



State of New Jersey Local Government Services

Year: **2026** Municipal User Friendly Budget

MUNICIPALITY: 1223 South River Borough - County of Middlesex

Adopted

Municode: 1223

Filename: 1223_fba_2026.xlsm

Website: www.Southrivernj.org

Phone Number:

732-257-1999

Mailing Address:

48 Washington Street

Municipality: South River

State: NJ

Zip: 08882

Government Type:

Borough

Election Type:

Partisan

Mayor

First Name	Middle Name	Last Name	Term Expires	Business Email
Peter	S.	Guindi	12/31/2027	pguindi@southrivernj.org

Chief Administrative Officer

Mark		Tinitigan		mtinitigan@southrivernj.org
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Chief Financial Officer

			Cert. Number	
Joseph		Zanga	N-877	jzanga@southrivernj.org

Municipal Clerk

Alyssa		Hager	C-2093	ahager@southrivernj.org
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Registered Municipal Accountant

Gerard		Stankiewicz	431	gstank@sklein-cpa.com
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Governing Body Members

First Name	Middle Name	Last Name	Term Expires	Business Email
Henry		Dziemian	12/31/2026	hodziemian@southrivernj.org
Jim		Gurchensky	12/31/2026	jgurchensky@southrivernj.org
Matthew		DeSantis	12/31/2027	mdeantis@southrivernj.org
Nick		Giannakopoulos	12/31/2027	ngiannakopoulos@southrivernj.org
Sandra		DaSilva	12/31/2028	sdasilva@southrivernj.org
Joseph		Donato	12/31/2028	jdonato@southrivernj.org

USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

2025 Calendar Year Property Tax Levies - ALL entities levying property taxes					Current Year 2026 Budget		
	Calendar Year Tax Rate	Calendar Year Tax Levy	% of Total Levy	Avg Residential Taxpayer Impact	Taxes	Actual/Estimated	Tax Levy
Municipal Purpose Tax	0.789	\$11,988,684.17	29.58%	\$2,312.87	Municipal Purpose Tax	ACTUAL	\$12,785,462.00
Municipal Library	0.050	\$750,116.00	1.85%	\$146.57	Municipal Library	ACTUAL	\$835,543.00
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	1.315	\$19,974,886.00	49.28%	\$3,854.79	Local School District	ESTIMATED	\$21,173,379.00
Regional School District			0.00%	\$0.00	Regional School District		
County Purposes	0.470	\$7,144,566.88	17.63%	\$1,377.76	County Purposes	ESTIMATED	\$7,358,904.00
County Library			0.00%	\$0.00	County Library		
County Board of Health			0.00%	\$0.00	County Board of Health		
County Open Space	0.045	\$676,411.66	1.67%	\$131.91	County Open Space	ESTIMATED	\$696,704.00
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)		
Total (Calendar Year 2025 Budget)	2.669	\$40,534,664.71	100.00%	\$7,823.91	Total ESTIMATED amount to be raised by taxes		\$42,849,992.00
Total Taxable Valuation as of October 1, 2025					Revenue Anticipated, Excluding Tax Levy		9,839,786.94
(To be used to calculate the current year tax rate)					Budget Appropriations, before Reserve for Uncollected Taxes		22,500,791.84
Current Year (2026) Average Residential Assessment					Total Non-Municipal Tax Levy		\$29,228,987.00
Prior Year (2025) Average Residential Assessment					Amount to be Raised by Taxes - Before RUT		\$41,889,991.90
					Reserve for Uncollected Taxes (RUT)		\$960,000.00
					Total Amount to be Raised by Taxes		\$42,849,991.90
Prior Year to Current Year Comparison					% of Tax Collections used to Calculate RUT		97.75%
Comparison - Municipal Purposes Tax Rate					If % used exceeds the actual collection % then reference the statutory exception used		
Prior Year	0.789	Current Year	0.842	% Change (+/-)	6.72%		
Comparison - Municipal Purposes Tax Levy					Tax Collections - ACTUAL as of Prior Year		
Prior Year	\$11,988,684.17	Current Year	\$12,785,462.00	% Change (+/-)	6.65%	\$ Change (+/-)	\$796,777.83
Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)					Total Tax Revenue, Collections CY 2025		40,049,633.48
Prior Year	\$2,312.87	Current Year	\$2,472.80	% Change (+/-)	6.91%	\$ Change (+/-)	\$159.93
					Total Tax Levy, CY 2025		40,594,964.31
					% of Taxes Collected, CY 2025		98.66%
					Delinquent Taxes - December 31, 2025		\$483,736.21

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	15.04%	\$838,500.00	\$5,576,000.00	\$6,414,500.00	\$2,690,000.00			\$2,900,000.00	\$800,000.00	\$24,500.00		
08	Local Revenue	-8.56%	(\$2,043,323.36)	\$23,874,323.36	\$21,831,000.00	\$3,294,000.00			\$13,538,000.00	\$4,960,000.00	\$39,000.00		
09	State Aid (without offsetting appropriation)	0.00%	(\$0.40)	\$835,132.40	\$835,132.00	\$835,132.00							
08	Uniform Construction Code Fees	-39.10%	(\$116,159.00)	\$297,059.00	\$180,900.00	\$180,900.00							
<i>Special Revenue Items w/ Prior Written Consent</i>													
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	-84.44%	(\$1,727,111.13)	\$2,045,447.97	\$318,336.84	\$318,336.84							
08	Other Special Items	-17.82%	(\$442,671.07)	\$2,484,089.07	\$2,041,418.00	\$2,041,418.00							
15	Receipts from Delinquent Taxes	-16.86%	(\$97,328.22)	\$577,328.22	\$480,000.00	\$480,000.00							
<i>Amount to be raised by taxation</i>													
07	Local Tax for Municipal Purposes	2.73%	\$340,128.80	\$12,445,333.20	\$12,785,462.00	\$12,785,462.00							
07	Minimum Library Tax	11.39%	\$85,427.00	\$750,116.00	\$835,543.00	\$835,543.00							
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	-6.47%	(\$3,162,537.38)	\$48,884,829.22	\$45,722,291.84	\$23,460,791.84	\$0.00	\$0.00	\$16,438,000.00	\$5,760,000.00	\$63,500.00	\$0.00	\$0.00

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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	Electric Utility	Water Utility	Parking Utility	Utility	Utility
20 General Government	19.00	16.00	9.01%	\$607,103.25	\$6,737,839.83	\$7,344,943.08	\$1,006,843.08				\$4,308,000.00	\$1,977,100.00	\$53,000.00		
21 Land-Use Administration		4.00	0.00%	\$0.00	\$56,000.00	\$56,000.00	\$56,000.00								
22 Uniform Construction Code	1.00	6.00	-2.08%	(\$4,000.00)	\$192,000.00	\$188,000.00	\$188,000.00								
23 Insurance			21.30%	\$969,000.00	\$4,549,000.00	\$5,518,000.00	\$2,898,000.00				\$1,570,000.00	\$1,050,000.00			
25 Public Safety	43.00	27.00	0.24%	\$12,626.59	\$5,219,021.17	\$5,231,647.76	\$5,231,647.76								
26 Public Works	21.00	3.00	-26.98%	(\$904,203.97)	\$3,351,203.97	\$2,447,000.00	\$2,447,000.00								
27 Health and Human Services	2.00	6.00	6.77%	\$26,187.00	\$386,908.00	\$413,095.00	\$413,095.00								
28 Parks and Recreation	4.00	21.00	-43.21%	(\$612,000.00)	\$1,416,317.00	\$804,317.00	\$804,317.00								
29 Education (including Library)	5.00	8.00	11.39%	\$85,427.00	\$750,116.00	\$835,543.00	\$835,543.00								
30 Unclassified			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		12.74%	\$1,144,284.00	\$8,985,040.00	\$10,129,324.00	\$2,029,324.00				\$7,200,000.00	\$900,000.00			
32 Landfill / Solid Waste Disposal			1.61%	\$10,000.00	\$620,000.00	\$630,000.00	\$630,000.00								
35 Contingency			0.00%	\$0.00	\$500.00	\$500.00	\$500.00								
36 Statutory Expenditures			-1.69%	(\$45,884.00)	\$2,715,049.00	\$2,669,165.00	\$2,068,165.00				\$370,000.00	\$224,500.00	\$6,500.00		
37 Judgements			#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
42 Shared Services			14.47%	\$80,000.00	\$553,000.00	\$633,000.00	\$633,000.00								
43 Court and Public Defender	2.00	5.00	19.10%	\$27,750.00	\$145,250.00	\$173,000.00	\$173,000.00								
44 Capital			-33.27%	(\$560,000.00)	\$1,683,000.00	\$1,123,000.00	\$850,000.00				\$70,000.00	\$200,000.00	\$3,000.00		
45 Debt			20.70%	\$622,570.00	\$3,008,187.00	\$3,630,757.00	\$2,216,357.00				\$10,000.00	\$1,403,400.00	\$1,000.00		
46 Deferred Charges			-100.00%	(\$217,661.97)	\$217,661.97	\$0.00	\$0.00								
48 Debt - Type 1 School District			#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
50 Reserve for Uncollected Taxes			1.05%	\$10,000.00	\$950,000.00	\$960,000.00	\$960,000.00								
55 Surplus General Budget			-1.69%	(\$50,000.00)	\$2,950,000.00	\$2,900,000.00	\$2,900,000.00				\$2,900,000.00				
Total	98.00	96.00	2.70%	\$1,201,197.90	\$44,521,093.94	\$45,722,291.84	\$23,460,791.84	\$0.00	\$0.00	\$0.00	\$16,438,000.00	\$5,760,000.00	\$63,500.00	\$0.00	\$0.00

Sheet UFB-3

USER FRIENDLY BUDGET SECTION

STRUCTURAL BUDGET IMBALANCES

[illegible]

ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA

Property Tax Assessments - Taxable Properties (October 1, 2025 Value)				Property Tax Assessments - Exempt Properties (October 1, 2025 Value)			
	# of Parcels	Assessed Value	% of Total		# of Parcels	Assessed Value	% of Total
1 Vacant Land	222	\$13,293,100.00	0.88%	15A Public Schools	2	\$32,903,600.00	24.39%
2 Residential	4,302	\$1,263,420,500.00	83.25%	15B Other Schools	1	\$3,015,200.00	2.24%
3A/3B Farm			0.00%	15C Public Property	242	\$38,858,700.00	28.81%
4A Commercial	183	\$89,404,000.00	5.89%	15D Church and Charities	85	\$46,560,500.00	34.52%
4B Industrial	24	\$97,116,500.00	6.40%	15E Cemeteries & Graveyards	5	\$2,991,600.00	2.22%
4C Apartments	28	\$54,397,400.00	3.58%	15F Other Exempt	32	\$10,565,300.00	7.83%
5A/5B Railroad			0.00%				
6A/6B Business Personal Property			0.00%				
Total	4,759	\$1,517,631,500.00	100.00%	Total	367	\$134,894,900.00	100.00%
Average Ratio (%), Assessed to True Value				Percentage of Exempt vs. Non-Exempt Properties			
Equalized Valuation, Taxable Properties				8.89%			
Total # of property tax appeals filed in 2025							
Number of 2025 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 2025							

Prior Budget Year's Payments in Lieu of Tax (PILOT) - 5 Year Exemptions/Abatements				
	# of Parcels	PILOT Billing/Revenue	Assessed Value	Taxes if Billed in Full 2025 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

Long Term Tax Exemptions

[illegible]

USER FRIENDLY BUDGET SECTION

Long Term Tax Exemptions

[illegible]

**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	1,212,629.00	\$911,907.00		\$116,867.00	\$114,094.00	\$69,761.00
Police Officers (Including Superior Officers)	32.00		6,331,169.00	\$4,029,713.00	\$150,000.00	\$1,480,920.00	\$670,536.00	
Fire Fighters (Including Superior Officers)			0.00					
All Other Union Employees not listed above	48.00	15.00	5,879,352.00	\$3,811,847.00	\$219,000.00	\$587,246.00	\$969,653.00	\$291,606.00
All Other Non-Union Employees not listed above	11.00	71.00	2,060,024.00	\$1,558,373.00	\$1,000.00	\$122,839.00	\$258,596.00	\$119,216.00
Totals	98.00	96.00	15,511,163.00	\$10,337,840.00	\$370,000.00	\$2,307,872.00	\$2,012,879.00	\$482,572.00

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

	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
Active Employees - Health Benefits - Annual Cost						
Single Coverage	27.00	\$18,062.52	\$487,688.04	23.00	\$14,990.94	\$344,791.62
Parent & Child	5.00	\$30,408.60	\$152,043.00	7.00	\$24,978.71	\$174,850.97
Employee & Spouse (or Partner)	6.00	\$36,383.40	\$218,300.40	7.00	\$30,063.14	\$210,441.98
Family	35.00	\$50,138.52	\$1,754,848.20	38.00	\$41,298.46	\$1,569,341.48
Employee Cost Sharing Contribution (enter as negative -)			(\$600,000.00)			(\$500,000.00)
Subtotal	73.00		\$2,012,879.64	75.00		\$1,799,426.05
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	\$9,487.11	\$180,255.09	19	\$6,380.22	\$121,224.18
Parent & Child	3	\$24,184.00	\$72,552.00	2	\$22,668.00	\$45,336.00
Employee & Spouse (or Partner)	27	\$19,174.23	\$517,704.21	30	\$16,451.58	\$493,547.40
Family	15	\$51,580.80	\$773,712.00	13	\$41,953.85	\$545,400.05
Employee Cost Sharing Contribution (enter as negative -)			(\$2,652.48)			(\$2,167.00)
Subtotal	64.00		\$1,541,570.82	64.00		\$1,203,340.63
GRAND TOTAL	137.00		\$3,554,450.46	139.00		\$3,002,766.68

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

ACCUMULATED ABSENCE LIABILITY

[illegible]

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]**UFB-9 Accumulated Absence Liability (5)**

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

			Current Year	2027	2028	All Additional Future
Gross Debt	Deductions	Net Debt	Budget	Budget	Budget	Years' Budgets
Local School Debt	\$855,000.00	\$855,000.00	\$0.00			
Regional School Debt		\$0.00				
Utility Fund Debt						
Electric	\$500,000.00	\$500,000.00	\$0.00			
Water	\$10,557,000.00	\$10,557,000.00	\$0.00			
Parking	\$15,000.00	\$15,000.00	\$0.00			
		\$0.00				
		\$0.00				
Municipal Purposes						
Debt Authorized (BNI)	\$3,944,952.59	\$3,944,952.59				
Notes Outstanding	\$6,389,000.00	\$6,389,000.00				
Bonds Outstanding	\$6,425,000.00	\$6,425,000.00				
Loans and Other Debt	\$7,548,122.80	\$7,548,122.80				
Total (Current Year)	\$36,234,075.39	\$11,927,000.00	\$24,307,075.39			
Population (2020 census)	16,008					
Per Capita Gross Debt	\$2,263.50					
Per Capita Net Debt	\$1,518.43					
3 Year Average Property Valuation	\$2,255,180,090.33					
Net Debt as % of 3 Year Average Property Valuation	1.08%					
Utility Fund - Principal	\$280,000.00	\$265,000.00	\$260,000.00	\$260,000.00		
Utility Fund - Interest	\$23,400.00	\$15,259.00	\$9,967.00	\$4,766.00		
Bond Anticipation Notes - Principal	\$1,430,000.00					
Bond Anticipation Notes - Interest	\$525,560.00					
Bonds - Principal	\$725,000.00	\$725,000.00	\$725,000.00	\$4,250,000.00		
Bonds - Interest	\$147,157.00	\$125,407.00	\$110,907.00	\$347,186.00		
Loans & Other Debt - Principal	\$281,029.00	\$287,743.00	\$294,618.00	\$6,686,445.00		
Loans & Other Debt - Interest	\$177,611.00	\$170,897.00	\$164,022.00	\$1,569,075.00		
Total	\$3,589,757.00	\$1,589,306.00	\$1,564,514.00	\$13,117,472.00		
Total Principal	\$2,716,029.00	\$1,277,743.00	\$1,279,618.00	\$11,196,445.00		
Total Interest	\$873,728.00	\$311,563.00	\$284,896.00	\$1,921,027.00		
% of Total Current Year Budget	7.85%					
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)
