SOUTH ORANGE VILLAGE
Municipal Offices
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# SOUTH ORANGE VILLAGE COUNCIL
# REGULAR BOARD MEETING

Monday, July 13, 2026 - 7:00 PM
**(In-Person/Hybrid Meeting)**
South Orange Baird Community Center
5 Mead Street - 3rd Floor Meeting Room

Executive Session - 6:15 PM
Virtual Zoom Meeting
To access information on how to use Zoom to join the meeting, please click on the following link: https://southorange.org/800/Zoom-FAQs

**ORDER OF BUSINESS**

1. **Call Meeting to Order**

2. **Roll Call**

Mayor Collum
Councilwoman Canning
Councilmember Greenberg
Councilmember Haskins
Councilwoman Jones
Councilmember Lewis-Chang
Councilwoman Zollman
Ms. Doran, Village Administrator
Mr. Rother, Village Counsel
Mr. Otis, Village Counsel
Ms. Davis, Village Clerk

3. **Meeting Notice Statement**

In accordance with the Open Public Meeting Act of the State of New Jersey, adequate notice of this meeting has been provided to the official newspapers of the Village, posted on the Village's website and filed in the Office of the Village Clerk indicating that this meeting is being held in-person and through hybrid communication via Zoom video conferencing. During a remote meeting, participants, including members of the public may be muted by the host. However, there will be an opportunity for them to participate and speak during the public portion of the meeting where participants will be unmuted at their request. Official action may be taken.

4. **Resolution to go into Executive Session**

2026-163 Resolution Authorizing an Executive Session at the July 13, 2026, Regular Meeting of the South Orange Village Council

A. Matter/ (OPMA Exception)
Executive Session

- Additional items for discussion may be introduced at the table

Voice Vote

**5. Reconvene into Open Session**

**ROLL CALL** Mayor Collum
Councilwoman Canning
Councilmember Greenberg
Councilmember Haskins
Councilwoman Jones
Councilmember Lewis-Chang
Councilwoman Zollman
Ms. Doran, Village Administrator
Mr. Rother, Village Counsel
Mr. Otis, Village Counsel
Ms. Davis, Village Clerk

**6. Announcements**

A. **South Orange Farmers Market**
The South Orange Farmers Market returns for its 35th season, bringing fresh flavors and local favorites back to downtown. The market runs every Wednesday through October 28, from 1 to 6 PM, rain or shine, in the Sloan Street Parking Lot. Shop fresh produce, artisan breads, baked goods, juices, grab-and-go meals, and more from a mix of returning favorites and new vendors.

B. **Skate House Sessions Return to Meadowland Park**
Enjoy live acoustic music, a beer garden, and summer evenings by the pond during Skate House Sessions, held Wednesday evenings at 6:30 PM in Meadowland Park. The series features performances by Trouble Ahead, Brand New Steadys, Sarah Hodd & The Drive Trio, and Eric and Alina. Wine and beer will be available for purchase for guests with a valid ID, and food will be available from The Baird Café. Presented by the Meadowland Park Conservancy and South Orange Village.

C. **South Orange Health Department**
The United Community Corporation (UCC), in partnership with the Township of Maplewood, offers the Community Food Access+

program, providing free groceries for individuals and families in need. Walk-ins are welcome at 129 Boyden Avenue, Maplewood, NJ. Food distribution hours are: Mondays from 3:00 p.m. to 6:00 p.m. and Thursdays from 1:00 p.m. to 4:00 p.m.

Pre-packaged food bags may include shelf-stable items, fresh produce, dairy products, and other essential groceries. Food distribution is based on household size and need. Visitors can also learn about additional services, including utility assistance, emergency support, employment and education programs, senior services and family resources. For more information about food donation or to schedule a donation drop-off, contact UCC at 973-642-0181, ext. 600.

**7. Proclamations**

A. Proclamation recognizing July 2026 as Parks & Recreation Month

**8. Public Comment**

Mayor opens the meeting for public comment.

**9. Approval of Minutes**

A. The Village Clerk is requesting the Council members' approval of the minutes for the following meeting:

- Regular meeting held on June 22, 2026 (Councilmember Greenberg is ineligible to vote)

Roll Call Vote:

**10. Ordinance for Second Reading**

A. 2026-18 AN ORDINANCE OF SOUTH ORANGE VILLAGE IN ESSEX COUNTY, NEW JERSEY AMENDING VILLAGE CODE CHAPTER 90 AS IT RELATES TO THE POTENTIAL REVISION OF A STREET ADDRESS NUMBER

PUBLIC HEARING:
ROLL CALL VOTE:

**11. Resolutions for Consent Agenda**

A. 2026-164 RESOLUTION AUTHORIZING INCLUSION IN THE ESSEX COUNTY URBAN COUNTY COMMUNITY DEVELOPMENT PROGRAM FOR FEDERAL FISCAL YEARS 2027-2029 (OCTOBER 1, 2026, TO SEPTEMBER 30, 2029)

B. 2026-165 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT BY NJ STATE CONTRACT M4019 (GROUNDS MAINTENANCE EQUIPMENT) TO MARSHALL MACHINERY INCORPORATED FOR THE PURCHASE OF A KUBOTA V SERIES MACHINE(GATOR) IN THE AMOUNT NOT TO EXCEED $52,117.81

C. 2026-166 RESOLUTION AUTHORIZING CHANGE ORDER #3 — FOR ZN CONSTRUCTION LLC, FOR THE RENOVATION AND CONSTRUCTION OF THE CAMERON RECREATION AREA IN THE AMOUNT OF $2,100.00 FOR CHAIN LINK GATE FOR A NET INCREASE OF $2,100.00 TO THE ORIGINAL CONTRACT AMOUNT

D. 2026-167 RESOLUTION AUTHORIZING CHANGE ORDER #4 — FOR ZN CONSTRUCTION LLC, FOR THE RENOVATION AND CONSTRUCTION OF THE CAMERON RECREATION AREA IN THE AMOUNT OF $25,710.01 FOR ASPHALT PATHWAY REMOVAL FOR A NET INCREASE OF $25,710.01 TO THE ORIGINAL CONTRACT AMOUNT

E. 2026-168 RESOLUTION AUTHORIZING CHANGE ORDER #5 — FOR ZN CONSTRUCTION LLC, FOR THE RENOVATION AND CONSTRUCTION OF THE CAMERON RECREATION AREA IN THE AMOUNT OF $3,461.55 FOR ADDITIONAL WORK REQUESTED BY PSEG TO REPLACE CONDUIT FOR A NET INCREASE OF $3,461.55 TO THE ORIGINAL CONTRACT AMOUNT

F. 2026-169 RESOLUTION AUTHORIZING THE HIRING OF PART-TIME SEASONAL EMPLOYEES IN THE DEPARTMENT OF RECREATION AND CULTURAL AFFAIRS FOR SOUTH ORANGE VILLAGE

G. 2026-170 RESOLUTION AUTHORIZING CHANGE ORDER #14 — FOR GROVE CONTRACTING LLC, FOR RENOVATION AND CONSTRUCTION OF THE SOUTH ORANGE LIBRARY IN THE AMOUNT OF $32,240.59 FOR POWER TO MOTORIZED SHADES IN A NET INCREASE OF $32,240.59 TO THE ORIGINAL CONTRACT AMOUNT

H. 2026-171 RESOLUTION AUTHORIZING CHANGE ORDER #15 — FOR GROVE CONTRACTING LLC, FOR RENOVATION AND CONSTRUCTION OF THE SOUTH ORANGE LIBRARY IN THE AMOUNT OF $76,933.77 FOR PSEG VAULT SITE WORK AND MODIFICATIONS FOR LEMCO IN A NET INCREASE OF $76,933.77 TO THE ORIGINAL CONTRACT AMOUNT

I. 2026-172 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT BY ESCNJ COOPERATIVE TO MUSCO SPORTS LIGHTING, LLC FOR FIELD LIGHTING PACKAGE IN AN AMOUNT NOT TO EXCEED $98,700.00

J. 2026-173 RESOLUTION FOR THE GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT CYCLE JULY 1, 2026 - JUNE 30, 2027

K. 2026-174 RESOLUTION OF SOUTH ORANGE VILLAGE, IN THE COUNTY OF ESSEX, NEW JERSEY, DESIGNATING 270 IRVINGTON L.L.C. AS

REDEVELOPER FOR THE REDEVELOPMENT OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 2102, LOTS 14-20 AND BLOCK 2107, LOT 1 ON THE TAX MAPS OF THE VILLAGE AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT IN CONNECTION THEREWITH

L. 2026-175 RESOLUTION OF SOUTH ORANGE VILLAGE, IN THE COUNTY OF ESSEX, NEW JERSEY AUTHORIZING THE EXECUTION OF A CERTIFICATE OF COMPLETION FOR 8 SECOND STREET URBAN RENEWAL, LLC

M. 2026-176 RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A: 4-87 - LOCAL RECREATION IMPROVEMENT GRANT

N. 2026-177 RESOLUTION APPOINTING WILLIAM WEST AS ASSISTANT SUPERVISOR OF THE SOUTH ORANGE DEPARTMENT OF PUBLIC WORKS

ROLL CALL VOTE:

**12. Resolution for Separate Action**

A. 2026-178 RESOLUTION ADOPTING THE SOUTH ORANGE VILLAGE CENTER ALLIANCE D/B/A SOUTH ORANGE DOWNTOWN FY 2026 OPERATING BUDGET

PUBLIC HEARING:
ROLL CALL VOTE:

**13. Approval of Bills**

A. Councilwoman Canning, Chair of the Finance and Capital Projects Committee, presents the Bills List audited by the Village Treasurer, dated July 13, 2026. The Village Council members were provided with a copy of the Bills List prior to the meeting for examination.

2026-179 RESOLUTION AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH JULY 13, 2026 IN THE TOTAL AMOUNT OF $25,395,046.16
ROLL CALL VOTE:

**14. Mayor Report**

**15. Village Administrator Report**

**16. Village Attorney Report**

**17. Council Members Reports**

A. Councilwoman Canning

B. Councilmember Greenberg

C. **Councilmember Haskins**

- Storm Response

D. Councilwoman Jones

E. **Councilmember Lewis-Chang**

- Health Matter Update

F. **Councilwoman Zollman**

- South Orange Downtown Update
- SPACE Committee Update

**18. Public Comment**

Mayor opens meeting for public comment

**19. New Business**

**20. Next Regular Meeting Date**

A. Monday, July 27, 2026

**21. Adjournment**

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-163

**July 13, 2026**

**RESOLUTION AUTHORIZING AN EXECUTIVE SESSION AT THE JULY 13, 2026 OF THE SOUTH ORANGE VILLAGE COUNCIL**

**WHEREAS,** there exists a need to hold an Executive Session for the purpose of discussing the following matter, which falls within the exceptions to the Open Public Meeting Act, N.J.S.A. 10:4-12 et. seq., to wit:

**Matter / (OPMA Exception)**
**Executive Session**

- Items for discussion may be introduced at the table

**WHEREAS**, it is unknown at this time when such discussion to take place in Executive Session may be disclosed to the public;

**NOW THEREFORE BE IT RESOLVED** by the Village Council of South Orange Village as follows:

1. This Executive Session meeting of Village Council of South Orange Village shall be closed to the public for discussion of the aforesaid referenced matter.

2. The matter discussed during this Executive Session meeting shall be disclosed to the public at such time when reason for discussing and acting on same in Executive Session shall no longer exist.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the South Orange Village Council at their regular meeting held on Monday, July 13, 2026.

Ojetti E. Davis
Village Clerk

**PROCLAMATION RECOGNIZING JULY 2026 AS PARKS & RECREATION MONTH**

**WHEREAS,** the month of July is recognized nationwide as Parks and Recreation Month, a time to celebrate the vital role that parks, recreational facilities, and public spaces play in enhancing the health, well-being, and quality of life of individuals and families; and

**WHEREAS,** parks and recreation programs provide opportunities for physical activity, environmental stewardship, lifelong learning, cultural enrichment, and social connection, thereby contributing to the overall health and vitality of our community; and

**WHEREAS,** parks serve as welcoming gathering places where residents of all ages and backgrounds can enjoy nature, participate in recreational activities, celebrate community events, foster inclusion, and build meaningful relationships; and

**WHEREAS,** the Village is grateful to the staff members of its Department of Recreation & Cultural Affairs, Department of Public works, volunteers, and community partners who plan, maintain, and enhance our parks and recreation programs work tirelessly to ensure that these spaces remain safe, accessible, and enjoyable for all; and

**WHEREAS,** the Village of South Orange remains committed to preserving and investing in parks, open spaces, recreational programs, and environmental resources that enrich the lives of current and future generations; and

**WHEREAS,** Parks and Recreation Month is an opportunity to recognize the many benefits that parks and recreation provide while encouraging all residents to enjoy and appreciate these valuable public resources.

**NOW, THEREFORE, BE IT PROCLAIMED,** that I, Sheena C. Collum, Mayor of South Orange Village, County of Essex, New Jersey, on behalf of the Village Council, hereby proclaim July 2026 as Parks and Recreation Month in South Orange Village and encourage all residents to visit our parks, participate in recreational programs, support the stewardship of our public spaces, and recognize the dedicated individuals who make these treasured community assets possible.

**Dated this 13TH day of July, 2026**

_____

**HONORABLE SHEENA C. COLLUM**
**Mayor of South Orange Village**

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# ORDINANCE #2026-18

**Introduction: June 22, 2026**
**Adoption: July 13, 2026**

**AN ORDINANCE OF SOUTH ORANGE VILLAGE IN ESSEX COUNTY, NEW JERSEY AMENDING VILLAGE CODE CHAPTER 90 AS IT RELATES TO THE POTENTIAL REVISION OF A STREET ADDRESS NUMBER**

**WHEREAS,** Chapter 90 provides for the creation of street numbering and the revision of street numbers; and

**WHEREAS,** no subsection of Chapter 90 addresses the problems a residential owner may experience when such an owner's residential address number is exactly the same as that of a nonresidential address on the same street; whether that street is solely within South Orange Village or extends into an adjoining municipality.

**NOW, THEREFORE, BE IT ORDAINED** by the Village Council of South Orange Village, in the County of Essex and the State of New Jersey as follows:

Chapter 90 is hereby amended with the following addition of 90-10.

**90-10 Revision of a single family residential address**

A residential owner may request a change of its street address number, which may negatively be impacted by a commercial business, or any other non-residential use, should they both have the same street address number and both be on the same street within South Orange Village or a street extending into an adjoining municipality. Such a change of a residential address number can only be secured via an ordinance and can only be secured if the owner submits an acceptable revised deed to the Assessor, who shall have it recorded once the street address number has been approved. The revised address number set forth in the revised deed shall have been determined by the Assessor. Once approved, the property owner shall promptly advise all county, state, and federal agencies, and any businesses engaged in.

On passage and publication, this Ordinance shall be codified.

**Introduction and First Reading**

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | X | X | | | |
| Greenberg | | | | | | X |

| | | | | | | |
|---|---|---|---|---|---|---|
| Haskins | | | **X** | | | |
| Jones | **X** | | **X** | | | |
| Lewis-Chang | | | **X** | | | |
| Zollman | | | **X** | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was introduced and advanced on first reading by the Village Council at their regular meeting held on June 22, 2026.

_____
Ojetti E. Davis
Village Clerk

**Adoption – Second Reading**

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this Ordinance was adopted on second reading by the Village Council at their meeting held on July 13, 2026.

_____
Ojetti E. Davis
Village Clerk

Adopted:

_____
Sheena C. Collum, Mayor

Attest:

_____
Ojetti E. Davis, Village Clerk

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-164

**July 13, 2026**

**RESOLUTION AUTHORIZING INCLUSION IN THE ESSEX COUNTY URBAN COUNTY COMMUNITY DEVELOPMENT PROGRAM FOR FEDERAL FISCAL YEARS 2027-2029 (OCTOBER 1, 2026, TO SEPTEMBER 30, 2029)**

**WHEREAS**, certain Federal funds are potentially available to the County of Essex under Title I of the Housing and Community Development Act of 1974, as amended, commonly known as the Community Development Block Grant Program (CDBG); and

**WHEREAS**, certain Federal funds are potentially available to the County of Essex under Title II of the National Affordable Housing Act of 1990, as amended; commonly known as the HOME Investment Partnerships program (HOME); and

**WHEREAS**, substantial Federal funds are provided to the County of Essex through Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act are allocated to prevent homelessness and to enable homeless individuals and families to move toward independent living, commonly known as the Emergency Solutions Grants program (ESG)

**WHEREAS**, the current Uniform Shared Services and Consolidated Act (N.J.S.A. 40A:65-1 et seq.) provides a mechanism through which counties and municipalities may enter into agreements for the provision of joint services; and

**WHEREAS**, by July 8, 2026, each municipality must notify the Essex County Division of Housing & Community Development of its intent to continue as a participant in the Urban County entitlement programs noted above as part of the Urban County Requalification Process; and

**WHEREAS**, it is in the best interest of the South Orange Village and its residents to participate in said entitlement programs; and

**WHEREAS,** South Orange Village desires to renew its' participation in the Essex Urban County for conducting certain community development activities for Federal Fiscal Years 2027-2029 (October 1, 2026, to September 30, 2029); and

**WHEREAS,** a letter has been drafted by the Mayor to the Essex County Division of Housing and Community Development notifying the County of South Orange Village desire to renew its inclusion as a participant municipality in the Essex Urban

County entitlement program for Federal Fiscal Years 2027 to 2029 (October 1, 2026- September 30, 2029) and for successive three (3) year periods, as provided in the Housing and Community Development Act, until terminated; and

**WHEREAS,** the South Orange Village and the Essex Urban County desire to enter into a Cooperation Agreement for Federal Fiscal Years 2027-2029 (October 1, 2026 to September 30, 2029) which authorizes the automatic renewal of the agreement for successive qualification periods of three years, and shall remain in effect at least until the CDBG, ESG and HOME funds from each of the federal fiscal years of the agreement's specified qualification period, and each successive qualification period for which the agreement is renewed, are expended and the funded activities completed.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council Members of the South Orange Village that it hereby authorizes the Mayor and Municipal Clerk to execute the attached Cooperation Agreement in accordance with the provisions of law; for the Federal Fiscal Years 2027 to 2029 (October 1, 2026- September 30, 2029), and for successive three (3) year periods, as provided in the Housing and Community Development Act, until terminated; and

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately upon its adoption, and a copy to this resolution be forwarded to the Essex County Division of Housing & Community Development no later than July 31, 2026.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the South Orange Village Council at their regular meeting held on Monday, July 13, 2026.

_____

Ojetti E. Davis
Village Clerk

**COOPERATION AGREEMENT BETWEEN**
**THE COUNTY OF ESSEX AND CERTAIN MUNICIPALITIES**
**FOR CONDUCTING CERTAIN COMMUNITY DEVELOPMENT ACTIVITIES**

THIS COOPERATION AGREEMENT ("Agreement") is entered into and shall be effective as of October 1, 2026, by and between the County of Essex, a body politic and corporate of the State of New Jersey ("County"), and the Township of South Orange, a municipal corporation of the State of New Jersey ("Municipality").

WHEREAS Title I of the Housing and Community Development Act of 1974 (the "Act") provides for substantial federal funds being made to certain urban counties for use therein through the Community Development Block Grant ("CDBG") Entitlement Program, and

WHEREAS the Emergency Shelter Grants program ("ESG") provided through Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act permits for substantial federal funds allocated to prevent homelessness and to enable homeless individuals and families to move toward independent living; and

WHEREAS, Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, permits and provides for the participation of the United States government in a wide range of local housing activities and programs administered by the U.S. Department of Housing and Urban Development (HUD) , including the HOME Investment Partnerships (HOME) program, and provides that a consortium of geographically contiguous units of general local government can be considered to be a unit of general local government for the purpose of the HOME Program, and;

WHEREAS the Housing and Community Development Act establishes certain criteria which must be met in order for a county to be the recipient of said funding, and

WHEREAS the Uniform Shared Services and Consolidated Act (N.J.S.A. 40A:65-1 et seq.) provides a mechanism through which counties and municipalities may enter into agreements for the provision of joint services, it is therefore agreed by the County and Municipality as follows:

A. This agreement covers activities to be carried out through the CDBG Entitlement program, and where applicable, the HOME Investment Partnerships (HOME) and Emergency Solutions Grants (ESG) programs, with fund appropriations from Federal Fiscal Years 2027, 2028, and 2029 (October 1, 2026 to September 30, 2029), and for successive three (3) year periods, as provided in the Housing and Community Development Act and until terminated.

B. Community Development Planning Process

1. Nature and Extent of Services

a) Purpose. The purpose of this Agreement is to establish a legal mechanism through which the county government may apply for, receive, and disburse federal funds available to establish urban counties under Title I of the Housing and Community Development Act through the CDBG Entitlement Program, and Title II of the Cranston - Gonzalez National Affordable Housing Act of 1990 ("NAHA") through the HOME Program, and to undertake or assist in undertaking such actions in cooperation with the participating municipalities as may be necessary to participate in the benefits of these programs. Federal CDBG funds received by the County shall be for such functions as water and sewer facilities, neighborhood facilities, public facilities, housing rehabilitation, open space and such other purposes as are authorized by the Act. Federal HOME funds received by the County shall be for such functions that expand the supply of decent, affordable housing for low- and moderate-income families. The County and the Municipality agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing, and such other purposes as are authorized by the Act. Nothing contained in this Agreement shall deprive any municipality or other unit of local government of any powers of zoning, development control or other lawful authority which it presently possesses, nor shall any participant be deprived of any state or federal aid to which it might be entitled in its own right, except as herein provided.

b) Responsibilities of Participating Municipality: The execution of this Agreement by the appropriate officials of the participating Municipality signifies that the Municipality understands that it:

(1) May not apply for grants from appropriations under the state CDBG Program for fiscal years during the period in which it participates in the County's CDBG Program; and

(2) May receive a formula allocation under the HOME Program only through the County's urban county allocation. Thus, even if the County does not receive a HOME formula allocation, the participating municipality cannot form a HOME consortium with other local governments; and

(3) May receive a formula allocation under the ESG Program only through the urban county.

c) Establishment of Committee: There is hereby established a cooperative CDBG Committee, consisting of two (2) representatives from each participating Municipality and two (2) representatives of the County, each to be appointed for one-year periods coinciding with the calendar year. The governing body and the chief executive of each participating agency shall make one (1) appointment each.

d) Responsibilities of Committee

(1) The Committee shall take formal action only upon two-thirds vote of the full membership thereof.

(2) With the concurrence of the Essex County Board of County Commissioners, an Administrative Liaison Officer shall be designated. He/She shall be an employee of the County. He shall within the limits of resources available, provide technical and administrative support to the CDBG Committee, and shall provide liaison between the CDBG Committee and the Board of County Commissioners.

(3) The CDBG Committee shall meet promptly after its establishment and thereafter as often as required. It shall establish rules of procedure as may be required.

(4) The CDBG Committee shall study and discuss the community development needs of the County, which affect the participating local governments, and shall determine the most effective and acceptable utilization of CDBG funds available to the County government. It shall recommend to the Board of County Commissioners an application for participation in Federal funding, and towards that end it shall, in the manner herein prescribed, be authorized to develop a 5-year Consolidated Plan for the County, including a housing assistance program, and such other documents and certifications of compliance as are required by the Federal Government for participation by the County in the CDBG Program

(5) The CDBG Committee shall develop, in full consultation with the county planning board and all affected agencies of the local governments involved, priorities for actual utilization of such funds as are made available from the Federal Government under this Title. The CDBG Committee shall recommend for each project or activity to be carried out with these funds a specific means of accomplishment. This may be for the County to carry out the project or function, for a Municipality to receive the monies to carry it out, or for some other combination of local or State agencies. Such implementation mechanism shall be established either by means of a separate contract entered into between the county government, upon the approval of the CDBG Committee, and the Municipality in which the activity or function is to take place, pursuant to the provisions of the Uniform Shared Services and Consolidation Act, or by inclusion of such information in section C of this Agreement, subject to the same approvals. The implementation mechanism shall be established before submission of the application to HUD, and any relevant documents become part of this agreement and should be submitted to HUD with it.

(6) Every municipality participating in the CDBG committee may request participation in the expenditure of the Federal funds, comment on the overall needs of the County which may be served through these funds, or otherwise take part in the proceedings of the CDBG Committee through its members of the CDBG Committee. Pursuant to 24 CFR 570.50l(b), every participating municipality is subject to the same requirements applicable to sub recipients of the federal funds, including the requirement of a written agreement set forth in 24 CFR 570.503. Pursuant to 24 CFR 570.501 and 24 CFR 570.503, the County shall enter into a written agreement with the Municipality prior to the disbursement of any funds for an approved project. No project may be undertaken or services provided in any municipality without the approval of the governing body of the municipality, which approval shall be established as provided in Subsection (5) above in addition to such other approvals as may be required by law. The Municipal approval of any projects or services shall not be a restriction or veto on the implementation of the approved Consolidated Plan. The County has final responsibility for selecting CDBG (and where applicable, HOME and ESG) activities and submitting the Consolidated Plan to HUD.

2. Standards of Performance

Every Uniform Shared Services and Consolidation Agreement established pursuant to this agreement shall contain standards of performance as required by the Uniform Shared Services and Consolidation Act and by the Housing and Community Development Act. Annually, a report shall be prepared by the Committee by each recipient of funds describing whether the desired objectives have been attained. The Committee shall thereupon report its findings to all participating local governments, and shall submit such reports to the Board of County Commissioners as may be required for submission to the Federal Government.

3. Estimated Cost and Allocation thereof

The amount of Federal funds involved shall be the amount applied for by the County pursuant to the recommendations of the Committee, subject to any modifications made by HUD. Any Federal funds received by letter of credit or otherwise shall be placed in a County Trust Fund established and maintained pursuant to regulations promulgated by the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs. This fund shall be in a separate bank account subject to the control of the County government, which shall be the designated recipient for the funds provided by the Federal Act. Upon authorization by the County, and in compliance with State law and promulgated regulations, funds may be expended from this Trust Fund by the County or by payment to the particular municipality pursuant to a specific contract. Neither the committee, the county government, nor any participating local government may expend or commit funds except as may be authorized pursuant to this agreement and in full compliance with State and Federal laws and regulations. No participant under this contract may in any way be obligated to expend funds of its own except as may be mutually agreed in a lawful manner.

4. Duration of Contract and Automatic Renewal

The term of this Agreement shall be for three (3) years commencing on October 1, 2026, and shall continue in full force and effect for the consecutive three Federal Fiscal Years 2027, 2028, and 2029, and shall end on September 30, 2029, unless an earlier date of termination is fixed by HUD pursuant to law.

This Agreement will automatically be renewed for participation in successive three (3) year qualification periods, unless either the County or Municipality provides written notice to the other party that it elects not to participate in a new qualification period. A copy of this notice must also be sent to the Newark HUD Field Office. By no later than May 5th of the final year of the three (3) year ongoing program, the County will have notified the participating Municipality, in writing, of the Municipality's right not to participate in the new qualification period. By no later than July 7th of the final year of the ongoing three (3) year program, the municipality shall provide written notice to the Newark HUD Field Office and the County should it decide not to participate in the new qualification period. The determination not to participate by either party shall remain in effect for the next three (3) successive years. In no case may the Municipality drop out of an ongoing three (3) year program except as a result of HUD action.

The County and Municipality shall adopt any amendment to this Agreement incorporating changes necessary to meet the requirements for Cooperation Agreements set forth in the Urban County Qualification Notice applicable for a subsequent three (3) year urban county qualification period, and to submit such amendment to HUD at the time of such automatic renewal and, if the consortium's membership has changed, the state certification required under 24 CFR 92.101(a)(2)(i), and that such failure to comply will void the automatic renewal for such qualification period.

The terms of this Agreement shall remain in effect until CDBG {and HOME and ESG where applicable) funds and program income received (with respect to eligible activities carried out during the three (3) year qualification period and each successive qualification periods for which the agreement is renewed) are expended and funded activities completed.

5. Designation of Administrative Liaison Officer

The Administrative Liaison Officer selected pursuant to section B 1 (d) (2) of this Agreement is hereby designated as the administrative agent of the Board of County Commissioners for purposes of compliance with statutory and regulatory responsibilities. He shall be accountable to the Board of County Commissioners, and for this purpose shall be subject to the supervision of the Board.

C. Qualification as Urban County

In addition to such assurances and agreements as may have been made by previously executed ordinances in order to meet the criteria for funding eligibility as an "urban county" the municipality will cooperate with the county by undertaking or assisting in the undertaking of essential community development and lower-income housing assistance activities specifically including community renewal and publicly assisted housing as set forth in the application filed. The Municipality and the County will take all required actions to comply with the Urban County's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, the Americans with Disabilities Act of 1990 and other applicable laws. This Agreement shall be effective only when sufficient municipalities have signed the Agreement so that a population of at least 200,000 is represented and when all other federal eligibility criteria for designation as an "urban county" under the Act have been satisfied. In the event that sufficient municipalities meeting these criteria should not sign the Agreement within the time period set forth by HUD, the County Executive or his designee shall so notify all signatories and the Agreement shall thereupon be null and void. In order to comply with federal requirements, the County government, through the Board of County Commissioners, shall be the applicant for community development funds and shall take the full responsibility and assume all obligations of an applicant under the Federal Act. The County shall have final responsibility for selecting activities and annually filing final statements, including the Consolidated Plan, with HUD.

Agreement As to Specific Activities

1. Specific Activities

Defining specific activities to be carried out by each municipality participating in the program will reflect some or all of the following considerations:

a. community development needs
b. short and long term community development objectives
c. housing conditions and assistance needs of lower income households
d. annual and three (3) year goals for housing assistance
e. The general location of lower income housing and populations

The County will prepare the applications for these activities and assist in the administration thereof. In addition, the County will provide data from HUD and other sources regarding income eligibility for each municipality, surveys and trends for area housing and community needs, and a program summary of community development budgets for activities to be undertaken by and/or on behalf of the Municipality and within the time period to be defined by the activity contract to be executed after official approval of the current application by HUD for CDBG funds.

2. Identification of Participants and Authorized Officials

The chief executive officers of the participating municipalities as identified in the attached exhibits shall bear responsibility for compliance with the proper implementation of the activities in their respective municipalities and as described herein.

Full ultimate responsibility for compliance with the proper implementation of the activities described herein rests with the applicant and the County of Essex, New Jersey. For the purposes of this agreement, the County Executive represents the County.

3. Fund Transmittal Procedures and Standards

The means of paying for a local project and transmitting the funds from the Federal Government under the applicable Title of the Housing and Community Development Act of 1974 through the Trust Account created pursuant to N.J.S.A. 40A:4-39 to the local governing bodies shall be as follows:

a. The local governing body shall provide for any and all legal budgetary appropriations, together with all appropriations which are to be made by rider as shall be available through the Trust Account as herein above mentioned.

b. After the appropriations have been provided for, the local body shall, in accordance with the Public Contract Law, prepare the necessary plans and specifications for the local project and secure bids pursuant to the statute. It shall in all respects comply with the statutory laws of the State of New Jersey for public improvements.

c. The Clerk of the Municipality shall certify to the County Board of County Commissioners compliance with Paragraphs a and b hereof and submit all proofs of compliance therewith including Affidavits of Publication, Minutes of receipt of bids and awards.

d. Any and all contracts for any project shall be between the local unit and the contractor or subcontractors, as the case may be, in accordance with the Public Contract law.

e. Any and all payments in pursuance of the contract entered into under Paragraph d shall be made by and through the treasurer of the local body and the source of funds thereunder shall be as follows:

(1.) Those payments first to be made by the treasurer of the local body shall be from funds derived or secured through the bonding ordinances or bond anticipation notes or appropriations authorized issued by the local body to the full extent of said appropriations.

(2.) Prior to the delivery of the funds by the County Treasurer to the local body the local treasurer shall submit a schedule of all payments heretofore made by the local treasurer to the contractor or contractors working on said project together with copies of the certification of the architect setting forth that said work had been completed and that said contractors were entitled to said payment which schedules and certification shall be submitted to the County Administrator for his examination and verification.

(3.)Thereafter the payment of funds by the treasurer of the local body shall be from those funds secured and held in the Trust Account pursuant to N.J.S.A. 40A:4-39. Payments from said Trust Account shall be made upon written request from the treasurer of the local body on a regular County voucher to the County Treasurer at least one week prior to date of payment. The County Treasurer shall thereafter secure the necessary funds for said Trust Account, in accordance with a request on a letter of credit and shall forthwith deliver said funds to the treasurer of the local unit.

4. Standards of Performance

County and all other cooperating municipalities shall take all actions necessary to assure compliance with the Urban County's certification under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding the National Environmental Policy Act of 1969, the Uniform Relocation Act, the Americans with Disabilities Act of 1990, Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and the implementing regulations at 24 CFR Part 1, affirmatively furthering fair housing, Title VIII of the Civil Rights Act of 1968, Executive Order 11988, the Fair Housing Act , and the implementing regulations at 24 CFR Part 100, Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6,which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR Part 8, Title II of the Americans with Disabilities Act, and the implementing regulations at 24 CFR Part 35, the Age Discrimination Act of 1975 and the implementing regulations at 24 CFR Part 146, Section 3 of the Housing and Urban Development Act of 1968, and other applicable laws. Use of urban county funds for activities in, or in support of, any cooperating city that does not affirmatively further fair housing within its own jurisdiction or that impedes the county's actions to comply with the county's fair housing certification shall be prohibited. Pursuant to 24 CFR 570.S0l(b), the Municipality is subject to the same requirements applicable to sub recipients, including the requirement of a written agreement as described in 24 CFR 570.503. County, City, all other cooperating cities, metropolitan cities, urban counties, units of general local government, Indian tribes, and insular areas that directly or indirectly receive funds provided under Title I of the Housing and Community Development Act of 1974, as amended, may not sell, trade, or otherwise transfer all or any portion of such funds to another such entity in exchange for any other funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

5. Time Period

The activities covered by this Agreement shall commence immediately after the date of execution of this Agreement by and/or on behalf of the participating Municipality. These activities shall be completed in a timely manner and within the term defined in the activity contracts beginning from the date of the related and official HUD approval of the current year application for CDBG funds.

6. Availability of Records for Audit

The participating municipalities and the County shall maintain and share between themselves and the CDBG Committee all the necessary and sufficient records for review and audit that pertain to the implementation of the activities described herein, and as required by HUD.

7. Activities Subject to Review

Each activity, as described herein, is subject to review by the CDBG Committee and to any action that the Board of County Commissioners of the County may take that is, in its discretion, necessary to the proper administration of this program.

8. Arbitration

Arbitration of all questions in dispute under this Agreement shall be at the choice of either party hereto and shall be in accordance with the provisions, then existing, of the American Arbitration Association. This Agreement shall be specifically enforceable under the prevailing arbitration laws, and judgment upon the award may be entered, in the Court of the Forum, State or Federal, having jurisdiction. The laws of the State of New Jersey are deemed to govern this contract. The decision of the arbitrators shall be a condition precedent to the right of any legal action.

D. Prohibitions on Funding

No urban county funding shall be provided for activities in or in support of any participating municipality that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certification.

E. Municipality's Policies Relative to Civil Rights Demonstrations

The execution of this Agreement by the appropriate officials of the participating municipality signifies that the municipality has adopted and is enforcing the following policies:

1. A policy prohibiting the use of excessive force by law enforcement agencies within the jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non violent civil rights demonstrations within its jurisdiction.

F. Non-Trade Clause

A unit of general local government may not sell, trade or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

G. Notices

All notices required to be given pursuant to this Agreement shall be deemed to have been given when the same shall be placed in writing and deposited in the United States Mail with postage prepaid as certified mail, return receipt requested, at the address of the parties to this Agreement as first hereinabove set forth.

H. Duplicate Originals

This Agreement may be executed in substantially similarly worded counter parts, each of which shall be signed by the County Executive and the chief executive of a participating municipality.

Each such signatory agrees to cooperate will all other signatories and be bound as if all had signed the same Agreement.

I. Opinion of County Counsel

Pursuant to the requirements of the HUD regulations, this Agreement was reviewed by the County's Counsel for compliance therewith and it is the opinion of County Counsel that the terms and provisions of the Agreement are fully authorized under state and local law and that the Agreement provides full legal authority for the County to undertake or assist in undertaking essential community renewal and lower-income housing assistance activities.

J. Severability and Modification Clause

In the event that any portion of this agreement shall be made inoperative by reason of judicial or administrative ruling, the remainder shall continue in effect.

Separate copies of this Cooperation Agreement may be signed by one or more individual participating municipalities to the same effect as if all participating municipalities executed the same copy. All executed copies shall be deemed to be duplication originals.

IN WITNESS WHEREOF the Parties hereto have caused these present to be signed by its proper chief executive officer, attested by its clerk and affixed thereto its corporate seal.

**Township of South Orange**

By_____ Date: _____
(Signature)

_____
(Sheena C. Collum /Mayor)

ATTEST:

By_____ Date: _____
(Signature)

By_____
(Typed Name/Title)
(seal)

**County of Essex**

By_____ Date: _____
(Signature)
**Joseph N. DiVincenzo, Jr., County Executive**

By_____ Date: _____
(Signature)

**Kathy Brown, Deputy Clerk of the Board of County Commissioners**

(seal)

APPROVED AS TO FORM:

By_____ Date: _____
(Signature)
**Jerome St. John, County Counsel**

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-165

**July 13, 2026**

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT BY NJ STATE CONTRACT M4019 (GROUNDS MAINTENANCE EQUIPMENT) TO MARSHALL MACHINERY INCORPORATED FOR THE PURCHASE OF A KUBOTA V SERIES MACHINE(GATOR) IN THE AMOUNT NOT TO EXCEED $52,117.81**

**WHEREAS**, the South Orange Village Department of Public Works needs to replace a smaller piece of equipment that clears sidewalks of snow as well as working in parks under New Jersey State Contract M4019 from approved vendor MARSHALL MACHINERY INCORPORATED; and

**WHEREAS**, the Acting Director of Public Works recommends MARSHALL MACHINERY INCORPORATED as an authorized vendor; and

**NOW, THEREFORE, BE IT RESOLVED** by the Village Council of South Orange Village that the Board hereby authorizes and approves MARSHALL MACHINERY INCORPORATED for the purchase of said equipment, in the amount not to exceed $52,117.81, and in accordance with the provisions in the attached proposal; and

**BE IT FURTHER RESOLVED** that the Village Mayor and Village Clerk are hereby authorized to execute a contract contingent upon the availability of funds certified by the Village's Treasurer; and

**BE IT FUTHER RESOLVED** that the Village Clerk shall confirm with the Village Council when the certification of available funds has been received by the Village's Treasurer and contract terms and conditions have been approved by Village Counsel.

**CERTIFICATION OF AVAILABLE FUNDS**

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq. and any other applicable requirement, I, Gregory Bock, Village Treasurer of South Orange Village, have ascertained that there are available sufficient uncommitted funds in the line item specified below to award the contract specified in the above resolution, in the amount specified below. I further certify that I will encumber these funds upon the passage of this resolution.

| Line Item | Description | Amount |
|---|---|---|
| C-04-25-0900-500 | DPW Vehicles | @ 1,893.81 |
| C-04-26-1200-200 | DPW Gator Vehicle | NTE # 50,224.00 |

Gregory Bock, Village Treasurer — Date: 7/8/26

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Village Council at their regular meeting held on Monday, July 13, 2026.

Ojetti E. Davis
Village Clerk

State of New Jersey M4019
(Sourcewell PiggyBack) -
All Kubota Products
. Procurement #S
. 082923-KBA - Ag Tractors (Exp. 10/11/2027)
. 112624-KBA - Grounds Maintenance, CE
(Exp. 01/31/2029)
. 26-FLEET-115161

RTVX2C-SKLH-1 WEB QUOTE #2978305
Date: 6/25/2026 6:14:52 AM
-- Customer Information --
WEST, MICHAEL
17656
TOWNSHIP OF SOTH ORANGE VILLAGE
mwest@southorange.org
908-868-7987

Quote Provided By
Marshall Machinery Belvidere
Bruce Heitzman
492 County Road 519
Belvidere, NJ 07823
email: bheitzman@marshall-machinery.com
phone: 6105594603

-- Standard Features --

Kubota

V Series RTVX2C-SKLH-1

* * * EQUIPMENT IN STANDARD MACHINE * * *

### DIESEL ENGINE
Model Kubota D1105
3 Cyl. 68.5 cu in
+23.3 Gross Eng HP
75 Amp Alternator

### TRANSMISSION
VHT-X
Variable Hydro Transmission
Forward Speeds:
Low 0 - 15 mph
High 0 - 25 mph
Reverse 0 - 17 mph
Limited-slip Front Differential
Rear differential lock

### HYDRAULICS
Hydrostatic Power Steering with manual tilt-feature
Hydraulic Cargo Dump
Hydraulic Oil Cooler

### FLUID CAPACITY
Fuel Tank 7.9 gal
Cooling 8.3 qts
Engine Oil 4.3 qts
Transmission Oil 1.8 gal
Brake Fluid 0.4 qts

### CARGO BOX
Width 57.7in
Length 40.5 in
Depth 11.2 in
Load Capacity 1102 lbs
Vol. Capacity 15.2 cu ft

+ Manufacturer Estimate

### TIRES AND WHEELS
ATV Tire 25 x 10 - 12, 6 ply
HDMP Tires 25 x 10 - 12, 6 ply

### KEY FEATURES
Factory Cab with A/C, Heater, Defroster
Digital Multi-meter
Fully-opening roll-down side windows
Speedometer
Pre-wired w/ speakers/antenna for stereo
Front Independent Adjustable Suspension
Rear Independent Adjustable Suspension
Brakes - Front/Rear Wet Disc
Rear Brake Lights / Front Headlights
2” Hitch Receiver, Front and Rear
Deluxe 60/40 split bench seats with driver's side seat adjustment
Underseat Storage Compartments
Deluxe Front Guard (radiator guard, bumper, and lens guard)

### DIMENSIONS
Width 63.2 in
Height 81.9 in
Length 120.3 in
Wheelbase 80.5 in
Tow Capacity 1300 lbs
Ground Clearance 10.4 in
Suspension Travel 8 in
Turning Radius 13.1 ft

### SAFETY EQUIPMENT
SAE J2194 & OSHA 1928 ROPS
Horn
Dash-mounted Parking Brake
Spark Arrestor Muffler
Retractable 2-point Seat Belts

-- Custom Options --

| | |
|---|---|
| RTVX2C-SKLH-1 Base Price: | $31,399.00 |
| Selected Kubota Attachments | |
| (1) AM/FM/WX/BT/USB/DAB+/RBDS/CAN HD SHRT DN<br>77700-13485-AM/FM/WX/BT/USB/DAB+/RBDS/CAN HD SHRT DN | $334.00 |
| (1) Turn Signal/Hazard Light Kit<br>K7741-99610-Turn Signal/Hazard Light Kit | $298.02 |
| (1) LED FRONT WORK LIGHTS KIT (2)<br>77700-11811-LED FRONT WORK LIGHTS KIT (2) | $204.99 |
| (1) LED REAR WORK LIGHT KIT (1)<br>77700-11812-LED REAR WORK LIGHT KIT (1) | $109.99 |
| (1) STROBE LIGHT MOUNT KIT<br>77700-VC5058-STROBE LIGHT MOUNT KIT | $187.95 |
| (2) SINGLE SIDE MIRROR - CAB (1)<br>77700-V5059-SINGLE SIDE MIRROR - CAB (1) | $237.64 |
| (1) BACKUP ALARM<br>K7591-99640-BACKUP ALARM | $218.93 |
| (1) 72" V-BLADE<br>V5291-72" V-BLADE | $4,119.00 |
| (1) AUX HYDRAULIC PUMP D1105<br>V5272-AUX HYDRAULIC PUMP D1105 | $607.00 |
| (1) 2ND FUNCTION HYDRAULIC VALVE KIT<br>V5232A-2ND FUNCTION HYDRAULIC VALVE KIT | $3,440.00 |
| (1) FRONT QUICK HITCH<br>V5289-FRONT QUICK HITCH | $1,390.00 |
| (1) 3RD FUNCTION HYD VALVE UPGRADE KIT<br>V5233-3RD FUNCTION HYD VALVE UPGRADE KIT | $504.00 |
| (1) REAR SCREEN - BLACK<br>K7731-99280-REAR SCREEN - BLACK | $393.05 |
| (1) 60" ROTARY BROOM<br>V5260-60" ROTARY BROOM | $4,974.00 |
| (1) HAND THROTTLE KIT<br>V5245-HAND THROTTLE KIT | $267.00 |
| (1) OIL COOLER KIT<br>V5240-OIL COOLER KIT | $1,987.00 |
| (1) SUNVISORS (2)<br>K7731-99270-SUNVISORS (2) | $254.27 |
| (1) TRAILER HITCH - BALL MOUNT<br>77700-V5200-TRAILER HITCH - BALL MOUNT | $69.53 |
| Total Kubota Attachments: | $19,596.37 |
| Total Attachments: | $19,596.37 |
| Configured Price: | $50,995.37 |
| State of New Jersey Discounts: | |
| Kubota Items: | ($11,218.98) |
| Total Discount: | ($11,218.98) |
| SUBTOTAL: | $39,776.39 |
| Kubota Item Fees: | |
| Dealer Assembly: | $1,879.17 |
| Freight Cost: | $1,181.25 |
| PDI: | $400.00 |
| Qty (2) K7121-19300 SPARE TIRE & RIM FRONT & REAR | $684.00 |
| Qty (4) 77700-04923 RIGHT & LEFT SIDE REPLACEABLE CUTTING EDGES | $689.00 |
| Qty (20) 16-77700-00955 & 4-77700-02688 PLOW BOLTS | $91.00 |
| Qty (20) 16-75599-31017 & 4-75599-31015 PLOW NUTS | $30.00 |
| VPRO UTV SNOW EX BED SPREADER MODEL 32200 | $6,237.00 |
| DELIVERY TO SOUTH ORANGE | $400.00 |

| | |
|---|---|
| INSTALLATION OF PLOW & SPREADER | $750.00 |
| Total Unit Price: | $52,117.81 |
| Quantity Ordered: | 1 |
| Final Sales Price: | $52,117.81 |

**Purchase Order Must Reflect the Final Sales Price**

**To order, place your Purchase Order directly with the quoting dealer**

***All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price.** All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

© 2018 Kubota Tractor Corporation. All rights reserved.

198.143.38.9

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-166

**July 13, 2026**

**RESOLUTION AUTHORIZING CHANGE ORDER #3 - FOR ZN CONSTRUCTION LLC, FOR THE RENOVATION AND CONSTRUCTION OF THE CAMERON RECREATION AREA IN THE AMOUNT OF $2,100.00 FOR CHAIN LINK GATE FOR A NET INCREASE OF $2,100.00 TO THE ORIGINAL CONTRACT AMOUNT**

**WHEREAS**, the Council of South Orange Village (the "Village") adopted Resolution #2025-302 at its Regular Meeting on December 22, 2025, awarding the project to ZN Construction LLC in the amount of $2,320,804.80; and

**WHEREAS**, the Construction Manager for the project recommend moving forward with this change based on the proposal provided by the contractor; and

**WHEREAS**, the approval of Change Orders #3 will represent .0009 increase in the original contract amount of $2,320,804.80.

**NOW THEREFORE BE IT RESOLVED**, by the Council of South Orange Village that Resolution # 2026-166 be adopted by the Council on July 13, 2026 to reflect a net increase of $2,100.00; and pending the approval of Change Order #3 in the amount of $2,100.00, the amended contract total is $2,378,491.59.

**CERTIFICATION OF AVAILABLE FUNDS**

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq. and any other applicable requirement, I, Gregory Bock, Village Treasurer of South Orange Village, have ascertained that there are available sufficient uncommitted funds in the line item specified below to award the contract specified in the above resolution, in the amount specified below. I further certify that I will encumber these funds upon the passage of this resolution.

| Line Item | Description | Amount |
|---|---|---|
| C-04-25-0900-600 | Rec. Cameron Rec Area | NTE $ 2,100.00 |

Gregory Bock, Village Treasurer — Date: 7/8/26

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Council at their regular meeting held on Monday, July 13, 2026.

_____

Ojetti E. Davis
Village Clerk

# AIA® Document G701® – 2017

## *Change Order*

| PROJECT: *(name and address)* | CONTRACT INFORMATION: Contract | CHANGE ORDER INFORMATION: Change |
|---|---|---|
| Cameron Recreation Area Renovation | For: General Contractor<br>Date: January 23, 2026 | Order Number: 003<br>Date: July 2, 2026 |
| OWNER: Village of South Orange<br>76 South Orange Ave<br>South Orange, NJ 07079 | ARCHITECT: Dresdner Robin<br>55 Lane Road, Ste 220<br>Fairfield, NJ 07004 | CONTRACTOR: ZN Construction LLC<br>185 E. 54th Street<br>Elmwood Park, NJ 07407 |

THE CONTRACT IS CHANGED AS FOLLOWS:
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Additional chain link gate as requested by the owner

| | | |
|---|---|---|
| The original (Contract Sum) (Guaranteed Maximum Price) was | $ | 2,320.804.80 |
| The net change by previously authorized Change Orders | $ | 55,586.79 |
| The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was | $ | 2,376,391.59 |
| The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of | $ | 2,100.00 |
| The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be | $ | 2,378,491.59 |
| The Contract Time will be (increased) (decreased) (unchanged) by | | ( 0 ) days. |
| The new date of Substantial Completion will be | | |

*NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.*

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

| ARCHITECT *(Firm name)* | CONTRACTOR *(Firm name)* | OWNER *(Firm name)* |
|---|---|---|
| Dresdner Robin Environmental Management, Inc. | **ZN Construction LLC** | |
| SIGNATURE | SIGNATURE | SIGNATURE |
| Mark Robison, LLA - Project Manager | **Irena Stojceski - President** | |
| PRINTED NAME AND TITLE | PRINTED NAME AND TITLE | PRINTED NAME AND TITLE |
| 7/6/2026 | 7/6/2026 | |
| DATE | DATE | DATE |

AIA Document G701 – 2017. Copyright © 1979, 1987, 2000, 2001 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. To report copyright violations, e-mail docinfo@aiacontracts.com.

ZN CONSTRUCTION, LLC
185 E 54th street , Elmwood Park 07407

## CHANGE ORDER FORM

Description of work: Additional chain link gate as requested by the owner

**CONTRACTOR PROPOSAL**

| | | | |
|---|---|---|---|
| Contractor Name: | ZN CONSTRUCTION, LLC | Date: | 6/28/2026 |
| Address | 185 E. 54th Street | Project No: | |
| | Elmwood Park, NJ 07407 | Change Proposal No: | 3 |
| Telephone No: | 201-509-8833 | Revision No: | |
| | | Time extension | n/a |

| Section A: Contractor Work | |
|---|---|
| **1. Total Contractor Labor** | |
| 2. Total Contractor Material | |
| 3. Total Contractor Equipment Rented | |
| 4. Total Contractor Equipment Owned | |
| **Total Unit Price Costs** | |
| 5. SUBTOTAL | $ - |
| 6. Contractor's Overhead (7.5%) | $ - |
| 7. Contractor's Profit (7.5%) | $ - |
| **8. CONTRACTOR TOTAL** | $ - |

| SECTION B: SUBCONTRACTOR WORK | Round Totals to Nearest Dollar |
|---|---|
| 9. Names of Subcontractors: | |
| A. American Fence | $ 2,000.00 |
| B. | |
| C. | |
| 9a. 10% Overhead & Profit | |
| **10. TOTAL SUBCONTRACTOR PROPOSALS** | **$ 2,000.00** |
| 11. Contractor's Override on Subs' Proposal: | |
| 11a. 5% Overhead & Profit | $ 100.00 |
| 12. Total Premium Portion of Subcontractor Labor | |
| 13. Subcontractor Total | $ 2,100.00 |

| SECTION D: CONTRACTOR'S REQUESTED TOTAL | $ 2,100.00 |
|---|---|
| 15. AMOUNT REQUESTED | |

*Vlatko stojceski* 6/28/2026
Contractor's Signature Date

Vlatko Stojceski
Print Name of Autorized Representative

Senior PM
Print Title

ZN construction reserves it's rights to seek additional time from the cumulative effect of multiple change of plans including general condition associate with the delay

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-167

**July 13, 2026**

**RESOLUTION AUTHORIZING CHANGE ORDER #4 - FOR ZN CONSTRUCTION LLC, FOR THE RENOVATION AND CONSTRUCTION OF THE CAMERON RECREATION AREA IN THE AMOUNT OF $25,710.01 FOR ASPHALT PATHWAY REMOVAL FOR A NET INCREASE OF $25,710.01 TO THE ORIGINAL CONTRACT AMOUNT**

**WHEREAS**, the Council of South Orange Village (the "Village") adopted Resolution #2025-302 at its Regular Meeting on December 22, 2025, awarding the project to ZN Construction LLC in the amount of $2,320,804.80; and

**WHEREAS**, the Construction Manager for the project recommend moving forward with this change based on the proposal provided by the contractor; and

**WHEREAS**, the approval of Change Orders #4 will represent .0110 increase in the original contract amount of $2,320,804.80.

**NOW THEREFORE BE IT RESOLVED**, by the Council of South Orange Village that Resolution # 2026-167 be adopted by the Council on July 13, 2026 to reflect a net increase of $25,710.01; and pending the approval of Change Order #4 in the amount of $25,710.01, the amended contract total is $2,404,201.60.

**CERTIFICATION OF AVAILABLE FUNDS**

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq. and any other applicable requirement, I, Gregory Bock, Village Treasurer of South Orange Village, have ascertained that there are available sufficient uncommitted funds in the line item specified below to award the contract specified in the above resolution, in the amount specified below. I further certify that I will encumber these funds upon the passage of this resolution.

| Line Item | Description | Amount |
|---|---|---|
| C-04-25-0900-600 | Rec - Cameron Rec Area NTE | $25,710.01 |

Gregory Bock, Village Treasurer — Date: 7/8/26

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Council at their regular meeting held on Monday, July 13, 2026.

_____

Ojetti E. Davis
Village Clerk

# AIA® Document G701® – 2017

## *Change Order*

| PROJECT: *(name and address)* | CONTRACT INFORMATION: Contract | CHANGE ORDER INFORMATION: Change |
|---|---|---|
| Cameron Recreation Area Renovation | For: General Contractor<br>Date: January 23, 2026 | Order Number: 004<br>Date: July 2, 2026 |
| OWNER: Village of South Orange<br>76 South Orange Ave<br>South Orange, NJ 07079 | ARCHITECT: Dresdner Robin<br>55 Lane Road, Ste 220<br>Fairfield, NJ 07004 | CONTRACTOR: ZN Construction LLC<br>185 E. 54th Street<br>Elmwood Park, NJ 07407 |

THE CONTRACT IS CHANGED AS FOLLOWS:
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Additional existing Asphalt pathway removal $30,568.01

Line item #22 Clear existing storm/sanitary sewer pipe Credit ($4,508.00)
Line item #23 Clear existing drainage structure Credit ($350.00)

| | | |
|---|---|---|
| The original (Contract Sum) (Guaranteed Maximum Price) was | $ | 2,320.804.80 |
| The net change by previously authorized Change Orders | $ | 57,686.79 |
| The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was | $ | 2,379,491.59 |
| The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of | $ | 25,710.01 |
| The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be | $ | 2,404,201.60 |
| The Contract Time will be (increased) (decreased) (unchanged) by | | ( 4 ) days. |
| The new date of Substantial Completion will be | | |

*NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.*

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

| | | |
|---|---|---|
| Dresdner Robin Environmental Management, Inc. | **ZN Construction LLC** | |
| ARCHITECT *(Firm name)* | CONTRACTOR *(Firm name)* | OWNER *(Firm name)* |
| SIGNATURE | SIGNATURE | SIGNATURE |
| Mark Robison, LLA - Project Manager | **Irena Stojceski - President** | |
| PRINTED NAME AND TITLE | PRINTED NAME AND TITLE | PRINTED NAME AND TITLE |
| 7/6/2026 | 7/6/2026 | |
| DATE | DATE | DATE |

AIA Document G701 – 2017. Copyright © 1979, 1987, 2000, 2001 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. To report copyright violations, e-mail docinfo@aiacontracts.com.

ZN CONSTRUCTION, LLC
185 E 54th street , Elmwood Park 07407

**CHANGE ORDER FORM**

Description of work: Additional existing Asphalt pathway removal

**CONTRACTOR PROPOSAL**

| | | | |
|---|---|---|---|
| Contractor Name: | ZN CONSTRUCTION, LLC | Date: | 7/1/2026 |
| Address | 185 E. 54th Street | Project No: | |
| | Elmwood Park, NJ 07407 | Change Proposal No: | 4 |
| Telephone No: | 201-509-8833 | Revision No: | |
| | | Time extension | n/a |

| Section A: Contractor Work | | |
|---|---|---|
| **1. Total Contractor Labor** | $ | 8,480.88 |
| 2. Total Contractor Material | $ | 11,700.00 |
| 3. Total Contractor Equipment Rented | | |
| 4. Total Contractor Equipment Owned | $ | 6,400.00 |
| **Total Unit Price Costs** | | |
| 5. SUBTOTAL | $ | 26,580.88 |
| 6. Contractor's Overhead (7.5%) | $ | 1,993.57 |
| 7. Contractor's Profit (7.5%) | $ | 1,993.57 |
| **8. CONTRACTOR TOTAL** | $ | 30,568.01 |

| SECTION B: SUBCONTRACTOR WORK | Round Totals to Nearest Dollar | |
|---|---|---|
| 9. Names of Subcontractors: | | |
| A. | | |
| B. | | |
| C. | | |
| 9a. 10% Overhead & Profit | | |
| **10. TOTAL SUBCONTRACTOR PROPOSALS** | **$** | **-** |
| 11. Contractor's Override on Subs' Proposal: | | |
| 11a. 5% Overhead & Profit | $ | - |
| 12. Total Premium Portion of Subcontractor Labor | | |
| 13. Subcontractor Total | $ | - |

| SECTION D: CONTRACTOR'S REQUESTED TOTAL | $ | 30,568.01 |
|---|---|---|
| 15. AMOUNT REQUESTED | | |

*Vlatko stojceski* 7/1/2026
Contractor's Signature Date

Vlatko Stojceski
Print Name of Autorized Representative

Senior PM
Print Title

ZN construction reserves it's rights to seek additional time from the cumulative effect of multiple change of plans including general condition associate with the delay

# ZN Construction, LLC

**LABOR AND MATERIAL WORK SHEET** Project:

| | | | |
|---|---|---|---|
| Contractor Name: | ZN CONSTRUCTION, LLC | Date: | 7/1/2026 |
| Address: | 278 Broadway, Ste B | | |
| | Elmwood Park, NJ 07407 | ZN COR # | 4 |
| Telephone No: | 201-509-8833 | Revision No: | |

**A. LABOR**

| Work Description | Trade | Hours | Total Rate | Total Labor Cost |
|---|---|---|---|---|
| Asphalt removal | Laborer D | 16 | $ 122.44 | $ 1,959.04 |
| Asphalt removal operator removal | oper. Engineer | 32 | $ 125.42 | $ 4,013.44 |
| Asphalt removal loading dumpsters | oper. Engineer | 12 | $ 125.42 | $ 1,505.04 |
| Soil removal and loading | oper. Engineer | 8 | $ 125.42 | $ 1,003.36 |
| | | | | |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | Total from additional Labor Worksheet Extension(s) if required | | |
| | | | **TOTAL LABOR** | $ 8,480.88 |

**B. MATERIAL**

| Material Description | Quantity | Unit | Unit Cost | Material Cost |
|---|---|---|---|---|
| Dumpster 15 cy | 8 | EA | $ 1,250.00 | $ 10,000.00 |
| Tri axle trucks for soil disposal | 2 | | $ 850.00 | $ 1,700.00 |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | | | $ - |
| | | Total from additional Material worksheet extension(s) if required | | |
| | | | **TOTAL SUBCONTRACTOR MATERIAL** | $ 11,700.00 |

**C. Equipment** (from Equipment Expense Proposal)

| Equipment Description | Hours Used | Rent Y/N | Rate | Equp. Cost |
|---|---|---|---|---|
| Large excavator with grapple | 16 | | $ 180.00 | $ 2,880.00 |
| | | | | |
| Mid size excavator | 32 | | $ 110.00 | $ 3,520.00 |
| | | | | $ - |
| | | | **TOTAL EQUIPMENT** | $ 6,400.00 |

**D. SUMMARY** Total Labor, Material, Equipment (A+B+C) $ 26,580.88

| ZN Construction Trade | Base Rate | Employer SS 6.20% | Employer Medicare 1.45% | Employer NJ UI/DI/WFD 5.80% | Employer FUTA 0.60% | State Workers Comp Rates | Employer W/C Cost | General Liability 0.50% | Total | Time and a half | Double Time |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Carpenter | $ 81.51 | | $ 1.18 | $ 4.73 | $ 0.49 | 19.51% | $ 15.90 | $ 0.41 | **$ 103.04** | $ 154.56 | $ 206.08 |
| Laborer A | $ 74.12 | $ 4.60 | $ 1.07 | $ 4.30 | $ 0.44 | 19.51% | $ 14.46 | $ 0.37 | **$ 98.29** | $ 147.44 | $ 196.58 |
| Operating engineer | $ 102.12 | $ 6.33 | $ 1.48 | $ 5.92 | $ 0.61 | 9.72% | $ 9.93 | $ 0.51 | **$ 125.42** | $ 188.13 | $ 250.84 |
| Stone/Mason | $ 88.28 | $ 5.47 | $ 1.28 | $ 5.12 | $ 0.53 | 16.75% | $ 14.79 | $ 0.44 | **$ 114.63** | $ 171.95 | $ 229.26 |
| Laborer D | $ 94.03 | $ 5.83 | $ 1.36 | $ 5.45 | $ 0.56 | 17.12% | $ 16.10 | $ 0.47 | **$ 122.45** | $ 183.67 | $ 244.89 |
| | | $ - | $ - | $ - | $ - | 17.12% | $ - | $ - | **$ -** | $ - | $ - |
| | | $ - | $ - | $ - | $ - | 9.42% | $ - | $ - | **$ -** | $ - | $ - |
| | | $ - | $ - | $ - | $ - | 9.72% | $ - | $ - | **$ -** | $ - | $ - |
| | | $ - | $ - | $ - | $ - | 7.30% | $ - | $ - | **$ -** | $ - | $ - |
| | | $ - | $ - | $ - | $ - | 19.51% | $ - | $ - | **$ -** | $ - | $ - |
| | | $ - | $ - | $ - | $ - | 19.51% | $ - | $ - | **$ -** | $ - | $ - |

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-168

**July 13, 2026**

**RESOLUTION AUTHORIZING CHANGE ORDER #5 - FOR ZN CONSTRUCTION LLC, FOR THE RENOVATION AND CONSTRUCTION OF THE CAMERON RECREATION AREA IN THE AMOUNT OF $3,461.55 FOR ADDITIONAL WORK REQUESTED BY PSEG TO REPLACE CONDUIT FOR A NET INCREASE OF $3,461.55 TO THE ORIGINAL CONTRACT AMOUNT**

**WHEREAS**, the Council of South Orange Village (the "Village") adopted Resolution #2025-302 at its Regular Meeting on December 22, 2025, awarding the project to ZN Construction LLC in the amount of $2,320,804.80; and

**WHEREAS**, the Construction Manager for the project recommend moving forward with this change based on the proposal provided by the contractor; and

**WHEREAS**, the approval of Change Orders #5 will represent .0014 increase in the original contract amount of $2,320,804.80.

**NOW THEREFORE BE IT RESOLVED**, by the Council of South Orange Village that Resolution #2026-168 be adopted by the Council on July 13, 2026 to reflect a net increase of $3,461.55; and pending the approval of Change Order #5 in the amount of $3,461.55, the amended contract total is $2,407,663.15.

**CERTIFICATION OF AVAILABLE FUNDS**

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq. and any other applicable requirement, I, Gregory Bock, Village Treasurer of South Orange Village, have ascertained that there are available sufficient uncommitted funds in the line item specified below to award the contract specified in the above resolution, in the amount specified below. I further certify that I will encumber these funds upon the passage of this resolution.

| Line Item | Description | Amount |
|---|---|---|
| C-04-25-0900-600 | Rec-Cameron Rec Area NTE # | 3,461.55 |

Gregory Bock, Village Treasurer — Date: 7/8/26

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Council at their regular meeting held on Monday, July 13, 2026.

_____

Ojetti E. Davis
Village Clerk

# AIA® Document G701® – 2017

## *Change Order*

| PROJECT: *(name and address)* | CONTRACT INFORMATION: Contract | CHANGE ORDER INFORMATION: Change |
|---|---|---|
| Cameron Recreation Area Renovation | For: General Contractor<br>Date: January 23, 2026 | Order Number: 005<br>Date: July 2, 2026 |
| OWNER: Village of South Orange<br>76 South Orange Ave<br>South Orange, NJ 07079 | ARCHITECT: Dresdner Robin<br>55 Lane Road, Ste 220<br>Fairfield, NJ 07004 | CONTRACTOR: ZN Construction LLC<br>185 E. 54th Street<br>Elmwood Park, NJ 07407 |

THE CONTRACT IS CHANGED AS FOLLOWS:
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Additional work associated with the already installed conduit as requested by PSEG. Conduit was replaced

| | | |
|---|---|---|
| The original (Contract Sum) (Guaranteed Maximum Price) was | $ | 2,320.804.80 |
| The net change by previously authorized Change Orders | $ | 83,396.80 |
| The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was | $ | 2,404,201.60 |
| The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of | $ | 3,461.55 |
| The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be | $ | 2,407,663.15 |
| The Contract Time will be (increased) (decreased) (unchanged) by | | ( 0 ) days. |
| The new date of Substantial Completion will be | | |

*NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.*

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

| ARCHITECT *(Firm name)* | CONTRACTOR *(Firm name)* | OWNER *(Firm name)* |
|---|---|---|
| Dresdner Robin Environmental Management, Inc. | **ZN Construction LLC** | |
| SIGNATURE | SIGNATURE | SIGNATURE |
| Mark Robison, LLA - Project Manager | **Irena Stojceski - President** | |
| PRINTED NAME AND TITLE | PRINTED NAME AND TITLE | PRINTED NAME AND TITLE |
| 7/6/2026 | 7/6/2026 | |
| DATE | DATE | DATE |

AIA Document G701 – 2017. Copyright © 1979, 1987, 2000, 2001 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. To report copyright violations, e-mail docinfo@aiacontracts.com.

ZN CONSTRUCTION, LLC
185 E 54th street , Elmwood Park 07407

## CHANGE ORDER FORM

Description of work: Additional work associated with the already installed conduit as requested by PSEG. Conduit was replaced

**CONTRACTOR PROPOSAL**

| | | | |
|---|---|---|---|
| Contractor Name: | ZN CONSTRUCTION, LLC | Date: | 7/2/26 |
| Address | 185 E. 54th Street | Project No: | |
| | Elmwood Park, NJ 07407 | Change Proposal No: | 5 |
| Telephone No: | 201-509-8833 | Revision No: | |
| | | Time extension | n/a |

| Section A: Contractor Work | | |
|---|---|---|
| **1. Total Contractor Labor** | $ | 1,959.04 |
| 2. Total Contractor Material | | |
| 3. Total Contractor Equipment Rented | | |
| 4. Total Contractor Equipment Owned | | |
| **Total Unit Price Costs** | | |
| 5. SUBTOTAL | $ | 1,959.04 |
| 6. Contractor's Overhead (7.5%) | $ | 146.93 |
| 7. Contractor's Profit (7.5%) | $ | 146.93 |
| **8. CONTRACTOR TOTAL** | $ | 2,252.90 |

| SECTION B: SUBCONTRACTOR WORK | Round Totals to Nearest Dollar | |
|---|---|---|
| 9. Names of Subcontractors: | $ | 1,151.10 |
| A. D&M Electric | | |
| B. | | |
| C. | | |
| 9a. 10% Overhead & Profit | | |
| **10. TOTAL SUBCONTRACTOR PROPOSALS** | **$** | **1,151.10** |
| 11. Contractor's Override on Subs' Proposal: | | |
| 11a. 5% Overhead & Profit | $ | 57.56 |
| 12. Total Premium Portion of Subcontractor Labor | | |
| 13. Subcontractor Total | $ | 1,208.66 |

| SECTION D: CONTRACTOR'S REQUESTED TOTAL | $ | 3,461.55 |
|---|---|---|
| 15. AMOUNT REQUESTED | | |

*Vlatko stojceski* 7/2/26
Contractor's Signature Date

Vlatko Stojceski
Print Name of Autorized Representative

Senior PM
Print Title

ZN construction reserves it's rights to seek additional time from the cumulative effect of multiple change of plans including general condition associate with the delay

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-169

**July 13, 2026**

**RESOLUTION AUTHORIZING THE HIRING OF PART-TIME SEASONAL EMPLOYEES IN THE DEPARTMENT OF RECREATION AND CULTURAL AFFAIRS FOR SOUTH ORANGE VILLAGE**

BE IT RESOLVED, by the Village Council of South Orange Village that it hereby affirms the Village Administrator's hiring of the following individuals as part-time, seasonal employees in the South Orange Department of Recreation and Cultural Affairs based on the recommendation of the Director of the Department of Recreation and Cultural Affairs.

[Listing Hires with pay rates attached]

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Village Council at their regular meeting held on Monday, July 13, 2026.

_____
Ojetti E. Davis
Village Clerk

| First Name | Last Name | Position | Pay Rate | Date of Hire | Notes |
|---|---|---|---|---|---|
| Claire | Caldwell | Part-Time Program Instructor | $30.00 | 7/14/26 | New Hire |
| Dwayne | Clark | Part-Time Program Instructor | $60.00 | 7/14/26 | Rate Adjustment |
| Kellye | Garrett | Part-Time Program Instructor | $50.00 | 7/14/26 | New Hire |
| Elise | Rothke | Part-Time Front Desk Associate | $16.00 | 7/14/26 | New Hire |
| Zaria | Thompson | Part-Time Front Desk Associate | $16.00 | 7/14/26 | New Hire |

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-170

**July 13, 2026**

**RESOLUTION AUTHORIZING CHANGE ORDER #14 - FOR GROVE CONTRACTING LLC, FOR RENOVATION AND CONSTRUCTION OF THE SOUTH ORANGE LIBRARY IN THE AMOUNT OF $32,240.59 FOR POWER TO MOTORIZED SHADES IN A NET INCREASE OF $32,240.59 TO THE ORIGINAL CONTRACT AMOUNT**

**WHEREAS**, the Council of South Orange Village (the "Village") adopted Resolution #2025-075 at its Regular Meeting on April 14, 2025, awarding the project to Grove Contracting LLC in the amount of $14,120,000.00; and

**WHEREAS**, unknown field conditions caused the change in scope of necessary work in Connett building; and

**WHEREAS**, the Architect and the Construction Manager for the project recommend moving forward with this change based on the proposal provided by the contractor; and

WHEREAS, Change Order #1 in the amount of $29,892.56.00 has been approved; and

WHEREAS, Change Order #2 and 3 were charged to the contract allowance; and

WHEREAS, Change Order #4 has been approved; and

WHEREAS, Change Order #5 has been approved; and

WHEREAS, Change Order #6 has been approved; and

WHEREAS, Change Order #7 has been approved; and

WHEREAS, Change Order #8 has been approved; and

WHEREAS, Change Order #9 has been approved; and

WHEREAS, Change Order #10 has been approved; and

WHEREAS, Change Order #11 has been approved; and

WHEREAS, Change Order #12 has been approved; and

WHEREAS, Change Order #13 has been approved; and

WHEREAS, Change Order #14 represents a .0022 increase to the original contract; and

WHEREAS, the new contract amount is $ 14,361,626.50;

**NOW THEREFORE BE IT RESOLVED**, by the Council of South Orange Village that Resolution #2026-170 be adopted by the Council on July 13, 2026 to reflect a net increase of $32,240.59; and pending the approval of Change Order #14 in the amount of $32,240.59, the amended contract total is $14,361,626.50.

**CERTIFICATION OF AVAILABLE FUNDS**

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq. and any other applicable requirement, I, Gregory Bock, Village Treasurer of South Orange Village, have ascertained that there are available sufficient uncommitted funds in the line item specified below to award the contract specified in the above resolution, in the amount specified below. I further certify that I will encumber these funds upon the passage of this resolution.

C-04-25-1500-100 Library Supplemental App. NTE $ 32,240.59

Line Item Description Amount

Gregory Bock, Village Treasurer 7/8/26 Date

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Council at their regular meeting held on Monday, July 13, 2026.

_____

Ojetti E. Davis
Village Clerk

# AIA® Document G731™ – 2019

## *Change Order, Construction Manager as Adviser Edition*

**PROJECT:** *(name and address)*
South Orange Public Library

65 Scotland Road
South Orange, NJ 07079

**CONTRACT INFORMATION:**
Contract For:
General Construction
Date:
04-16-2025

**CHANGE ORDER INFORMATION:**
Change Order Number:
14
Date:
06-22-2026

**OWNER:** *(name and address)*
The Village of South Orange
76 South Orange Ave
South Orange, NJ 07079

**ARCHITECT:** *(name and address)*
Andrew Berman Architect PLLC
77 Chambers Street, 4th Floor
New York, NJ 10007

**CONTRACTOR:** *(name and address)*
Grove Contracting
70 Durrel Street
Verona, NJ 07044

**CONSTRUCTION MANAGER:** *(name and address)*
Legacy Construction Management
5021 Industrial Road
Wall, 07727

**THE CONTRACT IS CHANGED AS FOLLOWS:**
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*
For the amount PCO 37: Power to Motorized Shades as per RFI 61 = $31,000.57
Add 4% for Bonds and Insurance = $1240.02
Total Amount = $32,240.59.

| | | |
|---|---|---|
| The original Contract Sum was | $ | 14,120,000.00 |
| Net change by previously authorized Change Orders | $ | 209,385.91 |
| The Contract Sum prior to this Change Order was | $ | 14,329,385.91 |
| The Contract Sum will be increased by this Change Order in the amount of | $ | 32,240.59 |
| The new Contract Sum including this Change Order will be | $ | 14,361,626.50 |

The Contract time will be unchanged by (0) days.
The Contractor s Work shall be substantially complete on .

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

| | |
|---|---|
| **ARCHITECT** *(Signature)* | **CONSTRUCTION MANAGER** *(Signature)* |
| BY: Dan Misri, Senior Project Architect | BY: Conor O'Brien, Project Executive |
| *(Printed name, title, and license number if required)* | *(Printed name and title)* |
| *Date* | *Date* |

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 19:00:16 EDT on 06/22/2026 under Subscription No.20250159892 which expires on 11/11/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
**User Notes:** (6a3981f85a1a785856c6bbdd)

**CONTRACTOR** *(Signature)*

BY: Michael Ciccarelli, President/Owner
*(Printed name and title)*

*Date*

**OWNER** *(Signature)*

BY: Ellen Foye Malgieri, Purchasing Agent
*(Printed name and title)*

*Date*

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 19:00:16 EDT on 06/22/2026 under Subscription No.20250159892 which expires on 11/11/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
**User Notes:** (6a3981f85a1a785856c6bbdd)

**GROVE PROJECT NO.: GP2416**

**CONTRACT / PROJECT NAME: South Orange Public Library** | **DATE: 6/10/26**

**CONTRACT / PROJECT NO.: 2025** | **SPECIFIED DURATION: (TBD) CALENDAR DAYS**

**CHANGE ORDER PROPOSAL NO.: 037** | **REQUIRED DURATION: (TBD) CALENDAR DAYS**

**PREPARED BY : Mike Jr. President Grove Contracting**

**SCOPE OF WORK: Power to Motorized Shades as per RFI061**

| DESCRIPTION | NOTE | UNIT | QTY. | MATERIAL | LABOR | EQP./OTHER | RATE | AMOUNT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| SUPERVISION | | | 0 | | $117.33 | | | $0.00 | $ - |
| PROJECT MANAGER | | | 0 | | $160.76 | | | $0.00 | $ - |
| MOBILIZATION/ PROTECTION SET UP | | | 0 | | $90.78 | | | $0.00 | $ - |
| | | | | | | | | | |
| | | | | | | | | | |
| **Empire Door** | | | | | | | | | |
| See attached Quote | | | | | | | | 29,524.35 | $ 29,524.35 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

| COMMENTS | | | |
|---|---|---|---|
| 1. Scope Of Work | **NET COST** | **$29,524.35** | |
| | **SUB O&P 10%** | | |
| | **GC O&P 5%** | $ | 1,476.22 |
| | | | |
| | | | |
| | **FINAL TOTAL** | | **$31,000.57** |

Grove Contracting
882 Pompton Ave
Cedar Grove, NJ 07009

June 8, 2026

RCO # 4

Att: Mike C

**Lemco Corporation**
*Electrical and Mechanical Construction*

Re: SOPL Motorized Window Shades

We are pleased to provide a price for additional work for the above referenced project. Our proposal is based on changes due to RFI 61 response.

The following items are included in our proposal

1. Install (3) 120 volt single pole 20 amp breakers in panel LP-C-3 A/B for window shade controllers. Each controller will have a dedicated circuit
2. Mount 3 Shade controllers in connect storage room 303
3. Install riser conduits from ceiling elevation to controller for wiring entry into shade controllers
4. Install 54 dedicated 16/2 wiring from windows to controllers
5. Terminate power wiring, controllers and connectors( provided by other) at window locations
6. Mount 3 wireless switches(provided by other) in community room for shade operation

The following items are excluded from our proposal.

1. Overtime and premium time
2. Shades and mounting
3. Controllers and end connectors
4. Cutting, patching and painting of existing building, if needed

| | |
|---|---|
| Labor | $ 23,949.20 |
| Material | $ 2,891.12 |
| O&P | $ 2,684.03 |
| Total | $ 29,524.35 |

Sincerely,
Kristoffer M Bush
President

South Orange Library RCO 4 Window Shades
Totals (Detailed) - Bid Summary: Default

| | |
|---|---|
| Job Number | 939 |
| Bid Date | 6/4/2026 |
| Bid Time | 9:27:00 AM |
| Square Footage | 0 |

**Material Totals**

| Division | Total | Factor | Extended |
|---|---|---|---|
| Breakdown #1 | $2,891.12 | 0.00 % | $2,891.12 |
| **Total** | $2,891.12 | | **$2,891.12** |
| **Sales Tax (0.00%)** | | | **$0.00** |
| **Total Material** | | | **$2,891.12** |

**Labor Hours**

| Division | Total | Factor | Extended |
|---|---|---|---|
| Breakdown #1 | 200.54 | 0.00 % | 200.54 |
| **Total** | 200.54 | | **200.54** |

**Labor Rates**

| Category | % of Total | Hours | Base Rate | Burden $ | Burden % | Extended |
|---|---|---|---|---|---|---|
| Foreman 1-3 | 30.000 | 60.162 | $78.38 | 70.31 | 89.700 | $8,945.49 |
| journeyman | 40.000 | 80.216 | 66.99 | 56.61 | 84.500 | 9,914.70 |
| 4th Year App | 30.000 | 60.162 | 41.53 | 35.09 | 84.500 | 4,609.61 |
| **Total** | 100.000 | 200.540 | x $117.03 | (average of labor rate w/burden) = | | **$23,469.80** |

**Non-Productive Labor**

| Description | Hours | Rate | Factor | Extended |
|---|---|---|---|---|
| Project Management/Estimating | 3.00 | $160.00 | 0.00 % | $480.00 |
| **Total** | | | | **$480.00** |
| **Total Labor (203.54 hours)** | | | | **$23,949.20** |
| Job Subtotal (Prime Cost) | | | | **$26,840.32** |

**Overhead**

| | |
|---|---|
| Non Quoted Material (10.000 %) | $289.11 |
| Quoted Material (8.000 %) | $0.00 |
| Direct Labor (10.000 %) | $2,346.92 |
| Non Productive Labor (10.000 %) | $48.00 |
| Job Expenses (5.000 %) | $0.00 |
| Tools and Misc. Materials (0.000 %) | $0.00 |
| Subcontracts (5.000 %) | $0.00 |

South Orange Library RCO 4 Window Shades
Totals (Detailed) - Bid Summary: Default

| | |
|---|---|
| Overhead (10.00%) | **2,684.03** |
| **Profit** | |
| Non Quoted Material (0.000 %) | $0.00 |
| Quoted Material (0.000 %) | $0.00 |
| Direct Labor (0.000 %) | $0.00 |
| Non Productive Labor (0.000 %) | $0.00 |
| Job Expenses (5.000 %) | $0.00 |
| Tools and Misc. Materials (5.000 %) | $0.00 |
| Subcontracts (5.000 %) | $0.00 |
| Profit (0.00%) | **0.00** |
| Job Total | **$29,524.35** |
| Actual Bid Price | **$29,524.35** |
| Material to Direct Labor ratio: 0.11 | |
| Prime Cost per square foot | **$0.00** |
| Job Total per square foot | **$0.00** |
| Actual Bid Price per square ft | **$0.00** |
| Labor cost per square foot | **$0.00** |
| Labor hours per square foot | **0.00** |
| Gross Profit % | **9.09** |
| Gross Profit $ | **$2,684.03** |
| Net Profit % | **0.00** |

**South Orange Library RCO 4 Window Shades**
**Job Number: 939**
**Extension By Breakdown, And Subtotals By Section**

| Item # | Description | Quantity | Price | U | Ext Price | Labor Hr | U | Ext Lab Hr | La |
|---|---|---|---|---|---|---|---|---|---|
| | --- Breakdown #1 --- | | | | | | | | |
| | --- Section #4(branch cir.) --- | | | | | | | | |
| 1001 | 3/4" EMT | 30.00 | 99.61 | C | 29.88 | 10.50 | C | 3.15 | |
| 1437 | 3/4" Set Screw Steel Conn | 6.00 | 65.23 | C | 3.91 | 0.06 | E | 0.36 | |
| 1599 | 3/4" Plastic Bushing | 3.00 | 17.99 | C | 0.54 | 0.07 | E | 0.21 | |
| 1866 | 3/4" GRC Coupling | 3.00 | 311.46 | C | 9.34 | 0.06 | E | 0.18 | |
| 2336 | 3/4" Unistrut Strap | 6.00 | 224.24 | C | 13.45 | 5.00 | C | 0.30 | |
| 2926 | 12/2 Alum MC Cable w/Green Ground Wire | 300.00 | 665.01 | M | 199.50 | 25.50 | M | 7.65 | |
| 2932 | 3/8" SS Flex/BX Conn | 6.00 | 1.21 | E | 7.26 | 0.05 | E | 0.30 | |
| 8275 | 3/8" 1-Hole Strap | 37.50 | 44.61 | C | 16.73 | 1.40 | C | 0.53 | |
| | --- Section #4(branch cir.) Total --- | | | | 280.61 | | | 12.68 | |
| | --- Shade wiring and Controllers --- | | | | | | | | |
| 1002 | 1" EMT | 60.00 | 172.70 | C | 103.62 | 4.00 | C | 2.40 | |
| 1438 | 1" Set Screw Steel Conn | 6.00 | 87.66 | C | 5.26 | 0.07 | E | 0.42 | |
| 1600 | 1" Plastic Bushing | 12.00 | 31.64 | C | 3.80 | 0.08 | E | 0.96 | |
| 2332 | 1/4" Beam Clamp | 40.00 | 4.50 | E | 180.00 | 0.07 | E | 2.80 | |
| 2337 | 1" Unistrut Strap | 12.00 | 239.24 | C | 28.71 | 6.00 | C | 0.72 | |
| 2360 | 2" Conduit Hanger w/Bolt | 40.00 | 247.07 | C | 98.83 | 10.00 | C | 4.00 | |
| 4367 | #14-12-10 Wire Termination Labor | 228.00 | 0.00 | E | 0.00 | 0.10 | E | 22.80 | |
| 6644 | Unistrut (Deep) | 10.00 | 302.85 | C | 30.29 | 10.00 | C | 1.00 | |
| 9565 | 18/1 Pr Unshielded Cable | 6,000.00 | 360.00 | M | 2,160.00 | 25.46 | M | 152.76 | |
| | --- Shade wiring and Controllers Total --- | | | | 2,610.51 | | | 187.86 | |
| | --- Breakdown #1 Total --- | | | | 2,891.12 | | | 200.54 | |
| | Job Total | | | | 2,891.12 | | | 200.54 | |

* Target, Labor column 2

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-171

**July 13, 2026**

**RESOLUTION AUTHORIZING CHANGE ORDER #15 - FOR GROVE CONTRACTING LLC, FOR RENOVATION AND CONSTRUCTION OF THE SOUTH ORANGE LIBRARY IN THE AMOUNT OF $76,933.77 FOR PSEG VAULT SITE WORK AND MODIFICATIONS FOR LEMCO IN A NET INCREASE OF $76,933.77 TO THE ORIGINAL CONTRACT AMOUNT**

**WHEREAS**, the Council of South Orange Village (the "Village") adopted Resolution #2025-075 at its Regular Meeting on April 14, 2025, awarding the project to Grove Contracting LLC in the amount of $14,120,000.00; and

**WHEREAS**, unknown field conditions caused the change in scope of necessary work in Connett building; and

**WHEREAS**, the Architect and the Construction Manager for the project recommend moving forward with this change based on the proposal provided by the contractor; and

WHEREAS, Change Order #1 in the amount of $29,892.56.00 has been approved; and

WHEREAS, Change Order #2 and 3 were charged to the contract allowance; and

WHEREAS, Change Order #4 has been approved; and

WHEREAS, Change Order #5 has been approved; and

WHEREAS, Change Order #6 has been approved; and

WHEREAS, Change Order #7 has been approved; and

WHEREAS, Change Order #8 has been approved; and

WHEREAS, Change Order #9 has been approved; and

WHEREAS, Change Order #10 has been approved; and

WHEREAS, Change Order #11 has been approved; and

WHEREAS, Change Order #12 has been approved; and

WHEREAS, Change Order #13 has been approved; and

WHEREAS, Change Order #14 has been approved; and

WHEREAS, Change Order #15 represents a .0054 increase to the original contract; and

WHEREAS, the new contract amount is $ 14,438,560.27;

**NOW THEREFORE BE IT RESOLVED**, by the Council of South Orange Village that Resolution #2026-171 be adopted by the Council on July 13, 2026 to reflect a net increase of $76.933.77; and pending the approval of Change Order #15 in the amount of $76,933.77, the amended contract total is $14,438,560.27.

**CERTIFICATION OF AVAILABLE FUNDS**

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq. and any other applicable requirement, I, Gregory Bock, Village Treasurer of South Orange Village, have ascertained that there are available sufficient uncommitted funds in the line item specified below to award the contract specified in the above resolution, in the amount specified below. I further certify that I will encumber these funds upon the passage of this resolution.

| C-04-25-1500-100 | Library. Supplemental App. | NTE $ 76,933.77 |
|---|---|---|
| Line Item | Description | Amount |

Gregory Bock, Village Treasurer — Date: 7/8/26

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Council at their regular meeting held on Monday, July 13, 2026.

_____

Ojetti E. Davis
Village Clerk

# AIA® Document G731™ – 2019

## *Change Order, Construction Manager as Adviser Edition*

**PROJECT:** *(name and address)*
South Orange Public Library

65 Scotland Road
South Orange, NJ 07079

**CONTRACT INFORMATION:**
Contract For:
General Construction
Date:
04-16-2025

**CHANGE ORDER INFORMATION:**
Change Order Number:
015
Date:
06-29-2026

**OWNER:** *(name and address)*
The Village of South Orange
76 South Orange Ave
South Orange, NJ 07079

**ARCHITECT:** *(name and address)*
Andrew Berman Architect PLLC
77 Chambers Street, 4th Floor
New York, NJ 10007

**CONTRACTOR:** *(name and address)*
Grove Contracting
70 Durrel Street
Verona, NJ 07044

**CONSTRUCTION MANAGER:** *(name and address)*
Legacy Construction Management
5021 Industrial Road
Wall, 07727

**THE CONTRACT IS CHANGED AS FOLLOWS:**
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*
For the Lemco amount described in PCO 33: PSEG Vault Site Work and Vault Modifications per Redline Drawing = $73,974.78.
Add 4% for Bonds and Insurance = $2958.99
Total Amount = $76,933.77.

| | | |
|---|---|---|
| The original Contract Sum was | $ | 14,120,000.00 |
| Net change by previously authorized Change Orders | $ | 241,626.50 |
| The Contract Sum prior to this Change Order was | $ | 14,361,626.50 |
| The Contract Sum will be increased by this Change Order in the amount of | $ | 76,933.77 |
| The new Contract Sum including this Change Order will be | $ | 14,438,560.27 |

The Contract time will be unchanged by (0) days.
The Contractor s Work shall be substantially complete on .

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

| | |
|---|---|
| **ARCHITECT** *(Signature)* | **CONSTRUCTION MANAGER** *(Signature)* |
| BY: Dan Misri, Senior Project Architect | BY: Conor O'Brien, Project Executive |
| *(Printed name, title, and license number if required)* | *(Printed name and title)* |
| *Date* | *Date* |

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 15:41:36 EDT on 06/29/2026 under Subscription No.20250159892 which expires on 11/11/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
**User Notes:** (6a429054265b2a00c34b9f3f)

**CONTRACTOR** *(Signature)*

BY: Michael Ciccarelli, President/Owner
*(Printed name and title)*

*Date*

**OWNER** *(Signature)*

BY: Ellen Foye Malgieri, Purchasing Agent
*(Printed name and title)*

*Date*

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 15:41:36 EDT on 06/29/2026 under Subscription No.20250159892 which expires on 11/11/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
**User Notes:** (6a429054265b2a00c34b9f3f)

**GROVE PROJECT NO.: GP2416**

**CONTRACT / PROJECT NAME: South Orange Public Library** | **DATE: 6/1/26**

**CONTRACT / PROJECT NO.: 2025** | **SPECIFIED DURATION: (TBD) CALENDAR DAYS**

**CHANGE ORDER PROPOSAL NO.: 033** | **REQUIRED DURATION: (TBD) CALENDAR DAYS**

**SCOPE OF WORK:PSEG Vault Site work and Vault Modifications Per Redline Drawing** | **PREPARED BY : Mike Jr. President Grove Contracting**

| DESCRIPTION | NOTE | UNIT | QTY. | MATERIAL | LABOR | EQP./OTHER | RATE | AMOUNT | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| SUPERVISION | | | 0 | | $117.33 | | | $0.00 | $ - |
| PROJECT MANAGER | | | 0 | | $160.76 | | | $0.00 | $ - |
| MOBILIZATION/ PROTECTION SET UP | | | 0 | | $90.78 | | | $0.00 | $ - |
| | | | | | | | | | |
| | | | | | | | | | |
| **Lemco** | | | | | | | | | |
| Please see attached | | | | | | | | 73,974.78 | $ 73,974.78 |
| | | | | | | | | | |
| **National Rental** | | | | | | | | 4,350.30 | |
| Approved under CO011 | | | | | | | | | $ - |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| **McEntee Constrcution** | | | | | | | | 24,850.00 | $ 24,850.00 |
| | | | | | | | | | |
| **Teal Demolition (Trucking soil off-site)** | | | | | | | | | |
| Please see attached | | | | | | | | | |
| | | | | | | | | | |

| COMMENTS |
|---|
| 1. Scope Of Work |
| Notes for Grove per Lemco; Contract excavation 110 feet<br>Added scope 150 LF<br>Hand hole 5x3x4<br>Limiter Cabinet Concrete pad 5x5 |
| |

| | |
|---|---|
| **NET COST** | **$98,824.78** |
| **SUB O&P 10%** | |
| **GC O&P 5%** | $ 4,941.24 |
| **Bonds & Insurance 4%** | |
| **FINAL TOTAL** | **$103,766.02** |

Grove Contracting
882 Pompton Ave
Cedar Grove, NJ 07009

April 16, 2026

RCO # 2

Lemco Corporation
Electrical and Mechanical Construction

Att: Mike C

Re: SOPL Service Changes

We are pleased to provide a price for additional work for the above referenced project. Our proposal is based on changes due to RFI responses and PSE&G requirements

The following items are included in our proposal

1. Install 4" PVC 90 bends with bell ends up into a 1600-amp outdoor nema 3R limiter cabinet
2. Supply and install new 1600-amp limiter cabinet with line and load lugs
3. Install 4 sets on 500 MCM secondary copper conductors from limiter cabinet to main switchgear located inside 1968 building. (Wire only. Conduit included in base contract)
4. Install 3 x 4" sch 40 PVC from utility vaults to new 28"x 60" utility handhole
5. Supply 28" x 60" utility handhole per PSE&G specs
6. Supply and install 1200-amp limiter cabinet for fire pump service
7. Supply line and load side lugs
8. Supply and install 1200-amp nema 1 indoor fused disconnect with 900-amp fuses for fire pump service. Based on RFI 57 response
9. Supply and install wiring from limiter cabinet to new 1200 amp disconnect
10. Supply and install wiring from 1200 amp disconnect to CT cabinet line side only (Load side wiring part of base bid)
11. Extend EMT feeder from CT cabinet to fire pump controller based on RFI 57 response
12. CREDIT of $2,000.00 for interior underground box that was eliminated. Cost has been deducted from new equipment package. Equipment quote $ 32,000.00. Cost used in change order $ 30,000.00

The following items are not included in our proposal

1. Permit, engineering and utility fees
2. Overtime and premium time
3. Dumpster and disposal fees
4. Excavation, backfill and restoration
5. Concrete encasement and rebar
6. Wiring from vault to limiter cabinets

| | |
|---|---|
| Labor | $ 18,729.86 |
| Material | $ 48,519.94 |
| O&P | $ 6,724.98 |
| Total | $ 73,974.78 |

Sincerely,
Kristoffer M Bush
President

South Orange Library Rebid

Totals (Summary) - Bid Summary: RCO Service Changes

| | |
|---|---|
| Material | |
| Non-Quoted | $18,519.94 |
| Quotes | 30,000.00 |
| Sales Tax (0.00%) | 0.00 |
| Total Material | $48,519.94 |
| Labor | |
| Direct (165.21 hours @ $113.37) | $18,729.86 |
| Non-Productive Labor | 0.00 |
| Total Labor (165.21 hours) | $18,729.86 |
| Direct Job Expenses | $0.00 |
| Tools and Miscellaneous Materials | 0.00 |
| Subcontracts | 0.00 |
| Job Subtotal (Prime Cost) | $67,249.80 |
| Overhead | |
| Non Quoted Material (10.000 %) | $1,851.99 |
| Quoted Material (10.000 %) | $3,000.00 |
| Direct Labor (10.000 %) | $1,872.99 |
| Non Productive Labor (10.000 %) | $0.00 |
| Job Expenses (10.000 %) | $0.00 |
| Tools and Misc. Materials (0.000 %) | $0.00 |
| Subcontracts (5.000 %) | $0.00 |
| Overhead (10.00%) | 6,724.98 |
| Profit | |
| Non Quoted Material (5.000 %) | $1,018.60 |
| Quoted Material (5.000 %) | $1,650.00 |
| Direct Labor (5.000 %) | $1,030.14 |
| Non Productive Labor (5.000 %) | $0.00 |
| Job Expenses (5.000 %) | $0.00 |
| Tools and Misc. Materials (5.000 %) | $0.00 |
| Subcontracts (5.000 %) | $0.00 |
| Profit (5.00%) | 3,698.74 |
| Job Total | $77,673.52 |
| | |
| Actual Bid Price | $77,673.52 |
| | |
| Material to Direct Labor ratio: 0.72 | |
| Prime Cost per square foot | $0.00 |
| Job Total per square foot | $0.00 |
| Actual Bid Price per square ft | $0.00 |
| Labor cost per square foot | $0.00 |
| Labor hours per square foot | 0.00 |
| Gross Profit % | 13.42 |
| Gross Profit $ | $10,423.72 |
| Net Profit % | 4.76 |

**South Orange Library Rebid**
**Job Number: 929**
**Extension By Breakdown, And Subtotals By Section**

| Item # | Description | Quantity | Price | U | Ext Price | Labor Hr | U | Ext Lab Hr | La |
|---|---|---|---|---|---|---|---|---|---|
| | --- RCO Service Changes --- | | | | | | | | |
| | --- Section #1 (site work) --- | | | | | | | | |
| 1208 | 4" PVC (Difficult) | 435.00 | 271.22 | C | 1,179.81 | 6.00 | C | 26.10 | |
| 2091 | 4" PVC Bell End | 16.00 | 766.02 | C | 122.56 | 0.22 | E | 3.52 | |
| 2135 | 4" PVC Elbow | 10.00 | 2,616.84 | C | 261.68 | 0.75 | E | 7.50 | |
| 2287 | 4" 1-Hole Strap | 54.38 | 592.11 | C | 321.96 | 2.50 | C | 1.36 | |
| 2368 | 4"x3" Base Spacer | 110.00 | 134.77 | C | 148.25 | 10.00 | C | 11.00 | |
| 3107 | 1/8" Poly Pull Line | 456.75 | 5.80 | M | 2.65 | 2.00 | M | 0.91 | |
| 8260 | J BOX FUSH W/GRADE W/TRAFFIC COVER | 1.00 | 5,251.80 | E | 5,251.80 | 1.75 | E | 1.75 | |
| 8315 | 4" Schedule 80 Std 45° Elbow | 6.00 | 2,616.71 | C | 157.00 | 0.00 | E | 0.00 | |
| | --- Section #1 (site work) Total --- | | | | 7,445.71 | | | 52.14 | |
| | --- Section #2 (sw.gear) --- | | | | | | | | |
| 4373 | #350 Wire Termination Labor | 12.00 | 0.00 | E | 0.00 | 0.35 | E | 4.20 | |
| 4375 | #500 Wire Termination Labor | 16.00 | 0.00 | E | 0.00 | 0.35 | E | 5.60 | |
| 6862 | #350 1-Hole Copper/Alum Lug | 8.00 | 5.64 | E | 45.12 | 13.00 | C | 1.04 | |
| 6863 | #500 1-Hole Copper/Alum Lug | 32.00 | 9.73 | E | 311.36 | 15.00 | C | 4.80 | |
| 1200 DIS | 1200A Distribution Board-Nema 1 | 1.00 | QUOTE | 2 | 0.00 | 21.30 | E | 21.30 | |
| 1200 LIM | 1200A Main Switchboard/Free Standing-N1 | 1.00 | QUOTE | 2 | 0.00 | 17.04 | E | 17.04 | |
| 1600 LIM | 1600A Main Switchboard/Free Standing-N1 | 1.00 | QUOTE | 2 | 0.00 | 22.00 | E | 22.00 | |
| | --- Section #2 (sw.gear) Total --- | | | | 356.48 | | | 75.98 | |
| | --- Section #3 (feeders) --- | | | | | | | | |
| 1017 | 3" EMT (Difficult) | 28.00 | 936.65 | C | 262.26 | 7.50 | C | 2.10 | |
| 1019 | 4" EMT (Difficult) | 1.00 | 1,266.10 | C | 12.66 | 9.75 | C | 0.10 | |
| 1344 | 3" EMT Elbow | 4.00 | 5,690.31 | C | 227.61 | 0.60 | E | 2.40 | |
| 1443 | 3" Set Screw Steel Conn | 2.00 | 1,123.05 | C | 22.46 | 0.23 | E | 0.46 | |
| 1445 | 4" Set Screw Steel Conn | 2.00 | 2,189.94 | C | 43.80 | 0.34 | E | 0.68 | |
| 1563 | 3" Set Screw Steel Cplg | 6.80 | 1,122.94 | C | 76.36 | 0.15 | E | 1.02 | |
| 1565 | 4" Set Screw Steel Cplg | 0.10 | 2,190.10 | C | 2.19 | 0.24 | E | 0.02 | |
| 1605 | 3" Plastic Bushing | 2.00 | 149.05 | C | 2.98 | 0.22 | E | 0.44 | |
| 1607 | 4" Plastic Bushing | 2.00 | 309.23 | C | 6.18 | 0.29 | E | 0.58 | |
| 2342 | 3" Unistrut Strap | 3.50 | 473.97 | C | 16.59 | 10.00 | C | 0.35 | |
| 2344 | 4" Unistrut Strap | 0.13 | 561.01 | C | 0.70 | 11.00 | C | 0.01 | |
| 2550 | 3/8" All Thread | 21.00 | 64.65 | C | 13.58 | 2.29 | C | 0.48 | |
| 2552 | 3/8" Hex Nut | 42.00 | 70.84 | C | 29.75 | 0.20 | C | 0.08 | |
| 2557 | Angle Bracket for 1/4-3/8 Rod | 10.50 | 207.12 | C | 21.75 | 15.00 | C | 1.58 | |
| 2559 | 5/16x2" Lag Screw | 10.50 | 12.26 | C | 1.29 | 5.00 | C | 0.53 | |
| 2798 | #1/0 THHN CU Stranded Wire | 143.00 | 4,250.87 | M | 607.87 | 13.00 | M | 1.86 | |
| 2802 | #250MCM THHN CU Stranded Wire | 128.00 | 9,198.36 | M | 1,177.39 | 22.00 | M | 2.82 | |
| 2804 | #350MCM THHN CU Stranded Wire | 44.00 | 12,915.70 | M | 568.29 | 27.00 | M | 1.19 | |
| 2806 | #500MCM THHN CU Stranded Wire | 400.00 | 19,031.77 | M | 7,612.71 | 33.00 | M | 13.20 | |
| 3107 | 1/8" Poly Pull Line | 135.45 | 5.80 | M | 0.79 | 2.00 | M | 0.27 | |
| 4375 | #500 Wire Termination Labor | 16.00 | 0.00 | E | 0.00 | 0.35 | E | 5.60 | |
| 6644 | Unistrut (Deep) | 5.25 | 200.83 | C | 10.54 | 10.00 | C | 0.53 | |
| 6650 | Cut 12 Gauge 1-5/8x1-5/8 Channel (labor) | 5.25 | 0.00 | E | 0.00 | 0.15 | E | 0.79 | |
| | --- Section #3 (feeders) Total --- | | | | 10,717.75 | | | 37.09 | |
| | --- RCO Service Changes Total --- | | | | 18,519.94 | | | 165.21 | |
| | Job Total | | | | 18,519.94 | | | 165.21 | |

* Target, Labor column 2

# Change Order - Quotation

**TO:**
SWT LEMCO CORP WAYNE
60 GREENWOOD AVE
WAYNE, NJ 07470-6760

**Project:** South Orange Public Library
**Date:** 04/16/26
**PO #:** 1055
**Change #:** 1
**Freight in Exempt :** No

**Material Change:** 32,000.00

| Change Type | Quantity | Description | Unit or Lot# | Unit Price | Ext Price | Change Amt |
|---|---|---|---|---|---|---|
| ✔ **Limiter Lug Cabinet** | 1 | 1600A N3R Limiter Lug Cabinet PSE&G | | 11,000.000/EA | 11,000.00 | 11,000.00 |
| | | **Prev Qty** 0 **Change Qty** 1 **New Qty** 1<br>** Price changed from 0.000 to 11,000.000 **<br>** Quantity changed from 0 to 1 ** | | | | |
| ✔ **Limiter Lug Cabinet** | 1 | 1200A N3R Limiter Lug Cabinet PSE&G - Fire Pump | | 7,500.000/EA | 7,500.00 | 7,500.00 |
| | | **Prev Qty** 0 **Change Qty** 1 **New Qty** 1<br>** Price changed from 0.000 to 7,500.000 **<br>** Quantity changed from 0 to 1 ** | | | | |
| ✔ **Disconnect** | 1 | 1200A Disconnect - Fire Pump - DH368UGKG-00LO-00NP-0RED | | 11,750.010/EA | 11,750.01 | 11,750.01 |
| | | **Prev Qty** 0 **Change Qty** 1 **New Qty** 1<br>** Price changed from 0.000 to 11,750.010 **<br>** Quantity changed from 0 to 1 ** | | | | |

**From:**
MONARCH SWITCHGEAR
MAIN OFFICE 973-227-4151
552 7TH AVE
SUITE 201
NEW YORK, NY 10018
Printed By: TIGHE MUELLER

Authorizing Name: TIGHE MUELLER File Number:461368
Adding Limiter Cabinets and Fire Disconnect

These items are not ordered! To complete this order, sign below and provide a PO # for the order.

Signature:_____

4/16/2026 3:51:06 PM

**Project: South Orange Public Library**

# Change Order - Quotation

| Change Type | Quantity | Description | Unit or Lot# | Unit Price | Ext Price | Change Amt |
|---|---|---|---|---|---|---|
| ✔ Fuses | 3 | KRP-C-900SP | | 583.330/EA | 1,749.99 | 1,749.99 |

| Prev Qty | Change Qty | New Qty |
|---|---|---|
| 0 | 3 | 3 |

** Item type changed from to Fuses **
** Description Changed from **
** Price changed from 0.000 to 583.330 **
** Quantity changed from 0 to 3 **

| Total | 32,000.00 |
|---|---|

**From:**
MONARCH SWITCHGEAR
MAIN OFFICE 973-227-4151
552 7TH AVE
SUITE 201
NEW YORK, NY 10018
Printed By: TIGHE MUELLER

4/16/2026 3:51:06 PM

Authorizing Name: TIGHE MUELLER

File Number: 461368

Adding Limiter Cabinets and Fire Disconnect

These items are not ordered! To complete this order, sign below and provide a PO # for the order.

Signature:_____

NJ APPROVED SBE

Garden State PRECAST INC

NPCA CERTIFIED PLANT

**Garden State Precast**
**P.O. Box 702**
**Farmingdale, NJ 07727**
**Phone: (732) 938-4436**
**Fax: (732) 938-7096**

# QUOTE

**Quote #:** 26-67416 **Terms:** CBD
**Order Date:** 1/19/2026

3-5-26

**Bill to:** LEMCO ELECTRIC
60 GREENWOOD AVE
WAYNE, NJ 07470

**Delivery to:** SOUTH ORANGE LIBRARY
SOUTH ORANGE, NJ 07079

**Contact:**
**Phone :** (973) 633-8786 **Fax:**

**Project Manager:** KRIS BUSH
**Phone :** (973) 633-8786 **Fax:**

**Customer ID:** LEMC1 **PO:** **ShipVia:** **Sales Rep:** N/A

| Qty | Item | Description | Weight | Unit F/H | Unit Price | TX | Extension |
|---|---|---|---|---|---|---|---|
| **Structure:** ☐ **28X60** | | **ELECTRICAL** | | | **Station:** | | |
| 1.00 | PSE&G2860 | PSE&G 28"x60" HANDHOLE (W083151) | 4,740 | | | | |
| 2.00 | FC2830C | IMPORTED 28 X 30 COVER PSEG W081209 | 251 | | | | |
| 1.00 | FC2860F | IMPORTED 28 X 60 STREET FRAME PSEG W082410 | 386 | | | | |
| | | | | | | | $4,626.68 |
| **Structure:** ☐ **FREIGHT** | | | | | **Station:** | | |
| 1.00 | FH | FREIGHT | 0 | | | | |
| | | | | | | | $625.00 |

NJ APPROVED SBE

Garden State PRECAST INC

NPCA CERTIFIED PLANT

**Garden State Precast**
**P.O. Box 702**
**Farmingdale, NJ 07727**
**Phone: (732) 938-4436**
**Fax: (732) 938-7096**

# QUOTE

**Quote #:** 26-67416 **Terms:** CBD
**Order Date:** 1/19/2026

3-5-26

**Total Weight** 5,377

| | |
|---|---|
| **Taxable** | $0.00 |
| **Non-Taxable** | $5,251.68 |
| **Sub Total** | $5,251.68 |
| **Tax** | $0.00 |
| **Total** | $5,251.68 |

PRICES ARE GOOD FOR 30 DAYS

ALL APPLICABLE FEDERAL, STATE, AND LOCAL TAXES WILL BE ADDED TO THESE PRICES.

**PRICES CONTINGENT UPON APPROVAL AS SUBMITTED AND MANUFACTURED BY GARDEN STATE PRECAST, PE SEALED DESIGN IS ONLY INCLUDED IF NOTED ABOVE**

**GARDEN STATE PRECAST RESERVES THE RIGHT TO BILL AND HOLD CUSTOM STRUCTURES AND MATERIALS NOT ACCEPTED FOR DELIVERY. ADDITIONALLY, GARDEN STATE PRECAST WILL BILL FOR SPECIAL ORDERED ITEMS OUTSIDE THE SCOPE OF STANDARD PRECAST MANUFACTURING. GARDEN STATE PRECAST RESERVES THE RIGHT TO BILL AND HOLD ANY MATERIAL NOT ACCEPTED FOR DELIVERY 30 DAYS FROM DATE OF MANUFACTURE. WE RESERVE THE RIGHT TO CHARGE A 5% MONTHLY STORAGE FEE ON THE PRICE OF THE MATERIAL, AS WELL AS APPLICABLE HANDLING CHARGES FOR STRUCTURES GREATER THAN 40,000 LBS. FOR MATERIAL NOT ACCEPTED FOR DELIVERY 60 DAYS FROM MANUFACTURE DATE. ACCEPTANCE OF THIS QUOTE CONFIRMS THESE TERMS AND CONDITIONS.**

**GARDEN STATE PRECAST IS NOW A SUPPLIER OF ADS HDPE MATERIAL**

PRICES INCLUDE DELIVERY (FULL TRUCKLOAD QUANTITIES) (SINGLE DROP SITE PER LOAD) (OFFLOADED BY CONTRACTOR)

PRICES INCLUDES BUTYL RUBBER JOINT SEALANT OR RUBBER GASKETS AS REQUIRED FOR SANITARY MHS & PIPE

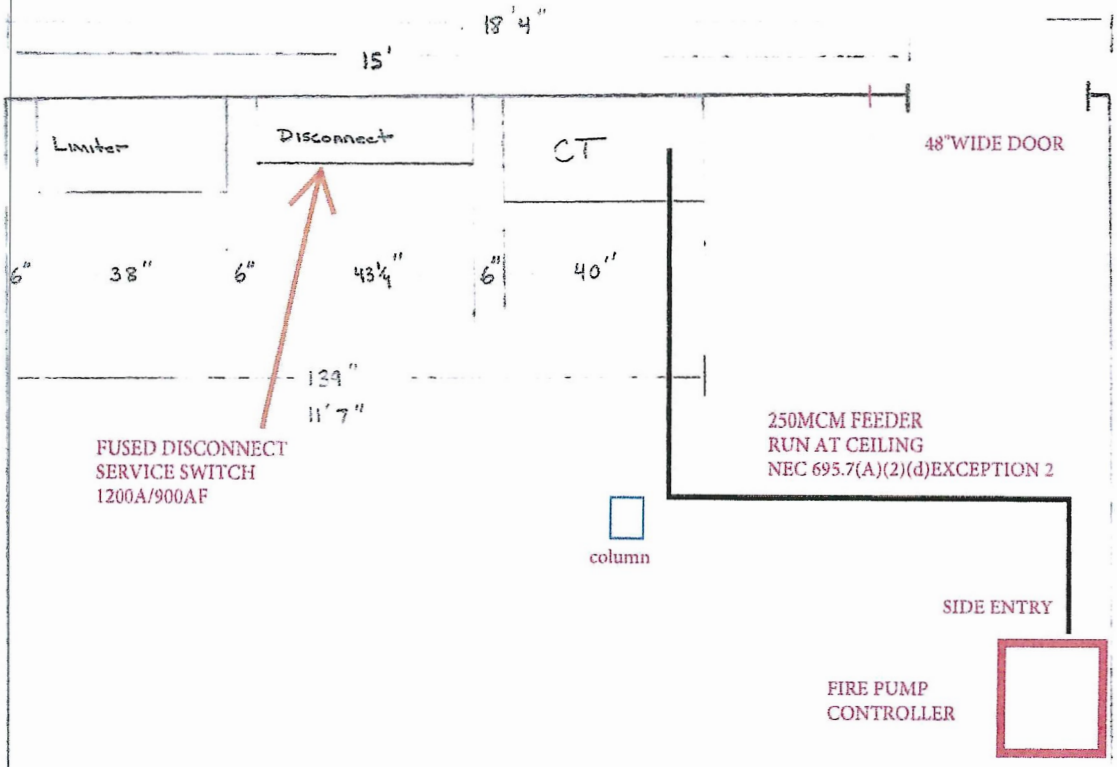
PLEASE SIGN QUOTE AND FAX BACK @ 732-938-7096 TO PROCEED WITH ORDER.

**ACCEPTED**
**FOR PURCHASER**_____**DATE**_____

**ACCEPTED**
**FOR SELLER**_____**DATE**_____

DELIVERIES CANCELED WITHIN 24 HOURS OF SCHEDULED DELIVERY ARE SUBJECT TO ADDITIONAL FREIGHT

PARTIAL TRUCKLOAD DELIVERIES ARE SUBJECT TO ADDITIONAL FREIGHT




South Orange Library Connette Fire Pump Service

½ scale

From RFI 57

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-172

**July 13, 2026**

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT BY ESCNJ COOPERATIVE TO MUSCO SPORTS LIGHTING, LLC FOR FIELD LIGHTING PACKAGE IN AN AMOUNT NOT TO EXCEED $98,700.00**

**WHEREAS**, the Director of Recreation wishes to install lighting at Meadowlands Park field under ESCNJ Cooperative #65MCESCCPS – ESCNJ 24/25-06, from vendor MUSCO SPORTS LIGHTING, LLC; and

**WHEREAS**, the Director of Recreation has recommended the use of this Contract; now

**THEREFORE, BE IT RESOLVED** by the Village Council of South Orange Village that the Council hereby authorizes and approves the use of MUSCO SPORTS LIGHTING, LLC, 211 2ND AVENUE WEST, P.O. BOX 808, OSKALOOSA, IA 52577 for the installation of lighting package, Cooperative Contract, #65MCESCCPS - ESCNJ 24/25-06, in an amount not to exceed $98,700.00

**CERTIFICATION OF AVAILABLE FUNDS**

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq. and any other applicable requirement, I, Gregory Bock, Village Treasurer of South Orange Village, have ascertained that there are available sufficient uncommitted funds in the line item specified below to award the contract specified in the above resolution, in the amount specified below. I further certify that I will encumber these finds upon the passage of this resolution.

| Line Item | Description | Amount |
|---|---|---|
| G-02-14-9100-000 | NJDCA - Local Rec Impv't Grant | $ 64,700.00 |
| C-04-26-1200-180 | Rec - Field Lighting | NTE $ 34,000.00 |

Gregory Bock, Village Treasurer — Date: 7/8/26

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Jones | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the South Orange Village Council at their regular meeting held on Monday, July 13, 2026.

_____

Ojetti E. Davis
Village Clerk

**July 2026**

**Meadowland Park Baseball Field QuickFit**
**South Orange, New Jersey**
**Musco Project Number: 208936** *(54021875)*

**Educational Services Commission of New Jersey (ESCNJ)**
**Master Project: 236989, Contract Number: ESCNJ 24/25-06 Expiration: 06/30/2027**
**Category: Athletic Facility Lighting**

**All purchase orders should note the following:**
**ESCNJ #24/25-06 Purchase – Co-Op Number: 65MCESCCPS- Contract Number: ESCNJ 24/25-06**

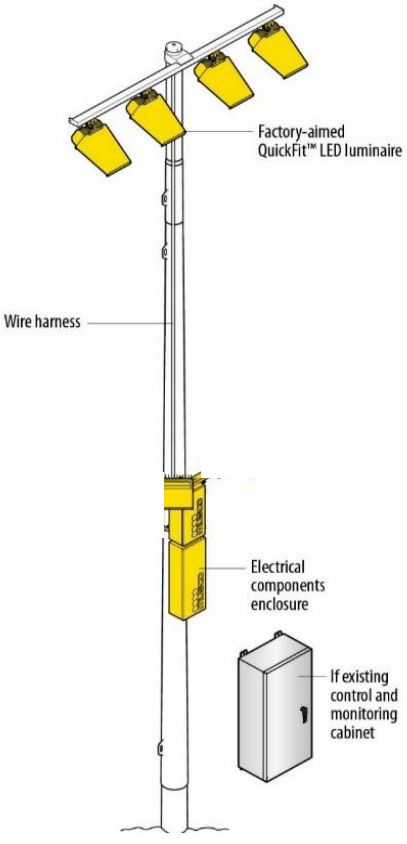
***Baseball Field (200' radius)*** - .....***$ 98,700.00***

*Sales tax and bonding, labor, installation, and unloading of the equipment are not included.*

## *QuickFit™ System Upgrade*

### Existing System Components

- Pre-cast concrete bases
- Galvanized steel poles




### New System Components

- (24) Factory-aimed QuickFit™ luminaires
- (4) BallTracker® luminaires
- Remote electrical component enclosures
- UL listed as a complete system
- Control System

### System Upgrade Installation – QuickFit

- Factory-aimed luminares
- Factory-built wire harness
- Complete system approach reduces installation time and maximizes long term value
- Guaranteed light levels of equal or greater than your existing system
- 10 year Warranty for all new components that includes materials and onsite labor
- **For installation the following will be provided: demo, labor, lift and equipment to install all upgraded components**

© 2024, 2025 Musco Sports Lighting, LLC • M-5241-enUS-6

## *Payment Terms*

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

## *Delivery Timing*

10 - 12 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

**Dan Shalloo**
Sales Executive
Musco Sports Lighting, LLC
211 2nd Avenue West – PO Box 808
Oskaloosa, IA 52577, USA
Phone: 732-539-4329
E-mail: Dan.Shalloo@Musco.com

© 2024, 2025 Musco Sports Lighting, LLC • M-5241-enUS-6

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-173

**July 13, 2026**

**RESOLUTION FOR THE GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT CYCLE JULY 1, 2026 - JUNE 30, 2027**

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

**WHEREAS**, The Village Council of South Orange Village, County of Essex, State of New Jersey, recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS**, the Village Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Village Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Essex.

**NOW, THEREFORE, BE IT RESOLVED** that the Village Council of South Orange Village, of the County of Essex, State of New Jersey, does hereby recognize the following:

1. The Village Council of South Orange Village does hereby authorize and ratify the submission of a strategic plan for the South Orange Municipal Alliance grant for

the term beginning on July 1, 2026 to June 30, 2027 in the amount of $13,100.00 in accordance with the fee schedule set forth in the Village's Strategic Plan and approved program activities.

2. The Village Council of South Orange Village acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Village Council at its regular meeting held on Monday, July 13, 2026.

Ojetti E. Davis
Village Clerk

# CONTRACT

AGREEMENT entered into by and between the County of Essex, a body politic and corporate of the State of New Jersey through the Division of Community Health Services, (hereinafter referred to as the "County") and **the Township of South Orange Village** Municipal Alliance, herein referred to as the "Subgrantee"

WHEREAS, the County has received grant funding from the Governor's Council on Substance Use Disorder to provide comprehensive substance use and substance use disorder services; and

WHEREAS, the County proposes to contract with Subgrantee to provide said services for prevention, education and intervention for preschoolers through senior citizens; and,

WHEREAS, in response to the County's Request for Application dated October 23, 2025; and,

WHEREAS, the Subgrantee has submitted to the County its Application dated December 17, 2025 for the performance of such services (hereinafter referred to as the "Strategic Plan"); and

WHEREAS, the Subgrantee certifies to the truth and accuracy of all statements, answers and data contained in this Strategic Plan and hereby authorizes the County of Essex to make any necessary examination or inquiry in order to make a determination as to its qualifications and responsibility; and,

WHEREAS, the parties propose hereby to enter into an agreement in accordance with said "Strategic Plan", the Subgrantee's Application, and the State of New Jersey, Governor's Council on Substance Use Disorder Guidelines for the performance of such services; and,

WHEREAS, the Subgrantee has agreed that funds for services provided under this grant will not be used for any other purpose other than those listed in this contract.

NOW, therefore, it is agreed as follows:

1. TERM

This agreement shall begin on July 1, 2026, and shall terminate on June 30, 2027.

2. SERVICE TO BE PERFORMED BY SUBGRANTEE

Prevention, education, and intervention of substance use, and substance use disorder for citizens in the entire community from preschoolers through senior citizens in accordance with the approved Strategic Plan. If programs proposed in the approved Strategic Plan are changed, amended, or revised, a programmatic revision/modification request form must be submitted to the Essex County Division of Community Health Services and approved in writing prior to the new program being implemented.

Must attend all Essex County Municipal Alliance meetings.

Submit financial and programmatic reports every three (3) months before any payments are received. Reports must be submitted even if there have not been any activities during the quarter.

3. COMPENSATION

The County agrees to reimburse the Subgrantee for its services, in the amount of **$13,100.00** in accordance with the fee schedule set forth in its Strategic Plan and approved program activities. If the award request is different from the award received, a new budget must be submitted.

Subgrantee shall submit quarterly reports, which shall serve as the basis of reimbursement and shall comply with the County's standard billing and payment procedures. Failure to submit quarterly reports on a timely basis may result in significant delays in reimbursement or denial of reimbursement.

4. COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS

A. Subgrantee shall comply with all applicable government codes and regulations (such as electrical, building, plumbing, fire, fire prevention, health, and environmental codes).

B. Subgrantee shall provide any assistance as requested by the County in relation to any appearances before any municipal or other forum.

5. TIME FOR PERFORMANCE OF SERVICES

Subgrantee shall proceed with due diligence and shall complete such work within the time required by the Strategic Plan, County of Essex program requirements and the Governor's Council on Alcoholism and Drug Abuse requirements.

The County may conduct programmatic and fiscal monitoring without advanced notification.

6. INSURANCE: INDEMNIFICATION

Subgrantee shall maintain comprehensive general liability insurance of at least $1,000,000.00 per occurrence naming the County as an additional insured in any such policy of insurance therefore and shall provide the County with a Certificate of Insurance as evidence of said policy upon execution of this Agreement. Subgrantee shall ensure that the County always has a current Certificate of Insurance throughout the term of this agreement.

Subgrantee hereby indemnifies and holds the County harmless from all liability claims arising out of the acts or omissions of its agents, servants, employees and/or subcontractors, including the cost of defense and/or attorney's fees.

7. AFFIRMATIVE ACTION

The parties to this Agreement agree that incorporated herein is the mandatory language of N.J.A.C. 17:27-3.4 (a) and N.J.A.C. 17:27-5.3 promulgated by the Treasurer of the State of New Jersey pursuant to P.L. 1975, c127, 25 as amended and supplemented from time to time, and the Subgrantee agrees to comply fully with the terms, provisions and obligations of said N.J.A.C.

17:27-3.4 (a) and N.J.A.C. 17:27-5.3 provided that N.J.A.C. 17:27-3.4. (a) shall be applied subject to the terms of N.J.A.C. 17:27-3.4 (d).

8. NON-DISCRIMINATION

The parties to this Agreement do hereby agree that the provisions of N.J.S.A. 10:2-1 through 10:2-4 dealing with discrimination in employment on public contracts, and the rules and regulations promulgated thereto, are hereby made a part of this Agreement, and are binding upon them.

9. EFFECTIVE DATE

This Agreement shall not be effective and binding upon the parties unless and until it is executed by the Essex County Executive and approved by the Essex County Board of Commissioners by resolution.

10. GOVERNING LAW

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

11. SUBCONTRACTING

Subgrantee represents that it has not secured the services of any other consultant or associate as subcontractor. In the event Subgrantee seeks to subcontract any part of the services specified herein above, then before such subcontractor is approved, the County shall have the absolute right to review the qualifications of any subcontractor, and if any such subcontractor, in the sole and absolute discretion of the County, is unsatisfactory to the County, then in that event, the County may disaffirm and cancel this Agreement by so notifying the Subgrantee is writing, in which case this Agreement shall be null and void and of no effect as if never executed by the County. The qualifications of any such subcontractor shall be presented to the County in accordance with the County's Standard Operating Practice and Procedures. Approval of such subcontracting by the County shall not relieve Subgrantee of its responsibility to perform all aspects of the Project covered by this Agreement. Upon approval, any such subcontractor shall be retained and secured by the Subgrantee at the expense of the Subgrantee.

Subgrantee further represents that it and any subcontractor hereunder have obtained all necessary approval to conduct business in the State of New Jersey. To the extent that this representation is inaccurate or cannot be corrected within a reasonable time, the County shall have the absolute right, in its discretion, to disaffirm and cancel this Agreement, which shall be null and void upon the County so disaffirming in writing.

12. INCORPORATION

The following documents are attached hereto and made a part hereof:

A. Appendix A - Statement of Political Contributions
B. Appendix B - Recommendation for Approval

To the extent, if any, that there is a conflict between the provisions in the Appendices and those in this Agreement, those provisions, which grant the County the broadest rights and provides it with the most protection shall control and govern the relationship between the parties. Without limiting the generality of the foregoing, the provisions in the Appendices shall be construed, where appropriate, as supplementary of and complimentary to all other provisions in this Agreement and the Appendices hereto shall be cumulative and recourse to one shall not bar the County from relying on any other right or remedy hereunder. References in Appendices to the "Contractor", "Engineer" or similar designations shall be deemed to be Subgrantee herein. The Subgrantee shall submit, on or before the effective date of this Agreement, fully completed Appendices. To the extent that the information disclosed in the Appendices reveals a disability on the part of the Subgrantee which would constitute a ground upon which the County could have rejected the Strategic Plan, or contains material and/or inaccurate statements regarding the Subgrantee's qualifications, then the County shall have the absolute right to disaffirm and cancel this Agreement, in writing, in which case this Agreement shall be null and void and of no effect as if never executed by the County.

IN WITNESS WHEREOF, the parties have signed and sealed this Agreement on the dates set forth below:

ATTEST:

THE COUNTY OF ESSEX

_____
Kathy Brown, Deputy Clerk
ESSEX COUNTY BOARD OF COMMISSIONERS

DATE:_____

_____
Joseph N. DiVincenzo, Jr.
ESSEX COUNTY EXECUTIVE OR REPRESENTATIVE

DATE:_____

_____
**WITNESS**

**DATE**:_____

_____
**SUBGRANTEE**

This Agreement was approved on_____

by Resolution No._____ of the Essex County

Board of Commissioners.

_____
Kathy Brown, Deputy Clerk
ESSEX COUNTY BOARD OF COMMISSIONERS

APPROVED AS TO FORM:

_____
Jerome St. John
COUNTY COUNSEL

## Appendix A

## STATEMENT OF CERTAIN POLITICAL CONTRIBUTIONS MADE AFTER NEGOTIATED CONTRACTS

(This statement is part of the Application packet)

Ordinance Number 0-86-0007 adopted by the Board of Commissioners of the County of Essex requires that all Applications for negotiated contracts submitted by individuals and/or business entities seeking to provide goods to or to perform services for the County of Essex, shall contain a statement setting forth each political contribution by them of $500.00, or made within five years next preceding the date of said contract or commencing_____, whichever period is less, either directly or indirectly to any County elected official, County political party and/or County official or political organization.

Name of County Elected Official, County Political Party and/or County Official or Political Organization to whom a political contribution of $500.00 or more was made by proposer within five (5) years of the date hereof. **If none, write "none".**

| **NAME** | **AMOUNT** |
|---|---|
| | |
| | |
| | |
| | |
| | |

Proposer _____

By _____
Signature

Print or Type Name of Signatory:

_____

**Appendix B**

**RECOMMENDATION FOR APPROVAL**

Pursuant to the Application evaluation process as outlined in the Strategic Plan, the following recommendations are made for appropriate final County approval:

County of Essex

**Township Of South Orange Village**
Name of Contractor

By:_____ By:_____
Joseph N. DiVincenzo, Jr.
County Executive or Representative

**Mayor or Township Manager**

Approved:

By:_____ By:_____
Eileen Fishman
Single County Alcoholism Authority

**Township Financial Officer**

Recommended:

By:_____ By:_____
Essex County LACADA
Chairperson

**Municipal Alliance**
**Chairperson/Coordinator**

---

**APPROVED AS TO FORM:**

_____
Jerome St. John
County Counsel

---

This Municipal Alliance Grant is approved by the Board of Commissioners by Resolution on

_____

_____
Kathy Brown, Deputy Clerk
Essex County Board of Commissioners

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-174

**July 13, 2026**

**RESOLUTION OF SOUTH ORANGE VILLAGE, IN THE COUNTY OF ESSEX, NEW JERSEY, DESIGNATING 270 IRVINGTON L.L.C. AS REDEVELOPER FOR THE REDEVELOPMENT OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 2102, LOTS 14-20 AND BLOCK 2107, LOT 1 ON THE TAX MAPS OF THE VILLAGE AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT IN CONNECTION THEREWITH**

**WHEREAS**, South Orange Village (the "**Village**") is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.*, as amended and supplemented (the "**Redevelopment Law**") to determine whether certain parcels of land within the Village constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, on March 9, 2015, by Resolution 2015-45, the Village Board of Trustees (then known as the Village Board of Trustees and now known as the Village Council) (the "**Village Council**") pursuant to and in accordance with the criteria set forth in the Redevelopment Law designated the entire Village as an "area in need of rehabilitation," which designation permits the Village to adopt redevelopment plans for specific properties; and

**WHEREAS**, on December 14, 2020, by Ordinance 2020-22, the Village Council adopted a redevelopment plan entitled the "270 Irvington Ave Redevelopment Plan," dated October 9, 2020 (the "**Redevelopment Plan**") for an area in the Village identified as Block 2102, Lots 14, 15, 16, 17, 18, 19, and 20, and Block 2107, Lot 1 on the Village's official tax maps (collectively, the "**Property**"); and

**WHEREAS**, pursuant to *N.J.S.A.* 40A:12A-4, the Village is acting as the "redevelopment entity" (as such term is defined at *N.J.S.A.* 40A:12A-3 of the Redevelopment Law) for the Property; and

**WHEREAS**, the Redevelopment Law authorizes the redevelopment entity to arrange or contract for the planning, construction or undertaking of any development project or redevelopment work in an area designated as an "area in need of redevelopment" pursuant to *N.J.S.A.* 40A:12A-8; and

**WHEREAS**, the Property is currently owned by 270 Irvington LLC (the "**Redeveloper**"); and

**WHEREAS**, the Redeveloper previously expressed their desire to the Village to: (a) be designated as the "redeveloper" of the Property in accordance with the Redevelopment Law, and (b) formulate and construct a new redevelopment project on the Property in accordance with the Redevelopment Plan as the same may be amended and supplemented from time to time; and

**WHEREAS**, on December 28, 2020, the Village Council adopted Resolution 2020-289 (i) designating the Redeveloper's predecessor in title as the "conditional redeveloper" of the Property pending the negotiation and execution of, among other agreements, this Redevelopment Agreement with the Village, (ii) authorizing the execution of a conditional redeveloper's agreement with the Redeveloper (the "**Original Conditional Redeveloper's Agreement**") to reimburse the Village for any and all costs incurred by the Village prior to the execution of a Redevelopment Agreement, including the Village's reasonably incurred out-of-pocket third party professional (including but not limited to, legal accounting, engineering, planning, and financial advisory) fees, costs, and expenses including but not limited to, legal accounting, engineering, planning, and financial advisory, related to the Village' s review of Redeveloper's proposed redevelopment of the Property and the negotiation of any and all agreements with Redeveloper (the "Interim Costs"); and

**WHEREAS**, on January 15, 2021, the Village and the Redeveloper's predecessor in title executed the Original Conditional Redeveloper's Agreement in furtherance of Resolution 2020-289; and

**WHEREAS**, the Redeveloper's predecessor in title previously established an escrow fund with the Village in accordance with the Original Conditional Redeveloper's Agreement to provide for the payment of the Village's Interim Costs including, but not limited to, fees, costs and expenses related to, among other things, the designation of the Redeveloper as the "conditional redeveloper" of the Property and preliminary discussions relating to the negotiation of the Redevelopment Agreement for the Property; and

**WHEREAS**, on November 1, 2021 and memorialized on December 6, 2021, the Planning Board of South Orange Village (the "**Planning Board**") granted preliminary and final site plan approval with redevelopment plan deviations and design wavers for the Project (defined below); and

**WHEREAS**, the term of the Original Conditional Redeveloper's Agreement was for 120 days, which has since expired; and

**WHEREAS**, the parties agreed to amend the Original Conditional Redeveloper's Agreement to extend the term of the agreement for one hundred eighty (180) days

to continue to engage in preliminary negotiations in furtherance of entering into this Redevelopment Agreement; and

**WHEREAS**, on September 28, 2022, the Village Council adopted Resolution No. 2022-256 (the "**Resolution**") (i) authorizing the execution of an amendment to the Original Conditional Redeveloper's Agreement (the "**First Amendment**" and together with the Original Conditional Redeveloper's Agreement, the "**Conditional Redeveloper's Agreement**"), (ii) continuing the designation of the Redeveloper, or an affiliate thereof, as "conditional redeveloper" of the Property for an additional period of one hundred eighty (180) days commencing on the date the Resolution was passed, subject to the successful negotiation of this Redevelopment Agreement, and (iii) extending the term of the Conditional Redeveloper's Agreement for a period of one hundred eighty (180) days commencing on the date the Resolution was passed; and

**WHEREAS**, Redeveloper subsequently acquired the Property from its predecessor in title and now seeks to enter into this Agreement and construct the Project (as defined below); and

**WHEREAS,** Redeveloper proposes to develop, finance and construct on the Property a redevelopment project consisting of the construction of two (2) mixed-use buildings at 270 Irvington Avenue consisting of a three-story building with approximately 1,801 square feet of commercial use on the ground floor and approximately eight residential units on the upper floors, and a four-story building with approximately 11,833 square feet of commercial use on the ground floor and approximately 41 residential units on the upper floors, as well as one-mixed use building at 299 Irvington Avenue consisting of four-story building with approximately 2,615 square feet of commercial use on the ground floor and approximately 12 residential units on the upper floors, together with the required off street parking spaces and related on-site and off-site improvements in accordance with the Redevelopment Plan, the Board Approval, and the Approved Plan (as such terms are defined in the Redevelopment Agreement), including deed restricting twelve (12) of the residential units as Affordable Units as set forth in detail in Section 4.09 below (as further defined herein, the "**Project**"); and

**WHEREAS**, the Village has determined that the Redeveloper possesses the proper qualifications and experience to implement and complete the Project in accordance with the Redevelopment Plan, and all other applicable laws, ordinances and regulations; and

**WHEREAS**, in order to effectuate the Redevelopment Plan, the Project and the redevelopment of the Property, the Trustees have determined to enter into a

redevelopment agreement with the Redeveloper, which designates the Redeveloper as the "redeveloper" of the Project as that term is defined in the Redevelopment Law, and which specifies the respective rights and responsibilities of the parties with respect to the Project.

**NOW THEREFORE BE IT RESOLVED** by the Village Council of South Orange Village, in the County of Essex, New Jersey, as follows:

## I. GENERAL

The aforementioned recitals are incorporated herein as though fully set forth at length.

## II. EXECUTION OF REDEVELOPMENT AGREEMENT AUTHORIZED; REDEVELOPER DESIGNATED

(a) The Mayor is hereby authorized to execute the Redevelopment Agreement, substantially in the form attached hereto as Exhibit A, subject to modification or revision deemed necessary or desirable in consultation with counsel, and to take all other necessary or appropriate action to effectuate such Redevelopment Agreement.

(b) The Municipal Clerk is hereby authorized and directed, upon the execution of the Redevelopment Agreement in accordance with the terms of Section II(a) hereof, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to affix the corporate seal of the Village upon such document.

(c) Upon execution of the Redevelopment Agreement, and so long as the Redevelopment Agreement remains in full force and effect, Redeveloper is hereby designated as "redeveloper" for the Property in accordance with the Redevelopment Law.

## III. SEVERABILITY

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

## IV. EFFECTIVE DATE

1. This Resolution shall take effect immediately.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Village Council at its regular meeting held on Monday, July 13, 2026.

_____

Ojetti E. Davis
Village Clerk

**REDEVELOPMENT AGREEMENT**

**By and Between**

**SOUTH ORANGE VILLAGE**

**As Redevelopment Entity**

**and**

**270 IRVINGTON L.L.C.**

**As Redeveloper**

**Dated: _____, 2026**

## TABLE OF CONTENTS


**Page**

Article 1 – Definitions
1.01 Definitions....5
1.02 Interpretation and Construction....10

Article 2 – Representations and Warranties
2.01 Designation of Redeveloper....12
2.02 Conditions Precedent....12
2.03 Representations and Warranties of Redeveloper....12
2.04 Representations and Warranties of the Village....14

Article 3 – Covenants and Restrictions
3.01 Covenants and Restrictions....15
3.02 Speculative Development....15
3.03 Compliance with Redevelopment Agreement....15
3.04 Effect and Duration of Covenants....15
3.05 Enforcement by Village....15

Article 4 – Implementation of Project
4.01 The Project....16
4.02 Project Schedule....17
4.03 Project Completion....17
4.04 Onsite and Offsite Improvements-....18
4.05 Construction Assurances....18
4.06 Certificates of Occupancy and Certificates of Completion....18
4.07 Village Costs Escrow Account.....19
4.08 ....20
4.09 Affordable Housing Obligation.....20
4.10 First Source Employment.....21
4.11 Maintenance and Landscaping....21
4.12 Neighborhood Impacts....21
4.13 Traffic....21
4.14 Illumination, Noise and Pollution....22
4.15 Security and Safety....22
4.16 Parking During Construction....22
4.17 Rodent, Insect and Animal Control....23
4.18 Grant of Easements....23
4.19 No Reliance on Other Investigations....23

4.20 Execution of Documents....23
4.21 Delivery of Consultants' Reports....23
4.22 Fees....24
4.23 Redeveloper's Equity....24
4.24 Redeveloper Environmental Compliance....24
4.25 Village Cooperation....24
4.26 Redeveloper Quarterly Payment....24
4.27 Community Artist Incubator Space....25

Article 5 - Project Oversight
5.01 Progress Meetings....20
5.02 Project Manager and Village Observations....27
5.03 Progress Reports....27
5.04 Project Schedule Violations....28

Article 6 – Events of Default; Termination
6.01 Events of Default....29
6.02 Remedies Upon Event of Default....30
6.03 Delivery and Assignment of Plans upon Termination....30
6.04 Force Majeure Extension....30
6.05 No Waiver....30
6.06 Remedies Cumulative....30
6.07 Termination Rights Related to Litigation....30
6.08 Certificate of No Default....31
6.09 Village Events of Default....31
6.10 Dispute Resolution....31

Article 7 – Control of Redeveloper; Transfers of Interests; Qualified Entity; Permitted Transfer
7.01 Control of Redeveloper; Transfers of Ownership Interests in Redeveloper....33
7.02 Qualified Entity....33
7.03 Redeveloper Certification....35

Article 8 – Financing Provisions
8.01. Redeveloper Financing....36
8.02. No Termination for Mortgage Default....36
8.03. Cooperation....36
8.04. Notice of Default to Holder and Right to Cure....36
8.05. No Guarantee of Development, Construction or Competition of the Project....36
8.06. Foreclosure....37

8.07. Lender Changes .....37
8.08. Initial Holder Acknowledgement. .....[ ]

Article 9 - Miscellaneous
9.01 No Consideration for Redevelopment Agreement.....38
9.02 Non-Liability of Officials and Employees of the Village.....38
9.03 Modification of Redevelopment Agreement .....38
9.04 Exhibits .....38
9.05 Entire Agreement.....38
9.06 Severability .....38
9.07 Condemnation/Casualty.....38
9.08 Litigation.....39
9.09 Village Consultants' Reports and Services.....39
9.10 Waivers .....39
9.11 No Significance of Party Drafting .....39
9.12 Successors Bound .....39
9.13 No Obligation.....39
9.14 No Restrictions on Police Powers.....39
9.15 Prior Agreements Superseded.....40
9.16 Indemnification .....40
9.17 No Third-Party Beneficiaries.....41
9.18 Notices .....41
9.19 Governing Law .....42
9.20 Counterparts.....42

Exhibit A – Approved Plan
Exhibit B – Board Approval
Exhibit C – Form of Declaration of Covenants and Restrictions
Exhibit D – Ownership of Redeveloper

**THIS REDEVELOPMENT AGREEMENT** (this "Redevelopment Agreement" or "Agreement"), made and entered into as of the ____ day of _____, 2026 (the "Effective Date"), by and between:

**SOUTH ORANGE VILLAGE,** a municipal corporation in the State of New Jersey, having its offices at 76 South Orange Avenue, Suite 302, South Orange, New Jersey 07079 in its capacity as a "redevelopment entity" pursuant to N.J.S.A. 40A:12A-4(c) (the "Village");

**AND**

**270 IRVINGTON L.L.C.**, a New Jersey limited liability company, with offices at _____, New Jersey _____ (the "Redeveloper");

The Village and the Redeveloper may each be referred to herein as a "Party" and, collectively, as the "Parties".

**W-I-T-N-E-S-S-E-T-H:**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq*., as amended and supplemented from time to time (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

**WHEREAS**, the Redevelopment Law authorizes the redevelopment entity to arrange or contract for the planning, construction or undertaking of any development project or redevelopment work in an area designated as an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-8; and

**WHEREAS**, on March 9, 2015, by Resolution 2015-45, the Village governing body (then known as the Village Board of Trustees and now known as the Village Council, the "Council") pursuant to and in accordance with the criteria set forth in the Redevelopment Law designated the entire Village as an "area in need of rehabilitation," which designation permits the Village to adopt redevelopment plans for specific properties; and

**WHEREAS**, on December 14, 2020, by Ordinance 2020-22, the Council adopted a redevelopment plan entitled the "270 Irvington Ave Redevelopment Plan," dated October 9, 2020 (the "Redevelopment Plan") for an area in the Village identified as Block 2102, Lots 14, 15, 16, 17, 18, 19, and 20, and Block 2107, Lot 1 on the Village's Official Tax Maps (collectively, the "Property")[1]; and

[1] Block 2102, Lots 14-20 were subsequently consolidated into Block 2102, Lot 16.

**WHEREAS**, the Redevelopment Law authorizes the Village to arrange or contract for the planning, construction or undertaking of any development project or redevelopment work in an area designated as an "area in need of rehabilitation" pursuant to N.J.S.A. 40A:12A-8; and

**WHEREAS**, the Property is currently owned by the Redeveloper; and

**WHEREAS**, the Redeveloper previously expressed their desire to the Village to: (a) be designated as the "redeveloper" of the Property in accordance with the Redevelopment Law, and (b) formulate and construct a new redevelopment project on the Property in accordance with the Redevelopment Plan; and

**WHEREAS**, on December 28, 2020, the Council adopted Resolution 2020-289 (i) designating the Redeveloper's predecessor in title as the "conditional redeveloper" of the Property pending the negotiation and execution of, among other agreements, a redevelopment agreement with the Village, (ii) authorizing the execution of a conditional redeveloper's agreement with the Redeveloper to reimburse the Village for any and all costs incurred by the Village prior to the execution of a redevelopment agreement, including the Village's reasonably incurred out-of-pocket third party professional (including but not limited to, legal accounting, engineering, planning, and financial advisory) fees, costs, and expenses including but not limited to, legal accounting, engineering, planning, and financial advisory, related to the Village's review of Redeveloper's proposed redevelopment of the Property and the negotiation of any and all agreements with Redeveloper (the "Interim Costs"); and

**WHEREAS**, on January 15, 2021, the Village and the Redeveloper's predecessor in title executed the conditional redeveloper's agreement in furtherance of Resolution 2020-289 (the "Original Conditional Redeveloper's Agreement"); and

**WHEREAS**, the Redeveloper's predecessor in title previously established an escrow fund with the Village in accordance with the Original Conditional Redeveloper's Agreement to provide for the payment of the Village's Interim Costs including, but not limited to, fees, costs and expenses related to, among other things, the designation of the Redeveloper as the "conditional redeveloper" of the Property and preliminary discussions relating to the negotiation of a redevelopment agreement for the Property; and

**WHEREAS**, on November 1, 2021, and memorialized on December 6, 2021, the Village Planning Board (the "Planning Board") granted preliminary and final site plan approval with redevelopment plan deviations and design wavers for the Project (defined below) (the "Board Approval"); and

**WHEREAS**, the term of the Original Conditional Redeveloper's Agreement was for 120 days, which has since expired; and

**WHEREAS**, the Parties agreed to amend the Original Conditional Redeveloper's Agreement to extend the term of the agreement for one hundred eighty (180) days to continue to engage in preliminary negotiations in furtherance of entering into a redevelopment agreement; and

**WHEREAS**, on September 28, 2022, the Council adopted Resolution No. 2022-256 (i) authorizing the execution of an amendment to the Original Conditional Redeveloper's Agreement (the "First Amendment" and together with the Original Conditional Redeveloper's Agreement, the "Conditional Redeveloper's Agreement"), (ii) continuing the designation of the Redeveloper, or an affiliate thereof, as "conditional redeveloper" of the Property for an additional period of one hundred eighty (180) days commencing on the date Resolution No. 2022-256 was adopted, subject to the successful negotiation of a redevelopment agreement, and (iii) extending the term of the Conditional Redeveloper's Agreement for a period of one hundred eighty (180) days commencing on the date Resolution No. 2022-256 was adopted; and

**WHEREAS**, Redeveloper subsequently acquired the Property from its predecessor in title and now seeks to enter into this Agreement and construct the Project (as defined below); and

**WHEREAS**, Redeveloper proposes to develop, finance and construct on the Property a redevelopment project consisting of the construction of two (2) mixed-use buildings at 270 Irvington Avenue consisting of a three-story building with approximately 1,801 square feet of commercial use on the ground floor and approximately eight residential units on the upper floors, and a four-story building with approximately 11,833 square feet of commercial use on the ground floor and approximately 41 residential units on the upper floors, as well as one-mixed use building at 299 Irvington Avenue consisting of four-story building with approximately 2,615 square feet of commercial use on the ground floor and approximately 12 residential units on the upper floors, together with the required off street parking spaces and related on-site and off-site improvements in accordance with the Redevelopment Plan, the Board Approval, and the Approved Plan (defined below), including deed restricting twelve (12) of the residential units as Affordable Units as set forth in detail in Section 4.09 below (as further defined herein, the "Project"); and

**WHEREAS**, Redeveloper submitted information outlining its financial capabilities, experience, expertise and project concept descriptions for the Project and requested designation by the Village as the redeveloper for the Property; and

**WHEREAS**, the Village has determined that the redevelopment of the Property in accordance with applicable provisions of the Redevelopment Plan will contribute to the redevelopment and reinvigoration of the Village and to the social and economic improvement of the Village in accordance with the legislative intent, goals and objectives of the Redevelopment Law; and

**WHEREAS**, the Village has further determined that Redeveloper possesses the proper qualifications, expertise, financial resources, and capacity to implement and complete the Project

in accordance with the Redevelopment Plan, Approved Plan, and all other Applicable Laws, ordinances and regulations; and

**WHEREAS**, the Village recognizes that the involvement of Redeveloper in this effort will ensure that residents of the Village will benefit from the expertise of the private sector in facilitating successful redevelopment of the Property; and

**WHEREAS,** it is now the intention of the Parties to enter into this Agreement to further define and memorialize the respective rights, responsibilities and obligations of the Parties with respect to redevelopment of the Property and the Project.

**NOW, THEREFORE**, for and in consideration of the mutual promises, representations, covenants and agreements contained herein and the undertakings of each Party to the other and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound hereby and to bind its successors and assigns, do mutually promise, covenant, and agree as follows:

## ARTICLE 1

## DEFINITIONS

**1.01 Definitions**. As used in this Redevelopment Agreement defined terms shall have the meaning assigned to such terms in the preambles hereto or as set forth below. The following terms as used in this Redevelopment Agreement shall, unless the context clearly requires otherwise, have the following meanings:

**"Affiliate"** shall mean with respect to any Person, any other Person directly or indirectly controlling or controlled by, or under direct or indirect common Control with, such Person.

"**Affordable Units**" is defined in Section 4.09.

**"Applicable Laws"** shall mean all Federal, State and local laws, ordinances, Governmental Approvals, rules, regulations and requirements applicable thereto including, but not limited to, the Redevelopment Law, the Municipal Land Use Law, Environmental Laws, relevant construction codes including construction codes governing access for people with disabilities, and such zoning, sanitary, pollution and other environmental safety ordinances, laws and such rules and regulations promulgated thereunder, and all applicable Environmental Laws and applicable Federal and State labor standards.

**"Approved Plan(s)"** shall mean the site plans for the Project as approved by the Village, which are consistent with the Board Approval and are attached hereto as **Exhibit A**.

"**Board Approval**" is defined in the preambles hereto and the Board's Resolution memorializing the Board Approval is attached hereto as **Exhibit B**.

**"Building Permit"** shall mean a building permit issued by or on behalf of the Village for the Project.

"**Certificate of Completion**" shall mean written acknowledgement by the Village, in recordable form, that Redeveloper has Completed Construction of the Project in accordance with the requirements of the Redevelopment Plan, the Board Approval, the Approved Plans and this Redevelopment Agreement.

**"Certificate of No Default"** is defined in Section 6.08.

**"Certificate of Occupancy"** shall mean a temporary or permanent certificate of occupancy as defined in the applicable section of the municipal code of the Village and as defined in the Uniform Construction Code at *N.J.A.C.* 5:23-1.4.

**"Commence Construction" and "Commencement of Construction"** shall mean the date on which the construction personnel and machinery are mobilized and construction of the Project Improvements on the Property begins.

**"Completion of Construction" and "Complete Construction"** shall mean the substantial completion of the Project in accordance with the Redevelopment Plan, the Board Approval, the Approved Plans and this Agreement, sufficient for issuance of a Certificate of Occupancy for those portions of the Project where same is required by Applicable Laws, subject to (i) completing minor conditions of the Governmental Approvals and (ii) installation of landscaping.

"**Conditional Redeveloper's Agreement**" is defined in the Recitals.

"**Control**", "**Controlling**", "**Controlled by**" and "**under common Control with**" shall mean with respect to any Person, the possession, directly or indirectly, of the power to direct or cause the direction of the day to day management policies of such Person, whether through the ownership of voting securities or by contract or otherwise. For avoidance of doubt, the fact that a Person with the power to direct or cause the direction of day to day management policies of another Person may be required to obtain consent of one or more other Persons to annual operating plans, including, but not limited to operating and capital budgets, and other specified major decisions, shall not be deemed to mean that such Person does not have control.

"**Construction Fencing**" is defined in Section 4.05.

"**Council**" is defined in the preambles hereto.

**"County**" shall mean Essex County, New Jersey.

**"Day"** shall mean a calendar day.

**"Declaration of Covenants and Restrictions"** shall mean the Declaration of Covenants and Restrictions in **Exhibit C**, attached hereto.

**"Default"** is defined in Section 6.01(a).

"**Dispute**" is defined in Section 6.10.

**"Effective Date"** is defined in the preambles hereto.

**"Environmental Laws"** shall mean any and all common law, statutes, regulations, codes, directives, orders, or ordinances of any federal, state, or local government entity, authority, agency, and/or department with authority dealing with environmental matters at the Property (whether heretofore, now in effect or hereinafter enacted or promulgated or amended) including but not limited to: the Spill Compensation and Control Act, N.J.S.A. 58:10-23. 11, et seq.; the Industrial

Site Recovery Act, N.J.S.A. 13:1k-6, et seq. ("ISRA"); the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:1OB-1, New Jersey Water Pollution Control Act, N.J.S.A. 10A-1, et seq.; the Solid Waste Management Act, N.J.S.A. 13:1E-1, et seq.; and any amendments to the foregoing.

**"Escrow Account"** is defined in Section 4.07.

**"Event of Default"** is defined in Section 6.01.

"**Financial Agreement**" is defined in Section 4.24.

"**Force Majeure Event**" shall mean as an act or acts of God, acts of the public enemy, acts or omissions of other parties (including litigation by third parties), flood, fire, epidemics, pandemics, quarantine restrictions, embargoes, earthquake, explosion, the elements, unusually severe weather, war, terrorism, blockade, security problems, insurrections, riots, mob violence or civil disturbance, acts of the Federal government, acts of other parties, inability to procure or a general shortage of labor, equipment or facilities, energy, freight, materials or supplies in the open market, failure of transportation, strikes, walkouts, boycotts, picketing, slow-downs, work stoppages or other labor actions, or delays of subcontractors due to any of the foregoing such causes, and actions or inactions by any Federal, State or local governmental or quasi-governmental authority, including, but not limited to, utility providers, with respect to Governmental Approvals or the development of the Project, affecting the rights or obligations of the Redeveloper or the Village hereunder (including, but not limited to, delays in issuance of Governmental Approvals), court orders, laws, rules, regulations or orders of governmental or public agencies, bodies and authorities, or any other similar cause not within the control of the Parties that have a substantial direct impact on the Project or the Parties' ability to carry out their respective obligations under this Redevelopment Agreement.

**"Foreclosure"** is defined in Section 8.06.

**"Good Faith Cure Period"** is defined in Section 6.09.

**"Governmental Approvals"** shall mean all governmental approvals required for the construction of the Project, including, without limitation: the final site plan with respect to the development of the Project submitted to, and approved by, the Planning Board, in accordance with the Municipal Land Use Law; county planning board approvals; construction plans and specifications for the obtaining of Building Permits for the proposed construction; environmental approvals, consents and authorizations from the NJDEP and any other applicable agencies; sewerage capacity approvals, adequate water allocation approval, utilities-related permits and any and all other necessary permits, licenses, consents and approvals.

"**Governmental Body**" shall mean any Federal, State, County or Village agency, department, commission, authority, court, or tribunal and any successor thereto, exercising

executive, legislative, judicial or administrative functions of or pertaining to government.

**"Hazardous Substances"** shall mean any substance which is or contains (i) any "hazardous substance" as now or hereafter defined in §101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. §9601, et seq.) ("CERCLA") or any regulations promulgated under CERCLA; (ii) any "hazardous waste" as now or hereafter defined in the Resource Conservation and Recovery Act (42 U.S.C. §6901, et seq.) ("RCRA") or regulations promulgated under RCRA; (iii) any substance regulated by ISRA or any regulations promulgated under ISRA, the Spill Compensation and Control Act (N.J.S.A. 58:10-23.11, et seq.) (the "Spill Act"), or any regulations promulgated under the Spill Act, the Solid Waste Management Act (N.J.S.A. 13:1E-1, et seq.), or any regulations promulgated under the Solid Waste Management Act; (iv) any substance regulated by the Toxic Substances Control Act (15 U.S.C. §2601, et seq.); (v) gasoline, diesel fuel, or other petroleum hydrocarbons; (vi) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (vii) polychlorinated biphenyls; (viii) radon gas; and (ix) any additional substances or materials which are now or hereafter classified or considered to be hazardous or toxic under any Environmental Law, ordinance, rule or regulation, now or hereinafter enacted, or the common law, or any other applicable laws relating to the Property.

**"Holder"** is defined in Section 8.01.

"**Initial Holder**" shall mean CVI LOAN SUB HOLDINGS VIII, LLC, a Delaware limited liability company.

**"Joint Meeting"** shall mean the Joint Meeting of Essex and Union Counties.

**"Joint Venture"** is defined in Section 7.01(c)(ii).

**"Municipal Land Use Law"** shall mean N.J.S.A. 40:55D-1 et seq.

"**NJDEP**" shall mean the New Jersey Department of Environmental Protection.

"**Notice**" is defined in Section 9.18.

**"Onsite and Offsite Improvements"** shall mean the Project-related onsite and offsite improvements or infrastructure as defined in the Municipal Land Use Law, required by the terms of the Redevelopment Plan, Board Approval, Approved Plan, this Agreement or the Governmental Approvals to be constructed or installed by Redeveloper and offered for dedication, contributed or conveyed to the Village or to the appropriate utility purveyor upon completion thereof, as further described in Section 4.04.

"**Parties**" shall mean both the Village and Redeveloper together and shall not refer to any other person or entity. Any one of the Parties may be referred to as a "**Party**".

"**Person**" shall mean any individual, sole proprietorship, corporation, partnership, joint venture, limited liability company or corporation, trust, unincorporated association, institution, public or Governmental Body, or any other entity.

**"Planning Board"** is defined in the preambles hereto.

**"Plans"** shall mean the plans, including site plans, for the Project or any portion thereof. "Plans" shall include, but shall not be limited to, the minimum requirements of Applicable Laws or the Redevelopment Plan depending on the context of its use in this Redevelopment Agreement.

"**Preliminary Assessment**" shall mean a preliminary environmental investigation of the Property to determine what environmental conditions exists on the Property in accordance with Applicable Laws (including Environmental Laws).

"**Project"** is defined in the preambles hereto.

**"Project Improvements"** shall mean those buildings, infrastructure improvements, amenities or utilities necessitated by, associated with, desired or required by the implementation of the Project, which are located inside or outside of the Property, including but not limited to all facilities, amenities, on and off-street parking, landscaping, fencing, remediation, enhancements or improvements required to be made to roadways to permit or control the flow of traffic electric power transmission lines, sewer transmission conduits or pipes, water lines or pipes, storm sewers, telephone transmission lines, television cable lines and other utilities.

"**Project Manager**" means the professional designated by the Village to oversee the day to day coordination of the Project on behalf of the Village and to conduct all required inspections on behalf of the Village. All fees paid to the Project Manager shall be paid by the Redeveloper as a Village Cost, as further set forth herein.

"**Project Schedule"** is defined in Section 4.02.

**"Property"** is defined in the preambles hereto.

"**Qualified Entity**" shall mean the Redeveloper and any Affiliate of the Redeveloper, or such other Person that the complies with the provisions of Section 7.02.

**"Redeveloper"** is defined in the preambles hereto.

**"Redevelopment Agreement"** is defined in the preambles hereto.

**"Redevelopment Law"** is defined in the preambles hereto.

**"Redevelopment Plan"** is defined in the preambles hereto.

"**Representatives of the Village**" shall mean officials, consultants, and professionals employed or retained by the Village, including but not limited to Village Administration, Village Engineer, Project Manager, officials of the Village Zoning and Building Departments, the South Orange Police Department, and the South Essex Fire Department, attorneys, development consultants, financial advisors, and planners.

**"State"** shall mean the State of New Jersey.

**"Substantial Portion"** is defined in Section 9.07.

**"UHAC"** is defined in Section 4.09.

**"United States Bankruptcy Code"** shall mean U.S.C.A. §101 et seq.

**"Village"** is defined in the preambles hereto.

**"Village Administration"** means the Mayor, Village Administrator, and Deputy Administrator.

"**Village Costs"** shall mean all reasonable and necessary third-party costs and expenses of the Village incurred in connection with the implementation of this Redevelopment Agreement beginning on the Effective Date, and as further defined in Section 4.07 herein.

**"Village Engineer"** shall mean the licensed professional engineer representing the Village.

**"Village Event of Default"** is defined in Section 6.09.

"**Village Indemnified Parties"** is defined in Section 9.16(a).

**1.02 Interpretation and Construction.** In this Redevelopment Agreement, unless the context otherwise requires:

(a) The terms "hereby", "hereof", "hereto", "herein", "hereunder" and any similar terms, as used in this Redevelopment Agreement, refer to this Redevelopment Agreement, and the term "hereafter" means after, and the term "heretofore" means before the date of delivery of this Redevelopment Agreement.

(b) All references to Recitals, Articles, Sections or Exhibits shall, unless otherwise indicated, refer to the Recitals, Articles, Sections or Exhibits in this Redevelopment Agreement.

(c) Words importing a particular gender mean and include correlative words of every other gender.

(d) All notices to be given hereunder and responses thereto shall be given, unless a certain number of days is specified, within a reasonable time, which shall not be less than ten (10) days nor more than twenty (20) days, unless the Agreement expressly provides, or the context dictates, otherwise.

(e) Unless otherwise indicated, any "fees and expenses" shall be required to be customary and reasonable.

(f) The use of the phrases "consult with", "in consultation with", "in collaboration with", "provide an opportunity to comment", and/or "working collaboratively" and similar phrases used anywhere in this Redevelopment Agreement with respect to the Parties shall, in each instance, be construed as imposing a reciprocal duty of good faith and best efforts upon each Party with respect to resolution of each and every issue, obligation and/or action that is the subject of such consultation or collaboration.

(g) The phrase "sole discretion" shall, in each instance, be construed as permitting the applicable Party the right to exercise its judgment without limitation and make a determination for no reason or any reason whatsoever.

(h) When used herein "knowledge" shall mean actual knowledge of an officer of the applicable Party after due investigation and inquiry.

(i) Notwithstanding anything in this Redevelopment Agreement to the contrary, each of the time frames set forth in this Redevelopment Agreement may be extended at the request of the Redeveloper at the reasonable discretion of the Village.

## ARTICLE 2
## DESIGNATION OF REDEVELOPER
## CONDITIONS PRECEDENT
## REPRESENTATIONS AND WARRANTIES

**2.01. Designation of Redeveloper.** Redeveloper is the Owner of the Property and is hereby designated as the sole and exclusive "redeveloper" for the Property and the Project under the Redevelopment Law. Redeveloper shall have the exclusive right to redevelop and implement the Project on the Property in accordance with the terms and conditions of this Redevelopment Agreement, the Redevelopment Plan and Applicable Laws.

**2.02. Conditions Precedent.** Redeveloper's obligations under this Agreement, shall be expressly conditioned on the following material conditions, which if not satisfied, or waived by the Redeveloper, in its sole and absolute discretion, may allow the Redeveloper to terminate this Agreement:

(a) All Government Approvals required for Commencement of Construction have been: (i) obtained in the form and content reasonably satisfactory to Redeveloper, (ii) are in full force and effect, and (iii) are final and unappealable; and

(b) Redeveloper has obtained financing on terms reasonably acceptable to Redeveloper, consistent with the reasonable exercise of sound business judgment as would be appropriate for a similarly situated redeveloper; and

(c) Redeveloper has entered into a financial agreement with the Village for a 5-year tax abatement for the Project.

**2.03 Representations and Warranties of Redeveloper.** Redeveloper hereby makes the following representations and warranties:

(a) Redeveloper has the legal capacity to enter into this Redevelopment Agreement and perform each of the undertakings set forth herein in accordance with the Redevelopment Plan. This Redevelopment Agreement constitutes a valid and legally binding obligation of Redeveloper enforceable in accordance with its terms.

(b) Redeveloper is a duly organized and a validly existing legal entity existing under the laws of the State and all necessary consents have been duly adopted to authorize the execution and delivery of this Redevelopment Agreement and to authorize and direct the persons executing this Redevelopment Agreement to do so for and on the Redeveloper's behalf.

(c) No receiver, liquidator, custodian or trustee of Redeveloper shall have been appointed as of the Effective Date, and no petition to reorganize Redeveloper pursuant to the

United States Bankruptcy Code or any similar statute that is applicable to the Redeveloper shall have been filed as of the Effective Date.

(d) No adjudication of Bankruptcy of the Redeveloper or a filing for voluntary bankruptcy by Redeveloper under the provisions of the United States Bankruptcy Code or any other similar statute that is applicable to the Redeveloper shall have been filed.

(e) No indictment has been returned against any official of Redeveloper with respect to any transaction related to the transactions contemplated by the terms of this Redevelopment Agreement.

(f) Redeveloper's execution and delivery of this Redevelopment Agreement and its performance hereunder will not constitute a violation of any operating, partnership and/or stockholder agreement of Redeveloper or of any agreement, mortgage, indenture, instrument or judgment, to which Redeveloper is a party.

(g) Redeveloper is financially and technically capable of developing, designing, financing, constructing, operating, and maintaining the Project.

(h) To the best of Redeveloper's knowledge there is no action, proceeding or investigation now pending, nor any basis therefor, known or believed to exist which (i) questions the validity of this Redevelopment Agreement or any action or act taken or to be taken by Redeveloper pursuant to this Redevelopment Agreement or (ii) is likely to result in a material adverse change in Redeveloper's property, assets, liabilities or condition which will materially and substantially impair its ability to perform pursuant to the terms of this Redevelopment Agreement.

(i) Redeveloper's execution and delivery of this Redevelopment Agreement and its performance hereunder will not constitute a violation of any agreement, mortgage, indenture, instrument or judgment, to which Redeveloper is a party.

(j) To the best of Redeveloper's knowledge and belief after diligent inquiry all information and statements included in any information submitted to the Village and its agents, including but not limited to, McManimon, Scotland & Baumann, LLC, are true and correct in all respects. Redeveloper acknowledges that the facts and representations contained in the information, submitted by Redeveloper are a material factor in the decision of the Village to enter into this Redevelopment Agreement.

(k) Redeveloper is not delinquent with respect to any taxes, payments in lieu of tax, service charge, or similar obligations owed to the Village for any property situated in the Village.

(l) The Redeveloper's certificate of formation and certificate of good standing, duly certified by the Secretary of State of the state of the Redeveloper's formation, are in full force and effect.

(m) The ownership and management structure of the Redeveloper is set forth in **Exhibit D** and is true as of the Effective Date. The Redeveloper shall, upon any change in the ownership and management structure set forth in **Exhibit D**, furnish the Village with a complete statement subscribed and sworn to by the managing member of the Redeveloper, setting forth all of the changes in the ownership and management structure as shown on **Exhibit D** within thirty (30) days of such change.

**2.04 Representations and Warranties of the Village.** Village hereby makes the following representations and warranties:

(a) The Village has the legal power, right and authority to enter into this Redevelopment Agreement and the instruments and documents referenced herein to which the Village is a party, to consummate the transactions contemplated hereby, and to perform its obligations hereunder.

(b) This Redevelopment Agreement has been duly executed and delivered by the Village and is valid and legally binding upon the Village and enforceable in accordance with its terms. The execution and delivery hereof shall not, with due notice or the passage of time, constitute a default under or violate the terms of any indenture, agreement or other instrument to which the Village is a party.

(c) The designation of the Property as an area in need of rehabilitation pursuant to the Redevelopment Law, the adoption of the Redevelopment Plan and the designation of Redeveloper have been duly adopted in conformance with the Redevelopment Law and remains in full force and effect, and the Village is duly and properly acting as the "redevelopment entity" for the Project pursuant to the Redevelopment Law.

(d) There is no pending, or to the best of the Village's knowledge, threatened litigation that would prevent the Village from performing its duties and obligations hereunder.

## ARTICLE 3
## COVENANTS AND RESTRICTIONS

**3.01. Covenants and Restrictions**. Redeveloper shall record the Declaration of Covenants and Restrictions in the office of the Clerk of Essex County, New Jersey on within five (5) of days from the date a Financial Agreement is executed by the Parties.

**3.02. Speculative Development**. Redeveloper represents its undertakings pursuant to this Redevelopment Agreement are for the purpose of redevelopment of the Property and not for speculation in land holding. Except as set forth in Section 8.01, Redeveloper shall not use the Property, or any part thereof, as collateral for an unrelated transaction.

**3.03. Compliance with Redevelopment Agreement**. Redeveloper shall ensure that all consultants, professionals, employees, agents, contractors engaged by Redeveloper or any of Redeveloper's subcontractors shall have the skill and judgment necessary to implement the Project in compliance with the terms and conditions of this Redevelopment Agreement.

**3.04. Effect and Duration of Covenants**. It is intended and agreed that the covenants and restrictions set forth in the Declaration of Covenants and Restrictions shall be covenants running with the land. All covenants in the Declaration of Covenants and Restrictions, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in this Redevelopment Agreement, shall be binding, to the fullest extent permitted by law and in equity, for the benefit and in favor of, and enforceable by the Village and its successors and assigns, and any successor in interest to the Property, or any part thereof, against Redeveloper, his successors and assigns and every successor in interest therein, and any party in possession or occupancy of the Property or any part thereof. Notwithstanding the foregoing, the agreements and covenants set forth in the Declaration of Covenants and Restrictions shall cease and terminate upon the issuance of a Certificate of Completion for such improvements, provided however, that the covenant in Section 2(C) of the Declaration of Covenants and Restrictions shall remain in effect without limitation as to time.

**3.05. Enforcement by Village.** In amplification, and not in restriction of the provisions of this Article 3, it is intended and agreed that the Village and its successors and assigns shall be deemed beneficiaries of the agreements and covenants set forth in the Declaration of Covenants and Restrictions both for and in their own right but also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants shall run in favor of the Village for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether the Village has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate.

## ARTICLE 4
## IMPLEMENTATION OF THE PROJECT

**4.01 The Project**. (a) The Redeveloper agrees to undertake the Project. The Redeveloper further agrees that, notwithstanding the Redevelopment Law, it is the Redeveloper's sole responsibility to undertake the appropriate measures to negotiate with, acquire, relocate or otherwise address the existence of existing utilities in order to complete the Project as provided by this Redevelopment Agreement. The Village shall work cooperatively with the Redeveloper to the extent reasonably necessary and appropriate, in the Village's reasonable discretion, to effectuate the acquisition, location, and implementation of public utilities necessary for the Project. Notwithstanding the foregoing, Redeveloper is primarily and solely responsible for effectuating the acquisition, location, and implementation of public utilities necessary for the Project.

(b) The Project shall be constructed in accordance and in conformance with the Redevelopment Plan, the Board Approval, the Approved Plan, and this Redevelopment Agreement.

(c) The Project shall be built in accordance with current local, state and federal engineering and traffic guidelines and standards, as applicable, and Redeveloper is solely responsible for ensuring that the required permits, consents and approvals are obtained from the Village, or relevant government entity.

**4.02 Project Schedule**. Redeveloper shall use commercially reasonable efforts to seek to obtain all Government Approvals within one hundred twenty (120) Days of the Effective Date and Commence Construction within sixty (60) Days of receipt of all Government Approvals. Subject to the terms of this Redevelopment Agreement and subject to extension resulting from Force Majeure Events and delays caused by acts or omissions of the Village the Redeveloper shall Complete Construction within twenty-four (24) months following Commencement of Construction. Redeveloper agrees to diligently undertake and implement the Project throughout the term of this Redevelopment Agreement and shall complete the Project and obtain a Certificate of Completion with respect to the entire Project.

**4.04 Onsite and Offsite Improvements.** Redeveloper, at Redeveloper's cost and expense, shall provide (a) all necessary engineering studies for, and construct or install all on-site and off-site Village infrastructure improvements or upgrades required in connection with traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures for the Project, in addition to payment of all required connection fees and (b) at Redeveloper's cost and expense, all sidewalks, curbs, streetscape improvements (including but not limited to street trees and other landscaping), street lighting, and on-site and off-site traffic controls and road improvements for the Project or required due to the impacts of the Project as required by

the Redevelopment Plan and final site plan approval. The Parties acknowledge that all offsite improvements required for the Project are set forth in the final site plan approval.

**4.05 Construction Assurances.** Redeveloper shall, upon Commencement of Construction, proceed diligently to Complete Construction of the Project, subject only to Force Majeure Events. Upon the Commencement of Construction, Redeveloper shall maintain fencing and wrapping (the "Construction Fencing") in order to mitigate construction debris surrounding the Property. The Construction Fence shall incorporate attractive wrapping, banners or signage with the approval of the Village Administration, which shall not be unreasonably withheld, and at the expense of Redeveloper. The Construction Fence shall be kept in place during the duration of construction and until Completion of Construction of the Project, or as may be otherwise directed and approved by the Village Engineer. Neither party shall utilize any of its allocated space for political advertisements advocating for any candidate, initiative or political party and all allocated space shall be for the benefit of the community or advertisement for the Project. The Redeveloper must also provide an architectural rendering of the facades on or before the Commencement of Construction, in a digital form, that may be used by the Village on its website or posted to any other public location at the Village's discretion.

**4.06 Final Inspection; Certificates of Occupancy and Certificates of Completion.** (a) Upon completion of the construction of each portion of the Project, in accordance with the Governmental Approvals, the Redeveloper shall obtain final inspections as required from the relevant government entity, which may include, as applicable, the Village's Engineer, the Village's Project Manager and/or the Joint Meeting. The Redeveloper may request, and the Village agrees to issue as permitted under the Uniform Construction Code, temporary and/or final certificates of occupancy for individual residential units and/or commercial units within the Project. By way of example only, the Redeveloper may request and obtain temporary and/or final certificate of occupancy for the residential units located at 270-274 Irvington Avenue prior to the completion of the entirety of the Project.

(b) Following the issuance of the final Certificates of Occupancy for each portion of the Project and the satisfaction of the terms and conditions of this Redevelopment Agreement with respect to all aspects of the Project, the Village agrees to issue a Certificate of Completion for the Project. The Certificate of Completion shall constitute a recordable conclusive determination of the satisfaction and termination of the agreements and covenants in this Redevelopment Agreement and the Redevelopment Plan with respect to the obligations of Redeveloper to construct the Project within the dates for completion of same as set forth in the Project Schedule. Within thirty (30) Days after written request by Redeveloper, the Village shall provide Redeveloper with the Certificate of Completion or a written statement setting forth in detail the reasons why it believes that Redeveloper has failed to complete the Project in accordance with the provisions of this Redevelopment Agreement or is otherwise in default under this or any other applicable agreement and what reasonable measures or acts will be necessary in the reasonable opinion of the Village in order for Redeveloper to be entitled to the Certificate of Completion

**4.07 Village Costs Escrow Account.** This Section 4.07 shall supplement, amend, and supersede that certain Original Conditional Redeveloper's Agreement and the First Amendment, by and between the parties upon the Effective Date of this Agreement. With respect to any professional services required by the Village in connection with this Agreement and any other related agreements, documents, or actions which may be necessary relating to the Project until the issuance of the Certificate of Completion for the Project, the Redeveloper agrees that the Village shall be entitled to appoint any reasonably required professionals, including but not limited to a Project Manager, attorneys, development consultants, financial advisors, environmental consultants, engineers, architects, planners, etc., to perform such work for the Village as may be required concerning the Project and that the Redeveloper will reimburse the Village in full for such reasonable out of pocket third-party costs incurred by the Village in connection with the Project (the "Village Costs"). Pursuant to the Conditional Redeveloper's Agreement, the Village has established an escrow account and the Redeveloper has provided a deposit to fund the costs of the Village's professionals' fees as they accrue, including the payment of all such costs incurred by the Village to negotiate the Conditional Redeveloper's Agreement and draft and negotiate this Agreement. Upon the Effective Date, Redeveloper agrees to renew and replenish the established interest-bearing escrow account (the "Escrow Account") to the amount of twenty thousand and 00/100 dollars ($20,000.00). Prior to the Village's withdrawal of funds from the Escrow Account for the payment of Village Costs, the Village shall provide Redeveloper with a copy of each invoice reflecting the Village Costs to be paid. Unless Redeveloper within ten (10) Days of its receipt of any such copy provides a written objection disputing the propriety, reasonableness, or amount of a Village Cost, the Village shall be free to withdraw funds from the Escrow Account for the payment of such invoiced services. If the Village and the Redeveloper cannot agree on the resolution of a disputed charge, the Parties agree to undertake Dispute Resolution proceedings as set forth in Section 6.10 below. During the pendency of a dispute, the Village shall not pay the disputed charges out of the Escrow Account, but may continue to pay undisputed charges out of the Escrow Account. If, when and as often as may occur that the Escrow Account is drawn down to or below ten thousand and 00/100 dollars ($10,000.00), the Village shall so notify Redeveloper and Redeveloper shall immediately thereafter provide to the Village an amount sufficient to replenish the Escrow Account to twenty thousand and 00/100 dollars ($20,000.00) for use in accordance with these terms.

Upon issuance of a Certificate of Completion, or in the event that this Redevelopment Agreement is terminated, then all escrowed monies shall be returned to Redeveloper following the payment from the Escrow Account of the Village Costs incurred up to the time of said Certificate of Completion or termination.

**4.08 Intentionally Omitted.**

**4.09 Affordable Housing Obligation.** Twelve (12) of the residential rental units to be constructed shall be maintained as affordable housing (the "Affordable Units"), which the Village agrees to apply towards satisfaction of the Village's obligations under the Fair Housing Act,

whether under the rules of COAH or otherwise. The bedroom distribution of Affordable Units must comply with, or exceed the requirements, of the then applicable Uniform Housing Affordability Controls in place at the time of issuance of the original site plan approval ("UHAC"). Of the proposed twelve (12) Affordable Units, five are located at 299 Irvington Avenue and seven are located at 270 Irvington Avenue. The Redeveloper agrees to be responsible for administration of affordable housing, including, but not limited to, making determinations of eligibility and priority of applicants with respect to the Affordable Units in the Project. If available, the Redeveloper may utilize the Village's administrative agent for this purpose, provided that Redeveloper reimburses the Village for all the Village's expenses incurred in connection therewith. The Affordable Units must: be located on the Property as part of the building, not be concentrated to one residential floor; or have separate entrances from the market rate units; and a unit reserved for building operations staff shall not be counted as part of overall density.

**4.10 Intentionally Omitted.**

**4.11 Maintenance and Landscaping**. Redeveloper shall keep the Property free from any substantial accumulation of debris or waste materials and shall maintain in good condition any landscaping, street trees, lights, art, street furniture, bike racks and amenities required under any applicable approved final site plan. In particular, the Redeveloper shall construct and maintain: (a) four rain gardens along Irvington Avenue, (b) 29 shade trees, including 7 street trees along Irvington Avenue and 2 street trees along Fairview Avenue, (c) 139 evergreen trees planted along the side and rear property lines of Lots 14-20, (d) 2 bio-retention basins with native species plantings, to be located in the rear yard of Lots 14-20, including 4,499 square feet of residential amenity areas, walkways, benches, lighting, and a pedestrian bridge, (e) a landscape bed around the emergency generator and garage ramp, and (f) other associated improvements as shown on the Approved Plans.

**4.12 Neighborhood Impacts**. Redeveloper acknowledges that the construction of the Project may have certain impacts on the neighborhoods in the vicinity of the Project. Although it is anticipated that the Project will provide many positive effects on the community, it is also recognized that it may result in some temporary inconveniences during the time that construction is underway. Therefore, Redeveloper shall take reasonable steps in order to minimize any material negative effects that the construction of the Project may produce. As a result, the Village and Redeveloper agree herein to address the reasonable concerns of the surrounding neighborhoods in order to assure the citizens of the Village that reside in those neighborhoods that the Project will be completed with minimum inconvenience as is practicable.

**4.13 Illumination, Noise and Pollution.** Redeveloper is mindful of the size of the Project and the potential effects that the construction of such an undertaking may have on the surrounding communities. Therefore, Redeveloper agrees that it will take reasonable steps to minimize the passage of excessive or unwarranted illumination, noise or pollution into the surrounding communities during construction. Redeveloper shall take reasonable measures to ensure that the

improvements on the perimeter of the Property shall not be damaged or materially disturbed. Redeveloper commits to follow all applicable construction laws, regulations and standards in the industry to address these concerns and furthermore commits to having a program in place, prior to the Commencement of Construction, to reasonably address such concerns.

**4.14 Security and Safety.** Redeveloper further commits to be cognizant of and address reasonable traffic safety issues by complying with all applicable traffic safety provisions both during and after construction of the Project.

**4.15 Parking During Construction.** Redeveloper acknowledges that it may be unlikely that sufficient on-site parking will be available for construction workers during construction of the Project and agrees that Redeveloper and its subcontractors will be responsible, at their own cost, for making arrangements for off-site parking to the extent required.

**4.16 Rodent, Insect and Animal Control**. Redeveloper will take reasonable steps to minimize and control the migration of rodents, insects, or other animals from the Property during the construction of the Project. Redeveloper will undertake to provide controls in accordance with all Applicable Laws and other construction standards such that the issue of rodent, insect and animal control is reasonably addressed prior to the Commencement of Construction. Redeveloper agrees to coordinate this effort with the Village's Department of Health.

**4.17 No Reliance on Other Investigations.** Redeveloper further agrees, acknowledges and represents that, subject to the terms hereof, Redeveloper is entering into this Redevelopment Agreement and shall perform all of its obligations hereunder and consummate the transaction contemplated by this Redevelopment Agreement solely in reliance on and as a result of Redeveloper's own investigations and efforts and at Redeveloper's sole risk, understanding that any such investigations, examinations and inspections may not reveal any or all adverse or existing conditions, aspects or attributes related to the redevelopment to the Property.

**4.18 Grant of Easements.** Each Party shall grant to the other the temporary and permanent easements, subject to the approval of Redeveloper's mortgagees, which are necessary for access and for the proper functioning of utility and drainage systems, for access and parking, and for roadway access, and as are otherwise necessary to facilitate construction and operation of the Project as contemplated by the Governmental Approvals.

**4.19 Execution of Documents**. Redeveloper shall, in order to effectuate the purposes of this Redevelopment Agreement, make, execute, acknowledge and deliver any commercially reasonable contracts, orders, receipts, writings and instructions with any other persons, firms or corporations and in general do all things which may be requisite or proper for the acquisition, construction and development of the Project in accordance with the terms of this Redevelopment Agreement and all necessary Governmental Approvals.

**4.20 Delivery of Consultants' Reports.** Upon request of the Village, Redeveloper agrees to promptly deliver to the Village copies of any surveys, reports, analyses, test results and other written reports or documents prepared for Redeveloper by any consultant with respect to the Property, including, but not limited to, wetlands investigations, surveys, engineering analyses, utility capacity analyses and the like.

**4.21 Fees.** Redeveloper shall be subject to normal and customary application fees for Village approvals and review processes for the Governmental Approvals for the Project, as well as normal and customary Building Permit fees.

**4.22 Redeveloper Environmental Compliance.** (a) Redeveloper agrees that Redeveloper and its Affiliates, representatives, agents, employees, lessees, contractors and others performing work for or on behalf of Redeveloper shall not, except as reasonably required in connection with the construction and operation of the Project, use, store, dispose of, generate, discharge, release or handle Hazardous Substances on or about the Project, and that all activities performed by such Persons on the Property shall be performed in compliance with Environmental Laws.

(b) If reasonably necessary for the Village's review to cooperate, opine on or approve any aspect of the Project, Redeveloper agrees to provide to the Village true and complete copies of any environmental reports, test results or other documents received by Redeveloper or sent to the NJDEP or any other Governmental Body with regard to the presence of Hazardous Substances on the Property.

**4.23 Village Cooperation**. In accordance with Applicable Law, the Village shall cooperate with and assist Redeveloper so as to enable Redeveloper to implement, develop and complete the Project in accordance with the plans approved by the Planning Board and to otherwise perform Redeveloper's obligations and responsibilities under this Redevelopment Agreement. This cooperation shall include, but not be limited to, (a) review of all Building Permits over which the Village or any of its agencies or offices has jurisdiction, (b) assisting Redeveloper in obtaining Governmental Approvals, including without limitation, action by the Planning Board in connection with site plan and subdivision applications filed by Redeveloper in connection with this Redevelopment Agreement, (d) amending the Redevelopment Plan to incorporate changes that are mutually agreed upon by the Village and Redeveloper with payment of the fee required by the Redeveloper pursuant to the Redevelopment Plan, and (e) the exercise of such other actions pursuant to the Redevelopment Law as may be reasonably necessary to carry out the purpose and intent of this Redevelopment Agreement. Nothing herein, however, shall constitute a guaranty or a warranty by the Village that the Redeveloper will obtain site plan approval from the Planning Board, or any other Governmental Approvals, including any county approvals, if required.

**4.24 Five-Year Tax Abatement Application.** Redeveloper has applied to the Village for approval of a five-year tax abatement for the Project (the "Financial Agreement"). In the event that the Village fails to duly approve and execute a Financial Agreement for the Project in a form

satisfactory to Redeveloper within one hundred eighty (180) days from the Effective Date, then Redeveloper may elect to terminate this Agreement by providing Notice to that effect to the Village. Upon such termination, this Agreement shall be void and of no further force and effect and neither party hereto shall have any rights, liabilities and/or obligations hereunder.

## ARTICLE 5

## PROJECT OVERSIGHT

**5.01 Progress Meetings.** At the request of the Village, Redeveloper agrees to attend and participate in progress meetings not less frequently than quarterly with Representatives of the Village, including but not limited to the Project Manager, to report on the status of the Project and to review the progress under the Project Schedule, as the same may be amended from time to time by Redeveloper and the Village. The meetings shall be held at the Village's Municipal Building or other convenient location in the Village during regular business hours or at such other time as the Parties deem mutually convenient. Prior to the meetings and upon reasonable notice to Redeveloper, Representatives of the Village may visit the Project to inspect the progress of the work. Redeveloper shall prepare the agenda for the progress meetings in advance (which shall include, *inter alia*, any agenda items reasonably requested by the Village) and shall provide information to the Village at the meetings regarding the progress of the Project, including but not limited to, Governmental Approvals, submissions, financial commitments, construction of the Project, compliance with the Redevelopment Plan and activities concerning marketing and leasing. At the meeting, this information will be evaluated by the Village to determine compliance with the terms and conditions of this Redevelopment Agreement and the Project Schedule.

**5.02 Project Manager and Village Observations.** Representatives of the Village may visit the Property at intervals appropriate to the stage of construction of the Project, or as otherwise agreed with the Village, to become generally familiar with the progress and quality and portion of the Project completed, and to determine in general if the portion of the Project observed is being performed in a manner indicating that the Project, when fully completed, will be in accordance with this Redevelopment Agreement, the Approved Plan, and the Redevelopment Plan. Village representatives visiting the site during construction shall adhere to all safety requirements established by the Redeveloper's contractor.

**5.03 Progress Reports.** Redeveloper shall submit to the Village and the Project Manager a quarterly written progress report, at the request of the Village or the Project Manager, (or more frequently if requested by the Village, provided that in no event shall such reports be required more than monthly), which shall include a description of activities completed, the activities to be undertaken prior to the next quarterly progress report, the status of all Governmental Approvals, an explanation of each activity which is experiencing a delay, if any, a description of problem areas, current and anticipated delaying factors and their estimated impact on performance of other activities and completion dates in the Project Schedule and an explanation of corrective action taken or proposed.

**5.04 Project Schedule Violations.** If Redeveloper fails to meet a deadline in the Project Schedule and is notified of same in writing by the Village or the Project Manager, or Redeveloper conclusively determines between progress meetings that it will fail to meet the Completion Date

or a deadline in the Project Schedule, Redeveloper shall promptly provide Notice to the Village and the Project Manager stating: (a) the reason for the failure to complete the applicable task, (b) Redeveloper's proposed method for correcting such failure, (c) Redeveloper's schedule for completing such task, and (d) the method or methods by which Redeveloper proposes to achieve subsequent tasks by the relevant date and meet the Completion Date. This Section shall not in any way limit the rights of the Village under the applicable provisions of this Agreement.

## ARTICLE 6

## EVENTS OF DEFAULT; TERMINATION

**6.01 Events of Default**. Any one or more of the following shall constitute an "Event of Default" hereunder, subject to Force Majeure Extension, and tolling as may be provided elsewhere in this Redevelopment Agreement:

(a) Redeveloper's failure to observe or perform any covenant, condition, representation, warranty or agreement hereunder and any other failure, act or omission by Redeveloper designated elsewhere in this Redevelopment Agreement as a "Default" or a "default" (any such failure, Default or default being hereinafter referred to as a "Default"), and except as otherwise specified below the continuance of such Default for a period of sixty (60) Days after Notice from the Village specifying the nature of such Default and requesting that such Default be remedied; provided, however, if the Default is one that cannot be completely remedied within sixty (60) Days after such Notice, it shall not be an Event of Default as long as Redeveloper is proceeding in good faith and with due diligence to remedy the same as soon as practicable.

(b) Redeveloper's failure or refusal to make any payment or deposit of funds required hereunder as when required.

(c) (i) Redeveloper shall have applied for or consented to the appointment of a custodian, receiver, trustee or liquidator of all or a substantial part of its assets; (ii) a custodian shall have been legally appointed with or without consent of Redeveloper; or (iii) Redeveloper, (1) has made a general assignment for the benefit of creditors, or (2) has filed a voluntary petition in bankruptcy or a petition or an answer seeking an arrangement with creditors.

(d) Redeveloper (i) fails to perform its obligations with respect to the implementation of the Project in accordance with this Redevelopment Agreement, including but not limited to failure to Commence Construction or Complete Construction in accordance with this Redevelopment Agreement; or (ii) abandons the Project or substantially suspends construction work without the prior knowledge and consent of the Village for a period of time in excess of sixty (60) days.

(e) Redeveloper's failure to pay or delinquency in the payment of real property taxes or assessments when due, which failure or delinquency is not cured within sixty (60) Days of Notice by the Village (provided that Redeveloper shall have the right to contest such taxes or assessments in accordance with Applicable Law).

(f) Cancellation or termination by reason of any act or omission of Redeveloper of any insurance policy, performance or completion, letter of credit, guaranty or other surety required hereunder to be provided by Redeveloper for the benefit of the Village, immediately upon

cancellation or termination thereof if not replaced with no resulting gaps in coverage within ten (10) Days after receiving Notice from the Village.

**6.02 Remedies Upon Event of Default.** Whenever any Event of Default of either Party shall have occurred and is not cured within the applicable cure period, the non-defaulting Party may, on written notice to the other Party, terminate this Redevelopment Agreement, and take whatever other action at law or in equity as may appear necessary or desirable to enforce the performance or observance of any rights, remedies, obligations, agreements, or covenants of the defaulting Party under this Redevelopment Agreement.

**6.03 Intentionally Omitted.**

**6.04 Force Majeure Extension.** For the purposes of this Redevelopment Agreement, except where otherwise specified, neither the Village nor Redeveloper shall be considered in breach or in default with respect to its respective obligations hereunder because of a delay in performance arising from a Force Majeure Event. It is the purpose and intent of this provision that in the event of the occurrence of any such delay, the time or times for performance of the obligations of the Village or Redeveloper shall be extended for the period of the delay; provided, however, that such delay is actually caused by or results from the Force Majeure Event. For the elimination of doubt, the absence of a reference to a Force Majeure Event as to the time for performance of any obligation shall not be construed to mean that such time for performance is not subject to extension for a Force Majeure Event. The time for completion of any specified obligation hereunder shall be tolled for a period of time up to but not exceeding the period of delay resulting from the occurrence of a Force Majeure Event.

**6.05 No Waiver**. Except as otherwise expressly provided in this Redevelopment Agreement, any failure or delay by the Village or Redeveloper in asserting any of its rights or remedies as to any default by the other, shall not operate as a waiver of such default, or of any such rights or remedies, or to deprive the Village or Redeveloper, as applicable, of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

**6.06 Remedies Cumulative**. No remedy conferred by any of the provisions of this Redevelopment Agreement is intended to be exclusive of any other remedy and each and every remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. The election of any one or more remedies shall not constitute a waiver of the right to pursue other available remedies.

**6.07 Termination Rights Related to Litigation.** If third party litigation is commenced challenging the validity of (a) the designation of the Property, (b) the Redevelopment Plan, or (c) execution of this Redevelopment Agreement by the Village, the commencement of such litigation shall be a Force Majeure Event effective as of the date of the filing of the summons and complaint

if Redeveloper invokes the Force Majeure provisions this Redevelopment Agreement; provided, however, that (i) if such litigation is finally determined in favor of the plaintiff with no further opportunity for appeal, then either Party may terminate this Redevelopment Agreement by written notice to the other; provided, however, that a termination by the Village shall not be effective if Redeveloper, within ten (10) Days after receipt of Village's notice agrees to proceed with the Project notwithstanding such determination in favor of the plaintiff; or (ii) if such litigation is not finally determined (inclusive of the expiration of any applicable appeal period) but the Force Majeure Extension has been in effect for at least twenty-seven (27) months from the date the complaint was filed, then Redeveloper may elect to terminate this Redevelopment Agreement.

**6.08 Certificate of No Default.** Either Party hereto shall deliver to the other, upon written request, a certificate signed by a duly authorized officer to the effect that the certifying Party is not aware of any condition, event or act which constitutes a violation of this Redevelopment Agreement or which would constitute an Event of Default hereunder and no condition, event or act exists which, with notice or lapse of time, or both, would constitute such a violation, or Event of Default, or if any such condition, event or act exists, specifying the same (the "Certificate of No Default"). A Certificate of No Default shall be provided within fourteen (14) Days after a request for such Certificate of No Default is made.

**6.09 Village Events of Default**. Village's failure to observe or perform any covenant, condition, representation, warranty or agreement hereunder and except as otherwise specified below the continuance of such failure for a period of thirty (30) Days after Notice from the Redeveloper specifying the nature of such failure and requesting that such failure be remedied shall constitute a "Village Event of Default" hereunder; provided, however, if the failure is one that cannot be completely remedied within thirty (30) Days after such Notice, it shall not be a Village Event of Default as long as Village is proceeding in good faith and with due diligence to remedy the same as soon as practicable.

**6.10 Dispute Resolution.** In the event of a breach or alleged breach of this Redevelopment Agreement by any of the Parties or a dispute arising between the Parties in reference to the terms and provisions as set forth herein (any of the foregoing, a "Dispute"), then the Parties shall initially submit the Dispute to mediation. The Parties agree that the mediation will be before a retired judge of the Superior Court of New Jersey agreed upon by the Parties within ten (10) Days after request by either Party upon occurrence of a Dispute, or if the Parties fail to so agree, a retired judge of the Superior Court appointed by the Assignment Judge of Essex County upon application of either Party. The Parties agree to engage in good faith in the mediation effort to seek resolution of the disagreement. The good faith obligation shall require, as a condition precedent to commencement of any arbitration other than one seeking emergent relief, participation of up to six (6) hours at a mediation session conducted by the Mediator at a time and place fixed by the Mediator, all to occur within thirty (30) Days after appointment of the Mediator. The Parties further agree that the mediation procedure is voluntary and non-binding (beyond good faith obligation described in the previous sentence). Following good faith participation, either Party may at any time terminate the

mediation proceeding with or without cause. The Mediator shall also have the right to terminate the mediation if the Mediator shall determine that the efforts to reach a settlement are likely to be futile. The Parties agree to share the burden of the Mediator's compensation equally and each agrees to pay its share pursuant to the Mediator's invoice to be rendered at completion or termination of the mediation process. To the extent not expressly modified by provisions of this Article, the American Arbitration Association Mediation Rules are incorporated herein and as a part of this Article shall govern the Parties and the Mediator in the conduct of the mediation proceeding. Except in cases where emergent injunctive relief is required, the resort by a Party to any arbitration for relief pertaining to this Redevelopment Agreement before completion of good faith participation in the mediation process called for herein shall constitute an immediate and material breach of this Redevelopment Agreement by such Party.

If a Dispute is not resolved by mediation as provided above, or requires injunctive emergent relief in Superior Court, Chancery Division, the Parties agree that the matter shall be submitted to an arbitrator mutually selected and agreed to by the Parties. If the Parties cannot agree upon an arbitrator, then each Party shall select an arbitrator, who in turn will mutually select a third arbitrator. The arbitrator retained to resolve the Dispute shall abide by the rules and regulations of arbitration as set forth and/or followed by the American Arbitration Association in the State of New Jersey in such a fashion to accomplish the purpose of said laws. Costs for said arbitration shall be paid by the non-prevailing Party. The demand for arbitration shall be filed in writing and shall be made within a reasonable time after a Dispute or breach occurs. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with Applicable Law in any court having jurisdiction thereof.

## ARTICLE 7

## CONTROL OF REDEVELOPER; TRANSFERS OF INTERESTS; QUALIFIED ENTITY; PERMITTED TRANSFERS

**7.01. Control of Redeveloper; Transfers of Ownership Interests in Redeveloper**. (a) Redeveloper represents and agrees that, except as provided otherwise in this Redevelopment Agreement, and as set forth in Exhibit D, at all times during the term of this Redevelopment Agreement, Niket Patankar shall Control, directly or indirectly, a beneficial interest in Redeveloper, such that Niket Patankar shall have the right to exercise Control over Redeveloper. Except as provided otherwise in this Redevelopment Agreement, nothing in this Redevelopment Agreement shall be deemed to restrict the ability of Redeveloper or its members or Persons Controlling a beneficial interest in Redeveloper to transfer beneficial interests in Redeveloper directly, or in trust, (i) to Affiliates of any such Member or Person, (ii) family members, an entity owned by family members, or charities; provided that after such transfer(s) Niket Patankar retains Control of Redeveloper, (iii) as security for (A) the purpose of obtaining financing necessary to enable the Redeveloper or any successor in interest to the Property, or any part thereof, to perform its obligations with respect to undertaking the Project under this Redevelopment Agreement and (B) any other purpose authorized by this Redevelopment Agreement, or (iv) to Holder, its Affiliates or a third party purchaser in connection with a foreclosure sale of the Property or the equity interests in the Redeveloper under the financing arrangement between the Holder and the Redeveloper.

(b) Except as otherwise provided in Section 7.01(a) and (c), in the event that Niket Patankar seeks to transfer his interest in the Redeveloper to one or more other Persons, such that after such transfer(s) that Niket Patankar will no longer have Control of the Redeveloper, then before consummating such transfer(s), the Redeveloper must obtain the written consent of the Village to such transfer(s). In the event Niket Patankar seeks to transfer an interest in the Redeveloper to any other Person other than as provided for in Section 8.01(c), such Person must be a Qualified Entity. Such transfer of interest may only be consummated if, after such transfer takes effect, (i) a Qualified Entity retains not less than a fifty percent (50%) ownership interest in the Redeveloper as determined under the operating agreement of the Redeveloper, (ii) a Qualified Entity retains the right to exercise Control of the Redeveloper, and (iii) a Qualified Entity retains Control over the day to day operations of the Redeveloper, all pursuant to the operating agreement of the Redeveloper. Notwithstanding anything contained herein to the contrary, in the event there is any amendment, termination, or supplement to the operating agreement of the Redeveloper, the Redeveloper shall deliver to the Village such amended, supplemented, terminated or new operating agreement, and/or proof of termination within ten (10) Days of such amendment, termination or supplement.

**7.02. Qualified Entity**. A Person who has demonstrated, to the reasonable satisfaction of the Village, that it satisfies the requirements of this Section 7.02 shall be a Qualified Entity; provided, however, that the Village may waive any one or more of the following requirements listed below at any time in its sole discretion.

(a) It has the financial capacity to Commence Construction, Complete Construction and operate the Project, including, without limitation, the capacity and good credit to provide equity, obtain financing, to provide appropriate security (such as performance and completion bonds) and to otherwise satisfy its obligations with respect to the development of the Project.

(b) It is able to comply with and conform to all the provisions of the Redevelopment Plan, Board Approval, Approved Plan, and this Redevelopment Agreement.

(c) It possesses or has the ability to bring to bear the requisite expertise in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance and real estate development necessary to Complete the Project, including comparable development experience with projects that are similar in size, scope and complexity to the Project.

(d) No petition under Federal bankruptcy laws or any state insolvency law has been filed by or against, nor has a receiver, fiscal agent or similar officer been appointed by a court for the business or property of such Person, or any partnership in which such Person was or is a general partner or any Person in which such Person was or is an officer or principal manager and the holder, directly or indirectly of an ownership interest in excess of ten percent (10%) (and, in the case of an involuntary proceeding, such proceeding has not been terminated within sixty (60) Days of its commencement) within the ten (10) full calendar years preceding the date of submission of such Person's application for consideration as a Qualified Entity.

(e) Such Person and its principals, directors, officers, partners, shareholders, and members, individually, have not been convicted in a criminal proceeding, and none of them are a named subject in a pending criminal proceeding (excluding traffic violations or other similar minor offenses), and, to the best of the knowledge and belief of the principals, directors, officers, partners, shareholders, and members of such Person, is not a target of or a potential witness in a criminal investigation.

(f) Such Person and its principals, directors, officers, partners, shareholders, and members, individually, have not been, directly or beneficially, a party to or beneficiary of any contract or agreement with the Village or other Governmental Body which has been terminated due to a default by such Person or which is currently the subject of a dispute in which the Village or other Governmental Body alleges such default, nor is such Person an adverse party in any currently pending litigation involving the Village or other Governmental Body.

(g) Such Person and its principals, directors, officers, partners, shareholders, and members, individually, have not been found in any civil or criminal action in or by a court or agency of competent jurisdiction to have violated any Federal or state law or regulation relating to the sale of securities or commodities or been enjoined from engaging in any trade or business for any reason other than the violation of a contractual non-competition provision.

(h) Such Person and its principals, directors, officers, partners, shareholders, and members, individually, have not violated any Village, state, or Federal ethics law and entering into the proposed transaction with the Redeveloper and/or the Village will not cause any such violation or result in a conflict of interest.

**7.03. Redeveloper Certification.** On or before each anniversary of the Effective Date, the Redeveloper shall provide the Village with a certificate (a) indicating that the Redeveloper continues to be in compliance with the requirements of Section 7.02 as of the date of such certificate and (b) affirming the Redeveloper representations and warranties as set forth in Section 2.03.

## ARTICLE 8

**8.01 Redeveloper Financing.** Subject to the terms of this Section 8.01, from and after the date that Redeveloper acquires the Property, Redeveloper shall not engage in any financing or any other transaction creating any mortgage or other encumbrance or lien upon the Property, whether by express agreement or operation of law, or suffer any encumbrance or lien (other than liens for governmental impositions) to be made or attach to the Property, except as may be reasonably required for the acquisition, development, and construction of the Project or the continued operation of the Project or portion thereof after the Completion of Construction, provided, however, that upon the issuance of a Certificate of Completion, such prohibition shall no longer apply with respect to the corresponding portion of the Project. Village acknowledges that Redeveloper intends, and is permitted under this Redevelopment Agreement, to obtain construction mortgage financing for all or part of the costs of acquisition, development, construction and operation of the Project. Except with respect to Initial Holder, Redeveloper shall notify the Village within twenty (20) days of obtaining such financing secured by a mortgage or other lien instrument which it proposes to enter into with respect to the Property or the Project or any part thereof (the mortgagee thereunder or its Affiliate, a "Holder"). The parties hereto acknowledge that the Initial Holder is a Holder.

**8.02 No Termination for Mortgage Default.** This Redevelopment Agreement, as an arrangement made by a Governmental Body pursuant to statutes in connection with a project for redevelopment, renewal or rehabilitation, shall continue in full force and effect beyond any default in or foreclosure of any mortgage loan made to finance the Project, except as specifically provided herein.

**8.03 Cooperation.** To the extent reasonably requested by Redeveloper or any Holder, the Village shall execute an estoppel certificate, recognition agreement, attornment agreement and or such other agreements and/or documents (to the extent same are in form and content reasonably acceptable to the Village) as may be requested or required by any Holder; provided, however, that any such agreement or document shall not materially and adversely alter any of the rights or obligations of Redeveloper or the Village under this Redevelopment Agreement.

**8.04 Notice of Default to Holder and Right to Cure.** Whenever the Village shall deliver any notice or demand to Redeveloper with respect to any breach or default by Redeveloper under this Redevelopment Agreement, the Village shall at the same time deliver to each Holder a copy of such notice or demand, provided that Redeveloper has delivered to the Village a written notice of the name and address of such Holder. Each such Holder shall have the right at its option within one hundred twenty (120) Days after the receipt of such notice, to cure or remedy, or to commence to cure or remedy, any such default which is subject to being so cured and to add the cost thereof to the debt and the lien which it holds. The Village shall not seek to enforce any of its remedies under this Agreement during the period in which any such Holder is proceeding diligently and in good faith to cure a Redeveloper default. If the Holder elects to cure the default within such 120-

day period but has not completed such cure, then, not later than every thirty (30) days thereafter until such default is cured, Redeveloper shall inform the Village that the Holder is proceeding diligently to cure the default, and shall describe the course of action being pursued to effectuate such cure, including anticipated deadlines. If possession of the Property or the Project is necessary to cure any default, any Holder will be allowed to complete any proceedings required to obtain possession of the Property or Project.

**8.05 No Guarantee of Development, Construction or Completion of the Project.** A Holder shall in no manner be obligated by the provisions of this Redevelopment Agreement to develop, construct or complete the Project (or portion to which its mortgage relates), or to guarantee such development, construction or completion; nor shall any covenant or any other provisions be construed to so obligate a Holder. Notwithstanding the foregoing, nothing contained in this Redevelopment Agreement shall be deemed to permit or authorize such Holder to undertake or continue the development, construction or completion of the Project, or portion to which its mortgage relates (beyond the extent necessary to conserve or protect the Holder's security, including the improvements or construction already made), without the Holder first having expressly assumed Redeveloper's obligations to the Village going forward from and after the date of such assumption with respect to the Project (or portion to which its mortgage relates) by written agreement, and subject to the transfer provisions of redevelopment rights set forth herein in Article 8.

**8.06 Foreclosure.** If a Holder forecloses its mortgage secured by the Property (or portion to which its mortgage relates), takes title to the Property (or portion to which its mortgage relates) by deed-in-lieu of foreclosure or similar transaction, or exercises remedies available to it under an agreement that pledges the membership interests or equity of Redeveloper (collectively a "Foreclosure"), the Holder shall have the option to either (a) sell the Property and the Project to a Qualified Entity which complies with Section 7.02 and which Qualified Entity shall assume the obligations of Redeveloper under this Redevelopment Agreement in accordance with Applicable Law, and/or (b) assume the obligations of Redeveloper under this Redevelopment Agreement in accordance with Applicable Law and in accordance with Article 7. In the event of a Foreclosure and provided the Holder or the purchaser is in compliance with this Redevelopment Agreement, the Village shall not seek to enforce against the Holder or purchaser of such parcel any of the remedies available to the Village pursuant to the terms of this Redevelopment Agreement available in connection with the events preceding the Foreclosure. In furtherance of the foregoing, the Holder, or the Person assuming the obligations of Redeveloper as to the parcel affected by such Foreclosure or sale, in that event must agree to complete the Project in the manner provided in this Redevelopment Agreement, but subject to reasonable extensions of the Project Schedule, and shall submit evidence reasonably satisfactory to the Village that it has the qualifications and financial responsibility necessary to perform such obligations. Any such Holder or Person assuming such obligations of Redeveloper, properly completing the Project, or any portion thereof, shall be entitled to Certificates of Completion in accordance herewith. Nothing in this Redevelopment

Agreement shall be construed or deemed to permit or to authorize any Holder, or such other Person assuming such obligations of Redeveloper, to devote the Property, or any part thereof, to any uses, or to construct any improvements thereon, other than those uses or improvements consistent with the [Approved Plan] or other Plans provided for or authorized by this Redevelopment Agreement.

**8.07 Lender Changes**. If Redeveloper's lender requires a change in the terms of this Redevelopment Agreement, the Village shall reasonably cooperate with Redeveloper in approving and implementing such change, so long as such change does not materially increase the Village's obligations or materially decrease the Village's rights as set forth in the Redevelopment Agreement, or materially change the Approved Plan. In addition, the Village agrees to enter into such agreement as Redeveloper's lender (or its equity participants) may reasonably require provided that such agreement shall not materially increase the Village's obligations or decrease Village's rights in connection with this Redevelopment Agreement, or materially change the Approved Plan.

**8.08 Initial Holder Acknowledgement.** The Village understands and acknowledges that (i) Initial Holder is making a loan to Redeveloper (the "Loan"), and (ii) the Lender will receive, as party of the security for the Loan, a security instrument in the form of a mortgage and assignment of leases and rents, encumbering the Property and the Project, and (iii) the Village has received notice of such mortgage and assignment of leases and rents and that all notice requirements related to such mortgage and assignment of leases and rents have been satisfied. Initial Holder's notice address is as follows:

| | |
|---|---|
| Initial Holder: | CVI Loan Sub Holdings VIII, LLC<br>1601 Utica Avenue South, Suite 1000<br>Minneapolis, Minnesota 55416<br>Attention: Ryan Murray<br>Adam Chrudimsky<br>James Sanft |
| With a copy to: | CVI Loan Sub Holdings VIII, LLC<br>c/o North River Partners MGMT, LLC<br>853 Broadway, Suite 2014<br>New York, New York 10013<br>Attention: Jeffrey Rosenfeld<br>Sean Robertson |
| And a copy to: | King & Spalding LLP<br>1290 Avenue of the Americas<br>New York, New York 10104<br>Attention: Jared S. Zaben, Esq. |

## ARTICLE 9

## MISCELLANEOUS

**9.01 No Consideration for Redevelopment Agreement**. Redeveloper warrants it has not paid or given, and will not pay or give, any third Person any money or other consideration for obtaining this Redevelopment Agreement, other than normal costs of conducting business and costs of professional services such as architects, engineers, financial consultants and attorneys. Redeveloper further warrants it has not paid or incurred any obligation to pay any officer or official of the Village, any money or other consideration for or in connection with this Redevelopment Agreement.

**9.02 Non-Liability of Officials and Employees of the Village**. No member, official, employee or consultant of the Village shall be personally liable to Redeveloper, or any successor in interest, in the event of any default or breach by the Village, or for any amount that may become due to Redeveloper or its successor, or on any obligation under the terms of this Redevelopment Agreement.

**9.03 Modification of Redevelopment Agreement.** No modification, waiver, amendment, discharge, or change of this Redevelopment Agreement shall be valid unless the same is in writing, duly authorized, and signed by the Redeveloper and the Village.

**9.04 Exhibits.** Any and all exhibits annexed to this Redevelopment Agreement are hereby made a part of this Redevelopment Agreement by this reference thereto.

**9.05 Entire Agreement.** This Redevelopment Agreement, in addition to the terms and provisions of the final site plan approval, constitutes the entire agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof.

**9.06 Severability.** The validity of any Article, Section, clause or provision of this Redevelopment Agreement shall not affect the validity of the remaining Articles, Sections, clauses or provisions hereof.

**9.07 Condemnation/Casualty.** In the event that all or any substantial portion of the Property is condemned or taken by eminent domain by any condemning authority or is damaged or destroyed by casualty: (a) Redeveloper, at its option, may terminate this Agreement by written notice the Village within thirty (30) Days after Redeveloper is notified of the condemnation and Village shall reimburse Redeveloper for all of Redeveloper's costs and expenses incurred prior to the termination in an amount not to exceed the condemnation proceeds received by Village; or (b) prior to Commencement of Construction, Redeveloper may, at its option, terminate this Redevelopment Agreement by written notice to the Village within thirty (30) Days after

Redeveloper is notified of the condemnation, taking, damage or casualty. For purposes of this provision "Substantial Portion" shall be defined as any portion which is equal to or in excess of ten percent (10%) of the total acreage of the Property or that portion which, in the reasonable opinion of Redeveloper, would prevent the successful Completion of Construction or operation of the Project as envisioned by this Redevelopment Agreement.

**9.08 Litigation.** Redeveloper shall have the right, but not the obligation, to undertake litigation in order to obtain Governmental Approvals with conditions reasonably satisfactory to Redeveloper including, without limitation, the right to litigate to the ultimate decision maker. Any litigation undertaken shall toll the relevant time periods provided for performance by Redeveloper in this Redevelopment Agreement.

**9.09 Village Consultants' Reports and Services.** The Village makes no representations to Redeveloper with respect to the accuracy or validity of any reports, data, documents or services rendered by any of the Village's consultants, advisors or experts.

**9.10 Waivers.** Any right or remedy which any Party may have under this Redevelopment Agreement may be waived in writing by the relevant Party without the execution of a new or supplemental agreement. Except as otherwise provided in this Redevelopment Agreement, said right of waiver shall include the right to waive a default. No waiver made by any Party with respect to the performance, or manner or time thereof, of any obligation of any other Party or any condition to its own obligation under this Redevelopment Agreement shall be considered a waiver of any rights of the Party making the waiver with respect to the particular obligation of the other Party or condition of its own obligation beyond those expressly waived and to the extent thereof, or a waiver in any respect in regard to any other rights of the Party making the waiver.

**9.11 No Significance of Party Drafting.** The Parties agree that in the construction or interpretation of this Redevelopment Agreement no significance shall be attributed in presumption or otherwise to the identity of the Party drafting the provision or provisions in question.

**9.12 Successors Bound.** This Redevelopment Agreement shall be binding upon the respective Parties hereto, and their successors and assigns.

**9.13 No Obligation.** The Parties agree that the submission of this Redevelopment Agreement (or any draft, re-draft, or other copy) by one Party to another is not intended by either Party to be an offer to enter into a legally binding contract. Notwithstanding any discussions, memorandum or exchange of correspondence or emails, the Parties shall be legally bound pursuant to the terms of this Redevelopment Agreement only if and when the Parties have been able to negotiate all of the terms and provisions of this Redevelopment Agreement in a manner acceptable to each of Parties in their respective sole discretion, including, without limitation, all of the exhibits hereto, and each of the Village and Redeveloper have fully executed and delivered to the other (or its attorney) an executed counterpart of this Redevelopment Agreement. Unless and until each of

the Village and Redeveloper have fully executed and delivered a counterpart of this Redevelopment Agreement to the other, neither shall have any obligation whatsoever to the other.

**9.14 No Restriction on Police Powers**. Nothing in this Redevelopment Agreement will in any way limit or affect the right of the Village or any municipal board, department, agency, authority, official, or representative to enforce any generally applicable municipal ordinance, regulation, rule, procedure or other requirement, including, but not limited to, with respect to the Project, the Property or Redeveloper.

**9.15 Prior Agreements Superseded**. This Redevelopment Agreement integrates all the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof.

**9.16 Indemnification**. (a) To the fullest extent permitted by law, Redeveloper, for itself and its successors and assigns, covenants and agrees to indemnify and hold harmless and defend the Village, its governing body, their respective officers, employees, agents, attorneys and consultants, representatives, and respective successors and assigns (collectively, the "Village Indemnified Parties") and Redeveloper shall pay any and all liability, actual loss, cost, damage, claims, judgments or expenses, of any and all kinds or nature and however arising, imposed by law, resulting from claims for personal injury, death and property damage, which the Village Indemnified Parties may sustain, be subject to or be caused to incur (i) due to the negligence or willful misconduct of Redeveloper, its agents, employees or contractors, (ii) a breach of this Redevelopment Agreement by Redeveloper, or (iii) any violation of Applicable Law by Redeveloper, except to the extent any such loss, liability claim or suit is the result of the negligent or intentional wrongful acts of the Village, or any of the Village Indemnified Parties.

(b) To the fullest extent permitted by law, Redeveloper, at its own cost and expense, shall defend any and all such claims, suits and actions which may be brought or asserted against the Village, and/or the Village Indemnified Parties related to this Redevelopment Agreement and the Project (excepting that the Parties shall bear their own costs in the event that the Redeveloper's site plan approvals are challenged by a third party); but this provision shall not be deemed to relieve any insurance company which has issued a policy of insurance as may be provided for in this Redevelopment Agreement from its obligation to defend Redeveloper, the Village and any other insured named or named as an additional insured in such policy of insurance in connection with claims, suits or actions covered by such policy. Any cost for reasonable attorneys' fees in situations where it is required that the Village engage its own attorneys, experts' testimony costs and all reasonable costs to defend the Village or any Village Indemnified Party, agents, servants, or employees shall be reimbursed to the Village by Redeveloper in connection with such defense and indemnification claim.

(c) In any situation in which the Village Indemnified Parties are entitled to receive and desire defense and/or indemnification by Redeveloper, the Village Indemnified Parties shall give

prompt notice of such situation to Redeveloper. Failure to give prompt notice to Redeveloper shall not relieve Redeveloper of any liability to indemnify the Village Indemnified Parties, unless such failure to give prompt notice prejudices Redeveloper. Upon receipt of such notice, Redeveloper shall appear and defend any action or proceeding on behalf of the Village Indemnified Parties, including the employment of counsel reasonably acceptable to the Village Indemnified Parties, the payment of all reasonable expenses and the right to negotiate and consent to settlement. All of the Village Indemnified Parties shall have the right to employ separate counsel in any such action and to participate in the defense thereof at their own expense. Redeveloper shall not be liable for any settlement of any such action effected without its consent; but if settled with the consent of Redeveloper or if there is a final judgment against Redeveloper or the Village Indemnified Parties in any such action, Redeveloper shall indemnify and hold harmless the Village Indemnified Parties from and against any loss or liability by reason of such settlement or judgment. Further, Redeveloper shall have the right to settle any such action on behalf of itself and all Village Indemnified Parties, provided that such settlement (i) is solely a monetary payment, (ii) does not involve the entry of a judgment against the Village or any Village Indemnified Parties and (iii) does not expose the Village Indemnified Parties to any liability, contingent or otherwise. Redeveloper shall indemnify and hold harmless the Village Indemnified Parties from and against any loss or liability by reason of such settlement.

(d) The provisions of Section 9.16 shall survive the termination of this Redevelopment Agreement.

**9.17 No Third-Party Beneficiaries**. This Redevelopment Agreement does not and is not intended to confer any rights or remedies upon any person other than the Parties.

**9.18 Notices**. A notice, demand or other communication required to be given under this Redevelopment Agreement by any Party to the other (**"Notice"**) shall be in writing and shall be sufficiently given or delivered if dispatched by United States Registered or Certified Mail, postage prepaid and return receipt requested, or delivered by overnight courier or delivered personally (with receipt acknowledged), or by facsimile transmission (with receipt acknowledged) to the Parties at their respective addresses set forth herein, or at such other address or addresses with respect to the Parties or their counsel as any Party may, from time to time, designate in writing and forward to the others as provided in this Section 9.18.

*As to the Village:*

South Orange Village
76 South Orange Avenue, Suite 302
South Orange, New Jersey 07090

ATTN: Village President and Village Administrator

*With a copy to:*

Tiena M. Cofoni, Esq.
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue
Roseland, New Jersey 07068

*As to Redeveloper:*
*[need info]*

*With a copy to:*

Derek W. Orth, Esq.
Inglesino Taylor LLC
600 Parsippany Road, Suite 204
Parsippany, New Jersey 07054

From time to time either Party may designate a different Person or address for all the purposes of this Notice provision by giving the other Party no less than ten (10) Days' Notice in advance of such change of address in accordance with the provisions hereof. Notices shall be effective upon the earlier of receipt or rejection of delivery by the addressee.

**9.19 Governing Law.** This Redevelopment Agreement shall be construed and enforced in accordance with the internal laws of the State, without giving effect to the principles of conflicts of law.

**9.20 Counterparts.** This Redevelopment Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original, but all of which taken together shall constitute one and the same agreement.

**[END OF AGREEMENT - SIGNATURE PAGE FOLLOWS]**

**IN WITNESS WHEREOF,** the Parties have executed this Redevelopment Agreement effective as of the latest date of the signatures affixed hereto.

Attest: **South Orange Village**

_____ By: _____
Clerk Name: Sheena C. Collum
Title: Mayor

SEAL

Witness/Attest: **270 IRVINGTON, L.L.C.**

_____ By: _____
Name:
Title:

# EXHIBIT A

## APPROVED PLANS

# EXHIBIT B

## BOARD APPROVAL

# EXHIBIT C

## FORM OF DECLARATION OF COVENANTS AND RESTRICTIONS

RECORD AND RETURN TO:

Tiena Cofoni, Esq.
McManimon, Scotland and Baumann, LLC
75 Livingston Ave, Second Floor
Roseland, New Jersey 07068

DECLARATION OF COVENANTS AND RESTRICTIONS

With respect to property identified as Block 2102, Lots 14, 15, 16, 17, 18, 19, and 20, and Block 2107, Lot 1 on the official Tax Maps of the South Orange Village as more specifically delineated in the metes and bounds description attached hereto as Exhibit A.

This Declaration of Covenants and Restrictions is made this _____ day of _____, 2026 by and between the **VILLAGE OF SOUTH ORANGE** (the "Village"), a municipal corporation of the State of New Jersey having its offices at 76 South Orange Avenue, Suite 302, South Orange, New Jersey 07079, in its capacity as redevelopment entity pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-4(c) (the "Redevelopment Law"),

and

**270 IRVINGTON L.L.C**, a New Jersey limited liability company, having its offices at [_____] (together with permitted successors or assigns, the "Redeveloper")

W I T N E S S E T H

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq*., as amended and supplemented from time to time (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment and/or rehabilitation; and

WHEREAS, the Redevelopment Law authorizes the redevelopment entity to arrange or contract for the planning, construction or undertaking of any development project or redevelopment work in an area designated as an "area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-8; and

WHEREAS, on March 9, 2015, by Resolution 2015-45, the Village Board of Trustees (the "Board of Trustees") pursuant to and in accordance with the criteria set forth in the Redevelopment

Law designated the entire Village as an "area in need of rehabilitation," which designation permits the Village to adopt redevelopment plans for specific properties; and

WHEREAS, on December 14, 2020, by Ordinance 2020-22, the Village Board of Trustees adopted a redevelopment plan entitled the "dated October 9, 2020 (the "Redevelopment Plan") for an area in the Village identified as Block 2102, Lots 14, 15, 16, 17, 18, 19, and 20, and Block 2107, Lot 1 on the Village's official tax maps (collectively, the "Property"); and

WHEREAS, the Redevelopment Law authorizes the Village to arrange or contract for the planning, construction or undertaking of any development project or redevelopment work in an area designated as an "area in need of rehabilitation" pursuant to N.J.S.A. 40A:12A-8; and

WHEREAS, the Property is currently owned by the Redeveloper; and

WHEREAS, the Redeveloper previously expressed their desire to the Village to: (a) be designated as the "redeveloper" of the Property in accordance with the Redevelopment Law, and (b) formulate and construct a new redevelopment project on the Property in accordance with the Redevelopment Plan as the same may be amended and supplemented from time to time; and

WHEREAS, on December 28, 2020, the Board of Trustees adopted Resolution 2020-289 (i) designating the Redeveloper and 299-307 Irvington Ave, LLC, an affiliated entity, as the "conditional redeveloper" of the Property pending the negotiation and execution of, among other agreements, this Redevelopment Agreement with the Village, (ii) authorizing the execution of a conditional redeveloper's agreement with the Redeveloper (the "Original Conditional Redeveloper's Agreement") to reimburse the Village for any and all costs incurred by the Village prior to the execution of a Redevelopment Agreement, including the Village's reasonably incurred out-of-pocket third party professional (including but not limited to, legal accounting, engineering, planning, and financial advisory) fees, costs, and expenses including but not limited to, legal accounting, engineering, planning, and financial advisory, related to the Village' s review of Redeveloper's proposed redevelopment of the Property and the negotiation of any and all agreements with Redeveloper (the "Interim Costs"); and

WHEREAS, on January 15, 2021, the Village and the Redeveloper's predecessor in title executed the Original Conditional Redeveloper's Agreement in furtherance of Resolution 2020-289; and

WHEREAS, the Redeveloper's predecessor in title previously established an escrow fund with the Village in accordance with the Original Conditional Redeveloper's Agreement to provide for the payment of the Village's Interim Costs including, but not limited to, fees, costs and expenses related to, among other things, the designation of the Redeveloper as the "conditional redeveloper" of the Property and preliminary discussions relating to the negotiation of the Redevelopment Agreement for the Property; and

WHEREAS, on December 6, 2021, the Planning Board of South Orange Village (the "Planning Board") granted preliminary and final site plan approval with redevelopment plan deviations and design wavers for the Project (defined below); and

WHEREAS, the term of the Original Conditional Redeveloper's Agreement was for 120 days, which has since expired; and

WHEREAS, the parties agreed to amend the Original Conditional Redeveloper's Agreement to extend the term of the agreement for one hundred eighty (180) days to continue to engage in preliminary negotiations in furtherance of entering into this Redevelopment Agreement; and

WHEREAS, on September 28, 2022, the Board of Trustees adopted Resolution No. 2022-256 (the "Resolution") (i) authorizing the execution of an amendment to the Original Conditional Redeveloper's Agreement (the "First Amendment" and together with the Original Conditional Redeveloper's Agreement, the "Conditional Redeveloper's Agreement"), (ii) continuing the designation of the Redeveloper, or an affiliate thereof, as "conditional redeveloper" of the Property for an additional period of one hundred eighty (180) days commencing on the date the Resolution was passed, subject to the successful negotiation of this Redevelopment Agreement, and (iii) extending the term of the Conditional Redeveloper's Agreement for a period of one hundred eighty (180) days commencing on the date the Resolution was passed; and

WHEREAS, Redeveloper subsequently acquired the Property from its predecessor in title and now seeks to enter into this Agreement and construct the Project (as defined below); and

WHEREAS, Redeveloper proposes to develop, finance and construct on the Property a redevelopment project consisting of the construction of two (2) mixed-use buildings at 270 Irvington Avenue consisting of ground floor commercial and residential amenity space and [___] residential units on the upper floors, as well as one-mixed use building at 299 Irvington Avenue consisting of ground floor commercial space and [___] residential units on the upper floors, together with certain related on-site and off-site improvements in accordance with the Redevelopment Plan, the Board Approval, and the Approved Plan (the "Project"); and

WHEREAS, the residential unit breakdown consists of 4 studio units, 7 one-bedroom units, 43 two-bedroom units, and 7 three-bedroom units, of which 12 units will be affordable units; and

WHEREAS, the Redeveloper agreed to develop, construct and implement that certain Project defined in the Redevelopment Agreement executed by and between the Village and the Redeveloper as of _____, 2026 (the "Redevelopment Agreement") in accordance with *N.J.S.A*. 40A:12A-8(f) of the Redevelopment Law; and

WHEREAS, *N.J.S.A*. 40A:12A-9(a) of the Redevelopment Law requires that all agreements, leases, deeds and other instruments between a municipality and a redeveloper shall

contain a covenant running with the land requiring, among other things, that " . . . the owner shall construct only the uses established in the current redevelopment plan . . . "; and

WHEREAS, the Redevelopment Agreement contains such a covenant by the Redeveloper and its successor or assigns for as long as the Redevelopment Agreement remains in effect, as well as a perpetual covenant by the Redeveloper and its successor or assigns not to unlawfully discriminate upon the basis of age, race color creed, religion, ancestry, national origin, sex or familial status in the sale, lease, rental, use or occupancy of the Redevelopment Area or any building or structures erected thereon; and

WHEREAS, the Redevelopment Agreement also provides that the Property, the Redevelopment Agreement, and Redeveloper's interest therein shall not be transferable, subject to certain conditions, prior to the issuance of a Certificate of Completion and further provides certain remedies to the Village for violations of the covenants and defaults under the Redevelopment Agreement; and

WHEREAS, the Redevelopment Agreement requires that such covenants be memorialized in a Declaration of Restrictions and said declaration be recorded in the Essex County Clerk's Office; and

NOW THEREFORE, IT IS AGREED AS FOLLOWS:

Section 1. Defined terms not otherwise defined herein shall have the meaning assigned to such terms in the Redevelopment Agreement.

Section 2. Redeveloper covenants and agrees that, subject to the terms of the Redevelopment Agreement:

**(a)** The Redeveloper shall construct the Project in accordance with, and subject to the terms of, the Redevelopment Plan, the Redevelopment Agreement, and all Applicable Laws and Governmental Approvals;

**(b)** Except for Permitted Transfers, and subject to the terms of the Redevelopment Agreement, prior to the issuance of a Certificate of Completion, the Redeveloper shall not effect a Transfer without the written consent of the Village, which shall not be unreasonably withheld, conditioned or delayed. Furthermore, the Redeveloper shall not, prior to the issuance of a Certificate of Completion, sell or transfer all or any portion of the Property;

**(c)** In connection with its use or occupancy of the Project, the Redeveloper shall not effect or execute any covenant, agreement, lease, conveyance or other instrument whereby the Property is restricted upon the basis of age, race, color, creed, religion, ancestry, national origin, sexual orientation, sex or familial status, and the Redeveloper, its successors and assigns, shall comply with all Applicable Laws prohibiting discrimination or segregation by reason of age, race, color, creed, religion, ancestry, national origin, sexual orientation, sex or familial status;

**(d)** Subject to and in accordance with the terms of the Redevelopment Agreement, upon Completion of Construction, the Redeveloper shall obtain a Certificate of Occupancy and all other Government Approvals required for the occupancy and uses of the Property. The Redeveloper shall use the Property and/or Project only for the purposes contemplated by the Redevelopment Agreement and the Redevelopment Plan;

**(e)** Subject to and in accordance with the terms hereof, the Redeveloper shall cause the Project to be developed, financed, constructed, operated and maintained at its sole cost and expense;

**(f)** Subject to and in accordance with the terms of the Redevelopment Agreement, the Redeveloper shall develop, finance, construct, operate and maintain the Project consistent with Applicable Laws, Governmental Approvals, the Redevelopment Plan, and the Redevelopment Agreement including the obligation to use commercially reasonable efforts to meet all deadlines and timeframes as set forth in the Redevelopment Agreement;

**(g)** Prior to the issuance of a Certificate of Completion for the Project, the Redeveloper shall not encumber, hypothecate or otherwise use the Property, or any part thereof, as collateral for any transaction unrelated to the Project;

**(h)** The Redeveloper will promptly pay any and all taxes and service charges, special assessments or similar obligations when owed, with respect to the Property and any other property owned by Redeveloper situated in the Village; and

**(i)** Redeveloper will comply with all obligations of Redeveloper under Section 6.7 entitled "Indemnification", and Article 8 of the Redevelopment Agreement.

Section 3. It is intended and agreed that the covenants and restrictions set forth in Section 2 shall be covenants running with the land. All covenants in Section 2, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the Redevelopment Agreement, shall be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by the Village and its successors and assigns, and any successor in interest to the Property, or any part thereof, against the Redeveloper, its successors and assigns and every successor in interest therein, and any party in possession or occupancy of the Property or any part thereof. Notwithstanding the foregoing, the agreements and covenants set forth in Section 2 shall cease and terminate upon the issuance of a Certificate of Completion, provided, however, that the covenants in Section 2(c) shall remain in effect without limitation as to time.

Section 4. In amplification, and not in restriction of the provisions of this Declaration, it is intended and agreed that the Village and its successors and assigns shall be deemed beneficiaries of the agreements and covenants set forth in Section 2 and Section 3 both for and in their own right but also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants shall run in favor of the Village for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether the Village has at any time been, remains,

or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate.

IN WITNESS WHEREOF, the parties hereto have caused this Declaration of Covenants and Restrictions to be executed in their names by their duly authorized officials or managers, as the case may be, and their corporate seals to be hereunto affixed attested to by their duly authorized officers all as of the date first written above.

ATTEST:

_____

[SEAL]

SOUTH ORANGE VILLAGE

By: _____
Sheena C. Collum, Mayor

ACKNOWLEDGEMENT

STATE OF NEW JERSEY :
: ss.:
COUNTY OF ESSEX :

The foregoing instrument was acknowledged before me this _____ ___, 2026, by the **SOUTH ORANGE VILLAGE** (the "Village"), a municipal corporation of the State of New Jersey, by Sheena C. Collum, in her capacity as Mayor, was authorized to and did execute this instrument on behalf of the Village.

_____
Notary or Attorney At Law
The State of New Jersey

ACKNOWLEDGEMENT

STATE OF NEW JERSEY :
: ss.:
COUNTY OF :

BE IT REMEMBERED, that on this ___ day of _____, 2026 before me, the subscriber, a Notary Public of New Jersey, personally appeared _____ who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction that he is a _____ of 270 Irvington LLC, who is the sole member of **270 IRVINGTON LLC**, the entity named in the within instrument; that the execution, as well as the making of this instrument, have been duly authorized by the entity and said instrument was signed and delivered by said Member as and for the voluntary act and deed of said entity.

_____
Notary or Attorney At Law
The State of New Jersey

EXHIBIT A
METES AND BOUNDS

## EXHIBIT D

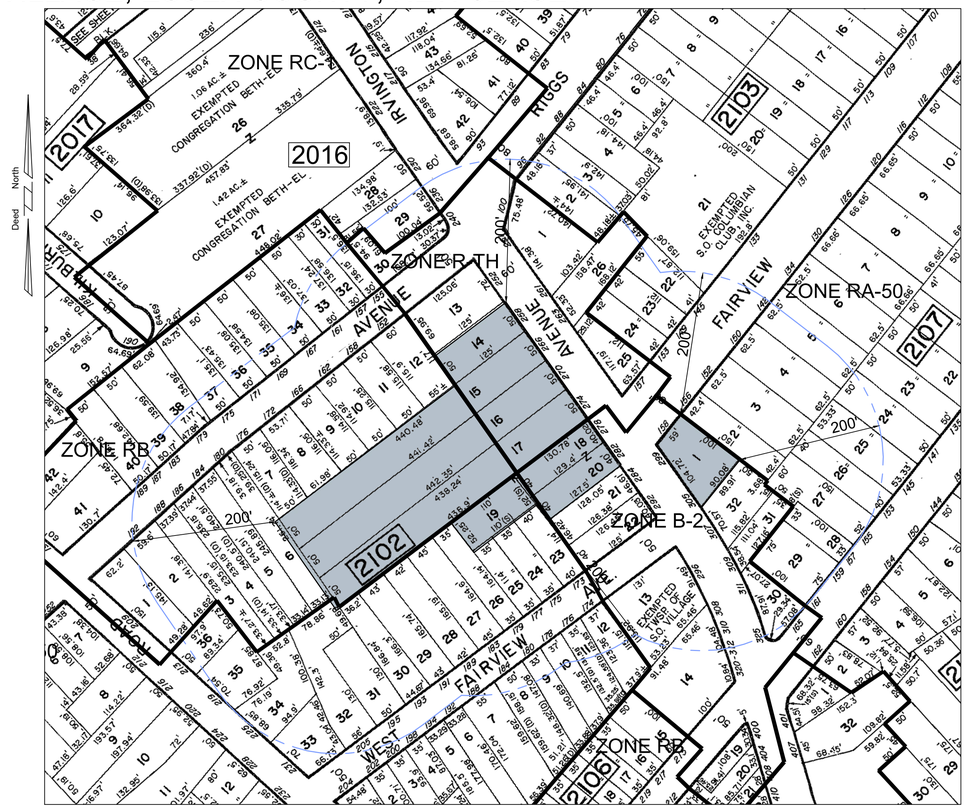
## OWNERSHIP OF REDEVELOPER

Its ownership is:

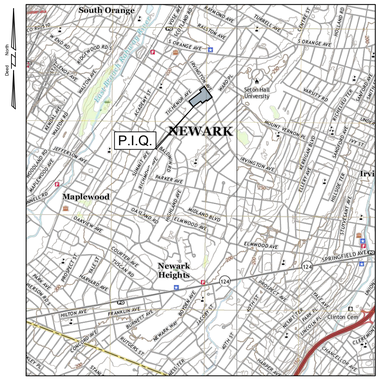
1. Redeveloper is 100% owned by Landmark Equities, LLC
    - Landmark Equities, LLC is owned by:
        - 60% Niket Patankar
        - 40% Preeti Patankar

# PRELIMINARY & FINAL SITE PLAN FOR
# THE PEAKS AT SOUTH ORANGE VILLAGE
## 270 & 299 IRVINGTON AVENUE
### TAX LOTS 14, 15, 16, 17, 18, 19 & 20, BLOCK 2102
### TAX LOT 1, BLOCK 2107
### TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

2020 AERIAL PHOTO
SCALE: 1"=100'
Scale: 1"= 100'
0 50 100 200 300 400




KEY MAP
VILLAGE OF SOUTH ORANGE TAX MAPS
1"=100'
Scale: 1"= 100'
0 50 100 200 300 400




USGS MAP
SCALE: 1"= 1500'

**DRAWING INDEX**


| DRAWING NO. | DRAWING TITLE |
|---|---|
| 1 | COVER AND KEY MAP |
| 2 | ZONING DATA & GENERAL NOTES |
| 3 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 4 | LAYOUT & DIMENSION & PEDESTRIAN SAFETY PLAN |
| 5 | DETAILED STREET SCAPE & PARKING COURTYARD PLAN |
| 6 | GRADING & UTILITY PLAN |
| 7 | SANITARY SEWER PROFILES |
| 8 | PARKING GARAGE GRADING PLAN |
| 9 | LANDSCAPE PLAN |
| 10–11 | LIGHTING PLANS |
| 12 | SOIL EROSION CONTROL PLAN |
| 13–17 | CONSTRUCTION DETAILS |


I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF TOWNSHIP OF SOUTH ORANGE VILLAGE

OWNERS/APPLICANT:
LOT 14-20
270-274 IRVINGTON, LLC
285 OLD SHORT HILLS ROAD
SHORT HILLS NJ 07078
(201) 697-7985

LOT 1
299-307 IRVINGTON AVE., LLC
285 OLD SHORT HILLS ROAD
SHORT HILLS NJ 07078

I HEREBY CERTIFY THAT HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.
MICHAEL T. LANZAFAMA
258 MAIN STREET
PO BOX 191
MILLBURN, NJ 07041
NJ PROFESSIONAL ENGINEER # 30084

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

_____
(Date)

_____
(Village Engineer)

TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT: I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

(If improvements installed)

_____
(Village Engineer)

_____
(Date)

(If bond posted)

_____
(Village Clerk)

_____
(Date)

Building permit issued

_____
(Date)

APPROVED BY THE (APPROVING AGENCY).
Preliminary _____ Final _____

_____
(Chairman)

_____
(Date)

## LIST OF PROPERTY OWNER'S WITHIN 200' & UNTILITES

ADJACENT PROPERTY LISTING APPLICANT: aaiyd
TAXING DISTRICT ID SOUTH ORANGE TWP COUNTY ID ESSEX

| PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS |
|---|---|---|---|
| 2017 29 | 236 IRVINGTON AVE | 2 | CHO, CHIN-SHA 236 IRVINGTON AVENUE SOUTH ORANGE, NJ 07079 |
| 2017 30 | 240 IRVINGTON AVENUE 2 FAMILY | 4A | MDW GROUP INC. 240 IRVINGTON AVENUE SOUTH ORANGE, N.J. 07079 |
| 2017 31 | 155 TICHENOR AVENUE 2 FAMILY | 2 | GUARANTEED INVESTMENTS LLC 30 FOARD RD WEST ORANGE, NJ 07052 |
| 2017 32 | 157 TICHENOR AVE | 2 | TERSOZI, MANY H 157 TICHENOR AVE SOUTH ORANGE, N. J. 07079 |
| 2017 33 | 161 TICHENOR AVENUE | 2 | KASDAN, DAVID 161 TICHENOR AVE SOUTH ORANGE, NJ 07079 |
| 2017 34 | 167 TICHENOR AVENUE | 2 | COLON, YUTS & MAYRA 167 TICHENOR AVENUE SOUTH ORANGE, N.J. 07079 |
| 2017 35 | 169 TICHENOR AVENUE | 2 | MUNOZ, RJ & V RED DP & J O'DEA 632 EAGLE ROCK AVENUE WEST ORANGE, N.J. 07052 |
| 2017 36 | 171 TICHENOR AVENUE | 2 | BOCHAR, KAREN 171 TICHENOR AVENUE SOUTH ORANGE, N.J. 07079 |
| 2017 37 | 175 TICHENOR AVENUE | 2 | GARDEN STATE PROPERTY MGMT TX, LLC P.O. BOX 334 BASKING RIDGE,NJ 07920 |
| 2017 38 | 179 TICHENOR AVENUE | 2 | RICHARDSON, ROBERT K. 179 TICHENOR AVE SOUTH ORANGE, NJ 07079 |
| 2017 39 | 183 TICHENOR AVENUE | 2 | KNOCK, CALVIN & KAITT WONG 55 JESSE COURT MONTVILLE, NJ 07045 |
| 2017 40 | 189 TICHENOR AVENUE | 2 | HART, DONALD P.O. BOX 1255 WAXHAW, NC 28173 |
| 2102 1 | 209 VILLAGE ROAD | 2 | MARTEY, TEJ 209 VILLAGE ROAD SOUTH ORANGE, N.J. 07079 |
| 2102 2 | 192 TICHENOR AVENUE 2 FAMILY | 2 | MORAN, JEAN & CLAUDE, MARLENE 190-192 TICHENOR AVENUE SOUTH ORANGE, N.J. 07079 |
| 2102 3 | 186 TICHENOR AVENUE 2 FAMILY | 2 | CROSSETTY, JOSEPH MICHAEL 188 TICHENOR AVENUE SOUTH ORANGE, NJ 07079 |
| 2102 4 | 184 TICHENOR AVE 2 FAMILY | 2 | 184 TICHENOR AVE LLC, 21 ALCOTT DRIVE LIVINGSTON, NJ 07039 |
| 2102 5 | 184 TICHENOR AVENUE 2 FAMILY | 2 | WILLIAMS, BETTIE R 184 TICHENOR AVENUE SOUTH ORANGE, N.J. 07079 |
| 2102 6 | 180 TICHENOR AVENUE | 2 | SLOAN, ROY M & STEPHANIE 6615 HARK BRIDGE LANE DALLAS, TX 75248 |
| 2102 7 | 176 TICHENOR AVENUE 2 FAMILY | 2 | KALSER, ALEKSANDR 5 MORGAN ROAD 62104 YONG LEE, NJ 07024 |
| 2102 8 | 172 TICHENOR AVENUE 2 FAMILY | 2 | HERMON, RUSEL 172 TICHENOR AVE SOUTH ORANGE, NJ 07079 |
| 2102 9 | 166 TICHENOR AVENUE | 2 | MOCCIA, CHRISTOPHER 166 TICHENOR AVENUE SOUTH ORANGE, NJ 07079 |
| 2102 10 | 162 TICHENOR AVENUE | 2 | DURSTO, JOHN 162 TICHENOR AVE. SOUTH ORANGE,NJ 07079 |
| 2102 11 | 158 TICHENOR AVENUE 2 FAMILY | 2 | KULICH, ANDREW & ANNEMARIE C 65 FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079 |
| 2102 12 | 152 TICHENOR AVENUE | 2 | HOLZHEIT,WILLIAM & DETIVA,CASHELINE 152 TICHENOR AVENUE SOUTH ORANGE, NJ 07079 |
| 2102 13 | 252 IRVINGTON AVE | 4A | TSH PROPERTY LLC, P.O. BOX 591 EAST GRANBY,CT 06026 |
| 2102 14 | 256-258 IRVINGTON AVE | 4A | KAGIN, SAIYD & KAGIN, KHALIDA 189 W FAIRVIEW AVE SOUTH ORANGE, NJ 07079 |
| 2102 15 | 266 IRVINGTON AVE 2 FAMILY + 1 FAMILY | 2 | 270-274 IRVINGTON LLC 285 SHORT HILLS ROAD SHORT HILLS, NJ 07078 |
| 2102 16 | 270 IRVINGTON AVE | 2 | 270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD SHORT HILLS, NJ 07078 |
| 2102 17 | 274 IRVINGTON AVENUE | 1 | 270-274 IRVINGTON LLC 285 OLD SHORT HILLS ROAD SHORT HILLS, NJ 07078 |
| 2102 18 | 278 IRVINGTON AVE | 1 | 270-274 IRVINGTON LLC 285 SHORT HILLS ROAD SHORT HILLS, NJ 07078 |
| 2102 19 | 173-A W FAIRVIEW AVE REAR 2 | 2 | 270-274 IRVINGTON LLC 285 SHORT HILLS ROAD SHORT HILLS, NJ 07078 |
| 2102 20 | 282 IRVINGTON AVENUE | 4A | 270-274 IRVINGTON LLC 285 SHORT HILLS ROAD SHORT HILLS, NJ 07078 |
| 2102 21 | 284 IRVINGTON AVENUE 2 FAMILY | 2 | LIU, LI & YANG LI 25 DERRYFIELD ROAD SHORT HILLS, N.J. 07078 |
| 2102 22 | 290 IRVINGTON AVE 2 FAMILY | 2 | ESSHO, HONGXIA 172 NEWARK AVE, FL3 #2 JERSEY CITY, NJ 07302 |
| 2102 23 | 173 WEST FAIRVIEW AVENUE | 2 | MALISHEV, DMITRIY& KUVNICH,E. 173 WEST FAIRVIEW AV SOUTH ORANGE, NJ 07079 |
| 2102 24 | 175 W FAIRVIEW AVE | 2 | CONNOLLY, PETER J + ELIZABETH M 175 W FAIRVIEW AVE. SOUTH ORANGE, N. J. 07079 |
| 2102 25 | 177 WEST FAIRVIEW AVENUE | 2 | KULKA, KATELNIE 177 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07079 |
| 2102 26 | 179 W FAIRVIEW AVE | 2 | WOJTS, MIA 179 WEST FAIRVIEW AVENUE SOUTH ORANGE, NJ 07079 |
| 2102 27 | 183 WEST FAIRVIEW AVENUE | 2 | ACKERSON, MARC A & ADELAIDE L 183 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079 |
| 2102 28 | 189 WEST FAIRVIEW AVENUE | 2 | COPE, MICHAEL & CATHERINE CRONIN 189 W FAIRVIEW AVE SOUTH ORANGE, NJ 07079 |
| 2102 29 | 191 W FAIRVIEW AVE | 2 | ARGIRO, ERIC & ELIZABETH DILIMSKY 191 WEST FAIRVIEW AVENUE SOUTH ORANGE, NJ 07079 |
| 2102 30 | 193 WEST FAIRVIEW AVENUE | 2 | DENNIS, MIRENNEN & ALANO 193 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07079 |
| 2102 31 | 195 WEST FAIRVIEW AVENUE | 2 | EACHUS, DOUGLAS & HENRIETTA B. 195 WEST FAIRVIEW AVE SOUTH ORANGE,NJ 07079 |
| 3102 32 | 205 WEST FAIRVIEW AVENUE | 2 | GERVILLE,ERIC A+REYNOLDS,LINDSEY 205 WEST FAIRVIEW AVENUE SOUTH ORANGE, NJ 07079 |
| 2102 33 | 231 VILLAGE ROAD | 2 | CARRETT,ELIZABETH F/C MLKBM 10 JOHN FINCH CT FLEMINGTON, N.J. 08854 |
| 2102 34 | 225 VILLAGE ROAD | 2 | ABRAMS, RODNEY & TEKHIMEN M.MOORE 225 VILLAGE ROAD SOUTH ORANGE, N.J. 07079 |
| 2102 35 | 219 VILLAGE ROAD | 2 | JONES, DEMIAS & ANNA STARITSINA 219 VILLAGE ROAD SOUTH ORANGE, NJ 07079 |
| 2102 36 | 213 VILLAGE ROAD | 2 | MC COLGAN, EDWARD J + MICHELE 213 VILLAGE ROAD SOUTH ORANGE, N.J. 07079 |
| 2103 1 | 253 IRVINGTON AVENUE | 4A | KAGIN, SAIYD 285 OLD SHORT HILLS ROAD SHORT HILLS, NJ 07078 |
| 2103 2 | 96 RIGGS PLACE | 2 | THOMAS, ESTHER & DAVIS-WEST, MIKAL 96 RIGGS PLACE SOUTH ORANGE, NJ 07079 |
| 2103 3 | 92 RIGGS PLACE | 2 | CARTER, KAMAL & GARNER, KRISH 92 RIGGS PLACE SOUTH ORANGE, NJ 07079 |
| 2103 22 | 145 FAIRVIEW AVENUE | 2 | POERALE, THOMAS + EVELYN 145 FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079 |
| 2103 23 | 149 FAIRVIEW AVE | 2 | WOJCIECHOWSKI, ROBERT 149 FAIRVIEW AVE SOUTH ORANGE, NJ 07079 |
| 2103 24 | 153 FAIRVIEW AVENUE | 2 | HOGARTH, JOAN 153 FAIRVIEW AVE SOUTH ORANGE, NJ 07079 |
| 2106 7 | 188 WEST FAIRVIEW AVENUE | 2 | BOEL, ADAM L + PATAUCIA ANN 188 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079 |
| 2106 6 | 184 WEST FAIRVIEW AVENUE | 2 | DENNIS, MIRENNEN & ALANO 193 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07079 |
| | | | GRIFFIN, ANTHONY + JUDITH ANN 184 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079 |
| 2106 9 | 180 WEST FATHVIEW AVENUE | 2 | KELLEY, PATRICK D & SIEMNA, JAYNE 180 WEST FAIRVIEW AVE SOUTH ORANGE, NJ 07079 |
| 2106 10 | 178 WEST FAIRVIEW AVENUE | 2 | CHAN, JEAN 178 W. FATHVIEW AVE. SO. ORANGE, N.J. 07079 |
| 2106 11 | 176 WEST FAIRVIEW AVENUE | 2 | BOCCITO, LOUIS + AMY 176 WEST FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079 |
| 2106 12 | 174 WEST FAIRVIEW AVENUE | 2 | DE GUZMAN, FRANCISCO J + CHONA A 36 EMERSON ROAD MORRIS PLAINS, N.J. 07950 |
| 2106 13 | 296 IRVINGTON AVENUE | 15C | TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, NJ 07079 |
| 2106 14 | 308 IRVINGTON AVENUE | 4A | SOUTH GRAND LIMITED 25 DERRYFIELD ROAD SHORT HILLS, N.J. 07078 |
| 2107 1 | 299-305 IRVINGTON AVE | 4A | 299-307 IRVINGTON AVE LLC 285 OLD SHORT HILLS ROAD SHORT HILLS, NJ 07078 |
| 2107 2 | 156 FAIRVIEW AVE | 2 | BALSAMO, GEORGE & CLAUDETTE 319 W. GLEN AVENUE RIDGEWOOD, N.J. 07450 |
| 2107 3 | 152 FAIRVIEW AVENUE | 2 | CHAMMAS, CARMEN 152 FAIRVIEW AVE SOUTH ORANGE, NJ 07079 |
| 2107 4 | 150 FAIRVIEW AVENUE | 2 | SHANG, LAIJU 150 FAIRVIEW AVENUE SOUTH ORANGE, N.J. 07079 |
| 2107 5 | 142 FAIRVIEW AVENUE | 2 | RAGHNAL, RICHARD L. & HARRIET N. 142 FAIRVIEW AVE. SOUTH ORANGE, NJ 07079 |
| 2107 24 | 141 WARD PL. | 2 | KIM,CHUNHEE W & MIN-YOU LIU 141 WARD PLACE SOUTH ORANGE, NJ 07079 |
| 2107 25 | 145 WARD PLACE | 2 | YANG YING YIN & SAI FANG WU 145 WARD PLACE SOUTH ORANGE, NJ 07079 |
| 2107 26 | 153 WARD PLACE | 2 | MCARTHUR, JEAN 153 WARD PLACE SOUTH ORANGE, N.J. 07079 |
| 2107 27 | 155 WARD PLACE | 2 | BEDLER,MICHELLE D+SCOBIE,HAMAH JEET 155 WARD PLACE SOUTH ORANGE, NJ 07079 |
| 2107 28 | 157 WARD PL | 2 | MARTINEZ, DANIEL 157 WARD PLACE SOUTH ORANGE, NJ 07079 |
| 2107 29 | 159 WARD PLACE | 2 | DARMAGALAL, PETER 159 WARD PLACE SOUTH ORANGE, N.J. 07079 |
| 2107 30 | 163 WARD PL | 4A | KHAN, SAIYD 285 OLD SHORT HILLS ROAD SHORT HILLS, NJ 07078 |
| 2107 31 | 303 IRVINGTON AVENUE | 4A | 546 PROPERTIES, LLC. 674 US HIGHWAY 202/206 #4 BRIDGEWATER, NJ 08807 |
| 2107 32 | 307 IRVINGTON AVENUE | 4A | 299-307 IRVINGTON AVE LLC 285 OLD SHORT HILLS ROAD SHORT HILLS, NJ 07078 |

**UTILITIES**

1. New Jersey American Water
167 John F Kennedy Pkwy – Bldg A
Short Hills New Jersey 07078
2. Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Place, T6B
Newark, New Jersey 07102
3. Verizon
540 Broad Street
Newark, New Jersey 07101
4. CABLEVISION
186 West Mark Street
Newark, New Jersey 07103

COVER AND KEY MAP

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

C A S E Y &

K E L L E R
I N C O R P O R A T E D
NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
DATE 05-10-2021
New Jersey Professional Engineer No. 30084
New Jersey Professional Planner No. 03503

| REVISIONS | | |
|---|---|---|
| 6 | Revised Per Essex County Comments dated 6/12/24 | 9/09/24 |
| 5 | Revised Resolution Compliance | 8/06/24 |
| 4 | Revised Resolution Compliance | 4/19/24 |
| 3 | Revised Resolution Compliance | 2/21/23 |
| 2 | Revised per SCD Comments | 8/25/21 |
| 1 | Revised per TCC Meeting | 07-20-21 |

| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG.NO. 1 |
| 1160111 JOB NO. | 1"=20' SCALE | |

XREFS: TITLEMASTER

L:\2016\160111\160111MXTDC\ENGR\7-COVER\DWG\09\09\04\16\16PM, AFarchive, LAYOUT:COVER

FILE/TILE No.:

XREFS: TITLEMASTER

# NOTES

**REFERENCES**

1. PG BEING LOTS 14,15,16,17,18,19, & 20, IN BLOCK 2102, AND LOT 1 BLOCK 2107, AS SHOWN ON TOWNSHIP OF SOUTH ORANGE VILLAGE TAX MAPS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOTS 14,15, 16, 17, 18, 19, 20 BLOCK 2102 & TAX LOT 1 BLOCK 2107, TOWNSHIP OF SOUTH ORANGE VILLAGE" PREPARED BY CASEY AND KELLER, INC., DATED 2/24/21 REVISED 8/11/22.

2. LOT 14 AREA = 6,247 SF. OR 0.144 AC.
   LOT 15 AREA = 22,100 SF. OR 0.507 AC.
   LOT 16 AREA = 21,758 SF. OR 0.501 AC.
   LOT 17 AREA = 22,959 SF. OR 0.528 AC.
   LOT 18 AREA = 5,204 SF. OR 0.120 AC.
   LOT 19 AREA = 5,755 SF. OR 0.129 AC.
   LOT 20 AREA = 5,149 SF. OR 0.118 AC.
   TOTAL LOT AREA = 89,172 OR 2.047 AC.

   LOT 1 BLOCK 2107= 7,442 SF OR 0.170 AC.

3. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
4. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF FIELD SURVEY. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS SHOULD BE VERIFIED AND FIELD MARKED BY APPROPRIATE UTILITY AUTHORITY PRIOR TO EXCAVATION/CONSTRUCTION. ANY DEVIATION IN LOCATION OF UTILITIES SHOULD BE REPORTED TO SURVEYOR AND ENGINEER PRIOR TO CONSTRUCTION.
5. THIS SURVEY WAS BASED UPON A TITLE SEARCH PREPARED BY NOBLE TITLE AGENCY, INC. AND WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT # NT74239. THE SEARCH INDICATES THERE ARE NO EASEMENTS OR RESTRICTIONS AFFECTING THE SUBJECT PROPERTY.

**GENERAL CONSTRUCTION NOTES**

1. THE CONTRACTOR IS TO FOLLOW ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, SPECIFICATIONS, AND REQUIREMENTS FOR CONSTRUCTION PRACTICE AND SAFETY (INCLUDING OSHA REGULATIONS) AS THEY APPLY TO THIS PROJECT. CONTRACTOR SHALL OBTAIN AND/OR ENSURE THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED AND ARE CURRENT.
2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN ***THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019,*** as amended.
3. THE UTILITY STRUCTURES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE BASED ON THE LOCATION OF SURFACE STRUCTURES VISIBLE ON THE DATE OF THE FIELD SURVEY. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES AND RELATED STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN ON THIS DRAWING. THERE MAY ALSO BE OTHER BURIED UTILITY LINES AND STRUCTURES THAT MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS MUST BE VERIFIED AND FIELD MARKED BY THE APPROPRIATE UTILITY AGENCY BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS. ANY DEVIATION IN THE LOCATION OF THE UTILITIES/UNDERGROUND STRUCTURES FROM WHAT IS SHOWN ON THE PLANS MUST BE REPORTED TO THE SURVEYOR AND ENGINEER BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR IS TO USE THE NEW JERSEY **"CALL-BEFORE-YOU-DIG" SYSTEM (1-800-272-1000 or #811)**.
4. AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY WORK ON THE SITE, THE CONTRACTOR SHALL ARRANGE TO HAVE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL ENGINEER AND OTHER APPROPRIATE MUNICIPAL OFFICIALS.
5. IF THE CONTRACTOR NEEDS TO CONSTRUCT TRENCHES, WORK IN UNDERGROUND CHAMBERS, AND SO FORTH, THE CONTRACTOR SHALL FOLLOW THE "CONFINED ENTRY" REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND RELATED STATE CODES, ETC.
6. THE CONTRACTOR IS TO HAVE COPIES OF THE APPROVED PLANS AND ALL PERMITS AND CERTIFICATIONS AT THE JOB SITE AT ALL TIMES.
7. EXISTING PAVER BLOCKS , STREET FURNITURE, AND OTHER BUILDING MATERIAL MAY BE RECLAIMED BY THE OWNER WHO WILL DIRECT THE CONTRACTOR TO EXTRACT, STORE, AND/OR DELIVER TO A LOCATION SELECTED BY THE OWNER. CONTRACTOR SHALL TAKE ALL DUE CARE TO MINIMIZE DAMAGE TO ANY ITEMS SELECTED FOR RECLAMATION. FOR DEMOLITION MATERIALS NOT TO BE RECLAIMED BY THE OWNER, THE CONTRACTOR IS TO RECYCLE DEMOLITION DEBRIS AND CONSTRUCTION MATERIALS TO THE MAXIMUM EXTENT POSSIBLE.
8. DO NOT SCALE DISTANCES, USE DIMENSIONS SHOWN--IF THERE IS A QUESTION AS TO A DIMENSION CONSULT WITH THE DESIGN ARCHITECT OR ENGINEER.
9. IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY. IF THE CONTRACTOR HAS DESIGN QUESTIONS OR DISCOVERS DISCREPANCIES IN THE PLANS AND PROCEEDS WITH CONSTRUCTION BEFORE THE ISSUES ARE RESOLVED, THE CONTRACTOR DOES SO AT HIS OR HER OWN RISK.

SPECIAL NOTES:

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES AS APPROPRIATE TO BE INSTALLED BEFORE BEGINNING DEMOLITION WORK.
2. ALL WORK WITHIN THE COUNTY RIGHT-OF-WAY TO MEET THE STANDARDS OF ESSEX COUNTY.
3. CONTRACTOR TO OBTAIN APPROPRIATE COUNTY PERMITS BEFORE BEGINNING WORK IN COUNTY RIGHT-OF-WAY.
4. IF ANY UNDERGROUND STORAGE TANKS ARE ENCOUNTERED DURING DEMOLITION, THEY SHELL BE REMOVED AS PER LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
5. TERMINATION AND CAPPING OF EXISTING UTILITY LINES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY ENTITY.
6. EXISTING WATER SERVICES TO BE REMOVED ARE TO BE CAPPED AT THE MAIN - THE SERVICE IS TO BE CAPPED IMMEDIATELY AFTER THE CORPORATION STOP AND THRUST BLOCK CONSTRUCTED.
7. CONTRACTOR TO EXCAVATE TEST PITS OR OTHER APPROVED TECHNIQUES TO DETERMINE IF THERE ARE ANY WATER SERVICE LINES TO THE FORMER BUILDINGS. ANY SERVICES FOUND ARE TO BE CAPPED AND REMOVED AS IN NOTE #6 ABOVE.
8. IF ANY WELLS ARE ENCOUNTERED DURING THE DEMOLITION OR CONSTRUCTION PHASES OF THE PROJECT ARE TO BE ABANDONED IN ACCORDANCE WITH N.J. DEP REQUIREMENTS.EXISTING SANITARY LATERAL PIPES FOR THE EXISTING BUILDINGS SHALL BE LOCATED AND CAPPED AT THE MAIN . ANY LENGTHS OF LATERAL PIPING SHALL BE REMOVED FROM THE SITE. IF SUCH PIPING IS ASBESTOS-CEMENT PIPE, SPECIAL NJDEP HANDLING PROCEDURES MUST BE OBSERVED.CONSTRUCTION GRADE SHEETS (CUT SHEETS) MUST BE IN ACCORDANCE WITH THE APPROVED PLANS AND SUBMITTED TO THE ENGINEER'S OFFICE FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
9. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE Village ENGINEER'S OFFICE FOR APPROVAL PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS.
10. ALL STRIPING AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
11. ALL SOLID WASTE AND RECYCLABLE MATERIAL TO BE STORED INTERNALLY.
12. A KNOX BOX FOR THE PROPOSED BUILDING SHALL BE PROVIDED NEAR THE RESIDENTIAL ENTRANCE IN A LOCATION APPROVED BY THE VILLAGE FIRE OFFICIAL.
13. F.D.C. SHALL BE LOCATED ALONG IRVINGTON AVE.
14. TRUSS SIGNS SHALL BE PROVIDED IN A LOCATION APPROVED BY THE FIRE OFFICIAL.
15. ALL HVAC UNITS WILL BE ROOF MOUNTED.

**SITE DEMOLITION NOTES**

1. THESE NOTES ARE ONLY TO PRESENT GENERALIZED GUIDANCE IN THAT THE CONTRACTOR IS TO FOLLOW ALL JURISDICTIONAL PROCEDURES WITH REGARD TO CONSTRUCTION TECHNIQUES AND THE SAFETY OF THE GENERAL PUBLIC AND HIS OR HER WORKERS.
2. THE CONTRACTOR IS TO INSTALL SOIL EROSION AND SEDIMENT CONTROL FEATURES BEFORE BEGINNING THE DEMOLITION WORK AND IS TO MAINTAIN AND ADJUST THOSE FEATURES AS NECESSARY FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR IS ADVISED THAT THE OWNER MAY WISH TO SALVAGE EXISTING PAVER STONES AND OTHER STREETSCAPE FEATURES AND THE CONTRACTOR SHOULD MINIMIZE DAMAGE AND BREAKAGE TO THESE ITEMS AS THEY ARE REMOVED. PYROTECHNICS SHALL NOT BE USED FOR ANY DEMOLITION OR CONSTRUCTION WORK.
4. THE CONTRACTOR IS TO FOLLOW ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS (INCLUDING OSHA) WITH REGARD TO SAFETY, WORK CONDITIONS, AND SO FORTH.
5. WHERE A PORTION OF CONCRETE SIDEWALK IS TO BE REMOVED IT SHALL BE SAW CUT STRAIGHT AND TRUE. CONCRETE RUBBLE IS NOT TO BE STORED ON-SITE AND SHOULD BE RECYCLED TO THE MAXIMUM EXTENT POSSIBLE.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MINIMIZE THE INADVERTENT SPILLOVER OF DEMOLITION AND CONSTRUCTION DEBRIS ONTO AREA ROADWAYS AND ADJACENT PROPERTIES. ANY SUCH SPILLOVER IS TO BE CLEANED UP IMMEDIATELY AND ANY DAMAGE TO OTHER PROPERTIES AND STRUCTURES IS TO BE REPAIRED IMMEDIATELY TO AN EQUAL OR BETTER CONDITION.
7. DUST GENERATION IS TO BE MINIMIZED--THE CONTRACTOR MAY USE WATER SPRAYERS, ENCLOSURES, FILTERS, OR OTHER APPROPRIATE MEANS TO CONTROL DUST AND DEBRIS. ADJACENT STRUCTURES AND FACILITIES THAT GET COATED WITH DUST AND DEBRIS MUST BE CLEANED DAILY.
8. THE CONTRACTOR IS TO MAINTAIN OPEN WALKWAYS AS MUCH AS PRACTICAL, HOWEVER, THE CONTRACTOR SHALL WORK WITH THE OWNER, Village ENGINEERING, PUBLIC WORKS, POLICE, AND FIRE DEPARTMENTS TO PROVIDE ALTERNATE PATHWAYS AND DETOURS AS MAY BE NECESSARY TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC AS DESCRIBED IN THE *TRAFFIC AND PEDESTRIAN SAFETY NOTES* FOUND ELSEWHERE ON THESE PLANS.
9. THE CONTRACTOR IS TO WORK WITH ALL UTILITY ENTITIES WITH REGARD TO PROTECTING, ADJUSTING, ELEVATING OR LOWERING VALVE COVERS, UTILITY ACCESS BOXES, MANHOLE CASTINGS, AND OTHER APPURTENANCES. IF NECESSARY TO TEMPORARILY SHUT OFF UTILITY SERVICE THE CONTRACTOR SHALL WORK CLOSELY WITH THE AFFECTED UTILITY COMPANY WITH REGARD TO PROPER PROCEDURES AND NOTIFICATION REQUIREMENTS. IF UTILITY SERVICE NEEDS TO BE SHUT OFF FOR AN EXTENDED TIME THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ALTERNATE SERVICE TO THE AFFECTED PARTIES.
10. AT THE END OF EACH WORK DAY THE DEMOLITION/CONSTRUCTION AREA SHALL BE DRESSED UP AND PROTECTED FROM UNAUTHORIZED ENTRY. IF THE STAGE OF THE WORK NECESSITATES A COMPLETE CLOSING OF THAT PORTION OF THE SIDEWALK, THE CONTRACTOR SHALL PROVIDE COMPLETE SIGNAGE, BARRICADES, FLASHING LIGHTS, AND OTHER MEANS TO SAFELY DIRECT PEDESTRIANS AROUND THE WORK AREA.

**SITE CONSTRUCTION NOTES--SUB-BASE AND WALKWAYS**

1. SPECIAL NOTE: THE INTENT OF THE PROPOSED PROJECT IS TO REMOVE EXISTING SITE FEATURES AND TO BUILD NEW FACILITIES FOR RESIDENTIAL AND RELATED USE. THE PROPOSED WALKWAYS ARE TO BE CONSTRUCTED FOR THE USE OF THE PUBLIC ALONG PUBLIC STREETS AND FOR THE RESIDENTS THROUGHOUT THE INTERIOR OF THE PROJECT SITE. THE SITE WORK IS TO PROVIDE A LEVEL AND CONSISTENT WALKWAY SURFACE. ADDITIONAL WORK IS TO PROVIDE NEW RETAINING WALLS, IMPROVED HANDICAPPED PARKING FACILITIES, AND RELATED SITE FEATURES.
2. AFTER THE EXISTING SIDEWALK, PAVER BLOCK AREAS, LAWNS, STRUCTURES, AND OTHER AREAS ARE REMOVED, THE UNDERLYING SUB-BASE SHALL BE EXAMINED FOR SOFT AREAS, DEBRIS, ORGANIC MATERIAL, AND OTHER POTENTIAL PROBLEMS. ALL SUCH AREAS SHALL BE REPLACED WITH A COMPACTABLE, GRANULAR SUB-BASE.
3. ALL SUB-BASE AREAS UNDER THE PROPOSED SIDEWALK AND PAVER STONE AREAS ARE TO BE COMPACTED TO A DENSITY OF 98% STANDARD PROCTER DENSITY AS PER ASTM D698. CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PROVIDING TESTS OF COMPACTION APPROXIMATELY EVERY 200 FEET AND AT RANDOM LOCATIONS CHOSEN BY THE OWNER OR OWNER'S REPRESENTATIVE. STRUCTURAL BUILDING AREAS ARE TO COMPACTED AND PREPARED AS PER ARCHITECTURAL REQUIREMENTS.
4. CONCRETE SIDEWALK IS TO BE A MINIMUM OF 4,000 PSI, FOUR (4) INCHES THICK THROUGHOUT, EXCEPT AT DRIVEWAYS WHERE IT SHALL BE A MINIMUM OF SIX (6) INCHES WITH A 6×6--W2.9×W2.9 WELDED WIRE REINFORCEMENT.
5. ALL WALKWAYS ARE TO HAVE A CROSS-SLOPE OF ¼ INCH PER FOOT TOWARD THE CURBSIDE UNLESS GRADING INFORMATION ON THE PLANS OR THE CONTRACTOR IS DIRECTED TO DO OTHERWISE.
6. CONCRETE AND PAVER STONE WALKWAYS ARE TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS. DISCOLORED WALKWAYS OR CRACKING OR CHIPPED AND BROKEN PAVER STONES AND SO FORTH SHALL BE REMOVED AND REPLACED WITH UNBLEMISHED, SOUND CONCRETE AND/OR PAVER STONES. PATTERNED, STAMPED CONCRETE AND RETAINING WALLS ARE LIKEWISE TO BE OF NEW, UNDAMAGED MATERIAL.

**TEMPORARY PEDESTRIAN WALKWAY AND TRAFFIC SAFETY NOTES**

1. CONTRACTOR TO USE JERSEY TYPE CONCRETE BARRICADES, WOODEN/PLASTIC SAFETY BARRICADES, SAFETY BARRELS, WARNING LIGHTS, TRAFFIC CONES, APPROPRIATE SIGNAGE, FLAG-PERSONS, AND OTHER NECESSARY MEANS TO PROVIDE A SECURE WALKWAY AROUND CONSTRUCTION ACTIVITIES IN THE SIDEWALK AREAS.
2. CONTRACTOR TO FOLLOW THE GUIDANCE PROVIDED IN ***THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES***. CURRENT EDITION AND ***THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019,*** AS AMENDED.
3. THE SAFETY CORRIDOR IS TO BE INSPECTED DAILY AND MISALIGNED SAFETY DEVICES ARE TO BE REPOSITIONED, REPAIRED, MODIFIED, SUPPLEMENTED, OR REPLACED AS NEEDED.
4. OPENINGS IN THE BARRICADES ARE TO BE PROVIDED AT ALL CROSSWALKS AND STREET INTERSECTIONS AS APPROPRIATE.
5. OPEN ACCESS IS TO BE MAINTAINED AT ALL TIMES TO FIRE HYDRANTS. THE LOCATIONS OF WHICH SHALL BE MARKED WITH FLAGGING AND/OR SIGNS. OTHER UTILITIES (VALVES, CONTROL BOXES, SHUT-OFFS, ET AL.) SHALL LIKEWISE BE MARKED.
6. CONTRACTOR SHALL ENDEAVOR TO COMPLETE ALL WORK IN RIGHT-OF-WAY AREAS AS QUICKLY AND EXPEDIENTLY AS SAFETY AND PRACTICALITY ALLOWS. AS SOON AS THE BUILDING CONSTRUCTION PERMITS, THE CONTRACTOR SHALL RESTORE THE SIDEWALK AREA INCLUDING CURBS, PAVEMENT, AND ANY OTHER DISTURBED AREAS TO THEIR FINAL CONDITION AND IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, AND STATE CODES AND REQUIREMENTS. THE TEMPORARY WALKWAY IS THEN TO BE COMPLETELY REMOVED AND THE NEW SIDEWALK AREA MAINTAINED IN A SAFE AND WALKABLE CONDITION.
7. DURING CONSTRUCTION OF UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY CONTRACTOR SHALL PLACE TRAFFIC CONTROL CONES AND/OR BARRICADES AT THE BEGINNING OF THE WORK DAY, WHICH ARE TO BE REMOVED AT THE END OF EACH WORK DAY. ALL EXCAVATIONS SHALL EITHER BE BACKFILLED AND COMPACTED FLUSH TO THE PAVEMENT SURFACE OR SHALL BE COVERED WITH TRAFFIC BEARING METAL PLATES MEETING NJ D.O.T. REQUIREMENTS AND THE APPROPRIATE "CAUTION" SIGNS ERECTED.
8. FOR ALL UTILITY WORK THAT MAY DISRUPT TRAFFIC, CONTRACTOR IS TO CONTACT THE LOCAL TRAFFIC SAFETY OFFICER OR EQUIVALENT FOR GUIDANCE ON PROVIDING FLAGGERS OR TO ARRANGE TO HAVE A POLICE TRAFFIC SAFETY OFFICER AT THE SITE.
9. THE POLICE DEPARTMENT IS TO BE NOTIFIED A MINIMUM OF 96 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN THE SURROUNDING ROADWAYS.

L:\2016\1160\111601111\AUTOCAD\SHT-Z-ZONING.DWG 09/09/24 04:03:07PM, AFarchinov, LAYOUT:Z-ZONING GN

**Resolution**
**Township of South Orange Village**
**Planning Board**
**In the Matter of 270-274 Irvington Avenue, LLC**
**Application # 283**
**270 Irvington Avenue and 299 Irvington Avenue**
**Decided on November 1, 2021**
**Memorialized on December 6, 2021**
**Preliminary and Final Site Plan Approval With Redevelopment Plan Deviations and Design Waivers**

**NOW THEREFORE** be it resolved by the Planning Board of the Township of South Orange Village that the application of 270-274 Irvington Avenue, LLC for property located at 270 Irvington Avenue and 299 Irvington Avenue, also known as Block 2102, Lots 14-20 and Block 2107, Lot 1 as determined as follows:

1. The Board grants preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46 and 50.
2. The Board grants the deviations from the 270 Irvington Avenue Redevelopment Plan set forth herein, pursuant to Section 9.5.C of that Plan.
3. The Board grants the design waivers requested pursuant to N.J.S.A. 40:55D-51.

**AND IT IS FURTHER RESOLVED** that the above approval is subject to the following terms and conditions:

1. The Applicant shall comply with all applicable Township, County and State laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local and state approvals and/or permits.
2. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.
3. The Applicant shall pay all outstanding taxes, application fees, technical review fees and inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within ten (10) days of notification.
4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.
5. Revised plans will be submitted for Resolution Compliance review and approval by the Board Professionals, which shall contain an approvals statement, signature blocks, revisions discussed herein and in the reports by the Board Professionals, and any notations related to conditions of approval. Plans must be submitted within 120 days of the memorialization of this approval. After those plans are approved by the Board Professionals, a final set of all plans will be provided for signature, and then the Applicant may proceed with building permits. Any changes to the plans during this process must be requested in writing.
6. The Applicant will comply with all terms and conditions set forth in the Planning Report No. 1 of Greer Patras, P.P. dated September 3, 2021 and the Memorandum of Eric L. Keller, P.E. dated September 29, 2021.
7. The Applicant will comply with the comments of the Shade Tree Commission dated October 29, 2021, including but not limited to the ratio of ornamental versus shade trees, and street tree type.
8. The Applicant will develop a pedestrian access and safety plan that, to the extent safe to do so, will provide for pedestrian access along Irvington Avenue throughout the construction of this project, subject to approval by the Village and the County.
9. The Applicant will obtain approval from all other governmental agencies whose approval is required for the project, including but not limited to, the Board of Trustees of the Township of South Orange Village and the County Planning Board.
10. The Applicant will work with the Design Review Board regarding the lighting plan and signage proposed for the project, including the size, font and color of signs.
11. The Applicant will revise its plans to provide for a crosswalk on the southerly side of the intersection of Fairview Avenue and Irvington Road and to include additional parallel parking spaces on the frontage of 270 Irvington Avenue, subject to County of Essex review and approval.
12. The Applicant will revise the plans to move the emergency generator to the south side of the 270 Irvington Avenue primary structure. The generator will be tested every two weeks, with testing taking place in the afternoons of weekdays and that testing will satisfy all applicable noise standards.
13. The Applicant will revise the plans to eliminate the westernmost parking stall at the parking lot at 299 Irvington Avenue.
14. The Applicant will enhance the traffic crossing measures to connect the two sites including lighting, design, and signs as discussed in the RDP and professional reports, and will discuss with the County any other pedestrian safety improvements that can be made in addition to the crosswalk. A final plan coordinating on and off-site improvements will be submitted for review and approval by the Board professionals after coordination with all agencies.
15. For a period of sixty (60) days following the adoption of this Resolution, the Applicant will engage in good faith negotiations with Ms. Li Liu, the owner of property at 284 Irvington Ave and adjacent to 270 Irvington Avenue, to negotiate an Easement Agreement, Access Agreement or other means by which access to the rear of the adjacent property can be secured. Both parties will be responsible for their own expenses in preparing plans or otherwise negotiating this Agreement. If at the end of sixty (60) days the parties have not entered into an agreement, those negotiations can continue, but the failure to reach an agreement will not affect the ability of the Applicant to secure permits or commence construction.
16. The Applicant will meet with the shade tree commission regarding removal and/or protection of existing trees along the site perimeter prior to any site disturbance or tree removal. The clearing limits and tree protection fencing will be shown on a plan, staked in the field, and approved by the Board Professionals prior to any site disturbance.
17. The Applicant will formalize a cross access agreement with the owner of Block 2107, Lot 32.
18. The Applicant will prepare a consolidation Deed for approval by the Board attorney and, Board engineer and thereafter will record same and obtain new lot numbers from the Assessor
19. The Applicant will improve the loading /flex space compliance as discussed in the professional reports and will work with County to determine whether one on-street, 10-minute parking space can be striped and signed. If the County does not agree, one of the rear above ground spaces shall be used for such.
20. The applicant will provide benches along Irvington Avenue in a number satisfactory to the Board professionals.

The undersigned secretary certifies that this decision was made by this Board on November 1, 2021 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on December 6, 2021.

Ojetta Davis, Board Secretary

**Project : The Peaks at South Orange Village**

**Building Height Calculation** **Building Number** 1 (270 Irvington Ave)

*HEIGHT, BUILDING — The vertical distance from the average of the existing ground elevation at the perimeter of the foundation of the building or structure to the level of the highest point of the roof structure thereof. In all cases where height limitations are stipulated by measurement in feet and in number of stories, the intent is to limit height to the stipulated maximum number of stories within the stipulated footage limitation.*
*Height exceptions. The height provisions of this Part 13 shall not apply to the erection of building appurtenances such as church spires, cupolas or towers designed exclusively for ornamental purposes and shall not apply to antennas, chimneys, flues, bulkheads, elevator enclosures, water tank-s or similar accessory structures occupying an aggregate of 10% or less of the area of the roof on which they are located, and further provided that such structures do not exceed the height limit by more than 10 feet. Nothing in this Part 13 shall prevent the erection above the height limitation of a parapet wall or cornice extending above such height limit not more than three feet. A penthouse shall be subject to the height limitation.*

**Existing grade elevations at Building perimeter**
100.00 ft.
100.00 ft.
99.40 ft.
99.30 ft.
98.58 ft.
100.25 ft.

597.53 ft.= Total from above
6 = Number of elevations entered above
**99.59 ft.=Average existing grade**

100.25 ft.= Finished First Floor elevation

**Calculate the height of finish floor elevation above average existing grade**
100.25 ft.=Finish Floor Elevation(from above)
99.59 ft.=Finish Average finish grade (from above)
**0.66** ft.=Height of finish first floor elevation above average existing

**Vertical distance between the finished floor and highest roof**
49 ft.= Height of highest roof point above finished first floor elevation

**Calculate the total building height above average existing grade**
0.66 ft. = Height of existing first floor elevation above average existing grade
49 ft.= Height of highest roof point above finished first floor elevation
**49.66** ft.=Total building height

SOUTH ORANGE ZONING:
REDEVELOPMENT PLAN
Block 2102, Lot 14-20

| | REQUIRED | PROPOSED | COMMENTS |
|---|---|---|---|
| MINIMUM: | | | |
| LOT AREA | 1.97 ACRES 86,000 SF | 2.047 ACRES 89,172 SF | C |
| LOT WIDTH | 200.00' | 280.32' | C |
| LOT DEPTH | 120.00' | 441.25' | C |
| OPEN SPACE | (26,505 SF) 30% | (30,163 SF) 33.8 % | C |
| RESIDENTIAL AMENITY SPACE (inld. Blk 2107 Lt 1 Units) | 100 SF / DUnit (6,100SF TOTAL) 50% OUTDOORS (3,050SF MIN) | (2,295SF INSIDE), (4,589SF OUTSIDE) 6,884SF TOTAL | C |
| MINIMUM: PRIMARY STRUCTURE | | | |
| FRONT SETBACK (from Irvington Ave) | 12.00' | 14.35' | C |
| SIDE SETBACK | 10.00' | 11.9' | C |
| REAR YARD A<br>YARD B | 25.00'<br>330.00' | 27.6'<br>345.3' | C |
| BUFFER @ REAR & SIDE | 5' | 6.4' | C |
| MINIMUM: SECONDARY STRUCTURE | | | |
| SIDE SETBACK | 25' | 27.3' | C |
| REAR SETBACK .....C<br>.....D | 25'<br>200' | 29.0'<br>200' | C |
| BUFFER @ REAR & SIDE | 10' | 9.4' TO RAMP | (V) |
| MINIMUM: SUBGRADE PARKING (not considered building story) | | | |
| FRONT SETBACK | 0.00' | 0' | C |
| SIDE SETBACK | 5.00' | 9.4' | C |
| REAR SETBACK | 150.00' | 185.5' | C |
| MINIMUM: ACCESSORY STRUCTURE | | | |
| REAR & SIDE SETBACK | 6' | 6.0' | C |
| **MAXIMUM:** | | | |
| DWELLING UNIT | 48 DWELLING / 24 DU / AC | 48 UNITS PLUS 1 MANAGERS UNIT | C |
| AFFORDABLE HOUSING | 20% MIN. OF UNITS | 20% MIN | C |
| BUILDING COVERAGE | (30,923 SF) 35% | (23,616 SF) 26.5% | C |
| LOT COVERAGE | (49,044 SF) 55% | 48,090SF 53.9% (NOTE 1) | C |
| BUILDING HEIGHT | Primary 50' / 4 St<br>Secondary 36' / 3 St | PRIMARY 49.66' / 4 ST<br>SECONDARY 35.92' / 3 ST | C |
| FLOOR TO FLOOR COMMERCIAL | FLOOR TO FLOOR COMMERCIAL<br>12' MIN, 20' MAX | FLOOR TO FLOOR COMMERCIAL<br>12' MIN, 20 MAX | C |
| **PARKING:** | | | |
| MINIMUM PARKING: | SPACES REQUIRED | SPACES PROPOSED | COMMENTS |
| STANDARD PARKING | 108 CARS | 130 Including 5 HC | C |
| HC PARKING | 5 SPACES | 5 SPACES | C |
| LOADING SPACE (12' x 25') | 1 / 18,000 SF (13,457sf) 1 required | 1 (12'X25') | C |
| EVCS (Electric Vehicle Charging Stations) | 10% of all Residential spaces (12)<br>10% of all non-Residential spaces (2) | 12 (BASEMENT)<br>2 (SURFACE) | C |
| BICYCLE PARKING | .5 Priv. Shelter Protected / Res Ut (31)<br>.5 / 1,000 SF COM. SPACE (8) | 30 (BASEMENT)<br>10 (SURFACE) | C |

V - VARIANCE REQUIRED
C - CONFORMS
(NOTE 1)- AREA INCLUDES PROPOSED PLANTERS AROUND BUILDINGS. IF PLANTERS ARE EXCLUDED, THE IMPERVIOUS COVERAGE WOULD BE 51,767 OR 58.1% WHICH WILL REQUIRE A VARIANCE FOR 2,723SF OVER THE ALLOWABLE 55%

PARKING CALCULATIONS FOR BOTH PARCELS:

| CONDITION | USE | AREA | CRITERIA | SPACES |
|---|---|---|---|---|
| PROPOSED | COMMERICAL TOTAL | 16,0003 SF | 1/1,000 NFA | 16 |
| PROPOSED | RESIDENTIAL | 61 Units (INC. 1 MANGERS UNIT | 1.5 per Res Unit | 92 |
| | | | TOTAL SPACES REQUIRED | 108 |
| | | | TOTAL SPACES PROPOSED | 130 (16 SURFACE , 114 UG) |

**Building Height Calculation** **Building Number** 2 (Garden House)

**Existing grade elevations at Building perimeter**
98.00 ft.
98.00 ft.
98.80 ft.
100.00 ft.

394.8 ft.= Total from above
4 = Number of elevations entered above
**98.70 ft.=Average existing grade**

100.25 ft.= Finished First Floor elevation

**Calculate the height of finish floor elevation above average existing grade**
100.25 ft.=Finish Floor Elevation(from above)
98.70 ft.=Finish Average finish grade (from above)
**1.55** ft.=Height of finish first floor elevation above average existing

**Vertical distance between the finished floor and highest roof**
34.42 ft.= Height of highest roof point above finished first floor elevation

**Calculate the total building height above average existing grade**
1.55 ft. = Height of existingfirst floor elevation above average existinggrade
34.42 ft.= Height of highest roof point above finished first floor elevation
**35.97** ft.=Total building height

EXISTING WATER DEMAND CALCULATIONS

6 SINGLE FAMILY DWELLINGS & 4,000SF RETAIL

**DEMAND/DAY = 300 X 6 + 0.125 GAL/SF x 4,000 = 2,300 GAL/DAY**

PROPOSED WATER DEMAND CALCULATIONS

61 RESIDENTIAL UNITS (11(1BR)+ 45 (2BR) + 5 (3BR))

1 BR = 120 GAL/DAY, 2 BR = 175 GAL/DAY, 3 BR = 270 GAL/DAY
RESIDENTIAL DEMAND/DAY = 11 UNITS x 120 GAL/DAY + 45 UNITS x 175 GAL/DAY + 5 UNIT x 270 GAL/DAY = 9,225 GAL/DAY

NON RESIDENTIAL--16,249SF X 0.125GAL/SF = 2,031GPD

**TOTAL WATER DEMAND/DAY = 9,225 GAL/DAY + 2,031 GAL/DAY = 11,256 GAL/DAY**

**NET WATER DEMAND/DAY INCREASE = 8,956 GAL/DAY**

**Building Height Calculation** **Building Number** 3 (299 Ivington Ave)

**Existing grade elevations at Building perimeter**
100.35 ft.
100.69 ft.
104.48 ft.
102.91 ft.

408.43 ft.= Total from above
4 = Number of elevations entered above
**102.11 ft.=Average existing grade**

100.76 ft.= Finished First Floor elevation

**Calculate the height of finish floor elevation above average existing grade**
100.76 ft.=Finish Floor Elevation(from above)
102.11 ft.=Finish Average finish grade (from above)
**-1.35** ft.=Height of finish first floor elevation above average existing

**Vertical distance between the finished floor and highest roof**
48.5 ft.= Height of highest roof point above finished first floor elevation

**Calculate the total building height above average existing grade**
-1.35 ft. = Height of existing first floor elevation above average existing grade
48.5 ft.= Height of highest roof point above finished first floor elevation
**47.15** ft.=Total building height

EXISTING SANITARY SEWER DEMAND CALCULATIONS

6 SINGLE FAMILY DWELLINGS & 4,000SF RETAIL

**DEMAND/DAY = 300 X 6 + 0.1 GAL/SF x 4,000 = 2,200 GAL/DAY**

PROPOSED SANITARY SEWER DEMAND CALCULATIONS

61 RESIDENTIAL UNITS (11(1BR)+ 45 (2BR) + 5 (3BR))

1 BR = 150 GAL/DAY, 2 BR = 225 GAL/DAY, 3 BR = 300 GAL/DAY

RESIDENTIAL DEMAND/DAY = 11 UNIT

X:\EES-TITLEMASTER 1160111\R-Survey

## EXISTING TREE INVENTORY & TREE REMOVALS

| No. | DBH | Tree Type | Condition | Status | Comment |
|---|---|---|---|---|---|
| 1 | 46 | London Planetree | Good | To Be Removed | Specimen |
| 2 | 12 | Honeylocust | Good | To Be Removed | |
| 3 | 15 | Pear | Fair | To Be Removed | |
| 4 | 11 | Honeylocust | Fair | To Be Removed | |
| 5 | 16 | Pin Oak | Poor | To Be Removed | |
| 6 | MS | Norway Maple | Very Poor | To Be Removed | 12'|12'|10" |
| 7 | 30 | Norway Maple | Poor | To Be Removed | |
| 8 | TW | Linden | Very Poor | To Be Removed | 18'|24" |
| 9 | 9 | Norway Maple | Poor | To Be Removed | Heavy Vines |
| 10 | TW | Norway Maple | Very Poor | To Be Removed | 12'|15" |
| 11 | MS | Norway Maple | Poor | To Be Removed | 10'|8"|6" Volunteer |
| 12 | 12 | Unknown | Very Poor | To Be Removed | |
| 13 | 8 | Norway Maple | Very Poor | To Be Removed | |
| 14 | 8 | Mulberry | Very Poor | To Be Removed | |
| 15 | 8 | Ash | Poor | To Be Removed | |
| 16 | MS | Silver Maple | Very Poor | To Be Removed | 16'|18'|20" Cavity/Rot |
| 17 | TW | Norway Maple | Very Poor | To Be Removed | 6'|8" Malformed |
| 18 | 12 | Ash | Fair | To Be Removed | |
| 19 | 12 | Linden | Very Poor | To Be Removed | Dieback/Heavy P.I |
| 20 | 12 | Sassafras | Very Poor | To Be Removed | |
| 21 | 12 | Sassafras | Very Poor | To Be Removed | |
| 22 | 10 | Sassafras | Very Poor | To Be Removed | |
| 23 | TW | Sassafras | Fair | To Be Removed | |
| 24 | 18 | Sassafras | Very Poor | To Be Removed | |
| 25 | TW | Ash | Poor | To Be Removed | 10"|14" |
| 26 | 24 | Oak | Fair | To Be Removed | |
| 27 | 10 | Ash | Dead | To Be Removed | |
| 28 | 24 | Oak | Fair | To Be Removed | |
| 29 | 9 | Ash | Very Poor | To Be Removed | 2"x6" Grown Over |
| 30 | 24 | Oak | Fair | To Be Removed | Vines |
| 31 | 42 | Silver Maple | Poor | To Be Removed | Cavity/Storm Damage |
| 32 | 20 | Pin Oak | Very Poor | To Be Removed | |
| 33 | 12 | Norway Maple | Fair | To Be Removed | |
| 34 | 10 | Pin Oak | Fair | To Be Removed | Top is Dead, Former Twin |
| 35 | 14 | Norway Maple | Dead | To Be Removed | HB/Some Dieback |
| 36 | 20 | Honeylocust | Fair | To Be Removed | |
| 37 | 20 | Ash | Dead | To Be Removed | Former Twin |
| 38 | 22 | Honeylocust | Fair | To Be Removed | Some Dieback |
| 39 | 20 | Oak | Poor | To Remain | Offsite |
| 40 | 34 | Oak | Fair | To Remain | Offsite |
| 41 | 18 | Ash | Poor | To Remain | Offsite |
| 42 | 16 | Black Gum | Good | To Remain | Offsite |
| 43 | 40 | Oak | Poor | To Be Removed | |
| 44 | 24 | Ash | Fair | To Be Removed | Vines |
| 45 | 10 | Mulberry | Very Poor | To Be Removed | Malformed |
| 46 | 14 | Norway Maple | Very Poor | To Be Removed | Low Crotch |
| 47 | 14 | Mulberry | Very Poor | To Be Removed | Cavity/Former Twin |
| 48 | 10 | Sugar Maple | Fair | To Be Removed | |
| 49 | 12 | Pear | Very Poor | To Be Removed | Dieback |
| 50 | 9 | Sugar Maple | Fair | To Remain | |
| 51 | 8 | Sugar Maple | Fair | To Remain | Some Dieback |
| 52 | 7 | Sugar Maple | Very Poor | To Remain | Bark Damage |
| 53 | 5 | Pear | Poor | To Remain | With shrubs mixed in |
| 54 | 5 | Pear | Poor | To Remain | With shrubs mixed in |
| 55 | 5 | Pear | Poor | To Remain | With shrubs mixed in |
| 56 | 5 | Pear | Poor | To Remain | With shrubs mixed in |
| 57 | 6 | Walnut | Fair | To Remain | Offsite |
| 58 | 18 | Norway Maple | Fair | To Remain | Offsite |
| 59 | 7 | Pin Oak | Fair | To Remain | Offsite |
| 60 | 12 | Pin Oak | Fair | To Remain | Offsite |
| 61 | 8 | Pin Oak | Fair | To Remain | Offsite |

PROPOSED LOT CONSOLIDATION (LOTS 14-20) PROPOSED LOT 14.01 89,172 SF 2.047 AC

LOTS TO BE CONSOLIDATED TO BLOCK 2102 TAX LOT 16

THE LIMIT OF DISTURBANCE SHALL BE STAKED AND APPROVED BY THE BOARD PROFESSIONAL PRIOR TO ANY SITE DISTURBANCE

Scale: 1"= 20'

0 10 20 40 60 80

ALL EXISTING SERVICE CONNECTIONS SHALL BE CUT AND CAPPED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS

### REVISIONS

| | | |
|---|---|---|
| 4 | Revised Per Essex County Comments dated 6/12/24 | 9/09/24 |
| 3 | Revised Resolution Compliance | 4/19/24 |
| 2 | Revised Resolution Compliance | 2/21/23 |
| 1 | Revised per TCC Meeting | 07-20-21 |

# EXISTING CONDITIONS & DEMOLITION PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ


C A S E Y &

K E L L E R
I N C O R P O R A T E D

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax:973-379-7993

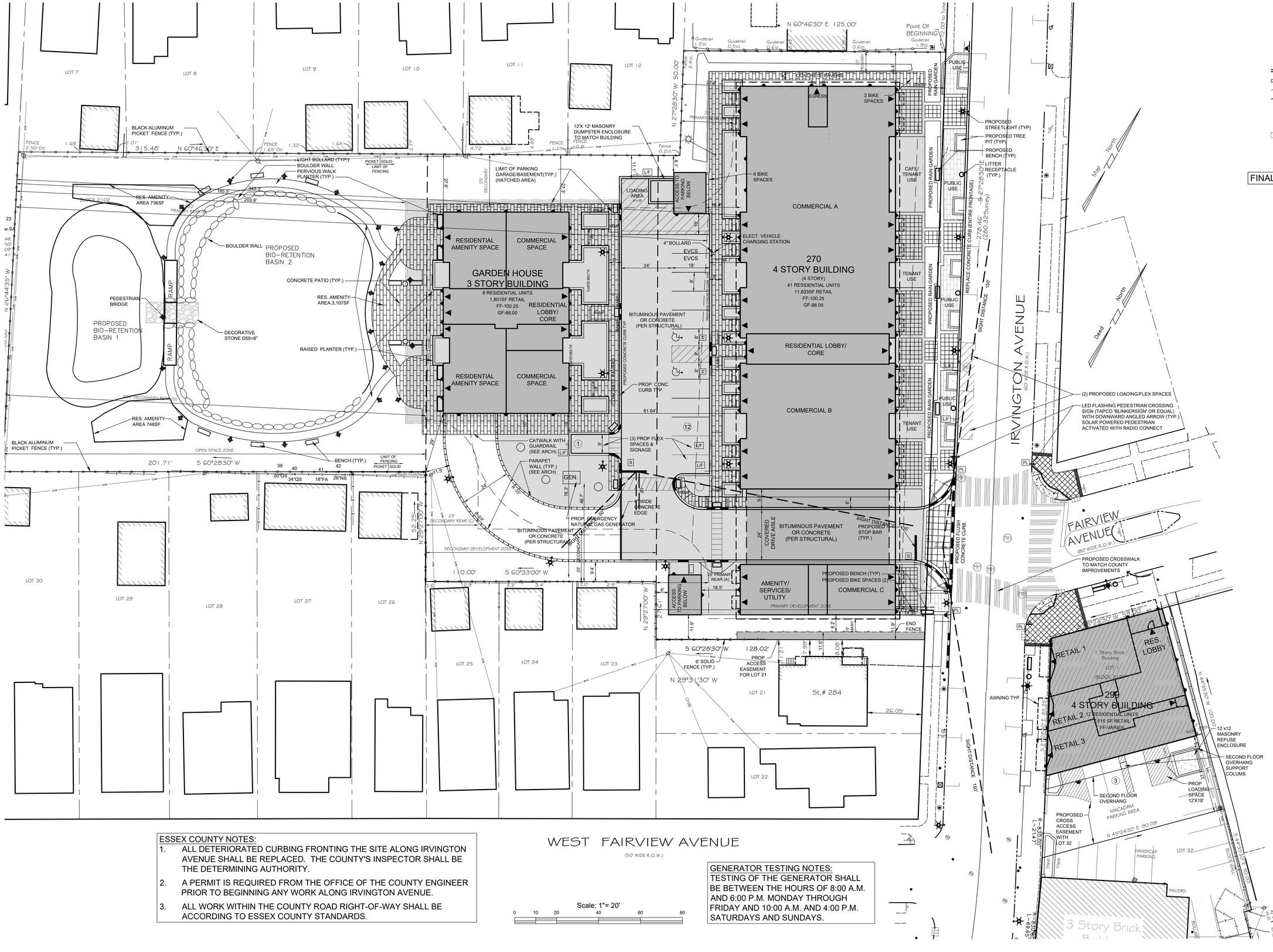
MICHAEL T. LANZAFAMA

New Jersey Professional Engineer and Surveyor No. 24GE04035400 DATE 05-10-2021
New Jersey Professional Planners No. 33503 30084


| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG.NO. 3 |
| 1160111 JOB NO. | 1"=20' SCALE | |

PLAT FILE No:

XREFS: 1160111-R-LD
1160111-R-Survey
TITLEMASTER
1160111-R-ALTA
1160111-R-Site Plan Rendering




ESSEX COUNTY NOTES:

1. ALL DETERIORATED CURBING FRONTING THE SITE ALONG IRVINGTON AVENUE SHALL BE REPLACED. THE COUNTY'S INSPECTOR SHALL BE THE DETERMINING AUTHORITY.
2. A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG IRVINGTON AVENUE.
3. ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO ESSEX COUNTY STANDARDS.

WEST FAIRVIEW AVENUE
(50' WIDE R.O.W.)

Scale: 1"= 20'
0 10 20 40 60 80

GENERATOR TESTING NOTES:
TESTING OF THE GENERATOR SHALL BE BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY AND 10:00 A.M. AND 4:00 P.M. SATURDAYS AND SUNDAYS.

REVISIONS

| | | |
|---|---|---|
| 6 | Revised/Issued For Resolution Compliance | 11-12-2024 |
| 5 | Revised Per Essex County Comments dated 6/12/24 | 9/09/24 |
| 4 | Revised Resolution Compliance | 8/06/24 |
| 3 | Revised Resolution Compliance | 4/19/24 |
| 2 | Revised Resolution Compliance | 2/21/23 |
| 1 | Revised per TCC Meeting | 07-20-21 |

# LAYOUT & DIMENSIONING PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ


CASEY & KELLER INCORPORATED
NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
New Jersey Professional Engineer and Professional Planner No. 30084
New Jersey Professional Planner No. 03503
DATE: 05-10-2021

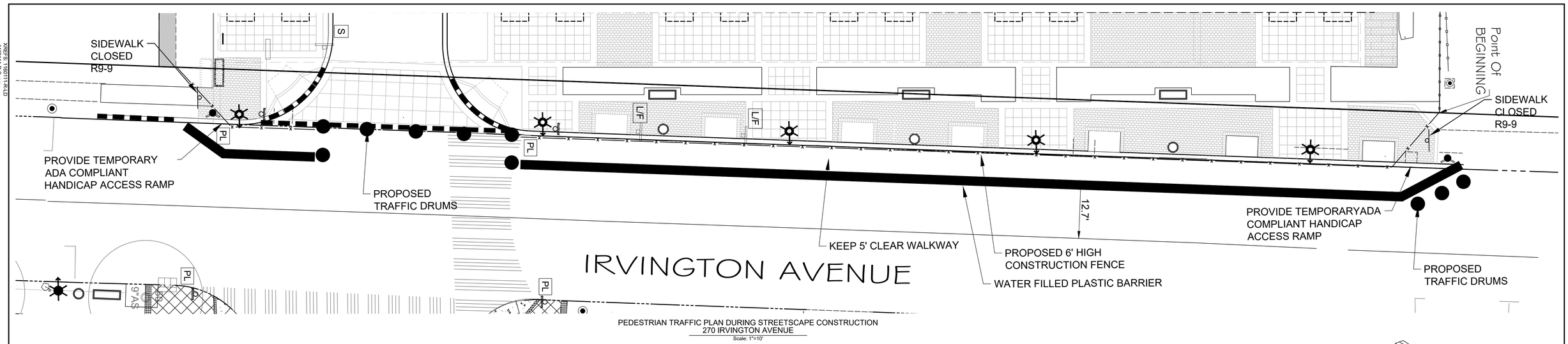

| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG NO. 4 |
| 1160111 JOB NO. | 1"=20' SCALE | |

PLAT FILE No.

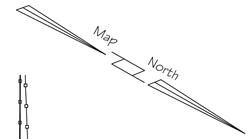


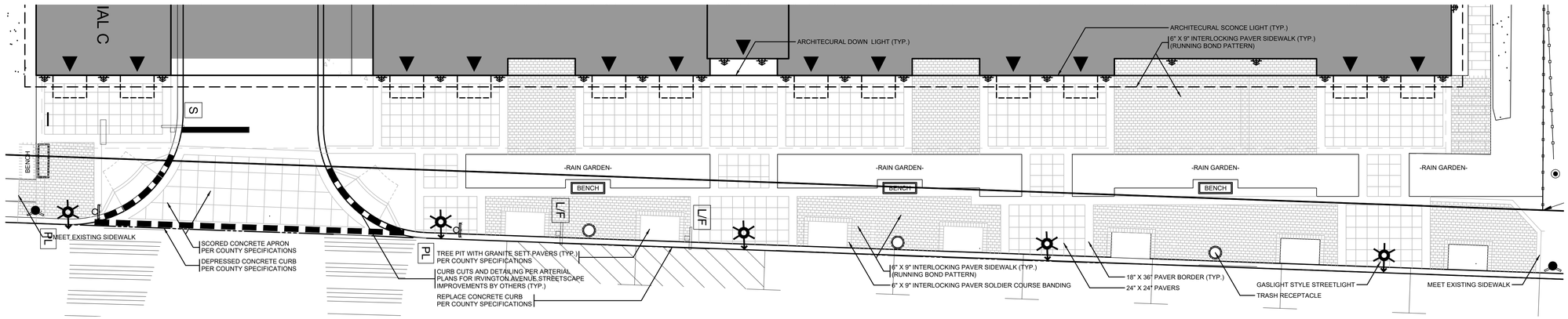
L:\2016\1160111\60111\ACAD\SHT-A-LD.DWG 11/12/24 09:43:38PM bcormey LAYOUT-A-LD

XREFS: T160111-R-LD
160111-R-Survey
TITLEMASTER
T160111-R-ALTA
xr:NNGM22-140 - Column Grid



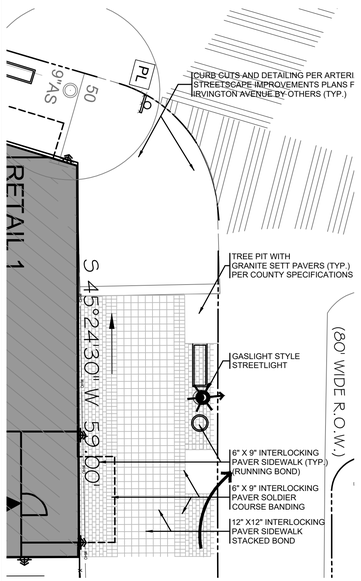

PEDESTRIAN TRAFFIC PLAN DURING STREETSCAPE CONSTRUCTION
270 IRVINGTON AVENUE
Scale: 1"=10'



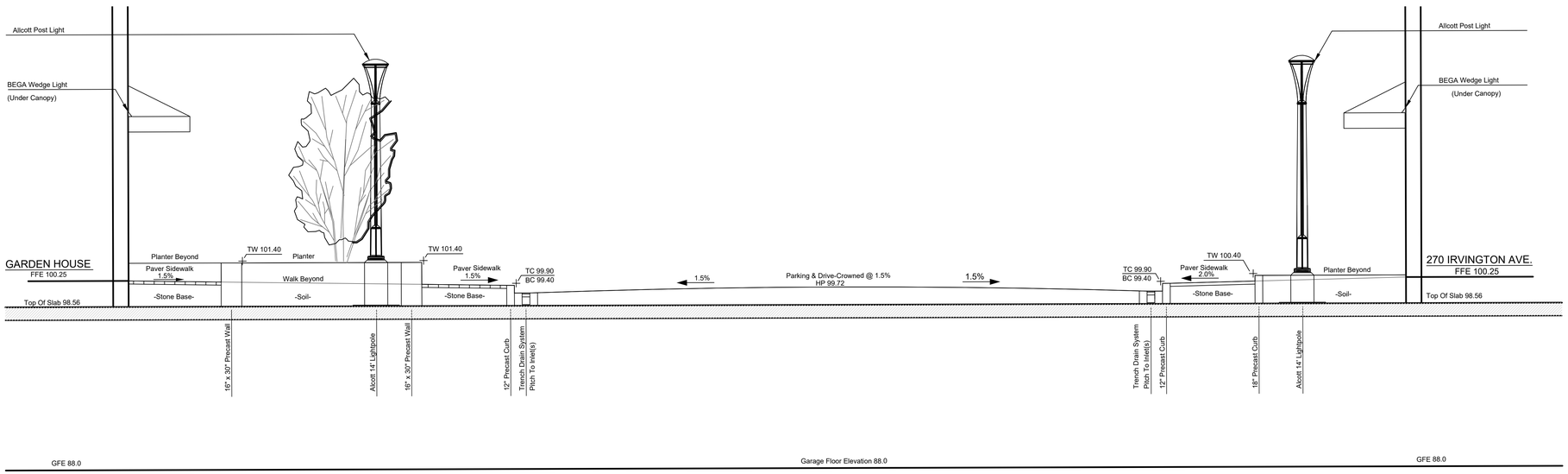




THE FINAL STREETSCAPE MATERIAL PALETTE WILL BE REVIEWED WITH THE SOUTH ORANGE SETON VILLAGE ADVISORY COMMITTEE.

DETAILED STREETSCAPE PLAN 270
270 IRVINGTON AVENUE
Scale: 1"=10'




DETAILED STREETSCAPE PLAN
299 IRVINGTON AVENUE
Scale: 1"=10'




Section Through Parking Courtyard
Scale: 1/4"=1'

REVISIONS

| | | |
|---|---|---|
| 3 | Revised/Issued For Resolution Compliance | 11-12-2024 |
| 2 | Revised Resolution Compliance | 4/19/24 |
| 1 | Revised Resolution Compliance | 2/21/23 |

# DETAILED STREETSCAPE PLAN, PARKING COURTYARD & PEDESTRIAN SAFETY PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

CASEY &
KELLER
INCORPORATED
NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
New Jersey Professional Engineer License or No. 03503
New Jersey Professional Planner No.
DATE: 05-10-2021
30084

| | | |
|---|---|---|
| N/A | MTL | AF |
| REFERENCE | CHK. BY | DRAWN BY |
| N/A | N/A | DWG NO. 5 |
| MAP NO. | FIELD BOOK | |
| 1160111 | As Noted | |
| JOB NO. | SCALE | |

PLAT FILE No.

L:\2016\160111\160111\AUTOCAD\SITE-STREETSCAPE & PARKING DETAILS.DWG 11/12/24 01:33:36PM, tommy, LAYOUT: A-LD

XREFS: 1160111-R1D
1160111R-Survey
1160111R-GRAD-UTIL
1160111R-PLAN-PLAT
xr:hNGN22:140:.Column Grid

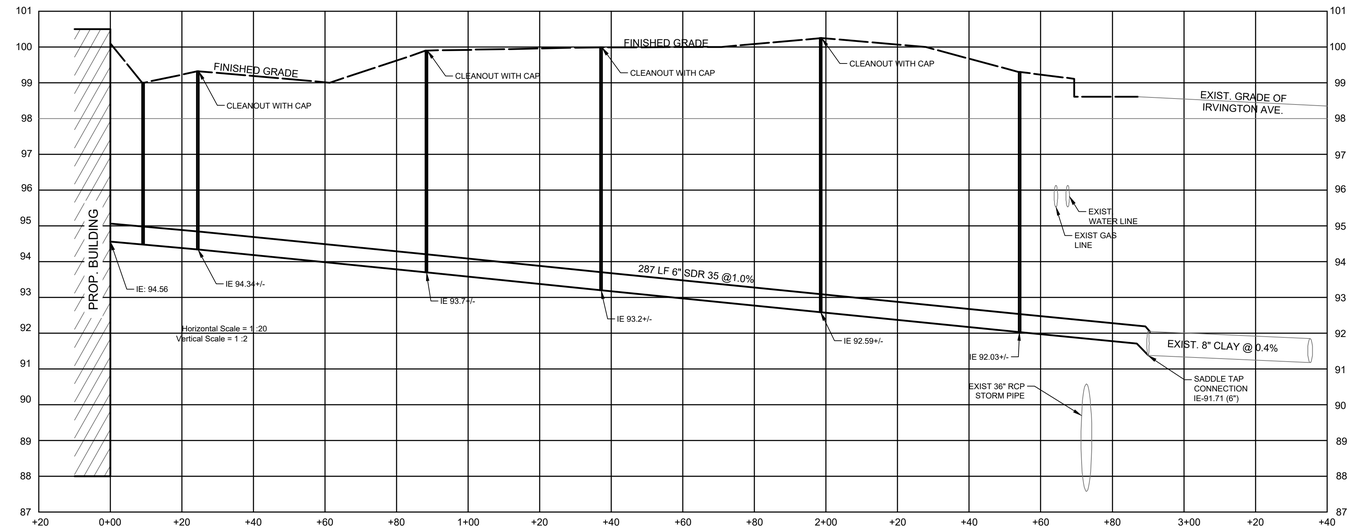
# GARDEN HOUSE
3 STORY BUILDING
8 RESIDENTIAL UNITS
1,801SF RETAIL
FF-100.25
GF-88.00

# 270
4 STORY BUILDING
(4 STORY)
41 RESIDENTIAL UNITS
11,833SF RETAIL
FF-100.25
GF-88.00

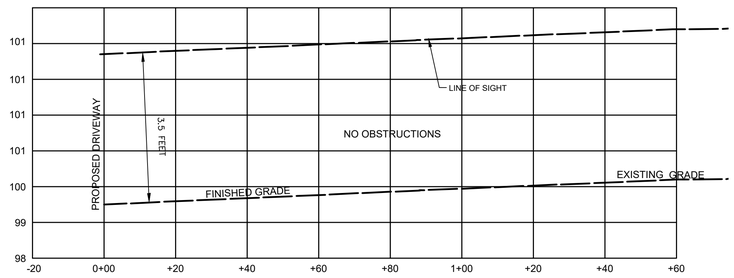
# 299
4 STORY BUILDING
12 RESIDENTIAL UNITS
3,815 SF RETAIL
FF-VARIES

RESIDENTIAL AMENITY SPACE
COMMERCIAL SPACE
RESIDENTIAL LOBBY/ CORE
COMMERCIAL A
COMMERCIAL B
AMENITY/ SERVICES/ UTILITY
COMMERCIAL C
RETAIL 1 TF=100.72
RETAIL 2 TF=100.76
RETAIL 3 TF=100.76
RES. LOBBY
ACCESS TO PARKING BELOW
EGRESS
STORMWATER PUMP LOCATED IN UNDERGOUND PARKING GARAGE
12" ROOF DRAIN DISCHARGE
137LF PROP. TD1 12" ADA GRATE TRENCH DRAIN 1.2% MIN
121LF PROP. TD2 12" ADA GRATE TRENCH DRAIN 1.2% MIN
24LF PROP. TD 4 12" ADA GRATE TRENCH DRAIN 1.0%
90LF PROP. TRENCH DRAIN 3 @ 1.1% GR-100.00 IE-97.90
TRENCH DRAIN 5 GR-99.5 IE-89.0 TO SUMP PUMP
TRENCH DRAIN 4 GR-99.0 IE-97.5
UNDERGROUND ELECTRIC CONN. 4" PVC CONDUITS
St.# 284
(282LF Total) of SDR-35 6" PIPE @ 1%
111LF 24" HDPE @1.0%
361LF 24" HDPE PIPE @1.0%
76LF 15" HDPE PIPE @1%
39LF 24" HDPE@1.0%
24LF 12" HDPE@2.0%
32LF 12" HDPE@2%
4LF 8" HDPE@2.0%
35LF 6" HDPE PIPE @1%
28LF 8" HDPE PIPE 0.94%
4LF 8" PVC @2.2%
24 LF 8" PVC @ 1%
8" PVC IE-97.24
32LF 6" SDR-35 @1%
20LF 24" RCP@1.0%
TEE/CLEANOUT 97.00 6" 98.75 12" HDPE @1%
IE-97.00
IE-97.08
IE-98.80
IE-98.75
IE-98.70
IE-97.25
IE-97.00
IE-97.50
IE-97.77 (TRENCH)
IE-94.56
IE-94.47
IE-94.37
IE-94.27
IE-94.17
IE-94.07
IE-93.97
IE-93.87
IE-93.77
IE-93.67
IE-93.57
IE-93.47
IE-93.37
IE-93.27
IE-93.17
IE-93.07
IE-92.97
IE-92.87
IE-92.77
IE-92.67
IE-92.57
IE-92.47
IE-92.37
IE-92.27
IE-92.17
IE-92.07
IE-91.97
IE-91.87
IE-91.77
IE-91.67
IE-91.57
IE-91.47
IE-91.37
IE-91.27
IE-91.17
IE-91.07
IE-90.97
IE-90.87
IE-90.77
IE-90.67
IE-90.57
IE-90.47
IE-90.37
IE-90.27
IE-90.17
IE-90.07
IE-89.97
IE-89.87
IE-89.77
IE-89.67
IE-89.57
IE-89.47
IE-89.37
IE-89.27
IE-89.17
IE-89.07
IE-88.97
IE-88.87
IE-88.77
IE-88.67
IE-88.57
IE-88.47
IE-88.37
IE-88.27
IE-88.17
IE-88.07
IE-87.97
IE-87.87
IE-87.77
IE-87.67
IE-87.57
IE-87.47
IE-87.37
IE-87.27
IE-87.17
IE-87.07
IE-86.97
IE-86.87
IE-86.77
IE-86.67
IE-86.57
IE-86.47
IE-86.37
IE-86.27
IE-86.17
IE-86.07
IE-85.97
IE-85.87
IE-85.77
IE-85.67
IE-85.57
IE-85.47
IE-85.37
IE-85.27
IE-85.17
IE-85.07
IE-84.97
IE-84.87
IE-84.77
IE-84.67
IE-84.57
IE-84.47
IE-84.37
IE-84.27
IE-84.17
IE-84.07
IE-83.97
IE-83.87
IE-83.77
IE-83.67
IE-83.57
IE-83.47
IE-83.37
IE-83.27
IE-83.17
IE-83.07
IE-82.97
IE-82.87
IE-82.77
IE-82.67
IE-82.57
IE-82.47
IE-82.37
IE-82.27
IE-82.17
IE-82.07
IE-81.97
IE-81.87
IE-81.77
IE-81.67
IE-81.57
IE-81.47
IE-81.37
IE-81.27
IE-81.17
IE-81.07
IE-80.97
IE-80.87
IE-80.77
IE-80.67
IE-80.57
IE-80.47
IE-80.37
IE-80.27
IE-80.17
IE-80.07
IE-79.97
IE-79.87
IE-79.77
IE-79.67
IE-79.57
IE-79.47
IE-79.37
IE-79.27
IE-79.17
IE-79.07
IE-78.97
IE-78.87
IE-78.77
IE-78.67
IE-78.57
IE-78.47
IE-78.37
IE-78.27
IE-78.17
IE-78.07
IE-77.97
IE-77.87
IE-77.77
IE-77.67
IE-77.57
IE-77.47
IE-77.37
IE-77.27
IE-77.17
IE-77.07
IE-76.97
IE-76.87
IE-76.77
IE-76.67
IE-76.57
IE-76.47
IE-76.37
IE-76.27
IE-76.17
IE-76.07
IE-75.97
IE-75.87
IE-75.77
IE-75.67
IE-75.57
IE-75.47
IE-75.37
IE-75.27
IE-75.17
IE-75.07
IE-74.97
IE-74.87
IE-74.77
IE-74.67
IE-74.57
IE-74.47
IE-74.37
IE-74.27
IE-74.17
IE-74.07
IE-73.97
IE-73.87
IE-73.77
IE-73.67
IE-73.57
IE-73.47
IE-73.37
IE-73.27
IE-73.17
IE-73.07
IE-72.97
IE-72.87
IE-72.77
IE-72.67
IE-72.57
IE-72.47
IE-72.37
IE-72.27
IE-72.17
IE-72.07
IE-71.97
IE-71.87
IE-71.77
IE-71.67
IE-71.57
IE-71.47
IE-71.37
IE-71.27
IE-71.17
IE-71.07
IE-70.97
IE-70.87
IE-70.77
IE-70.67
IE-70.57
IE-70.47
IE-70.37
IE-70.27
IE-70.17
IE-70.07
IE-69.97
IE-69.87
IE-69.77
IE-69.67
IE-69.57
IE-69.47
IE-69.37
IE-69.27
IE-69.17
IE-69.07
IE-68.97
IE-68.87
IE-68.77
IE-68.67
IE-68.57
IE-68.47
IE-68.37
IE-68.27
IE-68.17
IE-68.07
IE-67.97
IE-67.87
IE-67.77
IE-67.67
IE-67.57
IE-67.47
IE-67.37
IE-67.27
IE-67.17
IE-67.07
IE-66.97
IE-66.87
IE-66.77
IE-66.67
IE-66.57
IE-66.47
IE-66.37
IE-66.27
IE-66.17
IE-66.07
IE-65.97
IE-65.87
IE-65.77
IE-65.67
IE-65.57
IE-65.47
IE-65.37
IE-65.27
IE-65.17
IE-65.07
IE-64.97
IE-64.87
IE-64.77
IE-64.67
IE-64.57
IE-64.47
IE-64.37
IE-64.27
IE-64.17
IE-64.07
IE-63.97
IE-63.87
IE-63.77
IE-63.67
IE-63.57
IE-63.47
IE-63.37
IE-63.27
IE-63.17
IE-63.07
IE-62.97
IE-62.87
IE-62.77
IE-62.67
IE-62.57
IE-62.47
IE-62.37
IE-62.27
IE-62.17
IE-62.07
IE-61.97
IE-61.87
IE-61.77
IE-61.67
IE-61.57
IE-61.47
IE-61.37
IE-61.27
IE-61.17
IE-61.07
IE-60.97
IE-60.87
IE-60.77
IE-60.67
IE-60.57
IE-60.47
IE-60.37
IE-60.27
IE-60.17
IE-60.07
IE-59.97
IE-59.87
IE-59.77
IE-59.67
IE-59.57
IE-59.47
IE-59.37
IE-59.27
IE-59.17
IE-59.07
IE-58.97
IE-58.87
IE-58.77
IE-58.67
IE-58.57
IE-58.47
IE-58.37
IE-58.27
IE-58.17
IE-58.07
IE-57.97
IE-57.87
IE-57.77
IE-57.67
IE-57.57
IE-57.47
IE-57.37
IE-57.27
IE-57.17
IE-57.07
IE-56.97
IE-56.87
IE-56.77
IE-56.67
IE-56.57
IE-56.47
IE-56.37
IE-56.27
IE-56.17
IE-56.07
IE-55.97
IE-55.87
IE-55.77
IE-55.67
IE-55.57
IE-55.47
IE-55.37
IE-55.27
IE-55.17
IE-55.07
IE-54.97
IE-54.87
IE-54.77
IE-54.67
IE-54.57
IE-54.47
IE-54.37
IE-54.27
IE-54.17
IE-54.07
IE-53.97
IE-53.87
IE-53.77
IE-53.67
IE-53.57
IE-53.47
IE-53.37
IE-53.27
IE-53.17
IE-53.07
IE-52.97
IE-52.87
IE-52.77
IE-52.67
IE-52.57
IE-52.47
IE-52.37
IE-52.27
IE-52.17
IE-52.07
IE-51.97
IE-51.87
IE-51.77
IE-51.67
IE-51.57
IE-51.47
IE-51.37
IE-51.27
IE-51.17
IE-51.07
IE-50.97
IE-50.87
IE-50.77
IE-50.67
IE-50.57
IE-50.47
IE-50.37
IE-50.27
IE-50.17
IE-50.07
IE-49.97
IE-49.87
IE-49.77
IE-49.67
IE-49.57
IE-49.47
IE-49.37
IE-49.27
IE-49.17
IE-49.07
IE-48.97
IE-48.87
IE-48.77
IE-48.67
IE-48.57
IE-48.47
IE-48.37
IE-48.27
IE-48.17
IE-48.07
IE-47.97
IE-47.87
IE-47.77
IE-47.67
IE-47.57
IE-47.47
IE-47.37
IE-47.27
IE-47.17
IE-47.07
IE-46.97
IE-46.87
IE-46.77
IE-46.67
IE-46.57
IE-46.47
IE-46.37
IE-46.27
IE-46.17
IE-46.07
IE-45.97
IE-45.87
IE-45.77
IE-45.67
IE-45.57
IE-45.47
IE-45.37
IE-45.27
IE-45.17
IE-45.07
IE-44.97
IE-44.87
IE-44.77
IE-44.67
IE-44.57
IE-44.47
IE-44.37
IE-44.27
IE-44.17
IE-44.07
IE-43.97
IE-43.87
IE-43.77
IE-43.67
IE-43.57
IE-43.47
IE-43.37
IE-43.27
IE-43.17
IE-43.07
IE-42.97
IE-42.87
IE-42.77
IE-42.67
IE-42.57
IE-42.47
IE-42.37
IE-42.27
IE-42.17
IE-42.07
IE-41.97
IE-41.87
IE-41.77
IE-41.67
IE-41.57
IE-41.47
IE-41.37
IE-41.27
IE-41.17
IE-41.07
IE-40.97
IE-40.87
IE-40.77
IE-40.67
IE-40.57
IE-40.47
IE-40.37
IE-40.27
IE-40.17
IE-40.07
IE-39.97
IE-39.87
IE-39.77
IE-39.67
IE-39.57
IE-39.47
IE-39.37
IE-39.27
IE-39.17
IE-39.07
IE-38.97
IE-38.87
IE-38.77
IE-38.67
IE-38.57
IE-38.47
IE-38.37
IE-38.27
IE-38.17
IE-38.07
IE-37.97
IE-37.87
IE-37.77
IE-37.67
IE-37.57
IE-37.47
IE-37.37
IE-37.27
IE-37.17
IE-37.07
IE-36.97
IE-36.87
IE-36.77
IE-36.67
IE-36.57
IE-36.47
IE-36.37
IE-36.27
IE-36.17
IE-36.07
IE-35.97
IE-35.87
IE-35.77
IE-35.67
IE-35.57
IE-35.47
IE-35.37
IE-35.27
IE-35.17
IE-35.07
IE-34.97
IE-34.87
IE-34.77
IE-34.67
IE-34.57
IE-34.47
IE-34.37
IE-34.27
IE-34.17
IE-34.07
IE-33.97
IE-33.87
IE-33.77
IE-33.67
IE-33.57
IE-33.47
IE-33.37
IE-33.27
IE-33.17
IE-33.07
IE-32.97
IE-32.87
IE-32.77
IE-32.67
IE-32.57
IE-32.47
IE-32.37
IE-32.27
IE-32.17
IE-32.07
IE-31.97
IE-31.87
IE-31.77
IE-31.67
IE-31.57
IE-31.47
IE-31.37
IE-31.27
IE-31.17
IE-31.07
IE-30.97
IE-30.87
IE-30.77
IE-30.67
IE-30.57
IE-30.47
IE-30.37
IE-30.27
IE-30.17
IE-30.07
IE-29.97
IE-29.87
IE-29.77
IE-29.67
IE-29.57
IE-29.47
IE-29.37
IE-29.27
IE-29.17
IE-29.07
IE-28.97
IE-28.87
IE-28.77
IE-28.67
IE-28.57
IE-28.47
IE-28.37
IE-28.27
IE-28.17
IE-28.07
IE-27.97
IE-27.87
IE-27.77
IE-27.67
IE-27.57
IE-27.47
IE-27.37
IE-27.27
IE-27.17
IE-27.07
IE-26.97
IE-26.87
IE-26.77
IE-26.67
IE-26.57
IE-26.47
IE-26.37
IE-26.27
IE-26.17
IE-26.07
IE-25.97
IE-25.87
IE-25.77
IE-25.67
IE-25.57
IE-25.47
IE-25.37
IE-25.27
IE-25.17
IE-25.07
IE-24.97
IE-24.87
IE-24.77
IE-24.67
IE-24.57
IE-24.47
IE-24.37
IE-24.27
IE-24.17
IE-24.07
IE-23.97
IE-23.87
IE-23.77
IE-23.67
IE-23.57
IE-23.47
IE-23.37
IE-23.27
IE-23.17
IE-23.07
IE-22.97
IE-22.87
IE-22.77
IE-22.67
IE-22.57
IE-22.47
IE-22.37
IE-22.27
IE-22.17
IE-22.07
IE-21.97
IE-21.87
IE-21.77
IE-21.67
IE-21.57
IE-21.47
IE-21.37
IE-21.27
IE-21.17
IE-21.07
IE-20.97
IE-20.87
IE-20.77
IE-20.67
IE-20.57
IE-20.47
IE-20.37
IE-20.27
IE-20.17
IE-20.07
IE-19.97
IE-19.87
IE-19.77
IE-19.67
IE-19.57
IE-19.47
IE-19.37
IE-19.27
IE-19.17
IE-19.07
IE-18.97
IE-18.87
IE-18.77
IE-18.67
IE-18.57
IE-18.47
IE-18.37
IE-18.27
IE-18.17
IE-18.07
IE-17.97
IE-17.87
IE-17.77
IE-17.67
IE-17.57
IE-17.47
IE-17.37
IE-17.27
IE-17.17
IE-17.07
IE-16.97
IE-16.87
IE-16.77
IE-16.67
IE-16.57
IE-16.47
IE-16.37
IE-16.27
IE-16.17
IE-16.07
IE-15.97
IE-15.87
IE-15.77
IE-15.67
IE-15.57
IE-15.47
IE-15.37
IE-15.27
IE-15.17
IE-15.07
IE-14.97
IE-14.87
IE-14.77
IE-14.67
IE-14.57
IE-14.47
IE-14.37
IE-14.27
IE-14.17
IE-14.07
IE-13.97
IE-13.87
IE-13.77
IE-13.67
IE-13.57
IE-13.47
IE-13.37
IE-13.27
IE-13.17
IE-13.07
IE-12.97
IE-12.87
IE-12.77
IE-12.67
IE-12.57
IE-12.47
IE-12.37
IE-12.27
IE-12.17
IE-12.07
IE-11.97
IE-11.87
IE-11.77
IE-11.67
IE-11.57
IE-11.47
IE-11.37
IE-11.27
IE-11.17
IE-11.07
IE-10.97
IE-10.87
IE-10.77
IE-10.67
IE-10.57
IE-10.47
IE-10.37
IE-10.27
IE-10.17
IE-10.07
IE-9.97
IE-9.87
IE-9.77
IE-9.67
IE-9.57
IE-9.47
IE-9.37
IE-9.27
IE-9.17
IE-9.07
IE-8.97
IE-8.87
IE-8.77
IE-8.67
IE-8.57
IE-8.47
IE-8.37
IE-8.27
IE-8.17
IE-8.07
IE-7.97
IE-7.87
IE-7.77
IE-7.67
IE-7.57
IE-7.47
IE-7.37
IE-7.27
IE-7.17
IE-7.07
IE-6.97
IE-6.87
IE-6.77
IE-6.67
IE-6.57
IE-6.47
IE-6.37
IE-6.27
IE-6.17
IE-6.07
IE-5.97
IE-5.87
IE-5.77
IE-5.67
IE-5.57
IE-5.47
IE-5.37
IE-5.27
IE-5.17
IE-5.07
IE-4.97
IE-4.87
IE-4.77
IE-4.67
IE-4.57
IE-4.47
IE-4.37
IE-4.27
IE-4.17
IE-4.07
IE-3.97
IE-3.87
IE-3.77
IE-3.67
IE-3.57
IE-3.47
IE-3.37
IE-3.27
IE-3.17
IE-3.07
IE-2.97
IE-2.87
IE-2.77
IE-2.67
IE-2.57
IE-2.47
IE-2.37
IE-2.27
IE-2.17
IE-2.07
IE-1.97
IE-1.87
IE-1.77
IE-1.67
IE-1.57
IE-1.47
IE-1.37
IE-1.27
IE-1.17
IE-1.07
IE-0.97
IE-0.87
IE-0.77
IE-0.67
IE-0.57
IE-0.47
IE-0.37
IE-0.27
IE-0.17
IE-0.07
IE-0.00
IE-0.00
IE-0.00

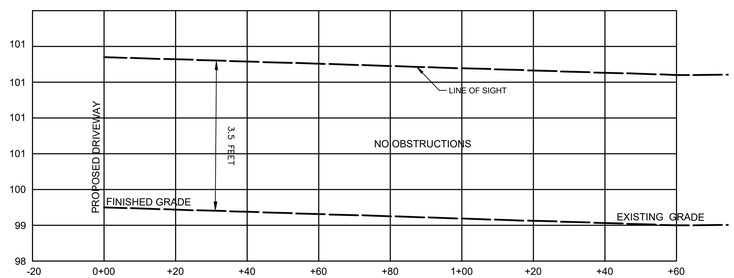
XREFS: 1160111-R-LD
1160111R-Survey
1160111R-GRAD-UTIL
1160111R-ALTA
xr:NAGIM22-140 - Column Grid



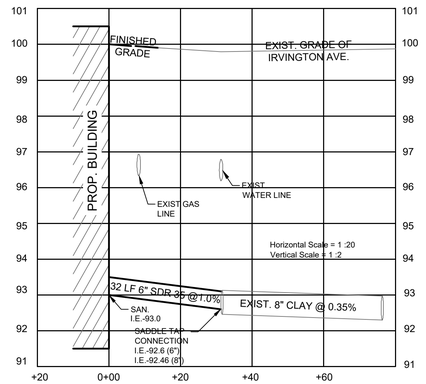

SANITARY SEWER PROFILE #1




SIGHT PROFILE AT DRIVEWAY LOOKING RIGHT




SIGHT PROFILE AT DRIVEWAY LOOKING LEFT




SANITARY SEWER PROFILE #2

FINAL FOR SANITARY SEWER DESIGN

Vertical Scale: 1"= 2'

0 1 2 4 6 8

Scale: 1"= 20'

0 10 20 40 60 80

REVISIONS

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| 2 | Revised Per Essex County Comments dated 6/12/24 | 9/09/24 |
| 1 | Revised Resolution Compliance | 8/06/24 |

# SANITARY SEWER AND SIGHT DISTANCE PROFILES

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

C A S E Y &

K E L L E R
I N C O R P O R A T E D

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA

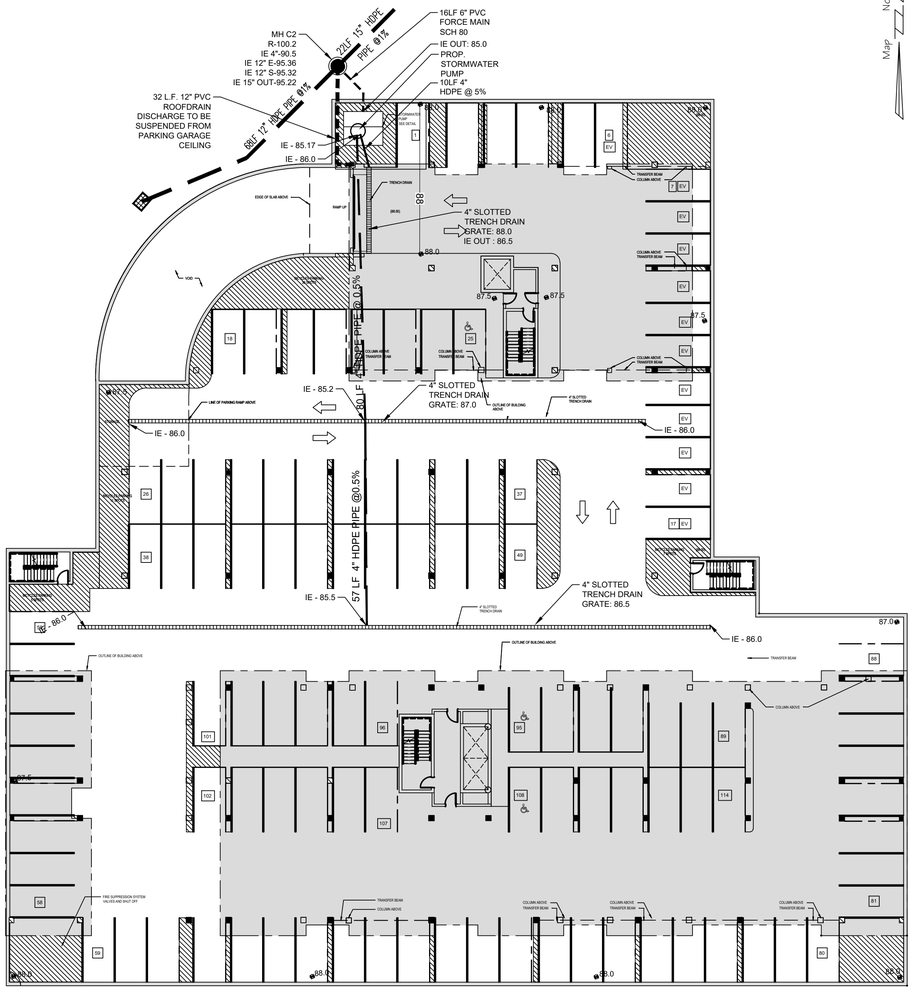
New Jersey Professional Engineer and Land Surveyor No. 03503 DATE 04-19-2024
New Jersey Professional Planner No. 30084

| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG.NO. 7 |
| 1160111 JOB NO. | 1"=20' SCALE | |

CAD FILE No.

L:\2016\1160111601111AUTOCAD\SHT-E-GRAD-UTIL-SHT-2-PROF.DWG 09/09/24 04:03:09PM, AFerchino, LAYOUT-PROF

XREFS: 1160111-R-LD
1160111-R-Survey
TITLEMASTER
1160111-R-BASE-TOPO.DTM
1160111-R-GARAGE FLOOR PLAN

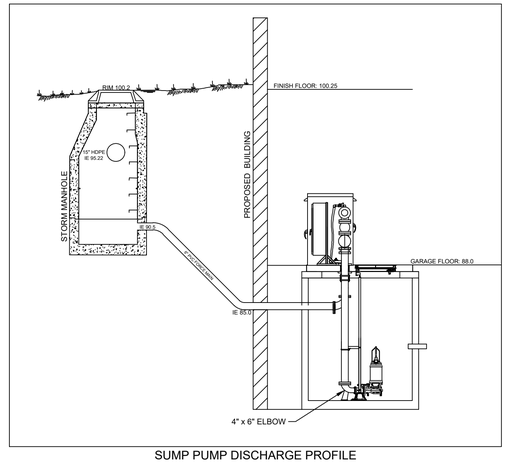



Scale: 1"= 20'

0 10 20 40 60 80

North

Map



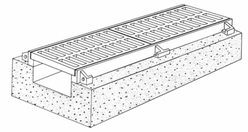

SUMP PUMP DISCHARGE PROFILE

Scale: 1"= 5'

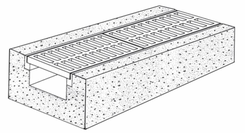
0 2.5 5 10 15 20

# Precast Concrete Trench

Campbell Materials sells precast concrete trench sections with and without integral rails. Precast Concrete Trench Units are available in lengths from 2' to12' and widths from 10" Clear Opening.
***Campbell Materials*** stocks standard width and length sections.



**Series 140** is designed to have Trench Rails set on top of Precast Trench Walls.



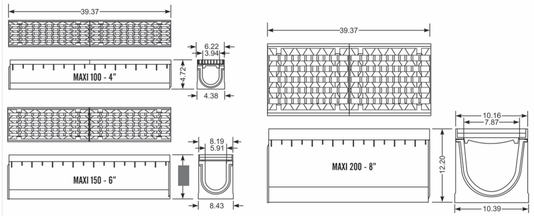
**Series 142** is designed with integrally cast Trench Rails.

Campbell Materials sells Maxi Trench Systems by - HYDROTECH

Maxi Trench is a complete line of Precast Concrete Trench available in widths from 4" to 12" and supplied in meter long lengths with either pitched, or non-pitched troughs. Trench sections have integral cast in rails and ductile iron grates have a unique snap-lock feature.

A complete line of catch basins is available for each size. ***Campbell Materials*** stocks multiple sizes and custom applications are readily available.

Call for a brochure.




CAMPBELL FOUNDRY Ph: 973-483-5480 | Fax: 973-483-1843 | sales@campbellfoundry.com
CAMPBELL MATERIALS Ph: 201-998-3765 | Fax: 201-998-3764 | sales@campbellmaterials.com



REVISIONS

| | | |
|---|---|---|
| 5 | Revised/Issued For Resolution Compliance | 11-12-2024 |
| 4 | Revised Resolution Compliance | 8/06/24 |
| 3 | Revised Resolution Compliance | 4/19/24 |
| 2 | Revised Resolution Compliance | 2/21/23 |
| 1 | Revised per TCC Meeting | 07-20-21 |

# PARKING GARAGE GRADING PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

CASEY &
KELLER
INCORPORATED
NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

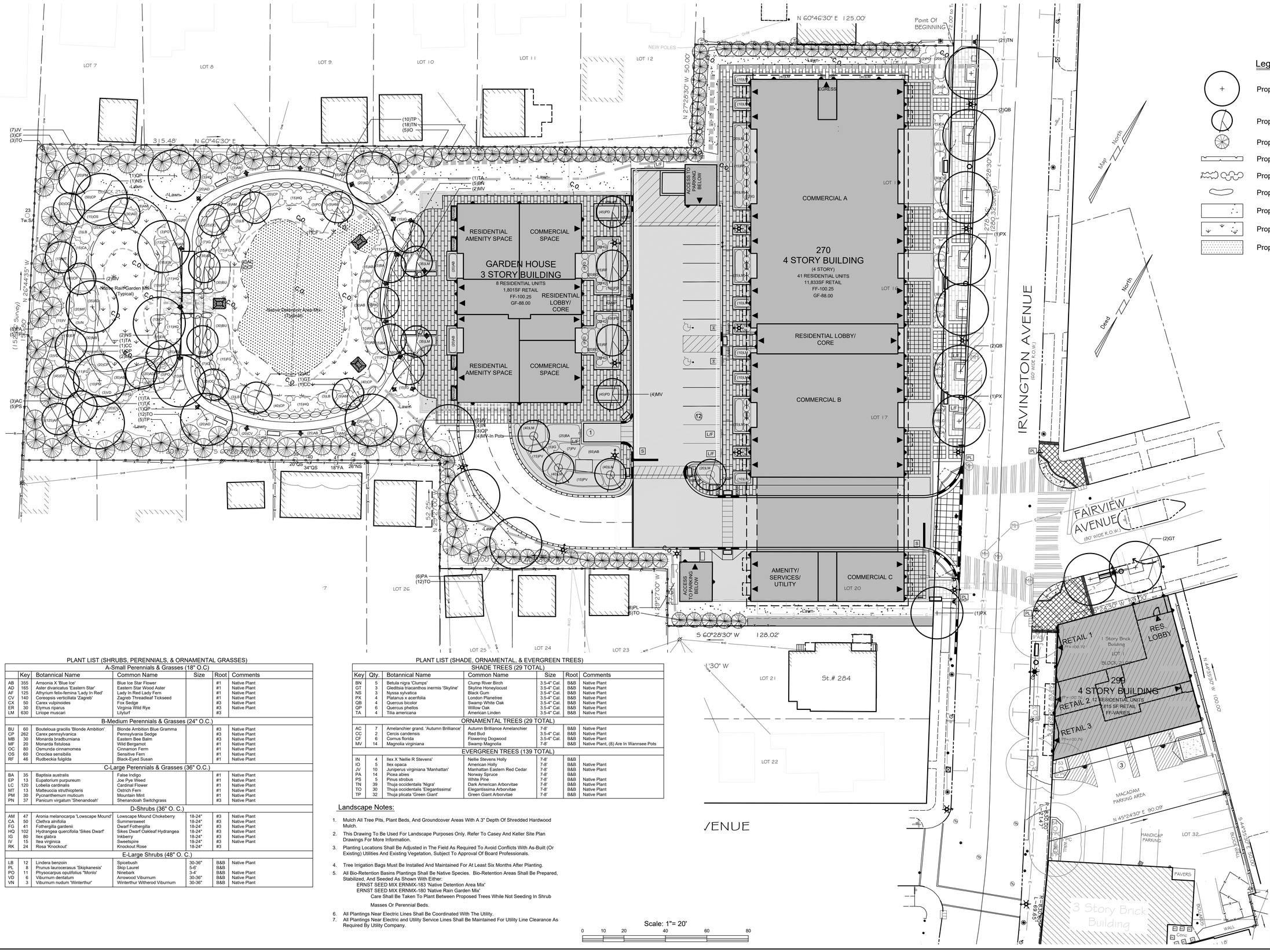
MICHAEL T. LANZAFAMA
New Jersey Professional Engineer & Land Surveyor No. 30084
New Jersey Professional Planner No. 03503
DATE 05-10-2021

| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG.NO. 8 |
| 1160111 JOB NO. | 1"=20' SCALE | |

PLAT FILE No.

L:\2016\1601\1601111\AUTOCAD\SHT\LAP-PARKING GRNT.DWG 11/14/24 09:32:29AM TFitgerald LAYOUT: GARAGE GRADING

XREFS: 116011-RLD
116011-RAMP
TITLEMASTER
116011-RLL
116011-R-GRAD-UTIL




## Legend

- Proposed Deciduous Shade Tree
- Proposed Deciduous Shade Tree
- Proposed Evergreen Tree
- Proposed Evergreen Hedge
- Proposed Shrub Mass
- Proposed Perennial Mass
- Proposed Lawn
- Proposed Native Rain Garden Mix
- Proposed Native Detention Area Mix

### PLANT LIST (SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES)

| | Key | Botannical Name | Common Name | Size | Root | Comments |
|---|---|---|---|---|---|---|
| **A-Small Perennials & Grasses (18" O.C)** | | | | | | |
| AB | 355 | Amsonia X 'Blue Ice' | Blue Ice Star Flower | | #1 | Native Plant |
| AD | 165 | Aster divaricatus 'Eastern Star' | Eastern Star Wood Aster | | #1 | Native Plant |
| AF | 125 | Athyrium felix-femina 'Lady In Red' | Lady In Red Lady Fern | | #1 | Native Plant |
| CV | 140 | Coreopsis verticillata 'Zagreb' | Zagreb Threadleaf Tickseed | | #1 | Native Plant |
| CX | 50 | Carex vulpinoides | Fox Sedge | | #3 | Native Plant |
| ER | 30 | Elymus riparus | Virginia Wild Rye | | #3 | Native Plant |
| LM | 630 | Liriope muscari | Lilyturf | | #3 | |
| **B-Medium Perennials & Grasses (24" O.C.)** | | | | | | |
| BU | 60 | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Gramma | | #3 | Native Plant |
| CP | 262 | Carex pennsylvanica | Pennsylvania Sedge | | #3 | Native Plant |
| MB | 30 | Monarda bradburniana | Eastern Bee Balm | | #3 | Native Plant |
| MF | 20 | Monarda fistulosa | Wild Bergamot | | #1 | Native Plant |
| OC | 80 | Osmunda cinnamomea | Cinnamon Ferm | | #1 | Native Plant |
| OS | 60 | Onoclea sensibilis | Sensitive Fern | | #1 | Native Plant |
| RF | 46 | Rudbeckia fulgida | Black-Eyed Susan | | #1 | Native Plant |
| **C-Large Perennials & Grasses (36" O.C.)** | | | | | | |
| BA | 35 | Baptisia australis | False Indigo | | #1 | Native Plant |
| EP | 13 | Eupatorium purpureum | Joe Pye Weed | | #1 | Native Plant |
| LC | 120 | Lobelia cardinalis | Cardinal Flower | | #1 | Native Plant |
| MT | 13 | Matteuccia struthiopteris | Ostrich Fern | | #1 | Native Plant |
| PM | 30 | Pycnanthemum muticum | Mountain Mint | | #1 | Native Plant |
| PN | 37 | Panicum virgatum 'Shenandoah' | Shenandoah Switchgrass | | #3 | Native Plant |
| **D-Shrubs (36" O. C.)** | | | | | | |
| AM | 47 | Aronia melanocarpa 'Lowscape Mound' | Lowscape Mound Chokeberry | 18-24" | #3 | Native Plant |
| CA | 50 | Clethra alnifolia | Summersweet | 18-24" | #3 | Native Plant |
| FG | 41 | Fothergilla gardenii | Dwarf Fothergilla | 18-24" | #3 | Native Plant |
| HQ | 102 | Hydrangea quercifolia 'Sikes Dwarf' | Sikes Dwarf Oakleaf Hydrangea | 18-24" | #3 | Native Plant |
| IG | 80 | Ilex glabra | Inkberry | 18-24" | #3 | Native Plant |
| IV | 15 | Itea virginica | Sweetspire | 18-24" | #3 | Native Plant |
| RK | 24 | Rosa 'Knockout' | Knockout Rose | 18-24" | #3 | |
| **E-Large Shrubs (48" O. C.)** | | | | | | |
| LB | 12 | Lindera benzoin | Spicebush | 30-36" | B&B | Native Plant |
| PL | 8 | Prunus laurocerasus 'Skipkanesis' | Skip Laurel | 5-6' | B&B | |
| PO | 11 | Physocarpus opulifolius "Monlo' | Ninebark | 3-4' | B&B | Native Plant |
| VD | 6 | Viburnum dentatum | Arrowood Viburnum | 30-36" | B&B | Native Plant |
| VN | 3 | Viburnum nudum 'Winterthur' | Winterthur Witherod Viburnum | 30-36" | B&B | Native Plant |

### PLANT LIST (SHADE, ORNAMENTAL, & EVERGREEN TREES)

| Key | Qty. | Botannical Name | Common Name | Size | Root | Comments |
|---|---|---|---|---|---|---|
| **SHADE TREES (29 TOTAL)** | | | | | | |
| BN | 5 | Betula nigra 'Clumps' | Clump River Birch | 3.5-4" Cal. | B&B | Native Plant |
| GT | 3 | Gleditsia triacanthos inermis 'Skyline' | Skyline Honeylocust | 3.5-4" Cal. | B&B | Native Plant |
| NS | 3 | Nyssa sylvatica | Black Gum | 3.5-4" Cal. | B&B | Native Plant |
| PX | 4 | Platanus x acerifolia | London Planetree | 3.5-4" Cal. | B&B | Native Plant |
| QB | 4 | Quercus bicolor | Swamp White Oak | 3.5-4" Cal. | B&B | Native Plant |
| QP | 6 | Quercus phellos | Willow Oak | 3.5-4" Cal. | B&B | Native Plant |
| TA | 4 | Tilia americana | American Linden | 3.5-4" Cal. | B&B | Native Plant |
| **ORNAMENTAL TREES (29 TOTAL)** | | | | | | |
| AC | 7 | Amelanchier grand. 'Autumn Brilliance' | Autumn Brilliance Amelanchier | 7-8' | B&B | Native Plant |
| CC | 2 | Cercis candensis | Red Bud | 3.5-4" Cal. | B&B | Native Plant |
| CF | 6 | Cornus florida | Flowering Dogwood | 3.5-4" Cal. | B&B | Native Plant |
| MV | 14 | Magnolia virginiana | Swamp Magnolia | 7-8' | B&B | Native Plant, (8) Are In Wannsee Pots |
| **EVERGREEN TREES (139 TOTAL)** | | | | | | |
| IN | 4 | Ilex X 'Nellie R Stevens' | Nellie Stevens Holly | 7-8' | B&B | |
| IO | 5 | Ilex opaca | American Holly | 7-8' | B&B | Native Plant |
| JV | 10 | Juniperus virginiana 'Manhattan' | Manhattan Eastern Red Cedar | 7-8' | B&B | Native Plant |
| PA | 14 | Picea abies | Norway Spruce | 7-8' | B&B | |
| PS | 5 | Pinus strobus | White Pine | 7-8' | B&B | Native Plant |
| TN | 39 | Thuja occidentalis 'Nigra' | Dark American Arborvitae | 7-8' | B&B | Native Plant |
| TO | 30 | Thuja occidentalis 'Elegantissima' | Elegantissima Arborvitae | 7-8' | B&B | Native Plant |
| TP | 32 | Thuja plicata 'Green Giant' | Green Giant Arborvitae | 7-8' | B&B | Native Plant |

## Landscape Notes:

1. Mulch All Tree Pits, Plant Beds, And Groundcover Areas With A 3" Depth Of Shredded Hardwood Mulch.
2. This Drawing To Be Used For Landscape Purposes Only. Refer To Casey And Keller Site Plan Drawings For More Information.
3. Planting Locations Shall Be Adjusted in The Field As Required To Avoid Conflicts With As-Built (Or Existing) Utilities And Existing Vegetation, Subject To Approval Of Board Professionals.
4. Tree Irrigation Bags Must Be Installed And Maintained For At Least Six Months After Planting.
5. All Bio-Retention Basins Plantings Shall Be Native Species. Bio-Retention Areas Shall Be Prepared, Stabilized, And Seeded As Shown With Either:
   ERNST SEED MIX ERNMX-183 'Native Detention Area Mix'
   ERNST SEED MIX ERNMX-180 'Native Rain Garden Mix'
   Care Shall Be Taken To Plant Between Proposed Trees While Not Seeding In Shrub Masses Or Perennial Beds.
6. All Plantings Near Electric Lines Shall Be Coordinated With The Utility.
7. All Plantings Near Electric and Utility Service Lines Shall Be Maintained For Utility Line Clearance As Required By Utility Company.

Scale: 1"= 20'

0 10 20 40 60 80

REVISIONS

| | | |
|---|---|---|
| 5 | Revised Per Essex County Comments dated 6/12/24 | 9/09/24 |
| 4 | Revised Resolution Compliance | 8/06/24 |
| 3 | Revised Resolution Compliance | 4/19/24 |
| 2 | Revised Resolution Compliance | 2/21/23 |
| 1 | Revised per TCC Meeting | 07-20-21 |

# LANDSCAPE PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ


CASEY & KELLER INCORPORATED

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax:973-379-7993

BRIAN S. CONWAY

New Jersey Licensed Landscape Architect No. AS00661

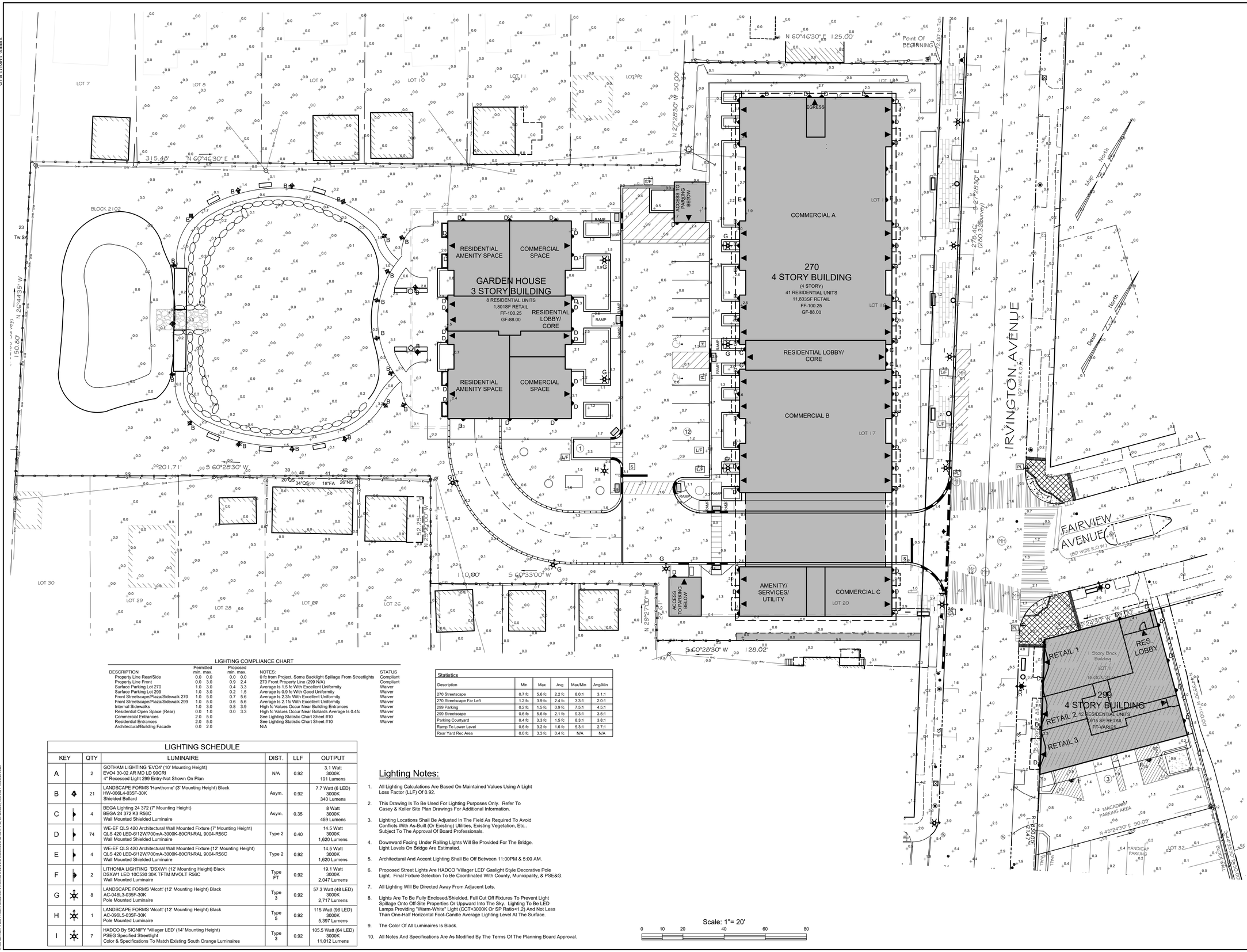
DATE 05-10-2021


| | | |
|---|---|---|
| N/A | MTL | AF |
| REFERENCE | CHK. BY | DRAWN BY |
| N/A | N/A | DWG.NO. |
| MAP NO. | FIELD BOOK | 9 |
| 1160111 | 1"=20' | |
| JOB NO. | SCALE | |

FLAT FILE No.

L:\2016\116011\116011\AUTOCAD\SHT-N-LAND\SCAPE DWG 09/09/24 04:02:28PM, AFJacobson, LAYOUT:9-LANDSCAPE

XREFS: 160111-R-LD
160111-ALTA-Survey
TITLEMASTER
160111-R-LL
a-NAGM22-140 - Column Grid




LIGHTING COMPLIANCE CHART

| DESCRIPTION | Permitted min. | Permitted max. | Proposed min. | Proposed max. | NOTES: | STATUS |
|---|---|---|---|---|---|---|
| Property Line Rear/Side | 0.0 | 0.0 | 0.0 | 0.0 | 0 fc from Project, Some Backlight Spillage From Streetlights | Compliant |
| Property Line Front | 0.0 | 3.0 | 0.9 | 2.4 | 270 Front Property Line (299 N/A) | Compliant |
| Surface Parking Lot 270 | 1.0 | 3.0 | 0.4 | 3.3 | Average Is 1.5 fc With Excellent Uniformity | Waiver |
| Surface Parking Lot 299 | 1.0 | 3.0 | 0.2 | 1.5 | Average Is 0.9 fc With Good Uniformity | Waiver |
| Front Streetscape/Plaza/Sidewalk 270 | 1.0 | 5.0 | 0.7 | 5.6 | Average Is 2.3fc With Excellent Uniformity | Waiver |
| Front Streetscape/Plaza/Sidewalk 299 | 1.0 | 5.0 | 0.6 | 5.6 | Average Is 2.1fc With Excellent Uniformity | Waiver |
| Internal Sidewalks | 1.0 | 3.0 | 0.8 | 3.9 | High fc Values Occur Near Building Entrances | Waiver |
| Residential Open Space (Rear) | 0.0 | 1.0 | 0.0 | 3.3 | High fc Values Occur Near Bollards Average Is 0.4fc | Waiver |
| Commercial Entrances | 2.0 | 5.0 | | | See Lighting Statistic Chart Sheet #10 | Waiver |
| Residential Entrances | 2.0 | 5.0 | | | See Lighting Statistic Chart Sheet #10 | Waiver |
| Architectural/Building Facade | 0.0 | 2.0 | | | N/A | |

Statistics

| Description | Min | Max | Avg | Max/Min | Avg/Min |
|---|---|---|---|---|---|
| 270 Streetscape | 0.7 fc | 5.6 fc | 2.2 fc | 8.0:1 | 3.1:1 |
| 270 Streetscape Far Left | 1.2 fc | 3.9 fc | 2.4 fc | 3.3:1 | 2.0:1 |
| 299 Parking | 0.2 fc | 1.5 fc | 0.9 fc | 7.5:1 | 4.5:1 |
| 299 Streetscape | 0.6 fc | 5.6 fc | 2.1 fc | 9.3:1 | 3.5:1 |
| Parking Courtyard | 0.4 fc | 3.3 fc | 1.5 fc | 8.3:1 | 3.8:1 |
| Ramp To Lower Level | 0.6 fc | 3.2 fc | 1.6 fc | 5.3:1 | 2.7:1 |
| Rear Yard Rec Area | 0.0 fc | 3.3 fc | 0.4 fc | N/A | N/A |

LIGHTING SCHEDULE

| KEY | | QTY | LUMINAIRE | DIST. | LLF | OUTPUT |
|---|---|---|---|---|---|---|
| A | | 2 | GOTHAM LIGHTING 'EVO4' (10' Mounting Height)<br>EVO4 30-02 AR MD LD 90CRI<br>4" Recessed Light 299 Entry-Not Shown On Plan | N/A | 0.92 | 3.1 Watt<br>3000K<br>191 Lumens |
| B | | 21 | LANDSCAPE FORMS 'Hawthorne' (3' Mounting Height) Black<br>HW-006L4-035F-30K<br>Shielded Bollard | Asym. | 0.92 | 7.7 Watt (6 LED)<br>3000K<br>340 Lumens |
| C | | 4 | BEGA Lighting 24 372 (7' Mounting Height)<br>BEGA 24 372 K3 R56C<br>Wall Mounted Shielded Luminaire | Asym. | 0.35 | 8 Watt<br>3000K<br>459 Lumens |
| D | | 74 | WE-EF QLS 420 Architectural Wall Mounted Fixture (7' Mounting Height)<br>QLS 420 LED-6/12W/700mA-3000K-80CRI-RAL 9004-R56C<br>Wall Mounted Shielded Luminaire | Type 2 | 0.40 | 14.5 Watt<br>3000K<br>1,620 Lumens |
| E | | 4 | WE-EF QLS 420 Architectural Wall Mounted Fixture (12' Mounting Height)<br>QLS 420 LED-6/12W/700mA-3000K-80CRI-RAL 9004-R56C<br>Wall Mounted Shielded Luminaire | Type 2 | 0.92 | 14.5 Watt<br>3000K<br>1,620 Lumens |
| F | | 2 | LITHONIA LIGHTING 'DSXW1 (12' Mounting Height) Black<br>DSXW1 LED 10C530 30K TFTM MVOLT R56C<br>Wall Mounted Luminaire | Type FT | 0.92 | 19.1 Watt<br>3000K<br>2,047 Lumens |
| G | | 8 | LANDSCAPE FORMS 'Alcott' (12' Mounting Height) Black<br>AC-048L3-035F-30K<br>Pole Mounted Luminaire | Type 3 | 0.92 | 57.3 Watt (48 LED)<br>3000K<br>2,717 Lumens |
| H | | 1 | LANDSCAPE FORMS 'Alcott' (12' Mounting Height) Black<br>AC-096L5-035F-30K<br>Pole Mounted Luminaire | Type 5 | 0.92 | 115 Watt (96 LED)<br>3000K<br>5,397 Lumens |
| I | | 7 | HADCO By SIGNIFY 'Villager LED' (14' Mounting Height)<br>PSEG Specified Streetlight<br>Color & Specifications To Match Existing South Orange Luminaires | Type 3 | 0.92 | 105.5 Watt (64 LED)<br>3000K<br>11,012 Lumens |

## Lighting Notes:

1. All Lighting Calculations Are Based On Maintained Values Using A Light Loss Factor (LLF) Of 0.92.
2. This Drawing Is To Be Used For Lighting Purposes Only. Refer To Casey & Keller Site Plan Drawings For Additional Information.
3. Lighting Locations Shall Be Adjusted In The Field As Required To Avoid Conflicts With As-Built (Or Existing) Utilities, Existing Vegetation, Etc., Subject To The Approval Of Board Professionals.
4. Downward Facing Under Railing Lights Will Be Provided For The Bridge. Light Levels On Bridge Are Estimated.
5. Architectural And Accent Lighting Shall Be Off Between 11:00PM & 5:00 AM.
6. Proposed Street Lights Are HADCO 'Villager LED' Gaslight Style Decorative Pole Light. Final Fixture Selection To Be Coordinated With County, Municipality, & PSE&G.
7. All Lighting Will Be Directed Away From Adjacent Lots.
8. Lights Are To Be Fully Enclosed/Shielded, Full Cut Off Fixtures To Prevent Light Spillage Onto Off-Site Properties Or Uppward Into The Sky. Lighting To Be LED Lamps Providing "Warm-White" Light (CCT<3000K Or SP Ratio<1.2) And Not Less Than One-Half Horizontal Foot-Candle Average Lighting Level At The Surface.
9. The Color Of All Luminaires Is Black.
10. All Notes And Specifications Are As Modified By The Terms Of The Planning Board Approval.

Scale: 1"= 20'
0 10 20 40 60 80

REVISIONS

| | | |
|---|---|---|
| 5 | Revised Per Essex County Comments dated 6/12/24 | 9/09/24 |
| 4 | Revised Resolution Compliance | 8/06/24 |
| 3 | Revised Resolution Compliance | 4/19/24 |
| 2 | Revised Resolution Compliance | 2/21/23 |
| 1 | Revised per TCC Meeting | 07-20-21 |

# LIGHTING PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ


CASEY & KELLER INCORPORATED
NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

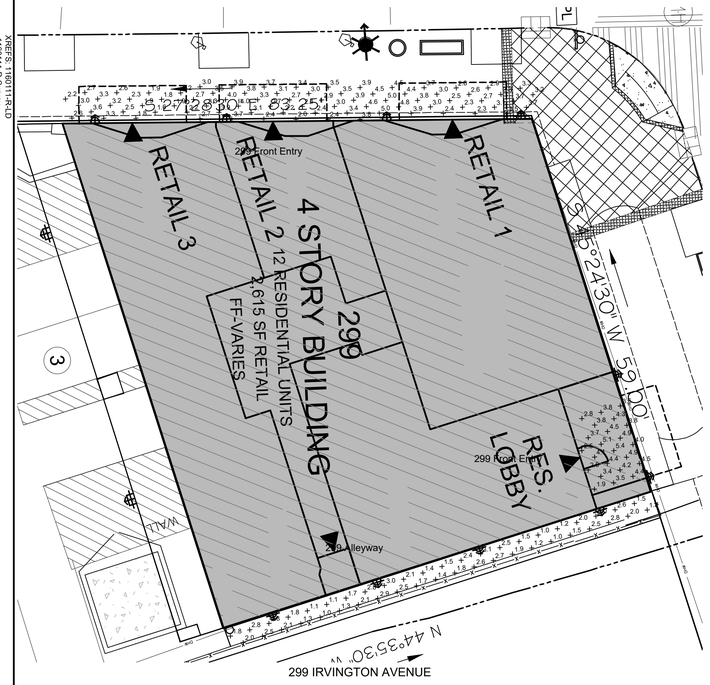
258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

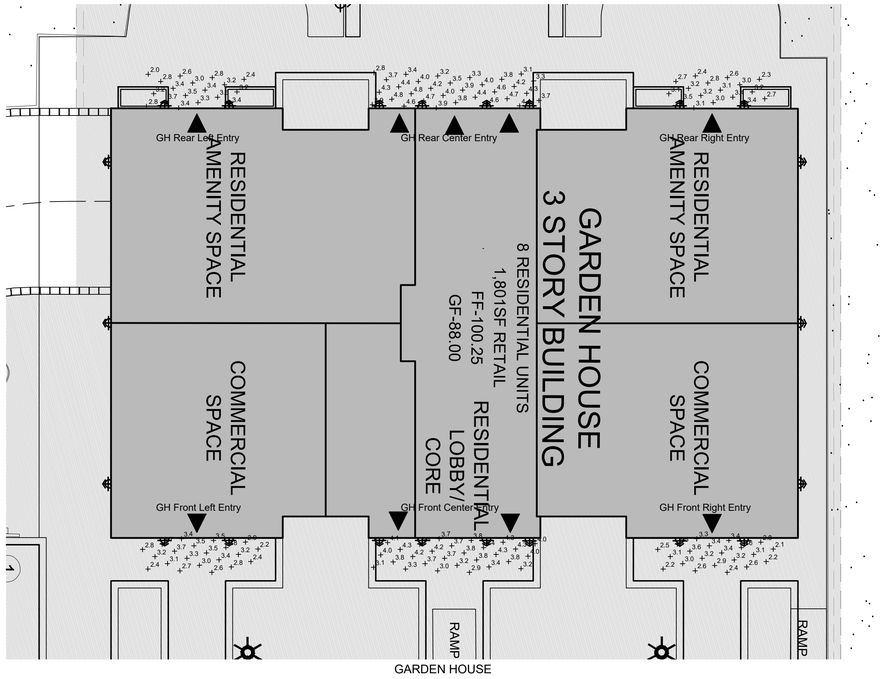
MICHAEL T. LANZAFAMA
New Jersey Professional Engineer License & Surveyor No. 24GE05503
New Jersey Professional Planner No. 33503
DATE 05-10-2021
30084


| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG.NO. 10 |
| 1160111 JOB NO. | 1"=20' SCALE | |

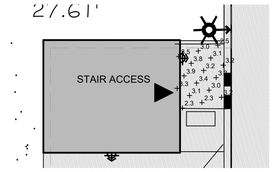
FLAT FILE No:

L:\2016\16011\16011160111\ALT\DOC\ADS\RT-10-LIGHTING.DWG 09/09/24 04:02:57PM, AFacchino, LAYOUT-10-LIGHTING

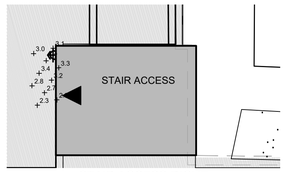


GARDEN HOUSE



STAIR ACCESS LEFT



STAIR ACCESS RIGHT

## Statistics

| Description | Minimum | Maximum | Average | Max/Min | Avg/Min | Notes |
|---|---|---|---|---|---|---|
| 299 Retail | 1.6 fc | 5.0 fc | 3.1 fc | 3.1:1 | 1.9:1 | Waiver |
| 299 Front Entry | 1.9 fc | 5.2 fc | 3.6 fc | 2.7:1 | 1.9:1 | Waiver |
| 299 Alleyway | 1.0 fc | 3.1 fc | 2.0 fc | 3.1:1 | 2.0:1 | * Compliant |
| | | | | | | |
| GH Front Left Entry | 2.2 fc | 3.8 fc | 3.1 fc | 1.7:1 | 1.3:1 | Compliant |
| GH Front Center Entry | 2.9 fc | 4.4 fc | 3.8 fc | 1.5:1 | 1.3:1 | Compliant |
| GH Front Right Entry | 2.1 fc | 3.6 fc | 3.0 fc | 1.7:1 | 1.4:1 | Compliant |
| GH Rear Left Entry | 2.0 fc | 3.7 fc | 3.1 fc | 1.9:1 | 1.6:1 | Compliant |
| GH Rear Center Entry | 2.9 fc | 4.8 fc | 4.0 fc | 1.7:1 | 1.4:1 | Compliant |
| GH Rear Right Entry | 2.3 fc | 3.5 fc | 3.0 fc | 1.5:1 | 1.3:1 | Compliant |
| | | | | | | |
| 270 Stair Tower Left | 2.2 fc | 3.9 fc | 3.1 fc | 1.8:1 | 1.4:1 | Waiver |
| 270 Stair Tower Right | 2.3 fc | 3.7 fc | 3.0 fc | 1.6:1 | 1.3:1 | Compliant |
| | | | | | | |
| 270 Front Far Left Entry | 2.7 fc | 4.1 fc | 3.5 fc | 1.5:1 | 1.3:1 | Compliant |
| 270 Front Left Entry | 2.6 fc | 4.0 fc | 3.4 fc | 1.5:1 | 1.3:1 | Compliant |
| 270 Front Left Center | 2.7 fc | 4.5 fc | 3.4 fc | 1.7:1 | 1.3:1 | Compliant |
| 270 Front Residential Entry | 2.2 fc | 4.2 fc | 3.3 fc | 1.9:1 | 1.5:1 | Compliant |
| 270 Front Center Entry | 2.5 fc | 4.1 fc | 3.4 fc | 1.6:1 | 1.4:1 | Compliant |
| 270 Front Right Center Entry | 2.4 fc | 4.6 fc | 3.5 fc | 1.9:1 | 1.5:1 | Compliant |
| 270 Front Right Entry | 2.7 fc | 4.0 fc | 3.4 fc | 1.5:1 | 1.3:1 | Compliant |
| 270 Right Side Entry | 2.7 fc | 3.7 fc | 3.2 fc | 1.4:1 | 1.2:1 | Compliant |
| 270 Rear Far Left Entry | 2.0 fc | 3.5 fc | 2.7 fc | 1.8:1 | 1.4:1 | Compliant |
| 270 Rear Left Entry | 2.9 fc | 4.2 fc | 3.5 fc | 1.4:1 | 1.2:1 | Compliant |
| 270 Rear Left Center Entry | 2.2 fc | 4.5 fc | 3.3 fc | 2.0:1 | 1.5:1 | Compliant |
| 270 Rear Residential Entry | 2.9 fc | 4.6 fc | 3.7 fc | 1.6:1 | 1.3:1 | Compliant |
| 270 Rear Center Entry | 2.9 fc | 5.1 fc | 3.8 fc | 1.8:1 | 1.3:1 | * Compliant |
| 270 Rear Right Center Entry | 3.0 fc | 4.7 fc | 3.9 fc | 1.6:1 | 1.3:1 | Compliant |
| 270 Rear Right Entry | 2.3 fc | 4.2 fc | 3.1 fc | 1.8:1 | 1.3:1 | * Compliant |

* Minor Deviation

* >2.0fc At Entry, Lower fc Values Away



270 IRVINGTON AVENUE

REVISIONS

| | | |
|---|---|---|
| 4 | Revised Resolution Compliance | 8/06/24 |
| 3 | Revised Resolution Compliance | 4/19/24 |
| 2 | Revised Resolution Compliance | 2/21/23 |
| 1 | Revised per TCC Meeting | 07-20-21 |

# DETAILED BUILDING ENTRY LIGHTING PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ


C A S E Y &

K E L L E R
I N C O R P O R A T E D

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA

New Jersey Professional Engineer License No. 05-10-2021
New Jersey Professional Planner No. 03503
New Jersey Professional Land Surveyor No. 30084


| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG.NO. 11 |
| 1160111 JOB NO. | 1"=20' SCALE | |

PLAT/FILE No.


XREFS: 116011-RLD
PLOTTED: 09/09/24 04:02:37PM by AFarchitect
TITLEMASTER
116011-RLL
a:\NAGM22-140 - Column Grid

L:\2016\1160111\160111AUTOCAD\SHT-11-LIGHTING.DWG:09/09/24 04:02:37PM, AFarchitect, LAYOUT:11-LIGHTING

XREFS: 1160111-R-LD
1160111R-Survey
1160111-SOIL-CTRL
TITLEMASTER
1160111-ARCH-BASE
xr:NAGIN22-140 - Column Grid

SCARIFY LAWN AREA
PRIOR TO TOPSOIL
3,700SF

SEDIMENT
BASIN
RISER

UTILIZE BASIN AS A
TEMPORARY
SEDIMENT BASIN
DURING
CONSTRUCTION
ONCE SITE IS
STABILIZED
CONSTRUCT
BIORETENTION
BASIN

TOPSOIL
STOCKPILE
AREA

SCARIFY LAWN AREA
PRIOR TO TOPSOIL
1,700SF

TREE
PROTECTION
FENCING

LIMIT OF
DISTURBANCE
2.2 Ac. TOTAL

INLET FILTER

SILT FENCE (TYP.)

UTILIZE EXIST
DRIVEWAY AS
STABILIZED
CONSTRUCTION
ENTRANCE

STABILIZED
CONSTRUCTION
ENTRANCE

NEW POLES

GARDEN HOUSE
3 STORY BUILDING
8 RESIDENTIAL UNITS
1,801SF RETAIL
FF-100.25
GF-88.00

270
4 STORY BUILDING
(4 STORY)
41 RESIDENTIAL UNITS
11,833SF RETAIL
FF-100.25
GF-88.00

COMMERCIAL A
COMMERCIAL B
COMMERCIAL C
RESIDENTIAL AMENITY SPACE
RESIDENTIAL LOBBY/ CORE
AMENITY/ SERVICES/ UTILITY
ACCESS TO PARKING BELOW
EGRESS

RETAIL 1
1 Story Brick Building
LOT 1
BLOCK 2107
RES LOBBY
299
4 STORY BUILDING
RETAIL 2
12 RESIDENTIAL UNITS
815 SF RETAIL
FF-VARIES
RETAIL 3
3 Story Brick Building

IRVINGTON AVENUE
(60' WIDE R.O.W.)

WEST FAIRVIEW AVENUE
(50' WIDE R.O.W.)

FAIRVIEW AVENUE
(60' WIDE R.O.W.)

TICHENOR AVENUE
(50' WIDE R.O.W.)

WATERLINE CONNECTION TO TICHENOR AVE

PROP WET TAP
SAWCUT AND REPLACE IN KIND FOR WATER LINE INSTALLATION
PROP 6" DIP
SAILMH R-97.87 IE-91.02 W IE-90.97 S IE-90.92 OUT
CLEANOUT 92.59+/-
MH A2 GRATE GR- 99.00 IE-94.00 (6") IE-88.91
20LF 24" RCP@1.0%
CLEANOUT 92.03+/-
PROP. HYDRANT
SADDLE TAP CONNECTION IE-91.71 (6")
(287LF Total) of SDR-35 6" PIPE @ 1%
111LF 24" HDPE @1.0%
MH A1 RIM 98.4 IE-88.71 (24") IE-87.83 IE-87.73

Scale: 1"= 20'
0 10 20 40 60 80

EXISTING / PROPOSED

| EXISTING | PROPOSED |
|---|---|
| Spot Elevation | |
| Contour | 417.00 |
| Tree To Be Removed | |
| Manhole | |
| Inlet | |
| Utility Pole | |
| Light Pole | |
| Curb | |
| Walls | |
| Fence | X |
| Edge of Pavement | |
| New Pavement | |
| Sign | |
| Hydrant | |
| Concrete Walk | |
| Water Valve | WV |
| Gas Valve | GV |
| Sanitary Cleanout | C.O. |
| E Underground Electric Connection | E |
| S Sanitary Sewer Connection | S |
| G Gas Connection | G |
| W Water Connection | W |

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED"

REVISIONS

| | | |
|---|---|---|
| 6 | Revised Per Essex County Comments dated 6/12/24 | 8/06/24 |
| 5 | Revised Resolution Compliance | 8/06/24 |
| 4 | Revised Resolution Compliance | 4/19/24 |
| 3 | Revised Resolution Compliance | 2/21/23 |
| 2 | Revised per SCD Comments | 8/25/21 |
| 1 | Revised per TCC Meeting | 07-20-21 |

# SOIL EROSION & SEDIMENT CONTROL PLAN

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ


CASEY &
KELLER
INCORPORATED
NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

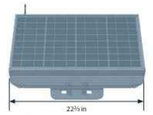
MICHAEL T. LANZAFAMA
New Jersey Professional Engineer License No. 24GE04000400 DATE 05-10-2021
New Jersey Professional Planner No. 33503 30084

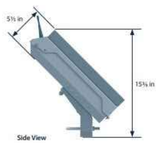

| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG.NO. 12 |
| 1160111 JOB NO. | 1"=20' SCALE | |

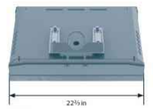
XREFS: TITLEMASTER

## TOP-OF-POLE CONTROL CABINET

| | |
|---|---|
| HOUSING | NEMA 3R type aluminum |
| SOLAR PANEL | 20 watt |
| BATTERY | 12V, up to 44Ah |
| BATTERY LIFESPAN | 3 to 5 years, field replaceable |
| MOUNTING OPTIONS | Round poles: 2⅜" up to 4 ½"; Square posts: 1¾" up to 2½" |
| MOUNTING HARDWARE | Stainless steel hardware |
| WARRANTY | 3-year limited battery warranty<br>5-year limited system warranty<br>10-year limited solar panel warranty |



## LED FLASHING SIGNAGE PEDESTRIAN CROSSING

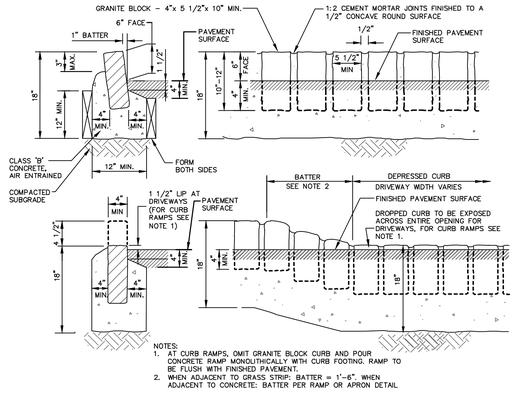
(TAPCO 'BLINKERSIGN' OR EQUAL) WITH DOWNWARD ARROW SOLAR POWERED PEDESTRIAN ACTUATED WITH RADIO CONNECT

NOT TO SCALE

AS MANUFACTURED BY JJB Solutions
800.813.4869 OR APPROVED EQUAL

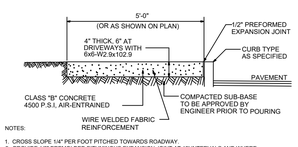
## PET WASTE STATION

N.T.S.



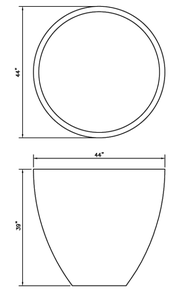

## GRANITE BLOCK CURB - ON-SITE

NOT TO SCALE



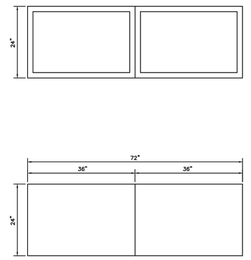

## SIDEWALK DETAIL

NOT TO SCALE




WANNSEE LARGE ROUND TREE PLANTER BY POTS PLANTERS & MORE CHARCOAL COLOR, LOW GLOSS FINISH OR EQUAL

## WANNSEE ROUND POT




BRISBANE EXTRA LARGE PLANTER BOXES (2 GANGED TOGETHER) BY POTS PLANTERS & MORE CHARCOAL COLOR, LOW GLOSS FINISH OR EQUAL

## BRISBANE RECTANGULAR POT

C 6.1 POT/PLANTER DETAILS

landscape forms

## RING®

Product Data Sheet

A simple circle hovering above ground, provides an artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Ring must be embedded. Ring can secure two bicycles parked parallel to the rack. The bicycles can be headed in opposite directions, or in the same direction. The rack provides two- point contact to prevent the bicycle from tipping over. A standard D-shaped bike lock can secure both a wheel and the frame.

### Bike Rack

- Capacity: 2 bikes
- Bike racks made of 1.5" o.d., .120" wall stainless steel tubing, with a electropolish finish on bare stainless steel.
- Ring is also available in powdercoated steel.
- Ring must be embedded.
- Ring can secure two bicycles parked parallel to the rack.
- The bicycles can be headed in opposite directions, or in the same direction. The rack provides two- point contact to prevent the bicycle from tipping over.
- A standard D-shaped bike lock can secure both a wheel and the frame.

| | STYLE | DEPTH | WIDTH | HEIGHT | PRODUCT WEIGHT |
|---|---|---|---|---|---|
| | Ring | 1.5" | 25" | 27" | 19 lb |

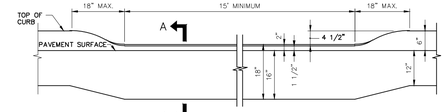
### Finishes

- All metal parts are finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

### To Specify

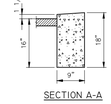
- Select bike rack style. Specify powdercoat color or stainless steel.

**Designed by Brian Kane, IDSA**
All Landscape Forms bike racks meet guidelines established by the Association of Pedestrian and Bicycle Professionals.

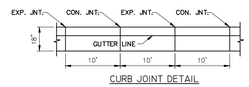



FULL DEPTH DEPRESSED CURB AT DRIVEWAYS

NOT TO SCALE

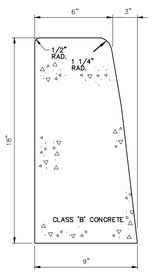



SECTION A-A




CURB JOINT DETAIL

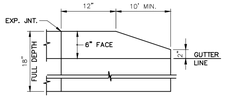
NOT TO SCALE




CURB SECTION DETAIL

NOT TO SCALE

NOTES:
1. EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS IMPREGNATED FIBER JOINT FILLER; RECESSED 1/4" FROM FACE AND TOP OF CURB.
2. EXPANSION JOINTS SHALL BE INSTALLED BETWEEN CURB AND INLET HEADS.
3. EXPANSION JOINTS SHALL ALTERNATE WITH CONSTRUCTION JOINTS EVERY 10' (SEE DETAIL ABOVE)
4. ALL JOINTS SHALL EXTEND FULL 18" DEPTH OF CURB.
5. EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

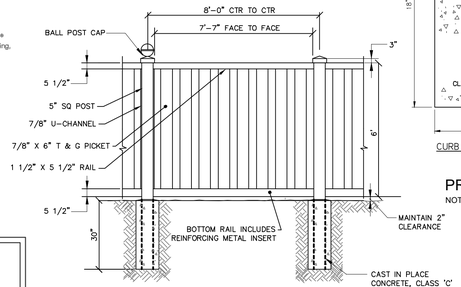



CURBING END SECTION

NOT TO SCALE

## PROPOSED 9"X18" CONCRETE CURB DETAIL

NOT TO SCALE



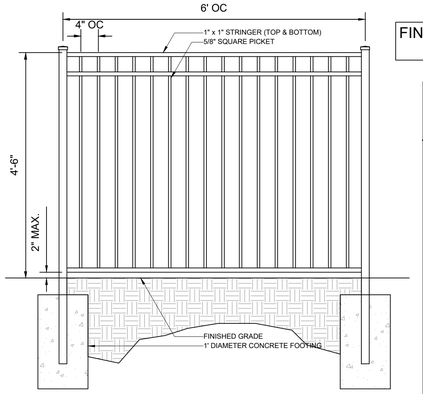




NOTES:
1. PRIVACY FENCE AS MANUFACTURED BY JEN FENCE OR APPROVED EQUAL.
MATERIAL: VINYL, COLOR: TAN
2. SPECIFICATION SHOWN CAN BE CHANGED BY JEN FENCE ONLY.
3. FOOTING WIDTH TO BE (2)X POST WIDTH. MINIMUM DEPTH 30".

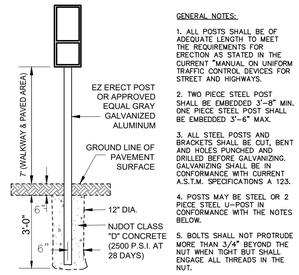
## PROPOSED PVC PRIVACY FENCE DETAIL

NOT TO SCALE




## PROPOSED PICKET FENCE DETAIL

NOT TO SCALE

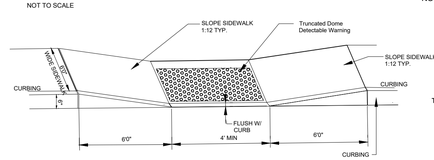


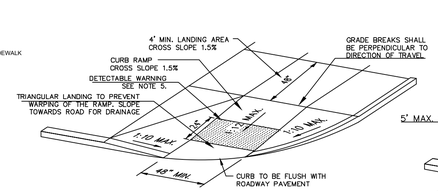

## SIGN POST DETAIL

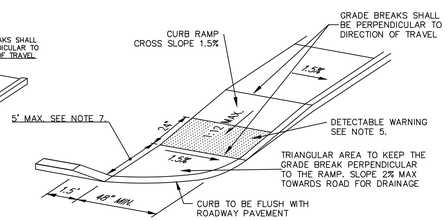
NOT TO SCALE

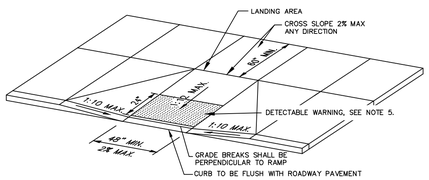
GENERAL NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
2. TWO PIECE STEEL POST SHALL BE EMBEDDED 3'–8" MIN. ONE PIECE STEEL POST SHALL BE EMBEDDED 3'–6" MAX.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATIONS A 123.
4. POSTS MAY BE STEEL OR 2 PIECE STEEL U-POST IN CONFORMANCE WITH THE NOTES BELOW.
5. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.



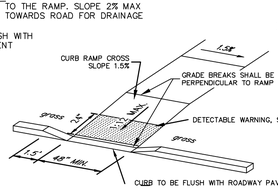




CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4' AT ALL CURB RAMPS.
3. IF CURB IS GRANITE BLOCK, OMIT THE BLOCK WITHIN THE FLUSH AREA AND FORM WITH CONCRETE ONLY. RAMP MAY BE POURED MONOLITHICALLY WITH THE CURB
4. RAMP LENGTH IS AS REQUIRED TO NOT EXCEED MAX SLOPE AND SHALL BE VERIFIED IN FIELD. IF THESE PLANS DO NOT INCLUDE SPOT ELEVATIONS AT TOPS AND BOTTOMS OF RAMPS, THEN THEY ARE PERMIT LEVEL OR PRELIMINARY PLANS AND HAVE NOT BEEN RELEASED FOR CONSTRUCTION. THE RAMPS DRAWN IN PLAN VIEW ON PERMIT LEVEL OR PRELIMINARY PLANS MAY BE SCHEMATIC TO INDICATE TYPE OF RAMP AND MAY NOT INDICATE ACTUAL LENGTH.
5. FOR RAMPS IN THE PUBLIC ROW OR WHERE INDICATED ON THE PLAN, SHADED AREA SHALL HAVE DETECTABLE WARNING THE FULL WIDTH OF THE RAMP AND FULL WIDTH OF FLUSH CURB. DETECTABLE WARNINGS SHALL BE 24" MIN IN DIRECTION OF TRAVEL. ALL DETECTABLE WARNING SURFACES SHALL BE EMBEDDED IN THE CONCRETE AND PLACED WITHIN 2" OF THE BACK OF CURB.

## HANDICAD CURB RAMP DETAILS

NOT TO SCALE

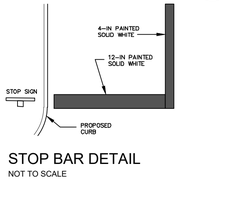






## STOP BAR DETAIL

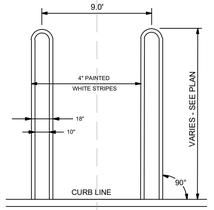
NOT TO SCALE




NOTE: R.S.I.S. "PER SUBGRADE" - NEIGHBORHOOD / RESIDENTIAL AREAS

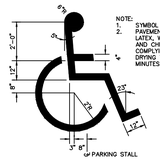
## PAVEMENT

NOT TO SCALE

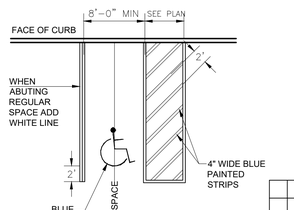



## HAIRPIN STRIPING DETAIL

NOT TO SCALE



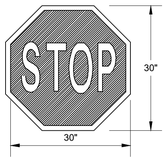

NOTE:
1. SYMBOL SHALL BE PAINTED BLUE
2. PAVEMENT-MARKING PAINT SHALL BE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES




NOTE:
PAVEMENT-MARKING PAINT SHALL BE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES

## HANDICAP SYMBOL & STRIPING DETAIL

NOT TO SCALE




STOP SIGN (R1-1)

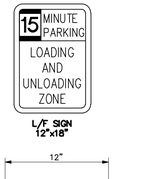
NOT TO SCALE

R(NJ)7–4X 12"x24"
R(NJ)7–4P 12"x6"

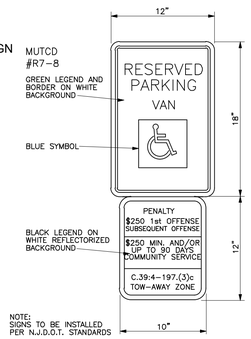
NOTE:
ALL R7–4 SIGNS SHALL BE PLACED AT 45 DEGREE ANGLES TO THE CURB LINE.

NO PARKING - FIRE LANE SIGN

NOT TO SCALE



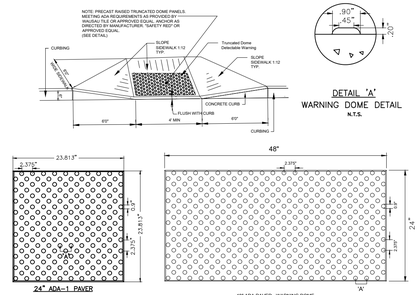

L/F SIGN 12"x18"




NOTE:
SIGNS TO BE INSTALLED PER N.J.D.O.T. STANDARDS

## HANDICAP SIGN

NOT TO SCALE




## DETECTABLE WARNING SURFACE

NOT TO SCALE




DETAIL 'A'
WARNING DOME DETAIL
N.T.S.




REVISIONS

| | | | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| 4 | Revised Resolution Compliance | 8/06/24 | |
| 3 | Revised Resolution Compliance | 4/19/24 | |
| 2 | Revised Resolution Compliance | 2/21/23 | |
| 1 | Revised per TCC Meeting | 07-20-21 | |

FINAL FOR SANITARY SEWER & WATER MAIN DESIGN

CONSTRUCTION DETAILS

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ


C A S E Y &

K E L L E R
INCORPORATED

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

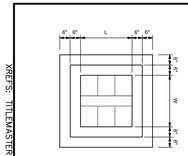
258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
DATE 05-10-2021
New Jersey Professional Engineer and Land Surveyor No.30084
New Jersey Professional Planner No.03503


| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG NO. 13 |
| 1160111 JOB NO. | SCALE | |

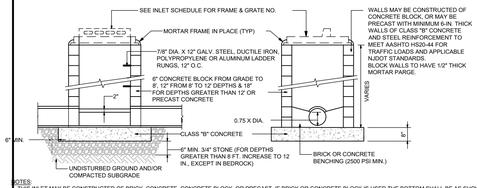
T:\2016\1160\1\160111\ALT\DCAD\SHT-13-17-DETAILS.DWG 09/09/24 04:03:31PM AFarooka, LA/D/I 13-DETAILS-SITE

XREFS: TITLEMASTER



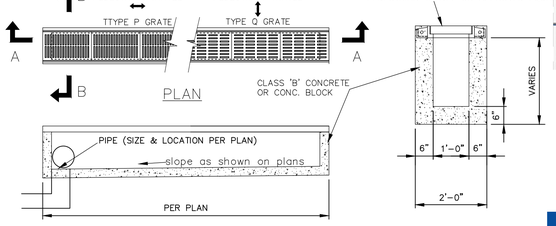

| INLET SCHEDULE | | | |
|---|---|---|---|
| INLET NO. | INSIDE DIMENSION L | INSIDE DIMENSION W | FRAME & GRATE NO. |
| | | | |
| B2-B3 C3-C5 | 48" | 22" | 3405 |
| A5 | 48" | 42" | 3405 |

FOR FRAME & GRATE DATA REFER TO CAMPBELL FOUNDRY CATALOG, 22TH EDITION
CURB PIECE TO BE TYPE ECO "N" OR APPROVED EQUALS.

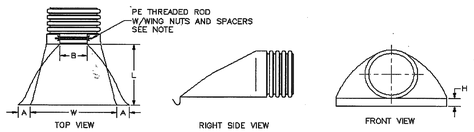



NOTES:
THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE, CONCRETE BLOCK, OR TYPE2. IF BRICK OR CONCRETE BLOCK IS USED THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE.
SUITABLE EXCAVATED SOIL MAY BE USED AS BACK FILL IN NON-STRUCTURALLY SUPPORTING AREAS AS DIRECTED BE THE ENGINEER. AREA SUPPORTING ANY STRUCTURE SHALL BE BACK FILL USING DENSE GRADE AGGREGATE AS DIRECT BY THE ENGINEER.
ALL REINFORCING STEEL TO BE A MINIMUM OF 60,000 PSI.

## INLET
NOT TO SCALE



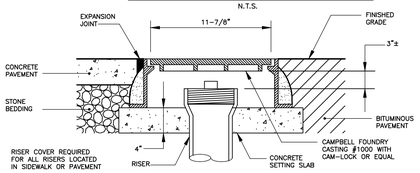

## TRENCH DRAIN WITH ADA GRATE FOR COURTYARD
NOT TO SCALE



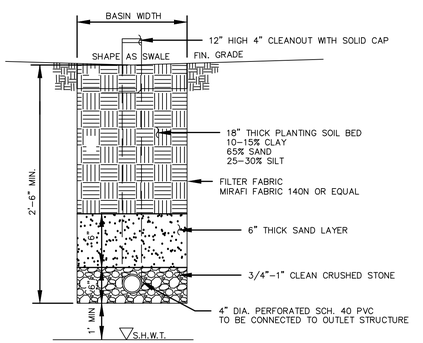

| PART # | PIPE SIZE | A | B(MAX) | H | L | W |
|---|---|---|---|---|---|---|
| 1210NP | 12 in (300 mm) | 6.5 in (165 mm) | 10.0 in (254 mm) | 6.5 in (165 mm) | 25.0 in (635 mm) | 29.0 in (737 mm) |
| 1510NP | 15 in (375 mm) | 6.5 in (165 mm) | 10.0 in (254 mm) | 6.5 in (165 mm) | 25.0 in (635 mm) | 29.0 in (737 mm) |
| 1810NP | 18 in (450 mm) | 7.5 in (191 mm) | 15.0 in (381 mm) | 6.5 in (165 mm) | 32.0 in (813 mm) | 35.0 in (889 mm) |
| 2410NP | 24 in (600 mm) | 7.5 in (191 mm) | 18.0 in (457 mm) | 6.5 in (165 mm) | 36.0 in (914 mm) | 45.0 in (1143 mm) |
| 3015NP | 30 in (750 mm) | 7.5 in (191 mm) | 12.0 in (305 mm) | 8.6 in (218 mm) | 58.0 in (1473 mm) | 63.0 in (1600 mm) |
| 3615NP | 36 in (900 mm) | 7.5 in (191 mm) | 25.0 in (635 mm) | 8.6 in (218 mm) | 58.0 in (1473 mm) | 63.0 in (1600 mm) |

AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL

## HDPE FLARED END SECTION
N.T.S.

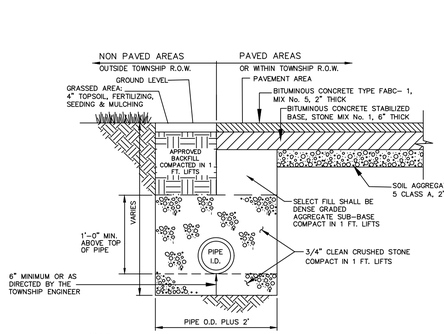



## CLEANOUT RISER COVER DETAIL
NOT TO SCALE




NOTES:
1. MINIMUM UNDERDRAIN SLOPE = 0.5%
2. CLEANOUTS TO BE NON PERFORATED.
3. BOTTOM OF BASIN TO BE 1' ABOVE SEASONAL HIGH WATER TABLE

## DETENTION BASIN BERM SECTION DETAIL
NOT TO SCALE



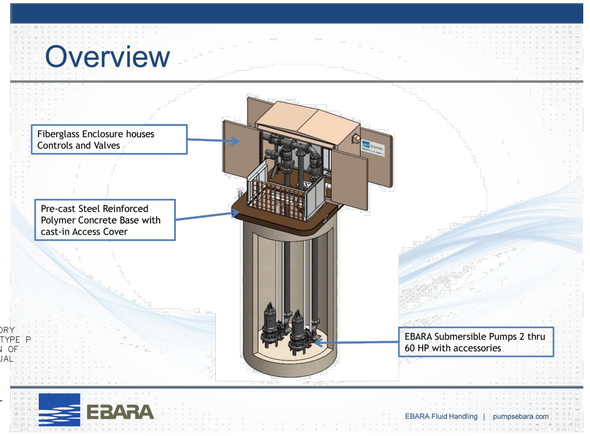

NOTES:
1. COMPACTED BACKFILL TO BE FREE OF EXCESSIVE CLAY, ORGANIC MATERIAL AND BOULDERS.
2. RECYCLED CONCRETE IS NOT TO BE USED AS BACKFILL.

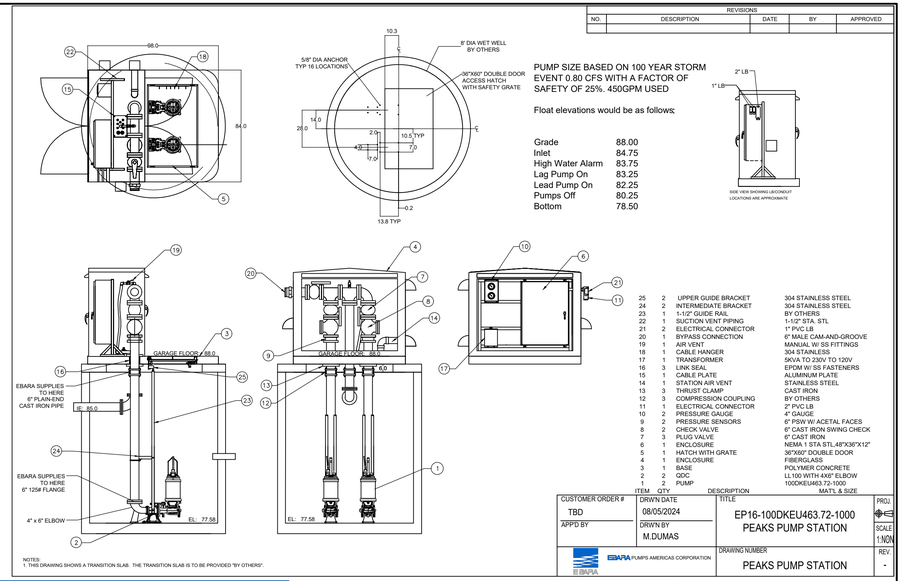
## TYPICAL TRENCH DETAIL
NOT TO SCALE

**BASIN COMPACTION NOTES**

1. Immediately prior to seeding, the surface should be scarified 6" to 12" inches where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
2. Inspect site just before seeding. If traffic has left the soil compacted, the area must be retiled and firmed in accordance with above.
3. Immediately prior to topsoiling, the surface should be scarified 6" to 12" inches where there has been soil compaction. This will help insure a good bond between the topsoil and subsoil.
4. Soil compaction resulting from land grading activities can impact the infiltration rate of the soil. Restoration of compacted soils through deep tillage (6" to 12") and the addition of organic matter may be required in planned pervious areas to enhance the infiltration rate of the disturbed soil. This practice is permissible only where there is no danger to underground utilities (cable, irrigation systems, etc.).
5. To prevent compaction of the subsoil which will reduce its infiltration capacity, basins should be excavated with light earth moving equipment, preferably with tracks or over-sized tires rather than the normal rubber tires,. Once the final construction phase is reached, the floor of the basin shall be deeply tilled with a rotary tiller or disc harrow and smoothed over with a leveling drag or equivalent grading equipment.

# Overview




NOTES:
1. THIS DRAWING SHOWS A TRANSITION SLAB. THE TRANSITION SLAB IS TO BE PROVIDED "BY OTHERS".

PUMP SIZE BASED ON 100 YEAR STORM EVENT 0.80 CFS WITH A FACTOR OF SAFETY OF 25%. 450GPM USED

Float elevations would be as follows:

| | |
|---|---|
| Grade | 88.00 |
| Inlet | 84.75 |
| High Water Alarm | 83.75 |
| Lag Pump On | 83.25 |
| Lead Pump On | 82.25 |
| Pumps Off | 80.25 |
| Bottom | 78.50 |




| REVISIONS | | | | |
|---|---|---|---|---|
| NO. | DESCRIPTION | DATE | BY | APPROVED |
| | | | | |

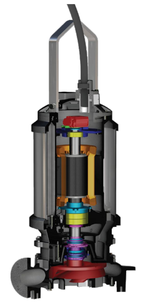
| ITEM | QTY | DESCRIPTION | MATL & SIZE |
|---|---|---|---|
| 25 | 2 | UPPER GUIDE BRACKET | 304 STAINLESS STEEL |
| 24 | 2 | INTERMEDIATE BRACKET | 304 STAINLESS STEEL |
| 23 | 1 | 1-1/2" GUIDE RAIL | BY OTHERS |
| 22 | 1 | SUCTION VENT PIPING | 1-1/2" STA. STL |
| 21 | 2 | ELECTRICAL CONNECTOR | 1" PVC LB |
| 20 | 1 | BYPASS CONNECTION | 6" MALE CAM-AND-GROOVE |
| 19 | 1 | AIR VENT | MANUAL W/ SS FITTINGS |
| 18 | 1 | CABLE HANGER | 304 STAINLESS |
| 17 | 1 | TRANSFORMER | 5KVA TO 230V TO 120V |
| 16 | 3 | LINK SEAL | EPDM W/ SS FASTENERS |
| 15 | 1 | CABLE PLATE | ALUMINUM PLATE |
| 14 | 1 | STATION AIR VENT | STAINLESS STEEL |
| 13 | 3 | THRUST CLAMP | CAST IRON |
| 12 | 3 | COMPRESSION COUPLING | BY OTHERS |
| 11 | 1 | ELECTRICAL CONNECTOR | 2" PVC LB |
| 10 | 2 | PRESSURE GAUGE | 4" GAUGE |
| 9 | 2 | PRESSURE SENSORS | 6" PSW W/ ACETAL FACES |
| 8 | 2 | CHECK VALVE | 6" CAST IRON SWING CHECK |
| 7 | 3 | PLUG VALVE | 6" CAST IRON |
| 6 | 1 | ENCLOSURE | NEMA 1 STA STL,48"X36"X12" |
| 5 | 1 | HATCH WITH GRATE | 36"X60" DOUBLE DOOR |
| 4 | 1 | ENCLOSURE | FIBERGLASS |
| 3 | 1 | BASE | POLYMER CONCRETE |
| 2 | 2 | QDC | LL100 WITH 4X6" ELBOW |
| 1 | 2 | PUMP | 100DKEU463.72-1000 |

| CUSTOMER ORDER # | DRWN DATE | TITLE | PROJ |
|---|---|---|---|
| TBD | 08/05/2024 | EP16-100DKEU463.72-1000 PEAKS PUMP STATION | |
| APP'D BY | DRWN BY M.DUMAS | | SCALE 1:NON |
| EBARA PUMPS AMERICAS CORPORATION | | DRAWING NUMBER PEAKS PUMP STATION | REV. - |

# Model DKEU/DKEXU

## Features

- Improved efficiency & Flow and Head
- Heavy-duty, premium IE3 efficiency
  - motor operates cooler
  - 20 starts per hour
  - higher efficiency reduces operating costs
  - FM/FMC Explosion Proof Available
- Internal Cooling System (ICS)
  - SS Cooling Jacket
  - Standard for 7.5 hp - 30 hp
  - Optional for 2 hp - 5 hp
- Backswept Impeller works with a guide pin and suction cover groove for Anti-clog performance
- Double mechanical seals - operate in a glycol solution (ICS motors) or an oil bath (non-ICS motors) for longer service life and lower maintenance costs
- Single Multi-conductor cable for power & control
- Watertight cable entry system
- Stainless steel shaft
- Minimum 50,000 hours life with single and double row thrust bearings
- Oversized stainless steel lifting bail
- Easy replaceable wear components
- Easier maintenance, service, and adjustment
- Optional detachable casing legs



## Specifications

- Discharge Size: 2" to 10"
- ANSI Flanges
- Power Range: 2 to 30 hp
- Capacity: 20 to 2800 gpm
- Head: 7 to 185 feet
- Max. liquid temperature: 104°F (40°C)
- FM/FMc Explosion Proof (Optional)

Detailed performance and technical data available at www.pumpsebara.com/product/dkeu-dkexu/

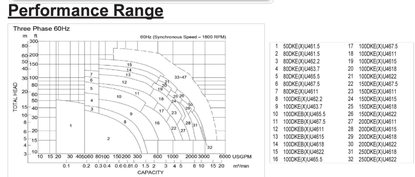


# Model DKEU/DKEXU

## Standard Specifications

| Construction and Materials Specifications | | | |
|---|---|---|---|
| Power | 2hp - 5hp | 7.5hp - 30hp | 40hp - 60hp |
| Discharge | 2", 3", 4" | 3",,4", 6", 8", 10" | 4", 6", 8", 10" |
| Application | Submersible (max 65ft) | | |
| Installation | QDC or Stand Alone | | |
| Flange | ANSI/Class 150 | | |
| Liquid Type | Wastewater and Sewage including fibrous materials | | |
| Liquid Temp | 32F-104F (0-40C) | | |
| Motor Class | IE3 60Hz, Air Filled, 3-Phase, 4-Pole, H-Insulation | | |
| Voltage | 208V, 230/460V (Dual), 575V | | 460V, 575V |
| Starting Method | DOL / Inverter Duty Rated | | |
| Protection Class | IP68 | | |
| Explosion Proof | FM, FMC Class 1 Div. 1: Grp C&D / Temp Class: T3C | | |
| Thermal Prot. | Built in Thermal Detector | | |
| Leak Detection | Float Type Switch | | |
| Cable | 50ft - Single Cable w/ Power & Control together | | |
| ICS System | Optional | Standard | |
| ICS Coolant | PG 50% Solution (-10C-100C) | | |
| Casing/Volute | ASTM Class 35 Cast Iron | Ductile Cast Iron | |
| Impeller | ASTM Class 35 Cast Iron | | |
| Motor Frame | ASTM Class 35 Cast Iron | | |
| Cooling Jacket | 304 Stainless Steel | | |
| Shaft | 403 Stainless Steel | | |
| Mechanical Seal | Lower Seal-Liquid Side: SiC/SiC/NBR<br>Upper Seal-Motor Side:Ceramic/Carbon/NBR | | |

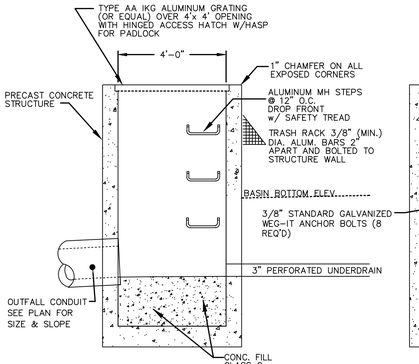
## Performance Range




| | | | |
|---|---|---|---|
| 1 | 50DKE(X)U461.5 | 17 | 100DKE(X)U467.5 |
| 2 | 80DKE(X)U461.5 | 18 | 100DKE(X)U4611 |
| 3 | 80DKE(X)U462.2 | 19 | 100DKE(X)U4615 |
| 4 | 80DKE(X)U463.7 | 20 | 100DKE(X)U4618 |
| 5 | 80DKE(X)U465.5 | 21 | 100DKE(X)U4622 |
| 6 | 80DKE(X)U467.5 | 22 | 150DKE(X)U467.5 |
| 7 | 80DKE(X)U4611 | 23 | 150DKE(X)U4611 |
| 8 | 100DKE(X)U462.2 | 24 | 150DKE(X)U4615 |
| 9 | 100DKE(X)U463.7 | 25 | 150DKE(X)U4618 |
| 10 | 100DKE(X)U465.5 | 26 | 150DKE(X)U4622 |
| 11 | 100DKE(X)U467.5 | 27 | 200DKE(X)U4611 |
| 12 | 100DKE(X)U4611 | 28 | 200DKE(X)U4615 |
| 13 | 100DKE(X)U4615 | 29 | 200DKE(X)U4618 |
| 14 | 100DKE(X)U4618 | 30 | 200DKE(X)U4622 |
| 15 | 100DKE(X)U4622 | 31 | 250DKE(X)U4618 |
| 16 | 100DKE(X)U465.5 | 32 | 250DKE(X)U4622 |



## GARDEN HOUSE PUMP DETAIL
OR APPROVED EQUAL
NOT TO SCALE




| OUTLET CONTROL STRUCTURE | PRIMARY OUTLET | ELEV. #1 INVERT | SECONDARY OUTLET | ELEV. #2 INVERT | ELEV. #3 TOP OF STRUCTURE |
|---|---|---|---|---|---|
| #1 (BASIN 1) | ORIFICE, 12" DIA. | 95.5 | (2) 6" ORIFICES | 99.25 | 100.75 |
| #2 (BASIN 2) | ORIFICE, 24" DIA. | 92.2 | (2) 4" ORIFICES | 96.25 | 98.50 |

## OUTLET STRUCTURE DETAIL
NOT TO SCALE

**EBARA Submersible Sewage Pumps** **DKEU/DKEXU**
**Specification**

**Model Designation**

100 | DKE/DKEB | X | U | 4 | 6 | 3.7 | 2 | - | 1000

**DISCHARGE - mm**
50: 2"(50mm) 150:6"(150mm)
80: 3"(80mm) 200:8"(200mm)
100:4"(100mm) 250:10"(250mm)

**MODEL TYPE**
DKE/DKEB: Submersible sewage pump

**EXPLOSION-PROOF**
X: FM/FMc Explosion proof designation
None: Non Explosion proof designation

**GEOGRAPHIC DESIGNATION**
U: U.S.A Market

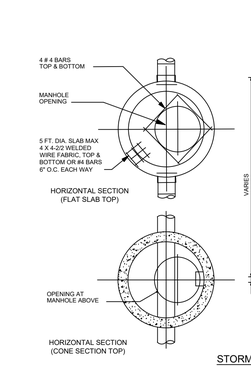
**SPEED**
4: 4 POLE

**HERTZ**
6: 60

**MOTOR POWER**
1.5: 2HP(1.5kW) 7.5: 10HP(7.5kW) 22: 30HP(22kW)
2.2: 3HP(2.2kW) 11:15HP(11kW)
3.7: 5HP(3.7kW) 15: 20HP(15kW)
5.5: 7.5HP(5.5kW) 18: 25HP(18.5kW)

**VOLTAGE**
2: 208/230V
4: 460V
5: 575V

**OPTION(S)**
1000: Non-ICS
1001: ICS




## STORM MANHOLE
NOT TO SCALE

| REVISIONS | | | |
|---|---|---|---|
| | | | |
| 5 | Revised/Issued For Resolution Compliance | 11-12-2024 | |
| 4 | Revised Resolution Compliance | 8/06/24 | |
| 3 | Revised Resolution Compliance | 4/19/24 | |
| 2 | Revised Resolution Compliance | 2/21/23 | |
| 1 | Revised per TCC Meeting | 07-20-21 | |

CONSTRUCTION DETAILS

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

C A S E Y &
K E L L E R
INCORPORATED
NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400
LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993
MICHAEL T. LANZAFAMA
New Jersey Professional Engineer (Civil) Surveyor No.30084
New Jersey Professional Planner No. 03503

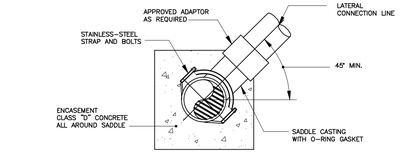
DATE 05-10-2021

| N/A | MTL | AF |
|---|---|---|
| REFERENCE | CHK. BY | DRAWN BY |
| N/A | N/A | DWG.NO. |
| MAP NO. | FIELD BOOK | 14 |
| 1160111 | | |
| JOB NO. | SCALE | |

LAST FILE No.

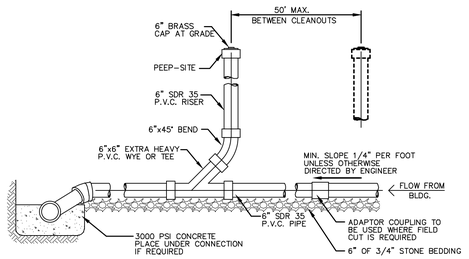


C:\2020\1160111\1160111_AUTOCAD\1160111-13-17-DETAILS.DWG 11/14/24 09:33:48AM JTrapjone LAYOUT(14-DETAILS-STORM




## LATERAL DETAIL CONNECTION BY SADDLE TAP TO PIPE DETAIL

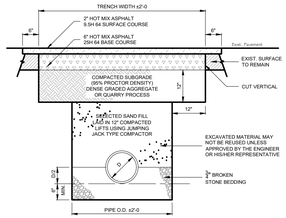
NOT TO SCALE




NOTES:
1. ALL COUPLINGS, PLUGS, SOIL PIPES TO BE STANDARD FOR TYPE OF PIPE USED, INSTALLATION TO BE WATERTIGHT.
2. ALL PLUG THREADS SHALL BE GREASED AT TIME OF INSTALLATION.
3. POLYVINYL CHLORIDE PIPE AND FITTINGS FOR HOUSE LATERALS SHALL CONFORM TO A.S.T.M. D-3034.
4. PROVIDE ADEQUATE PROTECTION FOR SEWER DURING INSTALLATION OF BUILDING CONNECTION.
5. FOR BACKFILL, REFER TO TYPICAL TRENCH DETAIL.

## TYPICAL SEWER SERVICE WITH RISER DETAIL

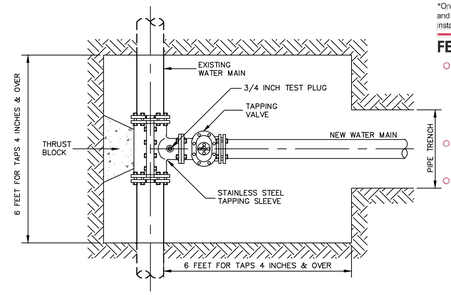
NOT TO SCALE




NOTES:
1. THE ENGINEER OR HIS/HER REPRESENTATIVE MAY REJECT AND REQUIRE RECONSTRUCTION OF SUBBASE UNLESS IT IS FIRM AND LEVEL.
2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJ D.O.T. 2001 STANDARDS, SPECIFICATIONS AND INSPECTIONS.
3. CONTRACTOR MUST PROVIDE SQUARE AND UNIFORM PAVEMENT SAWCUT PRIOR TO PAVEMENT REPLACEMENT.
4. REMOVE 6" WIDTH AND 2" THICK TOP SURFACE LAYER BEYOND TRENCH WIDTH.
5. CONSTRUCT PUT TACK COAT ALONG VERTICAL & HORIZONTAL SURFACES.
6. DURING WINTER, IF TEMPERATURE IS BELOW 35°F AND HOT MIX IS NOT AVAILABLE, COLD PATCH SHALL BE PLACED ON A TEMPORARY BASIS. IT MUST BE REMOVED, AND REPLACED WITH HOT MIX ASPHALT PRIOR TO MAY 1 OF THE CURRENT YEAR.

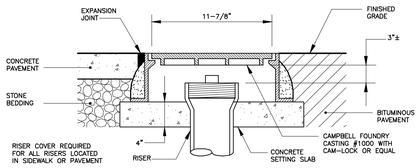
## PIPE INSTALLATION & PAVEMENT RESTORATION

NOT TO SCALE



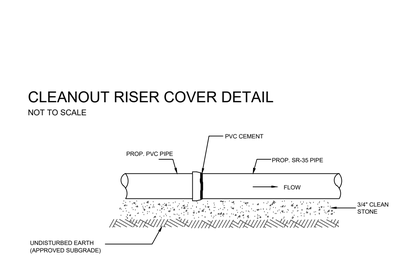

## PIPE TAPPING

NOT TO SCALE



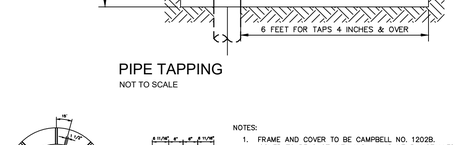

## CLEANOUT RISER COVER DETAIL

NOT TO SCALE




## PVC TO SDR-35 PIPE JOINING DETAIL

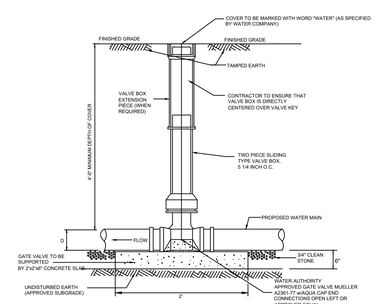
NOT TO SCALE




NOTES:
1. FRAME AND COVER TO BE CAMPBELL NO. 1202B. COVER TO BE CAST WITH H.S.A. AND YEAR INSTALLED.
2. FRAME AND COVER TO BE COATED WITH TWO COATS OF ASPHALTUM VARNISH.
3. WHERE REQUIRED TO PREVENT INFILTRATION ,FRAME AND COVER TO BE WATER TIGHT CONSTRUCTION CAMPBELL FOUNDRY 1503 W/GASKET AND SS BOLTS OR AS SPECIFIED BY H.S.A.
4. WHERE LOCATED IN ROWS AN APPROVED LOCKING DEVICE SHALL BE INSTALLED.
5. NOT REQUIRED FOR PRIVATE OR CONTROL MANHOLES.

## STANDARD MANHOLE FRAME AND COVER DETAIL

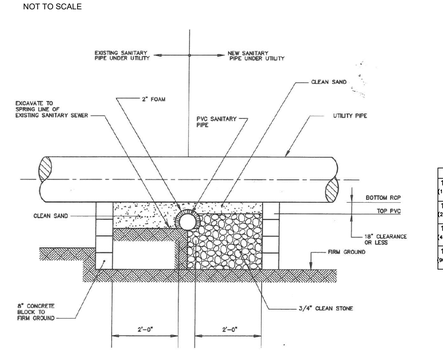
NOT TO SCALE




NOTE: REFER TO WATER COMPANY SPECIFICATION FOR VALVE MATERIAL TYPES.

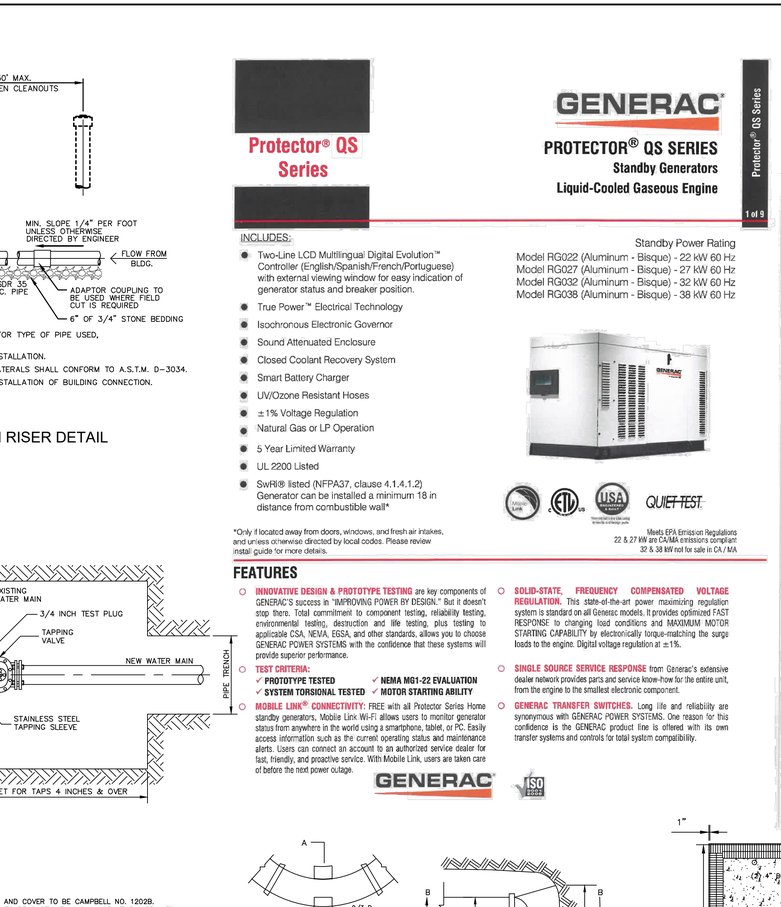
## TYPICAL GATE VALVE & BOX

NOT TO SCALE




## SANITARY SEWER - UTILITY CROSSING DETAIL

NOT TO SCALE

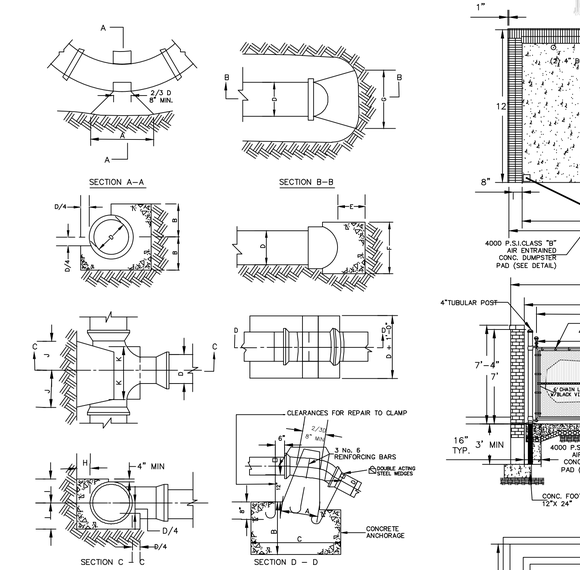



*Only if located away from doors, windows, and fresh air intakes, and unless otherwise directed by local codes. Please review install guide for more details.

## FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC's success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with all Protector Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATOR.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

GENERAC




| PIPE SIZE | | | | |
|---|---|---|---|---|
| BEND | | 6" | 8" | 10" | 12" |
| 1/32 (1 1/2 DEG) | A | 6" | 8" | 10" | 12" |
| | B | 9" | 9" | 9" | 10" |
| | C | 7'-0" | 8'-0" | 9'-0" | 10'-0" |
| 1/16 (22 1/2 DEG) | A | 9" | 12" | 1'-6" | 1'-9" |
| | B | 7'-0" | 8'-0" | 9'-0" | 10'-0" |
| | C | 8'-0" | 9'-0" | 10'-0" | 11'-0" |
| 1/8 (45 DEG) | A | 1'-3" | 1'-8" | 2'-1" | 2'-6" |
| | B | 7'-0" | 8'-0" | 9'-0" | 10'-0" |
| | C | 8'-0" | 9'-0" | 10'-0" | 11'-0" |
| 1/4 (90 DEG) | A | 2'-6" | 3'-3" | 4'-0" | 4'-9" |
| | B | 7'-0" | 9'-0" | 12'-0" | 1'-3" |
| | C | 1'-10" | 1'-9" | 1'-8" | 2'-6" |

HORIZONTAL BEND

| DIAMETER (D) | | | | | |
|---|---|---|---|---|---|
| BEND | | 6" | 8" | 10" | 12" | 16" |
| 1/32 (1 1/2 DEG) | A | 1'-6" | 2'-0" | 2'-6" | 3'-0" | 4'-0" |
| | B | 1'-9" | 2'-3" | 2'-9" | 3'-3" | 4'-3" |
| | C | 2'-0" | 2'-6" | 3'-0" | 3'-6" | 4'-6" |
| 1/16 (22 1/2 DEG) | A | 2'-0" | 2'-6" | 3'-0" | 3'-6" | 4'-6" |
| | B | 1'-9" | 2'-3" | 2'-9" | 3'-3" | 4'-3" |
| | C | 2'-0" | 2'-6" | 3'-0" | 3'-6" | 4'-6" |
| 1/8 (45 DEG) | A | 2'-6" | 3'-0" | 4'-0" | 4'-6" | 5'-9" |
| | B | 2'-6" | 3'-0" | 4'-0" | 4'-6" | 5'-9" |
| | C | 3'-0" | 4'-0" | 4'-6" | 4'-9" | 6'-6" |

VERTICAL BEND

| | D | E | F |
|---|---|---|---|
| D | 6" | 8" | 10" | 12" |
| E | 6" | 8" | 8" | 10" |
| F | 1'-4" | 1'-3" | 2'-0" | 2'-10" |
| G | 1'-5" | 1'-11" | 2'-5" | 2'-10" |

CAP

| | D* | 6" | 8" | 10" | 6" |
|---|---|---|---|---|---|
| | H | 8" | 9" | 10" | 9" |
| | I | 8" | 10" | 12" | 1'-2" |
| | J | 7" | 9" | 12" | 1'-2" |
| | K | 6" | 8" | 8" | 8" |

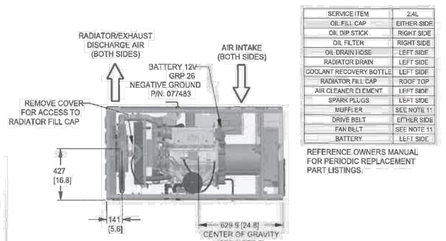
* THROUGH PIPE DIAMETER

TEE

NOTES:
1. ALL CONCRETE TO BE 3500 P.S.I. CONC.
2. ALL THRUST BLOCKS TO BE CARRIED TO UNDISTURBED EARTH.
3. THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM FOR 150 P.S.I. WATER PRESSURE AND SOIL RESISTANCE OF 2 KIPS PER SQ. FT. CONTRACTOR SHALL ADJUST FOR OTHER CONDITIONS AND SUBMIT FOR APPROVAL.
4. ALL BENDS TO HAVE MECHANICAL JOINTS WITH RETAINER GLANDS OR MEGA-LUGS OR APPROVED ALTERNATIVES.

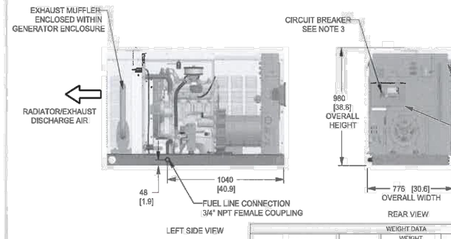
## THRUST BLOCKS

NOT TO SCALE



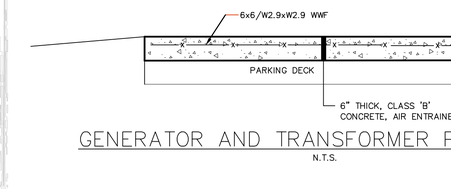

| SERVICE ITEM | 2.4L |
|---|---|
| OIL FILL CAP | EITHER SIDE |
| OIL DIP STICK | RIGHT SIDE |
| OIL FILTER | RIGHT SIDE |
| OIL DRAIN HOSE | LEFT SIDE |
| RADIATOR DRAIN | LEFT SIDE |
| COOLANT RECOVERY BOTTLE | LEFT SIDE |
| RADIATOR FILL CAP | ROOF TOP |
| AIR CLEANER ELEMENT | LEFT SIDE |
| SPARK PLUGS | LEFT SIDE |
| MUFFLER | SEE NOTE 11 |
| DRIVE BELT | EITHER SIDE |
| FAN BELT | SEE NOTE 11 |
| BATTERY | LEFT SIDE |

REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS.



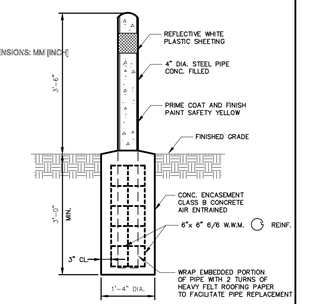

| WEIGHT DATA | | | | |
|---|---|---|---|---|
| ENGINE/KW KVA | ENCLOSURE MATERIAL | WEIGHT GENSET ONLY KG (LBS) | WEIGHT SHIPPING SKID KG (LBS) | SHIPPING WEIGHT KG (LBS) |
| 2.4L 22kW (60HZ) SINGLE PHASE 17.4KVA (50HZ) THREE PHASE 22KVA (50-G*) | AL | 416.5 [905] | 30 [66] | 449 [971] |
| 2.4L 27kW (60HZ) SINGLE PHASE 21.6KVA (50HZ) THREE PHASE 27KVA (50-G*) | AL | 426 [946] | 30 [66] | 458 [1006] |

NOTES:
1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1092 (43") WIDE X 1885 (74.2") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
   - SEE SPECIFICATION SHEET OR OWNERS MANUAL
   - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
   - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
   - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
11. EXHAUST MUFFLER AND FAN BELT ENCLOSED WITHIN GENERATOR ENCLOSURE, REMOVE FRONT PANEL TO ACCESS.




## GENERATOR AND TRANSFORMER PAD DETAIL

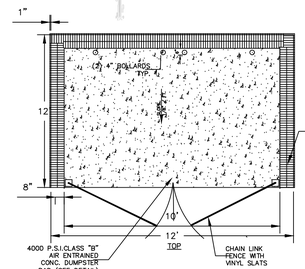
N.T.S.

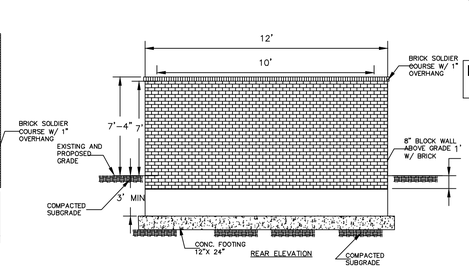


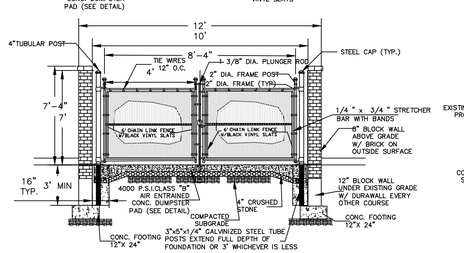

## BOLLARD DETAIL

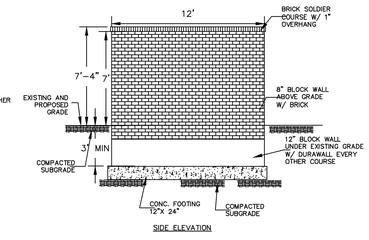
SCALE: NTS

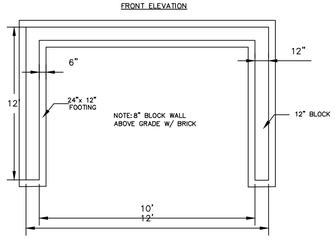
FINAL FOR SANITARY SEWER & WATER MAIN DESIGN



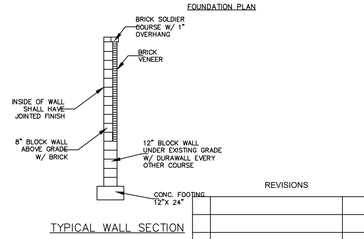




GENERAL NOTES:
1. CONCRETE BLOCK TO BE FILLED SOLID.

## TRASH ENCLOSURE DETAIL




FINAL FOR SANITARY SEWER DESIGN

# CONSTRUCTION DETAILS

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

C A S E Y &

K E L L E R
I N C O R P O R A T E D

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041

973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
DATE 05-10-2021
New Jersey Professional Engineer / Land Surveyor No.30084
New Jersey Professional Planner No.03503

| REVISIONS | | | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| 4 | Revised Resolution Compliance | 8/06/24 | |
| 3 | Revised Resolution Compliance | 4/19/24 | |
| 2 | Revised Resolution Compliance | 2/21/23 | |
| 1 | Revised per TCC Meeting | 07-20-21 | |

| | | |
|---|---|---|
| N/A REFERENCE | MTL CHK. BY | AF DRAWN BY |
| N/A MAP NO. | N/A FIELD BOOK | DWG.NO. 15 |
| 1160111 JOB NO. | AS NOTED SCALE | |

LAYOUT FILE No.

# Alcott Area Light

landscapeforms

**Product Data Sheet**

The Alcott area light is a contemporary interpretation of a traditional lamppost. Its gently curved posts are topped by a domed energy-efficient LED luminaire sealed with thermoformed lens. Proprietary AWEN optics combined with multiple aiming angles provide directional lighting, reducing light pollution and wasted energy.

## General Description

- Offered in 3 standard mounting heights (12', 14', and 16')
- Asymmetrical and symmetrical distribution types available
- Mounting template and anchor hardware included
- Alcott ships completely assembled and ready for installation
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

## Electrical

Surge protected 100V–277V 50/60 Hz, Class 2 dimmable driver mounted within integrated cast aluminum base cabinet. LED cartridge with weatherproof quick-disconnect provides ease of serviceability. Alcott ships prewired and fully assembled.

### Alcott Type 3

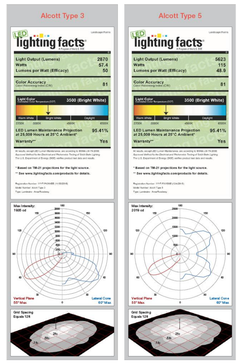
Type 3 Distribution

**Structure:** Housing, LED cartridge and cabinet are cast aluminum, pole is aluminum extrusion.
**Lamp:** 48 Cree XP-E2 LEDs
**CCT:** 3000K, 3500K, 4000K
**Drive Current:** 350mA
**Optic:** AWEN Optic
**Lens:** Diffused Acrylite®
**Power Supply:** 100V-277V
**Dimmable:** 0-10V
**BUG Rating:** B0 U0 G1
**IP Rating:** IP66 for LED Cartridge

### Alcott Type 5

Type 3 Distribution

**Structure:** Housing, LED cartridge and cabinet are cast aluminum, pole is aluminum extrusion.
**Lamp:** 96 Cree XP-E2 LEDs
**CCT:** 3000K, 3500K, 4000K
**Drive Current:** 350mA
**Optic:** AWEN Optic
**Lens:** Diffused Acrylite®
**Power Supply:** 100V-277V
**Dimmable:** 0-10V
**BUG Rating:** B3 U0 G1
**IP Rating:** IP66 for LED Cartridge

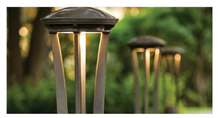





# Hawthorne Path Light

landscapeforms

**Product Data Sheet**



The three-foot-tall Hawthorne path light echoes the design of its taller companion, its multiple posts spread as they rise from their base to house a LED luminaire with sealed thermoformed lens. Hawthorne is made of cast aluminum and comes with a durable stainless steel base plate.

## General Description

- Aluminum structure with a steel base
- Cast aluminum LED cartridge and structure, stainless steel base plate
- Surface mounted; base plate mounting template included
- Asymmetrical and symmetrical distribution types available
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

## Electrical

120V-277V 60/60 Hz, Class 2 LED driver mounted within integrated cast aluminum base cabinet. LED cartridge with weatherproof quick-disconnect provides ease of serviceability. Hawthorne ships prewired and fully assembled.

### Hawthorne Type 4

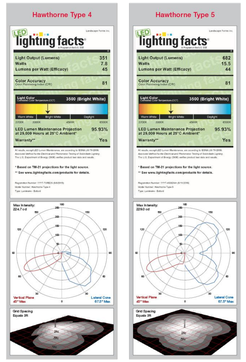
Type 4 Distribution

**Lamp:** High Power LEDs
**CCT:** 3000K, 3500K, 4000K
**Optic:** Khatod Collimators
**Lens:** Diffused Acrylite®
**Power Supply:** 120V-277V
**LED Driver:** 20W
**BUG Rating:** B0-U0-G1
**IP Rating:** IP66 for LED Cartridge
**Weight:** 50 lbs

### Hawthorne Type 5

Type 5 Distribution

**Lamp:** High Power LEDs
**CCT:** 3000K, 3500K, 4000K
**Optic:** Khatod Collimators
**Lens:** Diffused Acrylite®
**Power Supply:** 120V-277V
**LED Driver:** 20W
**BUG Rating:** B1-U0-G1
**IP Rating:** IP66 for LED Cartridge
**Weight:** 50 lbs






gotham EVO
Multiple Layers of Light

Luminaire Type:
Catalog Number:

**General Illumination Round Downlight** **4"**

Feature Set

- Beaming Flat™ optical design
- Unified optics mechanically aligned for light engine to fit lens reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradable tuned LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse, 80 CRI typical, 90+ CRI optional
- Fixtures are set location, zoomed ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Dimming distribution with flat-level edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- USDA all zone for fixtures aimed at walls with a cutoff equal to or less than 45 deg per CIE 117:1995 Discomfort Glare in Interior Lighting. VIEW FAQ

Distribution

Medium (MD) 13 Lmh | Medium Wide (MDW) 12 Lmh | Wide (WD) 12 Lmh

Superior Performance*

| Reached Distance | 200 | 300 | 700 | 1000 | 1500 | 2000 | 2500 | 3000 | 3500 | 4000 | 4500 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Delivered Lumens | 275 | 570 | 808 | 1001 | 2127 | 1994 | 2580 | 3110 | 3622 | 4129 | 4589 |
| Wattage | 3.1 | 7.2 | 7.9 | 9.8 | 13.7 | 19.5 | 25.7 | 33.2 | 38.4 | 46.4 | 48.1 |
| Lumens per Watt | 87.4 | 79.6 | 102.3 | 123.8 | 153.5 | 183.2 | 188.6 | 99.7 | 94.3 | 1.16 | 114 |

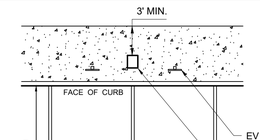
*Based on 100.00 LED AND 40.0% LUMEN MAINTENANCE FACTOR

Coordinated Apertures | Multiple Layers of Light

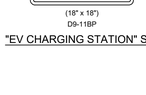
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Core | Downlight | Adjustable | Open Reflector | Lensed Wallwash | Cylinder | Pinhole | Round | Hyperbolic |
| Healthcare | MRI | Surgical Suite | Patient Room |
| Special Applications | Dynamic | Food Service | Vertical Surface | Clean Room | Shower | Steam Room |

EVOR page 1 of 7

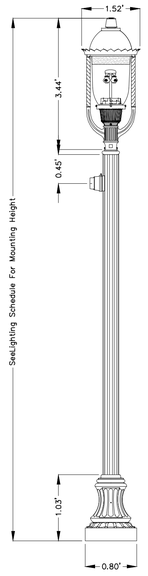
GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-5030 (7370) | gothamlighting.com
© 2019-2022 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 11/09/22 Specifications subject to change without notice.




ELECTRIC CHARGING STATION PARKING DETAIL




"EV CHARGING STATION" SIGN




HADCO 'VILLAGER' STREET LIGHT DETAIL
NOT TO SCALE

ChargePoint CT4000 Family

# CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

**CT4021** 1830 mm (6')
**CT4025** 2440 mm (8')
**Bollard**

## Ordering Information

Specify model number followed by the applicable code(s).
The order code sequence is: **Model**-**Options**. **Software, Services** and **Misc** are ordered as separate line items.

### Hardware

| Description | | Order Code |
|---|---|---|
| Model | 1830 mm (6 ft) Single Port Bollard Mount | CT4011-GW1 |
| | 1830 mm (6 ft) Dual Port Bollard Mount | CT4021-GW1 |
| | 1830 mm (6 ft) Single Port Wall Mount | CT4013-GW1 |
| | 1830 mm (6 ft) Dual Port Wall Mount | CT4023-GW1 |
| | 2440 mm (8 ft) Dual Port Bollard Mount | CT4025-GW1 |
| | 2440 mm (8 ft) Dual Port Wall Mount | CT4027-GW1 |
| Included | Integral Modem - North America | -GW1 |
| Misc | Power Management Kit | CT4000-PMGMT |
| | Bollard Concrete Mounting Kit | CT4001-CCM |

Note: All CT4000 stations include Intergral Modem -GW1.

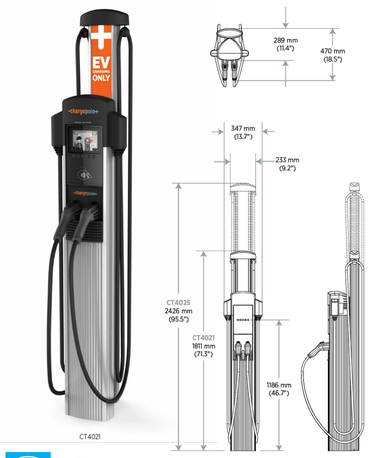
### Software & Services

| Description | Order Code |
|---|---|
| ChargePoint Commercial Service Plan | CPCLD-COMMERCIAL-n* |
| ChargePoint Enterprise Plan | CPCLD-ENTERPRISE-n* |
| ChargePoint Assure | CT4000-ASSURE-n* |
| Station Activation and Configuration | CPSUPPORT-ACTIVE |
| ChargePoint Station Installation and Validation | CT4000-INSTALLVALID |

Note: All CT4000 stations require a network service plan per port.
*Substitute *n* for desired years (1, 2, 3, 4, or 5 years).

### Order Code Examples

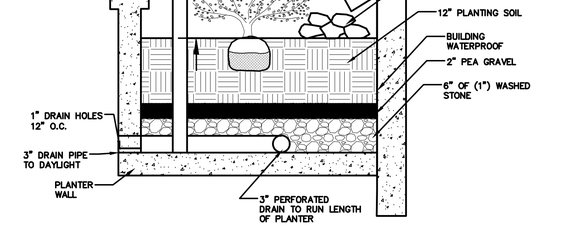
| If ordering this | the order code is |
|---|---|
| 1830 mm (6 ft) Dual Port Bollard Networked Station with Concrete Mounting Kit | CT4021-GW1<br>CT4001-CCM |
| ChargePoint Commercial Service Plan, 3 Year Subscription | CPCLD-COMMERCIAL-5 |
| ChargePoint Station Installation and Validation | CT4000-INSTALLVALID |
| 3 Years of Assure Coverage | CT4000-ASSURE5 |
| 1830 mm (6 ft) Single Port Wall Mount Networked Station | CT4013-GW1<br>CPCLD-COMMERCIAL-5 |
| ChargePoint Commercial Service Plan, 5 Year Subscription | CT4000-ASSURE5 |
| 5 Years of Assure Coverage | CPSUPPORT-ACTIVE |
| Station Activation and Configuration | |



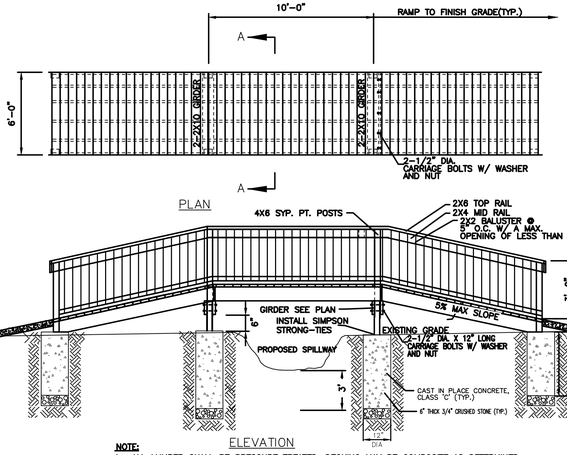

The First ENERGY STAR® Certified EV Charger

NOTE:
1. LEVEL 2 - 6 FOOT DUAL PORT BOLLARD MOUNT CHARGING STATION. CHARGEPOINT MODEL CT4021-GW1 OR APPROVED EQUAL.
2. ALL CHARGING STATIONS SHALL BE EITHER A LEVEL 2 EVCE WITH A MINIMUM OUTPUT RATE OF 30A, 7.2 KILOWATTS PER HOUR OR DC FAST CHARGING AND MARKED ON UNIT.
3. ALL SIGNS SHALL COMPLY WITH ORDINANCE SECTION 6.4D(v)

ELECTRIC VEHICLE CHARGING STATION
NOT TO SCALE

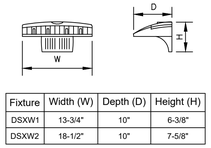



RAISED PLANTER DETAIL
NOT TO SCALE



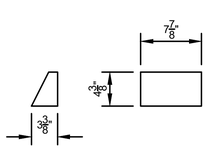

**NOTE:**
1. ALL LUMBER SHALL BE PRESSURE TREATED; DECKING MAY BE COMPOSITE AS DETERMINED BY DEVELOPER
2. FOOTING WITHIN 10' OF CHANNEL SHALL BE PLACED 3' BELOW INVERT OF CHANNEL
3. PROVIDE SIMPSON STRONG TIES TO SECURE POSTS TO FOOTING

PROPOSED FOOTBRIDGE DETAIL
NOT TO SCALE

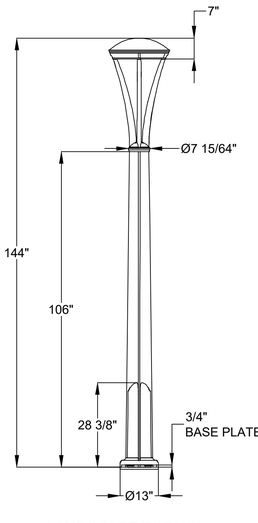



| Fixture | Width (W) | Depth (D) | Height (H) |
|---|---|---|---|
| DSXW1 | 13-3/4" | 10" | 6-3/8" |
| DSXW2 | 18-1/2" | 10" | 7-5/8" |

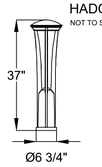
Lithonia DSXW Series
Not To Scale




BEGA 24 372 WALL MOUNT
NOT TO SCALE




LANDSCAPE FORMS ALCOTT LIGHT POLE
NOT TO SCALE

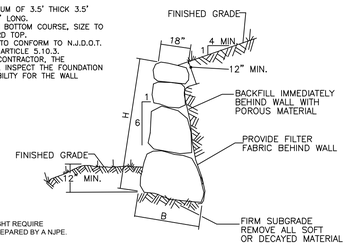



LANDSCAPE FORMS HAWTHORNE BOLLARD
NOT TO SCALE

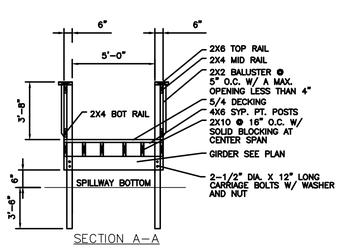
NOTES:
1. BASE STONE TO BE A MINIMUM OF 3.5' THICK 3.5' WIDE AND NO MORE THAN 4' LONG.
2. LARGEST STONES TO BE ON BOTTOM COURSE, SIZE TO GRADUALLY DECREASE TOWARD TOP.
3. METHOD OF CONSTRUCTION TO CONFORM TO N.J.D.O.T. SPECIFICATIONS SECTION 10 ARTICLE 5.10.3.
4. UPON EXCAVATION BY THE CONTRACTOR, THE APPLICANTS ENGINEER SHALL INSPECT THE FOUNDATION SOIL CONDITIONS FOR SUITABILITY FOR THE WALL CONSTRUCTION.

| H | B |
|---|---|
| 4' | 4'–0" |
| 6' | 4'–6" |

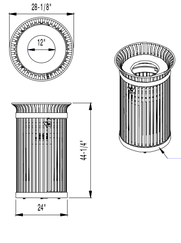
NOTE:
WALLS OVER FOUR FEET IN HEIGHT REQUIRE STRUCTURAL CALCULATIONS PREPARED BY A NJPE.




BOULDER RETAINING WALL DETAIL
NOT TO SCALE

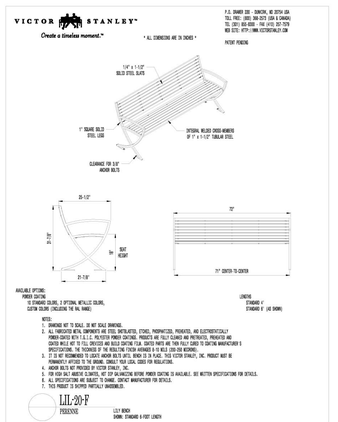



SECTION A–A

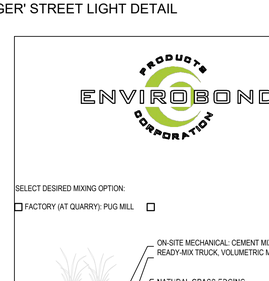



VICTOR STANLEY SD-45
IRONSITES LITTER RECEPTACLE (BLACK)

LITTER RECEPTACLE DETAIL
NOT TO SCALE




BENCH DETAIL
NOT TO SCALE




ENVIROBOND PRODUCTS CORPORATION
2100 BLOOR ST. W, SUITE 6191
TORONTO, ON M6S 5A5
PHONE: (416) 628-3704
FAX: (416) 628-3709
www.organic-lock.com

Organic-Lock

PRE-WET ORGANIC-LOCK AGGREGATE BLEND IS THE PREFERRED METHOD OF INSTALLATION. THIS ENSURES THAT ORGANIC-LOCK BINDER IS HOMOGENEOUSLY ACTIVATED BY WATER. IF PRE-WETTING IS NOT DONE AT THE QUARRY, THE USE OF A FRONT-LOADING TRACTOR AND A WATER SOURCE CAN PRE-WET ORGANIC-LOCK PATHWAY AGGREGATE ON THE JOB SITE. SLOWLY ADD WATER TO THE ORGANIC-LOCK PATHWAY AGGREGATE AND TURN IT OVER UNTIL ~10% MOISTURE CONTENT (24 GALLONS PER IMPERIAL TON) IS ACHIEVED.

IF THE SLOPE OF YOUR PROJECT AREA IS LESS THAN 2% A CROWN SHOULD BE INCORPORATED INTO THE PATHWAY. IF THE SLOPE OF YOUR PROJECT AREA IS GREATER THAN 2% INCORPORATE A CROSS SLOPE INTO THE PATHWAY.

NOTES:
1. ORGANIC-LOCK PATHWAY AGGREGATE MUST ALWAYS BE PRE-WET FOR INSTALLATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS.
5. THIS DETAIL IS FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT, BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www. CADdetails.com/info REFERENCE NUMBER 2643-001A REFERENCE NUMBER 4928-032.

PERVIOUS PATH DETAIL
NOT TO SCALE

REVISIONS

| | | | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| 4 | Revised Resolution Compliance | 8/06/24 | |
| 3 | Revised Resolution Compliance | 4/19/24 | |
| 2 | Revised Resolution Compliance | 2/21/23 | |
| 1 | Revised per TCC Meeting | 07-20-21 | |

CONSTRUCTION DETAILS

THE PEAKS
AT SOUTH ORANGE VILLAGE
BLOCK 2102, LOTS 14-20
BLOCK 2107, LOT 1

TOWNSHIP OF
SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ

C A S E Y &

K E L L E R
I N C O R P O R A T E D

NJ State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 24GA27985400

LICENSED PROFESSIONAL
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

258 Main Street, PO Box 191
Millburn, New Jersey 07041
973-379-3280 Fax:973-379-7993

MICHAEL T. LANZAFAMA
New Jersey Professional Engineer / Land Surveyor No.30084
New Jersey Professional Planner No.33503
DATE 05-10-2021

| N/A | MTL | AF |
|---|---|---|
| REFERENCE | CHK. BY | DRAWN BY |
| N/A | N/A | DWG.NO. |
| MAP NO. | FIELD BOOK | 16 |
| 1160111 | AS NOTED | |
| JOB NO. | SCALE | |

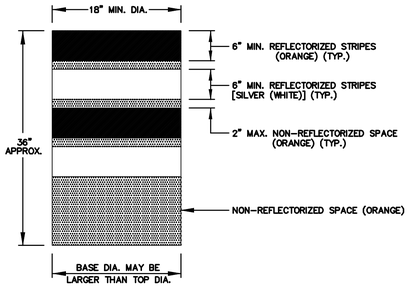
EAST Co. No.

L:\SHEA\1160111\ACTIVE\CAD\Sht1-15-17-DETAILS.DWG 09/09/24 04:02:43PM AFerrarina LAYOUT:16-DETAILS-SHEETS

DRUMS SHALL BE MADE OF ORANGE PLASTIC WITH A MINIMUM OF FOUR ALTERNATE ORANGE AND SILVER (WHITE) RETLECTORIZED STRIPES. IF THERE ARE NON-REFLECTORIZED SPACES BETWEEN THE STRIPES, THEY SHALL BE NO MORE THAN 2" WIDE. REFLECTIVE SHEETING FOR STRIPES SHALL CONFORM WITH ASTM D 4956 S2 REQUIREMENTS AND SHALL BE FROM THE APPROVED TECHNOLOGIES AND PRODUCT SECTION.

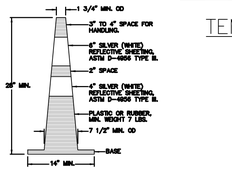
THE TOP OF THE DRUM SHALL NOT BE OPEN. DRUMS SHALL BE CONSTRUCTED TO INHIBIT ROLLING IF KNOCKED OVER.

THE REFLECTORIZED AREA OF DRUMS SHALL BE ROUND EXCEPT THAT OTHER SHAPES, WHICH PROVIDE THE SAME VISIBILITY AS A 18" DIAMETER ROUND DRUM REGARDLESS OF ORIENTATION, MAY BE USED IF APPROVED BY THE BUREAU OF MATERIALS.




WHEN BALLAST IS REQUIRED BY THE ENGINEER, SAND SHALL BE USED. THE MAXIMUM WEIGHT OF THE BALLAST SHALL BE 50 LBS. AND BE LOCATED APPROXIMATELY AT GROUND LEVEL.

## DRUMS
N.T.S.

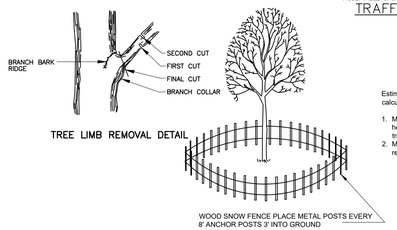



TRAFFIC CONES SHALL BE PREDOMINATELY ORANGE IN COLOR.

BASES MAY BE OF BREAKAWAY BALLASTED TYPE.

MINOR MANUFACTURER'S VARIATIONS MAY BE ACCEPTABLE UPON APPROVAL OF THE ENGINEER.

## TRAFFIC CONES
N.T.S.




## TREE LIMB REMOVAL DETAIL




## TREE PROTECTION DETAIL

TREE PROTECTION NOTES:

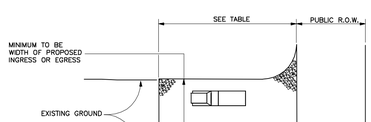
1. SNOW FENCING SHOULD BE INSTALLED AT DRIP LINE OF TREE BRANCHES.
2. NO BOARDS ARE TO BE NAILED TO TREES.
3. FEEDER ROOTS SHOULD NOT BE CUT INSIDE THE TREE BRANCHES DRIP LINE.
4. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE TO TRUNK OR MAIN BRANCH.
5. ALL TREES INSIDE THE LIMIT OF DISTURBANCE TO BE PRESERVED MUST BE PROTECTED WITH ORANGE TREE PROTECTION FENCE.
6. PROTECT TREE DRIPLINE ROOT AREA. ANY CHANGE MUST BE FORWARDED (PRIOR TO WORK BEING COMPLETED) TO THE TOWNSHIP FORESTER FOR APPROVAL.

Estimate a tree's Protected Root Zone (PRZ) by calculating the Critical Root Radius (CRR).

1. Measure the DBH (Diameter of tree at breast height, 4.5 feet above ground on the uphill side of tree) in inches.
2. Multiply measured DBH by 1.5 or 1.0. Express the result in feet.

   DBH x 1.5: Critical Root Radius for older, unhealthy, or sensitive species.

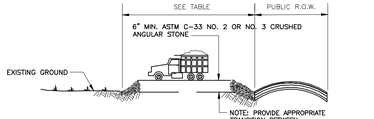
   DBH x 1.0: Critical Root Radius for younger, healthy or tolerant species.



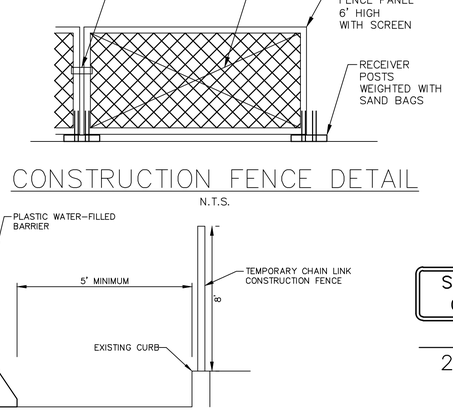

PLAN VIEW

| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED | |
|---|---|---|
| | COURSE GRAINED SOILS | FINE GRAINED SOILS |
| 0 TO 2% | 50 FT. | 100 FT. |
| 2 TO 5% | 100 FT. | 200 FT. |
| > 5% | ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE | |

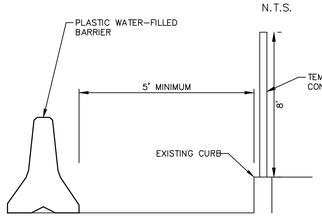
SEE "STANDARDS FOR S.E. AND S.C. IN N.J." SECTION #29 DATED JULY 2014 (AS AMENDED) FOR DETAILED REQUIREMENTS



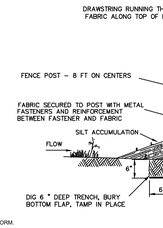

PROFILE



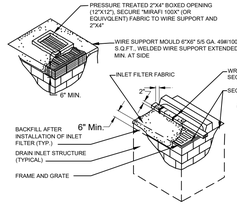

## CONSTRUCTION FENCE DETAIL
N.T.S.




## TEMPORARY WALKWAY
N.T.S.




## LAWN INLET & FLAT GRATE INSTALLATION

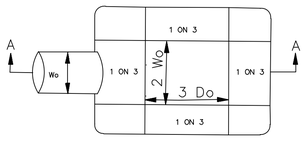




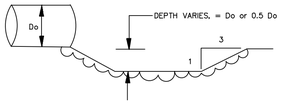


NOTES:
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER STORM.
2. CONTRACTOR TO REMOVE FABRIC AND MESH JUST PRIOR TO PAVING.
3. IF BOTTOM OF ROADWAY IS BELOW TOP OF INET GRATE, CONSTRUCT PROPERLY FITTED OPENING(S) IN INLET WALL TO ALLOW PASSAGE OF WATER.
4. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL CONVEY HIGHER FLOWS DIRECTLT INTO THE STORM SEWER SYSTEM.

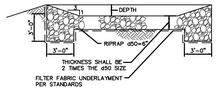
## INLET FILTER BARRIER PROTECTION DETAIL




## PLAN

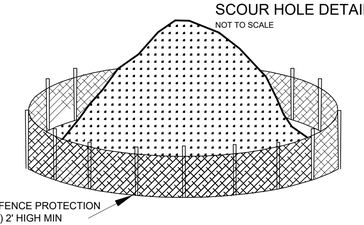



## SECTION A-A




## SECTION A-A

## SCOUR HOLE DETAIL
NOT TO SCALE




## TOPSOIL STOCK PILE DETAIL

REFER TO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY - 3.9.1

DUST CONTROL NOTES

1. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES NECESSARY TO REASONABLY CONTROL SOIL EROSION AND TO PREVENT SEDIMENT FROM WASHING DOWNSTREAM OR FROM BEING BLOWN ABOUT THE SITE AND INTO ADJACENT NEIGHBORHOODS.

2. THE CONTRACTOR IS TO FOLLOW THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN INCLUDING THE GENERALIZED SEQUENCE OF CONSTRUCTION.

3. DUST CONTROL METHODS, EQUIPMENT, PRODUCTS, SEQUENCE OF OPERATIONS, AND MAINTENANCE IS TO FOLLOW THE REQUIREMENTS OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, LATEST REVISION. THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST (PAGE NUMBERS REFER TO THE NJ STANDARDS):

MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1).
VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1).
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND
PERMANENT STABILIZATION WITH SOD (PG. 6-1)
TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET
BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.
IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.
STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.
SPRAY-ON ADHESIVES/S - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS).
KEEP TRAFFIC OFF THESE AREAS.
TABLE 16-1: DUST CONTROL MATERIALS

| MATERIAL | WATER DILUTION | TYPE OF NOZZLE | APPLICATION RATE |
|---|---|---|---|
| ANIONIC ASPHALT EMULSION | 7:1 | COARSE SPRAY | 1200 |
| LATEX EMULSION | 12.5:1 | FINE SPRAY | 235 |
| RESIN IN WATER | 4:1 | FINE SPRAY | 300 |
| POLYACRYLAMIDE (PAM) - SPRAY ON | | APPLY ACCORDING TO MFR. INSTRUCTIONS MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG.26-1) | |
| POLYACRYLAMIDE (PAM) - DRY SPRAY | | | |
| ACIDUATED SOY BEAN SOAP STICK | NONE | COARSE SPRAY | 1200 |

4. IF SOIL, DUST, OR MUD SHOULD GET TRACKED ONTO AREA ROADWAYS, THE CONTRACTOR IS TO USE POWER BROOMS, SWEEPERS, OR OTHER SUITABLE MEANS TO PROMPTLY REMOVE SUCH MATERIALS.

5. THE CONTRACTOR IS TO MAINTAIN THE SOIL EROSION, SEDIMENT CONTROL AND DUST CONTROL FEATURES UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED, APPROVED, AND ACCEPTED BY THE OWNER.

**Resolution**
**Township of South Orange Village**
**Planning Board**
**In the Matter of 270-274 Irvington Avenue, LLC**
**Application # 283**
**270 Irvington Avenue and 299 Irvington Avenue**
**Decided on November 1, 2021**
**Memorialized on December 6, 2021**
**Preliminary and Final Site Plan Approval With Redevelopment Plan Deviations and Design Waivers**

**WHEREAS, 270-274 Irvington Avenue, LLC** (hereinafter the "Applicant") has made an application for preliminary and final site plan approval and approval of deviations from the 270 Irvington Avenue Redevelopment Plan and design waivers to construct two (2) mixed-use buildings at 270 Irvington Avenue consisting of ground floor commercial and residential amenity space and 48 residential units on the upper floors, as well as one-mixed use building at 299 Irvington Avenue consisting of ground floor commercial space and 12 residential units on the upper floors, also known as Block 2102, Lots 14-20 and Block 2107, Lot 1 on the Tax Map of the Township of South Orange Village and located in the 270 Irvington Avenue Redevelopment Area; and

**WHEREAS**, public hearings were conducted on September 9, 2021, October 4, 2021 and November 1, 2021; and

**WHEREAS**, the Applicant was represented by Derek W. Orth, Esq.; and

**WHEREAS**, the Applicant provided testimony by Earl Jackson, of Architectural Workshop, LLC, a professional architect whose credentials were accepted by the Board; Brian Conway of Casey & Keller, a professional landscape architect whose credentials were accepted by the Board; Anthony Facchino, of Casey & Keller, a professional engineer and planner whose credentials were accepted by the Board; Corey Chase, of Dynamic Traffic, a professional traffic engineer whose credentials were accepted by the Board; and

**WHEREAS**, the Applicant presented and relied upon the application package initially submitted to the Board, filed July 30, 2021, and exhibits introduced as follows:

- A-1 Context Slide Presentation (4 sheets);
- A-2 Rendering Slide Show (5 sheets);
- A-3 Colorized Landscape Plan;
- A-4 Colorized Site Plan,

as well as the following:

- Site Plan, consisting of 16 sheets prepared by Michael T. Lanzafama, P.E. of Casey & Keller, Inc. dated May 10, 2021, last revised July 20, 2021;
- Architectural plans consisting of 16 sheets prepared by Earl Jackson, Architectural Workshop, LLC, dated May 10, 2021, last revised July 20, 2021;
- Traffic Impact Study prepared by Dynamic Traffic dated April 15, 2021;
- Stormwater Management Report prepared by Michael T. Lanzafama, P.E. of Casey & Keller, Inc. dated May 10, 2021;
- Wetlands Transition Area Investigation prepared by David C. Krueger dated March 18, 2021;
- Boundary and Topographic Survey prepared by Michael T. Lanzafama, P.E. of Casey & Keller, Inc. dated February 15, 2021;
- Vehicle turning template prepared by Michael T. Lanzafama, P.E. of Casey & Keller, Inc. dated July 20, 2021; and
- Engineering response memo prepared by Anthony Facchino, of Casey & Keller dated July 26, 2021.
- Engineering response memo prepared by Anthony Facchino, of Casey & Keller dated September 24, 2021.
- Planning response memo prepared by Anthony Facchino, of Casey & Keller dated September 24, 2021.
- Traffic response memo prepared by Joseph J. Staigar, PE, PP, of Dynamic Traffic, LLC dated October 20, 2021.

**WHEREAS**, representatives of the public participated in the hearing, asking questions of the witnesses and offering statements in regard to the application; and

**WHEREAS**, the Board reviewed and considered the application and documents submitted therewith; and

**WHEREAS**, the Board also considered the input of its professionals at the hearing and in written reports, including the reports of Greer Patras, Board Planner dated June 3, 2021 and September 3, 2021 and Eric L. Keller, P.E., Board Engineer, dated June 4, 2021, September 29, 2021, and September 28, 2021; and

**WHEREAS**, the Board also considered the input of the South Orange Design Review Board and the South Orange Shade Tree Committee, which provided a written report dated October 24, 2021.

**NOW THEREFORE**, the Board makes the following findings of fact, based upon the evidence presented at its public hearings, at which a record was made.

1. The subject properties are located at 270-274 Irvington Avenue and 299 Irvington Avenue, also known as Block 2102, Lots 14-20 and Block 2107, Lot 1. The combined lots occupy an area of approximately 2.2 acres (95,793 square feet). The properties within Block 2102 are located on the western side of Irvington Avenue, between Tichenor Avenue and West Fairview Avenue. These lots total 2.026 acres (88,351 square feet). Block 2107, Lot 1 is located on the eastern side of Irvington Avenue, at the corner of Fairview Avenue and Irvington Avenue.

This parcel contains 7,442 square feet (0.171 acres).

2. The properties are located in the 270 Irvington Avenue Redevelopment Area and are subject to the zoning provisions of the 270 Irvington Avenue Redevelopment Plan.

3. The Applicant proposes, at 270 Irvington Avenue, to remove all existing site improvements and construct a four-story mixed use building, a three-story secondary structure/garden house, a basement/parking garage and surface level site improvements, as more fully described herein. At 299 Irvington Avenue, the Applicant proposes to construct a three-story addition to an existing one-story commercial building to create a four-story mixed use building, with four parking spaces and other improvements, as more specifically described herein.

4. The Applicant requests the following deviations from the 270 Irvington Avenue Redevelopment Plan, with respect to the buildings at 270 Irvington Avenue:

a. Relief from Section 6.2.P.i, (Secondary Development Zone Buffer), where a minimum 10 foot wide buffer is required along the side yard and rear yard, but an approximate 7.5' wide buffer is proposed in the vicinity of the ramp to the subsurface parking garage;

b. Relief from Section 6.4.A.i (Screening Height) where a maximum height of 6 feet is permitted, but a 7 feet 4 inch tall refuse enclosure is proposed;

c. Relief from Section 6.4.A.ii, (Other Accessory Uses Height) where a maximum height of 10 feet is permitted, but an 11 foot tall access hut to the parking garage is proposed;

5. The Applicant requests the following design waivers from the Redevelopment Plan and/or the Land Development Ordinance:

a. Relief from Section 7.5.B.iii, (Sidewalk Obstruction) where a minimum 8 foot wide unobstructed pathway is required for sidewalks, but a 4 foot wide unobstructed pathway is proposed at 270 Irvington Avenue;

b. Relief from Section 7.5.C.iii, (Landscaped Areas) where a minimum of 25% of areas between the property line and building frontage must be landscaped, but 21% of the area between the property line and building frontage at 270 Irvington Avenue is proposed to be landscaped;

c. Relief from Section 7.7.A.v.i (Tree Pit Size) where a minimum dimension of 5 feet x 7 feet long is required, but 4.3 feet wide x 7 feet long is proposed at one location at 270 Irvington Avenue;

d. Relief from Section 7.7C.i. (Foundation Landscaping) where a continuous row of foundation landscaping is required, but no continuous row is proposed at 270 Irvington Avenue;

e. Relief from Section 7.4 (Lighting Levels) where the proposed lighting levels do not meet the permitted lighting levels for the following requirements:

- Rear/side property lines: 0 FC permitted and 0.7 FC proposed;
- Surface parking lot: 1-3 FC permitted and 3.5 FC proposed;
- Front Streetscape/Plaza/Sidewalk: 1-5 FC permitted and 5.7 FC proposed;
- Internal Sidewalks: 1-3 FC permitted and 0.7-4.0 FC proposed;
- Rear Residential Open Space: 1 FC permitted and 3.3 FC proposed;
- Commercial Entrances: 2-5 FC permitted and 5.7 FC proposed; and
- Residential Entrances: 2-5 FC permitted and 5.2 FC proposed.
- 270 Surface Parking Lot: 1 FC required and 0.5 FC proposed.
- 299 Surface Parking Lot: 1 FC required and 0.2 FC proposed.
- 270 Front Streetscape: 1 FC required and 0.7 FC proposed.
- 299 Front Streetscape: 1 FC required and 0.5 FC proposed.

f. Relief from Land Development Ordinance Section 185-142B.1.a (Signage Per Frontage Area) where a maximum of 200 square feet of signage of frontage is permitted, but 262.9 square feet is proposed along Irvington Avenue.

6. The primary structure at 270 Irvington Avenue will include 41 residential units (40 tenant units and one manager's unit) and ground level commercial/retail space totaling approximately 11,500 square feet, with a height of 48-50 feet. The building materials will consist of blonde/orange brick in peaked areas with red brick between the peaked areas with black frame awnings and trim.

7. Rain gardens will be provided in front of the building. Tables, chairs and benches will be provided for outdoor use.

8. The area between the back of 270 Irvington Avenue (primary structure) and the Garden House (secondary structure) will provide vehicular access to the parking garage and permit deliveries. The first floor of the Garden House will consist of commercial and office space totaling 1,752 square feet. There will be eight residential units above the first floor. The Garden House will have a height of 36-37 feet and will contain the same roof pitch and materials as the primary building at 270 Irvington Avenue. The rear of the Garden House will include community facilities.

9. Behind the Garden House will be open space, with retention/detention basins.

10. The building at 299 Irvington Avenue will include 12 residential units above ground level commercial/retail space totaling 2,380 square feet and is a three-story addition over an existing building, for a total of four stories. The building will have a height of 46-47 feet and will have materials, details and pitch that will be essentially the same as the buildings at 270 Irvington Avenue. The entrance to the retail space at 299 Irvington Avenue will be located in the front of the building along Irvington Avenue. The residents will enter the building on the Fairview Avenue side. There is a shared parking lot with an adjacent lot, tax lot 32. The Applicant will mill and restripe the parking lot, which currently provides 16 parking spaces, 1 of

which is ADA-compliant.

11. The residential unit breakdown consists of 4 studio units, 7 one-bedroom units, 43 two-bedroom units and 7 three-bedroom units. Twelve of these units will be affordable units, with 5 affordable units located at 299 Irvington Avenue and 7 located at 270 Irvington Avenue and will comply with UHAC.

12. Internal trash rooms will be provided at 270 Irvington Avenue for both residential and commercial uses.

13. A roll up door or security gate to the garage will be provided for security purposes at night.

14. The project satisfies the Redevelopment Plan standards for building transparency.

15. The project includes 113 parking spaces in the underground garage and 16 surface spaces across the two lots. Twelve electric vehicle charging stations will be installed in the garage and two stations will be installed at surface level. The applicant agreed to pre-wire the garage for additional vehicle charging stations. The Redevelopment Plan requires 108 parking spaces. Five of the underground spaces are ADA-compliant and 2 of the surface spaces will be ADA-compliant. (Note: 114 underground spaces, including 3 ADA spaces, were originally shown but applicant agreed at the hearing to reconfigure these). Five surface spaces will be considered "flex space," meaning they can be used by residential or commercial tenants, and for rideshare and dining deliveries. Two of the flex spaces will be provided on Irvington Avenue. The County of Essex agreed to the Applicant installing an additional crosswalk on the southern portion of the Fairview Avenue and Irvington Avenue intersection. The County also agreed to permit additional on-street parking because this project involves the closure of multiple access points. Currently, there were 5-6 parking spaces on the frontage of 270 Irvington Avenue. By closing the curb cuts, the Applicant will pick up two or three additional parking spaces. As a condition of approval, the westernmost parking stall in the lot at 299 Irvington Avenue will be eliminated.

16. The streetscape plan at 270 Irvington Avenue will consist of a rain garden with specialized, decorative paving and an entry plaza. Public space will be provided on the street side of the garden. Street trees will be provided. Three trash receptacles, street lights and benches will be provided. The street trees will be planted in pits with dimensions of 5 x 7 feet except that one pit at the entry drive will have dimensions of 4.3 x 7 feet.

17. At 299 Irvington Avenue, the streetscape plan consists of street trees in tree pits and decorative pavement at the 270 Irvington Avenue frontage and at 299 Irvington Avenue frontage. The Applicant agreed to add benches and trash receptacles on the corner of Fairview and Irvington Avenue.

18. The street trees will be provided at distances of 25-30 feet on center. The street lights will be placed approximately every 55-60 feet.

19. In the rear of the property at 270 Irvington Avenue, a double row of evergreens will provide a buffer on those portions of the property bordering residences, except where the narrowness of the buffer area will limit the row to a single row of evergreens. A 6 foot high solid fence or an aluminum picket fence will be installed along the rear of the property as well. The minimum 10 foot wide buffer required by the Redevelopment Plan cannot be accomplished under the plan submitted to the Board in one area where the underground parking ramp intrudes approximately 2.5 feet into that buffer.

20. Sidewalks are provided, but a design waiver for minimum sidewalk width is requested where, in front of 270 Irvington Avenue, a walkway of approximately 4 feet in width is proposed near the entrance to the building. However, there is an additional walkway of 3-4 feet in width behind the rain garden in this area, so that the total of the two walkways is close to the required 8 feet, but the walkway is separated into two parts.

21. Behind the building at 270 Irvington Avenue, planters of a minimum 18 inches in height will be installed and planted with perennials. There will also be a planting island on the ramp to the parking garage. In front of the Garden House, shrubs, small trees and perennials will be planted. In the rear terrace area behind the Garden House, there will be open space with planting beds and trees, benches and trash receptacles. In the open area in the rear, two bioretention basins will be installed with plantings along the periphery and grasses in the basin.

22. Sixty-one existing trees were identified in an inventory at 270 Irvington Avenue. Sixteen are to remain, but most of those are located offsite and hang over this property. Two hundred and three trees are being planted. Existing trees will be removed in the rear to install the bioretention basins. Most of the existing trees are in poor condition or are invasive species. The Shade Tree Committee provided a memo dated October 29, 2021, in which they offered a number of recommendations regarding the location of plantings and types of plantings proposed. The Applicant agreed to work with the Shade Tree Commission to address those comments and concerns regarding both tree preservation/protection in the field before site disturbance and for the proposed replacement plan.

23. At 299 Irvington Avenue, this project does not disturb existing trees that are off-site and provide a buffer to residents in the rear.

24. Building mounted lighting will consist of a wedge style for those areas not near an entrance. For entryways, a 60 watt fixture to be determined in consultation with the Design Review Board will be provided and added to the plans.

25. The applicant is requesting design waivers for lighting levels at 299 Irvington Avenue. With regard to the waiver for rear/side property line lighting, this additional lighting is generated off-site. With regard to the surface parking lot lighting, an average of 1.6 FC is provided and is adequate. With respect to the front streetscape/plaza/sidewalk lighting, an average of 2.3 FC is provided and is adequate. With respect to the internal sidewalk lighting, higher values are found near the entrances where higher light levels are desirable. With respect to the rear residential open space lighting, the 3.3 FC level that is the highest in this area is adjacent to the fixtures and therefore does not impact residences in the rear. With respect to the

commercial entrances lighting, the levels only slightly exceed maximum limits and are acceptable. With respect to the lighting at residential entrances, the exceedance is relatively small and acceptable. The Applicant agreed to work with the Design Review Board on lighting types, locations, color temperature, and hours.

26. The primary structure at 270 Irvington Avenue is located in the Primary Development Zone under the Redevelopment Plan. The Garden House is located in the Secondary Development Zone and the property in the rear is located in the Open Space Zone. The project complies with all setbacks and coverage requirements, open space requirements and density limitations. The impervious coverage is proposed at 54.4%, whereas a 55% maximum is permitted. The application satisfies the buffer requirements for the Primary Development Zone, which requires a 5 foot buffer and the applicant is providing a 10 foot buffer to the building and a 6.5 feet buffer to parking. A deviation is proposed from the buffer requirements in the Secondary Development Zone, which requires a 10 foot setback, whereas the ramp to the subsurface parking has a setback of 7.49 feet from adjacent Lots 23 and 24.

27. The Applicant is proposing 10 bicycle parking spaces on the surface level and 31 or more on the lower level, in compliance with the Plan's minimum.

28. A loading area with dimensions of 24 x 25 feet will be striped and provided at the dead end of the surface parking area, until the Applicant installs the future dumpster enclosure, which will reduce the loading area to 12 x 25 feet. Small truck deliveries are anticipated and the Applicant will request tenants to accept deliveries during off-peak hours. A loading area of 12 feet x 8 feet will be striped at 299 Irvington Avenue and tenants will be encouraged to accept deliveries at off-peak hours.

29. A Redevelopment Plan deviation is required because the Applicant proposes a dumpster enclosure with a height of 7 feet 4 inches next to the loading area at 270 Irvington Avenue, whereas the Redevelopment Plan provides for a maximum of 6 foot height for such enclosure. A deviation is also required for the same enclosure height at 299 Irvington Avenue.

30. Stormwater will be addressed through the bioretention systems and rain gardens, with a discharge to Irvington Avenue. The basins will drain relatively quickly to avoid ponding. Stormwater quantity and quality are adequately addressed.

31. An emergency generator will be provided. The generator will be tested once per week, during the afternoon on weekdays, and will satisfy noise standards. As a condition of approval, the Applicant agreed to move the emergency generator at 270 Irvington Avenue to the south side of the building to be further removed from the residential lots.

32. With regard to sustainable design requirements, the Applicant noted the use of rain gardens and the bioretention basins, low-flow plumbing and high-performing HVAC systems.

33. The Applicant agreed to work with the Design Review Board on sign issues. A maximum of 200 square feet per frontage is permitted whereas the Applicant proposes 262.9

square feet. The deviation was granted based on testimony that the Applicant would develop an appropriate sign package approved by the DRB. If the DRB does not accept the design plan, the maximum size requirements would apply. The sign requirements in the Redevelopment Plan defer to the general Ordinance Requirements

34. Ms. Li Liu, the owner of property known as 284 Irvington Avenue, Block 2102 Lot 21, expressed a concern about the driveway she shares with 270 Irvington Avenue. She discussed a concern regarding whether fence and landscaping along the shared property line would limit access through this driveway by PSE&G to an area in the rear of her lot, where there is a utility pole that provides service to several lots. The Applicant is willing to engage in good faith negotiations with Ms. Liu to provide a wider access easement and relocating a fence to accommodate it. The Applicant's engineer maintained that there is a distance of 16 feet between the buildings and that the applicant's existing overhang is 11.5 feet high and 4 feet wide so a PSE&G truck will be able to access the utility pole in the rear. Nevertheless, the Board agreed to encourage the parties to engage in a reasonable effort to negotiate an access agreement, for a period of sixty (60) days. Each party will be responsible for their own professional fees needed to complete those negotiations. If at the end of sixty (60) days those negotiations are not successful, they may continue but the failure to complete those negotiations will not prevent the Applicant from proceeding with the project and obtaining all necessary approvals

35. The Applicant will supply a pedestrian safety plan to ensure safe pedestrian access in front of these buildings during construction which will be reviewed and approved by the Board Professionals, Village Engineer, and related parties.

**NOW, THEREFORE**, based upon the foregoing findings of fact, the Board reaches the following conclusions of law.

1. An Applicant seeking relief from the provisions of the 270 Irvington Avenue Redevelopment Plan must comply with the provisions of Section 9.5.C of that Plan. That Section provides as follows:

> The Planning Board may grant deviations from the regulations contained within this Plan where, by reason for exceptional narrowness, shallowness or shape for a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional or undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Plan would be advanced by a deviation from the strict requirements of this Redevelopment Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan.

2. This application satisfies the criteria for the deviations requested. With respect to the deviation for the Secondary Development Zone buffer, this relief can be granted because the benefits of providing a safe radius of the ramp to the parking deck outweigh any potential impact from the buffer intrusion. The ramp will have landscaping around it, reducing or eliminating its visibility and the area in question is relatively small, consisting of approximately 55 square feet.

3. With respect to the deviation for height of the refuse enclosures, granting this relief allows for a more attractive top of the structure and improves its aesthetic impact.

4. With respect to the deviation related to height of accessory uses, specifically the access to the parking garage, the deviation is only one foot and, again, the additional height will make the structure more attractive and consistent with the surrounding buildings.

5. With respect to the design waiver for sidewalk width, the Applicant is providing adequate walkway space, but in one particular area, the walkway is separated into two parts.

6. With respect to the design waiver for landscaped areas, the proposed deviation is only 4% and the Applicant is providing rain gardens in this area in as large an area as possible, given the need for sidewalks as well.

7. With regard to the design waiver for tree pit size, the project meets this requirement except for one area where 4 feet 3 inches x 7 feet is required due to a narrow point of the sidewalk and driveway. The proposed dimension will sustain a tree.

8. With respect to the design waiver for foundation landscaping, this relief is justified because the large number of doors on the front of the building would limit the area available for foundation planting and that area would be under an overhang, limiting potential growth.

9. With respect to the design waivers for lighting, see the justification set forth in paragraph 25 above.

10. With respect to the design waiver for sign area, the Applicant agreed to meet with the Design Review Board to discuss signage. However, the Board finds that the 62.9 square feet of excess sign area, which is derived from the general Village Ordinance and not from this Redevelopment Plan, is not excessively large for this project and therefore the Board concludes that a design waiver should be granted pending sign design approval by the Design Review Board. Due to the fact that the Applicant may not finalize its signage package until commercial/retail tenants are identified post-construction, this condition of approval shall not need to be satisfied prior to the issuance of building permits. However, the Applicant may not install its signage until the DRB grants approval for the same.

11. Granting these deviations and design waivers is consistent with the purpose and intent of the Redevelopment Plan and will cause no substantial interference with the public good or the Redevelopment Plan.

12. Other potential or actual variances, deviations, and design waivers contained in the Board Professionals' reports were agreed to be revised to comply, including but not limited to seating heights, awning types, transparency, bike spaces, and roof pitch.

**NOW THEREFORE** be it resolved by the Planning Board of the Township of South Orange Village that the application of 270-274 Irvington Avenue, LLC for property located at 270 Irvington Avenue and 299 Irvington Avenue, also known as Block 2102, Lots 14-20 and Block 2107, Lot 1 as determined as follows:

1. The Board grants preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46 and 50.
2. The Board grants the deviations from the 270 Irvington Avenue Redevelopment Plan set forth herein, pursuant to Section 9.5.C of that Plan.
3. The Board grants the design waivers requested pursuant to N.J.S.A. 40:55D-51.

**AND IT IS FURTHER RESOLVED** that the above approval is subject to the following terms and conditions:

1. The Applicant shall comply with all applicable Township, County and State laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local and state approvals and/or permits.

2. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

3. The Applicant shall pay all outstanding taxes, application fees, technical review fees and inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within ten (10) days of notification.

4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.

5. Revised plans will be submitted for Resolution Compliance review and approval by the Board Professionals, which shall contain an approvals statement, signature blocks, revisions discussed herein and in the reports by the Board Professionals, and any notations related to conditions of approval. Plans must be submitted within 120 days of the memorialization of this approval. After those plans are approved by the Board Professionals, a final set of all plans will be provided for signature, and then the Applicant may proceed with building permits. Any changes to the plans during this process must be requested in writing.

6. The Applicant will comply with all terms and conditions set forth in the Planning Report No. 1 of Greer Patras, P.P. dated September 3, 2021 and the Memorandum of Eric L. Keller, P.E. dated September 29, 2021.

7. The Applicant will comply with the comments of the Shade Tree Commission dated October 29, 2021, including but not limited to the ratio of ornamental versus shade trees, and street tree type.

8. The Applicant will develop a pedestrian access and safety plan that, to the extent safe to do so, will provide for pedestrian access along Irvington Avenue throughout the construction of this project, subject to approval by the Village and the County.

9. The Applicant will obtain approval from all other governmental agencies whose approval is required for the project, including but not limited to, the Board of Trustees of the Township of South Orange Village and the County Planning Board.

10. The Applicant will work with the Design Review Board regarding the lighting plan and signage proposed for the project, including the size, font and color of signs.

11. The Applicant will revise its plans to provide for a crosswalk on the southerly side of the intersection of Fairview Avenue and Irvington Road and to include additional parallel parking spaces on the frontage of 270 Irvington Avenue, subject to County of Essex review and approval.

12. The Applicant will revise the plans to move the emergency generator to the south side of the 270 Irvington Avenue primary structure. The generator will be tested every two weeks, with testing taking place in the afternoons of weekdays and that testing will satisfy all applicable noise standards.

13. The Applicant will revise the plans to eliminate the westernmost parking stall at the parking lot at 299 Irvington Avenue.

14. The Applicant will enhance the traffic crossing measures to connect the two sites including lighting, design, and signs as discussed in the RDP and professional reports, and will discuss with the County any other pedestrian safety improvements that can be made in addition to the crosswalk. A final plan coordinating on and off-site improvements will be submitted for review and approval by the Board professionals after

coordination with all agencies.

15. For a period of sixty (60) days following the adoption of this Resolution, the Applicant will engage in good faith negotiations with Ms. Li Liu, the owner of property at 284 Irvington Ave and adjacent to 270 Irvington Avenue, to negotiate an Easement Agreement, Access Agreement or other means by which access to the rear of the adjacent property can be secured. Both parties will be responsible for their own expenses in preparing plans or otherwise negotiating this Agreement. If at the end of sixty (60) days the parties have not entered into an agreement, those negotiations can continue, but the failure to reach an agreement will not affect the ability of the Applicant to secure permits or commence construction.

16. The Applicant will meet with the shade tree commission regarding removal and/or protection of existing trees along the site perimeter prior to any site disturbance or tree removal. The clearing limits and tree protection fencing will be shown on a plan, staked in the field, and approved by the Board Professionals prior to any site disturbance.

17. The Applicant will formalize a cross access agreement with the owner of Block 2107, Lot 32.

18. The Applicant will prepare a consolidation Deed for approval by the Board attorney and, Board engineer and thereafter will record same and obtain new lot numbers from the Assessor

19. The Applicant will improve the loading /flex space compliance as discussed in the professional reports and will work with County to determine whether one on-street, 10-minute parking space can be striped and signed. If the County does not agree, one of the rear above ground spaces shall be used for such.

20. The applicant will provide benches along Irvington Avenue in a number satisfactory to the Board professionals.

The undersigned secretary certifies that this decision was made by this Board on November 1, 2021 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on December 6, 2021.

Ojetti Davis, Board Secretary

Vote on Action Taken by the Board:

| BOARD MEMBER | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
|---|---|---|---|---|---|---|
| BUSCH-VOGEL | | | X | | | |
| COLTON-MAX (Ch.) | | | X | | | |
| FREEMAN | | | X | | | |
| HARRIS | | | | | | X |
| KRAIKER | | | X | | | |
| LERMAN (V.Ch) | | X | X | | | |
| LOEHNER | | | | | | X |
| MILLER | X | | X | | | |
| ZUCKERMAN | | | | | | |
| MORIN (1st Alt) | | | X | | | |
| HOUSE (2nd Alt) | | | X | | | |

Vote on the Memorization of the resolution:

| BOARD MEMBER | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
|---|---|---|---|---|---|---|
| BUSCH-VOGEL | | | X | | | |
| COLTON-MAX (Ch.) | | | | | | X |
| FREEMAN | | | X | | | |
| HARRIS | | X | X | | | |
| KRAIKER | | | X | | | |
| LERMAN (V.Ch) | | | X | | | |
| LOEHNER | | | | | | X |
| MILLER | X | | X | | | |
| ZUCKERMAN | | | | | | |
| MORIN (1st Alt) | | | X | | | |
| HOUSE (2nd Alt) | | | X | | | |

**RESOLUTION**
**SOUTH ORANGE VILLAGE PLANNING BOARD**
**APPLICATION #283**
**IN THE MATTER OF 270-274 IRVINGTON AVENUE, LLC**
**DECIDED ON APRIL 7, 2025**
**MEMORIALIZED ON MAY 5, 2025**
**REQUEST FOR EXTENSION OF APPROVALS**

**WHEREAS**, by Resolution adopted on December 6, 2021, 270-274 Irvington Avenue, LLC (hereinafter the "Applicant") obtained preliminary and final site plan approval with Redevelopment Plan deviations and design waivers to construct a mixed-use project at 270 Irvington Avenue and 299 Irvington Avenue, and

**WHEREAS,** by Resolution adopted December 4, 2023, the Township of South Orange Village Planning Board (the "Board") granted a one-year extension of those approvals pursuant to N.J.S.A. 40:44D-52(a);

**WHEREAS**, due to circumstances set forth herein, the Applicant has requested another one-year extension of those approvals; and

**WHEREAS**, a public hearing on this request was conducted on April 7, 2025; and

**WHEREAS**, the Applicant was represented by Derek W. Orth, Esq.; and

**WHEREAS**, the Applicant presented and relied upon the application package submitted to the Board by correspondence dated March 28, 2025; and

**WHEREAS**, representatives of the public were provided with an opportunity to ask questions and comment upon the application; and

**WHEREAS,** the Board reviewed and considered the application and documents submitted therewith; and

**WHEREAS,** the Board also considered the input of its professionals at the hearing.

**NOW THEREFORE,** the Board makes the following findings of fact, based upon the evidence presented at its public hearing, at which a record was made.

1. By Resolution adopted December 6, 2021, the Applicant was granted preliminary and final site plan approval with Redevelopment Plan deviations and design waivers to construct two mixed-use buildings at 270 Irvington Avenue and one mixed-use building at 299 Irvington Avenue. By Resolution adopted December 4, 2023, the Board granted a one-year extension of those approvals pursuant to N.J.S.A. 40:44D-52(a).
2. The Applicant has obtained all other governmental agency permits and approvals to construct the project. Resolution compliance has been accomplished as well and final plans have been fully executed.
3. Shortly following the Board's Resolution in 2021, the Applicant's principal, Sayid Najim, passed away. The family has obtained the other approvals referenced above but requires additional time to begin construction. Therefore, the Applicant seeks a second one-year extension of the Applicant's approvals, until December 6, 2025, pursuant to N.J.S.A. 40:55D-52(a), which permits the Board to extend the statutory period of protection for up to three years, in one-year increments.
4. In weighing a request for an extension of protection from zoning changes, the Board must balance 1) the public interest in applying zoning changes adopted after the original approval against 2) the developer's interest in extending protection and 3) the circumstances in which the need for extension arose. Jordan Developers v Planning Bd. of Brigantine, 256 N.J. Super 676, 680 (App. Div 1992).

5. In light of the circumstances set forth by the Applicant and the fact that no applicable zoning changes have been made subsequent to the original approval, the Board finds that a second, one-year extension of the aforementioned approvals and protection from zoning changes, expiring December 6, 2025, is warranted.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of South Orange Village that an extension of time is granted from the approvals previously given for preliminary and final site plan approval and other relief for one year from the otherwise applicable expiration dates/date for loss of zoning change protection, i.e., from December 6, 2024 to December 6, 2025.

**AND IT IS FURTHER RESOLVED** that the approval is subject to the following terms and conditions:

1. All terms and conditions set forth in the original Resolution memorialized on December 6, 2021 shall be enforced as if set forth herein at length.

The undersigned secretary certifies that foregoing decision was approved by this Board on April 7, 2025 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on May 5, 2025.

Ojetti Davis, Board Secretary

Vote on Action Taken by the Board

FOR:

AGAINST:

ABSTAIN:

Board Member(s) Eligible to Vote:

| BOARD MEMBER | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
|---|---|---|---|---|---|---|
| BUSCH-VOGEL | | | X | | | |
| COLTON-MAX (Ch.) | X | | X | | | |
| HOUSE | | | | | | X |
| KRAIKER | | X | X | | | |
| DORAN | | | | | | X |
| MILLER | | | X | | | |
| MORIN | | | X | | | |
| HARRIS | | | X | | | |
| HASKINS | | | X | | | |

Vote on Memorialization of Resolution:

| BOARD MEMBER | MOTION | SECOND | AYE | NAY | ABSTAIN | ABSENT |
|---|---|---|---|---|---|---|
| BUSCH-VOGEL | | | X | | | |
| COLTON-MAX (Ch.) | X | | X | | | |
| HOUSE | | | | | | X |
| KRAIKER | | | X | | | |
| DORAN | | | | | | |
| MILLER | | | X | | | |
| MORIN | | X | X | | | |
| HARRIS | | | | | | X |
| HASKINS | | | | | | X |

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-175

**July 13, 2026**

**RESOLUTION OF SOUTH ORANGE VILLAGE, IN THE COUNTY OF ESSEX, NEW JERSEY AUTHORIZING THE EXECUTION OF A CERTIFICATE OF COMPLETION FOR 8 SECOND STREET URBAN RENEWAL, LLC**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment in accordance with the Redevelopment Law; and

**WHEREAS**, on December 18,1995, the Board of Trustees (now known as the "**Village Council**") of the Village of South Orange (the "**Village**") adopted Resolution No. 301-95 designating certain property identified as Block 1905, Lot 1 on the tax maps of the Village (the "**Property**") as a non-condemnation "area in need of redevelopment" pursuant to the Redevelopment Law; and

**WHEREAS**, by Ordinance No. 96-43 adopted on November 25, 1996, in accordance with the Redevelopment Law, the Trustees adopted the "Central Business District Redevelopment Plan," which was subsequently amended by Ordinance No. 20-2002, adopted on September 23, 2002, by Ordinance No. 08-20, adopted on October 15, 2008, by Ordinance 2021-24 adopted on January 28, 2013 and by Ordinance 2014-03 adopted on May 19, 2014 (the "**CBD Plan**") for an area in the Village known as the Central District Redevelopment Area, which includes the Property; and

**WHEREAS,** on September 14, 2020, the Trustees adopted Resolution 2020-212 designating 8 Second Street LLC, now identified as 8 Second Street Urban Renewal, LLC (the "**Redeveloper**"), as the "conditional redeveloper" of the Property, approving and authorizing execution of a conditional redeveloper's agreement, and authorizing Village President to execute same; and

**WHEREAS**, in order to redevelop the Property as envisioned by the Village and Redeveloper, certain changes were required to be made to the CBD Plan; and

**WHEREAS**, on April 26, 2021, by Ordinance 2021-12 the Trustees adopted the redevelopment plan entitled "Second and Sloan Street Redevelopment Plan" dated March 31, 2021 for the Property (the "**Redevelopment Plan**"); and

**WHEREAS**, pursuant to the Redevelopment Law, the Village and Redeveloper entered into a redevelopment agreement dated April 2, 2022, which designated the Redeveloper as the "redeveloper" in connection with the redevelopment project, as more particularly described in the Redevelopment Agreement (the "**Project**") and set forth the terms and conditions for the construction of the Project on the Property (the "**Redevelopment Agreement**"); and

**WHEREAS**, the Redevelopment Agreement required the Redeveloper to construct the Project, at its sole cost and expense; and

**WHEREAS**, the Redevelopment Agreement provides that upon Completion (as defined in the Redevelopment Agreement) of the required work for the Project, the Redeveloper may apply for a Certificate of Completion, which in part recognizes that the work has been completed and releases the Redeveloper from its responsibilities under the Redevelopment Agreement as to the Project; and

**WHEREAS**, the Redeveloper has requested that the Village issue a Certificate of Completion for the Project and submits that it has complied with all requirements of the Redevelopment Agreement, the applicable Planning Board and related approvals, and has obtained a Final Certificate of Occupancy from the Village Construction Official in accordance with the Redevelopment Agreement.

**NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF SOUTH ORANGE VILLAGE, NEW JERSEY AS FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2**. The Village Council hereby consents to execution of a Certificate of Completion as set forth herein, in accordance with the terms of the Redevelopment Agreement.

**Section 3**. The Mayor is hereby authorized and directed to execute the Certificate of Completion on behalf of the Village, as necessary to further evidence or acknowledge the Village's consent.

**Section 4**. The Redeveloper shall provide a recorded copy of the Certificate of Completion to the Village Clerk.

**Section 5**. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

**Section 6**. This Resolution shall take effect in accordance with all applicable laws.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the South Orange Village Council at a regular meeting held on Monday, July 13, 206

Ojetti E. Davis
Village Clerk

**Record and Return to:**
Tiena Cofoni, Esq.
McManimon, Scotland and Baumann, LLC
75 Livingston Ave #201
Roseland, New Jersey 07068

## CERTIFICATE OF COMPLETION

| | |
|---|---|
| **PROJECT:** | Sloan (8 Second Street) |
| **PROJECT SITE:** | Block 1905, Lot 1 on the tax map of South Orange Village, Essex County, New Jersey (the "**Property**") |
| **REDEVELOPER:** | 8 Second Street Urban Renewal, LLC |
| **DATE:** | As of July 14, 2026 |

==========

South Orange Village, New Jersey (the "**Village**"), a municipal corporation of the State of New Jersey, acting in the capacity of a redevelopment entity pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., issues this Certificate of Completion with respect to the Project (as defined in the Redevelopment Agreement), in accordance with the provisions of Section 4.06 of that certain "Redevelopment Agreement" by and between the Village and the Redeveloper, dated April 2, 2022 (the "**Redevelopment Agreement**").

The Village issues this Certificate of Completion based upon its findings that:

1. Redeveloper performed all of its duties and obligations under the Redevelopment Agreement with regard to the Project and has completed construction of the Project in accordance with the requirements of the Redevelopment Agreement.

2. All required Certificates of Occupancy with respect to the Project necessary for its completion have been obtained.

3. Redeveloper provided a written certificate evidencing its completion of the Project (the "**Redeveloper's Certificate**"), which Redeveloper's Certificate the Village has relied upon in issuing this Certificate of Completion, and which Redeveloper's Certificate is attached hereto as Exhibit 1.

4. The conditions that were found and determined to exist at the time the Property was determined to be in need of redevelopment shall be deemed to no longer exist.

5. In connection with the Property only, upon the recording of this Certificate of Completion, all covenants and restrictions contained in the Declaration of Covenants and Restrictions (the "**Declaration**") shall cease and terminate and be discharged of record, except as provided for therein.

6. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Redevelopment Agreement.

**IN WITNESS WHEREOF**, the undersigned has hereunto set her hand on behalf of the Village, this ____ day of _____, 2026.

ATTEST:

By: _____

**SOUTH ORANGE VILLAGE**

By:_____
Sheena C. Collum
Mayor

## ACKNOWLEDGMENT

STATE OF NEW JERSEY )
) ss.
COUNTY OF ESSEX )

I CERTIFY that, on _____, 2026, Sheena C. Collum personally came before me, the undersigned, a Notary Public or Attorney at Law of this State, and this person acknowledged under oath, to my satisfaction that:

(a) she is the Mayor of South Orange Village, the municipal corporation of the State of New Jersey named in the within document;

(b) this document was signed and delivered by the municipal corporation as its voluntary act, duly authorized by law;

(c) this person knows the proper seal of the municipal corporation which was affixed to this document; and

(d) this person signed this proof to attest the truth of these facts.

Sworn to and subscribed before me
this _____ day of _____, 2026.

_____
Name:
Notary Public of New Jersey

**Exhibit 1**
**Redeveloper Certificate**

**REDEVELOPER CERTIFICATE OF COMPLETION**
**8 SECOND STREET URBAN RENEWAL, LLC**

**DATED: As of April 2, 2026**

In connection with the Project (the "**Project**"), as such term is defined in that certain Redevelopment Agreement dated as of April 2, 2022 (the "**Redevelopment Agreement**") by and between the Township of South Orange Village (the "**Village**") and 8 Second Street Urban Renewal, LLC, a New Jersey limited liability company (the "**Redeveloper**"), the undersigned, Michael Markovitz, not in his individual capacity but solely in his capacity as an authorized signatory of the Redeveloper, **CERTIFIES, REPRESENTS AND WARRANTS**, as follows:

1. Redeveloper has performed all of its duties and obligations under the Redevelopment Agreement with regard to the Project and has completed construction of the Project in accordance with the requirements of the Redevelopment Agreement.

2. All required Certificates of Occupancy with respect to the Project necessary for its completion have been obtained.

3. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Redevelopment Agreement.

**IN WITNESS WHEREOF**, I have hereunto set my hand as of the date first written above.

**8 SECOND STREET URBAN RENEWAL, LLC**
a New Jersey limited liability company

By:_____
Michael Markovitz, Authorized Signatory

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-176

**July 13, 2026**

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A: 4-87**

**WHEREAS**, NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount,

**NOW, THEREFORE, BE IT RESOLVED**, that South Orange Village in the County of Essex, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of $64,700.00, which is now available from "Local Recreation Improvement Grant" in the amount of $64,700.00.

**BE IT FURTHER RESOLVED**, that the like sum of $64,700.00 is hereby appropriated under the caption "Local Recreation Improvement Grant" and

**BE IT FURTHER RESOLVED** that the above is the result of funds from New Jersey Department of Community Affairs in the amount of $64,700.00.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Village Council at their regular meeting held on Monday, July 13, 2026.

Ojetti E. Davis
Village Clerk

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-177

**July 13, 2026**

**RESOLUTION APPOINTING WILLIAM WEST AS ASSISTANT SUPERVISOR OF THE SOUTH ORANGE DEPARTMENT OF PUBLIC WORKS**

**WHEREAS**, a vacancy presently exists in the position of Assistant Supervisor of the Department of Public Works; and

**WHEREAS**, there does not currently exist a New Jersey Civil Service Commission list of eligible candidates for the title of Assistant Supervisor – Public Works; and

**WHEREAS**, William West is a senior ranking member in the Department and meets the minimum requirements for the Assistant Supervisor title and is therefore eligible for provisional appointment as Assistant Supervisor pursuant to NJAC 4A:4-1.5; pending the announcement of a competitive examination and the completion of that examination and/or approval of a waiver of that examination, and resulting permanent appointment of an individual to the title of Assistant Supervisor; and

**WHEREAS**, the Village Administrator, as the Civil Service Appointing Authority and as the Appropriate Authority pursuant to §3-14H of the Village Code, has certified that the failure to make a provisional appointment to the Assistant Supervisor title will seriously impair the work of the Department and the Village; and

**WHEREAS**, the Village Council accepts and concurs in the finding that the failure to make a provisional appointment to the Assistant Supervisor title will seriously impair the work of the Department and the Village.

**NOW THEREFORE, BE IT RESOLVED** by the Village Council of South Orange Village that the Council hereby approves the provisional appointment of William West to the position of Assistant Supervisor, effective July 1, 2026, from his current position as Parks Maintenance 1, as authorized by NJAC 4A:4-1.5 until such time as a permanent appointment is made. William West's salary shall be $90,000 annually and benefits shall be in accordance with the Assistant Supervisor position shall include 20 days, vacation, 15 sick days, department cellphone or stipend for use of a personal cellphone and limitation on overtime eligibility; as may be subsequently modified or supplemented.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Village Council at their regular meeting held on Monday, July 13, 2026.

_____

Ojetti E. Davis
Village Clerk

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-178

**July 13, 2026**

**RESOLUTION ADOPTING THE SOUTH ORANGE VILLAGE CENTER ALLIANCE D/B/A SOUTH ORANGE DOWNTOWN FY 2026 OPERATING BUDGET**

WHEREAS, the South Orange Downtown ("SODT") is a statutory Special Improvement District which was created by South Orange Village in 2012; and

WHEREAS, pursuant to the authorizing statutes, and specifically N.J.S.A. 40:56-84, SODT is required to prepare and submit an annual operating budget for approval, public hearing and adoption by the South Orange Village Council; and

WHEREAS, the SODT Board of Directors has prepared and presented the attached proposed FY 2026 operating budget to the South Orange Village Council for introduction, approval and adoption

WHEREAS, the Village Council of South Orange Village introduced said budget for approval as Resolution #2026-149 at its June 8, 2026 Regular Meeting; and

WHEREAS, the aforementioned Budget was published in the Official Newspaper of South Orange Village and that a Public Hearing on the budget was held on this date.

NOW BE IT FURTHER RESOLVED that the Village Council does hereby adopt the attached Operating Budget for the South Orange Downtown for FY 2026.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the South Orange Village Council at a regular meeting held on Monday, July 13, 206

Ojetti E. Davis
Village Clerk

| Income | General and Administrative | Business Retention & Recruitment | Beautification & Placemaking | Marketing & Communications | Events & Fundraising | Advocacy | FY 2026 |
|---|---|---|---|---|---|---|---|
| Assessment Revenue | $ 15,000.00 | $ 65,000.00 | $ 60,000.00 | $ 50,000.00 | $ 35,000.00 | $ 10,000.00 | $ 235,000.00 |
| Village Contributions | $ 10,000.00 | $ 30,000.00 | $ 50,000.00 | $ 10,000.00 | | | $ 100,000.00 |
| Vendor Income (Farmers Market) | | | | | $ 7,000.00 | | $ 7,000.00 |
| Sponsorship | | | | | $ 20,000.00 | | $ 20,000.00 |
| Event Income | | $ 12,000.00 | | | $ 35,000.00 | | $ 47,000.00 |
| Donations | | | | | $ 5,000.00 | | $ 5,000.00 |
| Kiosk Income | | | | $ 5,000.00 | | | $ 5,000.00 |
| Grant Income | | | $ 15,000.00 | | | | $ 15,000.00 |
| **Rent (In-Kind)** | **$ 21,452.61** | | | | | | **$ 21,452.61** |
| **Prior Year Event Surplus Carryover** | | | | | **$ 10,180.43** | | **$ 10,180.43** |
| **Prior Year Grant Carryover (Reserves)** | | | **$ 15,000.00** | | | | **$ 15,000.00** |
| **Reserves Drawdown** | **$ 3,819.57** | **$ 10,000.00** | | **$ 10,000.00** | **$ 10,000.00** | | **$ 33,819.57** |
| **TOTAL INCOME** | **$ 50,272.18** | **$ 117,000.00** | **$ 140,000.00** | **$ 75,000.00** | **$ 122,180.43** | **$ 10,000.00** | **$ 514,452.61** |

| Expense | General and Administrative | Business Retention & Recruitment | Beautification & Placemaking | Marketing & Communications | Events & Fundraising | Advocacy | FY 2026 |
|---|---|---|---|---|---|---|---|
| **ADMINISTRATIVES EXPENSES** | | | | | | | |
| Professional Services (Accounting, Audit, Legal) | $ 6,000.00 | | | | | | $ 6,000.00 |
| Fringe Benefits | $ 200.00 | $ 200.00 | $ 200.00 | $ 200.00 | $ 200.00 | $ 200.00 | $ 1,200.00 |
| Postage and Delivery | $ 100.00 | | | | $ 300.00 | | $ 400.00 |
| Charities Registration | $ 100.00 | | | | | | $ 100.00 |
| Insurance | $ 2,600.00 | | | | | | $ 2,600.00 |
| Office Supplies | $ 1,200.00 | | | | | | $ 1,200.00 |
| Storage Rental | **$ 4,500.00** | | | | | | $ 4,500.00 |
| Internet | $ 1,300.00 | | | | | | $ 1,300.00 |
| Rent (In-Kind) | $ 21,452.61 | | | | | | $ 21,452.61 |
| Professional Development / Conferences | $ 750.00 | $ 500.00 | | $ 500.00 | | | $ 1,750.00 |
| Square/PayPal Fees *(Processing Fees)* | $ 2,000.00 | | | | | | $ 2,000.00 |
| Membership & Subscriptions | | $ 1,500.00 | | | | | $ 1,500.00 |

| Income | General and Administrative | Business Retention & Recruitment | Beautification & Placemaking | Marketing & Communications | Events & Fundraising | Advocacy | FY 2026 |
|---|---|---|---|---|---|---|---|
| **MARKETING & COMMUNICATIONS** | | | | | | | |
| Printing | | | | $ 4,000.00 | | | $ 4,000.00 |
| Advertising | | | | $ 19,000.00 | | | $ 19,000.00 |
| E-Marketing (Constant Contact) | | | | $ 750.00 | | | $ 750.00 |
| Website Hosting & Maintenance, Add-ons | | | | $ 1,600.00 | | | $ 1,600.00 |
| Volunteer / Internship Stipend | | | | | $ 3,250.00 | | $ 3,250.00 |
| Sponsorships (events we sponsor) | | | | $ 350.00 | | | $ 350.00 |
| Digital Kiosk *(Wi-Fi & Software)* | | | | $ 1,500.00 | | | $ 1,500.00 |
| **BEAUTIFICATION** | | | | | | | |
| Downtown Beautification / scheduled maintenance | | | $ 5,000.00 | | | | $ 5,000.00 |
| Grant Project | | | $ 30,000.00 | | | | $ 30,000.00 |
| Facade Improvement Program (Storefront Grant) | | $ 6,000.00 | $ 6,000.00 | | | | $ 12,000.00 |
| Holiday Decorations | | | $ 25,000.00 | | | | $ 25,000.00 |
| Clean Team Supplies | | | **$ 4,500.00** | | | | $ 4,500.00 |
| **PAYROLL** | | | | | | | |
| Payroll Processing | $ 3,000.00 | $ - | $ - | $ - | $ - | $ - | $ 3,000.00 |
| Payroll Tax | $ 3,000.00 | $ 3,000.00 | $ 5,100.00 | $ 4,000.00 | $ 3,000.00 | $ 3,000.00 | $ 21,100.00 |
| Payroll Staff | $ 11,000.00 | $ 32,000.00 | $ 73,000.00 | $ 40,000.00 | $ 52,000.00 | $ 22,000.00 | $ 230,000.00 |
| Benefits (Health & Retirement) | $ 3,700.00 | $ 3,700.00 | $ 3,700.00 | $ 3,800.00 | $ 3,800.00 | $ 3,700.00 | $ 22,400.00 |
| **PROMOTION AND EVENT EXPENSES** | | | | | | | |
| Networking Event & Meetings | | $ 6,000.00 | | | | | $ 6,000.00 |
| Downtown After Sundown | | | | | $ 5,000.00 | | $ 5,000.00 |
| Downtown on Display | | $ 10,000.00 | | | | | $ 10,000.00 |
| Food Stroll | | $ 12,000.00 | | | | | $ 12,000.00 |
| UCMF | | | | | $ 21,000.00 | | $ 21,000.00 |
| Fundraising Event (Beer Fest) | | | | | $ 10,000.00 | | $ 10,000.00 |
| Events & Supplies | | | | | $ 10,000.00 | | $ 10,000.00 |
| Event Staffing | | | | | $ 3,000.00 | | $ 3,000.00 |
| | | | | | | | |
| **Fundraising Carryforward to next fiscal year** | | | | | **$ 10,000.00** | | **$ 10,000.00** |
| **TOTAL EXPENSE** | **$60,902.61** | **$74,900.00** | **$152,500.00** | **$75,700.00** | **$121,550.00** | **$28,900.00** | **$514,452.61** |

| ISSUES, GOALS, OBJECTIVES AND ACTION ITEMS | MEASURE | TARGET DATE | TARGET METRIC |
|---|---|---|---|
| ISSUES, GOALS, OBJECTIVES AND ACTION ITEMS | MEASURE | TARGET DATE | TARGET METRIC |
| **RETENTION & RECRUITMENT** | | | |
| **Goal: Strengthen engagement with South Orange Downtown businesses and property owners to support long-term retention, while positioning the district as a desirable location for future investment and strategic business recruitment.** | | | |
| **Objective: Increase engagement with South Orange Downtown businesses and property owners through regular communication, check-ins, and involvement in SODT programs, building stronger relationships that support retention and inform future recruitment efforts.** | | | |
| Provide new and existing businesses with resources to grow their enterprises | # of businesses assisted | Ongoing | 10 businesses |
| Conduct regular visits and check-ins with downtown businesses to gather feedback, identify needs, and strengthen relationships | # of visits completed and feedback collected | Ongoing | At least 50 business check-ins completed |
| Curate and launch quarterly First Friday events in different sections of the district to spotlight areas of the downtown, highlight local businesses, and encourage community exploration | # of businesses involved, # of events hosted, community, social media engagement tracked | Ongoing | 4 First Friday events hosted with participation from at least 10 businesses per event, 100+ social media engagements (likes, comments, shares, or tags) |
| Partner with individual businesses to feature them through Downtown on Display programming, promoting their products or services and strengthening their connection to the community. | # of businesses featured | Ongoing | 30 businesses |
| Host two events for downtown businesses in 2026, which may be educational or networking focused, to support engagement and connections. | Completion of two business-focused events and participation documented | Ongoing | 2 events completed with participation from at least 50 businesses |
| Property owner check-ins: Improve property owner communication and individual relationship | Track communication and interactions with property owners | Ongoing | Ongoing engagement with key property owners documented |
| Organize and promote a Small Business Crawl to drive traffic to downtown businesses and highlight the value of shopping local | # of participating businesses, passport/check-in activity, and business feedback | November 2026 | At least 20 businesses participate; 100 passports/check-ins completed, businesses report increased traffic compared to a typical Friday |
| Work with Seton Hall University to (a) promote and support downtown business participation in Beyond the Gates events, and (b) ensure businesses are aware of and take advantage of one-on-one programs and collaborations offered directly by the university.<br>at least 2 on campus events (Beyond the Gates) | # of businesses participating in Beyond the Gates and number engaging with Seton Hall's individual programs | December 2026 | At least 20 businesses participate in Beyond the Gates and at least 5 businesses engage with Seton Hall's one-on-one programs |
| **PLACEMAKING AND BEAUTIFICATION:** | | | |
| **Goal: Ensure South Orange Downtown remains a vibrant, well-maintained, and welcoming district through ongoing beautification and placemaking improvements.** | | | |
| **Objective: Maintain a high standard of cleanliness in South Orange Downtown while introducing new beautification projects and infrastructure improvements.** | | | |
| Maintain a clean and welcoming downtown by overseeing daily litter removal, sidewalk sweeping, and street-level upkeep through the Clean Team Ambassadors program | Cleaning activities and feedback documented | Ongoing | Regular feedback gathered from businesses, Public Works, and staff observations |
| Survey district for street conditions that need to be reported and addressed | # of conditions reported & resolved | | 15 conditions resolved |
| Encourage businesses to apply for the Storefront Improvement Grant and update the program to cover ADA compliance and accessibility improvements | # of businesses that apply for the storefront grant | December 2026 | 4 successful grant applications |
| Install temporary public art sculptures downtown in partnership with The Gallery at Vose Ave. | # of art installations completed feedback from residents, businesses, and visitors, along with social media and community engagement tracked | Ongoing | At least 3 installations completed, with feedback gathered from residents, businesses, and visitors, and social media engagement documented. |
| Replace select trash cans in key areas of the district using Main Street New Jersey (MSNJ) grant funding to enhance cleanliness, functionality, and the overall appearance of South Orange Downtown | # of trash cans replaced and installation progress documented | December 2026 | Installation of all trash cans funded through the MSNJ grant completed in identified priority locations |
| **MARKETING & COMMUNICATIONS** | | | |
| **Goal: Strengthen South Orange Downtown's brand by deepening its identity, reaching more audiences, and shaping perceptions so that both local residents and visitors see downtown as the place to live, work, and experience.** | | | |
| **Objective: Expand SODT's impact through consistent social media, online campaigns, and local outreach that encourage residents to support downtown businesses.** | | | |
| "Spotlight On"- Produce dedicated spotlight features that highlight local businesses through social media posts, reels, newsletters, and website stories | Spotlights created and shared | Ongoing | 12 businesses spotlighted |
| Publish Annual Calendar: Provide a comprehensive annual events and promotions calendar to enhance planning and community engagement | Calendar completion and distribution by target date | January 2026 | Publish and distribute the annual calendar by January 15 |

| ISSUES, GOALS, OBJECTIVES AND ACTION ITEMS | MEASURE | TARGET DATE | TARGET METRIC |
|---|---|---|---|
| Send a bi-monthly e-newsletter with news, events, and promotions to maintain a direct connection with subscribed residents and visitors | Number of newsletters sent; opens and click-throughs tracked | Ongoing | 24 newsletters; average 35% open rate; 5% click-through rate |
| Boost attendance and awareness of each SODT event through targeted marketing | # of views, clicks, RSVPs and event attendance | Ongoing | 20% increase in event attendance and engagement year-over-year |
| Use the South Orange Downtown digital kiosk to display events and community information while generating revenue from business advertising | Ad sales revenue and consistency of kiosk programming | December 2026 | At least $5,000 in ad sales generated |
| Plan and execute monthly promotions: drive continuous engagement and foot traffic through monthly themed promotions | Participation rate of businesses and engagement on promotion materials | December 2026 | 12 promotions annually with participation from at least 15 businesses each |
| Continue to increase engagement between SHU students and local businesses through campus-specific promotions | # of businesses that participate in SHU targeted activities (Beyond the Gates, Welcome Weekend, SHU weekend, etc.) | December 2026 | 25 businesses |
| Grow Instagram following through the use of creative content and partnerships | # of followers | December 2026 | 10,000 IG Followers |
| Establish and grow a TikTok presence to enhance community engagement, showcase local businesses and increase awareness of district events and initiatives | # of followers<br>% of likes, comments, shares and views relative to total followers per post | March 2026 | Gain 500 followers within the first 4 months<br>Average engagement rate of 5% (likes, comments, shares, views) per post |
| Work with downtown businesses to create World Cup–themed promotions, watch-party tie-ins, and incentives that bring visitors into stores and restaurants during the tournament period. Promote participation through coordinated marketing and social media outreach | # of participating businesses, promotions launched, and business feedback on increased traffic or sales | July 2026 | 40 businesses participate in World Cup promotions; majority report increased foot traffic or sales during the event period |
| Host ribbon cutting ceremony for new businesses | # of ceremonies | Ongoing | 2 |
| **EVENTS** | | | |
| **Goal: Produce impactful signature events that engage local businesses, increase customer activity downtown, and reinforce South Orange's identity as a thriving business district.** | | | |
| **Objective: Evaluate and refine signature events to maximize business participation and customer impact, while ensuring efficient use of staff and financial resources.** | | | |
| Streamline the Farmers Market by reducing its size and focusing on vendor quality and consistency | Vendor participation, sales, and community attendance | October 2026 | Average vendor sales meet or exceed prior year benchmarks;<br>weekly community attendance averages |
| Plan and execute Pride Dance Party (in collaboration with NJ Pride & Township) | Social media engagement (posts, shares, tagged photos); general community presence and atmosphere (staff observation, photos, etc..) | June 2026 | Positive community presence documented at the event and social media tags or mentions |
| Plan and execute Downtown After Sundown | Social media engagement (posts, shares, tagged photos); general community presence and atmosphere (staff observation, photos, etc..) | September 2026 | Positive community presence documented at the event and social media tags or mentions |
| Plan and execute Halloween Festival / Spooky Spiotta | Social media engagement (posts, shares, tagged photos); general community presence and atmosphere (staff observation, photos, etc..) | October 2026 | Positive community presence documented at the event and social media tags or mentions |
| Plan and execute Hometown Holiday & Tree Lighting | Social media engagement (posts, shares, tagged photos); general community presence and atmosphere (staff observation, photos, etc..) | December 2026 | Positive community presence documented at the event and social media tags or mentions |
| Host the Under Cover Music Fest to bring visitors downtown, involve businesses, and raise funds for SODT | # of participating businesses, event revenue, attendance | June 2026 | Over 5,000 attendees; $20,000 in drink sales |
| Host the Annual Meeting to showcase SODT's impact, share priorities, and engage stakeholders | Attendance and stakeholder feedback | January 2026 | 50+ attendees |
| Review each SODT event by tracking attendance, business participation, and staff time to determine which events should continue, be adjusted, or be cut. | Post-event evaluations | September 2026 | Staff completes evaluations for 100% of events and presents recommendations to the board for review |
| **ADVOCACY** | | | |
| **Goal: Expand South Orange Downtown's influence as an advocate by engaging with municipal, county, and state stakeholders to support economic growth and quality of life in the district.** | | | |
| **Objective: Collaborate with municipal partners to advance at least two priority issues identified by downtown businesses and property owners.** | | | |
| Continue to work with the Village, Design Review Board, and the Planning & Economic Development Committee on changes to the ordinance that will allow second-floor businesses to install ground-level signage | Draft ordinance prepared and reviewed with Village staff | March 2026 | Ordinance adopted by Village Council |
| Work to advance the overhaul of the parking ordinance with Village staff and the Planning & Economic Development Committee so it aligns with the Village Master Plan and better supports downtown businesses | Actions taken to keep the ordinance update a priority (meetings, communications, follow-up) | December 2026 | Ordinance revisions prepared by Village staff and placed on the Council agenda for adoption |

| ISSUES, GOALS, OBJECTIVES AND ACTION ITEMS | MEASURE | TARGET DATE | TARGET METRIC |
|---|---|---|---|
| Attend Planning Board and Planning & Economic Development Committee meetings on a monthly basis, and participate in Council meetings as needed, to ensure downtown priorities are represented | Meeting attendance and issues raised | Ongoing | Regular attendance at meetings with at least two downtown priorities advanced |
| **FUNDRAISING** | | | |
| **Goal: Develop sustainable funding streams to support South Orange Downtown's operations, community events, and beautification projects.** | | | |
| **Objective: Use reserves strategically while expanding sponsorships, events, and donor programs to begin offsetting the $30K drawdown from reserves.** | | | |
| Produce Beer Fest as a signature fundraiser with strong sponsorships and attendance to generate reliable revenue | Net revenue raised | Sept 2026 | At least $15,000 in net proceeds |
| Conduct a financial and operational analysis to determine the feasibility and impact of merging Beer Fest and UCMF into one large-scale fundraising event | Completion of analysis and recommendations | August 2026 | Board decision on event structure for FY27 |
| Redesign and expand the annual Holiday Appeal with stronger messaging, multi-channel outreach, and enhanced donor relations to increase participation and giving levels | Total contributions received | December 2026 | At least $5,000 raised |
| Create and promote a monthly giving program to build reliable revenue and strengthen donor connections | # of recurring donors and dollars pledged | October 2026 launch, with year-end push | 20 recurring donors contributing $2,400 annually |
| Formalize year-round sponsorship packages and secure multi-year commitments from local businesses and institutions while maintaining strong sponsor relations | # of Sponsorship agreements executed | Ongoing with quarterly progress reviews | At least $20,000 secured; at least one multi-year sponsor commitment |
| Identify, apply for, and secure new grant funding opportunities to strengthen financial sustainability and expand program resources | Grant applications submitted and funding awarded | December 2026 | At least two new applications submitted; at least $15,000 secured |
| Cultivate relationships with corporate, institutional, and community partners to expand financial support and strengthen long-term funding opportunities | Partnership meetings held and agreements pursued | December 2026 | At least one new partnership or funding commitment |
| **VOLUNTEER & BOARD ENGAGEMENT** | | | |
| **Goal: Engage the diverse skills and talents of the Board of Directors by aligning members with opportunities where they are most interested and able to contribute, strengthening SODT's fundraising, advocacy, and long-term sustainability.** | | | |
| **Objective: Create and implement a process to match each board member's skills and interests with at least one committee, initiative, or project.** | | | |
| Provide board members with a list of priority areas (fundraising, advocacy, events, business engagement, marketing, finance/legal) and allow them to choose where they want to contribute. Track assignments and check in on participation and satisfaction throughout the year. | Member choices confirmed and tracked | January 2026 | All members engaged in at least one area |
| Offer an annual training or retreat to review roles, responsibilities, and SODT priorities, and to collect feedback on board engagement. | Training or retreat held | September 2026 | 90% of members participate; feedback compiled for 2027 planning |
| Hold informal gatherings to strengthen board relationships and build team culture. | # of gatherings held | December 2026 | 2 gatherings and at least 80% board attendance at each gathering |
| Attract new volunteers by promoting opportunities through community outreach, social media, and business networks, making it clear how individuals can get involved with SODT events and projects. | Volunteer outreach and sign-ups documented | December 2026 | 20 new volunteers recruited |

**SOUTH ORANGE VILLAGE**
**Municipal Offices**
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

www.southorange.org
P 973.378.7715
F 973.763.0987

# RESOLUTION #2026-179

**July 13, 2026**

**RESOLUTION AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH JULY 13, 2026 IN THE TOTAL AMOUNT OF $25,395,046.16**

**WHEREAS,** certain bills which are contained on the bills list which is annexed hereto and incorporated herein have been submitted to South Orange Village for payment, and

**WHEREAS,** pursuant to N.J.S.A. 40A:5:16, it has been certified to the governing body that the goods or services for which said bills were submitted have been received by or rendered to South Orange Village and;

**WHEREAS,** the Chief Financial Officer of South Orange Village has certified to the governing body that there are funds legally appropriated and available in the budget for the payment of said bills and that the said payment will not result in the disbursement of public monies or in the encumbering of same in excess of the 2025 and/or 2026 appropriation for said purpose;

**NOW THEREFORE, BE IT RESOLVED,** by the Village Council of South Orange Village that it hereby authorizes and Chief Financial Officer and the Clerk to sign checks in payment of the bills set forth in the annexed schedule.

| Council Member | Motion | Second | Ayes | Nays | Abstain | Absent |
|---|---|---|---|---|---|---|
| Canning | | | | | | |
| Greenberg | | | | | | |
| Haskins | | | | | | |
| Jones | | | | | | |
| Lewis-Chang | | | | | | |
| Zollman | | | | | | |

**CERTIFICATION**

I, Ojetti E. Davis, Village Clerk of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Village Council at their regular meeting held on Monday, July 13, 2026.

Ojetti E. Davis
Village Clerk

**SOUTH ORANGE VILLAGE**
Purchase Order Listing By Budget Account



| Ranges | Item Status | Purchase Types | Misc |
|---|---|---|---|
| **Range:** 5 to 6zzzzzzzzzzzzzzzzzzz<br>**Rcvd Batch Id Range:** First to Last<br>**Received Date Range:** 06/18/26 to 07/08/26 | **Open:** N<br>**Void:** N<br>**Paid:** Y<br>**Held:** N<br>**Aprv:** Y<br>**Rcvd:** Y | **Bid:** Y<br>**State:** Y<br>**Other:** Y<br>**Exempt:** Y | **P.O. Type:** All<br>**Format:** Detail without Line Item Notes<br>**Include Non-Budgeted:** Y<br>**Vendors:** All<br>**Department Page Break:** No<br>**Subtotal CAFR:** No<br>**Subtotal Department:** Yes |

| Budget Account | | | Description | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| P.O. Id | Item | Vendor Id | Vendor Name | Item Description | Amount | Stat/Chk | | First Enc Date | Rcvd Date | Chk/Void Date | Invoice | PO Type |
| Fund:CURRENT FUND (2023) | | | | | | | | | | | | |
| Department:PUBLIC WORKS O/E | | | | | | | | | | | | |
| 5-01-26-1292-520 | | | TOOLS & EQUIPMENT | | | | | | | | | |
| 25-01990 | 1 | PPLAW005 | P & P LAWN MOWER REPAIR | Lithium ion battery, Twist Cab | $1,183.14 | R | | 07/17/25 | 07/01/26 | | 192281 | |
| 25-02740 | 1 | PPLAW005 | P & P LAWN MOWER REPAIR | mower tires: turf master, ASM | $414.28 | R | | 10/03/25 | 07/01/26 | | 197269 | |
| | | | | | **$1,597.42** | | | | | | | |
| | | | | **Department Total: PUBLIC WORKS O/E** | **$1,597.42** | | | | | | | |
| | | | | **Fund Total: CURRENT FUND (2023)** | **$1,597.42** | | | | | | | |
| | | | | **Year Total:** | **$1,597.42** | | | | | | | |
| Fund:CURRENT FUND (2023) | | | | | | | | | | | | |
| Department:ADMINSTRATION & EXECUTIVE S&W | | | | | | | | | | | | |
| 6-01-20-1011-010 | | | ADMINSTRATION & EXECUTIVE S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $19,326.15 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | | **Department Total: ADMINSTRATION & EXECUTIVE S&W** | **$19,326.15** | | | | | | | |
| Department:ADMINSTRATION & EXECUTIVE O/E | | | | | | | | | | | | |
| 6-01-20-1012-A00 | | | OFFICE EXPENSE AND SUPPLIES | | | | | | | | | |
| 26-01267 | 1 | ATLAN020 | ATLANTIC ENVELOPE CO., INC. | WINDOW AND REGULAR ENVELOPES | $549.55 | R | | 05/14/26 | 07/08/26 | | 81557 | |
| 26-01697 | 1 | WBMAS010 | W.B.MASON CO, INC. | VARIOUS OFFICE SUPPLIES | $46.38 | R | | 06/23/26 | 07/01/26 | | 262607846 | |
| 26-01697 | 2 | WBMAS010 | W.B.MASON CO, INC. | VARIOUS OFFICE SUPPLIES | $15.65 | R | | 06/23/26 | 07/01/26 | | 262685425 | |
| 26-01697 | 3 | WBMAS010 | W.B.MASON CO, INC. | VARIOUS OFFICE SUPPLIES | $3.50 | R | | 06/23/26 | 07/01/26 | | 262609183 | |

| *Budget Account* / *P.O. Id* | *Item* | *Vendor Id* | *Description* / *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 6-01-20-1012-A00 | | | OFFICE EXPENSE AND SUPPLIES | *Account Continued* | | | | | | | |
| 26-01699 | 1 | STERI005 | STERICYCLE, INC. | REGULAR ON SITE SRVC 6/8/26 | $244.08 | R | 06/23/26 | 07/01/26 | | 8014567202 | |
| 26-01735 | 1 | RINGC005 | RINGCENTRAL, INC. | MONTHLY SRVC; 6/23/26-7/22/26 | $118.00 | R | 06/25/26 | 06/26/26 | | CD_001473514 | |
| 26-01761 | 1 | DIAMO015 | DIAMOND ROCK SPRING WATER | WATER DELIVERY 6/29/26 | $102.00 | R | 06/29/26 | 07/01/26 | | 349987 | |
| | | | | | **$1,079.16** | | | | | | |
| 6-01-20-1012-B00 | | | PROFESSIONAL SERVICES | | | | | | | | |
| 26-00332 | 2 | PHOEN010 | PHOENIX CONSULTING GROUP | PROFESSIONAL SERVICE CONTRACT | $4,500.00 | R | 02/10/26 | 07/01/26 | | 2026-196 | B |
| 26-01263 | 4 | WILLI325 | WILLIAM H. WILLIAMS, JR. | JUDGE COVERAGE | $400.00 | R | 05/13/26 | 07/07/26 | | | B |
| 26-01361 | 4 | BOUKA005 | BOUKADOUM LAW OFFICES LLC | PROSECUTOR COVERAGE | $350.00 | R | 05/26/26 | 07/08/26 | | | B |
| 26-01696 | 1 | THELA010 | THE LAW OFFICE OF BRIAN R. | AFTERNOON COURT SESSION | $300.00 | R | 06/23/26 | 07/01/26 | | 1130 | |
| 26-01745 | 1 | BRYAN010 | BRYAN HERNANDEZ | JUNE 2026 MEETINGS | $525.00 | R | 06/26/26 | 07/07/26 | | | |
| | | | | | **$6,075.00** | | | | | | |
| 6-01-20-1012-B01 | | | LEGAL | | | | | | | | |
| 26-01765 | 1 | MCMAN005 | MCMANIMON & SCOTLAND, L.L.C. | GENERAL PROF. SRVCS MAY 2026 | $180.00 | R | 06/29/26 | 07/07/26 | | 263298 | |
| 6-01-20-1012-B09 | | | LABOR | | | | | | | | |
| 26-01702 | 1 | APRUZ005 | APRUZZESE, MCDERMOTT, MASTRO | LABOR COUNSEL; MAY 2026 | $100.00 | R | 06/23/26 | 07/01/26 | | 2379649 | |
| 6-01-20-1012-C01 | | | CABLE VISION | | | | | | | | |
| 26-01791 | 1 | OPTIM005 | OPTIMUM | CABLE SRVCS;76 SOUTH ORANGE AV | $23.50 | R | 06/30/26 | 07/01/26 | | | |
| 26-01850 | 1 | OPTIM005 | OPTIMUM | CABLE SRVCS; 56 SLOAN ST | $179.95 | R | 07/07/26 | 07/07/26 | | | |
| | | | | | **$203.45** | | | | | | |
| 6-01-20-1012-C06 | | | TELEPHONE | | | | | | | | |
| 26-01847 | 1 | VERIZ065 | VERIZON WIRELESS | WIRELESS CHRGS;5/26/26-6/25/26 | $421.41 | R | 07/07/26 | 07/07/26 | | | |
| 26-01853 | 1 | VERIZ040 | VERIZON | FIOS; 6/28/26-7/27/26 | $299.00 | R | 07/07/26 | 07/07/26 | | | |
| | | | | | **$720.41** | | | | | | |
| 6-01-20-1012-D01 | | | PRINTING | | | | | | | | |
| 26-01695 | 1 | UNITE010 | UNITED FORMS FINISHING INC. | TWO SETS OF BUSINESS CARDS | $405.00 | R | 06/23/26 | 07/01/26 | | 16903 | |
| 6-01-20-1012-F00 | | | AUTO MAINTENANCE / EXPENSE | | | | | | | | |
| 26-01549 | 1 | SOUTH105 | SOUTH ORANGE FRIENDLY SERVICE | OIL CHANGE 2021 FORD ESCAPE | $130.01 | R | 06/08/26 | 07/01/26 | | 37938 | |
| 6-01-20-1012-I00 | | | SPECIAL EVENTS | | | | | | | | |
| 26-01523 | 1 | TASTE005 | TASTE OF THE CARIBBEAN | EMPLOYEE SUMMER 2026 BBQ | $2,740.00 | R | 06/05/26 | 07/01/26 | | | |

| *Budget Account* | | | *Description* | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-01-20-1012-I00 | | | SPECIAL EVENTS | *Account Continued* | | | | | | | | |
| | | | **Department Total:** | **ADMINSTRATION & EXECUTIVE O/E** | **$11,633.03** | | | | | | | |
| Department:BOARDS AND COMMITTEES | | | | | | | | | | | | |
| 6-01-20-1013-004 | | | SOMA 2 TOWNS | | | | | | | | | |
| 26-01554 | 1 | JANES010 | JANE STEINBERG | AGE FRIENDLY SO PROGRESS | $443.00 | R | | 06/08/26 | 07/01/26 | | | |
| 26-01835 | 1 | KRIST040 | KRISTEN TYLER | REIMBURSEMENTS; GAME GROUP | $162.88 | R | | 07/07/26 | 07/07/26 | | | |
| | | | | | **$605.88** | | | | | | | |
| 6-01-20-1013-008 | | | YOUTHNET | | | | | | | | | |
| 26-01615 | 1 | YOUTH005 | YOUTHNET | 2026 FUNDING | $15,000.00 | R | | 06/15/26 | 07/01/26 | | INV1 | |
| | | | **Department Total:** | **BOARDS AND COMMITTEES** | **$15,605.88** | | | | | | | |
| Department:SOPAC | | | | | | | | | | | | |
| 6-01-20-1015-005 | | | SOPAC | | | | | | | | | |
| 26-01790 | 1 | SOPER005 | SO PERFORMING ART CENTER | JUNE 2026 VILLAGE SUBSIDY | $13,959.33 | R | | 06/30/26 | 07/01/26 | | 0038 | |
| | | | **Department Total:** | **SOPAC** | **$13,959.33** | | | | | | | |
| Department:MUNICIPAL CLERK S&W | | | | | | | | | | | | |
| 6-01-20-1021-010 | | | MUNICIPAL CLERK S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $9,824.39 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **MUNICIPAL CLERK S&W** | **$9,824.39** | | | | | | | |
| Department:MUNICIPAL CLERK O/E | | | | | | | | | | | | |
| 6-01-20-1022-D00 | | | PRINTING, PUBS AND POSTAGE | | | | | | | | | |
| 26-01711 | 1 | COLUM055 | COLUMN SOFTWARE PBC | June 2026- Gov't Notice | $61.49 | R | | 06/24/26 | 07/01/26 | | 3VF13H8C-0006 | |
| 26-01807 | 1 | COLUM055 | COLUMN SOFTWARE PBC | July 2026-Gov't Notice | $51.55 | R | | 07/02/26 | 07/06/26 | | 3VF13H8C-0007 | |
| | | | | | **$113.04** | | | | | | | |
| 6-01-20-1022-H00 | | | DUES AND BUSINESS EXPENSES | | | | | | | | | |
| 26-01809 | 1 | MUNIC075 | MUNICIPAL CERK'S ASSOC OF NJ | MCANJ 2026-2027 Membership-OD | $100.00 | R | | 07/02/26 | 07/06/26 | | 8939 | |
| 26-01809 | 2 | MUNIC075 | MUNICIPAL CERK'S ASSOC OF NJ | MCANJ 2026-2027 Membership-jw | $75.00 | R | | 07/02/26 | 07/06/26 | | 8940 | |

| *Budget Account* / *P.O. Id* | *Item* | *Vendor Id* | *Description* / *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | **$175.00** | | | | | | | |
| | | | **Department Total:** | **MUNICIPAL CLERK O/E** | **$288.04** | | | | | | | |
| Department:FINANCE S&W | | | | | | | | | | | | |
| 6-01-20-1031-010 | | | FINANCE S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $4,098.66 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **FINANCE S&W** | **$4,098.66** | | | | | | | |
| Department:FINANCE O/E | | | | | | | | | | | | |
| 6-01-20-1032-A02 | | | CREDIT CARD MERCHANT SERVICES | | | | | | | | | |
| 26-01800 | 1 | HEART010 | HEARTLAND PAYMENT SYSTEM | DEMAND DEBIT - 7/1/26 | $201.09 | P | 389 | 07/01/26 | 07/01/26 | 07/01/26 | | |
| 6-01-20-1032-B07 | | | FINANCIAL | | | | | | | | | |
| 26-01804 | 1 | BATTA005 | BATTAGLIA ASSOCIATES LLC | JUNE 2026 CMFO/ACCTING SRVCS | $23,300.00 | R | | 07/01/26 | 07/01/26 | | SO-2026-06 | |
| | | | **Department Total:** | **FINANCE O/E** | **$23,501.09** | | | | | | | |
| Department:IT S&W | | | | | | | | | | | | |
| 6-01-20-1035-010 | | | IT S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $9,443.60 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **IT S&W** | **$9,443.60** | | | | | | | |
| Department:IT O/E | | | | | | | | | | | | |
| 6-01-20-1036-A00 | | | OFFICE EXPENSE AND SUPPLIES | | | | | | | | | |
| 26-01743 | 1 | WBMAS010 | W.B.MASON CO, INC. | ink cartridge - pd | $187.43 | R | | 06/26/26 | 07/06/26 | | | |
| | | | **Department Total:** | **IT O/E** | **$187.43** | | | | | | | |
| Department:TAX ASSESSOR S&W | | | | | | | | | | | | |
| 6-01-20-1041-010 | | | TAX ASSESSOR S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $5,654.76 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **TAX ASSESSOR S&W** | **$5,654.76** | | | | | | | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| Department:TAX ASSESSOR O/E | | | | | | | | | | | | |
| 6-01-20-1042-E02 | | | CONFERENCES / CONVENTIONS | | | | | | | | | |
| 26-01428 | 1 | NJCTB005 | NJCTBA, PATTY MARSH, REGISTRAR | CAPE MAY CONFERENECE | $675.00 | R | | 06/01/26 | 07/01/26 | | | |
| | | | | **Department Total: TAX ASSESSOR O/E** | **$675.00** | | | | | | | |
| Department:TAX APPEALS | | | | | | | | | | | | |
| 6-01-20-1043-020 | | | TAX APPEALS | | | | | | | | | |
| 26-01698 | 1 | CHIES005 | CHIESA SHAHINIAN GIANTOMASI PC | TAX APPEALS MAY 2026 | $6,786.45 | R | | 06/23/26 | 07/01/26 | | 677384 | |
| | | | | **Department Total: TAX APPEALS** | **$6,786.45** | | | | | | | |
| Department:TAX COLLECTION S&W | | | | | | | | | | | | |
| 6-01-20-1061-010 | | | TAX COLLECTION S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $8,748.41 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | | **Department Total: TAX COLLECTION S&W** | **$8,748.41** | | | | | | | |
| Department:ENGINEERING S&W | | | | | | | | | | | | |
| 6-01-20-1101-010 | | | ENGINEERING S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $2,369.46 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | | **Department Total: ENGINEERING S&W** | **$2,369.46** | | | | | | | |
| Department:PLANNING BOARD O/E | | | | | | | | | | | | |
| 6-01-21-1132-B01 | | | LEGAL - COUNSEL FEES | | | | | | | | | |
| 26-01673 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | May 2026:PB General Matters | $561.00 | R | | 06/22/26 | 07/01/26 | | 294853 | |
| | | | | **Department Total: PLANNING BOARD O/E** | **$561.00** | | | | | | | |
| Department:HISTORIC PRESERVATION O/E | | | | | | | | | | | | |
| 6-01-21-1157-A01 | | | LEGAL SERVICES | | | | | | | | | |
| 26-01675 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | May 2026: HPC General Matters | $561.00 | R | | 06/22/26 | 07/01/26 | | 294849 | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-01-21-1157-A01 | | | LEGAL SERVICES | *Account Continued* | | | | | | | | |
| | | | **Department Total:** | **HISTORIC PRESERVATION O/E** | **$561.00** | | | | | | | |
| Department:BUILDING AND CONSTRUCTION S&W | | | | | | | | | | | | |
| 6-01-22-1141-010 | | | BUILDING AND CONSTRUCTION S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $30,436.15 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **BUILDING AND CONSTRUCTION S&W** | **$30,436.15** | | | | | | | |
| Department:BUILDING AND CONSTRUCTION O/E | | | | | | | | | | | | |
| 6-01-22-1142-A00 | | | OFFICE EXPENSE AND SUPPLIES | | | | | | | | | |
| 26-01272 | 1 | GRGRA005 | G & R GRAPHICS INC. | Office Supplies Permit Jackets | $1,100.00 | R | | 05/14/26 | 07/01/26 | | 2237098 | |
| 26-01836 | 1 | JOANN050 | JOANNE HARTWYK | Keys (mens room office & main) | $69.00 | R | | 07/07/26 | 07/07/26 | | | |
| 26-01837 | 1 | LEWEN005 | LEW ENVIRONMENTAL, LLC | MAILERS TO LANDLORD APRIL 2026 | $35.20 | R | | 07/07/26 | 07/08/26 | | 144607 | |
| | | | | | **$1,204.20** | | | | | | | |
| 6-01-22-1142-F00 | | | AUTO MAINTENANCE / EXPENSE | | | | | | | | | |
| 26-01856 | 1 | DUBIN005 | DUBIN GLASS CO. INC. | Installed New Windshield | $395.00 | R | | 07/07/26 | 07/08/26 | | | |
| | | | **Department Total:** | **BUILDING AND CONSTRUCTION O/E** | **$1,599.20** | | | | | | | |
| Department:EMPLOYEE GROUP BENEFITS | | | | | | | | | | | | |
| 6-01-23-1172-710 | | | SHBP ONLINE PAYMENTS | | | | | | | | | |
| 26-01869 | 1 | SHBPS005 | SHBP-STATE PENSIONS & BENEFITS | EE HEALTH BENEFITS JULY 2026 | $272,066.90 | P | 390 | 07/08/26 | 07/08/26 | 07/08/26 | | |
| 6-01-23-1172-715 | | | GROUP HEALTH WAIVER | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $2,083.30 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| 6-01-23-1172-725 | | | OMNIA INCENTIVE | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $300.00 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **EMPLOYEE GROUP BENEFITS** | **$274,450.20** | | | | | | | |
| Department:POLICE S&W | | | | | | | | | | | | |
| 6-01-25-1211-010 | | | POLICE S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $296,716.49 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |

| Budget Account / P.O. Id | Item | Vendor Id | Description / Vendor Name | Item Description | Amount | Stat/Chk | First Enc Date | Rcvd Date | Chk/Void Date | Invoice | PO Type |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 6-01-25-1211-010 | | | POLICE S&W | *Account Continued* | | | | | | | |
| | | | **Department Total:** | **POLICE S&W** | **$296,716.49** | | | | | | |
| Department:POLICE O/E | | | | | | | | | | | |
| 6-01-25-1212-750 | | | COMMUNICATIONS EQUIPMENT | | | | | | | | |
| 26-01769 | 1 | MOTOR035 | MOTOROLA,INC | Communication Equipment | $487.50 | R | 06/30/26 | 07/07/26 | | 1411221243 | |
| 6-01-25-1212-B00 | | | PROFESSIONAL SERVICES | | | | | | | | |
| 26-01580 | 1 | LANGU010 | LANGUAGE LINE SERVICES INC. | Professional Services | $182.51 | R | 06/09/26 | 07/01/26 | | 11931921 | |
| 6-01-25-1212-B09 | | | LABOR | | | | | | | | |
| 26-01702 | 1 | APRUZ005 | APRUZZESE, MCDERMOTT, MASTRO | LABOR COUNSEL; MAY 2026 | $760.00 | R | 06/23/26 | 07/01/26 | | 2379649 | |
| 6-01-25-1212-B12 | | | CRISIS INTERVENTION SOCIAL WORKER | | | | | | | | |
| 26-01647 | 1 | MENTA005 | MENTAL HEALTH ASSOC OF ESSEX & | Clinical Co-Responder May 2026 | $9,205.63 | R | 06/18/26 | 07/01/26 | | 050126 | |
| 6-01-25-1212-C02 | | | PSEG ELECTRIC / GAS | | | | | | | | |
| 26-01867 | 1 | PSEG0010 | PSE&G | JUNE 2026 GAS/ELECTRIC CHARGES | $65.41 | R | 07/08/26 | 07/08/26 | | | |
| 6-01-25-1212-C04 | | | GASOLINE | | | | | | | | |
| 26-01644 | 1 | NATIO110 | NATIONAL FUEL OIL CO., INC. | Gasoline Reg 2,165 gal | $6,374.41 | R | 06/18/26 | 07/01/26 | | 116553 | |
| 26-01770 | 1 | NATIO110 | NATIONAL FUEL OIL CO., INC. | Gasoline Reg 1,953 gal | $5,504.53 | R | 06/30/26 | 07/07/26 | | 116892 | |
| | | | | | **$11,878.94** | | | | | | |
| 6-01-25-1212-C06 | | | TELEPHONE | | | | | | | | |
| 26-01847 | 1 | VERIZ065 | VERIZON WIRELESS | WIRELESS CHRGS;5/26/26-6/25/26 | $229.71 | R | 07/07/26 | 07/07/26 | | | |
| 26-01852 | 1 | VERIZ035 | VERIZON | PHONE CHARGES PD;6/25-7/24/26 | $236.21 | R | 07/07/26 | 07/07/26 | | | |
| | | | | | **$465.92** | | | | | | |
| 6-01-25-1212-D00 | | | PRINTING, PUBS AND POSTAGE | | | | | | | | |
| 26-01643 | 1 | ROCKE010 | ROCKETSHIP & PRINT INC. | Printing & Postage | $25.00 | R | 06/18/26 | 07/01/26 | | NASSAN 2026 | |
| 26-01652 | 1 | GRGRA005 | G & R GRAPHICS INC. | Printing & Postage | $216.00 | R | 06/18/26 | 07/01/26 | | 2237089 | |
| | | | | | **$241.00** | | | | | | |
| 6-01-25-1212-E00 | | | EDUCATIONAL COURSES / TRAINING | | | | | | | | |
| 26-01773 | 1 | JOHNP030 | JOHN PAK | Travel Reimbursement Training | $92.16 | R | 06/30/26 | 07/07/26 | | | |
| 6-01-25-1212-E02 | | | CONFERENCES / CONVENTIONS | | | | | | | | |
| 26-01640 | 1 | ARIZO005 | ARIZONA BILTMORE | Conferences & Conventions | $880.00 | R | 06/18/26 | 07/01/26 | | 3477616321 | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-01-25-1212-E02 | | | CONFERENCES / CONVENTIONS | *Account Continued* | | | | | | | |
| 26-01656 | 1 | VERSA010 | VERSATERM PUBLIC SAFETY US INC | Conference & Conventions | $1,050.00 | R | | 06/18/26 | 07/07/26 | | IA2026062026008 | |
| | | | | | **$1,930.00** | | | | | | |
| 6-01-25-1212-E03 | | | SOA TRAINING/EDU | | | | | | | | |
| 26-01641 | 1 | NJSAC005 | NJSACOP | Education & Training | $660.00 | R | | 06/18/26 | 07/01/26 | | IN-24734 | |
| 26-01688 | 1 | ZAVIA005 | ZAVIAN L. BRYANT | Training & Edu Sgt. Bryant | $15.00 | R | | 06/22/26 | 07/01/26 | | | |
| | | | | | **$675.00** | | | | | | |
| 6-01-25-1212-F00 | | | AUTO MAINTENANCE / EXPENSE | | | | | | | | |
| 26-01828 | 1 | ENTER005 | ENTERPRISE FM TRUST | JULY 2026 CAR LEASE PAYMENTS | $39.68 | R | | 07/06/26 | 07/07/26 | | | |
| 6-01-25-1212-G00 | | | IT MAINT, REPAIRS AND SOFTWARE | | | | | | | | |
| 26-01645 | 1 | VERSA005 | VERSATERM PUBLIC SAFETY US INC | It Main Lic Support Blue Team | $2,452.14 | R | | 06/18/26 | 07/07/26 | | INV41-04357 | |
| 6-01-25-1212-G01 | | | MAINTENANCE AND REPAIRS | | | | | | | | |
| 26-01772 | 1 | GTBM0005 | GTBM INC. | Info-Cop License Fee Q3 | $1,181.34 | R | | 06/30/26 | 07/07/26 | | I-104525 | |
| 6-01-25-1212-I00 | | | SPECIAL EVENTS | | | | | | | | |
| 26-01689 | 1 | RESER010 | RESERVOIR RESTAURANT | Special Event NJDMV Inspection | $81.25 | R | | 06/22/26 | 07/01/26 | | NJDMV 2026 | |
| 6-01-25-1212-K00 | | | BUILDING REPAIR AND MAINT | | | | | | | | |
| 26-00127 | 6 | FAIRF005 | FAIRFIELD MAINTENANCE INC. | May | $430.00 | R | | 01/21/26 | 07/01/26 | | 462017 | B |
| 26-00128 | 5 | EMERG025 | EMERGENCY PEST CONTROL,INC. | Monthly Service | $105.00 | R | | 01/21/26 | 07/01/26 | | 42306 | B |
| 26-01430 | 1 | RAKPL005 | RAK PLUMBING & HEATING LLC | Emergency Jetting | $1,450.00 | R | | 06/01/26 | 07/01/26 | | 5487 | |
| | | | | | **$1,985.00** | | | | | | |
| | | | **Department Total:** | **POLICE O/E** | **$31,723.48** | | | | | | |
| Department:EMERGENCY MANAGE O/E | | | | | | | | | | | |
| 6-01-25-1232-A00 | | | OFFICE EXPENSE AND SUPPLIES | | | | | | | | |
| 26-01848 | 1 | IDMME005 | I.D.M. MEDICAL SUPPLY CO. | REFILL OXYGEN D & M SIZE CYL | $244.62 | R | | 07/07/26 | 07/07/26 | | J3404 | |
| | | | **Department Total:** | **EMERGENCY MANAGE O/E** | **$244.62** | | | | | | |
| Department:PUBLIC WORKS S&W | | | | | | | | | | | |
| 6-01-26-1291-010 | | | PUBLIC WORKS S&W | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $78,351.75 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-01-26-1291-010 | | | PUBLIC WORKS S&W | *Account Continued* | | | | | | | |
| | | | **Department Total:** | **PUBLIC WORKS S&W** | **$78,351.75** | | | | | | |
| Department:PUBLIC WORKS O/E | | | | | | | | | | | |
| 6-01-26-1292-520 | | | TOOLS & EQUIPMENT | | | | | | | | |
| 26-00547 | 1 | KEYPO005 | KEYPORT ARMY NAVY | Uniforms, new workers x 4 | $1,781.59 | R | 03/03/26 | 07/01/26 | | 24350 | |
| 26-01602 | 1 | JESCO005 | JESCO | Hydraulic Cylinder, Loader par | $2,239.95 | R | 06/11/26 | 07/01/26 | | GC0463 | |
| 26-01654 | 1 | CENTR040 | CENTRAL AVE AUTOMOTIVE | Snap Ring Pliers set | $267.14 | R | 06/18/26 | 06/26/26 | | 846565 | |
| 26-01662 | 1 | CENTR040 | CENTRAL AVE AUTOMOTIVE | Brake Pads and Rotors | $515.86 | R | 06/18/26 | 06/26/26 | | 846616 | |
| 26-01687 | 1 | PPLAW005 | P & P LAWN MOWER REPAIR | 5 lb line | $70.19 | R | 06/22/26 | 07/01/26 | | 202954 | |
| | | | | | **$4,874.73** | | | | | | |
| 6-01-26-1292-710 | | | RECYCLING PROGRAM | | | | | | | | |
| 26-01050 | 9 | BAYSH005 | BAYSHORE RECYCLING CORP | Commingled: June 8-14, 2026 | $495.04 | R | 04/23/26 | 07/01/26 | | 22671 | B |
| 26-01050 | 10 | BAYSH005 | BAYSHORE RECYCLING CORP | Commingled: June 15-21, 2026 | $50.66 | R | 04/23/26 | 07/01/26 | | 22713 | B |
| 26-01050 | 11 | BAYSH005 | BAYSHORE RECYCLING CORP | Commingled: June 22-28, 2026 | $516.46 | R | 04/23/26 | 07/02/26 | | 22759 | B |
| 26-01145 | 4 | FBASS005 | F.BASSO,JR RUBBISH REMOVAL INC | RECYCLING COLLECTION/REMOVAL | $27,691.67 | R | 05/06/26 | 07/07/26 | | 0626-0627 | B |
| | | | | | **$28,753.83** | | | | | | |
| 6-01-26-1292-760 | | | MUNICIPAL SOLID WASTE | | | | | | | | |
| 26-01167 | 3 | ADVAN045 | ADVANCED ENTERPRISES RECYCLING | Municipal Waste | $604.09 | R | 05/07/26 | 07/01/26 | | 0012580579 | B |
| 6-01-26-1292-A00 | | | OFFICE EXPENSE AND SUPPLIES | | | | | | | | |
| 26-01776 | 1 | WBMAS010 | W.B.MASON CO, INC. | Office supplies | $172.80 | R | 06/30/26 | 07/02/26 | | 262872833 | |
| 6-01-26-1292-C01 | | | CABLE VISION | | | | | | | | |
| 26-01694 | 1 | OPTIM005 | OPTIMUM | CABLE SRVCS; 298 WALTON AVE | $200.94 | R | 06/23/26 | 07/01/26 | | | |
| 26-01851 | 1 | OPTIM005 | OPTIMUM | CALE SRVCS; 300 WALTON AVE | $220.94 | R | 07/07/26 | 07/07/26 | | | |
| | | | | | **$421.88** | | | | | | |
| 6-01-26-1292-C02 | | | PSEG ELECTRIC / GAS | | | | | | | | |
| 26-01867 | 1 | PSEG0010 | PSE&G | JUNE 2026 GAS/ELECTRIC CHARGES | $913.72 | R | 07/08/26 | 07/08/26 | | | |
| 6-01-26-1292-C05 | | | DIESEL GASOLINE | | | | | | | | |
| 26-01525 | 1 | NATIO110 | NATIONAL FUEL OIL CO., INC. | Diesel: 1300g @ $4.0336 | $5,243.68 | R | 06/05/26 | 07/01/26 | | 116451 | |
| 6-01-26-1292-C06 | | | TELEPHONE | | | | | | | | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-01-26-1292-C06 | | | TELEPHONE | *Account Continued* | | | | | | | | |
| 26-01847 | 1 | VERIZ065 | VERIZON WIRELESS | WIRELESS CHRGS;5/26/26-6/25/26 | $114.36 | R | | 07/07/26 | 07/07/26 | | | |
| 6-01-26-1292-F00 | | | AUTO MAINTENANCE / EXPENSE | | | | | | | | | |
| 26-01692 | 1 | CENTR040 | CENTRAL AVE AUTOMOTIVE | Oil Filters x 4, Truck #11 | $36.36 | R | | 06/23/26 | 06/26/26 | | 846926 | |
| 26-01706 | 1 | CENTR040 | CENTRAL AVE AUTOMOTIVE | Motor Mounts | $358.50 | R | | 06/24/26 | 07/01/26 | | 846946 | |
| 26-01712 | 1 | CCTIR005 | C & C TIRE INC. | Tire: 11225Iron208 | $464.99 | R | | 06/24/26 | 06/26/26 | | 114186 | |
| | | | | | **$859.85** | | | | | | | |
| | | | **Department Total:** | **PUBLIC WORKS O/E** | **$41,958.94** | | | | | | | |
| Department:HEALTH O/E | | | | | | | | | | | | |
| 6-01-27-1392-290 | | | ANIMAL CONTROL | | | | | | | | | |
| 26-01245 | 2 | ANIMA025 | ANIMAL CONTROL SOLUTIONS, LLC | ANIMAL CONTROL SERVICES 2026 | $4,037.00 | R | | 05/12/26 | 07/01/26 | | 6814 | B |
| 26-01245 | 4 | ANIMA025 | ANIMAL CONTROL SOLUTIONS, LLC | ANIMAL CONTROL SERVICES 2026 | $4,037.00 | R | | 05/12/26 | 07/06/26 | | 6974 | B |
| | | | | | **$8,074.00** | | | | | | | |
| 6-01-27-1392-B00 | | | PROFESSIONAL SERVICES | | | | | | | | | |
| 26-00106 | 2 | ESSEX220 | ESSEX REGIONAL HEALTH COMM. | 2026 PUBLIC HEALTH COMMISSION | $1,157.00 | R | | 01/20/26 | 07/07/26 | | 14 | B |
| 26-00106 | 3 | ESSEX220 | ESSEX REGIONAL HEALTH COMM. | 2026 PUBLIC HEALTH COMMISSION | $1,157.00 | R | | 01/20/26 | 07/07/26 | | 15 | B |
| 26-01566 | 1 | ORKIN005 | ORKIN | RODENTS WEEKLY 5/26/26 | $390.00 | R | | 06/09/26 | 06/26/26 | | 292500368 | |
| | | | | | **$2,704.00** | | | | | | | |
| | | | **Department Total:** | **HEALTH O/E** | **$10,778.00** | | | | | | | |
| Department:RECREATION S&W | | | | | | | | | | | | |
| 6-01-28-1471-010 | | | RECREATION S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $103,605.63 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **RECREATION S&W** | **$103,605.63** | | | | | | | |
| Department:RECREATION O/E | | | | | | | | | | | | |
| 6-01-28-1472-170 | | | CULTURAL AFFAIRS/ARTS PROGRAMS | | | | | | | | | |
| 26-01421 | 1 | FRIDA005 | FRIDAY LETTERS & PICTURES | Steel Box Printing | $2,100.00 | R | | 05/29/26 | 07/07/26 | | | |
| 6-01-28-1472-180 | | | PLAYGROUND CAMP | | | | | | | | | |

| *Budget Account* | | | *Description* | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-01-28-1472-180 | | | PLAYGROUND CAMP | *Account Continued* | | | | | | | |
| 26-01416 | 1 | BSNSP005 | BSN SPORTS LLC | Camp Supplies | $3,750.71 | R | 05/29/26 | 07/07/26 | | 934348185 | |
| 26-01418 | 1 | VILLA035 | VILLAGE PIZZERIA | Camp Pizza - Week One | $1,697.50 | R | 05/29/26 | 07/07/26 | | | |
| 26-01657 | 1 | SSART005 | S & S WORLDWIDE, INC. | Camp Supplies | $696.50 | R | 06/18/26 | 07/07/26 | | 101774022/3885 | |
| 26-01658 | 1 | FUNEX005 | FUN EXPRESS LLC | Fun Express | $166.37 | R | 06/18/26 | 07/07/26 | | 74258853001/002 | |
| 26-01660 | 1 | WBMAS010 | W.B.MASON CO, INC. | Camp Supplies | $248.82 | R | 06/18/26 | 07/07/26 | | 262685367 | |
| | | | | | **$6,559.90** | | | | | | |
| 6-01-28-1472-190 | | | POOL - CHEMICAL & SUPPLIES | | | | | | | | |
| 26-01250 | 6 | MIRAC005 | MIRACLE CHEMICAL COMPANY | Delivery | $3,071.25 | R | 05/13/26 | 07/07/26 | | 65770 | B |
| 26-01250 | 7 | MIRAC005 | MIRACLE CHEMICAL COMPANY | Delivery | $3,916.25 | R | 05/13/26 | 07/07/26 | | 65891 | B |
| 26-01250 | 8 | MIRAC005 | MIRACLE CHEMICAL COMPANY | Delivery | $650.00 | R | 05/13/26 | 07/07/26 | | 66051 | B |
| 26-01250 | 9 | MIRAC005 | MIRACLE CHEMICAL COMPANY | Delivery | $5,850.00 | R | 05/13/26 | 07/07/26 | | 66216 | B |
| | | | | | **$13,487.50** | | | | | | |
| 6-01-28-1472-320 | | | PARKS & GROUNDS MAINT & EQUIPM | | | | | | | | |
| 26-00789 | 1 | STORR005 | STORR TRACTOR COMPANY | SandPro Service | $1,016.18 | R | 03/24/26 | 07/07/26 | | 1254415 | |
| 26-00888 | 1 | LPSTA005 | L. P. STATILE, INC | Evergreens | $5,495.00 | R | 04/02/26 | 07/07/26 | | SPRING03-21818 | |
| 26-01573 | 1 | VICGE005 | MID ATLANTIC GOLF CARS OF NJ | Repairs | $515.10 | R | 06/09/26 | 07/07/26 | | 01-14182 | |
| | | | | | **$7,026.28** | | | | | | |
| 6-01-28-1472-360 | | | RECREATION PROGRAMS | | | | | | | | |
| 26-00713 | 8 | ZUIDE005 | ZUIDEMA PORTABLE TOILETS | Rentals | $330.00 | R | 03/16/26 | 07/07/26 | | 330181 | B |
| 26-00713 | 9 | ZUIDE005 | ZUIDEMA PORTABLE TOILETS | Rentals | $435.00 | R | 03/16/26 | 07/07/26 | | 330154 | B |
| 26-00713 | 10 | ZUIDE005 | ZUIDEMA PORTABLE TOILETS | Rentals | $105.00 | R | 03/16/26 | 07/07/26 | | 330103 | B |
| 26-01650 | 1 | BLICK005 | BLICK ART MATERIALS LLC | Summer Session Supplies | $551.29 | R | 06/18/26 | 07/07/26 | | 8255883 | |
| 26-01651 | 1 | BHFOT005 | B&H FOTO & ELECTRONICS CORP | Speaker | $278.55 | R | 06/18/26 | 07/07/26 | | 245811718 | |
| 26-01655 | 1 | NEWPR010 | NEW PROVIDENCE GREEN LEAGUE | Summer Baseball Fees | $4,350.00 | R | 06/18/26 | 07/07/26 | | | |
| 26-01801 | 1 | JAGOU005 | JAG OUTFITTERS INC. | Summer Baseball Uniforms | $6,503.00 | R | 07/01/26 | 07/07/26 | | 0002696 | |
| 26-01822 | 1 | BLICK005 | BLICK ART MATERIALS LLC | Backordered Items | $54.95 | R | 07/06/26 | 07/07/26 | | 6981536 | |
| 26-01822 | 2 | BLICK005 | BLICK ART MATERIALS LLC | Backordered Items | $21.98 | R | 07/07/26 | 07/07/26 | | 7149615 | |
| 26-01822 | 3 | BLICK005 | BLICK ART MATERIALS LLC | Backordered Items | $24.75 | R | 07/07/26 | 07/07/26 | | 7220575 | |
| 26-01822 | 4 | BLICK005 | BLICK ART MATERIALS LLC | Backordered Items | $22.05 | R | 07/07/26 | 07/07/26 | | 7444669 | |
| 26-01822 | 5 | BLICK005 | BLICK ART MATERIALS LLC | Backordered Items | $27.81 | R | 07/07/26 | 07/07/26 | | 7601891 | |
| 26-01822 | 6 | BLICK005 | BLICK ART MATERIALS LLC | Backordered Items | $11.45 | R | 07/07/26 | 07/07/26 | | 7750173 | |
| | | | | | **$12,715.83** | | | | | | |

| *Budget Account* / *P.O. Id* | *Item* | *Vendor Id* | *Description* / *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6-01-28-1472-A00 | | | OFFICE EXPENSE AND SUPPLIES | | | | | | | | | |
| 26-01762 | 1 | TWENT005 | TWENTY SIDED GUYS LLC | Coffee Station 7/6 | $26.00 | R | | 06/29/26 | 07/07/26 | | | |
| 26-01840 | 1 | TGIND005 | T & G INDUSTRIES, INC. | OVERAGE CHRG REC;6/17-7/16/26 | $32.86 | R | | 07/07/26 | 07/07/26 | | INV5115933 | |
| | | | | | **$58.86** | | | | | | | |
| 6-01-28-1472-A02 | | | CREDIT CARD MERCHANT SERVICES | | | | | | | | | |
| 26-01810 | 2 | CIVIC015 | CIVICPLUS | DEMAND DEBIT - 7/1/26 | $8,763.74 | P | 70 | 07/01/26 | 07/01/26 | 07/01/26 | | |
| 26-01811 | 1 | TRANS040 | TRANSFIRST | DEMAND DEBIT - 7/2/26 | $299.00 | P | 71 | 07/02/26 | 07/02/26 | 07/02/26 | | |
| | | | | | **$9,062.74** | | | | | | | |
| 6-01-28-1472-C01 | | | CABLE VISION | | | | | | | | | |
| 26-01734 | 1 | OPTIM005 | OPTIMUM | CABLE SRVCS;82 N RIDGEWOOD AVE | $180.94 | R | | 06/25/26 | 06/26/26 | | | |
| 26-01849 | 1 | OPTIM005 | OPTIMUM | CABLE SRVCS; 5 MEAD ST | $220.94 | R | | 07/07/26 | 07/07/26 | | | |
| | | | | | **$401.88** | | | | | | | |
| 6-01-28-1472-C03 | | | NJ AMERICAN WATER | | | | | | | | | |
| 26-01868 | 1 | NEWJE005 | NEW JERSEY AMERICAN WATER | WATER; 4 MEAD ST POOL | $227.18 | R | | 07/08/26 | 07/08/26 | | | |
| 6-01-28-1472-C06 | | | TELEPHONE | | | | | | | | | |
| 26-01847 | 1 | VERIZ065 | VERIZON WIRELESS | WIRELESS CHRGS;5/26/26-6/25/26 | $20.02 | R | | 07/07/26 | 07/07/26 | | | |
| 6-01-28-1472-I00 | | | SPECIAL EVENTS | | | | | | | | | |
| 26-00245 | 1 | MUSCO005 | MUSCO SPORTS LIGHTING, LLC | LED Screen For World Cup Event | $11,500.00 | R | | 02/02/26 | 07/07/26 | | 454767 | |
| 26-01446 | 1 | MEADO005 | MEADOWLAND PARK CONSERVANCY | Star Spangled South Orange | $5,800.00 | R | | 06/02/26 | 07/07/26 | | 060826 | |
| 26-01778 | 1 | ULINE005 | ULINE INC. | Back Drop Stage | $1,883.67 | R | | 06/30/26 | 07/07/26 | | 210044400 | |
| | | | | | **$19,183.67** | | | | | | | |
| 6-01-28-1472-K00 | | | BUILDING REPAIR AND MAINT | | | | | | | | | |
| 26-00075 | 6 | EMERG025 | EMERGENCY PEST CONTROL,INC. | Service | $225.00 | R | | 01/15/26 | 07/07/26 | | 42401 | B |
| 26-00529 | 4 | ELCON005 | E.L. CONGDON & SONS LUMBER CO | Sand | $46.00 | R | | 02/27/26 | 07/07/26 | | 201256 | B |
| 26-00534 | 1 | AUTOM025 | AUTOMATIC SUPPRESSION & ALARM | Deficiency Repairs | $6,578.00 | R | | 02/27/26 | 07/07/26 | | 83320 | |
| 26-01499 | 2 | SCHNE005 | SCHNEIDER HARDWARE CO., INC. | Misc.Supplies | $109.35 | R | | 06/04/26 | 07/07/26 | | 91433 | B |
| 26-01499 | 3 | SCHNE005 | SCHNEIDER HARDWARE CO., INC. | Misc.Supplies | $117.30 | R | | 06/04/26 | 07/07/26 | | 91438 | B |
| 26-01648 | 1 | RAKPL005 | RAK PLUMBING & HEATING LLC | New Faucet/Urinal Issues | $1,545.00 | R | | 06/18/26 | 07/07/26 | | 5503 | |
| 26-01669 | 2 | ESSEX215 | ESSEX LOCKSMITH LLC | Service Call | $556.50 | R | | 06/22/26 | 07/07/26 | | 378484 | B |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-01-28-1472-K00 | | | BUILDING REPAIR AND MAINT | *Account Continued* | | | | | | | | |
| 26-01670 | 1 | ESSEX215 | ESSEX LOCKSMITH LLC | Replace mens room lock | $409.00 | R | | 06/22/26 | 07/07/26 | | 377990 | |
| 26-01714 | 1 | ULINE005 | ULINE INC. | Baird Supplies | $4,191.36 | R | | 06/24/26 | 07/07/26 | | 209803405 | |
| 26-01717 | 1 | ESSEX215 | ESSEX LOCKSMITH LLC | Door Repairs | $292.50 | R | | 06/24/26 | 07/07/26 | | 377998 | |
| 26-01717 | 2 | ESSEX215 | ESSEX LOCKSMITH LLC | Door Repairs | $35.00 | R | | 06/24/26 | 07/07/26 | | 379375 | |
| 26-01796 | 1 | DOORW005 | DOOR WORKS, INC. | Remote Openers | $903.00 | R | | 07/01/26 | 07/07/26 | | 33637 | |
| | | | | | **$15,008.01** | | | | | | | |
| | | | **Department Total:** | **RECREATION O/E** | **$85,851.87** | | | | | | | |
| Department:MUNICIPAL LIBRARY | | | | | | | | | | | | |
| 6-01-29-2510-010 | | | LIBRARY S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $27,161.84 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **MUNICIPAL LIBRARY** | **$27,161.84** | | | | | | | |
| Department:ELECTRICITY | | | | | | | | | | | | |
| 6-01-31-2062-000 | | | ELECTRICITY | | | | | | | | | |
| 26-01867 | 1 | PSEG0010 | PSE&G | JUNE 2026 GAS/ELECTRIC CHARGES | $7.93 | R | | 07/08/26 | 07/08/26 | | | |
| | | | **Department Total:** | **ELECTRICITY** | **$7.93** | | | | | | | |
| Department:TELEPHONE PUBLIC BUILDINGS | | | | | | | | | | | | |
| 6-01-31-2072-000 | | | TELEPHONE PUBLIC BUILDINGS | | | | | | | | | |
| 26-01865 | 1 | INTEL005 | INTELEPEER CLOUD COMMUNICATION | SERVICE BUNDLE; 6/1/26-6/30/26 | $502.76 | R | | 07/08/26 | 07/08/26 | | INV00618446 | |
| | | | **Department Total:** | **TELEPHONE PUBLIC BUILDINGS** | **$502.76** | | | | | | | |
| Department:STREET LIGHTING | | | | | | | | | | | | |
| 6-01-31-2092-000 | | | STREET LIGHTING | | | | | | | | | |
| 26-00472 | 3 | THEMA005 | THE MANORS AT SOUTH MOUNTAIN | JAN-DEC 2026 STREET LIGHTING | $1,874.51 | R | | 02/24/26 | 07/01/26 | | | B |
| 26-00472 | 4 | THEMA005 | THE MANORS AT SOUTH MOUNTAIN | JAN-DEC 2026 STREET LIGHTING | $1,797.07 | R | | 02/24/26 | 07/01/26 | | | B |
| 26-00472 | 5 | THEMA005 | THE MANORS AT SOUTH MOUNTAIN | JAN-DEC 2026 STREET LIGHTING | $1,629.63 | R | | 02/24/26 | 07/01/26 | | | B |
| 26-01827 | 1 | UGIEN005 | UGI ENERGY SERVICES, LLC | JUNE 2026 NATURAL GAS CHARGES | $16,966.08 | R | | 07/06/26 | 07/06/26 | | | |
| 26-01867 | 1 | PSEG0010 | PSE&G | JUNE 2026 GAS/ELECTRIC CHARGES | $40,817.44 | R | | 07/08/26 | 07/08/26 | | | |

| *Budget Account* / *P.O. Id* | *Item* | *Vendor Id* | *Description* / *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | **$63,084.73** | | | | | | | |
| | | | **Department Total:** | **STREET LIGHTING** | **$63,084.73** | | | | | | | |
| Department:JOINT TRUNK SEWER MAINTENANCE | | | | | | | | | | | | |
| 6-01-31-2540-000 | | | JOINT TRUNK SEWER MAINTENANCE | | | | | | | | | |
| 26-01401 | 1 | JOINT005 | JOINT MEETING OF ESSEX COUNTY | 3RD QTR 2026 ASSESSMENT | $387,088.25 | R | | 06/25/26 | 06/26/26 | | | |
| | | | **Department Total:** | **JOINT TRUNK SEWER MAINTENANCE** | **$387,088.25** | | | | | | | |
| Department:SOCIAL SECURITY | | | | | | | | | | | | |
| 6-01-36-2130-000 | | | SOCIAL SECURITY | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $32,899.73 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| 26-01820 | 1 | STATE045 | STATE OF NEW JERSEY | CATASTROPHIC ILL.ASSESS.2025 | $2,512.68 | R | | 07/06/26 | 07/06/26 | | | |
| | | | | | **$35,412.41** | | | | | | | |
| | | | **Department Total:** | **SOCIAL SECURITY** | **$35,412.41** | | | | | | | |
| Department:MUNICIPAL COURT S&W | | | | | | | | | | | | |
| 6-01-43-1241-010 | | | MUNICIPAL COURT S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $4,506.03 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **MUNICIPAL COURT S&W** | **$4,506.03** | | | | | | | |
| Department:PUBLIC DEFENDER S&W | | | | | | | | | | | | |
| 6-01-43-1251-010 | | | PUBLIC DEFENDER S&W | | | | | | | | | |
| 26-01746 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $1,361.41 | P | 388 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **PUBLIC DEFENDER S&W** | **$1,361.41** | | | | | | | |
| Department:CAPITAL LEASES - VEHICLES | | | | | | | | | | | | |
| 6-01-45-9450-121 | | | ENTERPRISE VEHICLES - POLICE | | | | | | | | | |
| 26-01828 | 1 | ENTER005 | ENTERPRISE FM TRUST | JULY 2026 CAR LEASE PAYMENTS | $12,755.76 | R | | 07/06/26 | 07/07/26 | | | |

| *Budget Account* / *P.O. Id* | *Item* | *Vendor Id* | *Description* / *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 6-01-45-9450-129 | | | ENTERPRISE VEHICLES - DPW | | | | | | | | |
| 26-01828 | 1 | ENTER005 | ENTERPRISE FM TRUST | JULY 2026 CAR LEASE PAYMENTS | $3,908.25 | R | 07/06/26 | 07/07/26 | | | |
| 6-01-45-9450-139 | | | ENTERPRISE VEHICLES - ADMINISTRATION | | | | | | | | |
| 26-01828 | 1 | ENTER005 | ENTERPRISE FM TRUST | JULY 2026 CAR LEASE PAYMENTS | $36.05 | R | 07/06/26 | 07/07/26 | | | |
| 6-01-45-9450-147 | | | ENTERPRISE VEHICLES - RECREATION | | | | | | | | |
| 26-01828 | 1 | ENTER005 | ENTERPRISE FM TRUST | JULY 2026 CAR LEASE PAYMENTS | $36.06 | R | 07/06/26 | 07/07/26 | | | |
| | | | **Department Total:** | **CAPITAL LEASES - VEHICLES** | **$16,736.12** | | | | | | |
| Department:CURRENT YEAR TAXES RECEIVABLE | | | | | | | | | | | |
| 6-01-55-1060-000 | | | CURRENT YEAR TAXES RECEIVABLE | | | | | | | | |
| 26-01302 | 1 | BRESS005 | BRESSLER, LISA & WILLIAMS | 2026 SEWER O/P REFUND | $351.85 | R | 05/18/26 | 07/06/26 | | | |
| | | | **Department Total:** | **CURRENT YEAR TAXES RECEIVABLE** | **$351.85** | | | | | | |
| Department:PRIOR YEAR TAXES RECEIVABLE | | | | | | | | | | | |
| 6-01-55-1070-000 | | | PRIOR YEAR TAXES RECEIVABLE | | | | | | | | |
| 26-01581 | 1 | ORANG055 | ORANGE EDUCATION FOUNDATION | 2025 TAX O/P REFUND | $4,186.01 | R | 06/10/26 | 07/01/26 | | | |
| 26-01582 | 1 | ORANG055 | ORANGE EDUCATION FOUNDATION | 2025 TAX O/P REFUND | $8,631.59 | R | 06/10/26 | 07/01/26 | | | |
| | | | | | **$12,817.60** | | | | | | |
| | | | **Department Total:** | **PRIOR YEAR TAXES RECEIVABLE** | **$12,817.60** | | | | | | |
| Department:DUE TO STATE - DCA TRAINING FEES | | | | | | | | | | | |
| 6-01-55-1620-000 | | | DUE TO STATE - DCA TRAINING FEES | | | | | | | | |
| 26-01826 | 1 | TREAS055 | TREASURER - STATE OF NJ | Q2 2026 STATE TRAINING FEES | $9,213.00 | R | 07/06/26 | 07/06/26 | | | |
| | | | **Department Total:** | **DUE TO STATE - DCA TRAINING FEES** | **$9,213.00** | | | | | | |
| | | | **Fund Total:** | **CURRENT FUND (2023)** | **$1,647,183.94** | | | | | | |
| Fund:WATER UTILITY (2023) | | | | | | | | | | | |
| Department:WATER OPERATING S&W | | | | | | | | | | | |
| 6-05-20-6011-010 | | | WATER OPERATING S&W | | | | | | | | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-05-20-6011-010 | | | WATER OPERATING S&W | *Account Continued* | | | | | | | |
| 26-01746 | 4 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $4,260.01 | P 129 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **WATER OPERATING S&W** | **$4,260.01** | | | | | | |
| | | | **Fund Total:** | **WATER UTILITY (2023)** | **$4,260.01** | | | | | | |
| | | | **Year Total:** | | **$1,651,443.95** | | | | | | |
| Fund:GENERAL CAPITAL | | | | | | | | | | | |
| Department:ORDINANCE 2018-18 | | | | | | | | | | | |
| C-04-18-1800-010 | | | MASTER PLAN | | | | | | | | |
| 25-01980 | 3 | DRESD005 | DRESDNER ROBIN ENVIRONMENTAL | VILLAGE BIKE NETWORK PLAN | $1,730.00 | R | 07/16/25 | 07/01/26 | | 26194 | B |
| 25-01980 | 4 | DRESD005 | DRESDNER ROBIN ENVIRONMENTAL | VILLAGE BIKE NETWORK PLAN | $4,575.00 | R | 07/16/25 | 07/01/26 | | 26291 | B |
| 25-01980 | 5 | DRESD005 | DRESDNER ROBIN ENVIRONMENTAL | VILLAGE BIKE NETWORK PLAN | $2,452.50 | R | 07/16/25 | 07/01/26 | | 26473 | B |
| 25-01980 | 6 | DRESD005 | DRESDNER ROBIN ENVIRONMENTAL | VILLAGE BIKE NETWORK PLAN | $1,041.25 | R | 07/16/25 | 07/01/26 | | 26634 | B |
| | | | | | **$9,798.75** | | | | | | |
| | | | **Department Total:** | **ORDINANCE 2018-18** | **$9,798.75** | | | | | | |
| Department:ORDINANCE 2022-05 | | | | | | | | | | | |
| C-04-22-0500-010 | | | VILLAGE LIBRARY RENOVATIONS | | | | | | | | |
| 25-01018 | 19 | GROVE010 | GROVE CONTRACTING LLC | SOUTH ORANGE PUBLIC LIBRARY | $224,689.49 | R | 04/15/25 | 07/07/26 | | PAYAPP13 | B |
| | | | **Department Total:** | **ORDINANCE 2022-05** | **$224,689.49** | | | | | | |
| Department:2023-18 - SOUTH ORANGE COMMUNITY POOL | | | | | | | | | | | |
| C-04-23-1800-100 | | | IMPR TO SOUTH ORANGE COMMUNITY POOL | | | | | | | | |
| 25-03025 | 7 | THEBI005 | THE BIBER PARTNERSHIP | ARCHITECTURAL SERVICES FOR | $925.00 | R | 11/05/25 | 07/06/26 | | 7508 | B |
| 26-00787 | 3 | VMFCO005 | VMF CONSTRUCTION LLC | COMMUNITY POOL BATHHOUSE AND | $35,348.60 | R | 03/23/26 | 07/06/26 | | PAYAPP2 | B |
| | | | | | **$36,273.60** | | | | | | |
| | | | **Department Total:** | **2023-18 - SOUTH ORANGE COMMUNITY POOL** | **$36,273.60** | | | | | | |
| Department:2024-08 - VARIOUS CAPITAL IMPROVEMENTS | | | | | | | | | | | |
| C-04-24-0800-800 | | | DPW - STAND UP MOWER | | | | | | | | |

| *Budget Account* / *P.O. Id* | *Item* | *Vendor Id* | *Description* / *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|
| C-04-24-0800-800 | | | DPW - STAND UP MOWER | *Account Continued* | | | | | | | |
| 26-01704 | 1 | MCELW005 | MCELWEE & QUINN, LLC | PRINTING SRVCS; 2026 NOTE SALE | $1,000.00 | R | 06/24/26 | 07/01/26 | | | |
| | | | | **Department Total: 2024-08 - VARIOUS CAPITAL IMPROVEMENTS** | **$1,000.00** | | | | | | |
| Department:2025-02 - LIBRARY - SUPPLEMENTAL APPROP | | | | | | | | | | | |
| C-04-25-0200-100 | | | LIBRARY SUPPLEMENTAL APPROPRIATION | | | | | | | | |
| 25-02643 | 3 | GEOTE005 | GEO-TECHNOLOGY ASSOCIATES,INC. | TESTING/INSPECTION SERVICES | $1,540.00 | R | 09/23/25 | 07/01/26 | | 0031280994 | B |
| 25-02643 | 4 | GEOTE005 | GEO-TECHNOLOGY ASSOCIATES,INC. | TESTING/INSPECTION SERVICES | $1,160.00 | R | 09/23/25 | 07/01/26 | | 0031284302 | B |
| | | | | | **$2,700.00** | | | | | | |
| | | | | **Department Total: 2025-02 - LIBRARY - SUPPLEMENTAL APPROP** | **$2,700.00** | | | | | | |
| Department:2025-09 - VARIOUS CAPITAL IMPROVEMENTS | | | | | | | | | | | |
| C-04-25-0900-100 | | | A1 - STREETS & ROAD IMPROVEMNTS | | | | | | | | |
| 25-01980 | 7 | DRESD005 | DRESDNER ROBIN ENVIRONMENTAL | VILLAGE BIKE NETWORK PLAN | $4,450.00 | R | 07/16/25 | 07/01/26 | | 26979 | B |
| | | | | **Department Total: 2025-09 - VARIOUS CAPITAL IMPROVEMENTS** | **$4,450.00** | | | | | | |
| Department:2025-15 - LIBRARY - SUPPLEMENTAL APPROPR | | | | | | | | | | | |
| C-04-25-1500-100 | | | 2025-15 - LIBRARY - SUPPLEMENTAL APPROPR | | | | | | | | |
| 26-00291 | 6 | ANDRE095 | ANDREW BERMAN ARCHITECT PLLC | SO ORANGE PUBLIC LIBRARY PROJ. | $12,700.00 | R | 02/05/26 | 07/06/26 | | 2209-40 | B |
| 26-01465 | 3 | ACCUR005 | ACCURATE TANK TESTING INC. | OIL TANK REMOVAL AND DISPOSAL | $2,673.75 | R | 06/03/26 | 07/01/26 | | JOB37394 | B |
| 26-01744 | 1 | ACCUR005 | ACCURATE TANK TESTING INC. | CONSULTING; SOIL ANALYSIS | $1,550.00 | R | 06/26/26 | 07/01/26 | | JOB37422 | |
| | | | | | **$16,923.75** | | | | | | |
| | | | | **Department Total: 2025-15 - LIBRARY - SUPPLEMENTAL APPROPR** | **$16,923.75** | | | | | | |
| Department:2026-12 - VARIOUS CAPITAL IMPROVEMENTS | | | | | | | | | | | |
| C-04-26-1200-140 | | | C1 - STREETS & ROAD IMPROVEMENTS | | | | | | | | |
| 26-01766 | 1 | MCMAN005 | MCMANIMON & SCOTLAND, L.L.C. | PROF.SRVCS; BOND ORDINANCE | $600.00 | R | 06/29/26 | 07/07/26 | | 259876 | |
| | | | | **Department Total: 2026-12 - VARIOUS CAPITAL IMPROVEMENTS** | **$600.00** | | | | | | |
| | | | | **Fund Total: GENERAL CAPITAL** | **$296,435.59** | | | | | | |
| | | | | **Year Total:** | **$296,435.59** | | | | | | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| Fund:GRANT FUND | | | | | | | | | | | | |
| G-02-02-1000-025 | | | BODY ARMOR REPLACEMENT - 2025 | | | | | | | | | |
| 26-00776 | 3 | MUNIC080 | MES SERVICE COMPANY LLC | Bullet Proof Vest F. Auriemma | $43.47 | R | | 03/23/26 | 07/01/26 | | QT2048145 | |
| 26-00776 | 4 | MUNIC080 | MES SERVICE COMPANY LLC | Bullet Proof Vest H. Felix | $1,367.10 | R | | 03/23/26 | 07/01/26 | | QT2048145 | |
| 26-00776 | 5 | MUNIC080 | MES SERVICE COMPANY LLC | Bullet Proof Vest J. Albino | $1,367.10 | R | | 03/23/26 | 07/01/26 | | QT2048145 | |
| 26-00776 | 6 | MUNIC080 | MES SERVICE COMPANY LLC | Bullet Proof Vest R. Romero | $1,367.10 | R | | 03/23/26 | 07/01/26 | | QT2048145 | |
| | | | | | **$4,144.77** | | | | | | | |
| | | | | **Department Total:** | **$4,144.77** | | | | | | | |
| G-02-02-2000-024 | | | BULLETPROOF VEST FUND - 2024 | | | | | | | | | |
| 26-00776 | 1 | MUNIC080 | MES SERVICE COMPANY LLC | Bullet Proof Vest S. Leacock | $199.14 | R | | 03/23/26 | 07/01/26 | | QT2048145 | |
| 26-00776 | 2 | MUNIC080 | MES SERVICE COMPANY LLC | Bullet Proof Vest S. Castro | $1,367.10 | R | | 03/23/26 | 07/01/26 | | QT2048145 | |
| 26-00776 | 3 | MUNIC080 | MES SERVICE COMPANY LLC | Bullet Proof Vest F. Auriemma | $1,323.63 | R | | 03/23/26 | 07/01/26 | | QT2048145 | |
| | | | | | **$2,889.87** | | | | | | | |
| G-02-02-2000-025 | | | BULLETPROOF VEST FUND - 2025 | | | | | | | | | |
| 26-00776 | 1 | MUNIC080 | MES SERVICE COMPANY LLC | Bullet Proof Vest S. Leacock | $1,167.96 | R | | 03/23/26 | 07/01/26 | | QT2048145 | |
| | | | | **Department Total:** | **$4,057.83** | | | | | | | |
| G-02-03-2000-25S | | | CLEAN COMMUNITIES SALARIES & WAGES | | | | | | | | | |
| 26-01746 | 3 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $278.36 | P | 40 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | | **Department Total:** | **$278.36** | | | | | | | |
| G-02-05-5100-026 | | | ESSEX COUNTY - JR POLICE ACADEMY - 2026 | | | | | | | | | |
| 26-01426 | 1 | LIBER015 | LIBERTY SCIENCE CENTER INC. | JR POLICE ACADEMY FIELD TRIP | $784.00 | R | | 05/29/26 | 07/01/26 | | | |
| 26-01805 | 1 | BELAI005 | BELAIR TRANSPORT, INC. | 2026 JR POLICE ACADEMY TRIPS | $495.00 | R | | 07/01/26 | 07/07/26 | | 72826 | |
| 26-01805 | 2 | BELAI005 | BELAIR TRANSPORT, INC. | 2026 JR POLICE ACADEMY TRIPS | $617.50 | R | | 07/01/26 | 07/07/26 | | 72826 | |
| 26-01805 | 3 | BELAI005 | BELAIR TRANSPORT, INC. | 2026 JR POLICE ACADEMY TRIPS | $522.50 | R | | 07/01/26 | 07/07/26 | | 72826 | |
| | | | | | **$2,419.00** | | | | | | | |

| *Budget Account* / *P.O. Id* | *Item* | *Vendor Id* | *Description* / *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G-02-05-5100-026 | | | ESSEX COUNTY - JR POLICE ACAD | *Account Continued* | | | | | | | | |
| | | | **Department Total:** | | **$2,419.00** | | | | | | | |
| G-02-14-2000-023 | | | NJACCHO - ENHANCING LOCAL PUBLIC HEALTH | | | | | | | | | |
| 26-01255 | 1 | CANDI020 | CANDICE DAVENPORT | REIMBURSEMENT; TRAVEL EXPENSES | $1,347.24 | R | | 05/13/26 | 07/01/26 | | | |
| 26-01833 | 1 | MIKER005 | MIKE RAIMO | INSPECTIONS;7/1/26 AND 7/3/26 | $358.75 | R | | 07/06/26 | 07/07/26 | | | |
| | | | | | **$1,705.99** | | | | | | | |
| | | | **Department Total:** | | **$1,705.99** | | | | | | | |
| Department:NJDOH- STRENGTHENING LOCAL PUBLIC HEALTH | | | | | | | | | | | | |
| G-02-14-4000-000 | | | NJDOH- STRENGTHENING LOCAL PUBLIC HEALTH | | | | | | | | | |
| 26-01793 | 1 | MIKER005 | MIKE RAIMO | INSPECTIONS; 6/12/26 | $140.00 | R | | 06/30/26 | 07/07/26 | | | |
| | | | **Department Total:** | **NJDOH- STRENGTHENING LOCAL PUBLIC HEALTH** | **$140.00** | | | | | | | |
| Department:NJ NEIGHBORHOOD PRESERVATION GRANT | | | | | | | | | | | | |
| G-02-14-7000-010 | | | NPP SALARIES & WAGES | | | | | | | | | |
| 26-01746 | 2 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $1,041.67 | P | 40 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **NJ NEIGHBORHOOD PRESERVATION GRANT** | **$1,041.67** | | | | | | | |
| Department:RECYLING TONNAGE GRANT | | | | | | | | | | | | |
| G-02-18-1000-025 | | | RECYCLING TONNAGE GRANT - 2025 | | | | | | | | | |
| 26-01432 | 1 | JANES010 | JANE STEINBERG | Copy editing; Recycling Post C | $17.50 | R | | 06/01/26 | 07/01/26 | | 6/1/2026 | |
| | | | **Department Total:** | **RECYLING TONNAGE GRANT** | **$17.50** | | | | | | | |
| | | | **Fund Total:** | **GRANT FUND** | **$13,805.12** | | | | | | | |
| | | | **Year Total:** | | **$13,805.12** | | | | | | | |
| Fund:ANIMAL CONTROL | | | | | | | | | | | | |
| Department:ANIMAL CONTROL - DUE TO STATE OF NJ | | | | | | | | | | | | |
| T-10-55-1620-000 | | | ANIMAL CONTROL - DUE TO STATE OF NJ | | | | | | | | | |
| 26-01792 | 1 | NJDEP055 | NJ DEPT OF HEALTH & SENIOR SER | FEB.2026-MAY 2026 DOG REPORT | $327.00 | R | | 06/30/26 | 07/06/26 | | FEB26 | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| T-10-55-1620-000 | | | ANIMAL CONTROL - DUE TO STATE | *Account Continued* | | | | | | | |
| 26-01792 | 2 | NJDEP055 | NJ DEPT OF HEALTH & SENIOR SER | FEB.2026-MAY 2026 DOG REPORT | $53.40 | R | 06/30/26 | 07/06/26 | | MARCH26 | |
| 26-01792 | 3 | NJDEP055 | NJ DEPT OF HEALTH & SENIOR SER | FEB.2026-MAY 2026 DOG REPORT | $19.80 | R | 06/30/26 | 07/06/26 | | APRIL26 | |
| 26-01792 | 4 | NJDEP055 | NJ DEPT OF HEALTH & SENIOR SER | FEB.2026-MAY 2026 DOG REPORT | $7.20 | R | 06/30/26 | 07/06/26 | | MAY26 | |
| 26-01854 | 1 | NJDEP055 | NJ DEPT OF HEALTH & SENIOR SER | JUNE 2026 DOG REPORT | $24.60 | R | 07/07/26 | 07/08/26 | | JUNE2026 | |
| | | | | | **$432.00** | | | | | | |
| | | | | **Department Total: ANIMAL CONTROL - DUE TO STATE OF NJ** | **$432.00** | | | | | | |
| | | | | **Fund Total: ANIMAL CONTROL** | **$432.00** | | | | | | |

Fund:OTHER TRUST

Department:POOL TRUST

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| T-11-55-0006-000 | | | POOL TRUST | | | | | | | | |
| 26-01068 | 2 | GARDE040 | GARDEN STATE LABORATORIES,INC | 11 Samples May | $825.00 | R | 04/28/26 | 07/07/26 | | 117768 | B |
| 26-01249 | 1 | VMFCO005 | VMF CONSTRUCTION LLC | Snack Stand Screens | $2,625.00 | R | 05/13/26 | 07/07/26 | | 3018 | |
| 26-01368 | 1 | 4IMPR005 | 4 IMPRINT, INC. | Pool Staff Apparel | $1,301.55 | R | 05/26/26 | 07/07/26 | | 15169834 | |
| 26-01537 | 1 | 4IMPR005 | 4 IMPRINT, INC. | Swim Team Shirts | $2,645.38 | R | 06/08/26 | 07/07/26 | | 15205188 | |
| 26-01557 | 2 | RAKPL005 | RAK PLUMBING & HEATING LLC | Jetting | $1,000.00 | R | 06/09/26 | 07/07/26 | | 5547 | B |
| 26-01649 | 1 | ONEIL005 | O'NEILL PLUMBING & HEATING, LL | Pool Repairs | $375.00 | R | 06/18/26 | 07/07/26 | | 924223 | |
| 26-01649 | 2 | ONEIL005 | O'NEILL PLUMBING & HEATING, LL | Pool Repairs | $865.00 | R | 06/18/26 | 07/07/26 | | 924224 | |
| 26-01649 | 3 | ONEIL005 | O'NEILL PLUMBING & HEATING, LL | Pool Repairs | $435.00 | R | 06/18/26 | 07/07/26 | | 924222 | |
| 26-01716 | 1 | IFITS005 | IF ITS WATER, INC | PH Probe | $396.00 | R | 06/24/26 | 07/07/26 | | 76434 | |
| 26-01718 | 1 | ONEIL005 | O'NEILL PLUMBING & HEATING, LL | Faucet Repair | $635.00 | R | 06/24/26 | 07/07/26 | | 924233 | |
| 26-01719 | 1 | SONNY005 | SONNY ELECTRIC, INC. | Outlet Repair | $849.80 | R | 06/24/26 | 07/07/26 | | 2025846 | |
| 26-01775 | 1 | IFITS005 | IF ITS WATER, INC | ORP Wire | $83.00 | R | 06/30/26 | 07/07/26 | | 76488 | |
| 26-01795 | 1 | PLEAS005 | PLEASANT VIEW GARDENS, INC | Planters/Flowers | $645.68 | R | 07/01/26 | 07/07/26 | | 578204/578337 | |
| 26-01795 | 2 | PLEAS005 | PLEASANT VIEW GARDENS, INC | Planters/Flowers | $1,010.50 | R | 07/01/26 | 07/07/26 | | 578204/578337 | |
| 26-01829 | 1 | ULINE005 | ULINE INC. | Wipes/Gloves/Bandages | $1,931.22 | R | 07/06/26 | 07/07/26 | | 208321662 | |
| | | | | | **$15,623.13** | | | | | | |
| | | | | **Department Total: POOL TRUST** | **$15,623.13** | | | | | | |

Department:RECYCLING TRUST

T-11-55-0009-000 RECYCLING TRUST

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| T-11-55-0009-000 | | | RECYCLING TRUST | *Account Continued* | | | | | | | | |
| 26-01023 | 1 | CONST035 | CONSTRUCTION & INDUSTRIAL | Mill Screens, Belt Rod, Tub Gr | $3,634.10 | R | | 04/16/26 | 07/01/26 | | 86340 | |
| | | | **Department Total:** | **RECYCLING TRUST** | **$3,634.10** | | | | | | | |
| Department:DONATIONS - RECREATION | | | | | | | | | | | | |
| T-11-55-0011-000 | | | DONATIONS - RECREATION | | | | | | | | | |
| 26-01622 | 1 | TOWNS090 | TOWNSHIP OF SOUTH ORANGE | 2026 SCHOLARSHIP ASSISTANCE | $365.00 | R | | 06/16/26 | 07/01/26 | | | |
| | | | **Department Total:** | **DONATIONS - RECREATION** | **$365.00** | | | | | | | |
| Department:UNIFORM FIRE SAFETY ACT FINES | | | | | | | | | | | | |
| T-11-55-0012-000 | | | UNIFORM FIRE SAFETY ACT FINES | | | | | | | | | |
| 26-01606 | 1 | ENFOR005 | ENFORSYS, INC | CLOUD HOSTED FIRE PRO SYSTEM | $2,195.00 | R | | 06/12/26 | 07/01/26 | | 3080 | |
| | | | **Department Total:** | **UNIFORM FIRE SAFETY ACT FINES** | **$2,195.00** | | | | | | | |
| Department:POLICE OUTSIDE DUTY | | | | | | | | | | | | |
| T-11-55-0013-010 | | | POLICE OUTSIDE DUTY - EDS | | | | | | | | | |
| 26-01746 | 5 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | 2026-06-30 PR | $59,335.00 | P | 92 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | **Department Total:** | **POLICE OUTSIDE DUTY** | **$59,335.00** | | | | | | | |
| Department:RECREATION - FEE BASED PROGRAMS | | | | | | | | | | | | |
| T-11-55-0021-000 | | | RECREATION - FEE BASED PROGRAMS | | | | | | | | | |
| 26-00674 | 1 | JOANN095 | JOANNA RANGARAJAN | REFUN;BAIRD CAFE/SECURITY DEP. | $850.00 | R | | 03/12/26 | 07/07/26 | | | |
| 26-01408 | 1 | FIRST190 | FIRST STUDENT INC. | Camp Trip Bus - Somerset Pats | $3,488.17 | R | | 05/29/26 | 07/07/26 | | 00275088 | |
| 26-01409 | 1 | FIRST190 | FIRST STUDENT INC. | Camp Trip Bus - Medieval | $2,315.00 | R | | 05/29/26 | 07/07/26 | | 00275086 | |
| 26-01841 | 1 | CHRIS045 | CHRIS HENRY SPORTS INSTRUC,LLC | Baseball Camp Rev Share Wk 1-2 | $8,394.40 | R | | 07/07/26 | 07/07/26 | | 45 | |
| | | | | | **$15,047.57** | | | | | | | |
| T-11-55-0021-010 | | | RECREATION - FIELD USE | | | | | | | | | |
| 26-01044 | 2 | ADVAN080 | ADVANCED LANDSCAPING INC. | Grooming/Mowing | $1,335.00 | R | | 04/21/26 | 07/07/26 | | 203959A | B |
| 26-01204 | 1 | PIONE005 | PIONEER ATHLETICS | Quick Dry | $911.64 | R | | 05/11/26 | 07/07/26 | | INV-296715 | |
| 26-01497 | 1 | ADVAN080 | ADVANCED LANDSCAPING INC. | NW Pitching Lanes | $1,395.00 | R | | 06/04/26 | 07/07/26 | | 203934A | |
| | | | | | **$3,641.64** | | | | | | | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| | | | | **Department Total: RECREATION - FEE BASED PROGRAMS** | **$18,689.21** | | | | | | |
| | | | | **Fund Total: OTHER TRUST** | **$99,841.44** | | | | | | |
| Fund:PAYROLL | | | | | | | | | | | |
| Department:RESERVE FOR EXPENDITURES | | | | | | | | | | | |
| T-13-55-2000-010 | | | NET PAYROLL | | | | | | | | |
| 26-01749 | 1 | PRIME005 | PRIMEPOINT, LLC. | DIRECT DEPOSIT 2026-06-30 PR | $429,372.50 | P 587 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| 26-01750 | 1 | PRIME005 | PRIMEPOINT, LLC. | LIVE CHECKS 2026-06-30 PR | $2,296.10 | P 584 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| | | | | | **$431,668.60** | | | | | | |
| T-13-55-2000-020 | | | PAYROLL TAXES | | | | | | | | |
| 26-01747 | 1 | PRIME005 | PRIMEPOINT, LLC. | TAXES 2026-06-30 PR | $164,468.45 | P 585 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| T-13-55-2000-030 | | | WAGE GARNISHMENTS | | | | | | | | |
| 26-01748 | 1 | PRIME005 | PRIMEPOINT, LLC. | WAGE GARNISHMENT 2026-06-30 PR | $1,829.53 | P 586 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| T-13-55-2000-310 | | | COLONIAL LIFE | | | | | | | | |
| 26-01755 | 1 | COLON035 | COLONIAL LIFE & ACCIDENT INS | EE CONTRIBUTIONS JUNE 2026 | $48.62 | P 121646 | 06/29/26 | 06/29/26 | 06/29/26 | | |
| T-13-55-2000-320 | | | AFLAC | | | | | | | | |
| 26-01752 | 1 | AFLAC005 | AFLAC | EE CONTRIBUTIONS JUNE 2026 | $942.82 | P 589 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| T-13-55-2000-410 | | | OPEIU | | | | | | | | |
| 26-01759 | 1 | TEAMS010 | TEAMSTERS LOCAL 125 | EE DUES JUNE 2026 | $1,154.00 | P 121650 | 06/29/26 | 06/29/26 | 06/29/26 | | |
| T-13-55-2000-420 | | | PBA LOCAL 12 | | | | | | | | |
| 26-01757 | 1 | PBALO010 | PBA LOCAL #12 | EE DUES JUNE 2026 | $2,553.00 | P 121648 | 06/29/26 | 06/29/26 | 06/29/26 | | |
| T-13-55-2000-430 | | | PBA LOCAL 12A SUPERIORS | | | | | | | | |
| 26-01756 | 1 | SUPER035 | SUPERIOR OFFICERS, LOCAL 12A | EE DUES JUNE 2026 | $989.22 | P 121647 | 06/29/26 | 06/29/26 | 06/29/26 | | |
| T-13-55-2000-510 | | | AXA | | | | | | | | |
| 26-01758 | 1 | AXAEQ005 | AXA EQUITABLE | EE CONTRIBUTIONS 2026-06-30 PR | $1,934.16 | P 121649 | 06/29/26 | 06/29/26 | 06/29/26 | | |
| T-13-55-2000-520 | | | MASS MUTUAL/EMPOWER | | | | | | | | |
| 26-01751 | 1 | MASSM005 | MASS MUTUAL | EE CONTRIBUTIONS 2026-06-30 PR | $12,105.26 | P 588 | 06/26/26 | 06/26/26 | 06/26/26 | | |
| T-13-55-2000-610 | | | SHBP | | | | | | | | |

| *Budget Account* | | | *Description* | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| T-13-55-2000-610 | | | SHBP | *Account Continued* | | | | | | | |
| 26-01760 | 1 | TOWNS135 | TOWNSHIP OF SOUTH ORANGE | SHBP TO CURRENT 2026-06-30 PR | $38,482.08 | P 121651 | 06/29/26 | 06/29/26 | 06/29/26 | | |
| | | | | **Department Total: RESERVE FOR EXPENDITURES** | **$656,175.74** | | | | | | |
| | | | | **Fund Total: PAYROLL** | **$656,175.74** | | | | | | |
| Fund:LIEN REDEMPTION ACCOUNT | | | | | | | | | | | |
| Department:LIEN REDEMPTIONS | | | | | | | | | | | |
| T-19-55-2000-000 | | | LIEN REDEMPTIONS | | | | | | | | |
| 26-00096 | 1 | TAXLI005 | TAX LIEN FUND LP | Lien Refund Cert #24-0003 | $5,210.05 | P 19499 | 01/20/26 | 06/30/26 | 06/30/26 | | |
| 26-01691 | 1 | CHANG010 | CHANGSHENG LU | Lien Refund Cert # 25-0025 | $1,794.06 | P 19500 | 06/23/26 | 07/06/26 | 07/06/26 | | |
| | | | | | **$7,004.11** | | | | | | |
| | | | | **Department Total: LIEN REDEMPTIONS** | **$7,004.11** | | | | | | |
| | | | | **Fund Total: LIEN REDEMPTION ACCOUNT** | **$7,004.11** | | | | | | |
| | | | | **Year Total:** | **$763,453.29** | | | | | | |

| *Revenue Account* | | | *Description* | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-01-08-1160-000 | | | RECREATION FEES | | | | | | | | |
| 26-01768 | 1 | DALIL005 | DALILA HASTINGS | REUND DANCE PROGRAM;CANCELED | $106.00 | R | 06/30/26 | 07/07/26 | | | |
| 6-01-08-1600-000 | | | UNIFORM CONSTRUCTION CODE FEES | | | | | | | | |
| 26-01270 | 1 | AHMED005 | AHMED HASSAN QAVI | REFUND; PAID FOR WRONG APP. | $125.00 | R | 05/14/26 | 07/01/26 | | | |
| | | | | **Revenue Total:** | **$231.00** | | | | | | |

| *G/L Account* | | | *Description* | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *P.O. Id* | *Item* | *Vendor Id* | *Vendor Name* | *Item Description* | *Amount* | *Stat* | */Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
| 6-04-2180-000- | | | BANS PAYABLE | | | | | | | | | |
| 26-01703 | 1 | DEPOS005 | DEPOSITORY TRUST COMPANY | NOTE SALE 06/24/2026 | $22,640,460.86 | P | 33 | 06/24/26 | 06/24/26 | 06/24/26 | | |
| | | | | **G/L Total:** | **$22,640,460.86** | | | | | | | |

**Total Charged Lines: 256 Total List Amount: $25,367,427.23 Total Void Amount: $0.00**

**Totals by Year-Fund**

| Fund Description | Fund | Budget Total | Revenue Total | G/L Total | Total |
|---|---|---|---|---|---|
| CURRENT FUND (2023) | 5-01 | $1,597.42 | $0.00 | $0.00 | $1,597.42 |
| CURRENT FUND (2023) | 6-01 | $1,647,183.94 | $231.00 | $0.00 | $1,647,414.94 |
| | 6-04 | $0.00 | $0.00 | $22,640,460.86 | $22,640,460.86 |
| WATER UTILITY (2023) | 6-05 | $4,260.01 | $0.00 | $0.00 | $4,260.01 |
| | Year Total: | $1,651,443.95 | $231.00 | $22,640,460.86 | $24,292,135.81 |
| GENERAL CAPITAL | C-04 | $296,435.59 | $0.00 | $0.00 | $296,435.59 |
| GRANT FUND | G-02 | $13,805.12 | $0.00 | $0.00 | $13,805.12 |
| ANIMAL CONTROL | T-10 | $432.00 | $0.00 | $0.00 | $432.00 |
| OTHER TRUST | T-11 | $99,841.44 | $0.00 | $0.00 | $99,841.44 |
| PAYROLL | T-13 | $656,175.74 | $0.00 | $0.00 | $656,175.74 |
| LIEN REDEMPTION ACCOUNT | T-19 | $7,004.11 | $0.00 | $0.00 | $7,004.11 |
| | Year Total: | $763,453.29 | $0.00 | $0.00 | $763,453.29 |
| Total Of All Funds: | | $2,726,735.37 | $231.00 | $22,640,460.86 | $25,367,427.23 |

| Ranges | Item Status | Purchase Types | Misc |
|---|---|---|---|
| ***Range:*** *First to Last*<br>***Rcvd Batch Id Range:*** *First to Last* | ***Open:*** *N*<br>***Void:*** *N*<br>***Paid:*** *N*<br>***Held:*** *Y*<br>***Aprv:*** *N*<br>***Rcvd:*** *Y* | ***Bid:*** *Y*<br>***State:*** *Y*<br>***Other:*** *Y*<br>***Exempt:*** *Y* | ***P.O. Type:*** *All*<br>***Format:*** *Detail without Line Item Notes*<br>***Vendors:*** *All* |

| *Project Id* / *PO #* | *Item* | *Vendor Id* | *Vendor Name* | *Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 17-0921 | | | MERIDIAN VILLAGE COMMONS I | | | | | | | | |
| 26-01813 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | Dec 2024-209 Valley Street | $487.50 | R | 07/02/26 | 07/07/26 | | 10594 | |
| | | | **Account Total:** | | **$487.50** | | | | | | |
| 18-0932 | | | AMELIA CRUZ-HOLDER | | | | | | | | |
| 26-01677 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026-184 Valley Street | $563.75 | R | 06/22/26 | 07/01/26 | | 565578 | |
| 26-01720 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-184 Valley Street | $350.00 | R | 06/25/26 | 06/26/26 | | 12192 | |
| | | | **Account Total:** | | **$913.75** | | | | | | |
| 21-0989 | | | 8 2ND ST (WELLS FARGO) | | | | | | | | |
| 26-01764 | 1 | MCMAN005 | MCMANIMON & SCOTLAND, L.L.C | PROFESSIONAL SERVICES MAY 2026 | $632.00 | R | 06/29/26 | 07/07/26 | | 263300 | |
| | | | **Account Total:** | | **$632.00** | | | | | | |
| 22-1016 | | | MGM REALTY, LLC | | | | | | | | |
| 26-01818 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-468 Irvington Ave | $218.75 | R | 07/02/26 | 07/07/26 | | 12200 | |
| 26-01819 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | April 2026-468 Irvington Ave | $656.25 | R | 07/02/26 | 07/07/26 | | 12127 | |
| | | | **Account Total:** | | **$875.00** | | | | | | |
| 23-1052 | | | JESPY HOUSE | | | | | | | | |
| 26-01679 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026:102-108 Prospect St | $302.50 | R | 06/22/26 | 07/01/26 | | 565585 | |
| 26-01721 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026:102-110 Prospect St | $706.25 | R | 06/25/26 | 06/26/26 | | 12194 | |
| | | | **Account Total:** | | **$1,008.75** | | | | | | |
| 23-1053 | | | JESPY HOUSE | | | | | | | | |
| 26-01674 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | May 2026-111 Milligan Pl | $49.50 | R | 06/22/26 | 07/01/26 | | 294850 | |
| 26-01678 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026-111 Milligan Pl | $433.13 | R | 06/22/26 | 07/01/26 | | 565583 | |
| 26-01722 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-111 Milligan Pl | $43.75 | R | 06/25/26 | 06/26/26 | | 12195 | |
| 26-01738 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | Dec 2025- 111 Milligan Pl | $165.00 | R | 06/26/26 | 07/01/26 | | 291724 | |
| | | | **Account Total:** | | **$691.38** | | | | | | |

| Project Id / PO # | Item | Vendor Id | Vendor Name | Description | Amount | Stat/Chk | First Enc Date | Rcvd Date | Chk/Void Date | Invoice | PO Type |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 23-1053 | | | JESPY HOUSE | *Account Continued* | | | | | | | |
| 24-1059 | | | FIRST PRESBYTERIAN & TRINITY C | | | | | | | | |
| 26-01814 | 1 | BOWMA005 | BOWMAN CONSULTING | Dec 2025-Pres&Trinity Church | $162.10 | R | 07/02/26 | 07/07/26 | | 537288 | |
| 26-01815 | 1 | BOWMA005 | BOWMAN CONSULTING | Jan 2026-Pres&Trinity Church | $78.76 | R | 07/02/26 | 07/07/26 | | 544132 | |
| 26-01816 | 1 | BOWMA005 | BOWMAN CONSULTING | April 2026-Pres&Trinity Church | $78.75 | R | 07/02/26 | 07/07/26 | | 557882 | |
| 26-01817 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2025-Pres&Trinity Church | $157.50 | R | 07/02/26 | 07/07/26 | | 565594 | |
| | | | **Account Total:** | | **$477.11** | | | | | | |
| 24-1060 | | | 185 CHURCH STREET DEVELOPMENT | | | | | | | | |
| 26-01620 | 1 | MCMAN005 | MCMANIMON & SCOTLAND, L.L.C | APRIL 2026; 185 CHURCH ST | $395.00 | R | 06/16/26 | 07/01/26 | | 261665 | |
| | | | **Account Total:** | | **$395.00** | | | | | | |
| 24-1061 | | | 116 VALLEY ST REHOLDING, LLC | | | | | | | | |
| 26-01665 | 1 | BOWMA005 | BOWMAN CONSULTING | March 2026-116 Valley Street | $380.51 | R | 06/22/26 | 07/01/26 | | 551287 | |
| 26-01666 | 1 | BOWMA005 | BOWMAN CONSULTING | April 2026-116 Valley Street | $161.50 | R | 06/22/26 | 07/01/26 | | 557880 | |
| 26-01667 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | March 2026-116 Valley Street | $43.75 | R | 06/22/26 | 07/01/26 | | 12013 | |
| 26-01668 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026-116 Valley Street | $2,132.51 | R | 06/22/26 | 07/01/26 | | 565592 | |
| | | | **Account Total:** | | **$2,718.27** | | | | | | |
| 24-1066 | | | 185 CHURCH ST DEVELOPMENT LLC | | | | | | | | |
| 26-01680 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026:185-189 Church St | $497.88 | R | 06/22/26 | 07/01/26 | | 565588 | |
| 26-01723 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-185 Church Street | $218.75 | R | 06/25/26 | 06/26/26 | | 12196 | |
| | | | **Account Total:** | | **$716.63** | | | | | | |
| 25-1074 | | | SETON HALL UNIVERSITY | | | | | | | | |
| 26-01783 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | June 2026-SHU Walsh Library | $247.50 | R | 06/30/26 | 07/01/26 | | 287340 | |
| | | | **Account Total:** | | **$247.50** | | | | | | |
| 25-1080 | | | 101 SO AVE URBAN RENEWAL LLC | | | | | | | | |
| 26-01676 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | May 2026: 101 S. Orange Ave | $115.50 | R | 06/22/26 | 07/01/26 | | 294851 | |
| 26-01724 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-101 S. Orange Avenue | $606.25 | R | 06/25/26 | 06/26/26 | | 12197 | |
| | | | **Account Total:** | | **$721.75** | | | | | | |
| 25-1083 | | | SAN GIORGIO ENTERPRISES, LLC | | | | | | | | |

| *Project Id* / *PO #* | *Item* | *Vendor Id* | *Vendor Name* | *Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 26-01672 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | May 2026-52 Vose Ave | $462.00 | R | 06/22/26 | 07/01/26 | | 294854 | |
| 26-01681 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026-52 Vose Avenue | $2,109.63 | R | 06/22/26 | 07/01/26 | | 565596 | |
| 26-01725 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-52 Vose Avenue | $1,781.25 | R | 06/25/26 | 06/26/26 | | 12198 | |
| | | | **Account Total:** | | **$4,352.88** | | | | | | |
| 25-1085 | | | KEDAAR LLC | | | | | | | | |
| 26-01664 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | April 2026: 2-4 S. Orange Ave | $544.50 | R | 06/22/26 | 07/01/26 | | 294207 | |
| 26-01737 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | Dec 2025:2-4 S. Orange Avenue | $99.00 | R | 06/26/26 | 07/01/26 | | 291725 | |
| | | | **Account Total:** | | **$643.50** | | | | | | |
| 25-1089 | | | IRVINGTON 461 LLC | | | | | | | | |
| 26-01727 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-461 Irvington Avenue | $437.50 | R | 06/25/26 | 06/26/26 | | 12202 | |
| | | | **Account Total:** | | **$437.50** | | | | | | |
| 26-1091 | | | JOSHUA UHL, AIA | | | | | | | | |
| 26-01779 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026-399 Meadowbrook Lane | $354.38 | R | 06/30/26 | 07/01/26 | | 565599 | |
| 26-01781 | 1 | BOWMA005 | BOWMAN CONSULTING | Mar 2026-399 Meadowbrook Lane | $1,205.51 | R | 06/30/26 | 07/01/26 | | 551299 | |
| 26-01782 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-399 Meadowbrook Lane | $806.25 | R | 06/30/26 | 07/01/26 | | 12204 | |
| | | | **Account Total:** | | **$2,366.14** | | | | | | |
| 26-1092 | | | FRANK GRECCO | | | | | | | | |
| 26-01682 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026-372 Prospect Street | $78.76 | R | 06/22/26 | 07/01/26 | | 565598 | |
| 26-01728 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-372 Prospect Street | $87.50 | R | 06/25/26 | 06/26/26 | | 12203 | |
| | | | **Account Total:** | | **$166.26** | | | | | | |
| 26-1093 | | | VGC HOMES LLC | | | | | | | | |
| 26-01683 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026-12 Montrose St | $39.38 | R | 06/22/26 | 07/01/26 | | 565601 | |
| 26-01729 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-12 Montrose St | $562.50 | R | 06/25/26 | 06/26/26 | | 12205 | |
| | | | **Account Total:** | | **$601.88** | | | | | | |
| 26-1094 | | | COTTAGE STREET PARTNERS LLC | | | | | | | | |
| 26-01671 | 1 | SCARI005 | SCARINCI & HOLLENBECK LLC | May 2026:36-40 Cottage St | $181.50 | R | 06/22/26 | 07/01/26 | | 294855 | |
| 26-01684 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026:36-40 Cottage St | $1,834.00 | R | 06/22/26 | 07/01/26 | | 565602 | |
| 26-01726 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026:36-40 Cottage St | $1,081.25 | R | 06/25/26 | 06/26/26 | | 12199 | |

| *Project Id* / *PO #* | *Item* | *Description* / *Vendor Id* | *Vendor Name* | *Description* | *Amount* | *Stat/Chk* | *First Enc Date* | *Rcvd Date* | *Chk/Void Date* | *Invoice* | *PO Type* |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 26-1094 | | | COTTAGE STREET PARTNERS LLC | *Account Continued* | | | | | | | |
| | | | **Account Total:** | | **$3,096.75** | | | | | | |
| 26-1095 | | SWARUPA SINGH | | | | | | | | | |
| 26-01685 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026-331 Vose Avenue | $262.00 | R | 06/22/26 | 07/01/26 | | 565603 | |
| 26-01730 | 1 | TOPOL005 | TOPOLOGY NJ, LLC | May 2026-331 Vose Avenue | $593.75 | R | 06/25/26 | 06/26/26 | | 12206 | |
| | | | **Account Total:** | | **$855.75** | | | | | | |
| 26-1097 | | EEA INDUSTRIES, LLC | | | | | | | | | |
| 26-01686 | 1 | BOWMA005 | BOWMAN CONSULTING | May 2026-112 W.S. Orange Ave | $118.13 | R | 06/22/26 | 07/01/26 | | 565605 | |
| | | | **Account Total:** | | **$118.13** | | | | | | |
| 26-1098 | | 270 IRVINGTON LLC | | | | | | | | | |
| 26-01733 | 1 | MCMAN005 | MCMANIMON & SCOTLAND, L.L.C | IRVINGTON AVE REDEVELOPMENT | $1,224.50 | R | 06/25/26 | 07/07/26 | | 257501 | |
| 26-01763 | 1 | MCMAN005 | MCMANIMON & SCOTLAND, L.L.C | PROFESSIONAL SERVICES MAY 2026 | $3,871.00 | R | 06/29/26 | 07/07/26 | | 263301 | |
| | | | **Account Total:** | | **$5,095.50** | | | | | | |

**Total Charged Lines: 47 Total Project Amount: $27,618.93 Total Void Amount: $0.00**

**Totals by Year-Fund**

| Fund Description | Fund | Project Total |
|---|---|---|
| ESCROW ACCOUNTS | 6-16 | $27,618.93 |
| Total Of All Funds: | | $27,618.93 |

TOWNSHIP OF SOUTH ORANGE VILLAGE
07/13/2026 BILL LIST FUND TOTALS

| ACCOUNT | PRE-PRINTED | BILL LIST | TOTAL |
|---|---|---|---|
| 01-CURRENT FUND | $ 918,218.49 | $ 730,793.87 | $ 1,649,012.36 |
| 02-GRANT FUND | $ 1,320.03 | $ 12,485.09 | $ 13,805.12 |
| 04-GENERAL CAPITAL | $ 22,640,460.86 | $ 296,435.59 | $ 22,936,896.45 |
| 05-WATER OPERATING | $ 4,260.01 | $ - | $ 4,260.01 |
| 06-WATER CAPITAL | $ - | $ - | $ - |
| 09-PATF | $ - | $ - | $ - |
| 10-ANIMAL CONTROL | $ - | $ 432.00 | $ 432.00 |
| 11-TRUST | $ 59,335.00 | $ 40,506.44 | $ 99,841.44 |
| 12-OPEN SPACE | $ - | $ - | $ - |
| 13-PAYROLL | $ 656,175.74 | $ - | $ 656,175.74 |
| 14-LAW ENFORCEMENT TRUST | $ - | $ - | $ - |
| 15-CONFIDENTIAL | $ - | $ - | $ - |
| 16-ESCROW | $ - | $ 27,618.93 | $ 27,618.93 |
| 17-COAH | $ - | $ - | $ - |
| 18-CDBG | $ - | $ - | $ - |
| 19-LIEN REDEMPTION | $ 7,004.11 | $ - | $ 7,004.11 |
| **TOTAL** | **$ 24,286,774.24** | **$ 1,108,271.92** | **$ 25,395,046.16** |