

**SUBJECT TO CHANGE  
BOROUGH OF WEST LONG BRANCH  
COUNCIL MEETING**

September 6, 2023  
(Immediately Following Caucus Meeting Which Starts at 6:00 PM)

MAYOR JANET W. TUCCI PRESIDES

MAYOR TUCCI REPORTS SUNSHINE LAW COMPLIED WITH

PRESENT: BRAY CIOFFI, GOMEZ, NEYHART, PENTA, SNIFFEN

ABSENT:

READING AND APPROVAL OF MINUTES:

Caucus Minutes  
August 2, 2023

Executive Session Minutes  
August 2, 2023

Council Minutes  
August 2, 2023

REPORTS OF STANDING COMMITTEES:

MAYOR TUCCI:

COUNCILMAN BRAY (FINANCE & ADMINISTRATION):

COUNCILMAN CIOFFI (RECREATION, ENVIRONMENTAL, & SHADE TREE):

COUNCILMAN GOMEZ (FIRE & EMS):

COUNCILMAN NEYHART (POLICE):

COUNCILMAN PENTA (PUBLIC WORKS):

COUNCILMAN SNIFFEN (PUBLIC PROPERTY):

BOROUGH ADMINISTRATOR DOLLINGER:

BOROUGH CLERK SANTOS:

BOROUGH ATTORNEY BAXTER:

BOROUGH ENGINEER MULLAN:

COMMUNICATIONS:

1. Tax Collector's Monthly Report – July 2023
2. EMS Membership Application – Yuliya Gich – Auxiliary Membership

ORDINANCES:

1. O-23-13 An Ordinance Amending Chapter 10 - Swimming Pools and Chapter 18 - Zoning to Eliminate Impervious Surface Definition, Revise Lot Coverage Definition and Add Structure Definition  
in the Borough of West Long Branch  
**Introduction**
2. O-23-14 An Ordinance Amending §18-4.7 MF-2 Multi-Family-2 Residential Overlay Zone and Chapter 26 Affordable Housing Regulations in  
the Borough of West Long Branch  
**Introduction**
3. O-23-15 An Ordinance Amending Ordinance No. O-23-2 2023 Salary Ordinance of Various Municipal Employees  
**Introduction**
4. O-23-16 Bond Ordinance Providing for Various DPW Complex Improvements, by and in the Borough of West Long Branch, in the County of Monmouth, State of New Jersey; Appropriating \$1,500,000 Therefor and Authorizing the Issuance of \$1,314,452 Bonds or Notes of the Borough to Finance Part of the Cost Thereof  
**Introduction**

RESOLUTIONS:

1. R-23-114 Resolution Hiring Public Works Laborer
2. R-23-115 Resolution Designating Wisler Casmir as the Public Works Parks Foreman
3. R-23-116 Resolution Awarding Contract for Purchase of One (1) 2023 Dodge Durango AWD Vehicle for the West Long Branch Police Department
4. R-23-117 Resolution Awarding Contract for Purchase of One (1) 2023 Chevy Tahoe SSV for the West Long Branch Police Department
5. R-23-118 Resolution Extending Contract for Solid Waste/Recycling Collection Services
6. R-23-119 Resolution Approving Band Contract with the Tequila Rose Band
7. R-23-120 Resolution Approving Change Order and Payment Certificate of Lancha Construction Corp.

UNFINISHED BUSINESS:

NEW BUSINESS:

BILLS AND CLAIMS:

OPPORTUNITY FOR ANY PERSON TO BE HEARD:

MOTION TO CLOSE THE PUBLIC PORTION AND ADJOURN:

## **ORDINANCE NO. O-23-13**

### **AN ORDINANCE AMENDING CHAPTER 10 - SWIMMING POOLS AND CHAPTER 18 - ZONING TO ELIMINATE IMPERVIOUS SURFACE DEFINITION, REVISE LOT COVERAGE DEFINITION AND ADD STRUCTURE DEFINITION IN THE BOROUGH OF WEST LONG BRANCH**

WHEREAS, as a result of various cases heard by the borough's land use boards, and questions and concerns raised by the borough's code enforcers, the Planning Board considered the existing ordinances on the subjects of lot coverage, impervious surfaces, the definition of structures and ordinances regarding swimming pools; and

WHEREAS, the West Long Branch Planning Board has recommended certain additions and changes to the borough's ordinances on these subjects, and the governing body concurs with the Board's recommendations;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of West Long Branch that revisions to amend subsections to Chapter 10 Swimming Pools and Chapter 18 Zoning are as follows:

#### **SECTION 1**

##### **CHAPTER 10 - SWIMMING POOLS**

§10-1.15. As-Built Survey. [Added 9-21-2022 by Ord. No. O-22-19] The as-built survey required to be provided for any swimming pool permit, shall include the ~~impervious~~ lot coverage percentage, which information shall be certified by the applicant's engineer.

#### **SECTION 2**

##### **CHAPTER 18 - ZONING**

##### **18-3 DEFINITIONS**

§ 18-3.1. Intent. [Ord. #513] For the purposes of this Chapter, certain terms or words used herein shall be interpreted or defined in the meaning herein indicated. Words used in the present tense include the future tense. The singular number indicates the plural. The word person includes a corporation or partnership as well as an individual. The word lot includes the word plot or parcel. The term shall is always mandatory. The word used or occupied as applied to any land or building shall be construed to include the words intended, arranged, or designed to be used or occupied.

Any word or term not defined herein shall be defined in accordance with the Municipal Land Use

Law, N.J.S.A. 40:55D-1 et seq. Any word or term not defined herein or in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. shall be used with a meaning of standard usage for the context in which the word is used.

### **IMPERVIOUS SURFACE**

~~Shall mean a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surfaces shall include all buildings and accessory buildings, sidewalks, walkways, driveways, patios, swimming pools and other surfaces that cover the surface of the lot including roofed areas and surfaces covered with cement, asphalt, paver blocks and other surfaces that are resistant to infiltration by water.~~

### **LOT COVERAGE**

Shall mean the percentage of lot area devoted to structure area.

~~Shall mean that percentage of the lot area which may be devoted to building area plus impervious surface.~~

### **STRUCTURE**

Shall mean a combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above, or below the surface of a parcel of land.

## **18-5 DIMENSIONAL REQUIREMENTS**

§ 18-5.1. Schedule of Area, Yard, Building (Bulk) and Unit Requirements. [Ord. #513; Ord. #O- 8-07, S XV; Ord. #O-08-9, S 3; Ord. #O-09-10; Ord. #O-12-20, S 7] Schedule of Area, Yard, Building (Bulk) and Unit Requirements is attached hereto and applies to the uses of land, buildings and open spaces, minimum sizes of lots, lot areas, and all other matters therein contained as indicated for the various zones established by this Chapter, in addition to the minimum and maximum regulations set forth therein and is hereby declared a part of this Chapter. Schedule of Area, Yard, Building (Bulk) and Unit Requirements is included as an attachment to this chapter.

\*\*See attached amendments to Schedule to revise column headings and footnotes (2) and (7) as indicated.

## 18-6 GENERAL REGULATIONS

§ 18-6.6. Regulations Applying to Conditional Use Permits.1 [Ord. #513; Ord. #O-08-7, S XIV; Ord. #O-09-10; Ord. No. O-2015-4 § 8]

a. ~~f.~~ (No changes)

g. Houses of Worship. Houses of worship shall be permitted as conditional uses in the R-22 and R-15 Residential Zones subject to compliance with ~~based on~~ the following standards ~~minimum conditions~~: Minimum lot area of three (3.0) acres, maximum ~~impervious~~ lot coverage of 60%, maximum building coverage of 20%, minimum buffer of twenty-five (25') feet, minimum front yard ~~set-back~~ setback of seventy-five (75') feet, minimum lot width of two hundred (200') feet, minimum side yard setback of fifty (50') feet, and a minimum rear yard setback of seventy-five (75') feet.

### **SECTION 3**

This Ordinance shall take effect immediately upon passage and publication according to law.

[Any crossed-out language represents existing ordinance language being removed. Any underlined language is being added.]

Introduced:

Passed:

Adopted:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
BOROUGH CLERK

**ORDINANCE NO. O-23-14**

**AN ORDINANCE AMENDING §18-4.7 MF-2 MULTI-FAMILY-2 RESIDENTIAL OVERLAY ZONE  
AND CHAPTER 26 AFFORDABLE HOUSING REGULATIONS IN  
THE BOROUGH OF WEST LONG BRANCH**

WHEREAS, the Borough, as a result of a builder's remedy action filed several years ago under the caption WLBVP Inc. vs. West Long Branch, adopted several ordinances in conformance with the court's order; and

WHEREAS, the Borough has considered the other land use developments in the Borough involving either multi-family developments or single-family homes developments, and has also reviewed the MF-2 (Multi-Family -2) residential overlay zone, which was last amended in Ordinance O-12-20 adopted on December 5, 2012; and

WHEREAS, the Planning Board has studied the same and has made a recommendation to the governing body to make certain changes with respect to the MF-2 zone requirements, such changes including revisions to the minimum building height, clarifying recreational facilities, eliminating the requirement for a club house and eliminating the maximum number of 3-bedroom units, including provisions for common open space to be maintained and operated by a homeowner's association and submitted to the Planning Board and Borough Attorney prior to site plan approval; and

WHEREAS, any proposed development on this property will be required to provide for affordable housing;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of West Long Branch that the following amendments to Ordinance §18-14.7 and Chapter 26 – Affordable Housing Regulations are hereby adopted:

**SECTION 1**

**CHAPTER 18 ZONING**

**§18-4 ZONE USE REGULATIONS**

**§18-4.7. MF-2 Multi-Family—2 Residential Overlay Zone.**

[Ord. #O-08-7, S VIII; Ord. #O-11-1, S 6; Ord. #O-12-20, S 6]

MF-2 Residential Overlay Zone shall be subject to the following regulations:

- a. Permitted Uses – (No Changes)
- b. Permitted Accessory Uses – (No Changes)
- c. Area, Yard, Building (Bulk) and Unit Requirements. As specified in Subsection 18-5.1 of this Chapter.

Note: The attached "Schedule of Area, Yard, Building (Bulk) and Unit Requirements" is revised to modify principal building height requirement from 30 to 35 feet in the Multi- Family 2 Overlay HC/MF-2 zone and include footnote #12 that reads as follows: "(12) Within side yard setbacks the following are permitted: roof overhangs (up to one foot); privacy fences (pursuant to fence regulations §18-7.2 of this Chapter); and steps to grade and patios at grade up to 13 feet. The required 25' foot planted buffer shall not include any structures."

d. Other Provisions and Requirements.

1. As specified in Section 18-6 of this Chapter.
2. As specified in Section 18-7 of this Chapter
  - a) Parking shall be in accordance with §18-7.4a.8. – “Off-Street Parking, Loading and Unloading Regulations” subsection (a) “Residential uses shall conform with parking requirements in N.J.A.C. 5:21, Residential Site Improvement Standards (RSIS).” The Borough recognizes unique circumstances of the subject zone, including location, access to New Jersey State Highway Route 36, and other site specific factors which present very limited opportunity for overflow parking areas adjacent to the zone. Due to these unique circumstances the Borough acknowledges and permits residential parking standards to be exceeded pursuant to N.J.A.C. 5:21-3.6 – “Agreement to Exceed Standards,” which sets forth rules whereby RSIS standards may be exceeded under specific circumstances of a residential development upon agreement of both the developer and municipal approving authority. The Borough also recognizes N.J.A.C. 5:21-3.2 – “Waiver Request,” in which the Borough, the developer, or jointly the Borough and developer, may in connection with a specific development within the zone request a waiver of a site improvement standard adopted under RSIS in accordance with N.J.S.A. 40:55D-40.4(c) if adherence to the standard would jeopardize the public health and safety.
3. As specified in Section 18-8 of this Chapter.
4. As specified in Section 18-9 of this Chapter.
5. As specified in Section 18-13 of this Chapter.
- ~~6. A club house or community room of not less than 10 square feet per dwelling unit.~~
- ~~6.~~ 7. Common area recreation facilities shall be provided such as a swimming pool, picnic area facilities, tennis, shuffleboard, bocce ball, tot lot, or other such similar facilities. ~~etc.~~ Common recreation facilities shall total not less than 50 square feet per dwelling unit.
- ~~8. The maximum number of three bedroom market housing units shall not exceed 15% of the total number of market housing units.~~
- ~~7.~~ 9. The number of bedrooms for affordable housing units shall be distributed in accordance with Uniform Housing Affordability Controls (UHAC) in N.J.A.C. 5:80-23.3, Affordability Average; Bedroom Distribution

8. Affordable housing buildings and/or units shall be dispersed among market rate buildings and/or units within the development. No two (2) affordable buildings shall be adjacent to one another.
9. The site shall contain an emergency access route.
10. ~~10.~~ A twenty-five (25') foot planted buffer shall be provided along the side and rear yards except in those areas directly abutting existing vegetation within a delineated wetlands area or regulated transition area.
11. ~~11.~~ Residential structures along front, side, and rear yards areas shall not exceed two stories.
12. Common open space, recreational and/or other common facilities shall be owned, operated and maintained by a Homeowners Association comprised of all the owners of the individual units.
13. All proposed restrictive covenants, articles of incorporation or other documents related to the creation of a Homeowners Association or other documents providing for ownership and maintenance of common property and facilities shall be submitted to the Planning Board Attorney and Borough Attorney prior to final site plan approval.
14. Affordable units shall be in accordance with Chapter 26 – Affordable Housing Regulations

## SECTION 2

### CHAPTER 26 AFFORDABLE HOUSING REGULATIONS

#### § 26-1. PURPOSE.

The purpose of this Chapter of the Borough Code is to set forth regulations and fees regarding the very-low, low- and moderate-income housing units in the Borough consistent with the following provisions:

- ~~a.~~ Applicable rules of the New Jersey Council on Affordable Housing, ~~N.J.A.C. 5:96 and 5:97 et seq.~~
- ~~b.~~ Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq.
- ~~c.~~ P.L. 2008, c. 46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7).
- ~~d.~~ Borough's constitutional obligation to provide a fair share of affordable housing for low- and moderate- income households.
- ~~e.~~ New Jersey Fair Housing Act and applicable court/legal decisions



These regulations are also intended to provide assurances that very-low, low- and moderate-income units (the "affordable units") are created with controls on affordability over time and that very-low, low- and moderate- income households occupy these units. These regulations shall apply except where inconsistent with applicable law.

#### § 26-2. DEFINITIONS.

\*\* Note all other definitions within this section shall remain unless otherwise revised below.

ACT - Shall mean the Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.). as has been subsequently amended.

ADMINISTRATIVE AGENT - Shall mean the entity responsible for the administration of affordable units in accordance with this section, applicable COAH regulations, N.J.A.C. 5:96, N.J.A.C. 5:97 and UHAC (N.J.A.C. 5:80-26.1 et seq.).

AFFORDABLE UNIT - Shall mean a housing unit proposed or created pursuant to ~~the Act, credited pursuant to N.J.A.C. 5:97-4,~~ applicable COAH regulations, and/or funded through an affordable housing trust fund.

AGENCY or HMFA - Shall mean the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

CERTIFIED HOUSEHOLD - Shall mean a household that has been certified by an Administrative Agent as a very low income household, low-income household or moderate- income household.

MEDIAN INCOME - Shall mean the median income by household size for the applicable housing region, as adopted annually by The Department. ~~COAH.~~

THE DEPARTMENT - The Department of Community Affairs of the State of New Jersey, that was established under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

#### § 26-3. PHASING SCHEDULE FOR INCLUSIONARY ZONING.

(No changes)

#### § 26-4. NEW CONSTRUCTION.

##### a. Low/Moderate Split and Bedroom Distribution of Affordable Housing Units.

1. The fair share obligation shall be divided equally between low- and moderate- income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit. At least 13% of all restricted rental units within each bedroom distribution shall be very-low-income units (affordable to a household earning 30% or less of regional median income by household size). The very-low-income units shall be counted as part of the required number of low-income units within the development and shall be rounded to the nearest whole number if a fraction occurs (a fractional number of 0.5 or greater rounds up).

2. In each affordable development, at least 50% of the restricted units within each bedroom distribution shall be ~~low-income units,~~ very-low- or low-income units including that 13% shall be very-low-income.
3. (No changes)
4. (No changes)

b. Accessibility Requirements.

1. The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7, ~~and N.J.A.C. 5:97-3.14.~~
2. All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:

(a) – (e) (No changes)

- (f) An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-31 1a, et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7 ~~and N.J.A.C. 5:97-3.14~~, or evidence that West Long Branch has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:

(1) – (4) (no changes)

- (5) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, ~~and N.J.A.C. 5:97-3.14~~, and that the cost estimate of such conversion is reasonable, payment shall be made to the Borough's Affordable Housing Trust Fund in care of the Borough Treasurer who shall ensure that the funds are deposited into the Affordable Housing Trust Fund and appropriately earmarked.

Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is "site impracticable" to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7, ~~and N.J.A.C. 5:97-3.14.~~

c. Design.

1. In inclusionary developments, to the extent possible, very-low, low- and moderate- income units shall be integrated with the market units.
2. In inclusionary developments, very-low, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units.

d. Maximum Rents and Sales Prices.

1. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC, utilizing ~~the regional income limits established by COAH.~~ the most recently published regional weighted average of the uncapped Section 8 income limits published by HUD and by the Affordable Housing Professionals of New Jersey.
2. (no change)
3. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for low-income, moderate- income and very low units. At least 13% of all low- and moderate-income rental units shall be affordable to very low-income households earning no more than 30% of median income, which very-low-income units shall be part of the low-income requirement.
4. – 8. (no change)
9. The price of owner-occupied very-low, low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the Administrative Agent be lower than the last recorded purchase price.
10. The rent of very-low, low- and moderate-income units may be increased annually based on the permitted percentage increase in the Housing Consumer Price Index for the United States. This increase shall not exceed nine (9%) percent in any one year. Rents for units constructed pursuant to low-income housing tax credit regulations shall be indexed pursuant to the regulations governing low-income housing tax credits.

§26-5. UTILITIES.

(No changes)

§26-6. OCCUPANCY STANDARDS.

(No changes)

§26-7. CONTROL PERIODS FOR RESTRICTED OWNERSHIP UNITS AND ENFORCEMENT MECHANISMS.

(no changes)

§26-8. PRICE RESTRICTIONS FOR RESTRICTED OWNERSHIP UNITS, HOMEOWNERS' ASSOCIATION FEES AND RESALE PRICES.

(no changes)

§ 26-9. BUYER INCOME ELIGIBILITY.

- a. Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50% of median-income and moderate-income ownership units shall be reserved for households with a gross household income less than 80% of median income utilizing the most recently published Affordable Housing Regional Income Limits by Household Size published by HUD and by the Affordable Housing Professionals of New Jersey.
- ~~b. Notwithstanding the foregoing, however, the Administrative Agent may, subject to COAH's approval, permit moderate income purchasers to buy low income units in housing markets determined by COAH to have an insufficient number of eligible low income purchasers to permit prompt occupancy of the units. All such low income units to be sold to moderate-income households shall retain the required pricing restrictions for low income units.~~
- b. e. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to a certified household for a period not to exceed one year.
- c. d. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowners' association fees, as applicable) does not exceed 33% of the household's eligible monthly income.

§26-10. LIMITATIONS ON INDEBTEDNESS SECURED BY OWNERSHIP UNIT;  
SUBORDINATION.

(no changes)

§26-11. CAPITAL IMPROVEMENTS TO OWNERSHIP UNITS

(no changes)

§26-12. CONTROL PERIODS FOR RESTRICTED RENTAL UNITS.

(no changes)

§26-13. RENT RESTRICTIONS FOR RENTAL UNITS; LEASES.

(no changes)

§26-14. TENANT INCOME ELIGIBILITY.

(no changes)

§26-15. ADMINISTRATIVE AGENT.

- a. The Administrative Agent shall perform the duties and responsibilities of an Administrative Agent as set forth in UHAC, including those set forth in Section 5:80-26.14, 16 and 18 thereof, which includes:
  1. Affordability Controls. (No changes)
  2. Resales and Rerentals.
    - (a) (No changes)
    - (b) Instituting and maintaining an effective means of communicating information to very-low, low- and moderate-income households regarding the availability of restricted units for resale or rental.
  3. Processing Requests from Unit Owners (No changes)
  4. Enforcement (No changes)

§26-16. ENFORCEMENT OF AFFORDABLE HOUSING REGULATIONS.

- a. (No changes)
- b. After providing written notice of a violation to an owner, developer or tenant of a low- or moderate-income unit and advising the owner, developer or tenant of the penalties for such violations, the Borough may take the following action(s) against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
  1. The Borough may file a court action pursuant to N.J.S.A. 2A:58-1 1 alleging a violation or violations of the regulations governing the affordable housing unit. If the owner, developer or tenant is adjudged by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
    - (a) A fine of not more than ~~\$500~~ \$2,000 per day or imprisonment for a period not to exceed 90 days, or both, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
    - (b) In the case of an owner who has rented a very-low, low- or moderate- income unit in violation of the regulations governing affordable housing units, payment into the Borough of West Long Branch Affordable Housing Trust Fund of the gross amount of rent illegally collected;

- (c) In the case of an owner who has rented a very-low, low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
2. The Borough may file a court action in the Superior Court seeking a judgment that would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any such judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the very-low, low- or moderate- income unit.
- (a) The judgment shall be enforceable, at the option of the Borough, by means of an execution sale by the Sheriff, at which time the very-low, low- and moderate-income unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the Borough, including attorney's fees. The violating owner shall have his right to possession terminated as well as his title conveyed pursuant to the Sheriff's sale.
- (b) The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon the very-low, low- and moderate-income unit. The excess, if any, shall be applied to reimburse the Borough for any and all costs and expenses incurred in connection with either the Court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the Borough in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the Borough in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the Borough for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the Borough for such. Failure of the owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the Borough. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the Borough, whether such balance shall be paid to the owner or forfeited to the Borough.

- (c) Foreclosure by the Borough due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the very-low, low- or moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- (d) If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior liens, the Borough may acquire title to the very-low, low- or moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the very-low, low- or moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- (e) Failure of the very-low, low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the Borough shall obligate the owner to accept an offer to purchase from any qualified purchaser which may be referred to the owner by the Borough, with such offer to purchase being equal to the maximum resale price of the very-low, low- or moderate-income unit as permitted by the regulations governing affordable housing units.
- (f) The owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.

#### §26-17. APPEALS.

(no changes)

#### 26-18. AFFORDABLE HOUSING MANUAL AND MARKETING.

(no changes)

SECTION 3

This Ordinance shall take effect immediately upon passage and publication according to law.

[Any ~~crossed-out~~ language represents existing ordinance language being removed. Any underlined language is being added.]

Introduced:  
Passed:  
Adopted:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
BOROUGH CLERK



**ORDINANCE NO. O-23-15**

**AN ORDINANCE AMENDING ORDINANCE NO. O-23-2  
2023 SALARY ORDINANCE OF VARIOUS MUNICIPAL EMPLOYEES**

BE IT ORDAINED by the Borough Council of the Borough of West Long Branch:

SECTION 1. That Section 2 of Ordinance No. 277 entitled “AN ORDINANCE TO ESTABLISH THE SALARY RANGE OF VARIOUS MUNICIPAL OFFICERS, EMPLOYEES AND APPOINTEES”, and Ordinance No. O-23-2, which is an amendment to Ordinance No. 277, be amended and supplemented as follows:

SECTION 2. The annual salaries for 2023, which shall be paid semi-monthly, unless otherwise stated, of the employees, as set forth in Section 1 hereof, shall be as follows:

	<u>01/01/23</u>
PAYROLL FINANCE CLERK/ BOOKKEEPER	
\$50,000.00 -	65,000.00

Introduced:  
Passed:  
Adopted:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
BOROUGH CLERK

**ORDINANCE NO. O-23-16**

**BOND ORDINANCE PROVIDING FOR VARIOUS DPW COMPLEX IMPROVEMENTS, BY AND IN THE BOROUGH OF WEST LONG BRANCH, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$1,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,314,452 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WEST LONG BRANCH, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of West Long Branch, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$1,500,000, said sum being inclusive of a down payment in the aggregate amount of \$185,548 for said improvements or purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). The down payment is now available by appropriation of cash on hand held in the Borough's Grant Account.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$1,500,000 appropriation not provided for by application hereunder of the down payment, negotiable bonds of the Borough in a principal amount not exceeding \$1,314,452 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$1,314,452 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued are various DPW Complex improvements, as deemed necessary by the Borough; and also including, as applicable, all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$1,314,452.

(c) The estimated cost of said improvements or purposes is \$1,500,000, the excess amount thereof over the said estimated maximum amount of bonds or notes to be issued therefor is the down payment available for said purposes.

SECTION 4. In the event the United States of America, the State of New Jersey, the County of Monmouth and/or a private entity make a contribution or grant in aid to the Borough, for the improvements and purposes authorized hereby and the same shall be

received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, the County of Monmouth and/or a private entity. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, the County of Monmouth and/or a private entity, shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Capital Budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended Capital Budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs will be on file in the office of the Clerk and will be available for public inspection.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements which the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements or purposes within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$1,314,452 and the said bonds or notes authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$200,000 for items of expense listed in and permitted under section 20 of the Local Bond Law is included in the estimated cost indicated herein for the improvements or purposes hereinbefore described.

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the bonds or notes and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough hereby declares the intent of the Borough to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

SECTION 10. The Borough Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough.

The Borough Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”) for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The Borough covenants to maintain the exclusion from gross income under section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication thereof, after final adoption and approval by the Mayor, as provided by the Local Bond Law.

Introduced:  
Passed:  
Adopted:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
BOROUGH CLERK

Councilmember                    offered the following resolution and moved its adoption:

9/6/23

**RESOLUTION HIRING PUBLIC WORKS LABORER**

WHEREAS, there is a need to fill a vacancy in the position of Public Works Laborer;  
and

WHEREAS, the Administrator and Public Works Director conducted interviews for  
this position; and

WHEREAS, it is their recommendation that THOMAS L. VARRICCHIO be hired to fill  
the position of Public Works Laborer since he meets the qualifications;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of  
West Long Branch that THOMAS L. VARRICCHIO be hired as a Public Works Laborer, with  
a ninety-day probationary period, at a salary of \$37,500.00 per year; and

BE IT FURTHER RESOLVED that his continued employment is conditioned upon  
the favorable completion of his fingerprint check.

Seconded by Councilmember                    and carried upon the following roll call vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as  
adopted by the West Long Branch Borough Council on September 6, 2023.

\_\_\_\_\_  
BOROUGH CLERK

Councilmember                      offered the following resolution and moved its adoption:

**RESOLUTION DESIGNATING WISLER CASMIR  
AS THE PUBLIC WORKS PARKS FOREMAN**

9/6/23

WHEREAS, there is a need to fill a vacancy in the position of Public Works Parks Foreman; and

WHEREAS, in accordance with Article 23, Section B, of the C.W.A. Local 1031 Collective Bargaining Agreement, the position was posted for seven working days; and

WHEREAS, members of the Public Works Committee, the Administrator, and the Public Works Director conducted interviews of those employees who expressed interest in the position of Parks Foreman; and

WHEREAS, it is their recommendation that WISLER CASMIR be designated to fill the position of Public Works Parks Foreman since he meets the qualifications;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch that WISLER CASMIR be designated as the Public Works Parks Foreman at a stipend of \$3,200.00 per year.

Seconded by Councilmember                      and carried upon the following roll call vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on September 6, 2023.

\_\_\_\_\_  
BOROUGH CLERK

Councilmember                      offered the following resolution and moved its adoption:

**RESOLUTION AWARDING CONTRACT FOR PURCHASE OF  
ONE (1) 2023 DODGE DURANGO AWD VEHICLE FOR THE WEST LONG BRANCH  
POLICE DEPARTMENT**

9/6/23

WHEREAS, the Borough has the need to purchase a 2023 DODGE DURANGO AWD VEHICLE for use by its Police Department; and

WHEREAS, in accordance with NJSA 40A:11-3, et seq., the Borough may award a contract without publicly advertising for bids when purchasing under the bid threshold; and

WHEREAS, it is the recommendation of the Acting Police Chief that this equipment will meet the Division of Police needs, and that it is in the Borough's best interest to award a contract to this company for said equipment; and

WHEREAS, the Chief Financial Officer of the Borough of West Long Branch has certified, in accordance with the Certification of Funds Form attached hereto, that funds are available for this purchase from the Appro. Line Item #03-01-26-310-000-251, in the amount of \$41,950.00.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch that a contract be awarded to Cherry Hill Dodge for purchase of one (1) 2023 Dodge Durango AWD Vehicle in accordance with the terms and conditions of the attached quote for a cost not to exceed \$41,950.00.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute any and all necessary documents pursuant to said award.

Seconded by Councilmember                      and carried upon the following roll call vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on September 6, 2023.

\_\_\_\_\_  
BOROUGH CLERK



Councilmember                      offered the following resolution and moved its adoption:

**RESOLUTION AWARDING CONTRACT FOR PURCHASE OF  
ONE (1) 2023 CHEVY TAHOE SSV FOR THE WEST LONG BRANCH POLICE  
DEPARTMENT**

9/6/23

WHEREAS, the Borough has the need to purchase a 2023 CHEVY TAHOE for use by its Police Department; and

WHEREAS, in accordance with NJSA 40A: 11-12, the Borough may award a contract without public advertising for bids when purchasing under any contract entered into on behalf of the State of New Jersey by the Division of Purchase and Property in the Department of Treasury; and

WHEREAS, there exist New Jersey State Contracts for said equipment from various vendors, and it is the recommendation of the Acting Police Chief, Business Administrator and the Purchasing Agent that the brand of equipment, as detailed in Attachments A, annexed hereto, will best meet the needs of the Department of Police; and

WHEREAS, the Chief Financial Officer of the Borough of West Long Branch has certified, in accordance with the Certification of Funds Form attached hereto, that funds are available for this purchase from the Appro. Line Item #03-01-46-881-000-202, in the amount of \$54,978.55.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch that a contract be awarded to Gentilini Motors for purchase of one (1) 2023 Chevy Tahoe SSV Truck in accordance with the terms and conditions of the attached quote for a cost not to exceed \$54,978.55.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute any and all necessary documents pursuant to said award.

Seconded by Councilmember                      and carried upon the following roll call vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on September 6, 2023.

\_\_\_\_\_  
BOROUGH CLERK

Councilmember                      offered the following resolution and moved its adoption:

**RESOLUTION EXTENDING CONTRACT FOR SOLID WASTE/RECYCLING COLLECTION SERVICES**

9/6/23

WHEREAS, the Borough awarded a contract to DELISA WASTE SERVICES for solid waste/recycling collection services via Resolution No. R-19-130 *Resolution Awarding Contract for Solid Waste/Recycling Collection Services*; and

WHEREAS, the awarded contract detailed a three-year contract for manual collection of solid waste/recycling with the option of extending such contract for an additional one-year extension (meaning year 4) and an additional one-year extension (meaning year 5); and

WHEREAS, the cost for an additional one-year extension as bid by DELISA WASTE SERVICES is \$310,000.00; and

WHEREAS, it is the recommendation of the Finance Committee and the Governing Body that it is in the best interest of the Borough to extend the existing contract for an additional one-year period (meaning year 5) effective January 1, 2024; and

WHEREAS, funds are or will be available for this purpose;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch that the contract awarded pursuant to Resolution No. R-19-130 *Resolution Awarding Contract for Solid Waste/Recycling Collection Services*, with DELISA WASTE SERVICES, 101 Commerce Drive, Tinton Falls, New Jersey 07753, hereby is extended for an additional one-year period (meaning year 5) in the not-to-exceed amount of \$310,000.00 for manual pick-up of solid waste/recycling collection; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to sign any documents as necessary.

Seconded by Councilmember                      and carried upon the following roll call vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on September 6, 2023.

\_\_\_\_\_  
BOROUGH CLERK

Councilmember                      offered the following resolution and moved its adoption:

**RESOLUTION APPROVING BAND CONTRACT  
WITH THE TEQUILA ROSE BAND**

9/6/23

WHEREAS, the West Long Branch Recreation Commission solicited a Contract from THE TEQUILA ROSE BAND to perform as part of the 2023 Fall Festival; and

WHEREAS, THE TEQUILA ROSE BAND submitted the attached Contract for a performance on Sunday, October 15<sup>th</sup>, from 1:00 PM to 4:00 PM, at Franklin Lake, at a cost of \$1,250.00; and

WHEREAS, the Recreation Commission Chair recommends that the Borough Council approve this Contract; and

WHEREAS, funds are available for this purpose;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch that the attached Contract for a performance by THE TEQUILA ROSE BAND on Sunday, October 15<sup>th</sup>, from 1:00 PM to 4:00 PM, in the amount of \$1,250.00, be approved, subject to the following condition:

1.        If weather causes cancellation of THE TEQUILA ROSE BAND’s performance on October 15<sup>th</sup>, this contract will be null and void.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to sign said contract on behalf of the Borough; and

BE IT FURTHER RESOLVED that this resolution shall be deemed part of, and an addendum to, the Contract with THE TEQUILA ROSE BAND, and a copy of this resolution shall be signed by the contractor.

Seconded by Councilmember                      and carried upon the following roll call vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on September 6, 2023.

\_\_\_\_\_  
BOROUGH CLERK

Councilmember                      offered the following resolution and moved its adoption:

**RESOLUTION APPROVING CHANGE ORDER AND PAYMENT CERTIFICATE  
OF LANCHA CONSTRUCTION CORP.**

9/6/23

WHEREAS, LANCHA CONSTRUCTION CORP., 3090 Englishtown Road, Jamesburg, NJ 08831, has completed work in connection with the FY 2022 Road Improvements Program; and

WHEREAS, the Borough Engineer has reported that Payment Certificate No. 2, in the amount of \$619,933.79, and Change Order No. 2, which shows a net increase of \$171,563.38, are in proper form and that the stated work has been completed;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of West Long Branch that Payment Certificate No. 2, in the amount of \$619,933.79, is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to sign Change Order No.2, which shows a net increase of \$171,563.38; and

BE IT FURTHER RESOLVED that the appropriate Borough Officials are hereby authorized to make payment in accordance with this resolution.

Seconded by Councilmember                      and carried upon the following roll call vote:

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

I hereby certify the foregoing to be a true and exact copy of the original resolution as adopted by the West Long Branch Borough Council on September 6, 2023.

\_\_\_\_\_  
BOROUGH CLERK

August 30, 2023  
03:38 PM

BOROUGH OF WEST LONG BRANCH  
Purchase Order Listing By P.O. Number

Page No: 1

P.O. Type: All Include Project Line Items: Yes Open: N Paid: Y Void: N  
Range: First to Last Rcvd: N Held: N Aprv: N  
Format: Condensed Paid Date Range: 08/30/23 to 12/31/23 Bid: Y State: Y Other: Y Exempt: Y  
Vendors: All Include Non-Budgeted: Y  
Rcvd Batch Id Range: First to Last

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
22-01567	11/23/22	U0035	ULINE SHIPPING SUPPLIES	WATERHOG MODEL #: H-1995	Open	178.00	0.00
23-00124	01/30/23	S0218	SHI INTERNATIONAL CORP.	RAPID RECOVERY BACKUP SERVER	Open	300.00	0.00
23-00178	02/07/23	N126	N.J.C.A.C.O.A.	JAMES MILLER ANIMAL CONTROL	Open	50.00	0.00
23-00504	04/10/23	B0067	BOUND TREE MEDICAL LLC	EMS SUPPLY ORDER NO. 3582343	Open	3,123.26	0.00
23-00609	05/03/23	C0199	CAGS CYCLES	QUOTE WLB EMS BIKES	Open	210.00	0.00
23-00613	05/05/23	ROSEA005	ROSEANNE MANGANELLI	YOGA IN THE PARK	Open	400.00	0.00
23-00648	05/15/23	N0005	NAPA AUTO PARTS CENTER	FIRE DEPT INV# 484347	Open	95.92	0.00
23-00650	05/15/23	N0005	NAPA AUTO PARTS CENTER	DPW INVOICE 484050 & 483864	Open	63.89	0.00
23-00708	05/24/23	ACADE005	ACADEMIC ENTERTAINMENT, INC.	COREY THE DRIBBLER 7/31/23	Open	1,195.00	0.00
23-00726	05/31/23	BLUEHARB	BLUE HARBOR TELECOM	EMS INVOICE BHT-1674100-42	Open	125.72	0.00
23-00731	05/31/23	SUPER005	SUPERIOR FENCE & RAIL	FENCE - VALENZANO BASEBALL	Open	6,731.83	0.00
23-00736	05/31/23	E0067	PAUL R. EDINGER	JUN 2023 PUBLIC DEFENDER	Open	400.00	0.00
23-00745	06/05/23	TELET005	TELETRAC NAVMAN	DPW INVOICE# 92822719	Open	189.50	0.00
23-00752	06/06/23	LEXIP005	LEXIPOL	2023 ONLINE DEPT. TRAINING	Open	4,193.28	0.00
23-00763	06/12/23	CRYST005	CRYSTAL SPRINGS	WATER INV NO. 214886129 060423	Open	297.30	0.00
23-00783	06/14/23	M0262	MUNICIPAL EMERGENCY SERVICES	QUOTE #: QT1706761 POLICE GEAR	Open	11,463.80	0.00
23-00791	06/22/23	G0002	GALL'S INC..	CODE ENFORCEMENT CLOTHING ORDR	Open	626.03	0.00
23-00824	06/23/23	F0072	1ST RESPONDER NEWSPAPER	WLBFD SUBSCRIPT THRU JUNE 2025	Open	145.00	0.00
23-00833	06/27/23	I0045	IMPERIAL BAG & PAPER	DPW QUOTE# 4752197	Open	765.35	0.00
23-00836	06/27/23	H0027	HOME DEPOT - CREDIT SERVICES	MULTIPLE INVOICES DPW	Open	297.27	0.00
23-00837	06/27/23	YPERS005	Y-PERS, INC.	DPW SUPPLIES	Open	412.00	0.00
23-00867	06/28/23	C0008	CARUSO & BAXTER	MONTHLY RETAINER JUL-DEC 2023	Open	5,975.00	0.00
23-00868	06/28/23	I0034	MICHAEL IRENE, JR.	ZB RETAINER JUL - DEC 2023	Open	857.00	0.00
23-00869	06/28/23	I0034	MICHAEL IRENE, JR.	PB RETAINER JUL - DEC 2023	Open	857.00	0.00
23-00870	06/28/23	E0067	PAUL R. EDINGER	PUBLIC DEFENDER JUN-DEC 2023	Open	400.00	0.00
23-00871	06/28/23	SEANK005	SEAN KEAN	PROSECUTOR JUL - DEC 2023	Open	1,487.50	0.00
23-00873	06/29/23	R0113	R.R.DONNELLEY	SAFETY PAPER	Open	152.75	0.00
23-00885	07/06/23	CRYST005	CRYSTAL SPRINGS	WATER INV#: 21886129 070223	Open	121.96	0.00
23-00887	07/07/23	S0139	SHORE BUSINESS SOLUTIONS	RECORDS SUPPLIES ORDER	Open	149.21	0.00
23-00910	07/07/23	TRUGR005	TRUGREEN COMMERCIAL	DPW INVOICES, VARIOUS	Open	1,185.00	0.00
23-00913	07/07/23	MAZZA005	MAZZA MULCH	JUNE BRUSH TICKETS 0000879045	Open	3,828.00	0.00
23-00921	07/10/23	S0070	STAPLES ADVANTAGE	ZONING OFFICE SUPPLIES	Open	107.72	0.00
23-00923	07/10/23	I0034	MICHAEL IRENE, JR.	PLANNING BOARD INVOICES	Open	2,625.50	0.00
23-00925	07/10/23	EYEME005	EYEMED	EYE COVERAGE JUL 2023	Open	67.34	0.00
23-00928	07/10/23	E0019	EAST COAST EMERGENCY LIGHTING	OEM ESTIMATE#: 37152 REPAIR	Open	717.20	0.00
23-00931	07/10/23	P0025	PARTY PERFECT RENTALS	STARS & STRIPES POOL 8/4/2023	Open	1,000.00	0.00
23-00935	07/12/23	K0050	KONICA MINOLTA PREMIER FINANCE	COPIER INV# 80388828	Open	181.88	0.00
23-00936	07/12/23	H0027	HOME DEPOT - CREDIT SERVICES	INV# 5515011	Open	169.00	0.00
23-00949	07/18/23	H0041	HILSEN TERMITE & PEST CONTROL	COMMUNITY CENTER INV#: 80578	Open	260.00	0.00
23-00960	07/18/23	H0027	HOME DEPOT - CREDIT SERVICES	PUBLIC WORKS INV, VARIOUS	Open	266.95	0.00
23-00974	07/18/23	C0205	CIVICPLUS, INC.	2023 WEBSITE RENEWAL	Open	2,424.93	0.00
23-00980	07/19/23	GTNC005	GTN CONSTRUCTION	BORO HALL REPAIRS TO ROOF	Open	17,385.00	0.00
23-00982	07/21/23	D0125	DELISA WASTE SERVICES	AUG 2023 - GARBAGE	Open	25,000.00	0.00
23-00986	07/24/23	C0009	MICHAEL CELLI JR.,ESQ.	SUB JUDGE JUL 19, 2023 CELLI	Open	500.00	0.00
23-00987	07/24/23	V0023	VIRTUAL FX	INV#: 8187 CODE ENF GRAPHICS	Open	115.00	0.00
23-00991	07/25/23	S0070	STAPLES ADVANTAGE	PLANNING/ZONING SECRETARY ORDR	Open	216.12	0.00
23-00995	07/25/23	J0063	JERSEY AUTO SPA CAR WASH, LLC	FIRE DEPT. WASHES, VARIOUS	Open	90.00	0.00
23-00996	07/25/23	S0027	SIP'S PAINT AND HARDWARE	DPW INV#: 41642 PUTTY	Open	17.99	0.00

August 30, 2023  
03:38 PM

BOROUGH OF WEST LONG BRANCH  
Purchase Order Listing By P.O. Number

Page No: 2

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
23-00997	07/25/23	A0182	AMAZON CAPITAL SERVICES, INC.	PUBLIC WORKS SUPPLIES	Open	85.73	0.00
23-00998	07/25/23	J0063	JERSEY AUTO SPA CAR WASH, LLC	POLICE CAR WASHES, VARIOUS	Open	876.00	0.00
23-01000	07/25/23	K0050	KONICA MINOLTA PREMIER FINANCE	COPIER INV#: 80456750	Open	198.06	0.00
23-01003	07/25/23	T0058	T&M ASSOCIATES	Professional Services 7-14-23	Open	39,255.01	0.00
23-01007	07/28/23	W0038	W.B. MASON CO. INC.	OFFICE SUPPLIES BORO HALL	Open	96.90	0.00
23-01012	08/01/23	J0042	JERSEY CENTRAL POWER & LIGHT	ACCT NO. 100 153 953 599	Open	344.28	0.00
23-01016	08/01/23	M0212	MONMOUTH COUNTY SPCA	JUN 2023 SPCA BILL	Open	1,030.00	0.00
23-01019	08/01/23	AVAYA005	AVAYA FINANCIAL SERVICES	INVOICE NO. 42856917	Open	187.60	0.00
23-01021	08/01/23	P0085	POWERHOUSE SIGNWORKS	BORO HALL SIGN, COMM CTR SIGN	Open	650.00	0.00
23-01023	08/01/23	C0195	CASA REPORTING SERVICE	JUN 2023 CASA CHARGES	Open	129.60	0.00
23-01024	08/01/23	S0070	STAPLES ADVANTAGE	POLICE OFFICE SUPPLIES	Open	95.73	0.00
23-01025	08/01/23	EYEME005	EYEMED	VISION COVERAGE - AUG 2023	Open	67.34	0.00
23-01026	08/01/23	M0161	UNITED SITE SERVICES (MR JOHN)	TEMP RESTROOMS INV#: 6783043	Open	603.48	0.00
23-01027	08/01/23	E0006	EDMUNDS & ASSOCIATES	2023 TAX BILLS INV#: 23-IN5245	Open	694.44	0.00
23-01028	08/01/23	C0083	COMCAST & XFINITY *	ACCT NO. 8499 05 216 0069847	Open	246.65	0.00
23-01029	08/01/23	H0027	HOME DEPOT - CREDIT SERVICES	ORDER#: WM41795688 LIRARY	Open	12.08	0.00
23-01030	08/01/23	N0005	NAPA AUTO PARTS CENTER	DPW INVOICES, VARIOUS	Open	482.19	0.00
23-01031	08/01/23	S0027	SIP'S PAINT AND HARDWARE	DPW INV#: 41789 KEY/KEY BLANK	Open	7.72	0.00
23-01034	08/01/23	ROSEA005	ROSEANNE MANGANELLI	YOGA AND SENIORCISE JULY 2023	Open	600.00	0.00
23-01036	08/01/23	N0029	NEW JERSEY AMERICAN WATER CO.	ACCT NO. 1018-210041401043	Open	10,802.13	0.00
23-01040	08/01/23	S0012	SEABOARD WELDING	DPW INV#: 956479 HAZMAT/CYLIND	Open	18.50	0.00
23-01041	08/01/23	N0005	NAPA AUTO PARTS CENTER	POLICE INVOICES, VARIOUS	Open	597.48	0.00
23-01042	08/01/23	V0027	VERIZON *	ACCT NO. 342213956-000014	Open	1,699.09	0.00
23-01043	08/01/23	C0053	CITY OF LONG BRANCH	INV#: WLB-2023-4-Lukoil	Open	511.22	0.00
23-01044	08/01/23	BLUEHARB	BLUE HARBOR TELECOM	EMS INVOICE BHT-1674100-44	Open	125.72	0.00
23-01045	08/01/23	MAZZA005	MAZZA MULCH	JUL BRUSH TICKETS	Open	2,268.00	0.00
23-01047	08/07/23	N0035	NJ LEAGUE OF MUNICIPALITIES	ADMINISTRATOR JOB POSTING	Open	160.00	0.00
23-01050	08/07/23	M0054	BCM ONE	TELEPHONES - FIRST AID	Open	6,477.25	0.00
23-01051	08/07/23	W0076	WARSHAUER GENERATOR,LLC	MONITORING THRU 8/31/2024	Open	300.00	0.00
23-01053	08/07/23	C0053	CITY OF LONG BRANCH	FIREFIGHTERS 7/3/23 INV23-8357	Open	785.88	0.00
23-01054	08/07/23	D0125	DELISA WASTE SERVICES	JUL 2023 - TIPPING 16-31	Open	13,311.66	0.00
23-01056	08/07/23	N0005	NAPA AUTO PARTS CENTER	DPW INVOICE NO. 000427	Open	27.21	0.00
23-01057	08/07/23	C0083	COMCAST & XFINITY *	VARIOUS ACCOUNTS	Open	450.22	0.00
23-01062	08/07/23	G0078	GEESE PATROL	7/18 - 8/18 GEESE PATROL	Open	1,945.00	0.00
23-01064	08/08/23	J0042	JERSEY CENTRAL POWER & LIGHT	VARIOUS ACCOUNTS	Open	8,853.52	0.00
23-01065	08/08/23	PROJA005	PRO JANITORIAL SERVICES, LLC	JANITORIAL AUG 2023	Open	2,700.00	0.00
23-01067	08/08/23	NORAM005	NORA MRAZ	SMOKE/CO REFUND RESO R-23-101	Open	315.00	0.00
23-01068	08/08/23	LANCHA005	LANCHA CONSTRUCTION CORP.	PAYMENT CERTIFICATE NO. 1	Open	275,198.70	0.00
23-01069	08/08/23	T0015	THOMAS PLANNING ASSOC LLC	PLANNING BOARD INVOICE	Open	225.00	0.00
23-01070	08/08/23	I0034	MICHAEL IRENE, JR.	PLANNING BOARD INVOICES	Open	3,119.00	0.00
23-01071	08/08/23	I0034	MICHAEL IRENE, JR.	ZONING BOARD INVOICES	Open	5,973.00	0.00
23-01072	08/09/23	W0034	WHISPERING MEADOW CONDO ASSOC.	2023 - Q1 STREET LIGHTS	Open	85.45	0.00
23-01073	08/09/23	W0034	WHISPERING MEADOW CONDO ASSOC.	2023 - Q2 STREET LIGHTS	Open	64.72	0.00
23-01077	08/09/23	C0053	CITY OF LONG BRANCH	2023 Q3 - QPA/CFO AND IT DEPT	Open	31,537.00	0.00
23-01078	08/09/23	T0113	TOWNSHIP OF OCEAN	2023 - Q3 SHARED SERVICE	Open	39,588.00	0.00
23-01082	08/09/23	B0142	B&H PHOTO & ELECTRONICS	PRINT/SCAN/CAM PB/ZB SECRETARY	Open	779.97	0.00
23-01086	08/10/23	M0204	MONMOUTH WIRE & COMPUTER	COLLECTION/SHREDDING CHARGES	Open	275.00	0.00
23-01088	08/10/23	N0070	N.J. DIVISION OF ALCOHOLIC	LICENSE RENEWAL 2023-2024	Open	24.00	0.00
23-01089	08/10/23	R0093	RELIANCE GRAPHICS	2023 BALLOTS INV#: 4975	Open	2,580.00	0.00
23-01092	08/10/23	L0072	LANGUAGE LINE SERVICES	COURT INTERPRETER - JUL. 2023	Open	85.00	0.00
23-01093	08/10/23	E0028	EAGLE POINT GUN SHOP	FIREARMS BUREAU AMMUNITION	Open	3,104.00	0.00
23-01094	08/10/23	S0070	STAPLES ADVANTAGE	POLICE OFFICE SUPPLIES ORDER	Open	65.15	0.00
23-01096	08/14/23	E0077	E.M. WATERBURY	ZONING BOARD INVOICES	Open	4,157.00	0.00
23-01097	08/15/23	NEWJE010	NEW JERSEY REGISTRARS' ASSN	G. TARTARO 2023 MEMBERSHIP	Open	25.00	0.00

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PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
23-01100	08/15/23	N0029	NEW JERSEY AMERICAN WATER CO. ACCT NO. 1018-220098240164	Open	242.39	0.00	
23-01101	08/15/23	K0022	KEMPTON FLAG & FLAGPOLE SUPPLY DPW INV#: 22597 VALENZANO	Open	392.30	0.00	
23-01103	08/15/23	N0035	NJ LEAGUE OF MUNICIPALITIES BADGES FOR NJLM 2023 CONFERENCE	Open	720.00	0.00	
23-01105	08/15/23	R0119	REALTY DATA SYSTEMS LLC 2023 ADDED ASSESSMENTS	Open	4,235.00	0.00	
23-01106	08/15/23	J0052	JERSEY ELEVATOR DOS 8/1/23 PD MAINT INV 425300	Open	140.99	0.00	
23-01107	08/15/23	FEDEX005	FEDEX * PD INV#: 8-207-39045 7/31/23	Open	46.32	0.00	
23-01109	08/15/23	D0125	DELISA WASTE SERVICES JUL 2023 - RECYCLING	Open	6,031.01	0.00	
23-01111	08/15/23	K0050	KONICA MINOLTA PREMIER FINANCE COPIER INV#: 80656717	Open	174.56	0.00	
23-01112	08/15/23	D0015	DELTA DENTAL PLAN OF N.J. DENTAL PREMIUMS - SEP 2023	Open	1,868.07	0.00	
23-01113	08/15/23	RUTGE015	RUTGERS SCHOOL OF BUSINESS HUMAN RESOURCES J. O'SULLIVAN	Open	1,950.00	0.00	
23-01117	08/16/23	S0027	SIP'S PAINT AND HARDWARE DPW INV#: 42082 BATTERY BORO	Open	13.49	0.00	
23-01119	08/16/23	TREAS005	TREASURER, STATE OF NEW JERSEY POLICE BILL #: 4227435	Open	258.00	0.00	
23-01123	08/16/23	J0063	JERSEY AUTO SPA CAR WASH, LLC POLICE CAR WASHES JULY INV1101	Open	231.00	0.00	
23-01125	08/22/23	J0011	JOHN GUIRE SUPPLY LLC DPW ORDERS, VARIOUS	Open	296.31	0.00	
23-01126	08/22/23	N0036	NEW JERSEY NATURAL GAS CO. VARIOUS ACCOUNTS	Open	2,369.49	0.00	
23-01127	08/22/23	A0163	ARCHER & GREINER PROFESSIONAL SERVICES 8/14/23	Open	11,015.14	0.00	
23-01129	08/22/23	V0027	VERIZON * ACCT NO. 450-775-017-0001-28	Open	193.89	0.00	
23-01131	08/22/23	D0125	DELISA WASTE SERVICES AUG 2023 - TIPPING 1-15	Open	14,535.50	0.00	
23-01133	08/22/23	K0012	KELLY WINTHROP LLC DEER CARCASS REMOVAL 7/31/2023	Open	37.00	0.00	
23-01134	08/22/23	T0091	TCTA MEMBERSHIP SERVICES TAX COLLECTOR WINTER CONFERENCE	Open	50.00	0.00	
23-01139	08/22/23	M0058	MUNICIPAL CLERKS ASSOC OF N.J. 2023-2023 MEMBERSHIP C. SANTOS	Open	100.00	0.00	
23-01140	08/22/23	INSTI005	INSTITUTE FOR PROF DEVELOPMENT CYBER WEBINAR INV#: 86023	Open	50.00	0.00	
23-01141	08/22/23	D0125	DELISA WASTE SERVICES SEP 2023 - GARBAGE	Open	25,000.00	0.00	
23-01144	08/22/23	V0023	VIRTUAL FX PATROL INV#: 008204 GRAPHICS	Open	585.00	0.00	
23-01146	08/22/23	J0011	JOHN GUIRE SUPPLY LLC POLICE ORDER #: 747445 STONES	Open	197.06	0.00	
23-01148	08/22/23	C0083	COMCAST & XFINITY * ACCT NO. 8499 05 216 0049187	Open	10.01	0.00	
23-01149	08/22/23	C0083	COMCAST & XFINITY * ACCT NO. 8499 05 216 0061687	Open	897.20	0.00	
23-01150	08/22/23	A0028	ARNOLDS PLUMBING & HEATING INC PD WOMENS BR INV#: 030321	Open	176.89	0.00	
23-01151	08/22/23	A0113	ATLANTIC SECURITY & FIRE, INC. BORO HALL INV#: 12487	Open	149.00	0.00	
23-01153	08/28/23	J0042	JERSEY CENTRAL POWER & LIGHT STREET LIGHT ACCOUNTS	Open	6,086.25	0.00	
23-01154	08/28/23	C0195	CASA REPORTING SERVICE JUL 2023 CASA CHARGES	Open	129.60	0.00	
23-01155	08/28/23	W0076	WARSHAUER GENERATOR,LLC GENERATOR INV#: 88169 TUNE UP	Open	515.50	0.00	
23-01156	08/28/23	W0076	WARSHAUER GENERATOR,LLC GENERATOR INV#: 88184 EMS	Open	665.50	0.00	
23-01158	08/28/23	C0083	COMCAST & XFINITY * ACCT NO. 8499 05 216 0045946	Open	345.53	0.00	
23-01159	08/28/23	N118	NEW JERSEY GRAVEL & SAND DPW INVOICE NO. 187454	Open	134.40	0.00	
23-01160	08/28/23	C0062	CENTRAL JERSEY HEALTH INS FUND HEALTH BENEFITS - SEP 2023	Open	113,792.00	0.00	
23-01161	08/28/23	S0047	STORR TRACTOR CO. DPW INVOICE NO. 1161652 BLADES	Open	259.90	0.00	
23-01165	08/28/23	S0013	STATE TREASURER QPA CERTIFICATE G. TARTARO	Open	25.00	0.00	
23-01167	08/28/23	T0058	T&M ASSOCIATES PLANNING BOARD INVOICES	Open	17,973.49	0.00	
23-01168	08/29/23	C0083	COMCAST & XFINITY * ACCT NO. 8499 05 216 0050458	Open	230.21	0.00	
23-01169	08/29/23	G0012	GFOA OF NJ FALL CONF REG G.TARTARO 9/27	Open	295.00	0.00	
23-01170	08/29/23	C0008	CARUSO & BAXTER LEGAL AND TAX INVOICED 8/29/23	Open	2,102.75	0.00	

Total Purchase Orders:	144	Total P.O. Line Items:	0	Total List Amount:	775,838.63	Total Void Amount:	0.00
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Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Project Total	Total
	2-01	4,371.28	0.00	0.00	0.00	4,371.28
	3-01	448,648.11	0.00	0.00	0.00	448,648.11
	3-03	0.00	0.00	0.00	16,158.93	16,158.93
Year Total:		448,648.11	0.00	0.00	16,158.93	464,807.04
	C-04	298,016.17	0.00	0.00	0.00	298,016.17
	D-13	1,067.00	0.00	0.00	0.00	1,067.00
	E-03	165.00	0.00	0.00	0.00	165.00
	G-01	4,051.66	0.00	0.00	0.00	4,051.66
	T-03	3,360.48	0.00	0.00	0.00	3,360.48
Total of All Funds:		759,679.70	0.00	0.00	16,158.93	775,838.63



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Project Description	Project No.	Project Total
NORWOOD -KELLY BUIDERS	PB-2021-03	2,179.38
LARCHWOOD MAJOR SUBDIVISION	PB-2022-01	1,509.25
SCHMITT PROPERTY-K.HOVNANIAN	PB-2022-03	3,961.30
GE 2618 CHERYL, LLC	PB-2023-01	1,019.00
KASSIN BULK DECK AND POOL	ZB-2022-03	238.75
CEDAR VILLAGE GROUP, LLC-SP	ZB-2022-08	462.00
MARCOS ROBERTO DACOSTA	ZB-2022-09	236.25
MONMOUTH U - GARDEN PROJECT	ZB-2022-12	270.00
SAMI ABADI	ZB-2022-14	236.25
KADA/HARA RESIDENCE	ZB-2022-17	544.50
VALDIMER MESQUITA	ZB-2022-21	615.75
McCLELLAND RESIDENCE	ZB-2022-22	67.00
JAMES LOBELLO-ADDITION	ZB-2023-01	577.50
MCDONALD CORPORATION	ZB-2023-04	2,409.50
SKABA RESIDENCE	ZB-2023-05	841.25
BRIAN CROWE	ZB-2023-06	181.25
BET YANKOV JS GIRLS, LLC	ZB-2023-08	168.75
BRIAN AND WENDY KRAIEM	ZB-2023-11	371.25
NATHAN DOUECK	ZB-2023-12	270.00
Total of All Projects:		16,158.93