

A Special Meeting of the Township Committee of the Township of Plainsboro was called to order by Mayor Edmund C. Yates on April 22, 2026 at 7:00 p.m. in the Municipal Center located at 641 Plainsboro Road, Plainsboro, New Jersey.

Pledge of Allegiance led by Chief Eamond Blanchard.

The Township Clerk certified that the meeting was noticed as a Special Meeting on April 17, 2026. Notices were posted in compliance with statutory requirements, and were posted at the Municipal Center, Library and township website at least 48 hours prior to the meeting. All requirements of the Sunshine Law were met.

Present were: Mayor Edmund C. Yates, Deputy Mayor David Bander and Committeepersons Neil Lewis and Nuran Nabi. Committeeperson Reeta Sharma was absent. Also present were: Township Administrator Anthony Cancro, Assistant Administrator/Township Clerk, Carol J. Torres, Deputy Township Clerk Jesenia L. Velazquez, Township Attorney Michael Herbert, Chief Financial Ehab Salama, Chief/Director of Public Safety Eamon Blanchard, and Director of Planning and Zoning Bonnie Flynn. There were six (6) interested citizens and no members of the press present.

The Township Administrator presented the revised 2026 Municipal Budget. The 2026 budget totals \$4,408,615,815 compared to \$4,448,537,159 in 2025, an increase of \$39,921,344 or approximately 1%. Following revisions requested by the Township Committee to reduce the proposed tax increase, the adopted budget will have a municipal tax rate increase of approximately 2.3 cents, an amount of approximately \$99 annually or \$8.25 per month per average household.

The Mayor expressed appreciation to the Administrator and the staff for conducting a comprehensive budget process.

It was MOVED by LEWIS and seconded by BANDER that the 2026 Municipal Budget be introduced and a public hearing to be held on May 27, 2026.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by YATES and seconded by BANDER that, CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14), be introduced and a public hearing be held on May 27, 2026.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by NABI and seconded by LEWIS that, BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF PLAINSBORO, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$9,487,490 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$7,483,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF, be introduced and a public hearing be held on May 27, 2026.

It was MOVED by LEWIS and seconded by BANDER that the following Resolution be approved:

WHEREAS, the public hearing for 2026 Municipal Budget is scheduled for May 27, 2026; and

WHEREAS, the Governing Body of the Township of Plainsboro desires to read the 2026 Municipal Budget by title only at the time of the public hearing and adoption of said budget; and

WHEREAS, the Governing Body of the Township of Plainsboro has caused or will cause the 2026 Municipal Budget to be posted in a public place in the Township Hall of the Township of Plainsboro at least seven (7) days prior to the date of the public hearing; and

WHEREAS, said budget is or will be made available to any person requesting to review same at least, seven (7) days prior to the public hearing scheduled for the 2026 budget; and

WHEREAS, the Municipal Clerk, Carol Torres, has certified she has complied with N.J.S.A. 40A:4-8.1a and 1b. (copy of Certification attached hereto as Exhibit A);

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Committee shall read the 2026 Municipal Budget by its title only at the public hearing at the time of the adoption of the budget and hereby declares that the conditions set forth in N.J.S.A. 40A:4-8, Subsection 1.a and 1.b have been met therewith.

(SEE EXHIBIT "A" PAGE 1 OF 1 INCLUSIVE)

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by BANDER and seconded by NABI that the following Resolution be approved:

R-26-113 RESOLUTION FOR PROFESSIONAL SERVICES – MEDICAL DIRECTOR FOR THE PLAINSBORO FIRE DEPARTMENT EMERGENCY MEDICAL SERVICES

WHEREAS the Township of Plainsboro needs to acquire the services of a medical director to oversee patient care for the Plainsboro Fire Department's Emergency Medical Services without a "fair and open process" as defined by P.L. 2004, c.19, the Local Unit Pay-to-Play Law; and

WHEREAS Dr. Kenneth Lavelle has submitted a proposal offering services as Medical Director for \$2,400.00 for the term of one year until April 22, 2027; and

WHEREAS the Qualified Purchasing Agent has determined and certified in writing that the value of the acquisition throughout the contract is anticipated not to exceed \$2,400.00; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11 et seq., authorizes the award of this contract without public bidding on the basis that this is a professional service; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available.

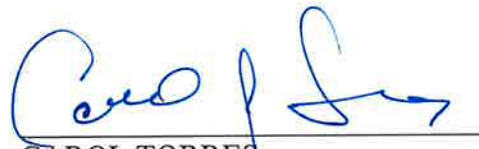
NOW THEREFORE, BE IT RESOLVED by the governing body of the Township of Plainsboro that it approves the appointment of Dr. Kenneth Lavelle as Medical Director for the Plainsboro Fire Department's Emergency Medical Service:

- The Mayor and Township Clerk are hereby authorized and directed to execute an agreement with Dr. Kenneth Lavelle as Medical Director for one year at a cost not to exceed \$2,400.00; and

Exhibit A

CERTIFICATION

I, Carol J. Torres, Township Clerk of the Township of Plainsboro do hereby certify that I will cause to be posted a copy of the 2026 Municipal Budget in the Township Hall at least seven days prior to the public hearing of May 27, 2026. I further certify that I will make the 2026 Municipal Budget available to any person requesting same at least seven days prior to the public hearing of May 27, 2026.



CAROL TORRES
TOWNSHIP CLERK

- A copy of this Resolution, the Certification of Contract Value, and the executed Agreement shall be placed on file in the office of the Township Clerk.
- A notice of this award shall be published as required by law.

(SEE EXHIBIT "B" PAGE 1 OF 1 INCLUSIVE)

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by NABI and seconded by BANDER that the following Resolution be approved:

**R-26-114 RESOLUTION AUTHORIZING POCKETED LICENSE PERSON-TO-PERSON
TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE TO NURSERIES
LIQUOR LICENSE HOLDER, LLC**

WHEREAS, an application has been filed for a Person-to-Person transfer of Plenary Retail Consumption License No. 1218-33-012-004 from SSL Plainsboro LLC., to License No. 1218-33-012-005 Nurseries Liquor License Holder, LLC, in pocketed license; and

WHEREAS, notice of this transfer was advertised in the Home News Tribune issues of April 9th and April 16, 2026; and

WHEREAS, a background investigation of the applicant by the Plainsboro Township Police Department has been completed and resulted in a favorable response; and

WHEREAS, based upon all information received, the Police Department has indicated there is no reason to deny this application for a Person to Person transfer; and

WHEREAS, the applicant has disclosed and the Township Attorney, Township Clerk, and Police Department have reviewed the source of funds used in the purchase of the license.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Plainsboro that the application for in pocketed license Person-to-Person transfer of license number 1218-33-012-004 from SSL Plainsboro LLC to License No. 1218-33-012-005 Nurseries Liquor License Holder, LLC, be and is hereby granted effective April 22, 2026.

BE IT FURTHER RESOLVED that the Township Clerk be and is hereby authorized to effectuate the notice of such change on the license certificate and forward a certified copy of this Resolution forthwith to the New Jersey Division of Alcoholic Beverage Control.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by YATES and seconded by LEWIS that the following Resolution be approved:

**R-26-115 RESOLUTION MODIFYING POLICIES IN THE TOWNSHIP'S PERSONNEL
POLICIES AND PROCEDURES MANUAL**

WHEREAS, the Township has a Personnel Policies and Procedures Manual to define, clarify, and provide information for Department directors, supervisors, and staff; and

WHEREAS, the Manual has approximately 86 policies and procedures that are updated when necessary; and

Political Contribution Disclosure. This Agreement has been awarded to CONTRACTOR based on the merits and abilities of CONTRACTOR to provide the goods or services as described herein. This Agreement was not awarded through a "fair and open process" as that phrase is defined in N.J.S.A. 19:44A-20.7. As such, CONTRACTOR hereby certifies that CONTRACTOR (including persons and other business entities having an interest in CONTRACTOR, as defined by N.J.S.A. 19:44A-20.7) has neither made a contribution, that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-1 et seq. (i.e., in excess of \$300.00), in the one (1) year period preceding the award of this Agreement that would, pursuant to P.L. 2004, c.19, affect its eligibility to perform this Agreement, nor will it make a reportable contribution during the term of this Agreement to any municipal committee of a political party if a member of that political party is serving in an elective public office of the Township of Plainsboro when the Agreement is awarded, or to any candidate committee of any person serving in an elective public office of the Township of Plainsboro when the Agreement is awarded.

WHEREAS, the Township has determined that there is a need to amend the manual and revise several policies and procedures; and

WHEREAS, the revised policies are as follows:

<u>Policy No.</u>	<u>Title</u>
6.16	Donated Leave Program
6.17	Vacation Leave Balance Carry-Over (Department Heads) (NEW)

WHEREAS, these amended policies have been reviewed by legal counsel and the Human Resource Officer.

NOW, THEREFORE, BE IT RESOLVED by Township Committee of the Township of Plainsboro that the listed amended policies attached hereto are hereby adopted and will be issued to all employees.

(SEE EXHIBIT "C" PAGE 1 OF 4 INCLUSIVE)

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by LEWIS and seconded by BANDER that the following Resolution be approved:

R-26-116

RESOLUTION FOR EXECUTIVE SESSION

WHEREAS, Section 7:b-7 of the Open Public Meeting Act, Chapter 231, P.L. 1975 permits the options of this body to go into Executive Session for the purpose of discussion of personnel, contract negotiations, and pending litigation.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Plainsboro, County of Middlesex, that the general nature of the subject to be discussed would best serve the community by excluding discussion in public at this time, and when a decision has been reached it will be released at an open public meeting. This Resolution shall take effect immediately for a closed session at the end of the Township Committee Meeting of April 22, 2026.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

Katherine Coffey of Dave Pitney on behalf of Plainsboro Housing LP and Thomas Letizia of Troutman Pepper Locke provided a presentation regarding the resolutions and actions required in connection with the Township's affordable housing project, including the necessary approvals and agreements to advance the project in accordance with affordable housing obligations and regulatory requirements.

Tom Toronto President of Bergen County's United Way in New Jersey, expressed appreciation to the Township Committee and staff for their continued efforts and commitment toward affordable housing initiatives and supportive housing opportunities within the community.

It was MOVED by LEWIS and seconded by BANDER that the following Resolution be approved:

R-26-117

RESOLUTION OF NEED

WHEREAS, PLAINSBORO HOUSING, LP (hereinafter referred to as the "Sponsor")

Township of Plainsboro

Policy No. 6.16

Effective Date: 05.11.2023

Revised Date: 04.22.2026

Subject: **Donated Leave Program**

Overview: The Township of Plainsboro permits an employee to voluntarily donate a portion of his earned sick and vacation time to another Township employee who has exhausted his/her own earned leave time and who is suffering from a serious health condition or injury which necessitates the employee's prolonged absence from work. A permanent, full-time, non-seasonal (excluding all employees within a collective bargaining agreement not participating in the program) is eligible to receive donated time.

Eligibility:

1. A Township employee shall be eligible to receive donated sick and vacation leave from other Township employees if the employee meets all of the following criteria:

Must be suffering from a serious and/or catastrophic health condition or injury which necessitates the employee's prolonged absence from work or is needed to provide care to the employee's spouse, child or parent who is suffering from a serious and/or catastrophic health condition or injury.

Must provide the Human Resources Official with acceptable medical verification from a physician or other licensed health care provider. The medical verification must indicate the nature, severity, and anticipated duration of the illness/disability resulting from the serious and/or catastrophic health condition or injury.

Must have completed at least one year of continuous Township service. Must have exhausted all accrued paid leave time including compensatory time off, sick leave, vacation leave, and administrative leave.

Must receive a total of at least five (5) donated days from one or more leave donors to participate in the program.

2. Donor: An employee to be eligible to donate leave to another employee must meet all of the following criteria:

Must have remaining to their credit following any donations at least twenty (20) days of accrued sick leave, if donating sick leave; twelve (12) days of accrued vacation, if donating vacation leave.

If the Donor meets the criteria above, they may donate up to ten (10) days to any one recipient. Only whole days may be donated.

Must not have solicited or accepted anything of value for the donation.

Township of Plainsboro

Procedures

1. Any employee may initiate a request to participate in this program. A supervisor may also initiate this process on behalf of the employee. Decisions regarding eligibility will be made on a case-by-case basis. Participation shall not be unreasonably denied.
2. All requests for donated sick leave based upon a serious and/or catastrophic health condition shall be submitted to the Human Resources Officer. The Human Resources Officer, in consultation with the Township Administrator, shall review the request for eligibility and policy compliance. Medical documentation shall be maintained confidentially in accordance with applicable law. Final approval authority shall rest with the Township Administrator.
3. The Department will post the names of eligible employee recipients who will have exhausted all earned paid leave time by a designated date. The posting will be done on employee bulletin boards or other appropriate means and only with the recipients' consent. If the employee is unable to consent, the employee's family may consent on behalf of the employee.
4. A donor may indicate his/her intent to donate by providing the recipient's Department Director with a memorandum which indicates the names of the recipient and donor, the amount and type of leave being donated and a statement showing the total amount of sick and leave time that has been accrued by the donor. Upon receipt of five (5) or more donated days, the Township will reduce each donor's leave time by the number of days which are to be donated.
5. The eligible recipient's leave time will be credited with the donated time indicating the donor. The recipient may receive days from more than one donor but may not use a total of more than one hundred eighty (180) donated days. Records will be maintained showing donor's name, number and type of days donated.
6. Should an employee return to work, or otherwise terminate the leave with donated time remaining, that time will be returned to the donor(s).
7. The recipient employee while using donated leave will continue to earn sick and vacation leave. If the sick leave is unused when the employee returns to work, all such earned time shall be retained by the recipient employee and credited to the employee's accrued sick leave time.
8. Upon retirement, the leave recipient shall not be granted supplemental compensation on retirement for any unused sick days which he or she received through the donated sick leave program.
9. Once the leave time has been donated, it may not be revoked by the donor.
10. Donations may not be used on a retroactive basis.

Township of Plainsboro

Policy No. 6.17

Effective Date: April 22, 2026

Subject: **Vacation Leave Balance Carry-Over (Department Heads)**

Overview: The Township of Plainsboro recognizes the importance of employee rest, well-being, and operational continuity. This policy establishes uniform standards governing the carry-over and timely use of unused vacation leave from one calendar year to the next.

Employees are encouraged to utilize vacation leave in the year earned. Carry-over is permitted only in limited amounts and subject to mandatory usage within the succeeding year.

Eligibility and Applicability

This policy applies to all Department Heads eligible to accrue vacation leave, except where different terms are established by a collective bargaining agreement, statute, ordinance, or resolution.

Annual Usage Expectation

Department Heads are expected to schedule and use their earned vacation leave within the calendar year in which it accrues. The Administrator and his/her designee shall actively manage scheduling to support timely use while maintaining departmental operations.

Carry-Over Limit

At the close of each calendar year:

- Department Heads may carry over up to nine (9) days' worth of unused vacation into the following calendar year.
- Any vacation leave carried over into the succeeding calendar year must be used first, and no later than June 30th of that year. Any carried over vacation leave not used by the set deadline shall be forfeited.

Operational Necessity Exception

Consistent with N.J.S.A. 40A:9-10.3, if an employee is unable to take accrued vacation leave due to business or operational demands, the Township shall permit that leave to be taken during the next succeeding year.

Extensions beyond the standard use deadline may be granted only when operational necessity prevented use and must be documented and approved in writing.

All approved exceptions shall be documented and maintained by Human Resources.

Separation from Service

Upon separation from Township employment, employees shall be compensated for unused accrued vacation time in accordance with applicable law, ordinance, and/or collective bargaining agreement in addition to eligible accrued vacation credited and prorated to the date of separation.

No payment shall be made for forfeited vacation time.

Township of Plainsboro

Administration

Supervisors shall not unreasonably deny vacation requests and shall work collaboratively with employees to support both operational continuity and employee well-being.

The Human Resource Officer shall oversee the administration of this policy and shall:

- Ensure consistent application across departments;
- Provide guidance to supervisors and employees regarding this policy; and
- Maintain documentation of approved exceptions.
- A waiver request of the unused vacation time may be considered by the Administrator, based on business demands on a case-by-case basis.

Legal Effect

This policy is not intended to create contractual rights and does not alter the at-will employment relationship, except as otherwise provided by law or collective bargaining agreement. The Township reserves the right to amend, modify, or revoke this policy at any time.

proposes to construct a 100% affordable rental project for eligible and qualified individuals consisting of forty (40) units including twenty (20) supportive housing units and twenty (20) senior housing units (collectively referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within the Township of Plainsboro (hereinafter referred to as the "Municipality") on a 1.04 acre site located at 700 Scudders Mill Road and designated as a portion of Lot 50 in Block 1601 to be subdivided on the Tax Assessment Map of the Township of Plainsboro, in the County of Middlesex, New Jersey and known as "Proposed Lot 50.03"; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Township of Plainsboro hereby determines that there is a need for this housing project in the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Plainsboro, County of Middlesex and State of New Jersey that:

(1) The Township Committee finds and determines that the Project proposed by the Sponsor meets or will meet an existing housing need;

(2) The Township Committee does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Requirements to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by LEWIS and seconded by BANDER that the following Resolution be approved:

**R-26-118 RESOLUTION OF THE TOWNSHIP OF PLAINSBORO AUTHORIZING
EXECUTION OF AN AGREEMENT FOR PAYMENT IN LIEU OF TAXES PURSUANT
TO N.J.S.A. 55:14K-1 ET SEQ. WITH PLAINSBORO HOUSING LP, FOR A 100
PERCENT AFFORDABLE MULTI-FAMILY RENTAL HOUSING PROJECT,
CONSISTING OF 40 UNITS (Block 1601, a portion of Lot 50 - to be subdivided on the Tax
Assessment Map as "Proposed Lot 50.03")**

WHEREAS, in accordance with the New Jersey Supreme Court's "Mount Laurel I" decision (*South Burlington County NAACP v. Mount Laurel*, 67 NJ 151 (1975)), the Township of Plainsboro has a constitutional obligation to provide for its fair share of the region's affordable housing needs; and

WHEREAS, as part of the Township's Fourth Round affordable housing plan, Plainsboro Housing, LP (hereinafter referred to as the "Sponsor") proposes to develop a 100% affordable rental project for eligible and qualified individuals consisting of forty (40) units including twenty

(20) supportive housing units and twenty (20) senior housing units (collectively referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended *N.J.S.A. 55:14K-1 et seq.*, the rules promulgated thereunder at *N.J.A.C. 5:80-1.1 et seq.*, and all applicable guidelines promulgated thereunder (collectively, the "HMFA Requirements") on a 1.04 acre site located at 700 Scudders Mill Road and designated as a portion of Lot 50 in Block 1601 to be subdivided on the Tax Assessment Map of the Township of Plainsboro, in the County of Middlesex, New Jersey and known as "Proposed Lot 50.03"; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (the "Agency"); and

WHEREAS, on April 22, 2026, the Township Committee adopted a Resolution of Need (Resolution #2026-117) determining that the Project will meet an existing affordable housing need within the Township; and

WHEREAS, the Project will help satisfy the Township's "Mt. Laurel" affordable housing obligation; and

WHEREAS, all of the units of rental housing will qualify as low- and moderate-income units under the Fair Housing Act, *N.J.S.A. 52:27D-301 et seq.* and the Uniform Housing Affordability Controls, *N.J.A.C. 5:80-16.1 et seq.*; and

WHEREAS, the HMFA Law permits the governing body of a municipality in which a housing project financed by the HMFA is located to exempt such housing project from real property taxation if the housing project's sponsor enters into an agreement (a "PILOT Agreement") with the municipality for payments to the municipality in lieu of taxes for municipal services; and

WHEREAS, the Township Committee find that entering into a PILOT Agreement with Sponsor is necessary to assure construction of the affordable rental housing, and have negotiated a PILOT Agreement with Sponsor, consistent with HMFA Law and protocols, that obligate Sponsor to pay an annual service charge of 3.14% of its revenues to the Township for a period of thirty years; and

WHEREAS, the Sponsor has provided an estimate of revenues and payments in lieu of taxation to the Township, it being acknowledged that the actual revenues and corresponding payments in lieu of taxation cannot be determined until the Project has been implemented and, further are subject to HMFA Law; and

WHEREAS, the Township Committee deems it appropriate to authorize and enter into a PILOT Agreement with Sponsor;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Plainsboro, County of Middlesex, State of New Jersey as follows:

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.
2. The Mayor and Clerk are hereby authorized to execute an Agreement for Payments in Lieu of Taxes with Sponsor, consistent with the form agreement attached hereto as Schedule A.

3. This resolution is hereby adopted with the intent and purpose that from the date of execution of a mortgage from the HMFA, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Requirements, provided that payments in lieu of taxes for municipal services supplied are made to the municipality in such amounts and manner as set forth in the attached Agreement for Payments in Lieu of Taxes.

4. The Township Committee does hereby adopt the within resolution and make the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the HMFA shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate.

5. This resolution shall take effect immediately.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by LEWIS and seconded by BANDER that the following Resolution be approved:

R-26-119 RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AFFORDABLE HOUSING AGREEMENT WITH PLAINSBORO HOUSING LP FOR THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON PROPERTY LOCATED ON 700 SCUDDERS MILL ROAD AND IDENTIFIED ON THE TOWNSHIP OF PLAINSBORO TAX MAPS AS A PORTION OF BLOCK 1601, LOT 50

WHEREAS, the Township adopted its Fourth Round Housing Element and Fair Share Plan on June 16, 2025 (the "HEFSP") to provide for methods of achieving the goal of access to affordable housing to meet the Township's low- and moderate-income housing needs; and

WHEREAS, the HEFSP plans for the construction of forty (40) affordable supportive units on an approximately 1.04 acre portion of land to be subdivided from Block 1601, Lot 50 on the Official Tax Map for the Township of Plainsboro, which is located at 700 Scudders Mill Road, in the Township of Plainsboro, County of Middlesex, State of New Jersey and known as "Proposed Lot 50.03" (the "Property"); and

WHEREAS, the Township is entering into an Affordable Housing Agreement to acquire the Property and desires to convey the Property to Plainsboro Housing LP for the construction of a 100% affordable rental project for eligible and qualified individuals consisting of forty (40) units including of twenty (20) supportive housing units and twenty (20) senior housing units on the Property, together with such other improvements as may be necessary such as community meeting space, landscaping, curbing, and paving (the "Project") by Plainsboro Housing LP pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (*N.J.S.A. 55:14K-1 et seq.*) (the "HMFA Law"); and

WHEREAS, the Project will be subject to the requirements of the New Jersey Housing and Mortgage Finance Agency (the "HMFA"), including the requirements associated with federal low-income housing tax credits; and

WHEREAS, there is a need for the Project in the Township; and

WHEREAS, accordingly, the Township deems it appropriate to take certain actions in support of the Project, as set forth in detail in the Affordable Housing Agreement attached hereto as **Schedule A**;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of Township of Plainsboro, County of Middlesex, New Jersey, as follows:

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.
2. The Township Committee finds and determines that the proposed Project meets or will meet an existing housing need in the Township.
3. The Mayor and Clerk are hereby authorized and directed to execute the Affordable Housing Agreement attached hereto as Schedule A, or such other substantially similar agreement as shall have been reviewed and approved by the Township Attorney.
4. The Mayor, Clerk, Attorney, Administrator, and other appropriate staff and officials are hereby authorized and directed to execute any and all such other documents and take any and all such other actions as may be necessary and proper to effectuate the terms hereof.
5. The Township Committee does hereby adopt the within resolution and make the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the HMFA shall rely thereon in making a mortgage loan to Plainsboro Housing LP, which shall construct, own and operate the Project.
6. This resolution shall take effect immediately.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by LEWIS and seconded by BANDER that the following Resolution be approved:

R-26-120 RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AFFORDABLE HOUSING AGREEMENT WITH IWRV SCUDDERS ROAD, LLC FOR THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON A PORTION OF PROPERTY LOCATED ON 700 SCUDDERS MILL ROAD AND IDENTIFIED ON THE TOWNSHIP OF PLAINSBORO TAX MAPS AS BLOCK 1601, LOT 50, DEDICATION OF LAND, AND AFFORDABLE HOUSING TRUST FUND CONTRIBUTION

WHEREAS, the Township adopted its Fourth Round Housing Element and Fair Share Plan on June 16, 2025 to provide for methods of achieving the goal of access to affordable housing to meet the Township's low- and moderate-income housing needs; and

WHEREAS, IWRV Scudders Road, LLC ("Developer") is the owner of certain real property located at 700 Scudders Mill Road, in the Township of Plainsboro, and designated on the Township tax maps as Block 1601, Lot 50 ("Lot 50"), consisting of a total of approximately 56.12 acres; and

WHEREAS, Developer intends to subdivide Lot 50 into a proposed approximately 1.04 acre parcel (the "Site") and to retain the approximately 55.08 acre remainder parcel ("Retained Parcel"); and

WHEREAS, Developer intends to dedicate the Site to the Township for the exclusive use as a municipally sponsored 100% affordable rental project (the "AH Project"); and

WHEREAS, Developer intends to develop the Retained Parcel with a mixed-use inclusionary development consisting of (1) an inclusionary residential component containing 525 dwelling units, made up of 372 multifamily rental units (including 26 affordable housing units) in a mixed-use building and 153 owner-occupied townhouses (2) a non-residential portion of the development to include retail uses on the ground floor of the mixed-use building, a 100-room hotel with ground floor full-service restaurant, a retail and office building, an experimental food and beverage building and a retail kiosk, and (3) open space recreational use along with other related site improvements including, but not limited to, parking, lighting, landscaping, and stormwater management improvements (together with the AH Project collectively referred to as the "Project"); and

WHEREAS, Developer intends to contribute One Million One Hundred and Eighty Thousand Dollars (\$1,180,000.00) to the Township's Affordable Housing Trust Fund; and

WHEREAS, there is a need for the Project in the Township; and

WHEREAS, accordingly, the Township deems it appropriate to take certain actions in support of the Project, as set forth in detail in the Affordable Housing Agreement attached hereto as **Schedule A**;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Plainsboro, County of Middlesex, New Jersey, as follows:

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.
2. The Township Committee finds and determines that the proposed Project meets or will meet an existing housing need in the Township.
3. The Mayor and Clerk are hereby authorized and directed to execute the Affordable Housing Agreement attached hereto as Schedule A, or such other substantially similar agreement as shall have been reviewed and approved by the Township Attorney.
4. The Mayor, Clerk, Attorney, Administrator, and other appropriate staff and officials are hereby authorized and directed to execute any and all such other documents and take any and all such other actions as may be necessary and proper to effectuate the terms hereof.
5. This resolution shall take effect immediately.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

It was MOVED by LEWIS and seconded by BANDER that the bills on the attached list be paid.

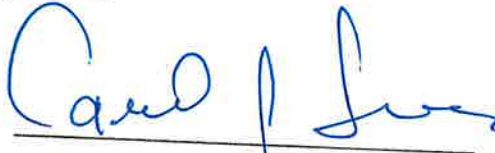
(SEE EXHIBIT "D" PAGE 1 OF 14 INCLUSIVE)

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

There being no further business, the meeting was recessed at 7:40 p.m. to go into the agenda session.

The agenda portion was discussed and reviewed for action at the next regular scheduled meeting of May 13, 2026.

I hereby certify the attached is a true copy of a Bill List approved by the Township Committee of the Township of Plainsboro at a meeting held on April 22nd, 2026.



Carol J. Torres
Township Clerk

ExtId:INTERLOCAL AGREEMENT RECYCLE

Budget Account	Description					
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-42-305-003-315	MIDDLESEX CO. Recycling					
MIDDLE12	MIDDLESEX CTY IMPROVEMENT A26-00853		Curbside Recycling	\$10,614.60	\$0.00	
	Extd Total: INTERLOCAL AGREEME			\$10,614.60		
	Department Total: CONSERV/RECYC			\$10,614.60		
	CAFR Total: Shared Services			\$10,614.60		
	Fund Total: CURRENT FUND			\$14,400.37		
	Year Total:			\$14,400.37		
Fund:CURRENT FUND						
CAFR:General Government						
Department:ADMIN						
Extd:GENERAL OPERATIONS						
6-01-20-100-003-222	GENERAL OPER Postage					
USBANK13	US BANK NATIONAL ASSOCIATION 26-00789		Overnight Postage 3/3/26	\$49.62	\$0.00	
USBANK13	US BANK NATIONAL ASSOCIATION 26-00856		Overnight Shipping - 3/11/26	\$104.21	\$0.00	
				\$153.83		
6-01-20-100-003-231	GENERAL OPER Sup-Comp/Photos					
WBMASO00	W.B. MASON COMPANY INC.	26-00837	COPIER PAPER	\$1,114.26	\$0.00	
6-01-20-100-003-234	GENERAL OPER Sup-Office					
WBMASO00	W.B. MASON COMPANY INC.	26-00690	POLICE DEPARTMENT - SUPPLIES	\$620.14	\$0.00	B
WBMASO00	W.B. MASON COMPANY INC.	26-00766	RECREATION SUPPLIES	\$333.02	\$0.00	
WBMASO00	W.B. MASON COMPANY INC.	26-00779	RECREATION SUPPLIES	\$854.73	\$0.00	B
WBMASO00	W.B. MASON COMPANY INC.	26-00836	Police - Office Supplies	\$176.76	\$0.00	
				\$1,984.65		
6-01-20-100-003-251	GENERAL OPER Maint - Equip					
CANONF00	CANON FINANCIAL SERVICES INC 26-00056		COST PER COPY COPIER - TAX	\$209.00	\$0.00	B
CANONF00	CANON FINANCIAL SERVICES INC 26-00057		COST PER COPY COPIER - POL ADM	\$173.33	\$0.00	B
RICOHU00	RICOH USA INC.	26-00234	Cost Per Copy Copier - HR	\$130.00	\$0.00	B
RICOHU00	RICOH USA INC.	26-00235	Cost Per Copy Copier - DPW	\$130.00	\$0.00	B
RICOHU00	RICOH USA INC.	26-00293	COST PER COPY COPIER - REC	\$514.34	\$0.00	B
CANONF00	CANON FINANCIAL SERVICES INC 26-00329		COST PER COPY COPIER - MAILRM	\$405.68	\$0.00	B
LASERS00	CENTRAL TECHNOLOGY INC.	26-00777	WHITE GLOVE 5/31/25-11/30/25	\$1,492.89	\$0.00	
				\$3,055.24		
6-01-20-100-003-342	GENERAL OPER - Rescue Billing Consultant					
CORONIO0	CORONIS HEALTH RCM LLC	26-00653	Rescue Billing-Feb 2026	\$1,108.33	\$0.00	
	Extd Total: GENERAL OPERATIONS			\$7,416.31		
	Department Total: ADMIN			\$7,416.31		
Department:HUMAN RES						
Extd:HUMAN RESOURCES						
6-01-20-105-001-212	HUMAN RES Employee Tests					
SOUTHE00	SPORTS ENGINE NCSI	26-00829	BACKGROUND CHECKS	\$33.50	\$0.00	

TOWNSHIP OF PLAINSBORO
Purchase Order Listing By Budget Account

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Budget Account		Description				
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-20-105-001-353	HUMAN RES Software					
ADPPRL00	ADP LLC	26-00811	ADP PR/WFN, TIME/ATT, HUM CPTL	\$805.10	\$0.00	
	Extd Total: HUMAN RESOURCES			\$838.60		
	Department Total: HUMAN RES			\$838.60		
Department: MAYOR/COMMIT.						
Extd: MAYOR/COMMITTEE						
6-01-20-110-001-201	MAYOR/COMMIT. Dues/Membership					
NJLEAG00	NJ LEAGUE OF MUNICIPALITIES	26-00842	2026 Membership Dues	\$2,025.00	\$0.00	
6-01-20-110-001-206	MAYOR/COMMIT. Meals					
CANCRO00	ANTHONY CANCRO	26-00844	Expense Reimbursement	\$66.88	\$0.00	
EDMUND00	EDMUND C. YATES	26-00857	Coffee w/ the Mayor	\$86.96	\$0.00	
				\$153.84		
	Extd Total: MAYOR/COMMITTEE			\$2,178.84		
	Department Total: MAYOR/COMMIT.			\$2,178.84		
Department: CLERK						
Extd: TOWNSHIP CLERK						
6-01-20-120-001-201	CLERK Dues/Membership					
IIMC0000	IIMC	26-00841	IIMC Annual Membership 2026	\$260.00	\$0.00	
6-01-20-120-001-224	CLERK Advertising					
THEHOM00	GANNETT NJ NEWSPAPERS	26-00840	Legal Ad No.12156884	\$51.60	\$0.00	
	Extd Total: TOWNSHIP CLERK			\$311.60		
	Department Total: CLERK			\$311.60		
Department: FINANCE						
Extd: FINANCE ADMINISTRATION						
6-01-20-130-001-305	FINANCE Consultant					
RMDLLC00	RMD ASSOCIATES LLC	26-00785	QPA SERVICES APRIL 2026	\$1,250.00	\$0.00	
PKFOCO00	PKF O'CONNOR DAVIES	26-00849	2025 AFS & 2025 AUDIT	\$5,200.00	\$0.00	
				\$6,450.00		
6-01-20-130-001-314	FINANCE Serv -Other					
ADPPRL00	ADP LLC	26-00811	ADP PR/WFN, TIME/ATT, HUM CPTL	\$4,747.52	\$0.00	
	Extd Total: FINANCE ADMINISTRATION			\$11,197.52		
	Department Total: FINANCE			\$11,197.52		
Department: AUDIT						
Extd: AUDIT SERVICES						
6-01-20-135-001-301	AUDIT Audit					
PKFOCO00	PKF O'CONNOR DAVIES	26-00849	2025 AFS & 2025 AUDIT	\$18,000.00	\$0.00	

TOWNSHIP OF PLAINSBORO
Purchase Order Listing By Budget Account

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Budget Account	Description					
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-20-135-001-301	AUDIT Audit					
PKFOCO00	PKF O'CONNOR DAVIES	26-00864	2025 AUDIT / 2026 BUDGET	\$11,000.00	\$0.00	
				\$29,000.00		
	Extd Total: AUDIT SERVICES					
	Department Total: AUDIT			\$29,000.00		
				\$29,000.00		
	Department: MIS					
	Extd: COMPUTERIZED DATA PROCESSING					
6-01-20-140-001-340	MIS Software Support					
CIVICP00	CIVICPLUS LLC	26-00804	Social Media Archiving 2026	\$4,617.27	\$0.00	
CIVICP00	CIVICPLUS LLC	26-00805	Website annual fee- 2026	\$9,523.67	\$0.00	
				\$14,140.94		
	Extd Total: COMPUTERIZED DATA F					
	Department Total: MIS			\$14,140.94		
				\$14,140.94		
	Department: LEGAL					
	Extd: LEGAL SERVICES					
6-01-20-155-001-291	LEGAL Legal - Labor					
CLEARY00	CLEARY GIACOBBE ALFIERI JACO	26-00908	May 2026 labor attorney	\$7,985.60	\$0.00	
	Extd Total: LEGAL SERVICES			\$7,985.60		
	Department Total: LEGAL			\$7,985.60		
	CAFR Total: General Government			\$73,069.41		
	CAFR: Insurance					
	Department: INSURANCE					
	Extd: LIABILITY INSURANCE					
6-01-23-210-001-321	INSURANCE - Auto					
MIDJER00	MID JERSEY MUN JNT INSUR FUNC	26-00855	Final 2026 Assessment Billing	\$11,988.00	\$0.00	
6-01-23-210-001-322	INSURANCE - Misc. Other					
MIDJER00	MID JERSEY MUN JNT INSUR FUNC	26-00855	Final 2026 Assessment Billing	\$26,948.00	\$0.00	
6-01-23-210-001-323	INSURANCE - Property					
MIDJER00	MID JERSEY MUN JNT INSUR FUNC	26-00855	Final 2026 Assessment Billing	\$43,211.00	\$0.00	
6-01-23-210-001-328	INSURANCE - Liability					
MIDJER00	MID JERSEY MUN JNT INSUR FUNC	26-00855	Final 2026 Assessment Billing	\$57,675.00	\$0.00	
	Extd Total: LIABILITY INSURANCE			\$139,822.00		
	Department Total: INSURANCE			\$139,822.00		
	Department: WORKERS COMP					
	Extd: WORKERS COMPENSATION INSURANCE					
6-01-23-215-001-330	WORKERS COMP W/C Insurance					
MIDJER00	MID JERSEY MUN JNT INSUR FUNC	26-00855	Final 2026 Assessment Billing	\$71,062.00	\$0.00	

Budget Account	Description					
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type

6-01-23-215-001-330 WORKERS COMP W/C Insu

Account Continued

Extd Total: WORKERS COMPENSAI

Department Total: WORKERS COMF

\$71,062.00

\$71,062.00

Department:GROUP INS

Extd:GROUP INSURANCE

6-01-23-220-001-326 GROUP INS Employee Group - IN CAP

DELTAD00 DELTA DENTAL

26-00860 May 2025 Dental

Extd Total: GROUP INSURANCE

\$11,727.46

\$0.00

Department Total: GROUP INS

\$11,727.46

CAFR Total: Insurance

\$11,727.46

\$222,611.46

CAFR:Public Safety Functions

Department:POLICE

6-01-25-240-001-203 POLICE Seminars

BLOODG00 ALLEN J BLOODGOOD JR

26-00451 Training- Finkelstein / Beatty

6-01-25-240-001-211 POLICE-Cleaning/Repair Uniform

\$1,050.00

\$0.00 B

MAYFLO00 PRINCETON MAYFLOWER LLC

26-00819 Dry Cleaning -March 2026 INV

\$1,363.20

\$0.00

6-01-25-240-001-234 POLICE Sup-Office

WBMASO00 W.B. MASON COMPANY INC.

26-00443 PD/FD SUPPLIES

\$192.56

\$0.00 B

6-01-25-240-001-245 POLICE Traffic

NJOFFI00 NJ OFFICE WEIGHTS & MEASURES

26-00514 Tuning Forks Callbration

\$300.00

\$0.00

6-01-25-240-001-255 POLICE Maint - Vehicle

GEORGE04 GEORGE'S GARAGE & TOWING INC

26-00830 PD March Invoices

\$2,222.37

\$0.00

6-01-25-240-001-702 POLICE Computer Software

VECTOR00 TARGET SOLUTIONS LEARNING LL

26-00454 Invoice #INV134247

\$6,774.18

\$0.00

COMCAS02 COMCAST

26-00809 PD Acct 6181 - March/April 26

\$289.80

\$0.00

\$7,063.98

Extd Total:

Department Total: POLICE

\$12,192.11

\$12,192.11

Department:UNIFORM FIRE

Extd:FIRE

6-01-25-265-002-234 FIRE Supp-Office

WBMASO00 W.B. MASON COMPANY INC.

26-00443 PD/FD SUPPLIES

6-01-25-265-002-252 FIRE Maint-Bldg&Gnds

\$619.60

\$0.00 B

INTERS00 INTERSTATE WASTE SVC OF NJ IN

26-00677 FD Montly Service

\$709.12

\$0.00

6-01-25-265-002-255 FIRE Maint - Vehicle

CONTIN00 CONTINENTAL FIRE & SAFETY INC

26-00608 Quote 26-244 flow sensor

\$845.56

\$0.00

WCAMPB01 W CAMPBELL SUPPLY CO LLC

26-00868 FD Inv R112006675

\$1,105.28

\$0.00

\$1,950.82

TOWNSHIP OF PLAINSBORO
Purchase Order Listing By Budget Account

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Budget Account	Description					
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-25-265-002-314	FIRE Serv - Other					
COMCAS02	COMCAST	26-00810	FD Acct 5508 April 26 Invoice	\$25.93	\$0.00	
6-01-25-265-002-382	FIRE Programs-Other					
FIRSTD00	LOCALITY MEDIA INC	26-00604	Invoice 7704 NFIRS Inc Doc	\$3,360.00	\$0.00	
	Extd Total: FIRE			\$6,665.47		
	Department Total: UNIFORM FIRE			\$6,665.47		
	CAFR Total: Public Safety Functions			\$18,857.58		
	CAFR:Public Works Functions					
	Department:PUBLIC WORKS					
	Extd:STREETS & ROADS MAINTENANCE					
6-01-26-290-001-208	STREETS&ROADS Clothing Allow.					
FLEMIN02	FLEMINGTON DEPART STORE INC 26-00583	2026 Spring Clothing Allowance		\$366.10	\$0.00	
FLEMIN02	FLEMINGTON DEPART STORE INC 26-00584	2026 Spring Clothing Allowance		\$402.39	\$0.00	
FLEMIN02	FLEMINGTON DEPART STORE INC 26-00591	2026 Spring Clothing Allowance		\$398.48	\$0.00	
FLEMIN02	FLEMINGTON DEPART STORE INC 26-00597	2026 Spring Clothing Allowance		\$452.21	\$0.00	
FLEMIN02	FLEMINGTON DEPART STORE INC 26-00598	2026 Spring Clothing Allowance		\$407.66	\$0.00	
FLEMIN02	FLEMINGTON DEPART STORE INC 26-00599	2026 Spring Clothing Allowance		\$394.89	\$0.00	
				\$2,421.73		
6-01-26-290-001-211	STREETS&ROADS Safety Cloth/Eq					
UNITED04	UNITED RENTALS (NORTH AMER) INC 26-00807	SAFETY HARNESS		\$89.10	\$0.00	
6-01-26-290-001-237	STREETS&ROADS Supp-Roads					
TRAPRO01	TRAP ROCK INDUSTRIES LLC	26-00704	Blanket: Stone	\$173.63	\$0.00	B
ALLEN00	ALLEN'S OIL & PROPANE INC	26-00796	Propane	\$68.46	\$0.00	
				\$242.09		
6-01-26-290-001-240	STREETS&ROADS Motor Veh Parts					
JESCOI00	JESCO, INC	26-00474	Window & other parts	\$463.67	\$0.00	
CAMPBE01	CAMPBELL FREIGHTLINER LLC	26-00705	#614 Repairs	\$301.74	\$0.00	
JERSEY08	JERSEY AUTO SUPPLY INC	26-00764	Blanket:Parts & Supplies	\$1,723.85	\$0.00	B
				\$2,489.26		
6-01-26-290-001-254	STREETS&ROADS Traffic Signals					
JENELE00	JEN ELECTRIC INC.	26-00243	Blanket: Service Calls	\$700.00	\$0.00	B
6-01-26-290-001-314	STREETS&ROADS Serv - Other					
FOSTER00	FOSTER & CO INC.	26-00385	Shop Supplies	\$49.88	\$0.00	B
6-01-26-290-001-412	STREETS&ROADS Salt & Sand					
MORTON00	MORTON SALT, INC.	26-00431	Blanket:Salt	\$5,128.06	\$0.00	B
	Extd Total: STREETS & ROADS MAI			\$11,120.12		
	Department Total: PUBLIC WORKS			\$11,120.12		
	Department:BLDGS & GNDS					
	Extd:BLDGS & GNDS					

TOWNSHIP OF PLAINSBORO
Purchase Order Listing By Budget Account

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Budget Account	Description							
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type		
6-01-26-310-001-232	BLDGS & GNDS Supp-Custodial							
REDICA00	REDICARE LLC	26-00490	Building/Staff Supplies					
6-01-26-310-001-239	BLDGS & GNDS Hardware/Tools			\$114.17	\$0.00	B		
COSTEL00	BELLMORE HOME CENTER INC	26-00071	Tools & Supplies	\$111.95	\$0.00	B		
COSTEL00	BELLMORE HOME CENTER INC	26-00530	Tools & Supplies	\$157.79	\$0.00	B		
				\$269.74				
6-01-26-310-001-250	BLDGS & GNDS Maint - HVAC Maintenance							
FLUIDI00	EMCOR SERVICES / FLUIDICS INC	26-00667	Monthly Service	\$12,702.08	\$0.00			
FLUIDI00	EMCOR SERVICES / FLUIDICS INC	26-00729	New Chiller: Rec	\$1,402.50	\$0.00			
				\$14,104.58				
6-01-26-310-001-251	BLDGS & GNDS Maint - Equip							
JERSEY07	JERSEY ELEVATOR LLC	26-00491	Monthly Service	\$390.00	\$0.00	B		
JERSEY07	JERSEY ELEVATOR LLC	26-00797	Service Call: Library 03/30/26	\$325.00	\$0.00			
				\$715.00				
6-01-26-310-001-253	BLDGS & GNDS Maint - Other							
CHERRY00	CHERRY VALLEY TRACTOR SALES	26-00052	Parts & Supplies	\$43.89	\$0.00	B		
CAOLAC00	CAOLA COMPANY	26-00312	Blanket: Parts & Labor	\$270.00	\$0.00	B		
				\$313.89				
Extd Total: BLDGS & GNDS								
Department Total: BLDGS & GNDS				\$15,517.38				
CAFR Total: Public Works Function				\$15,517.38				
				\$26,637.50				
CAFR: Parks and Recreation								
Department: SENIOR CITIZEN								
Extd: RECREATION								
6-01-28-370-001-203	RECREATION Seminars							
ANJEE000	ANJEE	26-00346	SM Annual Leadership Retreat	\$50.00	\$0.00			
6-01-28-370-001-359	RECREATION Park/Rec Equip							
MINUTE00	PAULTRAC CORPORATION	26-00459	SM-Preserve sign	\$465.00	\$0.00			
MINUTE00	PAULTRAC CORPORATION	26-00670	SM Preserve Signage	\$220.00	\$0.00			
				\$685.00				
6-01-28-370-001-382	RECREATION Programs-Other							
A1LIMO00	A-1 LIMOUSINE INC.	26-00572	KS Spring Break Bus Trip	\$2,170.33	\$0.00			
ROMEOS00	ROMEO'S RESTAURANT	26-00672	KN Museum Events	\$119.54	\$0.00	B		
SHOPRI00	SAKER SHOP RITES INC.	26-00710	KS Spring Break 2026	\$76.42	\$0.00	B		
ORIENT01	ORIENTAL TRADING CO. INC.	26-00759	KN Spring Museum Programs	\$115.37	\$0.00			
				\$2,481.66				
Extd Total: RECREATION								
Department Total: SENIOR CITIZEN				\$3,216.66				
				\$3,216.66				

TOWNSHIP OF PLAINSBORO
Purchase Order Listing By Budget Account

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Budget Account	Description	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
Department: MAINT OF PARKS						
Extd: MAINTENANCE OF PARKS						
6-01-28-375-001-233	MAINT OF PARKS Sup-Misc.					
JSWAG000	JS WAGNER ELECTRICAL	26-00814	Ballfield markout	\$375.00	\$0.00	
6-01-28-375-001-240	MAINT OF PARKS Motor Veh Parts					
STORRT00	STORR TRACTOR COMPANY	26-00661	Toro Mowers Service	\$1,354.02	\$0.00	B
KCSERV00	K.C. SERVICE	26-00676	Mower parts & Saw blades	\$634.80	\$0.00	B
KCSERV00	K.C. SERVICE	26-00815	Parts & Labor	\$316.96	\$0.00	
				<u>\$2,305.78</u>		
6-01-28-375-001-373	MAINT OF PARKS Equip Rental					
JOHNNY01	JOHNNY ON THE SPOT LLC	26-00062	Monthly Service	\$65.63	\$0.00	B
JOHNNY01	JOHNNY ON THE SPOT LLC	26-00718	Blanket: Monthly Service	\$615.04	\$0.00	B
				<u>\$680.67</u>		
	Extd Total: MAINTENANCE OF PARKS			\$3,361.45		
	Department Total: MAINT OF PARKS			\$3,361.45		
	CAFR Total: Parks and Recreation			\$6,578.11		
CAFR: Education						
Department: LIBRARY						
Extd: MUNICIPAL LIBRARY						
6-01-29-390-001-393	LIBRARY Statutory Obligation					
BOARD000	BD TRUSTEES-PLAINSBORO LIBRARY	26-00854	Library Support Apr-June 2026	\$172,981.00	\$0.00	B
	Extd Total: MUNICIPAL LIBRARY			\$172,981.00		
	Department Total: LIBRARY			\$172,981.00		
	CAFR Total: Education			\$172,981.00		
CAFR: Other Common Oper. Functions						
Department: CELB PUB EVENT						
Extd: CELB PUB EVENT						
6-01-30-420-001-383	CELB PUB EVENT Founders Day					
ORIENT01	ORIENTAL TRADING CO. INC.	26-00575	KS-Founders Day Parade	\$967.98	\$0.00	B
	Extd Total: CELB PUB EVENT			\$967.98		
	Department Total: CELB PUB EVENT			\$967.98		
	CAFR Total: Other Common Oper. F			\$967.98		
CAFR: Utilities & Bulk Purchases						
Department: UTILITY AND BULK PURCHASES						
6-01-31-430-001-430	Electricity					
PSEG0001	PSE&G	26-00861	GAS/ELECTRIC 2/19/26-3/20/26	\$13,125.63	\$0.00	
	Extd Total:			\$13,125.63		
	Department Total: UTILITY AND BULK PURCHASES			\$13,125.63		

TOWNSHIP OF PLAINSBORO
Purchase Order Listing By Budget Account

Meeting Minutes
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Budget Account	Description	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
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6-01-31-435-001-435	Street Lights					
PSEG0001	PSE&G	26-00820	GAS/ELECTRIC 2/25/26 - 3/25/26	\$1,564.35	\$0.00	
PSEG0001	PSE&G	26-00861	GAS/ELECTRIC 2/19/26-3/20/26	\$14,041.28	\$0.00	
Extd Total:				\$15,605.63		
Department Total:				\$15,605.63		
Department:UTILITY EXPENS				\$15,605.63		

6-01-31-440-001-440	Telephone					
VERIZ000	VERIZON	26-00833	FIRE 3/16-4/15 950789026000164	\$379.34	\$0.00	
COMCAS01	COMCAST	26-00858	Business Int 4/5/26-5/4/26	\$299.80	\$0.00	
VERIZ005	VERIZON WIRELESS	26-00859	Telephone Svc 3/2/26-4/1/26	\$266.07	\$0.00	
VERIZ005	VERIZON WIRELESS	26-00865	Telephone Svc 3/4/26-4/3/26	\$1,690.00	\$0.00	
Extd Total:				\$2,635.21		
Department Total: UTILITY EXPENS				\$2,635.21		
				\$2,635.21		

6-01-31-445-001-445	Water					
ELIZAB00	NEW JERSEY AMERICAN WATER	26-00821	WATER SERVICE 2/18/26-3/16/26	\$409.43	\$0.00	
ELIZAB00	NEW JERSEY AMERICAN WATER	26-00822	WATER SERVICE 2/24/26-3/24/26	\$208.14	\$0.00	
ELIZAB00	NEW JERSEY AMERICAN WATER	26-00823	WATER SERVICE 2/26/26-3/30/26	\$292.30	\$0.00	
ELIZAB00	NEW JERSEY AMERICAN WATER	26-00834	Water Service 2/19/26-3/17/26	\$515.57	\$0.00	
ELIZAB00	NEW JERSEY AMERICAN WATER	26-00835	Water Service 2/18/26-3/16/26	\$328.09	\$0.00	
ELIZAB00	NEW JERSEY AMERICAN WATER	26-00866	Water Service 2/18/26-3/16/26	\$409.43	\$0.00	
Extd Total:				\$2,162.96		
Department Total:				\$2,162.96		
				\$2,162.96		

6-01-31-446-001-446	Nat Gas/Propane					
PSEG0001	PSE&G	26-00861	GAS/ELECTRIC 2/19/26-3/20/26	\$3,201.00	\$0.00	
Extd Total:				\$3,201.00		
Department Total:				\$3,201.00		
				\$3,201.00		

6-01-31-455-001-455	Sewerage					
VEOLIA00	VEOLIA WATER NEW JERSEY	26-00850	Sewerage 3/2/26 - 3/30/26	\$3,910.07	\$0.00	
Extd Total:				\$3,910.07		
Department Total:				\$3,910.07		
CAFR Total: Utilities & Bulk Purcha				\$40,640.50		

CAFR:Shared Services

Department:POLICE

TOWNSHIP OF PLAINSBORO
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Budget Account	Description	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
Vendor Id	Vendor Name					
6-01-42-240-004-211	WW-P BOE CLASS III Clean/Repair Uniforms					
Ext:INTERLOCAL WW-P BOE CLASS III OFFICERS						
MAYFLO00	PRINCETON MAYFLOWER LLC	26-00819	Dry Cleaning -March 2026 INV	\$168.60	\$0.00	
Ext: Total: INTERLOCAL WW-P BOI				\$168.60		
Department Total: POLICE				\$168.60		
Department:CONSERV/RECYCL						
Ext:INTERLOCAL AGREEMENT RECYCLE						
6-01-42-305-003-315	MIDDLESEX CO. Recycling					
MIDDLE12	MIDDLESEX CTY IMPROVEMENT A26-00853		Curbside Recycling	\$24,833.24	\$0.00	
Ext: Total: INTERLOCAL AGREEME				\$24,833.24		
Department Total: CONSERV/RECY				\$24,833.24		
CAFR Total: Shared Services				\$25,001.84		
CAFR:Court & Public Defender						
Department:COURT						
Ext:MUNICIPAL COURT						
6-01-43-490-001-292	COURT Legal - Other					
LANGUA00	LANGUAGE SERVICES ASSOCIATE26-00867		LANGUAGE LINE SERVICES	\$308.70	\$0.00	
Ext: Total: MUNICIPAL COURT				\$308.70		
Department Total: COURT				\$308.70		
CAFR Total: Court & Public Defende				\$308.70		
CAFR:Capital				\$308.70		
Department:CAPITAL IMP						
6-01-44-900-001-473	FIRST AID Ambulance and Equipments					
PLCCUS01	P.L.Custom Body and Equip co	26-00791	Ambulance purchase-Sourcewell	\$393,721.00	\$0.00	
VERALP00	V.E. RALPH & SON INC.	26-00792	Medical Equip - Ambulance	\$6,727.95	\$0.00	B
STRYKE01	Stryker Sales,LLC(Stryker med)	26-00793	Ambulance - power load	\$12,278.62	\$0.00	
PLCCUS01	P.L.Custom Body and Equip co	26-00794	Ambulance Upfit	\$15,234.00	\$0.00	
Ext: Total:				\$427,961.57		
Department Total: CAPITAL IMP				\$427,961.57		
CAFR Total: Capital				\$427,961.57		
Fund Total: CURRENT FUND				\$427,961.57		
Year Total:				\$1,015,615.65		
Fund:CAPITAL FUND				\$1,015,615.65		
CAFR:Utilities						
Ext:ORD#: 23-05 2023 BOND ORDINANCE						

TOWNSHIP OF PLAINSBORO
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Budget Account	Description					
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
C-04-55-123-005-350	ORD:# 23-05 Section 20 Costs					
CMEASS00	CME ASSOCIATES	23-02937	Road Maint Program XVII	\$592.50	\$0.00	B
Extd Total: ORD#: 23-05 2023 BOND				\$592.50		
Department Total:				\$592.50		
Extd:ORD#: 24-02 2024 BOND ORDINANCE						
C-04-55-124-002-350	ORD:# 24-02 Section 20 Costs					
CMEASS00	CME ASSOCIATES	24-02273	Construct Admin College Rd E	\$1,111.00	\$0.00	B
CMEASS00	CME ASSOCIATES	24-02367	Design and Bld P-Boro Road	\$266.25	\$0.00	B
CMEASS00	CME ASSOCIATES	25-02339	LIBRARY SQ CONSTRUCTION ADMIN	\$3,170.00	\$0.00	B
				\$4,547.25		
C-04-55-124-002-352	ORD:# 24-02 Computer Equipment					
QUIKTE00	QUIKTEKS LLC	26-00886	Wireless access point for recr	\$253.00	\$0.00	
C-04-55-124-002-376	ORD:# 24-02 Imp - Bldgs & Grds					
CLARKE01	CLARKE MOYNIHAN LANDCAPING	25-00994	TOWN CTR BEAUTIFICATION PH 1	\$113,005.33	\$0.00	B
Extd Total: ORD#: 24-02 2024 BOND				\$117,805.58		
Department Total:				\$117,805.58		
Extd:ORD#: 25-07 2025 BOND ORDINANCE						
C-04-55-125-007-350	ORD:# 25-07 Section 20 Costs					
CMEASS00	CME ASSOCIATES	25-01933	PB RD CON ADMIN CGDN TO WG BRG	\$3,824.00	\$0.00	B
CMEASS00	CME ASSOCIATES	25-01934	SCHALKS MEADOW VOLLEYBALL CRT	\$1,122.50	\$0.00	B
CMEASS00	CME ASSOCIATES	25-02182	ROAD MAINT XVIII CONSTRUCT ADM	\$2,503.00	\$0.00	B
MCCORM01	MCCORMICK TAYLOR INC	25-02332	SCHALKS CR BR. PEDESTRIAN PROJ	\$20,448.18	\$0.00	B
SUBURB03	SUBURBAN CONSULTING ENGINEE	25-02632	Morris Davison Park design	\$11,116.97	\$0.00	B
CMEASS00	CME ASSOCIATES	26-00333	DESIGN/BID 2025 DOT CB NECK RD	\$12,808.50	\$0.00	B
CMEASS00	CME ASSOCIATES	26-00334	DESIGN & BID ROAD MAINT XIX	\$28,635.25	\$0.00	B
				\$80,458.40		
C-04-55-125-007-520	ORD:# 25-07 Road Improvements/Rehab.					
TOPLIN00	TOP LINE CONSTRUCTION CORP.	25-02028	PB ROAD COM GARDEN-WG BRIDGE	\$18,567.61	\$0.00	B
REIVAX00	REIVAX CONTRACTING CORPORAT	25-02338	ROAD IMPROVEMENTS XVIII	\$97,366.74	\$0.00	B
Extd Total: ORD#: 25-07 2025 BOND				\$115,934.35		
Department Total:				\$196,392.75		
CAFR Total: Utilities				\$196,392.75		
Fund Total: CAPITAL FUND				\$314,790.83		
Year Total:				\$314,790.83		
Fund:GRANT FUND - SPECIAL REVENUE				\$314,790.83		
CAFR:Federal & State Grants						
G-02-41-747-124-301	Stormwater Assistance Reserve - 2024					
CMEASS00	CME ASSOCIATES	25-02449	NJPDES ANNUAL STORMWATER REPT	\$2,956.00	\$0.00	B

TOWNSHIP OF PLAINSBORO
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Budget Account	Description					
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type

G-02-41-747-124-301 Stormwater Assistance Rese

Account Continued

Extd Total:

Department Total:

CAFR Total: Federal & State Grants

Fund Total: GRANT FUND - SPECIAL

Year Total:

\$2,956.00

\$2,956.00

\$2,956.00

\$2,956.00

\$2,956.00

Fund:ANIMAL CONTROL TRUST

CAFR:Arts & Culture

T-12-56-850-001-801 Animal Control Trust Expend

EASTWI00 EAST WINDSOR POLICE DEPARTM26-00817 Animal Ctrl Srvs - Jan/Mar 26

Extd Total:

Department Total:

CAFR Total: Arts & Culture

Fund Total: ANIMAL CONTROL TRU

\$2,682.00

\$2,682.00

\$2,682.00

\$2,682.00

\$2,682.00

\$0.00

Fund:OPEN SPACE TRUST FUND

CAFR:Arts & Culture

T-18-56-850-001-801 Open Space Trust Expenditures

CLARKE01 CLARKE MOYNIHAN LANDCAPING 25-00994 TOWN CTR BEAUTIFICATION PH 1
BERKOW00 BERKOWSKY AND ASSOCIATES, IN25-01313 Comm Pk Picnic Area-Phases 2,3

\$67,953.32

\$1,000.00

\$68,953.32

\$0.00 B

\$0.00 B

Extd Total:

Department Total:

CAFR Total: Arts & Culture

Fund Total: OPEN SPACE TRUST FI

\$68,953.32

\$68,953.32

\$68,953.32

\$68,953.32

CAFR:Arts & Culture

T-20-56-850-001-810 Reserve - Forfeited Funds

MIDDLE17 MIDDLESEX COUNTY TREASURER26-00832 RETURN FUNDS RECEIVED 06/28/24

Extd Total:

\$782.46

\$782.46

\$0.00

T-20-56-850-002-804 Food Pantry Donations

SHOPRI00 SAKER SHOP RITES INC.
ULINE000 ULINE INC

26-00571 EL-Food Pantry

26-00602 EL Food Pantry Supplies

\$390.96

\$364.97

\$755.93

\$0.00 B

\$0.00

Extd Total:

Department Total:

CAFR Total: Arts & Culture

Fund Total:

Year Total:

\$755.93

\$1,538.39

\$1,538.39

\$1,538.39

\$73,173.71

Total Charged Lines: 245 Total List Amount: \$1,420,936.56 Total Void Amount: \$0.00

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Purchase Order Listing By Budget Account

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Budget Account	Description					
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
T-20-56-850-002-804	Food Pantry Donations					

Account Continued

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	\$14,400.37	\$0.00	\$0.00	\$14,400.37
CURRENT FUND	6-01	\$1,015,615.65	\$0.00	\$0.00	\$1,015,615.65
CAPITAL FUND	C-04	\$314,790.83	\$0.00	\$0.00	\$314,790.83
GRANT FUND - SPECI/	G-02	\$2,956.00	\$0.00	\$0.00	\$2,956.00
ANIMAL CONTROL TRI	T-12	\$2,682.00	\$0.00	\$0.00	\$2,682.00
OPEN SPACE TRUST F	T-18	\$68,953.32	\$0.00	\$0.00	\$68,953.32
	T-20	\$1,538.39	\$0.00	\$0.00	\$1,538.39
	Year Total:	\$73,173.71	\$0.00	\$0.00	\$73,173.71
Total Of All Funds:		\$1,420,936.56	\$0.00	\$0.00	\$1,420,936.56

The Township Administrator reported on the CWA collective bargaining unit, provided updates regarding improvements and activities at Morris Davison Park, and Founders Day celebration scheduled on May 2, 2026.

The Township Committeepersons gave updates on the respective committees that are overseen for the liaison reports.

The Mayor opened the meeting for comments from the public.

There being no further comments, it was MOVED by LEWIS and seconded by NABI to close the public comment portion of the meeting.

VOTE: YATES, YES; BANDER, YES LEWIS, YES; NABI, YES; SHARMA, ABSENT.

There being no further business, it was MOVED by LEWIS and seconded by BANDER that the meeting was adjourned at 7:56 p.m. to go into executive session.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, ABSENT.

Carol J. Torres, Assistant Administrator/Clerk