



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
Hutt & Shimanowitz									
Hutt & Shimanowitz	Law					12/31/2024			
Hutt & Shimanowitz	Law								
Hutt & Shimanowitz	Law	True	Public Defender	Municipal	01/01/2024	12/31/2024	Hutt & Shimanowitz		Active
Pastor & Pastor									
Pastor & Pastor	Law					12/31/2024			
Pastor & Pastor	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Pastor & Pastor		Active
Simon Law Group									
Simon Law Group	Law					12/31/2024			
Simon Law Group	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Simon Law Group		Active
Amy Krysienski									
Amy Krysienski	Cultural Arts Commission								
Amy Krysienski	Cultural Arts Commission					03/14/2025			



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Amy Krysienski	Cultural Arts Commission	True	Member	Municipal	03/15/2022	03/14/2025	Krysienski	Amy	Active
Amy Wright									
Amy Wright	Historic Preservation								
Amy Wright	Historic Preservation				12/31/2024				
Amy Wright	Historic Preservation	True	1st Alternate	Municipal	10/01/2024	12/31/2024	Wright	Amy	Active
Andrew Maze									
Andrew Maze	Law				12/31/2024				
Andrew Maze	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Maze	Andrew	Active
Anna Tizio									
Anna Tizio	Rent Leveling Board								
Anna Tizio	Rent Leveling Board				12/31/2026				
Anna Tizio	Rent Leveling Board	True	Member	Municipal	01/01/2024	12/31/2026	Tizio	Anna	Active



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Anthony Fazioli									
Anthony Fazioli	Law								
Anthony Fazioli									
Anthony Fazioli	Law				12/31/2024				
Anthony Fazioli	Law	True	Chief Public Defender	Municipal	01/01/2024	12/31/2024	Fazioli	Anthony	Active
Anthony Terebetsky									
Anthony Terebetsky	Library Board								
Anthony Terebetsky									
Anthony Terebetsky	Library Board				12/31/2026				
Anthony Terebetsky	Library Board	True	Trustee	Municipal	01/01/2022	12/31/2026	Terebetsky	Anthony	Active
Antonia Pancel									
Antonia Pancel	Cultural Arts Commission								
Antonia Pancel									
Antonia Pancel	Cultural Arts Commission				12/31/2025				
Antonia Pancel	Cultural Arts Commission	True	Member	Municipal	12/13/2022	12/31/2025	Pancel	Antonia	Active
Antonio Cardona									
Antonio Cardona	Environmental Commission								



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Antonio Cardona	Environmental Commission					12/31/2026			
Antonio Cardona	Environmental Commission	True	Member	Municipal	01/01/2024	12/31/2026	Cardona	Antonio	Active
Brenda Velasco									
Brenda Velasco	Historian								
Brenda Velasco	Historian					12/31/2026			
Brenda Velasco	Historian	True	Historian	Municipal	01/01/2024	12/31/2026	Velasco	Brenda	Active
Brian Small									
Brian Small	Redevelopment Agency								
Brian Small	Redevelopment Agency					12/31/2024			
Brian Small	Redevelopment Agency	True	Commissioner	Municipal	01/01/2024	12/31/2024	Small	Brian	Active
Brij Sharma									
Brij Sharma	Zoning Board								
Brij Sharma	Zoning Board					12/31/2024			
Brij Sharma	Zoning Board	True	2nd Alternate	Municipal	01/01/2024	12/31/2024	Sharma	Brij	Active



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Bruno Martins	Cable Commission								
Bruno Martins	Cable Commission					12/31/2024			
Bruno Martins	Cable Commission	True	Member	Municipal	01/01/2024	12/31/2024	Martins	Bruno	Active
Bryan Austin	Cable Commission								
Bryan Austin	Cable Commission					12/31/2024			
Bryan Austin	Cable Commission	True	Member	Municipal	01/01/2024	12/31/2024	Austin	Bryan	Active
Carlo Fazio	Cultural Arts Commission								
Carlo Fazio	Cultural Arts Commission					12/31/2024			
Carlo Fazio	Cultural Arts Commission	True	Member	Municipal	01/10/2022	12/31/2024	Fazio	Carlo	Active
Carlos Jimenez	Law								
Carlos Jimenez	Law					12/31/2024			



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Carlos Jimenez	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Jimenez	Carlos	Active
Carol Rebovich									
Carol Rebovich	Cultural Arts Commission								
Carol Rebovich	Cultural Arts Commission				12/31/2026				
Carol Rebovich	Cultural Arts Commission	True	Commissioner	Municipal	01/01/2024	12/31/2026	Rebovich	Carol	Active
Casey Wagner									
Casey Wagner	Main Street SID								
Casey Wagner	Main Street SID				12/31/2024				
Casey Wagner	Main Street SID	True	Member	Municipal	01/01/2022	12/31/2024	Wagner	Casey	Active
Chantal Greffer									
Chantal Greffer	Environmental Commission								
Chantal Greffer	Environmental Commission				12/31/2025				
Chantal Greffer	Environmental Commission	True	Member	Municipal	12/13/2022	12/31/2025	Greffer	Chantal	Active



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Cheryl Sharkey									
Cheryl Sharkey	Municipal Clerks Office								
Cheryl Sharkey	Municipal Clerks Office				10/04/2025				
Cheryl Sharkey	Municipal Clerks Office	True	Deputy Municipal Clerk	Municipal	10/05/2021	10/04/2025	Sharkey	Cheryl	Active
Chris Cifrodella									
Chris Cifrodella	Law				12/31/2024				
Chris Cifrodella	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Cifrodella	Chris	Active
Constance Elek									
Constance Elek	Cultural Arts Commission								
Constance Elek	Cultural Arts Commission				12/31/2025				
Constance Elek	Cultural Arts Commission	True	Member	Municipal	12/13/2022	12/31/2025	Elek	Constance	Active
Cory Spillar									
Cory Spillar	Cable Commission								



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Cory Spillar	Cable Commission				12/31/2024				
Cory Spillar	Cable Commission	True	Member	Municipal	01/01/2024	12/31/2024	Spillar	Cory	Active
Cory Spillar	Redevelopment Agency				12/31/2024				
Cory Spillar	Redevelopment Agency	True	Commissioner - Council Re	Municipal	01/01/2024	12/31/2024	Spillar	Cory	Active
Courtney Lowry									
Courtney Lowry	Historic Preservation				12/31/2027				
Courtney Lowry	Historic Preservation	True	Class A Member	Municipal	01/01/2024	12/31/2027	Lowry	Courtney	Active
Cynthia Lewis									
Cynthia Lewis	Planning Board				12/31/2025				
Cynthia Lewis	Planning Board	True	Class IV Member	Municipal	01/01/2022	12/31/2025	Lewis	Cynthia	Active



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Damarys Cover									
Damarys Cover	Library Board								
Damarys Cover	Library Board				12/31/2025				
Damarys Cover	Library Board	True	Member	Municipal	05/17/2022	12/31/2025	Cover	Damarys	Active
Dan Paulus									
Dan Paulus	Main Street SID								
Dan Paulus	Main Street SID				12/31/2025				
Dan Paulus	Main Street SID	True	Member	Municipal	01/01/2023	12/31/2025	Paulus	Dan	Active
Daniel D"Arcy									
Daniel D"Arcy	Historic Preservation								
Daniel D"Arcy	Historic Preservation				12/31/2027				
Daniel D"Arcy	Historic Preservation	True	Class C Member	Municipal	01/01/2024	12/31/2027	D"Arcy	Daniel	Active
Daniel Dias									
Daniel Dias	Historic Preservation								
Daniel Dias	Historic Preservation								
Daniel Dias	Historic Preservation				12/31/2025				



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Dawn Genoni	Environmental Commission								
Dawn Genoni	Environmental Commission					12/31/2025			
Dawn Genoni	Environmental Commission	True	1st Alternate	Municipal	02/22/2023	12/31/2025	Genoni	Dawn	Active
Denise Anderson									
Denise Anderson	Human Rights Commission								
Denise Anderson	Human Rights Commission					06/30/2026			
Denise Anderson	Human Rights Commission	True	Member	Municipal	09/05/2023	06/30/2026	Anderson	Denise	Active
Dipak Thaker									
Dipak Thaker	Planning Board								
Dipak Thaker	Planning Board					12/31/2024			
Dipak Thaker	Planning Board	True	Second Alternate	Municipal	01/01/2024	12/31/2024	Thaker	Dipak	Active
Dolores Capraro									
Gioffre									
Dolores Capraro	Cultural Arts Commission								
Gioffre	Cultural Arts Commission								



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Dolores Capraro Gioffre	Cultural Arts Commission					12/31/2024			
Dolores Capraro Gioffre	Cultural Arts Commission	True	Member	Municipal	01/01/2022	12/31/2024	Gioffre	Dolores Capraro	Active
Dolores Capraro Gioffre	Historic Preservation					12/31/2026			
Dolores Capraro Gioffre	Historic Preservation								
Dolores Capraro Gioffre	Historic Preservation	True	Class C Member	Municipal	12/13/2022	12/31/2026	Gioffre	Dolores Capraro	Active
Donald Green									
Donald Green	Human Rights Commission								
Donald Green	Human Rights Commission					06/30/2026			
Donald Green	Human Rights Commission	True	Member	Municipal	09/05/2023	06/30/2026	Green	Donald	Active
Donna Zielinski									
Donna Zielinski	Zoning Board								
Donna Zielinski	Zoning Board					12/31/2024			
Donna Zielinski	Zoning Board	True	Member	Municipal	01/01/2021	12/31/2024	Zielinski	Donna	Active



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Dwight Glenn	Planning Board								
Dwight Glenn	Planning Board					12/31/2025			
Dwight Glenn	Planning Board	True	Class IV Member	Municipal	01/01/2022	12/31/2025	Glenn	Dwight	Active
Edward Skolnick	Tax Assessor								
Edward Skolnick	Tax Assessor					06/30/2027			
Edward Skolnick	Tax Assessor	True	Deputy Tax Assessor	Municipal	09/05/2023	06/30/2027	Skolnick	Edward	Active
Eric Schwab	Law								
Eric Schwab	Law					12/31/2024			
Eric Schwab	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Schwab	Eric	Active
Francis Womack	Prosecutor								
Francis Womack	Prosecutor					12/31/2024			
Francis Womack	Prosecutor	True	Prosecutor	Municipal	01/01/2024	12/31/2024	Womack	Francis	Active



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Frank Pelzman									
Frank Pelzman	Historic Preservation								
Frank Pelzman	Historic Preservation					12/31/2025			
Frank Pelzman	Historic Preservation	True	Member	Municipal	12/13/2022	12/31/2025	Pelzman	Frank	Active
Frederick Silbon									
Frederick Silbon	Library Board								
Frederick Silbon	Library Board					12/31/2028			
Frederick Silbon	Library Board	True	Trustee	Municipal	01/01/2024	12/31/2028	Silbon	Frederick	Active
Gail Morrone									
Gail Morrone	Library Board								
Gail Morrone	Library Board					12/31/9999			
Gail Morrone	Library Board	True	Liaison	Municipal	01/19/2021	12/31/9999	Morrone	Gail	Active
Gina Forbes									
Gina Forbes	Cable Commission								



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Gina Forbes	Cable Commission					12/31/2024			
Gina Forbes	Cable Commission	True	Member	Municipal	01/01/2024	12/31/2024	Forbes	Gina	Active
Glenn Morgan									
Glenn Morgan	Human Rights Commission								
Glenn Morgan	Human Rights Commission					06/30/2026			
Glenn Morgan	Human Rights Commission	True	Member	Municipal	09/05/2023	06/30/2026	Morgan	Glenn	Active
Greg Ficarra									
Greg Ficarra	Housing Authority								
Greg Ficarra	Housing Authority					10/03/2026			
Greg Ficarra	Housing Authority	True	Commissioner	Municipal	10/04/2021	10/03/2026	Ficarra	Greg	Active
Greg Schmitt									
Greg Schmitt	Cable Commission								
Greg Schmitt	Cable Commission					12/31/2024			
Greg Schmitt	Cable Commission	True	Member	Municipal	01/01/2024	12/31/2024	Schmitt	Greg	Active



Board Members

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Harold Parra	Prosecutor								
Harold Parra	Prosecutor					12/31/2024			
Harold Parra	Prosecutor	True	Prosecutor	Municipal	01/01/2024	12/31/2024	Parra	Harold	Active
Henry Haidacher									
Henry Haidacher	Redevelopment Agency					12/31/2026			
Henry Haidacher	Redevelopment Agency	True	Commissioner	Municipal	01/01/2022	12/31/2026	Haidacher	Henry	Active
Isha Vyas									
Isha Vyas	Library Board					12/31/2024			
Isha Vyas	Library Board	True	Trustee	Municipal	01/01/2020	12/31/2024	Vyas	Isha	Active
Jahanvi Mehta									
Jahanvi Mehta	O.T.R. S.I.D.								
Jahanvi Mehta	O.T.R. S.I.D.					12/31/2024			



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Jahanvi Mehta	O.T.R. S.I.D.	True	Member	Municipal	01/01/2022	12/31/2024	Mehta	Jahanvi	Active
Janine Bauer	Zoning Board								
Janine Bauer	Zoning Board								
Janine Bauer	Zoning Board								
Janine Bauer	Zoning Board	True	Class IV Member	Municipal	01/01/2022	12/31/2025	Bauer	Janine	Active
Jay Ali	Environmental Commission								
Jay Ali	Environmental Commission								
Jay Ali	Environmental Commission	True	Member	Municipal	12/13/2022	12/31/2025	Ali	Jay	Active
Jay Ali	Planning Board								
Jay Ali	Planning Board								
Jay Ali	Planning Board	True	Class IV Member	Municipal	01/01/2021	12/31/2024	Ali	Jay	Active
Jay Mascolo	Zoning Board								



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Jay Mascolo	Zoning Board				12/31/2026				
Jay Mascolo	Zoning Board	True	Member	Municipal	12/13/2022	12/31/2026	Mascolo	Jay	Active
Jeff Cohen									
Jeff Cohen	Cultural Arts Commission								
Jeff Cohen	Cultural Arts Commission				12/31/2024				
Jeff Cohen	Cultural Arts Commission	True	Member	Municipal	01/01/2021	12/31/2024	Cohen	Jeff	Active
Jennifer Marshall									
Jennifer Marshall	Law								
Jennifer Marshall	Law				12/31/2024				
Jennifer Marshall	Law	True	Public Defender	Municipal	01/01/2024	12/31/2024	Marshall	Jennifer	Active
Jenny Perez									
Jenny Perez	Housing Authority								
Jenny Perez	Housing Authority				09/19/2027				
Jenny Perez	Housing Authority	True	Commissioner	Municipal	09/13/2022	09/19/2027	Perez	Jenny	Active



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Joe Messick									
Joe Messick	Cultural Arts Commission								
Joe Messick	Cultural Arts Commission					12/31/2026			
Joe Messick	Cultural Arts Commission	True	Member	Municipal	01/01/2024	12/31/2026	Messick	Joe	Active
John (Jack) Kenny									
John (Jack) Kenny	Housing Authority								
John (Jack) Kenny	Housing Authority					12/31/9999			
John (Jack) Kenny	Housing Authority	True	Representative	Municipal	04/05/2019	12/31/9999	Kenny	John (Jack)	Active
John Coyle									
John Coyle	Rent Leveling Board								
John Coyle	Rent Leveling Board					12/31/2024			
John Coyle	Rent Leveling Board	True	Member	Municipal	01/01/2022	12/31/2024	Coyle	John	Active
John Kuchma									
John Kuchma	Court								
John Kuchma	Court					10/31/2025			



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John Kuchma	Court	True	Constable	Municipal	11/01/2022	10/31/2025	Kuchma	John	Active
John Lande									
John Lande	Historic Preservation								
John Lande	Historic Preservation				12/31/2026				
John Lande	Historic Preservation	True	Class C Member	Municipal	12/13/2022	12/31/2026	Lande	John	Active
John Mitch									
John Mitch	Insurance Commission								
John Mitch	Insurance Commission				12/31/2025				
John Mitch	Insurance Commission	True	Member	Municipal	01/01/2024	12/31/2025	Mitch	John	Active
John Nolan									
John Nolan	Rent Leveling Board								
John Nolan	Rent Leveling Board				12/31/2026				
John Nolan	Rent Leveling Board	True	Member	Municipal	01/01/2024	12/31/2026	Nolan	John	Active



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John Obolsky									
John Obolsky	Rent Leveling Board								
John Obolsky	Rent Leveling Board					12/31/2026			
John Obolsky	Rent Leveling Board	True	Member	Municipal	01/01/2024	12/31/2026	Obolsky	John	Active
John Parvin									
John Parvin	Law					12/31/2024			
John Parvin	Law					12/31/2024	Parvin	John	Active
John Parvin	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Parvin	John	Active
John Ur									
John Ur	Redevelopment Agency								
John Ur	Redevelopment Agency					12/31/2025			
John Ur	Redevelopment Agency	True	Commissioner	Municipal	01/01/2021	12/31/2025	Ur	John	Active
Jonathan Sternsky									
Jonathan Sternsky	Zoning Board								



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Jonathan Sternesky	Zoning Board					12/31/2027			
Jonathan Sternesky	Zoning Board	True	Member	Municipal	01/01/2024	12/31/2027	Sternesky	Jonathan	Active
Jose Rosado									
Jose Rosado	Court								
Jose Rosado	Court					10/15/2026			
Jose Rosado	Court	True	Constable	Municipal	10/31/2023	10/15/2026	Rosado	Jose	Active
Joseph Fugaro									
Joseph Fugaro	Emergency Management								
Joseph Fugaro	Emergency Management					12/31/2025			
Joseph Fugaro	Emergency Management	True	Deputy Coordinator	Municipal	12/13/2022	12/31/2025	Fugaro	Joseph	Active
Joseph Lombardi									
Joseph Lombardi	Court								
Joseph Lombardi	Court					12/31/2026			
Joseph Lombardi	Court	True	Judge	Municipal	01/01/2024	12/31/2026	Lombardi	Joseph	Active



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Joseph Messick									
Joseph Messick	Environmental Commission								
Joseph Messick									
Joseph Messick	Environmental Commission					02/06/2026			
Joseph Messick	Environmental Commission	True	Member	Municipal	02/07/2023	02/06/2026	Messick	Joseph	Active
Joseph Nisky									
Joseph Nisky	Emergency Management								
Joseph Nisky									
Joseph Nisky	Emergency Management					12/31/2025			
Joseph Nisky	Emergency Management	True	Coordinator	Municipal	12/13/2022	12/31/2025	Nisky	Joseph	Active
Judith Martino									
Judith Martino	Rent Leveling Board								
Judith Martino									
Judith Martino	Rent Leveling Board					12/31/2026			
Judith Martino	Rent Leveling Board	True	Member	Municipal	01/01/2024	12/31/2026	Martino	Judith	Active
Julie Cohen									



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Julie Cohen	Historic Preservation								
Julie Cohen	Historic Preservation					12/31/2026			
Julie Cohen	Historic Preservation	True	Member	Municipal	01/01/2024	12/31/2026	Cohen	Julie	Active
Kara Bruck									
Kara Bruck	Zoning Board								
Kara Bruck	Zoning Board					12/31/2026			
Kara Bruck	Zoning Board	True	Class IV Member	Municipal	12/13/2022	12/31/2026	Bruck	Kara	Active
Karen Neary									
Karen Neary	Rent Leveling Board								
Karen Neary	Rent Leveling Board					12/31/2024			
Karen Neary	Rent Leveling Board	True	Member	Municipal	01/01/2022	12/31/2024	Neary	Karen	Active
Ketan Shah									
Ketan Shah	Planning Board								
Ketan Shah	Planning Board					12/31/2026			
Ketan Shah	Planning Board	True	Class IV Member	Municipal	12/13/2022	12/31/2026	Shah	Ketan	Active



Board Members

Name	Board Name	Board Is Active	Position	Level	Date Appointed	Date Expires	Last Name	First Name	Member Status
Kevin Morse									
Kevin Morse	Court								
Kevin Morse	Court				12/31/2025				
Kevin Morse	Court	True	Presiding Judge	Municipal	12/13/2022	12/31/2025	Morse	Kevin	Active
Kim Almas-y-Lamountain									
Kim Almas-y-Lamountain	Prosecutor								
Kim Almas-y-Lamountain	Prosecutor				12/31/2024				
Kim Almas-y-Lamountain	Prosecutor	True	Prosecutor	Municipal	01/01/2024	12/31/2024	Almas-y-Lamountain	Kim	Active
Kimberly Carvalho Illions									
Kimberly Carvalho Illions	Planning Board								
Kimberly Carvalho Illions	Planning Board				12/31/2024				
Kimberly Carvalho Illions	Planning Board	True	First Alternate	Municipal	01/01/2024	12/31/2024	Carvalho Illions	Kimberly	Active



Board Members

Name	Board Name	Board Is Active	Position	Level	Date Appointed	Date Expires	Last Name	First Name	Member Statu
Kristen Marie Petenko	Cultural Arts Commission								
Kristen Marie Petenko	Cultural Arts Commission					12/31/2026			
Kristen Marie Petenko	Cultural Arts Commission	True	Member	Municipal	01/01/2024	12/31/2026	Petenko	Kristen Marie	Active
Kyle Morgan	Environmental Commission								
Kyle Morgan	Environmental Commission					12/31/2024			
Kyle Morgan	Environmental Commission	True	Member	Municipal	01/01/2022	12/31/2024	Morgan	Kyle	Active
Leon Schwartz	Main Street SID								
Leon Schwartz	Main Street SID					12/31/2025			
Leon Schwartz	Main Street SID	True	Member	Municipal	12/13/2022	12/31/2025	Schwartz	Leon	Active
Lisa Bergstrom	Rent Leveling Board								



Board Members

Name	Board Name	Board Is Active	Position	Level	Date Appointed	Date Expires	Last Name	First Name	Member Status
Lisa Bergstrom	Rent Leveling Board		Rent Leveling Board			04/04/2025			
Lisa Bergstrom	Rent Leveling Board	True	Member	Municipal	04/05/2022	04/04/2025	Bergstrom	Lisa	Active
LizBeth DeJesus									
LizBeth DeJesus	Housing Authority								
LizBeth DeJesus	Housing Authority					12/31/2024			
LizBeth DeJesus	Housing Authority	True	Liaison	Municipal	01/01/2024	12/31/2024	DeJesus	LizBeth	Active
Lorraine Nielson									
Lorraine Nielson	Prosecutor								
Lorraine Nielson	Prosecutor					12/31/2024			
Lorraine Nielson	Prosecutor	True	Prosecutor	Municipal	12/13/2024	12/31/2024	Nielson	Lorraine	Active
Louis Contreras									
Louis Contreras	Human Rights Commission								
Louis Contreras	Human Rights Commission					02/06/2026			
Louis Contreras	Human Rights Commission	True	Member	Municipal	02/07/2023	02/06/2026	Contreras	Louis	Active



Board Members

Name	Board Name	Board Is Active	Position	Level	Date Appointed	Date Expires	Last Name	First Name	Member Statu
Mahesh Rajan									
Mahesh Rajan	O.T.R. S.I.D.								
Mahesh Rajan	O.T.R. S.I.D.					12/31/2025			
Mahesh Rajan	O.T.R. S.I.D.	True	Member	Municipal	01/24/2022	12/31/2025	Rajan	Mahesh	Active
Mahesh Shah									
Mahesh Shah	O.T.R. S.I.D.								
Mahesh Shah	O.T.R. S.I.D.					06/30/2025			
Mahesh Shah	O.T.R. S.I.D.	True	Member	Municipal	06/21/2022	06/30/2025	Shah	Mahesh	Active
Manuel Fernandez									
Manuel Fernandez	Comptrollers Office								
Manuel Fernandez	Comptrollers Office					12/31/2025			
Manuel Fernandez	Comptrollers Office	True	Chief Financial Officer	Municipal	01/01/2022	12/31/2025	Fernandez	Manuel	Active
Mark Anderl									
Mark Anderl	Law								
Mark Anderl	Law					12/31/2024			



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
Mark Anderl	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Anderl	Mark	Active
Mark Cinelli	Zoning Board								
Mark Cinelli	Zoning Board					12/31/2024			
Mark Cinelli	Zoning Board	True	Member	Municipal	01/01/2021	12/31/2024	Cinelli	Mark	Active
Martin Genser									
Martin Genser	Historic Preservation								
Martin Genser	Historic Preservation					12/31/2026			
Martin Genser	Historic Preservation	True	Class C Member	Municipal	12/13/2022	12/31/2026	Genser	Martin	Active
Megan Kushpa									
Megan Kushpa	Cable Commission								
Megan Kushpa	Cable Commission					12/31/2024			
Megan Kushpa	Cable Commission	True	Member	Municipal	01/01/2024	12/31/2024	Kushpa	Megan	Active



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Status</u>
Michael Cimmino									
Michael Cimmino	Court								
Michael Cimmino	Court				10/09/2026				
Michael Cimmino	Court	True	Constable	Municipal	10/31/2023	10/09/2026	Cimmino	Michael	Active
Michael Gelin									
Michael Gelin	Engineering								
Michael Gelin	Engineering				12/31/2025				
Michael Gelin	Engineering	True	Municipal Engineer	Municipal	12/13/2022	12/31/2025	Gelin	Michael	Active
Michael Gelin	RVSA								
Michael Gelin	RVSA				02/01/2029				
Michael Gelin	RVSA	True	Member	Municipal	02/01/2024	02/01/2029	Gelin	Michael	Active
Miguel Martin									
Miguel Martin	Historic Preservation								
Miguel Martin	Historic Preservation				12/31/2027				
Miguel Martin	Historic Preservation	True	Class C Member	Municipal	01/01/2024	12/31/2027	Martin	Miguel	Active



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Status</u>
Norma Murgado									
Norma Murgado	Prosecutor								
Norma Murgado	Prosecutor				12/31/2024				
Norma Murgado	Prosecutor	True	Chief Prosecutor	Municipal	01/01/2024	12/31/2024	Murgado	Norma	Active
Patricia Osborne									
Patricia Osborne	Human Rights Commission								
Patricia Osborne	Human Rights Commission				06/30/2026				
Patricia Osborne	Human Rights Commission	True	Member	Municipal	09/05/2023	06/30/2026	Osborne	Patricia	Active
Paul Pires									
Paul Pires	Housing Authority								
Paul Pires	Housing Authority				12/31/2024				
Paul Pires	Housing Authority	True	Commissioner	Municipal	01/01/2020	12/31/2024	Pires	Paul	Active
Phil Clermont									
Phil Clermont	Redevelopment Agency								
Phil Clermont	Redevelopment Agency				12/31/2028				



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Status</u>
Phil Clermont	Redevelopment Agency	True	Member	Municipal	01/01/2024	12/31/2028	Clermont	Phil	Active
Philip Bujalski	Planning Board								
Philip Bujalski	Planning Board					12/31/2024			
Philip Bujalski	Planning Board	True	Class II Member	Municipal	01/01/2024	12/31/2024	Bujalski	Philip	Active
Qiana Davis									
Qiana Davis	Library Board								
Qiana Davis	Library Board					12/31/2024			
Qiana Davis	Library Board	True	Trustee	Municipal	08/31/2021	12/31/2024	Davis	Qiana	Active



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Status</u>
Raymond Miller									
Raymond Miller	Planning Board								
Raymond Miller									
Raymond Miller	Planning Board					12/31/2027			
Raymond Miller									
Raymond Miller	Planning Board	True	Class IV Member	Municipal	01/01/2024	12/31/2027	Miller	Raymond	Active
Raymond Zirpolo									
Raymond Zirpolo	Cultural Arts Commission								
Raymond Zirpolo									
Raymond Zirpolo	Cultural Arts Commission					12/31/2026			
Raymond Zirpolo									
Raymond Zirpolo	Cultural Arts Commission	True	Member	Municipal	01/01/2024	12/31/2026	Zirpolo	Raymond	Active
Rayshma Ali									
Rayshma Ali	Human Rights Commission								
Rayshma Ali									
Rayshma Ali	Human Rights Commission					12/31/2026			
Rayshma Ali									
Rayshma Ali	Human Rights Commission	True	Member	Municipal	01/01/2024	12/31/2026	Ali	Rayshma	Active
Richard Duda									
Richard Duda	Tax Assessor								
Richard Duda									
Richard Duda	Tax Assessor					06/30/2025			



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
Robert Gillespie									
Robert Gillespie	Redevelopment Agency								
Robert Gillespie	Redevelopment Agency					12/31/2024			
Robert Gillespie	Redevelopment Agency	True	Commissioner	Municipal	01/01/2021	12/31/2024	Gillespie	Robert	Active
Robert Golden									
Robert Golden	Zoning Board								
Robert Golden	Zoning Board					12/31/2025			
Robert Golden	Zoning Board	True	Member	Municipal	01/01/2022	12/31/2025	Golden	Robert	Active
Robert Scott									
Robert Scott	Prosecutor								
Robert Scott	Prosecutor					12/31/2024			
Robert Scott	Prosecutor	True	Alternate Prosecutor	Municipal	01/01/2024	12/31/2024	LaMountain	Robert Scott	Active
Ronald Wyatt									
Ronald Wyatt	Cultural Arts Commission								



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
Ronald Wyatt	Cultural Arts Commission					12/31/2024			
Ronald Wyatt	Cultural Arts Commission	True	Member	Municipal	01/18/2022	12/31/2024	Wyatt	Ronald	Active
Roseanne Gattes									
Roseanne Gattes	Main Street SID								
Roseanne Gattes	Main Street SID					12/31/2025			
Roseanne Gattes	Main Street SID	True	Member	Municipal	12/13/2022	12/31/2025	Gattes	Roseanne	Active
Ryan Michelson									
Ryan Michelson	Housing Authority								
Ryan Michelson	Housing Authority					12/31/2025			
Ryan Michelson	Housing Authority	True	Commissioner	Municipal	01/01/2021	12/31/2025	Michelson	Ryan	Active
Sabriena Tarboush									
Sabriena Tarboush	Library Board								
Sabriena Tarboush	Library Board					08/21/2028			
Sabriena Tarboush	Library Board	True	Member	Municipal	08/22/2023	08/21/2028	Tarboush	Sabriena	Active



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
Sandip Patel	O.T.R. S.I.D.								
Sandip Patel	O.T.R. S.I.D.					12/31/2024			
Sandip Patel	O.T.R. S.I.D.	True	Member	Municipal	04/11/2023	12/31/2024	Patel	Sandip	Active
Scott Alevras	Law								
Scott Alevras	Law					12/31/2024			
Scott Alevras	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Alevras	Scott	Active
Shah Kush	Environmental Commission								
Shah Kush	Environmental Commission					05/02/2026			
Shah Kush	Environmental Commission	True	Member	Municipal	05/07/2024	05/02/2025	Kush	Shah	Active
Sharad Agarwal	Housing Authority								
Sharad Agarwal	Housing Authority					10/02/2028			
Sharad Agarwal	Housing Authority	True	Commissioner	Municipal	10/03/2023	10/02/2028	Agarwal	Sharad	Active



Board Members

Name	Board Name	Board Is Active	Position	Level	Date Appointed	Date Expires	Last Name	First Name	Member Statu
Sharon McAuliffe									
Sharon McAuliffe	Main Street SID								
Sharon McAuliffe	Main Street SID				12/31/2024				
Sharon McAuliffe	Main Street SID	True	Member	Municipal	01/01/2022	12/31/2024	McAuliffe	Sharon	Active
Shehul Desai									
Shehul Desai	Zoning Board								
Shehul Desai	Zoning Board				12/31/2025				
Shehul Desai	Zoning Board	True	First Alternate	Municipal	01/01/2024	12/31/2025	Desai	Shehul	Active
Shontay Walker									
Shontay Walker	Housing Authority								
Shontay Walker	Housing Authority				12/31/2024				
Shontay Walker	Housing Authority	True	Commissioner	Municipal	01/01/2020	12/31/2024	Walker	Shontay	Active
Sonal Gadhavi									
Sonal Gadhavi	Cultural Arts Commission								



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
Sonal Gadhavi	Cultural Arts Commission					12/31/2024			
Sonal Gadhavi	Cultural Arts Commission	True	Member	Municipal	01/01/2022	12/31/2024	Gadhavi	Sonal	Active
Sonya Zarestky									
Sonya Zarestky	Cultural Arts Commission								
Sonya Zarestky	Cultural Arts Commission	True	Member	Municipal	12/13/2022	12/31/2025	Zarestky	Sonya	Active
Steve Steinberg									
Steve Steinberg	Main Street SID								
Steve Steinberg	Main Street SID					06/30/2024			
Steve Steinberg	Main Street SID	True	Member	Municipal	07/01/2021	06/30/2024	Steinberg	Steve	Expired
Steven Keppler									
Steven Keppler	Law								
Steven Keppler	Law					12/31/2024			
Steven Keppler	Law	True	Special Public Defender	Municipal	01/01/2024	12/31/2024	Keppler	Steven	Active



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
Swathi Gundapuneedi									
Swathi Gundapuneedi	Cultural Arts Commission								
Swathi Gundapuneedi	Cultural Arts Commission					12/31/2026			
Swathi Gundapuneedi	Cultural Arts Commission	True	Member	Municipal	01/01/2024	12/31/2026	Gundapuneedi	Swathi	Active
Tammy Rapp DaRocha									
Tammy Rapp DaRocha	Environmental Commission								
Tammy Rapp DaRocha	Environmental Commission					12/31/2026			
Tammy Rapp DaRocha	Environmental Commission	True	Member	Municipal	01/01/2024	12/31/2026	Rapp DaRocha	Tammy	Active
Taylor DeLeo									
Taylor DeLeo	Library Board								
Taylor DeLeo	Library Board					12/31/2024			
Taylor DeLeo	Library Board	True	Trustee	Municipal	01/01/2020	12/31/2024	DeLeo	Taylor	Active
Terry Sharkey									



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
Terry Sharkey	Planning Board								
Terry Sharkey	Planning Board					12/31/2025			
Terry Sharkey	Planning Board	True	Class IV Member	Municipal	01/01/2022	12/31/2025	Sharkey	Terry	Active
Thomas Flynn									
Thomas Flynn	Environmental Commission								
Thomas Flynn	Environmental Commission					06/20/2025			
Thomas Flynn	Environmental Commission	True	Member	Municipal	06/21/2022	06/20/2025	Flynn	Thomas	Active
Vincent Coughlin									
Vincent Coughlin	Redevelopment Agency								
Vincent Coughlin	Redevelopment Agency					12/31/2024			
Vincent Coughlin	Redevelopment Agency	True	Commissioner	Municipal	03/16/2021	12/31/2024	Coughlin	Vincent	Active
Virbhadra Patel									
Virbhadra Patel	Planning Board								
Virbhadra Patel	Planning Board					12/31/2024			
Virbhadra Patel	Planning Board	True	Class III Member	Municipal	01/01/2024	12/31/2024	Patel	Virbhadra	Active



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
Vito Cimilluca									
Vito Cimilluca	Insurance Commission								
Vito Cimilluca	Insurance Commission				12/31/2024				
Vito Cimilluca	Insurance Commission	True	Member	Municipal	12/13/2022	12/31/2024	Cimilluca	Vito	Active
Vito Mazza Jr.									
Vito Mazza Jr.	Main Street SID								
Vito Mazza Jr.	Main Street SID				12/31/2025				
Vito Mazza Jr.	Main Street SID	True	Member	Municipal	12/13/2022	12/31/2025	Mazza Jr.	Vito	Active
Wayne Russo									
Wayne Russo	Court								
Wayne Russo	Court				12/31/2026				
Wayne Russo	Court	True	Constable	Municipal	01/01/2024	12/31/2026	Russo	Wayne	Active
William Kazawic									



Board Members

<u>Name</u>	<u>Board Name</u>	<u>Board Is Active</u>	<u>Position</u>	<u>Level</u>	<u>Date Appointed</u>	<u>Date Expires</u>	<u>Last Name</u>	<u>First Name</u>	<u>Member Statu</u>
William Kazawic	Emergency Management								
William Kazawic	Emergency Management					12/31/2026			
William Kazawic	Emergency Management	True	Deputy Coordinator	Municipal	01/16/2024	12/31/2026	Kazawic	William	Active
William Smith									
William Smith	Cultural Arts Commission								
William Smith	Cultural Arts Commission					12/31/2025			
William Smith	Cultural Arts Commission	True	Member	Municipal	12/13/2022	12/31/2025	Smith	William	Active
William Smith	Library Board								
William Smith	Library Board					12/31/9999			
William Smith	Library Board	True	Mayor's Alternate	Municipal	04/20/2021	12/31/9999	Smith	William	Active
William Smith	Police								
William Smith	Police					12/31/9999			
William Smith	Police	True	Chaplain	Municipal	06/19/2007	12/31/9999	Smith	William	Active

§ 2-36. HOUSING AUTHORITY.¹

Cross Reference. The Housing Authority is allocated and assigned to the supervision of the Council. See Subsection 2-10.4.

§ 2-36.1. Declaration of Necessity. [1974 Code § 7-17]

The Municipal Council hereby determines that:

- a. There exists in the Township insanitary and unsafe dwelling accommodations and persons of low income are forced to reside in such insanitary and unsafe dwelling accommodations available at rents which persons of low income can afford and such persons are forced to occupy overcrowded and congested dwellings. The aforesaid conditions cause an increase in and spread of disease and crime and constitute a menace to health, safety, morals and welfare of the residents of the Township and impair economic value. These conditions necessitate excessive and disproportionate expenditures of public funds for crime prevention and punishment, public health and safety, fire and accident protection and other services and facilities.
- b. Areas in the Township cannot be cleared nor can the shortage of safe and sanitary dwellings for persons of low income be relieved, through the operation of private enterprise. The construction of housing projects for persons of low income, as defined in the Local Housing Authorities Law would, therefore, not be competitive with private enterprise.
- c. The clearance, replanning and reconstruction of the areas in which insanitary or unsafe housing conditions exist and the providing of safe and sanitary dwelling accommodations by any public body for persons of low income are public uses and purposes for which public money may be spent and private property acquired and are governmental functions. It is in the public interest that work on projects for such purposes be commenced as soon as practicable.

§ 2-36.2. Housing Authority Created; Functions; Powers and Duties. [1974 Code § 7-18]

Pursuant to the provisions of the Local Housing Authorities Law, N.J.S.A. 55:14A-1 et seq., as amended and supplemented, a body corporate and politic, to be known as the "Housing Authority of the Township of Woodbridge" is hereby created and established.

As provided by law (N.J.S.A. 55:14A-4) the Commissioners of the Authority, shall be appointed in accordance with law and shall serve for the terms as therein set forth.

The authority shall have the functions, powers and duties prescribed by the Local Housing Authorities Law, as amended and supplemented, or any other applicable State law.

§ 2-37. HUMAN RIGHTS COMMISSION.²

1. Editor's Note: For authority of a municipality to establish a housing authority, see Local Housing Authorities Law, N.J.S.A. 55:14A-1 et seq., as amended and supplemented.

2. Editor's Note: The Law Against Discrimination (N.J.S.A. 10:5-1 et seq.) authorizes the Mayor to appoint a local commission on civil rights, composed of representative citizens serving without compensation, to aid in effectuating the purposes of the Law. See also N.J.S.A. 10:5-10.

§ 2-37.1. Findings. [Ord. #93-27 Preamble]

The Township of Woodbridge acknowledges the need to ordain a formal Commission charged with responsibility of aiding in the elimination of biased incidences in our Township due to race, color, creed, ethnicity, religion or sexual orientation.

The Township is also aware of the recently enacted New Jersey State Law against discrimination, codified at N.J.S.A. 10:5-1 et seq., which specifically authorizes municipalities within the State to appoint local commissions on civil rights to aid and effectuate the purposes of that Act. Although the Township currently has in place a Human Relations Committee, it believes it to be in the best interest of the residents of the Township of Woodbridge that the Township officially creates via Ordinance a Human Rights Commission so that the work of the Commission will be perpetuated superseding the Committee, until repealed by Ordinance.

§ 2-37.2. Creation. [Ord. #93-27 § 1]

Pursuant to N.J.S.A. 10:5-10, there shall be a Commission to be known as the Human Rights Commission of Woodbridge Township.

§ 2-37.3. Members; Term. [Ord. #93-27 § 2]

The Commission shall consist of seven (7) residents of the Township who shall serve without compensation. Each member shall be appointed for a term of three (3) years and until his successor is appointed and qualified. Such appointments shall be made by the Mayor.

§ 2-37.4. Purpose. [Ord. #93-27 § 3]

The purpose of the Commission shall be to make recommendations to the Mayor for the formulation of policies in an attempt to foster, through community effort or otherwise, goodwill, cooperation and conciliation among the groups and elements of the inhabitants of the Township with the intent of eradicating bias incidents in our community due to race, color, creed, ethnicity, religious or sexual orientation. Additionally, the Commission is to also assist or make recommendations to the Mayor for the development of policies and procedures in general and for programs of formal or informal education that will aid in eliminating all kinds of discrimination, mentioned above and shall have such further powers and duties as may be provided by the law against discrimination of the State of New Jersey (N.J.S.A. 10:5-1 et seq.).

§ 2-37.5. Appointment of Chairman and Vice Chairman. [Ord. #93-27 § 4]

The Commission shall be presided over by a Chairman and Vice-Chairman, both of whom are to be appointed by the Mayor. The Commission may, additionally, create any other offices as it deems necessary to effectuate the purposes behind this creation.

§ 2-37.6. Annual Report. [Ord. #93-27 § 5]

In addition to any other correspondence and communications, the Commission shall, at a minimum, make an annual report to the Mayor and Council explaining its progress in formulating the policies and procedures mentioned above.

§ 2-38.5. Agreement Authorized.⁴ [1974 Code § 7-28]

This Township of Woodbridge shall and is hereby authorized to enter into an agreement with the Boroughs of Garwood, Kenilworth, Roselle Park, the City of Rahway, the Town of Westfield, and the Townships of Clark, Springfield and Cranford, municipal corporations of the State of New Jersey all situate in the County of Union, except the Township of Woodbridge which is situate in the County of Middlesex, superseding the present contracts therewith providing for the maintenance and operation of the Rahway Valley Joint Meeting truck and sewage treatment plant and providing among other things, for the formation of a Sewerage Authority pursuant to the Sewerage Authorities Law of the State of New Jersey, and on certain terms, the conveyance and transfer to the Sewerage Authority, when formed, of the right, title and interest of this Township in and to certain real and personal property now under the control of the Rahway Valley Joint Meeting.

§ 2-38.6. Amendment to Agreement. [Ord. #02-21]

The Mayor and Municipal Clerk of the Township of Woodbridge are hereby authorized to execute an agreement with the municipalities of Cranford, Garwood, Kenilworth, Roselle Park, Rahway, Westfield, Clark and Springfield for the purpose of amending a certain agreement, dated August 8, 1951 ("Agreement") by which the Rahway Valley Sewerage Authority ("Authority") was established by Cranford, Garwood, Kenilworth, Roselle Park, Rahway, Westfield, Clark, Springfield and Woodbridge, ("Member Municipalities"), pursuant to the New Jersey Sewerage Authority Law, N.J.S.A. 40:14A-1 et seq.

§ 2-39. BOARD OF ADJUSTMENT.⁵

The Zoning Board of Adjustment is established in Chapter 150, Land Use and Development.

Cross Reference. The Zoning Ordinance of the Township contains specific powers and duties of the Zoning Board of Adjustment, which should be consulted. The Zoning Ordinance is not codified in these Revised General Ordinances but is saved from repeal, see Adopting Ordinance, Section 4.

§ 2-40. PLANNING BOARD.

Cross Reference. For provisions regarding the Planning Board, see Chapter 150, Land Use and Development.

§ 2-41. ENVIRONMENTAL COMMISSION.⁶**§ 2-41.1. Creation and Purpose. [1974 Code § 7-34]**

There is hereby created an Environmental Commission (referred to in this section as "the

4. Editor's Note: The agreement referred to in this section was duly executed by the Township and delivered. It is on file in the office of the Township Clerk and is not included in these Revised General Ordinances. See Adopting Ordinance, Section 4.

5. Editor's Note: For general statutory law providing for the appointment and the powers, duties and functions of a Board of Adjustment, see N.J.S.A. 40:55D-1 et seq., as amended.

6. Editor's Note: For statutory authority of municipalities to create an environmental commission, and pertinent statutory provisions, see N.J.S.A. 40:56A-1 et seq.

Commission") for the protection, development or use of the natural resources within the Township and to be known as the "Woodbridge Environmental Commission."

§ 2-41.2. Members; Appointment; Terms; Vacancies. [1974 Code § 7-35; Ord. #92-86 § 1]

- a. The Commission shall consist of seven (7) members, plus two (2) alternate members, appointed by the Mayor, one (1) of whom shall be a member of the Planning Board and all of whom shall be Township residents. The members shall serve without compensation except as hereinafter provided. The Mayor shall designate one (1) of the members to serve as Chairman and presiding officer of the Commission. The terms of office of the first Commissioners shall be for one (1), two (2) or three (3) years, to be designated by the Mayor in making his appointment, and their successors shall be appointed for terms of three (3) years and until the appointment and qualification of their successors.
- b. The Mayor or Municipal Council may remove any member of the Commission for cause, on written charges served upon the member and after a hearing thereon at which the member shall be entitled to be heard in person or by counsel. A vacancy on the Commission occurring otherwise than by expiration of a term shall be filled for the unexpired term in the same manner as an original appointment.

§ 2-41.3. Powers of Commission. [1974 Code § 7-36; Ord. #82-2 §§ 1, 2; Ord. #86-83]

- a. The Commission shall have power to conduct research into the use and possible use of the open land areas of the Township and may coordinate the activities of unofficial bodies organized for similar purposes.
- b. The Commission may advertise, prepare, print and distribute books, maps, charts, plats and pamphlets which in its judgment it deems necessary for its purposes.
- c. The Commission shall keep an index of all open areas, publicly or privately owned, including open marshlands, swamps and other wetlands, in order to obtain information on the proper use of such areas.
- d. The Commission may, from time to time, recommend to the Planning Board plans and programs for inclusion in a Township Master Plan and the development and use of the open areas of the Township.

§ 2-41.4. Acquisitions By Commission. [1974 Code § 7-37]

The Commission may, subject to the approval of the Municipal Council and the Mayor, acquire property, both real and personal, in the name of the Township by gift, purchase, grant, bequest, device or lease for any of its purposes and shall administer the same for such purposes subject to the terms of the conveyance or gift. Such an acquisition may be to acquire the fee or any lesser interest, development right, easement, including conservation easement, covenant or other contractual right, including a conveyance on conditions or with limitations or revisions, as may be necessary to acquire, maintain, improve, protect, limit the future use of or otherwise conserve and properly utilize open spaces and other land and water areas in the Township.

§ 2-41.5. Records and Annual Report. [1974 Code § 7-38]

The Commission shall keep records of its meetings and activities and shall make an annual report on or before February 1 and submit the same to the Municipal Council, which report shall be comprehensive and detailed, covering operations, receipts, disbursements and expenditures for the full year.

§ 2-41.6. Appropriations; Additional Staff. [1974 Code § 7-39]

The Municipal Council may appropriate funds for the expenses incurred by the Commission. The Commission may appoint such clerks and other employees as it may from time to time require, and payment for same shall be within the limits of funds appropriated to the Commission.

§ 2-48. WOODBRIDGE REDEVELOPMENT AGENCY.**§ 2-48.1. Preamble. [Ord. #96-66 Preamble]**

- a. The Township of Woodbridge (the "Township") has various parcels of property located within its boundaries that may be suitable for development and redevelopment in the manner contemplated by the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law") and
- b. The Township desires to create a body corporate and politic to be known as the "Woodbridge Redevelopment Agency" (hereinafter, the "Agency") to serve as the redevelopment entity for the clearance, replanning, development and redevelopment of the area designated in a redevelopment plan of the Township.
- c. The Agency shall have all the powers vested in redevelopment agencies under the Redevelopment Law; and
- d. The Local Finance Board in the Division of Local Government Services in the Department of Community Affairs, State of New Jersey, has approved the creation of the Agency pursuant to N.J.S.A. 40A:5A-4; and the Township Council desires to delineate certain matters with respect to the Agency.

§ 2-48.2. Agency Created. [Ord. #96-66 § 1]

Pursuant to the Redevelopment Law, the Township hereby creates a body corporate and politic to be known as the Woodbridge Redevelopment Agency which shall constitute a redevelopment entity contemplated and provided for in the aforesaid Redevelopment Law, as an agency or instrumentality of the Township of Woodbridge.

§ 2-48.3. Membership; Term of Office. [Ord. #96-66 § 2]

Pursuant to the Redevelopment Law, there shall be seven (7) Commissioners of the Redevelopment Agency to be appointed by the Mayor with the consent of the Township Council. No more than two (2) Commissioners shall be officers or employees of the Township. Two (2) of the Commissioners shall be members of the Township Council. Commissioners shall serve for the terms of office provided in the Redevelopment Law and as established by the Mayor and pursuant

to a consent resolution of the Township Council.

§ 2-48.4. Copies on File. [Ord. #96-66 § 3]

Copies of this section, certified by the Township Clerk, shall be filed in the office of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey after the effective date of this section.

§ 2-49. PARKING UTILITY.

§ 2-49.1. Findings. [Ord. #07-78]

- a. The Township of Woodbridge will be managing parking lots and other parking spaces on Main Street, New Brunswick Avenue, Oak Tree Road and Avenel Street.
- b. Those facilities will include all appurtenances normally found in such a facility.
- c. The Township wishes to track revenues and expenses for the operation of those facilities separately from the regular books and records of the Township in a manner similar to the operation of the Township's sewer system, marina/boat launch facility and Recreation Center; and
- d. The method for achieving this goal is the establishment of a Utility on the books and records of the Township.
- e. The Township of Woodbridge by approval of the Municipal Council wishes to implement a Parking Utility to accomplish this goal.
- f. All debt incurred by the Township as a result of the facility will be on the books of the Current Fund as a general obligation guarantee of the Township.
- g. The debt repayments will be made from proceeds from the operation of the parking utility.
- h. All revenues of the Parking Utility will be recorded through the Parking Utility books and all appropriations will also be recorded therein.
- i. The books and records of this Parking Utility will be under the supervision of the Chief Financial Officer and the operations subject to the supervision of the Mayor and Business Administrator as with all Township functions and the books and records will be subject to the same annual audit procedures as currently employed in the Township.
- j. Any additional parking opportunities or improvements in the Township may also be funded from the revenues of this Parking Utility.

§ 2-49.2. Established. [Ord. #07-78]

Permission is granted for the establishment of a Parking Utility on the books and records of the Township and all transactions shall be recorded on such books and records.

§ 2-68.3. Insurance Fund Commission. [1974 Code § 14-6; Ord. #87-18 § III; Ord. #13-61 § 2]

- a. There is hereby established an Insurance Fund Commission consisting of three (3) Commissioners, one of whom shall be the Business Administrator.
- b. The Commissioners shall be officials of the Township of Woodbridge and shall hold office for periods for two (2) years or for the remainder of their terms of office as officials, whichever shall be less, and until their successors have been duly appointed and qualified. To the extent that any Commissioner serves for a lesser period of time, an interim appointment shall be made for the balance of that Commissioner's term. The Commissioners shall serve without compensation. The Mayor shall appoint the Commissioners, with the advice and consent of the Municipal Council.
- c. The Commission shall elect a Chairperson and shall promulgate such rules and regulations as it deems necessary to carry out its function.
- d. Commission Secretary.
 1. There shall be established the position of Secretary to the Insurance Fund Commission. The Secretary shall be appointed by the Commission and shall serve at the pleasure of the Commission. The Commission Secretary shall have the obligation to take and maintain accurate minutes of Commission meetings and to maintain accurate records of each and every claim filed against the Township, whether a general liability claim or a workers' compensation claim.
 2. The annual salary of the Commission Secretary shall be established by the Commission and incorporated into the Township Salary Ordinance.

§ 2-68.4. Powers and Authority of Commissioners. [Ord. No. 2017-71 1974 Code § 14-7; Ord. #87-18 § IV; Ord. #13-61 § 2; Ord. No. 2017-71]

The Commissioners shall have the following powers and authority:

- a. To adopt rules and regulations for the control and investment of the Fund.
- b. To keep on hand at all times sufficient money, or have the same invested in such securities as can be immediately sold for cash, for the payment of losses to any buildings or property of the local unit or liability resulting from the operation of publicly owned motor vehicles, equipment or apparatus.
- c. To fix reasonable rates of premium for all insurance carried by the Insurance Fund and to effect all insurance in the Insurance Fund or with any insurance company or companies authorized to do business in this State.
- d. All insurance upon property owned or controlled by a local unit or any to its Departments, Boards, Agencies or Commissions shall be placed and effected by the Commissioners.
- e. If provided by the rules and regulations of the Commission, the Secretary to the Insurance Fund Commission shall be entrusted with the daily operation of the Insurance Fund and shall report to the Business Administrator, and if requested shall submit a report to the Commissioners at least once a month.
- f. To provide contributory or noncontributory self-funded, or partially self-funded, health

benefits to employees or their dependents, or both in accordance with rules and regulations of the Director of the Division of Local Government, in the Department of Community Affairs.

- g. To provide the oversight and administration of the Township's 457 Plan in accordance with all applicable Federal and State statutes and regulations as set forth in N.J.A.C. 5:37-1 et seq. and all other employee related benefits in addition to the Township's 457 Plan. **[Ord. No. 2017-71]**
- h. To provide the oversight and administration of Township's property and casualty insurance and related coverages. **[Ord. No. 2017-71]**

*Township of Woodbridge, NJ
Wednesday, October 2, 2024*

Chapter 36. Historic Preservation Commission

§ 36-1. CREATED, TITLE.

[Ord. #98-51 § 1]

There is hereby created, ratified and adopted a new chapter of the Revised General Ordinances of the Township of Woodbridge to be entitled "Historic Preservation Commission."

§ 36-2. AUTHORITY.

[Ord. #98-51 § 1]

This chapter has been enacted pursuant to the authority granted under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. including, but not limited to, N.J.S.A. 40:55D-107 to 112.

§ 36-3. APPOINTMENT OF COMMISSION MEMBERS; TERMS; VACANCIES; CONDUCT OF HEARINGS.

[Ord. #98-51 § 1; Ord. #08-10 §§ 1—4; Ord. #10-47]

- a. There is hereby created and designated within the Township an Historic Preservation Commission to be known as the "Woodbridge Township Historic Preservation Commission" (hereinafter referred to as the "Commission") which shall consist of eleven (11) members and two (2) alternate members who shall be appointed by the Mayor. The Mayor shall designate at the time of appointment the regular members by class and the alternate members as "Alternate No. 1" and "Alternate No. 2." The classes of regular members shall be defined as follows:
 1. Class A — A person who is knowledgeable in building design and construction or architectural history and who may reside outside the Township.
 2. Class B — A person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the Township.
 3. Class C — Any citizen of the Township who shall hold no other municipal office, position, or employment except he or she may be a member of the Township Planning Board or Board of Adjustment.
- b. There shall be one (1) regular member designated as Class A, one (1) regular member designated as Class B and nine (9) regular members designated as Class C.
- c.
 1. The terms of the members first appointed shall be so determined so that to the greatest practicable extent, the expiration of the terms shall be distributed in the case of regular members evenly over the first four (4) years after their appointment and in the case of alternate members, evenly over the first two (2) years after their appointment; provided that the initial term of no regular member shall exceed four (4) years and that the initial member of no alternate member shall exceed two (2) years. Thereafter, the term of a regular member shall be four (4) years and the term of an alternate member shall be two (2) years.

2. The terms of the members increasing the size of the Historic Preservation Commission from five (5) to nine (9) shall be so determined so that the expiration of the terms shall be distributed evenly over the first four (4) years after the appointment; provided that the initial term of any appointee shall not exceed four (4) years. Thereafter, the term shall be four (4) years.
- d. Vacancies occurring otherwise than by expiration of term shall be filled for the unexpired term only. Notwithstanding any other provision herein, the term of any member common to the Commission and the Planning Board shall be for the term of membership on the Planning Board and the term of any member common to the Commission and the Board of Adjustment shall be for the term of membership on the Board of Adjustment.
- e. The Commission shall elect a Chairperson and Vice-Chairperson from its members and select a Secretary who may or may not be a member of the Commission or a municipal employee.
- f. The presence of seven (7) members, which may include alternate members filling vacancies of regular members, at a meeting shall constitute a quorum.
- g. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.
- h. No member of the Commission shall be permitted to act on any matter in which he or she has, either directly or indirectly, any personal or financial interest.
- i. A member of the Commission may, after public hearing if he or she requests it, be removed by the Municipal Council for cause.

§ 36-4. FUNDING.

[Ord. #98-51 § 1]

- a. The Municipal Council shall make provision in its budget and appropriate funds for the expenses of the Commission.
- b. The Commission may employ, contract for, and fix the compensation of experts and other staff and services as it shall deem necessary. The Commission shall obtain its legal counsel from the Municipal Attorney at the rate of compensation determined by the Municipal Council, unless the Municipal Council, by appropriation, provides for separate legal counsel for the Commission. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by the Municipal Council for the Commission's use.

§ 36-5. DUTIES OF COMMISSION.

[Ord. #98-51 § 1]

- a. The Commission shall have the responsibility to:
 1. Prepare a survey of historic sites of the Township pursuant to criteria identified in the survey report;
 2. Make recommendations to the Planning Board on the historic preservation plan element of the master plan and on the implications for preservation of historic sites of any other master plan elements;
 3. Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program;
 4. Advise the Planning Board and the Board of Adjustment on applications for development;

5. Carry out such other advisory, educational and informational functions as will promote historic preservation in the Township.

§ 36-6. ADVICE ON LAND USE APPLICATIONS.

[Ord. #98-51 § 1]

The Planning Board and Board of Adjustment shall refer to the Commission every application for development submitted to either Board for development on historic sites designated on the zoning or official map or identified in any component element of the master plan. This referral shall be made when the application for development is deemed complete or is scheduled for a hearing, whichever occurs sooner. Failure to refer the application as required shall not invalidate any hearing or proceeding. The Commission may provide its advice, which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted.

*Township of Woodbridge, NJ
Wednesday, October 2, 2024*

Chapter 20. Rent Control

Note: Repeal of Prior Ordinances and Amendments:

All ordinances and amendments thereto entitled "An Ordinance to Regulate, Control and Stabilize Rents and create a Rent Control Board within the Township of Woodbridge, New Jersey," are hereby repealed.

Binding effect of prior actions and decisions of prior lawful action of the Rent Control Board: The decisions, determinations and prior orders of the Rent Control Board shall and hereafter continue to be binding upon all landlords, tenants and property owners.

§ 20-1. DEFINITIONS.

[1974 Code § 13A-1; Ord. #5-17-77 § 3; Ord. #80-23, § 1; Ord. #81-59; Ord. #85-52 § 1; Ord. #86-13 § 1; Ord. #91-02; Ord. #97-17 § 1]

As used in this chapter:

ADDITIONS TO BASE RENT

Shall mean the lawful real estate tax surcharge, capital improvement surcharge, services increase surcharge or hardship increase hereafter permitted.

BASE RENT

Shall mean the lawful base rent in full force and effect for housing space on January 1, 1977. No real estate tax surcharge, capital improvement surcharge, service increase surcharge or hardship increase shall be included in base rent, except for those increases granted or allowed prior to January 1, 1977.

BASE YEAR

Except as hereafter provided, for all surcharges, shall be 1996. Said base year shall automatically be adjusted every five (5) years following the effective date of this section and therefore the base year shall become the year in which it has been adjusted. No surcharge may be imposed on a first-time tenant during the first twelve (12) months of occupancy after he/she becomes a first-time tenant pursuant to this chapter.

CAPITAL IMPROVEMENT SURCHARGE

Shall mean additions to rent resulting from an expenditure of funds for additions to dwellings, structures, fixtures, edifices, parking lots or other facilities which are reasonably expected to last more than one (1) year. A repair or replacement which is not classified as a capital repair or capital replacement pursuant to the currently applicable Federal Income Tax regulations shall not be considered a capital improvement for purposes of this chapter.

CONSUMER PRICE INDEX

Shall mean the consumer price index for all items for all urban consumers published by the United States Department of Labor, Bureau of Labor Statistics (base year—1967—100) for the New York-Northeastern New Jersey region, of which Woodbridge Township, New Jersey is a part.

DWELLING

Shall mean and include any building, structure or portion thereof, trailer or land used as a trailer park which is rented or offered for rent to one (1) or more persons or family units as their residence

or domicile.

DWELLING UNITS COVERED BY THIS CHAPTER

Shall mean that multifamily facilities in the aggregate of four (4) or less units shall be exempt from this chapter.

FIRST-TIME TENANTS

Shall mean:

- a. Tenants whose rent has been decontrolled as a result of substantial rehabilitation;
- b. New tenants; or
- c. Tenants whose rents were previously decontrolled who were subsequently recontrolled.

HOUSING SPACE

Shall mean the actual space occupied as living area, together with the privileges, services, furnishings, furniture, equipment, utilities, garage, parking areas, playgrounds, recreational space, common areas, storage space and improvements connected with the use or occupation of the living area. Motels and hotels are exempt from the provisions of this chapter.

OWNER

Shall mean one having care, control and/or management of a rental space.

PERIODIC TENANT

Shall mean a tenant whose lease, whether oral or written, shall be for renewable periods of less than one (1) year, including but not limited to month-to-month and week-to-week tenancies or holdover tenants.

RENTAL SPACE

Shall mean all housing space fit for human habitation as defined by the statutes, rules, regulations and ordinances of the State of New Jersey, County of Middlesex and the Township of Woodbridge, which space is rented or available for rent as a residence or domicile.

SERVICE SURCHARGE

Shall mean an additional charge over and above the base rent due to a new or additional service not now being provided or required to be provided. All existing services shall continue to be provided in accordance with lease agreements, whether the same is oral or in writing, and shall continue to be provided under any renewal thereof.

SEWER USER FEE

Shall mean the fee imposed by the Township to all users who discharge sewers through domestic dwellings and business premises as set forth in the Municipal Ordinances of the Township.

§ 20-2. RENT LEVELING BOARD.

§ 20-2.1. Rent Leveling Board Created.

[1974 Code § 13A-1; Ord. #5-17-77 § 4; Ord. #88-42]

There is hereby created a Rent Leveling Board within the Township of Woodbridge, to be known as the "Township of Woodbridge Rent Leveling Board." The Board shall consist of nine (9) members who shall reside within or who shall be engaged in the ownership or management of residential real estate within the Township and who shall be appointed by the Mayor with the approval of the Municipal Council. One (1) member shall be elected Chairman, who shall be neither a tenant nor a landlord. No member shall hold any elective office within the Township. Members of the Board shall serve during their terms without

compensation. Five (5) members of the Board shall constitute a quorum; a majority vote shall be legally sufficient to render a determination or decision. All determinations of the Board shall be final.

§ 20-2.2. Powers of Rent Leveling Board.

[1974 Code § 13A-3; Ord. #5-17-77 § 5; Ord. #85-52 § II]

The Rent Leveling Board shall implement the purpose of this chapter in the manner following:

- a. The Chairman or, in his/her absence, the Acting Chairman, shall have the power to issue subpoenas for the attendance of witnesses and the production of records and may administer oaths and take testimony, and the provisions of the County and Municipal Investigations Law^[1] shall apply.
[1] *Editor's Note: See N.J.S.A. 2A:84A et seq.*
- b. The Rent Leveling Board shall promulgate and issue rules and regulations to give effect to the purpose of this chapter and revise, repeal and amend the same from time to time. Sufficient copies of the current rules and regulations shall be on file in the office of the Township Clerk.
- c. The Rent Leveling Board shall supply information and assistance to the landlords and tenants and aid them in compliance with this chapter.
- d. The Rent Leveling Board shall hold hearings and adjudicate applications from landlords and tenants to assist them in the application of the provisions of this chapter.
- e. The Rent Leveling Board shall hold hearings and adjudicate applications from tenants as to probable violations of this chapter.
- f. The Rent Leveling Board shall give both landlord and tenant reasonable opportunity to be heard before making any determination.
- g. The Rent Leveling Board shall render a determination within forty-five (45) days after the date of filing any application or petition, unless all interested parties agree to an extension of time for the determination of the Board, which extension shall not exceed thirty (30) additional days from the date such action of the Board was required. Failure of the Board to act within the time limit set forth herein shall constitute a rejection of the application.
- h. The Rent Leveling Board shall be authorized and empowered to file complaints for the prosecution of violations of this chapter in Municipal Court.
- i. The Rent Leveling Board shall have the power to order refunds in rent and rebates in the event that they find that a tenant has been overcharged by a landlord.

§ 20-2.3. Term of Board Members.

[1974 Code § 13A-4; Ord. #5-17-77 § 6]

Members shall be appointed for a term of three (3) years or until a successor for each is duly appointed and qualified. However all new appointments made after the effective date of this chapter shall expire on December 31, 1979. Any member shall be subject to removal by the Municipal Council for cause upon written charges and hearing.

Unexpired terms shall be filled in the same manner as this chapter provides for in the appointment of members under subsection **20-2.1**.

§ 20-3. RENTS.

§ 20-3.1. Establishment of Rents.

[1974 Code § 13A-5; Ord. #5-17-77 § 7; Ord. #80-23 § 2; Ord. #80-48 § 1; Ord. #81-59, Ord. #85-52 § III; Ord #86-13 § II]

- a. The owner of newly constructed housing space being rented to a new tenant for the first time shall not be restricted in the initial rent charged, but thereafter shall be subject to the provisions of this chapter.
- b. Establishment of rents between the landlord and tenants to whom this chapter is applicable shall be determined by the provisions of this chapter. At the expiration of a lease or at the termination of the lease of a periodic tenant, no landlord shall request or receive a percentage increase in rent which is greater than five (5%) percent of the base rent for the previous twelve (12) month period.

§ 20-4. VACANCY DECONTROL.

[1974 Code § 13A-6; Ord. #5-17-77 § 8; Ord. #80-23 § 3; Ord. #81-59; Ord. #85-52 § IV]

In the event that any dwelling unit becomes vacant subsequent to the adoption of this chapter, then said unit shall not be restricted in the initial rerental, but thereafter shall be subject to the provisions of this chapter.

§ 20-5. TAX SURCHARGES.

§ 20-5.1. Permissible Tax Surcharge.

[1974 Code § 13A-7; Ord. #5-17-77 § 9; Ord. #85-52 § V; Ord. #86-13, § III; Ord. #88-42; Ord. #97-17 § 1]

- a. The landlord may seek a tax surcharge from the tenant as a result of increased real property taxes levied against the premises. Any such tax surcharge shall not exceed the amount authorized by the following provisions:
 1. The landlord shall divide the increase in the real property tax levied for the year in which the tax surcharge is sought over the actual taxes paid for the base year by dividing the total number of square feet of floor space on the premises of which the dwelling is a part to arrive at a tax increase per square foot of floor space. In the event that newly constructed housing space is being rented to a new tenant, for the first time, the base year for a tax surcharge shall be the year subsequent to the first tax year in which the dwelling is leased.
 2. No tenant shall be liable for a tax surcharge in excess of the tax increase per square foot multiplied by the number of square feet of the floor space of the dwelling occupied by the tenant. There shall be excluded from the real property tax increase all square footage which applied to housing space being rented to a new tenant for the first time and until such tax surcharge is applicable to such housing space. In addition thereto, all real estate taxes applicable to pool clubs, garages or other additional services which are not part of the lease rent for all tenants shall be excluded in arriving at the total increase on real estate taxes over the base year, as defined herein.
- b. In the event that there is a decrease in the municipal real estate tax from the base year, as defined herein, the decrease shall be allocated among the existing tenants, excluding those who have not acquired a base year tax surcharge, as a reduction in the addition to base rent or reduction in base rent. Said decrease shall be allocated as follows:
 1. The base rent shall be reduced by a dollar amount reflecting the percentage of the total reduction in taxes that the apartment's square footage bears to the total square footage of the complex.

2. No tax surcharge may be imposed if property taxes, as a result of court judgment, are less than taxes imposed for the base year, as defined herein. Any tax surcharge already collected pursuant to property taxes which are reduced upon appeal must be refunded to the tenant within sixty (60) days after the landlord receives the refund.
3. All funds, once received by the landlord, must be held in an interest-bearing trust or security account until distributed to tenants. Accrued interest shall be distributed to tenants in proportion to each said refund amount.

§ 20-5.2. Procedure to Obtain Tax Surcharge.

[1974 Code § 13A-8; Ord. #5-17-77 § 10; Ord. #86-13 § IV; Ord. #86-42; Ord. #97-17 § 1]

The landlord seeking a tax surcharge shall notify the tenant by personal service or certified mail of the calculations involved in computing the tax surcharge, including the amount of real property tax levied for the year in which such tax surcharge is sought; the real property tax levied on the premises for the previous year; the real property tax levied for the base year; the square footage of floor space in the premises of which the dwelling is a part; the square footage of the dwelling; the square footage to be excluded from the calculations; the tax increase per square footage of the dwelling occupied by the tenant; and the maximum allowable tax surcharge. Said application and notice must be made sufficiently in advance so that approval by the Rent Leveling Board can occur prior to November 1 of the affected year.

§ 20-5.3. Method of Payment of Tax Surcharge.

[1974 Code § 13A-9; Ord. #5-17-77 § 11]

The tax surcharge permitted or allowed shall be collected in twelve (12) equal monthly payments commencing with the month subsequent to the month the tax surcharge is granted. A tenant whose lease term expires during the twelve (12) months for which a tax surcharge may be collected shall be required to pay not more than one-twelfth (1/12) of said increase during each month of his/her term.

§ 20-5.4. Permitted Tax Surcharge Excluded as Base Rent.

[1974 Code § 13A-10; Ord. #5-17-77 § 12]

The tax surcharge shall not be considered as base rent for purposes of computing percentage increase in rent allowable under subsection **20-5.1**.

§ 20-5.5. Tax Decrease Resulting from Successful Appeal.

[1974 Code § 13A-11; Ord. #5-17-77 § 14; Ord. #81-59; Ord. #85-52 § VI]

In the event that the tax appeal is taken by the landlord and the landlord is successful in each appeal, and the tax is reduced, the landlord shall reduce the addition to the base rent or the base rent after applying one hundred (100%) percent of said reduction, after deducting the reasonable certified expenses incurred by the landlord in presenting the appeal.

- [1] *Editor's Note: In the 1974 Code, former Section 13A-11, Tax surcharge not allowable when tax is appealed, Ord. May 17, 1977, § 13, was repealed by Ord. #81-59.*

§ 20-6. CAPITAL IMPROVEMENTS AND SERVICES.

§ 20-6.1. Capital Improvement and Service Surcharge.

[1974 Code § 13A-12; Ord. #5-17-77 § 15; Ord. #85-52 § VII; Ord. #86-13 § V]

- a. A property owner may seek addition to base rent for any capital improvement or service surcharge. The landlord shall notify each tenant who may or shall be affected by such capital improvement or service surcharge by personal service or certified mail of the total cost of the completed improvement, or service surcharge, the number of years of useful life as claimed by the landlord for purposes of depreciation under Federal Income Tax regulations for capital improvement surcharge; the annual average cost of the surcharge; the total number of square feet of the structure in which dwelling space is located; the total number of square feet occupied by the tenant; and the capital improvement or service surcharge which the landlord is seeking from the tenant.
- b. The tenant shall be liable for capital improvement or service surcharge in the same manner as he is liable for a tax surcharge hereinabove provided.
- c. A landlord seeking a capital improvement or service surcharge shall apply to the Rent Leveling Board which shall determine if any such improvement is a capital improvement or service addition and file with said Rent Leveling Board a copy of the notice to the tenant as provided in this chapter. Under the provisions of this chapter, the landlord shall be entitled to classification of a capital improvement or service surcharge prior to commencement of such improvement or additional service. However, no surcharge shall take effect until the improvement or service has been completed or added.
- d. No capital improvement or service surcharge granted pursuant to this chapter shall in total exceed fifteen (15%) percent of the tenant's base rent in effect at the time of the granting of such capital improvement or service surcharge.
- e. Prior to any appeal to the Rent Leveling Board for a capital improvement or service surcharge, the landlord shall post in the lobby of each building in which the tenants may or shall be affected thereby or, if there is no lobby, to post in a conspicuous place on the premises a notice of the appeal, setting forth the basis of the appeal and the place and date scheduled for the hearing thereto. All notices required to be served under this chapter and the posting of notices referred to herein shall be posted not less than ten (10) days in advance of the date scheduled for hearing of the appeal.
- f. Whenever a landlord undertakes such major additions so as to require the expenditure of forty (40%) percent of the assessed value of the property, the tenants of such premises shall have deemed to be tenants for the first time, as in subsection **20-3.1**, and the landlord shall not be restricted in the amount of the initial rental thereon.
- g. A capital improvement or service surcharge shall not be considered as rent for the purpose of computing the percentage increase in rent allowable under subsection **20-3.1a** and **b**.
- h. Landlord, upon filing, must present certified records and documentation substantiating the necessity for the surcharge.
- i. Should the documentation be proven deficient or insufficient, it would be the responsibility of the landlord to obtain a supplemental certified documentation required to bring said filing into compliance before any surcharge can be levied.
- j. In the event that any apartment should become decontrolled, all previous surcharges shall merge into the new rent and no surcharges accrued prior to the date of the new rent may be charged. This provision shall take precedent over any prior lease which permitted the imposition of any surcharge during its term. Any tenant whose rent becomes decontrolled shall be treated as a first-time tenant pursuant to this chapter.

§ 20-7. FUEL SURCHARGES.

§ 20-7.1. Fuel Charge Pass Along.

[1974 Code § 13A-17; Ord. #81-59; Ord. #85-52 § VIII; Ord. #86-13 § VI]

- a. Landlords may secure a once-a-year fuel-cost surcharge under such circumstances where the landlord's fuel cost for any given year exceeds his/her cost from the period from January 1 to December 31 of 1980 or the initial year of the lease. Fuel surcharges to tenants in apartments controlled by this chapter cannot exceed the ratio of units so controlled to the total units covered by the increase, and each increase shall be calculated on the basis of the percentage of heated square footage of each controlled unit.
- b. If a landlord has a decrease in fuel costs in the year subsequent to the enactment of this chapter and its base year, then the landlord must pass the decrease along to the tenants in possession, such decrease to be passed along to the tenant in accordance with the procedure for increases in paragraph a hereof.

§ 20-8. SEWER SURCHARGES.

§ 20-8.1. Sewer User Fee Surcharge.

[1974 Code § 13A-17.1; Ord. #91-02]

Landlords may secure a once-a-year sewer user fee surcharge under such circumstances where the landlord sewer user fees for any given year exceeds his/her cost from the period from January 1 to December 31, 1989 or the initial year of the lease. Sewer user fee surcharge to tenants in apartments controlled by this chapter cannot exceed the ratio of units so controlled to the total units covered by the increase.

§ 20-8.2. Permissible Sewer User Fee Surcharge.

[1974 Code § 13A-17.2; Ord. #91-02]

- a. The landlord may seek a sewer user fee surcharge from the tenant as a result of increased sewer user fees levied against the premises. Any such sewer user fee surcharge shall not exceed the amount authorized by the following provisions:
 1. The landlord shall divide the increase in the sewer user fee surcharge levied to the year in which the sewer user fee surcharge is sought over the actual sewer user fee paid for the tax year 1989 or the year during which the tenant is classified as a first-time tenant, by dividing the total number of square feet of floor space in the premises of which the dwelling is a part to arrive at a sewer user fee increase per square foot of floor space. The landlord shall then multiply said figure by seventy-five (75%) percent to arrive at the permissible sewer user fee surcharge.
 2. No tenant shall be liable for a sewer user fee surcharge in excess of seventy-five (75%) percent of the sewer user fee increase per square foot multiplied by the number of square feet of the floor space of the dwelling occupied by the tenant.
- b. If a landlord has a decrease in sewer user fee in the year or years subsequent to the enactment of this chapter, then the landlord must pass the decrease along to the tenant in possession, such decrease to be passed along to the tenant in accordance with the procedure for increases in paragraph a hereof.
- c. A landlord may pass along up to a maximum of seventy-five (75%) percent of his total sewer user fees as charged by the Township.
- d. The landlord seeking a sewer user fee surcharge shall notify the tenant, by personal service or certified mail, of the calculations involved in computing the surcharge, including the amounts of the sewer user fee levied for the year in which the surcharge is sought; the user fee levied on the

premises for the previous year; and the sewer user fee levied on the premises for the initial year of the lease is subsequent to 1989. The notice shall also set forth the calculations evidencing the amount of the surcharge for each residential unit. The application of notice must be made sufficiently in advance so that approval by the Rent Leveling Board can occur prior to November 1 of the affected year or April 1, 1990, for the sewer user fees initially imposed in the calendar year 1990. All other procedures not set forth above shall be in accordance with the procedure for tax surcharges.

§ 20-8.3. Method of Payment of Sewer User Fee Surcharge.

[1974 Code § 13A-17.3; Ord. #91-02]

The sewer user fee surcharge permitted or allowed shall be collected in twelve (12) equal monthly payments, commencing with the months subsequent to the month the sewer user fee surcharge is granted. A tenant whose lease term expires during the twelve (12) months in which a sewer user fee surcharge may be collected shall be required to pay not more than one-twelfth (1/12) of said increase during each month of his/her term.

§ 20-9. HARDSHIP INCREASE.

[1974 Code § 13A-13; Ord. #5-17-77 § 16]

A property owner whose current rentals are claimed to be insufficient to provide for a fair return on his/her investment based upon the assessed value of the real property may apply to the Rent Leveling Board for a hardship increase to permit a fair, just, reasonable rate or return. Prior to any such appeal to the Board, the landlord must provide for the posting of notices and service of notice upon the tenants as provided in subsection **20-6.1e**.

§ 20-10. MAINTENANCE OF STANDARDS AND SERVICES.

[1974 Code § 13A-14; Ord. #5-17-77 § 17]

- a. At all times every landlord shall maintain the same standards of maintenance and services and shall provide the same furniture, furnishings and equipment in the housing space and provide and maintain all recreation space, common space, playgrounds, parking facilities and garages as were maintained and provided on the effective date of this chapter, except as hereinafter provided, the landlord shall be required to keep and maintain a log book by apartment, not by name, to be produced before the Rent Leveling Board when required.
- b. A landlord may seek a reduction in the standards of service rendered to the tenants, provided that the tenants receive proportionate decreases in rental for the loss of such services and/or maintenance.
- c. The property owner shall notify each tenant at least ten (10) days prior to the date scheduled for hearing by posted notices and serving said tenants, as provided in subsection **20-6.1e**, the total cost of the service and/or maintenance to be reduced, the average annual cost of the services to be reduced, the total number of square feet of housing space in the structure in which dwelling space is situated, the total number of square feet occupied by the tenant and the amount of the reduction in rental which is proposed for each tenant.
- d. The tenant shall receive a reduction in rent in the same proportion to the annual reduction in rent as the number of square feet occupied by said tenant bears to the total number of square feet of housing space in the building or structure in question.
- e. Any property owner seeking a reduction in the standards of service and/or maintenance shall apply for such reduction to the Rent Leveling Board if any such reduction in rent shall be granted, such reduction shall decrease the base rent for each such unit of housing space. In no event shall the

Rent Leveling Board grant any reduction in services and/or maintenance which would violate any other ordinance of the Township with regard to a construction or health code or which would violate any laws of the State of New Jersey or United States.

- f. Commencing with the first of the month next succeeding the completion of the reduction in services and/or maintenance, each tenant affected thereby shall receive the proportionate reduction in base rent as provided by the decision of the Rent Leveling Board.

§ 20-11. TENANT'S RIGHT TO REQUEST INSPECTIONS.

[1974 Code § 13A-15; Ord. #5-17-77 § 18]

A tenant, in addition to all other rights granted under the laws of the State of New Jersey, in the Township of Woodbridge may, upon receipt of a notice of increase in the base rent, request an inspection by the Bureau of Housing at no charge through the filing of a complaint with the Rent Leveling Board. If the Bureau of Housing, upon making said inspection, finds violations to be present involving the heat and hot water systems, including central air conditioning violations, violations of Electrical Code, violations of plumbing, inadequate roofing or any other violations, in the common areas of the building for the specific housing space involved, which in the opinion of the public official presents a threat of life, health or safety, a notice shall be sent to the landlord informing him of the violation. This chapter shall not prevent the Bureau of Housing from enforcing the ordinances of the Township under the methods provided for therein.

§ 20-12. EVICTIONS.

[1974 Code § 13A-16; Ord. #5-17-77 § 19]

No landlord of housing space of dwellings to which this chapter is applicable shall serve a notice to quit upon any tenant or institute any action against a tenant to recover possession of housing space, whether by summary dispossession proceedings, civil action for the possession of land, or otherwise, as a reprisal for the tenant's efforts to secure or enforce any rights under his leasehold arrangement or under this chapter.

Such unlawful reprisal on the part of the landlord shall be punishable by the penalties hereinafter set forth.

§ 20-13. CERTIFIED RENT ROLLS.

[1974 Code § 13A-18; Ord. #81-59]

Landlords shall provide the Township with certified yearly rent rolls, said documentation to be filed with the Township Clerk and Rent Leveling Board on January 15, 1982 and on January 15 every year thereafter. The rent rolls shall include controlled and noncontrolled unit rentals.

§ 20-14. ADDITIONAL CHARGES REGULATED.

§ 20-14.1. Separate Charges; Furnished Dwellings.

[1974 Code § 13A-19.1; Ord. #81-59; Ord. #86-13 § VII]

- a. No landlord shall charge to any tenant a separate charge or fee for any privilege, service or facility normally connected with the use or occupancy of a dwelling.
- b. Any separate charge or fee presently in effect for services or facilities such as garage spaces, parking spaces, swimming pool membership or similar services and facilities, if mandatory, shall be subject to the same percentage increase as shall the base rent.

- c. No landlord shall charge any application fee to prospective tenants unless the fee bears a reasonable relationship to some expense incurred by the landlord in processing the application. Any fee in excess of twenty-five (\$25.00) dollars shall be presumed unreasonable and subject to prosecution unless the landlord can establish the reasonableness of same.
- d. No tenant shall be charged any brokerage commission or charge. Any such charge shall be borne solely by the landlord.
- e. No landlord may rent a dwelling as a furnished dwelling for any additional charge or rental unless the dwelling is equipped with furniture sufficient in and of itself to make the dwelling habitable. No landlord may sell any item of personalty to a tenant for more than the cost of same to the landlord, less a reasonable adjustment for depreciation. No landlord shall rent or lease any item of personalty to a tenant for a monthly charge or fee more than one thirty-sixth (1/36) of the cost of same to the landlord, less a reasonable adjustment for depreciation.
- f. The landlord shall be permitted increases in rent subject to other provisions of this chapter and more specifically in accordance with subsection **20-3.1**.

§ 20-14.2. Notice of Increase to Tenant.

[1974 Code § 13A-19.2; Ord. #81-59]

Any landlord seeking an increase in rent shall first notify the tenant, by ordinary mail, with proof of mailing to be evidenced and corroborated by an affidavit of mailing, of the calculations involved in computing the allowable increase against the previous year's base rent. The notice shall be sent no later than sixty (60) days prior to the date that the increased rent sought is to be effective, and notice shall detail the prior rent, the amount of the increase in dollars and the new base rent sought.

§ 20-15. VIOLATIONS AND PENALTIES.

[1974 Code § 13A-19.3; Ord. #5-17-77 § 20; Ord. #81-59; Ord. #85-52 § IX]

- a. Any landlord who is found to be in violation of this chapter shall not be permitted to levy or collect any surcharge under this chapter until violation is cured.
- b. Any person who shall violate any provisions of this chapter or shall fail to comply with any of the requirements thereof shall, upon conviction thereof, be liable to the penalty stated in Chapter 1, Section 1-5. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

§ 20-16. CONSTRUCTION, SEVERABILITY; EFFECTIVE DATE.

§ 20-16.1. Liberality of Construction.

[1974 Code § 13A-19.4; Ord. #5-17-77 § 21]

This chapter, being necessary for the welfare of the Township and its inhabitants, shall be liberally construed to effectuate the general intended purposes.

§ 20-16.2. Severability of Provisions.

[1974 Code § 13A-19.5; Ord. #5-17-77 § 22]

If any of the provisions of this chapter or the application of such provision shall have been declared by the courts of the State of New Jersey to be invalid, such invalidity shall not affect other provisions or applications, and to that end this chapter is declared and designed to be severable.

§ 20-17. CERTIFICATION OF PASS-ALONG CHARGES.

[1974 Code § 13A-19.7; Ord. #81-59]

Landlords must file with the Rent Leveling Board and the Municipal Clerk a certified list of all pass-along charges permitted by this chapter within thirty (30) days of the date that the tenants receive a rent increase. Said certification must contain the amount of the increase as well as the names and addresses of the tenants who have received the increase and the method of calculation.

§ 20-18. SENIOR CITIZENS AND DISABLED TENANTS.

§ 20-18.1. Incorporation of Standards by Reference.

[1974 Code § 13A-62; Ord. #82-42 § 1]

The provisions and definitions contained in Public Laws of 1981, Chapter 226,^[1] and New Jersey Administrative Code 5:24-2.1 et seq. are hereby incorporated herein by reference as if fully set forth.

[1] *Editor's Note: See N.J.S.A. 2A:18-61.22 et seq.*

§ 20-18.2. Administrative Agency Designated.

[1974 Code § 13A-63; Ord. #82-42 § 2]

The Office on Aging is hereby designated as the administrative agency in accordance with the provisions of this Act.

§ 20-18.3. Appeals.

[1974 Code § 13A-64; Ord. #82-42 § 3]

The Township of Woodbridge Rent Leveling Board is designated as the agency to which all appeals from the administrative agency shall be directed.

§ 20-18.4. Time Limit for Decisions.

[1974 Code § 13A-65; Ord. #82-42 § 4]

The Township of Woodbridge Rent Leveling Board shall render all decisions within forty-five (45) days upon receipt of appeals.

§ 20-18.5. Conversion Fee.

[1974 Code § 13A-66; Ord. #82-42 § 5]

- a. The landlord/sponsor of each rental unit converted to a condominium or cooperative after the effective date of the Senior Citizens and Disabled Protected Tenancy Act shall pay a fee of twenty-five (\$25.00) dollars per rental unit to the Township. The fee shall be for the purpose of offsetting the cost to the Township for administering this statute at the local level.
- b. The landlord/sponsor of each rental unit converted to a condominium or cooperative prior to the Tenancy Act, who submits an application to the Administrative Agency for determination pursuant to said statute shall pay a fee of twenty-five (\$25.00) dollars.

- c. As a prerequisite to the filing of an appeal with the Woodbridge Township Rent Leveling Board, each applicant must pay a fee of fifty (\$50.00) dollars to the Township.

Township of Woodbridge, NJ
Wednesday, October 2, 2024

Chapter 33. Special Improvement Districts

Article I. District I

§ 33-4. SPECIAL IMPROVEMENT DISTRICT.

§ 33-4.1. Creation of District.

[Ord. #91-48 § 3; Ord. #06-20; Ord. #07-49 §§ 1, 2]

- a. There is hereby created and designated within Woodbridge Township a Special Improvement District to be known as the Woodbridge Main Street Special Improvement District consisting of the properties designated and listed on Schedule "A" by tax lot and block number and street addresses.
[1] The Special Improvement District shall be subject to special assessments on all affected property within the District which assessment shall be imposed by the Township for the purposes of promoting the economic and general welfare of the District and the Township.
[1] *Editor's Note: Schedule A can be found in the Township Clerk's office.*
- b. All business properties within the Special Improvement District, including all private, nonresidential assessed properties, are deemed included in the assessing and taxing provisions of this chapter and are expressly subject to potential tax or assessment made for Special Improvement District purposes. Business properties as referred to herein shall include properties used for commercial establishments, offices and four (4) family or greater homes.
- c. All properties within the Special Improvement District that are tax exempt or used exclusively for residential purposes are deemed excluded from the assessing or taxing provisions of this chapter and are expressly exempt from any tax or assessment made for Special Improvement District purposes.

§ 33-5. ASSESSMENTS.

§ 33-5.1. Operation and Maintenance of District.

[Ord. #91-48 § 4a]

Annual operation and maintenance costs relating to services peculiar to the District, as distinguished from services normally provided by the Township, will provide benefits primarily to the properties included within the District rather than to the Township as an entirety. These annual costs shall be assessed and taxed to the benefited properties pursuant to the provisions of this chapter and N.J.S.A. 40:56-65, et seq.

§ 33-5.2. Development, Construction or Acquisition Costs.

[Ord. #91-48 § 4b]

All costs of development, construction and acquisition relating to improvements to the District, shall be financed and assessed to properties especially benefited thereby. The Township may, by separate ordinance, or by amendment to this chapter, provide that improvements and facilities hereinafter acquired or developed shall be operated and maintained and the costs taxed to the benefited properties.

§ 33-6. DISTRICT MANAGEMENT CORPORATION.

§ 33-6.1. Designation; Powers.

[Ord. #91-48 § 5; Ord. #07-49 § 3]

There shall be hereby created a District Management Corporation which shall assist the Township in planning and promoting the economic development and improvement within the SID and shall serve as an advisory board to the Mayor and Council. The District Management Corporation is hereby designated as eligible to receive the funds collected as assessment with the SID. In addition, the District management Corporation shall have all powers necessary and requisite to effectuate the purposes of this chapter and District including but not limited to:

- a. Adopt bylaws for the regulation of its affairs and the conduct of its business and to prescribe rules, regulations and policies in connection with the performance of its functions and duties;
- b. Employ such persons as may be required and fix and pay their compensation from funds available to the Corporation;
- c. Apply for, accept, administer and comply with the requirements respecting an appropriation of funds or a gift, grant or donation of property or money;
- d. Make and execute agreements which may be necessary or convenient to the exercise of the powers and functions of the corporation, including contracts with a person, firm, corporation, governmental agency or other entity;
- e. Administer and manage its own funds and accounts and pay its own obligations;
- f. Borrow money from private lenders for periods not to exceed one hundred eighty (180) days and from governmental entities for that or longer periods;
- g. Fund the improvement for the exterior appearance of properties in the District through grants or loans;
- h. Fund the rehabilitation of properties in the District;
- i. Accept, purchase, rehabilitate, sell, lease or manage property in the District;
- j. Enforce the conditions of any loan, grant, sale or lease made by the Corporation;
- k. Provide security, sanitation and other services to the District, supplemental to those provided normally by the Township;
- l. Undertake improvements designated to increase the safety or attractiveness of the District to businesses which may wish to locate there or to visitors to the District including, but not limited to, litter cleanup and control, landscaping, parking areas and facilities, recreational and rest areas and facilities, pursuant to pertinent regulations of the Township;
- m. Publicize the District and the businesses included within the District boundaries;
- n. Recruit new businesses to fill vacancies in, and to balance the business mix of the District;
- o. Organize special events in the District;

- p. Provide special parking arrangements for the District; and
- q. Provide temporary decorative lighting in the District.

§ 33-6.2. Board of Trustees.

[Ord. #07-49 § 4]

The District Management Corporation created herein shall have a Board of Trustees consisting of nine (9) members chosen as follows:

- a. The Director of Planning and Development of the Township;
- b. One (1) member of the Municipal Council, appointed by the Municipal Council;
- c. A Woodbridge resident designated by the Mayor;
- d. The Executive Director of the Woodbridge Redevelopment Agency;
- e. Five (5) persons, who may include owners or occupants of real property located within the SID or representatives of the owners or occupants.

§ 33-6.3. Appointments.

[Ord. #07-49 § 5]

- a. The Mayor shall appoint all Board members, except for the Council representative.
- b. Board members shall be appointed to three (3) year terms, except that the Director of Planning and Development, the Council Representative and the Executive Director of the Redevelopment Agency shall not serve for terms in excess of their respective official terms of office. The initial terms of the other six (6) members shall be so determined that, to the greatest practicable extent, the expiration of such terms shall be distributed evenly over the first three (3) years after their appointment. Therefore, the initial terms of these members shall be staggered in groups of two (2) for terms of one (1), two (2) and three (3) years, respective. Thereafter, the terms of these members shall be for three (3) years.

*Township of Woodbridge, NJ
Wednesday, October 2, 2024*

Chapter 2. Administration

Article XX. Insurance

§ 2-68.3. Insurance Fund Commission.

[1974 Code § 14-6; Ord. #87-18 § III; Ord. #13-61 § 2]

- a. There is hereby established an Insurance Fund Commission consisting of three (3) Commissioners, one of whom shall be the Business Administrator.
- b. The Commissioners shall be officials of the Township of Woodbridge and shall hold office for periods for two (2) years or for the remainder of their terms of office as officials, whichever shall be less, and until their successors have been duly appointed and qualified. To the extent that any Commissioner serves for a lesser period of time, an interim appointment shall be made for the balance of that Commissioner's term. The Commissioners shall serve without compensation. The Mayor shall appoint the Commissioners, with the advice and consent of the Municipal Council.
- c. The Commission shall elect a Chairperson and shall promulgate such rules and regulations as it deems necessary to carry out its function.
- d. Commission Secretary.
 1. There shall be established the position of Secretary to the Insurance Fund Commission. The Secretary shall be appointed by the Commission and shall serve at the pleasure of the Commission. The Commission Secretary shall have the obligation to take and maintain accurate minutes of Commission meetings and to maintain accurate records of each and every claim filed against the Township, whether a general liability claim or a workers' compensation claim.
 2. The annual salary of the Commission Secretary shall be established by the Commission and incorporated into the Township Salary Ordinance.

§ 2-68.4. Powers and Authority of Commissioners.

[Ord. No. 2017-71 1974 Code § 14-7; Ord. #87-18 § IV; Ord. #13-61 § 2; Ord. No. 2017-71]
The Commissioners shall have the following powers and authority:

- a. To adopt rules and regulations for the control and investment of the Fund.
- b. To keep on hand at all times sufficient money, or have the same invested in such securities as can be immediately sold for cash, for the payment of losses to any buildings or property of the local unit or liability resulting from the operation of publicly owned motor vehicles, equipment or apparatus.
- c. To fix reasonable rates of premium for all insurance carried by the Insurance Fund and to effect all insurance in the Insurance Fund or with any insurance company or companies authorized to do business in this State.

- d. All insurance upon property owned or controlled by a local unit or any to its Departments, Boards, Agencies or Commissions shall be placed and effected by the Commissioners.
- e. If provided by the rules and regulations of the Commission, the Secretary to the Insurance Fund Commission shall be entrusted with the daily operation of the Insurance Fund and shall report to the Business Administrator, and if requested shall submit a report to the Commissioners at least once a month.
- f. To provide contributory or noncontributory self-funded, or partially self-funded, health benefits to employees or their dependents, or both in accordance with rules and regulations of the Director of the Division of Local Government, in the Department of Community Affairs.
- g. To provide the oversight and administration of the Township's 457 Plan in accordance with all applicable Federal and State statutes and regulations as set forth in N.J.A.C. 5:37-1 et seq. and all other employee related benefits in addition to the Township's 457 Plan.
[Ord. No. 2017-71]
- h. To provide the oversight and administration of Township's property and casualty insurance and related coverages.
[Ord. No. 2017-71]