) PORTABLE RADIOS, XL-95P, 7/800MHZ FOR THE SOUTH AMBOY POLICE DEPARTMENT
NO. 26-170	A RESOLUTION OF THE CITY OF SOUTH AMBOY AUTHORIZING EXECUTION OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR A TREATMENT WORKS APPROVAL FOR THE PROJECT KNOWN AS MANHATTAN BEACH PHASE 1 URBAN RENEWAL, LLC
NO. 26-171	RESOLUTION REJECTING ALL BIDS SUBMITTED IN RESPONSE TO THE BID SPECIFICATIONS AND GENERAL REQUIREMENTS FOR ACCESSIBLE VERTICAL LIFT AT SOUTH AMBOY POLICE DEPARTMENT

****

RESOLUTIONS:

RESOLUTION NO. 26-172
APPROVAL AND RELEASE OF MINUTES

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby approve and release the Council Minutes of the July 15, 2026 Council Meeting.

MOVED by: Mr. Conrad**,** of the Council of the City of South Amboy, that Resolution No. 26-172 is hereby approved**. SECONDED by:** Mr. Lenahan**. ROLL CALL VOTE: AYES: Mr. Conrad, Mr. Lenahan, Ms. Dato. Absent: Mr. Gross, Mr. Reilly.**

RESOLUTION NO. 26-173
APPROVAL OF BILL LIST

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby receive and approve the payment of the bill list dated August 12, 2026 as presented by the Chief Financial Officer.

BE IT FURTHER RESOLVED, that the bill list be appended to the official minutes.

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Resolution No. 26-173 is hereby approved. **SECONDED by:** Mr. Lenahan**. ROLL CALL VOTE: AYES: Mr. Conrad, Mr. Lenahan, Ms. Dato. Absent: Mr. Gross, Mr. Reilly.**

****

ORDINANCES:

ADOPTION/SECOND READING

ORDINANCE 2026-11
AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 1036 ENTITLED "PARKING AND TRAFFIC REGULATIONS FOR THE CITY OF SOUTH AMBOY" IN THE COUNTY

OF MIDDLESEX AND STATE OF NEW JERSEY – ADD HANDICAP SPACE 380 DIVISION STREET AND REMOVE 520 HENRY STREET

OPEN PUBLIC
CLOSE PUBLIC

MOVED by: Mr. Conrad, of the Council of the City of South Amboy, that Ordinance #2026-11 is hereby adopted. **SECONDED by**: Mr. Lenahan. **ROLL CALL VOTE: AYES: Mr. Conrad, Mr. Lenahan, Ms. Dato. Absent: Mr. Gross, Mr. Reilly.**

INTRODUCTION/FIRST READING

ORDINANCE 2026-12
AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 1036 ENTITLED "PARKING AND TRAFFIC REGULATIONS FOR THE CITY OF SOUTH AMBOY" IN THE COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY – ADD HANDICAP SPACE 309 HENRY STREET AND REMOVE 151 NORTH BROADWAY & 147 DAVID STREET

MOVED by: Mr. Conrad, that Ordinance #2026-12 be introduced on first reading and advertised for second reading which is scheduled for the September 2, 2026 meeting. **SECONDED by:** Mr. Lenahan, **ROLL CALL VOTE: AYES: Mr. Conrad, Mr. Lenahan, Ms. Dato. Absent: Mr. Gross, Mr. Reilly.**
****

COMMENTS:

Mr. Lenahan
- Thank you to the first responders.
- Condolences to the McCarthy family.
- Tomorrow at 1pm at the MHS PreK through 8th graders are invited to come watch Sandlot. Free of charge and the whole family is invited.
- First Presbyterian church will be closed 8/21 through 9/7.
- 9/12 and 9/13 City Wide Yard Sale.

Mr. Conrad
- Thank you to the first responders. Thank you to Fire Chief Kelly and Assistant Chief Kokoska. We are here to support the Fire Department.
- Friday 8-21 music on Broadway from 6-8pm.

Ms. Dato
- Thank you to all who came out for National Night Out. Our Police Department did a wonderful job.
- Speaker Coughlin hosted the Bowl for Hunger event at the Majestic Lanes. It was a record breaking 250k. Since 2010, a total of 1 million has been donated. All goes to local food pantries.
- Event at the Senior Center 7-22 tax relief program was a great success. Speaker Coughlin and representatives from the state were there to help citizens.
- There is a need for blood as our supply is critically low. YMCA on Thursday 9-3 from 315pm to 630pm. Please schedule an appointment. There are incentives like $20 rewards and Halloween t-shirts.
- The project on Broadway was a great job.

Mr. Kales
- National Night Out was very successful. Thank you to our Fire, PD, DPW and First Aid departments.
- Broadway parking lot is almost done. We are waiting for the guardrail and lights.

- With our upcoming street closures, we are working with the school.
- Thank you to Center State Engineering for Broadway, Phase 2. It has been successful.

Mark Rasimowicz
- Contractor is returning to Broadway for crosswalks. There are no dates yet.

Mr. Rainone
- Bowl For Hunger is a great event and a wonderful cause.

****

Mr. Conrad makes a motion, seconded by Mr. Lenahan for a 5 minute recess. Vice Council President Ms. Dato opens the meeting back up.

PRESENTATION- AUDIT REVIEW – Gary Higgins

RESOLUTION NO. 26-158
GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Resolution No. 26-158 is hereby approved**. SECONDED by: Mr. Lenahan. ROLL CALL VOTE: AYES: Mr. Conrad, Mr. Lenahan, Ms. Dato. Absent: Mr. Gross, Mr. Reilly.**

RESOLUTION NO. 26-159
RESOLUTION APPROVING THE 2025 ANNUAL AUDIT CORRECTIVE ACTION PLAN AND AUTHORIZING THE FILING OF SAID PLAN WITH THE DIVISION OF LOCAL GOVERNMENT SERVICES

MOVED by: Mr. Conrad of the Council of the City of South Amboy, that Resolution No. 26-159 is hereby approved**. SECONDED by: Mr. Lenahan ROLL CALL VOTE: AYES: Mr. Conrad, Mr. Lenahan, Ms. Dato. Absent: Mr. Gross, Mr. Reilly.**

Mr. Higgins presents the audit and announces there is no correction action plan.

Ms. Dato confirms that there is no correction action plan and how wonderful that is.

Mr. Conrad gives congratulations to CFO Balka and the Business Administrators office on their hard work.

****

PUBLIC COMMENTS

Thomas Spanning, South Amboy, NJ
Commented on the beach area located at the waterfront that it looks terrible. Recently the wooden fence was hit and there was caution tape. Commented that the beach used to be regularly raked and cleaned up. Mentions that Public Works department has done a good job in the past. The Business Administrator commented that he signed a contract this week to get the guard rail repaired and they needed to rent different equipment and machinery to upkeep the beach cleanup. Also, looking for parking to be expanding

The fence at the ballfield located at Vet's field looks horrible around half the field. Also, the landscapers only cut the grass, there is no weed whacking around the concrete bleachers

and never go around the fencing. Branches are overhanging and if they will fall and they are left there. The Business Administrator will send our DPW to look at the area.

Sergio Rodriguez, South Amboy, NJ
On the dead end on Railroad Avenue there is a dead tree. He is concerned that the tree will fall and cause damage. The town came out to look at it and was told it was not City property. Looking for guidance on what can be done.

Mitchell Hall, South Amboy, NJ
Urge members of Council to consider action on a pressing matter on data centers. There is an environmental impact and residential impact. He wants the people who lead the city's future to know that this is a nonpartisan issue. New Brunswick blocked them for a permitted use in a redevelopment plan, in July 2026, Sayreville passed an 18-month ban, and in June, Old Bridge drafted an ordinance for a total ban. Asking as a neighbor and remembering we are not a company but a country.

Judith Raskoshin, South Amboy, NJ
Thank you for all that were involved in National Night Out. There were many hits like the bounce house, free ice cream, and all the events. Also, tomorrow at 1pm at the MHS we will be hosting a movie for the kids to watch. Also, thank you to Friends of South Amboy for their donation of 6 backpacks and supplies.

Brian McLaughlin, South Amboy, NJ
Asks if there are any ordinances or requirements to use City parks for event. Can we go and speak to residents of Noble Manor and the McCarthy Towers.

ADJOURNMENT:

On motion by Mr. Conrad, seconded by Mr. Lenahan and passed unanimously, the meeting was adjourned at 6:38pm.

Respectfully submitted,

Katie Rose Walenty
Acting Municipal Clerk

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION NO. 26-184
APPROVAL OF BILLS

BE IT RESOLVED, that the City Council of the City of South Amboy does hereby receive and approve the payment of the bill list dated August 31, 2026 as presented by the Chief Financial Officer.

BE IT FURTHER RESOLVED, that the bill list be appended to the official minutes.

I, Katie Rose Walenty, Acting Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on September 2, 2026.

_____
Katie Rose Walenty
Acting Municipal Clerk

	Moved	***Seconded***	***Ayes***	***Nays***	***Absent***	***Abstain***
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						

CITY OF SOUTH AMBOY
Bill List By Vendor Id

Ranges	Item Status	Purchase Types	Misc
Range: *First to Last* ***Rcvd Batch Id Range:*** *First to Last*	***Open:*** *N* ***Void:*** *N* ***Paid:*** *N* ***Held:*** *Y* ***Aprv:*** *N* ***Rcvd:*** *Y*	***Bid:*** *Y* ***State:*** *Y* ***Other:*** *Y* ***Exempt:*** *Y*	***P.O. Type:*** *All* ***Include Project Line Items:*** *Yes* ***Format:*** *Detail without Line Item Notes* ***Include Non-Budgeted:*** *Y* ***Vendors:*** *All*

Vendor # / *P.O. #* / *Item Description*	*Name* / *PO Date*	*Description* / *Amount*	*Charge Account*	*Acct Type*	*Contract* / *Description*	*PO Type*	*Stat/Chk*	*First Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
AMAZO005	Amazon Business Account											
26-01909	08/17/26	Renewal of Business Account										
1 Renewal of Business Account		$129.00	6-01-20-130-140	B	Finance: Memberships		R	08/17/26	08/31/26		1KJT-4QC9-16Y6	N
	Vendor Total:	**$129.00**										
AWISC005	AWISCO NJ LLC											
26-01902	08/17/26	JULY 2026 O2 REPLENISHMENT										
1 JULY 2026 O2 REPLENISHMENT		$45.88	6-01-25-240-065	B	Police: Food and First Aid Supplies		R	08/17/26	08/31/26		0080339630	N
	Vendor Total:	**$45.88**										
BINDE005	Binder Lift dba PHASE Intl											
26-01420	06/12/26	SAFA - Binder Lifts										
1 SAFA - Binder Lifts		$1,722.00	6-01-25-261-065	B	E.M.S.- Food and First Aid Supplies		R	06/12/26	08/31/26		263074	N
2		86.10-	6-01-25-261-065	B	E.M.S.- Food and First Aid Supplies		R	06/12/26	08/31/26		263074	N
		$1,635.90										
	Vendor Total:	**$1,635.90**										
C0000002	Cablevision of Raritan Valley											
26-01927	08/19/26	8/8/26-9/7/26-DPW			26-00019	C						
1 8/8/26-9/7/26-DPW		$177.67	6-01-31-430-245	B	Utilities - Internet		R	08/19/26	08/31/26			N
26-01928	08/19/26	8/8/26-9/7/26-140 N.Broadway			26-00019	C						
1 8/8/26-9/7/26-140 N.Broadway		$206.32	6-01-31-430-245	B	Utilities - Internet		R	08/19/26	08/31/26			N
26-01929	08/19/26	8/8/26-9/7/26-108 S.Stevens			26-00019	C						
1 8/8/26-9/7/26-108 S.Stevens		$220.00	6-01-31-430-245	B	Utilities - Internet		R	08/19/26	08/31/26			N
26-01996	08/31/26	8/22/26-9/21/26-102 N Feltus			26-00019	C						
1 8/22/26-9/21/26-102 N Feltus		$170.00	6-01-31-430-245	B	Utilities - Internet		R	08/31/26	08/31/26			N
	Vendor Total:	**$773.99**										
C0000086	Cintas Corporation No. 2											
26-01985	08/31/26	Uniforms			26-00023	C						
1 Uniforms		$236.01	6-01-26-305-045	B	Solid Waste: Clothing & Uniforms		R	05/07/26	08/31/26		4276869581	N

Vendor # / P.O. # / Item Description	PO Date	Name / Description	Amount	Charge Account	Acct Type	Description	Contract / PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
C0000086		Cintas Corporation No. 2				*Account Continued*							
		Vendor Total:	**$236.01**										
E0000027		East Coast Custom											
26-01907	08/17/26	250th T-shirts - extra order											
1 250th T-shirts - extra order			$312.00	6-01-30-420-299	B	Celebration: Misc Other Expenses		R	08/17/26	08/31/26		30685	N
		Vendor Total:	**$312.00**										
F0000005		Fire & Safety Services, Ltd.											
26-00119	01/13/26	Truck 8 inspection											
1 Truck 8 inspection			$2,550.00	6-01-25-265-095	B	Fire Dept: Maintenance Agreement		R	01/13/26	08/31/26		SI26-1745	N
		Vendor Total:	**$2,550.00**										
IDMME005		I.D.M. Medical Gas Co.											
26-01958	08/20/26	SAFA O2 refills											
1 SAFA O2 refills			$152.50	6-01-25-261-065	B	E.M.S.- Food and First Aid Supplies		R	08/20/26	08/31/26		J2700	N
2			$409.75	6-01-25-261-065	B	E.M.S.- Food and First Aid Supplies		R	08/20/26	08/31/26		J3377	N
			$562.25										
		Vendor Total:	**$562.25**										
J0000004		Jersey Central Power &Light Co											
26-01991	08/31/26	Main/Broadway-100 139 729 600											
1 Main/Broadway-100 139 729 600			$76.17	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95448930929	N
26-01992	08/31/26	SAFA 100 010 672 648											
1 SAFA 100 010 672 648			$1,131.77	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95558811030	N
26-01993	08/31/26	SAFA 100 010 672 671											
1 SAFA 100 010 672 671			$15.30	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95558811031	N
26-01994	08/31/26	Ferry Terminal 100 168 139 929											
1 Ferry Terminal 100 168 139 929			$939.85	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95738426459	N
26-01995	08/31/26	Allie Clark 100 149 470 062											
1 Allie Clark 100 149 470 062			$1,108.21	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95807964272	N
26-01999	08/31/26	Camera Accounts Jul'26-Aug'26											
1 Camera Accounts Jul'26-Aug'26			$20.82	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95588756022	N
2 100 144 970 363			$20.82	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95588756020	N
3 100 144 274 204			$20.82	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95528830310	N
4 100 144 970 249			$20.82	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95588756017	N
5 100 144 970 173			$20.82	6-01-31-430-200	B	Utilities - Electric		R	08/31/26	08/31/26		95588756016	N

Vendor # / P.O. # / Item Description	PO Date	Name / Description	Amount	Charge Account	Acct Type	Contract / Description	PO Type / Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
J0000004		Jersey Central Power &Light Co				*Account Continued*						
6 100 144 970 348			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95588756018	N
7 100 144 970 355			$20.83	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95588756019	N
8 100 144 998 315			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95588756023	N
9 100 144 970 488			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95588756021	N
10 100 144 274 279			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830311	N
11 100 144 165 709			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830309	N
12 100 145 003 800			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95588756026	N
			$249.85									
26-02000	08/31/26	Camera Accounts Jul'26-Aug'26										
1 Camera Accounts Jul'26-Aug'26			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830312	N
2 100 144 998 786			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830313	N
3 100 144 988 802			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830314	N
4 100 145 033 669			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830315	N
5 100 145 009 021			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830316	N
6 100 145 009 054			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830317	N
7 100 145 009 112			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830319	N
8 100 145 009 153			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830320	N
9 100 145 003 727			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95588756025	N
10 100 145 009 070			$4.72	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830318	N
11 100 148 024 720			$4.72	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95528830321	N
12 100 144 998 349			$20.82	6-01-31-430-200	B	Utilities - Electric	R	08/31/26	08/31/26		95588756024	N
			$217.64									
	Vendor Total:		**$3,738.79**									
J0000010		Johnny On The Spot, LLC										
26-01986	08/31/26	Service Porta John HS Baseball										
1 Service Porta John HS Baseball			$65.63	6-01-28-370-095	B	Recreation: Maintenance Agreement	R	08/31/26	08/31/26		INV-6283804	N
2 Porta John Service Vetereans P			$65.63	6-01-28-370-095	B	Recreation: Maintenance Agreement	R	08/31/26	08/31/26		INV-6284496	N
			$131.26									
	Vendor Total:		**$131.26**									
JUDIT005		Judith G. Pitsios										
26-02011		Newsletter - Summer 2026										
1 Newsletter - Summer 2026			$600.00	6-01-20-110-025	B	Mayor/Council: Advertising	R	08/31/26	08/31/26		260728	N
	Vendor Total:		**$600.00**									

Vendor # / P.O. # / Item Description	PO Date	Description / Amount	Charge Account	Acct Type	Contract / Description	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
JUDIT005		Judith G. Pitsios			*Account Continued*							
K0000028		Key-Tech										
26-01186	05/13/26	Asphalt Testing-Broaday Ph.2										
1 Asphalt Testing-Broaday Ph.2		$3,083.00	C-04-24-007-001	B	Various Roadway & Pedestrian Imp		R	05/13/26	08/31/26		62253	N
	Vendor Total:	**$3,083.00**										
M0000015		Middlesex County Improvement										
26-01930	08/19/26	July'26 - RECYCLING										
1 July'26- RECYCLING		$22,706.90	6-01-26-305-130	B	Solid Waste: MCIA Recycling		R	08/19/26	08/31/26		AR041781	N
2 20-95 gallon bins		$853.60	6-01-26-305-130	B	Solid Waste: MCIA Recycling		R	08/19/26	08/31/26			N
3 2-5 C/Y dumpster		$470.89	6-01-26-305-130	B	Solid Waste: MCIA Recycling		R	08/19/26	08/31/26			N
		$24,031.39										
26-01932	08/19/26	July'26 Brush - MCIA										
1 July'26 Brush - MCIA		$501.32	G-02-41-775-301	B	Recycling Tonnage Grant		R	08/19/26	08/31/26		AR041762	N
	Vendor Total:	**$24,532.71**										
M0000022		Middlesex Water Company										
26-01998	08/31/26	July'26 Hydrant Readings			26-00022	C						
1 July'26 Hydrant Readings		$25,434.27	6-01-31-430-220	B	Utilities - Water		R	08/31/26	08/31/26			N
	Vendor Total:	**$25,434.27**										
M0000029		McManimon,Scotland&Baumann,LLC										
26-01962	08/24/26	Affordable Housing Litigation										
1 Affordable Housing Litigation		$630.00	T-15-00-000-001	B	Affordable Housing Trust		R	08/24/26	08/31/26		265705	N
26-01963	08/24/26	Professional Services										
1 Professional Services		$1,000.00	6-01-20-130-195	B	Finance: Professional Consultant & Spe		R	08/24/26	08/31/26			N
		$3,930.99	6-01-20-100-195	B	Admin: Professional Consultant & Spec							N
		$4,930.99										
	Vendor Total:	**$5,560.99**										
M0000057		Middlesex County Treasurer										
26-01978	08/27/26	5% PILOT due County										
1 5% PILOT due County		$41,762.82	6-01-90-100-006	B	County PILOT Taxes Payable		R	08/27/26	08/31/26			N
	Vendor Total:	**$41,762.82**										
PRIME005		PRIMEPOINT, LLC										
26-02010	08/31/26	Aug'26 Payroll Process/Service			26-00025	C						

Vendor # / P.O. # / Item Description	PO Date	Name / Description / Amount	Charge Account	Acct Type	Contract / Description / PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
PRIME005		PRIMEPOINT, LLC			*Account Continued*						
1 Aug'26 Payroll Process/Service		$1,044.10	6-01-20-130-095	B	Finance: Maintenance Agreement	R	01/27/26	08/31/26		724395	N
2		$673.45	6-01-20-100-095	B	Admin: Maintenance Agreement	R	01/27/26	08/31/26		724395	N
		$1,717.55									
	Vendor Total:	**$1,717.55**									
RUTEG005		Rutgers, The State University									
26-01522	06/24/26	NJ Clean Communitites Cert.									
1 NJ Clean Communitites Cert.		$175.00	G-02-41-715-301	B	Clean Communities	R	06/24/26	08/31/26		149469	N
	Vendor Total:	**$175.00**									
S0000003		Sadie Pope Dowdell Library									
26-02009	08/31/26	2026 3rd Qtr. Contribution			26-00043 C						
1 2026 3rd Qtr. Contribution		$127,514.00	6-01-29-390-299	B	Library: Miscellaneous Other Expenses	R	08/31/26	08/31/26		3RD QTR. 2026	N
	Vendor Total:	**$127,514.00**									
S0000044		State Toxicology Laboratory									
26-01988	08/31/26	LAB (TOX) SCREENINGS									
1 LAB (TOX) SCREENINGS		$135.00	6-01-25-240-150	B	Police: Other Contractual Services	R	08/31/26	08/31/26		INV-01547	N
2 LAB (TOX) SCREENINGS		$180.00	6-01-25-240-150	B	Police: Other Contractual Services	R	08/31/26	08/31/26		INV-001879	N
3 LAB (TOX) SCREENINGS		$90.00	6-01-25-240-150	B	Police: Other Contractual Services	R	08/31/26	08/31/26		INV-001035	N
4 LAB (TOX) SCREENINGS		$45.00	6-01-25-240-150	B	Police: Other Contractual Services	R	08/31/26	08/31/26		INV-000609	N
		$450.00									
	Vendor Total:	**$450.00**									
V0000001		Verizon									
26-02002	08/31/26	8/15/26 450-717-047-0001-08									
1 8/15/26 450-717-047-0001-08		$6.55	6-01-31-430-240	B	Utilities - Telephone	R	08/31/26	08/31/26			N
26-02003	08/31/26	8/15/26 250-717-101-0001-94									
1 8/15/26 250-717-101-0001-94		$189.00	6-01-31-430-240	B	Utilities - Telephone	R	08/31/26	08/31/26			N
	Vendor Total:	**$195.55**									
V0000002		Verizon Wireless									
26-02004	08/31/26	July'26 acct:982635089-00001			26-00030 C						
1 July'26 acct:982635089-00001		$3,097.91	6-01-31-430-240	B	Utilities - Telephone	R	08/31/26	08/31/26		6151046478	N
	Vendor Total:	**$3,097.91**									
VERIZ020		Verizon - broadband									

Vendor # / *P.O. #* / *Item Description*	*Name* / *PO Date*	*Description* / *Amount* / *Charge Account*	*Acct Type*	*Contract* / *Description* / *PO Type*	*Stat/Chk*	*First Date*	*Enc Date*	*Rcvd Date*	*Chk/Void Date*	*Invoice*	*1099 Excl*
VERIZ020	Verizon - broadband	*Account Continued*									
26-01814	07/30/26	7/22/26 656-808-423-0001-50									
1 7/22/26 656-808-423-0001-50		$99.00 6-01-31-430-245	B	Utilities - Internet	R	07/30/26	08/31/26				N
26-01997	08/31/26	8/21/26 156-769-141-0001-19									
1 8/21/26 156-769-141-0001-19		$8.85 6-01-31-430-245	B	Utilities - Internet	R	08/31/26	08/31/26				N
26-02001	08/31/26	8/14/26 756-745-729-0001-96									
1 8/14/26 756-745-729-0001-96		$84.00 6-01-31-430-245	B	Utilities - Internet	R	08/31/26	08/31/26				N
	Vendor Total:	**$191.85**									
WIREL005	Wireless Electronics, Inc.										
26-01982	08/17/26	EQUIP REMOVAL 410/411									
1 EQUIP REMOVAL 410/411		$800.00 6-01-25-240-075	B	Police: General Hardware and Minor To	R	08/31/26	08/31/26			M65569	N
	Vendor Total:	**$800.00**									
WOODB005	Township of Woodbridge										
26-02008	08/31/26	Aug'26 EMS services		26-00037 C							
1 Aug'26 EMS services		$4,167.00 6-01-27-330-150	B	Health: Other Contractual Services	R	08/31/26	08/31/26			83126	N
	Vendor Total:	**$4,167.00**									

Total Purchase Orders: 39 Total P.O. Line Items: 70 Total List Amount: $249,397.73 Total Void Amount: $0.00

Totals by Year-Fund Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	6-01	$245,008.41	$0.00	$245,008.41	$0.00	$0.00	$245,008.41
CAPITAL FUND	C-04	$3,083.00	$0.00	$3,083.00	$0.00	$0.00	$3,083.00
GRANT FUND	G-02	$676.32	$0.00	$676.32	$0.00	$0.00	$676.32
AFFORDABLE HOUSING TRSU	T-15	$630.00	$0.00	$630.00	$0.00	$0.00	$630.00
Total Of All Funds:		$249,397.73	$0.00	$249,397.73	$0.00	$0.00	$249,397.73

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

ORDINANCE NO. 2026-12

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 1036 ENTITLED "PARKING AND TRAFFIC REGULATIONS FOR THE CITY OF SOUTH AMBOY" IN THE COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY – ADD HANDICAP SPACE 309 HENRY STREET AND REMOVE 151 NORTH BROADWAY AND 147 DAVID STREET

BE AND IT IS HEREBY ORDAINED by the Council for the City of South Amboy, Middlesex County, New Jersey, on the Ordinance No. 1036, entitled "Parking and Traffic Regulations for the City of South Amboy" is hereby amended and supplemented as follows:

Add the Following:

ARTICLE V Handicapped Parking

Section 5-1 Special Parking for Handicapped

Section X Handicapped Parking

Add the Following:

NAME OF STREET	**LOCATION**
DIVISION STREET	Please have the handicap sign placed 105 feet west from the curb line of South Stevens Ave. and Henry Street in front of the residence at 309 Henry Street.

Remove the Following:

NAME OF STREET	**LOCATION**
NORTH BROADWAY	151 NORTH BROADWAY
DAVID STREET	147 DAVID STREET

The invalidity of any section or provision of this ordinance shall not invalidate any other section or provision thereof.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.

This ordinance shall take effect after final passage and publication as provided by law.

The Municipal Clerk shall serve a certified true copy of this Ordinance upon the South Amboy Police Department.

COUNCIL MEMBER	MOT	SEC	YES	NO	ABSENT	ABSTAIN
CONRAD	X		X			
DATO			X			
LENAHAN		X	X			
REILLY					X	
GROSS					X	
DATE OF INTRODUCTION	**AUGUST 19, 2026**					
PUBLICATION DATE	**AUGUST 20, 2026**					

I hereby certify that the above Ordinance was introduced by the City Council of the City of South Amboy, County of Middlesex, at a meeting held on August 19, 2026.

Katie Rose Walenty

Katie Rose Walenty, Acting Municipal Clerk

COUNCIL MEMBER	MOT	SEC	YES	NO	ABSENT	ABSTAIN
CONRAD						
DATO						
LENAHAN						
REILLY						
GROSS						
DATE OF ADOPTION						
PUBLICATION DATE						

I hereby certify that the above Ordinance was duly adopted by the City Council of the City of South Amboy, County of Middlesex, at a meeting held on _____.

_____

Katie Rose Walenty, Acting Municipal Clerk

South Amboy Police Department

140 North Broadway
South Amboy, NJ 08879
Non-Emergency: 732-721-0111
Emergencies: DIAL 911

PATRICIA KANECKE
CHIEF OF POLICE

To: Mayor Fred A. Henry
Council Members
From: Sgt. Christopher Norek - Traffic Safety Division
Date: July 22, 2026
Re: Installation of Accessible Parking Sign and road markings

This department has received a request for one accessible parking spot to be placed in front of the residence of 309 Henry Street by resident Mr. Migdalia Alarcon.

Parking can be difficult due to the many residents in the area with multiple vehicles, which is why the accommodation has been requested.

It is recommended that an accessible resident only sign, and roadway line marks be placed to accommodate the needs of this resident as they have satisfied the Motor Vehicle requirements of accessibility parking designation.

Measurements for this location are as follows:

STREET	COMPASS DIRECTION
300 Block of Henry Street	Henry Street runs East and West

Please have the handicap sign placed 105 feet west from the curb line of South Stevens Ave. and Henry Street in front of the residence at 309 Henry Street.

Respectfully,

Sgt. Christopher Norek