



State of New Jersey Local Government Services

Year: **2025** Municipal User Friendly Budget

Municipality: 1223 South River Borough - County of Middlesex

Municode: 1223

Website: www.Southrivernj.org

Filename: 1223_fba_2025.xlsm

Adopted

Phone Number:

732-257-1999

Mailing Address:

48 Washington Street

Municipality:

South River

State: NJ Zip: 08882

Mayor

First Name Middle Name Last Name

Term Expires

Business Email

Peter S. Guindi

12/31/2027

pguindi@southrivernj.org

Chief Administrative Officer

Arthur Londensky

alondensky@southrivernj.org

Chief Financial Officer

Joseph Zanga

jzanga@southrivernj.org

Municipal Clerk

Alyssa Hager

ahager@southrivernj.org

Registered Municipal Accountant

Gerard Stankiewicz

gstank@steln-cpa.com

Governing Body Members

First Name Middle Name Last Name

Term Expires

Business Email

Tony M. Ciulla

12/31/2025

tciculla@southrivernj.org

Donna M. Balazs

12/31/2025

dbalazs@southrivernj.org

Henry Dziermian

12/31/2026

hdziermian@southrivernj.org

Jim Gurchensky

12/31/2026

igurchensky@southrivernj.org

Matthew DeSantis

12/31/2027

mdeasantis@southrivernj.org

Nick Giannakopoulos

12/31/2027

ngiannakopoulos@southrivernj.org

Government Type:

Borough

Election Type:

Partisan

USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

2024 Calendar Year Property Tax Levies - ALL entities levying property taxes					Current Year 2025 Budget			
Calendar Year		Calendar Year	% of	Avg Residential	Taxes		Actual/Estimated	Tax Levy
Tax Rate	Tax Levy	Total Levy	Taxpayer Impact					
Municipal Purpose Tax	0.751	\$11,421,773.18	29.50%	\$2,201.48	Municipal Purpose Tax	ACTUAL		\$11,988,684.17
Municipal Library	0.044	\$669,520.00	1.73%	\$128.98	Municipal Library	ACTUAL		\$750,116.00
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	1.273	\$19,354,375.00	49.98%	\$3,731.67	Local School District	ESTIMATED		\$19,800,000.00
Regional School District			0.00%	\$0.00	Regional School District			
County Purposes	0.439	\$6,671,182.30	17.23%	\$1,286.88	County Purposes	ESTIMATED		\$7,000,000.00
County Library			0.00%	\$0.00	County Library			
County Board of Health			0.00%	\$0.00	County Board of Health			
County Open Space	0.040	\$605,926.17	1.56%	\$117.26	County Open Space	ESTIMATED		\$650,000.00
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)			
Total (Calendar Year 2024 Budget)	2.547	\$38,722,776.65	100.00%	\$7,466.28	Total ESTIMATED amount to be raised by taxes			\$40,188,800.17
Total Taxable Valuation as of October 1, 2024					Revenue Anticipated, Excluding Tax Levy			
(To be used to calculate the current year tax rate)					\$1,519,269,100.00			
Current Year Average Residential Assessment					\$293,139.99			
Prior Year to Current Year Comparison								
Comparison - Municipal Purposes Tax Rate								
Prior Year	Current Year	% Change (+/-)						
0.751	0.788	4.96%						
Comparison - Municipal Purposes Tax Levy								
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)					
\$11,421,773.18	\$11,988,684.17	4.96%	\$566,910.99					
Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)								
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)					
\$2,201.48	\$2,310.68	4.96%	\$109.19					

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	Electric Utility	Water Utility	Parking Utility	Utility	Utility
08	Surplus	-5.82%	(\$344,709.00)	\$5,920,709.00	\$5,576,000.00	\$2,610,000.00			\$2,950,000.00		\$16,000.00		
08	Local Revenue	-1.11%	(\$228,872.83)	\$20,527,051.80	\$20,298,178.97	\$3,344,000.00			\$11,987,000.00	\$4,928,178.97	\$39,000.00		
09	State Aid (without offsetting appropriation)	-9.34%	(\$86,083.15)	\$921,215.15	\$835,132.00	\$835,132.00							
08	Uniform Construction Code Fees	-0.95%	(\$1,726.00)	\$182,626.00	\$180,900.00	\$180,900.00							
Special Revenue Items w/ Prior Written Consent													
11	Shared Services Agreements	#DIV/0!	\$0.00		\$0.00								
08	Additional Revenue Offset by Appropriations	#DIV/0!	\$0.00		\$0.00								
10	Public and Private Revenue	-89.78%	(\$968,835.21)	\$1,079,079.21	\$110,244.00	\$110,244.00							
08	Other Special Items	-8.30%	(\$223,406.51)	\$2,690,041.34	\$2,466,634.83	\$2,466,634.83							
15	Receipts from Delinquent Taxes	-19.66%	(\$93,133.16)	\$473,133.16	\$380,000.00	\$380,000.00							
Amount to be raised by taxation													
07	Local Tax for Municipal Purposes	0.24%	\$29,229.13	\$11,959,455.04	\$11,988,684.17	\$11,988,684.17							
07	Minimum Library Tax	12.04%	\$86,596.00	\$669,520.00	\$750,116.00	\$750,116.00							
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	-4.14%	(\$1,536,940.73)	\$44,422,930.70	\$42,585,889.97	\$22,665,711.00	\$0.00	\$0.00	\$14,937,000.00	\$4,928,178.97	\$55,000.00	\$0.00	\$0.00

Sheet UFR-2

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

FCOA	Budgeted Positions Full-Time Part-Time	% Difference Current v. Prior Year	\$ Difference Current v. Prior Year	Total Modified Appropriation Type (Prior Year)	Total Appropriation for Service Type (Current Year)	General Budget	Public & Private Offsets	Open Space Budget	Arts and Culture Trust Fund	Electric Utility	Water Utility	Parking Utility	Utility	Utility
20 General Government	19.00	16.00	11.70%	\$717,491.66	\$6,130,348.17	\$6,847,839.83	\$978,122.83			\$3,923,000.00	\$1,901,217.00	\$45,500.00		
21 Land Use Administration	4.00	4.00	0.00%	\$0.00	\$56,000.00	\$56,000.00	\$56,000.00							
22 Uniform Construction Code	1.00	6.00	-3.11%	(\$6,000.00)	\$193,000.00	\$187,000.00	\$187,000.00							
23 Insurance			12.39%	\$485,000.00	\$3,914,000.00	\$4,399,000.00	\$2,319,000.00			\$1,250,000.00	\$830,000.00			
25 Public Safety	43.00	27.00	0.37%	\$19,092.30	\$5,148,928.87	\$5,168,021.17	\$5,168,021.17							
26 Public Works	21.00	3.00	-3.33%	(\$81,557.92)	\$2,446,557.92	\$2,365,000.00	\$2,365,000.00							
27 Health and Human Services	2.00	6.00	-15.43%	(\$70,496.25)	\$456,404.25	\$385,908.00	\$385,908.00							
28 Parks and Recreation	4.00	21.00	-53.48%	(\$663,750.00)	\$1,241,067.00	\$577,317.00	\$577,317.00							
29 Education (including Library)	5.00	8.00	12.04%	\$80,596.00	\$669,520.00	\$750,116.00	\$750,116.00							
30 Unallocated			0.00%	\$0.00	\$35,000.00	\$35,000.00	\$20,000.00			\$10,000.00	\$5,000.00			
31 Utilities and Bulk Purchases	1.00		-1.38%	(\$125,438.00)	\$9,097,478.00	\$8,972,040.00	\$2,022,040.00			\$6,000,000.00	\$950,000.00			
32 Landfill / Solid Waste Disposal			3.33%	\$20,000.00	\$600,000.00	\$620,000.00	\$620,000.00							
35 Contingency			-99.50%	(\$100,000.00)	\$100,500.00	\$500.00	\$500.00							
36 Statutory Expenditures			7.07%	\$180,301.00	\$2,549,748.00	\$2,730,049.00	\$2,108,049.00			\$374,000.00	\$242,500.00	\$5,500.00		
37 Judgments			#DIV/0!	\$0.00	\$0.00	\$0.00								
42 Shared Services			17.40%	\$77,500.00	\$445,500.00	\$523,000.00	\$523,000.00							
43 Court and Public Defender	2.00	5.00	-16.21%	(\$31,000.00)	\$191,250.00	\$160,250.00	\$160,250.00			\$420,000.00	\$10,000.00	\$3,000.00		
44 Capital			-32.08%	(\$795,000.00)	\$2,478,000.00	\$1,683,000.00	\$1,250,000.00				\$771,800.00	\$1,000.00		
45 Debt			1.69%	\$49,995.00	\$2,958,192.00	\$3,008,187.00	\$2,225,387.00				\$217,661.97			
46 Deferred Charges			#DIV/0!	\$0.00	\$0.00	\$0.00								
48 Debt - Type 1 School District			1.06%	\$10,000.00	\$940,000.00	\$950,000.00	\$950,000.00							
50 Reserve for Unallocated Taxes			-1.67%	(\$50,000.00)	\$3,000,000.00	\$2,950,000.00	\$2,950,000.00							
55 Surplus General Budget			-0.15%	(\$65,604.24)	\$42,651,494.21	\$42,585,889.97	\$22,665,711.00	\$0.00	\$0.00	\$2,950,000.00	\$4,928,178.97	\$55,000.00	\$0.00	\$0.00
Total	98.00	96.00												

Sheet UFB-3

[illegible]

ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA

Property Tax Assessments - Taxable Properties (October 1, 2024 Value)			
	# of Parcels	Assessed Value	% of Total
1 Vacant Land	221	\$13,032,000.00	0.86%
2 Residential	4,311	\$1,264,279,800.00	83.19%
3A/3B Farm			0.00%
4A Commercial	184	\$89,541,900.00	5.89%
4B Industrial	24	\$97,116,500.00	6.39%
4C Apartments	28	\$55,852,200.00	3.67%
5A/5B Railroad			0.00%
6A/6B Business Personal Property			0.00%
Total	4,768	\$1,519,822,400.00	100.00%

Average Ratio (%), Assessed to True Value	67.56%
Equalized Valuation, Taxable Properties	\$2,249,589,105.98
Total # of property tax appeals filed in 2024	County Tax Board State Tax Court
Number of 2024 County Tax Board decisions appealed to Tax Court	
Number of pending property tax appeals in State Tax Court	
Amount paid out by municipality for tax appeals in 2024	\$11,795.16

Property Tax Assessments - Exempt Properties (October 1, 2024 Value)			
	# of Parcels	Assessed Value	% of Total
15A Public Schools	2	\$32,903,600.00	24.62%
15B Other Schools	1	\$3,015,200.00	2.26%
15C Public Property	242	\$38,858,700.00	29.07%
15D Church and Charities	86	\$46,871,500.00	35.07%
15E Cemeteries & Graveyards	5	\$2,991,600.00	2.24%
15F Other Exempt	26	\$9,023,700.00	6.73%
Total	362	\$133,664,300.00	100.00%

Percentage of Exempt vs. Non-Exempt Properties

8.79%

Prior Budget Year's Payments in Lieu of Tax (PILOT) - 5 Year Exemptions/Abateements			
	# of Parcels	PILOT Billing/Revenue	Assessed Value
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/Abateements	0	0.00	0.00

Long Term Tax Exemptions

Sheet UFB-6C

**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		7.00	27,989.00	\$26,000.00				\$1,989.00
Supervisory Staff (Department Heads & Managers)	7.00	3.00	1,141,162.00	\$840,500.00		\$132,928.00	\$103,435.00	\$64,299.00
Police Officers (Including Superior Officers)	32.00		6,306,007.00	\$4,098,412.00	\$100,000.00	\$1,516,413.00	\$591,182.00	
Fire Fighters (Including Superior Officers)			0.00					
All Other Union Employees not listed above	48.00	15.00	5,707,251.00	\$3,704,243.00	\$234,000.00	\$598,932.00	\$886,701.00	\$283,375.00
All Other Non-Union Employees not listed above	11.00	71.00	1,944,698.00	\$1,487,221.00	\$1,000.00	\$124,596.00	\$218,108.00	\$113,773.00
Totals	98.00	96.00	15,127,107.00	\$10,156,376.00	\$335,000.00	\$2,372,869.00	\$1,799,426.00	\$463,436.00

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

NO

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

Active Employees - Health Benefits - Annual Cost		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
Single Coverage		23.00	\$14,990.94	\$344,791.62	27.00	\$12,828.00	\$346,356.00
Parent & Child		7.00	\$24,978.71	\$174,850.97	7.00	\$21,300.00	\$149,100.00
Employee & Spouse (or Partner)		7.00	\$30,063.14	\$210,441.98	8.00	\$25,650.00	\$205,200.00
Family		38.00	\$41,298.46	\$1,569,341.48	33.00	\$35,553.00	\$1,173,249.00
Employee Cost Sharing Contribution (enter as negative -)				(\$500,000.00)			(\$410,000.00)
Subtotal		75.00		\$1,799,426.05	75.00		\$1,463,905.00
Elected Officials - Health Benefits - Annual Cost							
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
Retirees - Health Benefits - Annual Cost							
Single Coverage		19	\$6,380.22	\$121,224.18	18	\$4,659.00	\$83,862.00
Parent & Child		2	\$22,668.00	\$45,336.00	3	\$15,996.00	\$47,988.00
Employee & Spouse (or Partner)		30	\$16,451.58	\$493,547.40	29	\$14,106.00	\$409,074.00
Family		13	\$41,953.85	\$545,400.05	15	\$33,185.00	\$497,775.00
Employee Cost Sharing Contribution (enter as negative -)				(\$2,167.00)			(\$1,786.00)
Subtotal		64.00		\$1,203,340.63	65.00		\$1,036,913.00
GRAND TOTAL		139.00		\$3,002,766.68	140.00		\$2,500,818.00

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)?

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

NO
NO

Negotiating Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time			Vacation Time			Compensatory Time			Personal Time			Other			Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences		Gross Days of Accumulated Absence	Dollar Value of Compensated Absences		Gross Days of Accumulated Absence	Dollar Value of Compensated Absences		Gross Days of Accumulated Absence	Dollar Value of Compensated Absences		Gross Days of Accumulated Absence	Dollar Value of Compensated Absences		Approved Labor Agreement	Local Ordinance	Individual Employment Agreement
Business Administrator	10.91	\$244.91		20.00	\$4,898.20													V
Chief of Police	161.00	\$25,000.00																V
Deputy Chief of Police	161.88	\$30,000.00																V
Chief Financial Officer	174.00	\$15,000.00		5.00	\$2,704.20													
Municipal Clerk	8.50	\$472.40																
Utility Supervisor/Tax Collector	163.36	\$11,661.45																V
Court Administrator	165.79	\$9,790.95		5.00	\$1,720.20													V
Office on Aging Director	80.63	\$4,509.78		10.00	\$3,435.40													V
Director of Public Works	130.70	\$9,365.40																V
Administrative Assistant - DPW Secretary	50.73	\$2,080.02		5.00	\$1,261.25													V
Deputy Tax Collector	49.50	\$1,890.42					0.83	\$218.45										V
Deputy Director of Finance	38.14	\$1,802.07		5.00	\$1,496.50		0.20	\$59.86										V
Administrative Assistant - Other	57.06	\$2,051.00		9.00	\$2,006.72		5.64	\$1,292.36										V
Administrative Assistant - Police Secretary	116.29	\$4,738.00																V
PBA Local 62	638.44	\$213,367.42																V
Supervisor Office Association	415.47	\$125,000.00																V
United Service Workers Union, Local 255	1,721.41	\$8,461.22		26.00	\$2,397.36		2.73	\$521.75										V
IBEW Local 1629	228.12	\$12,414.43		6.00	\$2,397.36													V
AFCME Local 3440-3-South River Dispatchers	223.31	\$8,802.92																V
South River Crossing Guards Association	38.38	\$447.06																V
South River Sewer and Water Association	180.59	\$15,275.31		6.00	\$1,522.56													V
TOTALS (THIS PAGE ONLY)	4,865.50	\$566,533.26		97.00	\$29,913.61		9.50	\$2,082.42		-	\$0.00		-	\$0.00				

TOTALS (THIS PAGE ONLY)	4,885.50	\$588,533.26	97.00	\$29,913.61	9.50	\$2,082.42	-	\$0.00	-	\$0.00
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USER FRIENDLY BUDGET SECTION ACCUMULATED ABSENCE LIABILITY

[illegible]

UFB-9 Accumulated Absence Liability (4)

[illegible]

		Current Year Budget	2026 Budget	2027 Budget	All Additional Future Years' Budgets
Utility Fund - Principal		\$280,000.00	\$280,000.00	\$265,000.00	\$520,000.00
Utility Fund - Interest		\$31,800.00	\$23,400.00	\$15,259.00	\$14,733.00
Bond Anticipation Notes - Principal		\$630,000.00			
Bond Anticipation Notes - Interest		\$242,840.00			
Bonds - Principal		\$725,000.00	\$725,000.00	\$725,000.00	\$4,975,000.00
Bonds - Interest		\$168,907.00	\$147,157.00	\$125,407.00	\$458,093.00
Loans & Other Debt - Principal		\$274,481.00	\$281,030.00	\$287,743.00	\$6,981,063.00
Loans & Other Debt - Interest		\$184,159.00	\$177,610.00	\$170,897.00	\$1,733,097.00
Total		\$2,537,187.00	\$1,634,197.00	\$1,589,306.00	\$14,681,986.00
Total Principal		\$1,909,481.00	\$1,286,030.00	\$1,277,743.00	\$12,476,063.00
Total Interest		\$627,706.00	\$348,167.00	\$311,563.00	\$2,205,923.00
% of Total Current Year Budget		5.96%			
Description		Debt Not Listed Above			
Total Guarantees - Governmental					
Total Guarantees - Other					
Total Capital/Equipment Leases					
Total Other					
Bond Rating	Moody's	Standard & Poors	Fitch		
Rating		AA			
Year of Last Rating		Dec. 2024			

Mark "X" if Municipality has no bond rating

USER FRIENDLY BUDGET SECTION - SHARED SERVICES PROVIDED AND RECEIVED

[illegible]

USER FRIENDLY BUDGET SECTION - SHARED SERVICES PROVIDED AND RECEIVED

[illegible]

USER FRIENDLY BUDGET SECTION - LIST OF AUTHORITIES AND FIRE DISTRICTS

Please set forth below the names of all authorities and fire districts that serve your municipality

[illegible]

USER FRIENDLY BUDGET SECTION - Notes

(Press ALT+Enter to go to a new line in each cell)
