



State of New Jersey Local Government Services

Year: **Municipal User Friendly Budget**

MUNICIPALITY:

Municode: **Filename:**

Website:

Phone Number:

Mailing Address:

Municipality: **State:** **Zip:**

Mayor

First Name	Middle Name	Last Name	Term Expires	Business Email
Brian	P	Stack	5/17/2026	mayorstack@ucnj.com

Chief Administrative Officer

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Chief Financial Officer

First Name	Middle Name	Last Name	Cert. Number	Business Email
Tammy	L	Zucca	<input type="text"/>	tzucca@ucnj.com

Municipal Clerk

First Name	Middle Name	Last Name	Cert. Number	Business Email
Hilda	<input type="text"/>	Rosario	<input type="text"/>	hrosario@ucnj.com

Registered Municipal Accountant

First Name	Middle Name	Last Name	Cert. Number	Business Email
Mark	<input type="text"/>	Bednarz	<input type="text"/>	mbednarz@dgdcpas.com

Governing Body Members

First Name	Middle Name	Last Name	Term Expires	Business Email
Brian	P.	Stack	5/17/2026	mayorstack@ucnj.com
Maryury	<input type="text"/>	Martinetti	5/17/2026	mmartinetti@ucnj.com
Lucio	P.	Fernandez	5/17/2026	lfernandez@ucnj.com
Wendy	<input type="text"/>	Grullon	5/17/2026	wgrullon@ucnj.com
Celin	J	Valdivia	5/17/2026	cvaldivia@ucnj.com
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Government Type:

Election Type:

USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

<u>2024 Calendar Year Property Tax Levies - ALL entities levying property taxes</u>					<u>Current Year 2025 Budget</u>		
	<u>Calendar Year</u>	<u>Calendar Year</u>	<u>% of</u>	<u>Avg Residential</u>	<u>Taxes</u>	<u>Actual/Estimated</u>	<u>Tax Levy</u>
	<u>Tax Rate</u>	<u>Tax Levy</u>	<u>Total Levy</u>	<u>Taxpayer Impact</u>			
Municipal Purpose Tax	1.248	\$83,508,620.73	67.60%	\$83,466,282.12	Municipal Purpose Tax	Estimated	\$84,761,250.04
Municipal Library	0.027	\$1,798,924.00	1.46%	\$1,805,760.91	Municipal Library		\$2,282,162.00
Municipal Open Space			0.00%	\$0.00	Municipal Open Space		
Municipal Arts and Culture			0.00%	\$0.00	Municipal Arts and Culture		
Fire Districts (avg. rate/total levies)			0.00%	\$0.00	Fire Districts (total levies)		
Other Special Districts (total levies)			0.00%	\$0.00	Other Special Districts (total levies)		
Local School District	0.231	\$15,418,637.00	12.48%	\$15,449,287.80	Local School District	ESTIMATED	\$15,418,637.00
Regional School District			0.00%	\$0.00	Regional School District		
County Purposes	0.332	\$22,186,210.00	17.96%	\$22,204,171.21	County Purposes	ESTIMATED	\$22,186,210.27
County Library			0.00%	\$0.00	County Library		
County Board of Health			0.00%	\$0.00	County Board of Health		
County Open Space	0.010	\$618,442.80	0.50%	\$668,800.34	County Open Space	ESTIMATED	\$618,442.80
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)		
Total (Calendar Year 2024 Budget)	1.848	\$123,530,834.53	100.00%	\$123,594,302.37	Total ESTIMATED amount to be raised by taxes		\$125,266,702.11
Total Taxable Valuation as of October 1, 2024 \$6,829,115,576.00 (To be used to calculate the current year tax rate)					Revenue Anticipated, Excluding Tax Levy 95,879,363.89		
Current Year (2025) Average Residential Assessment \$509,000.00					Budget Appropriations, before Reserve for Uncollected Taxes 181,745,268.93		
Prior Year (2024) Average Residential Assessment \$6,688,003,375.00					Total Non-Municipal Tax Levy \$38,223,290.07		
<u>Prior Year to Current Year Comparison</u>					Amount to be Raised by Taxes - Before RUT \$124,089,195.11		
<u>Comparison - Municipal Purposes Tax Rate</u>					Reserve for Uncollected Taxes (RUT) \$1,177,507.00		
Prior Year	Current Year	% Change (+/-)			Total Amount to be Raised by Taxes \$125,266,702.11		
1.248	1.848	48.08%			% of Tax Collections used to Calculate RUT 99.06%		
<u>Comparison - Municipal Purposes Tax Levy</u>					If % used exceeds the actual collection % then reference the statutory exception used		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		<u>Tax Collections - ACTUAL as of Prior Year</u>		
\$83,508,620.73	\$84,761,250.04	1.50%	\$1,252,629.31		Total Tax Revenue, Collections CY 2024 122,458,631.91		
<u>Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)</u>					Total Tax Levy, CY 2024 122,516,430.97		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		% of Taxes Collected, CY 2024 99.95%		
\$83,466,282.12	\$9,406.32	-99.99%	(\$83,456,875.80)		Delinquent Taxes - December 31, 2024 \$54,219.91		

USER FRIENDLY BUDGET SECTION - ANTICIPATED REVENUE SUMMARY (ALL OPERATING FUNDS)

FCOA		% Difference Current vs. Prior Year	\$ Difference Current vs. Prior Year	Total Realized Revenue (Prior Year)	Total Anticipated Revenue (Current Year)	General Budget	Open Space Budget	Arts and Culture Trust Fund	Utility	Utility	Utility	Utility	Utility
08	Surplus	#DIV/0!	\$4,448,000.00		\$4,448,000.00	4,448,000.00							
08	Local Revenue	0.28%	\$13,070.56	\$4,650,837.44	\$4,663,908.00	4,663,908.00							
09	State Aid (without offsetting appropriation)	-10.90%	(\$7,791,263.40)	\$71,467,881.40	\$63,676,618.00	63,676,618.00							
08	Uniform Construction Code Fees	0.00%	\$0.00	\$1,491,559.00	\$1,491,559.00	\$1,491,559.00							
Special Revenue Items w/ Prior Written Consent													
11	Shared Services Agreements	-19.55%	(\$1,580,003.92)	\$8,081,189.74	\$6,501,185.82	6,501,185.82							
08	Additional Revenue Offset by Appropriations	-1.22%	(\$29,007.93)	\$2,378,277.11	\$2,349,269.18	2,349,269.18							
10	Public and Private Revenue	30.43%	\$6,816,266.70	\$22,396,155.23	\$29,212,421.93	29,212,421.93							
08	Other Special Items	#DIV/0!	\$0.00		\$0.00								
15	Receipts from Delinquent Taxes	51.58%	\$11,303.17	\$21,912.68	\$33,215.85	33,215.85							
Amount to be raised by taxation													
07	Local Tax for Municipal Purposes	1.38%	\$1,156,154.63	\$83,605,095.41	\$84,761,250.04	\$84,761,250.04							
07	Minimum Library Tax	26.86%	\$483,238.00	\$1,798,924.00	\$2,282,162.00	\$2,282,162.00							
54	Open Space Levy Tax	#DIV/0!	\$0.00		\$0.00								
56	Arts and Cultural Levy Tax	#DIV/0!	\$0.00		\$0.00								
07	Addition to Local District School Tax	#DIV/0!	\$0.00		\$0.00								
08	Deficit General Budget	#DIV/0!	\$0.00		\$0.00								
	Total	1.80%	\$3,527,757.81	\$195,891,832.01	\$199,419,589.82	\$199,419,589.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

USER FRIENDLY BUDGET SECTION - APPROPRIATIONS SUMMARY (ALL OPERATING FUNDS)

FCOA	Budgeted Full-Time	Positions Part-Time	% Difference Current v. Prior Year	\$ Difference Current v. Prior Year	Total Modified Appropriation for Service Type (Prior Year)	Total Appropriation for Service Type (Current Year)	General Budget	Public & Private Offsets	Open Space Budget	Arts and Culture Trust Fund	Utility	Utility	Utility	Utility	Utility
20	General Government	5.00	-4.00%	(\$83,656.33)	\$2,093,256.33	\$2,009,600.00	\$2,009,600.00								
21	Land-Use Administration	1.00	2.03%	\$1,294.20	\$63,705.80	\$65,000.00	\$65,000.00								
22	Uniform Construction Code	9.00	2.00	1.51%	\$33,304.99	\$2,208,170.01	\$2,241,475.00	2,241,475.00							
23	Insurance			8.14%	\$2,593,467.58	\$31,872,735.42	\$34,466,203.00	34,466,203.00							
25	Public Safety	167.00	117.00	28.94%	\$7,544,764.11	\$26,069,236.89	\$33,614,001.00	33,614,001.00							
26	Public Works	45.00	168.00	-7.62%	(\$559,907.24)	\$7,349,907.24	\$6,790,000.00	6,790,000.00							
27	Health and Human Services	10.00	2.00	853981.63%	\$418,451.00	\$49.00	\$418,500.00	\$418,500.00							
28	Parks and Recreation	7.00	37.00	10.93%	\$249,681.09	\$2,284,770.91	\$2,534,452.00	\$2,534,452.00							
29	Education (including Library)			26.86%	\$483,238.00	\$1,798,924.00	\$2,282,162.00	\$2,282,162.00							
30	Unclassified	283.00	663.00	-2.45%	(\$1,602,687.53)	\$65,537,133.84	\$63,934,446.31	\$34,529,273.13	29,405,173.18						
31	Utilities and Bulk Purchases			-23.19%	(\$1,393,960.05)	\$6,009,966.37	\$4,616,006.32	4,616,006.32							
32	Landfill / Solid Waste Disposal			6.03%	\$421,067.21	\$6,978,932.79	\$7,400,000.00	\$7,400,000.00							
35	Contingency			#DIV/0!	\$0.00		\$0.00								
36	Statutory Expenditures			15.49%	\$2,236,392.47	\$14,435,538.95	\$16,671,931.42	16,671,931.42							
37	Judgements			#DIV/0!	\$0.00		\$0.00								
42	Shared Services			-19.55%	(\$1,580,003.96)	\$8,081,189.78	\$6,501,185.82	\$6,501,185.82							
43	Court and Public Defender	15.00	1.00	4.80%	\$70,786.06	\$1,474,213.94	\$1,545,000.00	\$1,545,000.00							
44	Capital			16.00%	\$160,000.00	\$1,000,000.00	\$1,160,000.00	\$1,160,000.00							
45	Debt			-6.51%	(\$629,263.91)	\$9,662,018.73	\$9,032,754.82	\$9,032,754.82							
46	Deferred Charges			-73.16%	(\$8,066,125.24)	\$11,025,490.37	\$2,959,365.13	2,959,365.13							
48	Debt - Type 1 School District			#DIV/0!	\$0.00		\$0.00								
50	Reserve for Uncollected Taxes			-1.24%	(\$14,743.20)	\$1,192,250.20	\$1,177,507.00	1,177,507.00							
55	Surplus General Budget			#DIV/0!	\$0.00		\$0.00								
	Total	537.00	995.00	0.14%	\$282,099.25	\$199,137,490.57	\$199,419,589.82	\$170,014,416.64	\$29,405,173.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA

<u>Property Tax Assessments - Taxable Properties (October 1, 2024 Value)</u>				<u>Property Tax Assessments - Exempt Properties (October 1, 2024 Value)</u>			
	# of Parcels	Assessed Value	% of Total		# of Parcels	Assessed Value	% of Total
1 Vacant Land	126	\$54,472,000.00	0.80%	15A Public Schools	35	\$657,602,600.00	46.68%
2 Residential	6,784	\$3,444,553,700.00	50.65%	15B Other Schools	7	\$131,215,400.00	9.31%
3A/3B Farm	0	\$0.00	0.00%	15C Public Property	94	\$287,712,100.00	20.42%
4A Commercial	1,371	\$1,738,199,600.00	25.56%	15D Church and Charities	94	\$195,700,100.00	13.89%
4B Industrial	70	\$106,746,600.00	1.57%	15E Cemeteries & Graveyards	0	\$0.00	0.00%
4C Apartments	685	\$1,455,173,600.00	21.40%	15F Other Exempt	372	\$136,445,000.00	9.69%
5A/5B Railroad	1	\$524,000.00	0.01%				
6A/6B Business Personal Property	1	\$524,000.00	0.01%				
Total	9,038	\$6,800,193,500.00	100.00%	Total	602	\$1,408,675,200.00	100.00%
Average Ratio (%), Assessed to True Value				100.09%			
Equalized Valuation, Taxable Properties				\$6,794,078,829.05			
Total # of property tax appeals filed in 2024				County Tax Board 726.00			
				State Tax Court 71.00			
Number of 2024 County Tax Board decisions appealed to Tax Court				152.00			
Number of pending property tax appeals in State Tax Court				223.00			
Amount paid out by municipality for tax appeals in 2024				\$1,484,080.15			

Percentage of Exempt vs.
Non-Exempt Properties 20.72%

<u>Prior Budget Year's Payments in Lieu of Tax (PILOT) - 5 Year Exemptions/Abatements</u>				
	# of Parcels	PILOT Billing/Revenue	Assessed Value	Taxes if Billed in Full 2024 Total Tax Rate
G Commercial/Industrial Exemption				
I Dwelling Exemption				
J Dwelling Abatement				
K New Dwelling/Conversion Exemption				
L New Dwelling/Conversion Abatement				
N Multiple Dwelling Exemption				
O Multiple Dwelling Abatement				
Total 5 Yr Exemptions/Abatements	0	0.00	0.00	0.00

**USER FRIENDLY BUDGET SECTION
BUDGETED PERSONNEL COSTS**

Organization / Individuals Eligible for Benefit	# of Full-Time Employees	# of Part-Time Employees	Total Personnel Cost	Base Pay	Overtime and other Compensation	Pension (Estimate)	Health Benefits Net of Cost Share	Employment Taxes and Other Benefits
Governing Body		5.00	166,735.00	\$157,000.00				\$9,735.00
Supervisory Staff (Department Heads & Managers)	55.00		3,478,000.00	\$3,240,000.00				\$238,000.00
Police Officers (Including Superior Officers)	152.00	17.00	21,000,000.00	\$19,650,000.00	\$1,350,000.00			
Fire Fighters (Including Superior Officers)	0.00	0.00	0.00					\$0.00
All Other Union Employees not listed above	245.00	823.00	27,895,955.00	\$24,990,000.00	\$1,000,000.00			\$1,905,955.00
All Other Non-Union Employees not listed above	85.00	150.00	5,336,807.00	\$4,794,032.00				\$542,775.00
Totals	537.00	995.00	57,877,497.00	\$52,831,032.00	\$2,350,000.00	\$0.00	\$0.00	\$2,696,465.00

Is the Local Government required to comply with N.J.S.A. 11A (Civil Service)? - YES or NO

YES

Note - **Base Pay** is the annualized rate of pay to which overtime (if eligible) and/or pension is calculated. Either calculation is fine at the discretion of the Local Unit. Overtime and other compensation is any other item that is charged as a salary and wage expense but not included in Base Pay.

USER FRIENDLY BUDGET SECTION - HEALTH BENEFITS

	Current Year # of Covered Members (Medical & Rx)	Current Year Annual Cost Estimate per Employee	Total Current Year Cost	Prior Year # of Covered Members (Medical & Rx)	Prior Year Annual Cost per Employee (Average)	Total Prior Year Cost
<u>Active Employees - Health Benefits - Annual Cost</u>						
Single Coverage	260.00	\$21,878.90	\$5,688,514.00	258.00	\$18,100.94	\$4,670,042.52
Parent & Child	85.00	\$38,924.64	\$3,308,594.40	94.00	\$32,020.49	\$3,009,926.06
Employee & Spouse (or Partner)	102.00	\$49,499.40	\$5,048,938.80	77.00	\$39,997.55	\$3,079,811.35
Family	178.00	\$61,802.88	\$11,000,912.64	204.00	\$48,471.40	\$9,888,165.60
Employee Cost Sharing Contribution (enter as negative -)						
Subtotal	625.00		\$25,046,959.84	633.00		\$20,647,945.53
<u>Elected Officials - Health Benefits - Annual Cost</u>						
Single Coverage			\$0.00			\$0.00
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)			\$0.00			\$0.00
Family			\$0.00			\$0.00
Employee Cost Sharing Contribution (enter as negative -)						
Subtotal	0.00		\$0.00	0.00		\$0.00
<u>Retirees - Health Benefits - Annual Cost</u>						
Single Coverage	301	\$5,833.08	\$1,755,757.08	309	\$1,941.84	\$600,028.56
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)			\$0.00			\$0.00
Family			\$0.00			\$0.00
Employee Cost Sharing Contribution (enter as negative -)						
Subtotal	301.00		\$1,755,757.08	309.00		\$600,028.56
GRAND TOTAL	926.00		\$26,802,716.92	942.00		\$21,247,974.09

Note - other health insurances such as dental and vision are not included in this analysis unless included in the employees total premium. Therefore, the total from this sheet may not agree with the budgeted appropriation.

Is medical coverage provided by the SHBP (Yes or No)?

NO

Is prescription drug coverage provided by the SHBP (Yes or No)?

NO

USER FRIENDLY BUDGET SECTION - OUTSTANDING DEBT; PER CAPITA AND BUDGET IMPACT

			Current Year	2026	2027	All Additional Future
Gross Debt	Deductions	Net Debt	Budget	Budget	Budget	Years' Budgets
Local School Debt		\$0.00				
Regional School Debt		\$0.00				
<u>Utility Fund Debt</u>						
		\$0.00				
		\$0.00				
		\$0.00				
		\$0.00				
		\$0.00				
<u>Municipal Purposes</u>						
Debt Authorized (BNI)	\$0.00	\$0.00				
Notes Outstanding	\$21,955,000.00	\$21,955,000.00				
Bonds Outstanding	\$61,116,577.00	\$51,981,577.00				
Loans and Other Debt	\$620,520.98	\$620,520.98				
Total (Current Year)	\$83,692,097.98	\$9,135,000.00	\$74,557,097.98			
Population (2020 census)	68,589					
Per Capita Gross Debt	\$1,220.20					
Per Capita Net Debt	\$1,087.01					
3 Year Average Property Valuation	\$5,815,934,224.00					
Net Debt as % of 3 Year Average Property Valuation	1.28%					
Utility Fund - Principal						
Utility Fund - Interest						
Bond Anticipation Notes - Principal			\$2,582,000.00			
Bond Anticipation Notes - Interest			\$1,087,348.18			
Bonds - Principal			\$5,025,000.00	\$5,210,000.00	\$5,405,000.00	\$39,350,000.00
Bonds - Interest			\$1,575,243.75	\$1,444,326.25	\$1,304,995.00	\$4,241,218.75
Loans & Other Debt - Principal			\$310,920.31	\$200,781.13	\$131,714.54	\$379,401.61
Loans & Other Debt - Interest			\$32,242.58	\$14,036.19	\$8,819.71	\$21,426.85
Total			\$10,612,754.82	\$6,869,143.57	\$6,850,529.25	\$43,992,047.21
Total Principal			\$7,917,920.31	\$5,410,781.13	\$5,536,714.54	\$39,729,401.61
Total Interest			\$2,694,834.51	\$1,458,362.44	\$1,313,814.71	\$4,262,645.60
% of Total Current Year Budget			5.32%			
Description	Debt Not Listed Above					
Total Guarantees - Governmental						
Total Guarantees - Other						
Total Capital/Equipment Leases						
Total Other						
<u>Bond Rating</u>	<u>Moody's</u>	<u>Standard & Poors</u>	<u>Fitch</u>			
Rating	Baa3					
Year of Last Rating	2024					
Mark "X" if Municipality has no bond rating						

USER FRIENDLY BUDGET SECTION - Notes

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