



State of New Jersey Local Government Services

Year: **2026** **Municipal User Friendly Budget**

MUNICIPALITY: 2115 Lopatcong Township - County of Warren Introduced

Municode: 2115 Filename: 2115_fbi_2026.xlsm

Website: www.lopatcongtp.com

Phone Number: 908-859-3355

Mailing Address: 232 S.Third Street

Phillipsburg

Municipality: Lopatcong Twp State: NJ Zip: 08865

Mayor

First Name	Middle Name	Last Name	Term Expires	Business Email
William	D	Wright	12/31/2026	wrightb@lopatcongtp.com

Chief Administrative Officer

Margaret		Dilts		diltsb@lopatcongtp.com
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Chief Financial Officer

			Cert. Number	
Kimberley		Browne	N-0851	brownek@lopatcongtp.com

Municipal Clerk

Margaret		Dilts	C1076	diltsb@lopatcongtp.com
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Registered Municipal Accountant

John		Mooney	560	jmooney@nisivoccia.com
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Governing Body Members

First Name	Middle Name	Last Name	Term Expires	Business Email
Louis		Belcaro	12/31/2027	belcarol@lopatcongtp.com
James		Palitto	12/31/2028	palittoj@lopatcongtp.com
Richard		McQuade	12/31/2027	mcquader@lopatcongtp.com
Scott		Marinelli	12/31/2028	marinellis@lopatcongtp.com

Government Type:	Council-Manager (1923)
Election Type:	Non-Partisan (May)

USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

<u>2025 Calendar Year Property Tax Levies - ALL entities levying property taxes</u>					<u>Current Year 2026 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	0.615	\$6,362,867.15	20.23%	\$1,427.43	Municipal Purpose Tax	ESTIMATED	\$6,500,220.66
Municipal Library			0.00%	\$0.00	Municipal Library		
Municipal Open Space	0.030	\$310,168.42	0.99%	\$69.63	Municipal Open Space	ESTIMATED	\$309,078.20
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	1.669	\$17,250,915.00	54.86%	\$3,873.78	Local School District	ESTIMATED	\$17,700,000.00
Regional School District			0.00%	\$0.00	Regional School District		
County Purposes	0.652	\$6,737,728.23	21.43%	\$1,513.31	County Purposes	ESTIMATED	\$6,800,000.00
County Library	0.050	\$515,689.40	1.64%	\$116.05	County Library	ESTIMATED	\$525,000.00
County Board of Health			0.00%	\$0.00	County Board of Health		
County Open Space	0.026	\$268,023.03	0.85%	\$60.35	County Open Space	ESTIMATED	\$275,000.00
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)		
Total (Calendar Year 2025 Budget)	3.042	\$31,445,391.23	100.00%	\$7,060.54	Total ESTIMATED amount to be raised by taxes		\$32,109,298.86
Total Taxable Valuation as of October 1, 2025 <u>\$1,033,894,722.00</u> (To be used to calculate the current year tax rate)					Revenue Anticipated, Excluding Tax Levy <u>5,496,329.37</u>		
Current Year (2026) Average Residential Assessment <u>\$232,102.03</u>					Budget Appropriations, before Reserve for Uncollected Taxes <u>10,561,264.37</u>		
Prior Year (2025) Average Residential Assessment <u>\$232,102.03</u>					Total Non-Municipal Tax Levy <u>\$25,609,078.20</u>		
<u>Prior Year to Current Year Comparison</u>					Amount to be Raised by Taxes - Before RUT <u>\$30,674,013.20</u>		
<u>Comparison - Municipal Purposes Tax Rate</u>					Reserve for Uncollected Taxes (RUT) <u>\$1,435,285.66</u>		
Prior Year	Current Year	% Change (+/-)			Total Amount to be Raised by Taxes <u>\$32,109,298.86</u>		
0.615	0.635	3.25%			% of Tax Collections used to Calculate RUT <u>95.52%</u>		
<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>		
\$6,362,867.15	\$6,500,220.66	2.16%	\$137,353.51		Total Tax Revenue, Collections CY 2025 <u>31,215,397.52</u>		
<u>Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Onl</u>					Total Tax Levy, CY 2025 <u>31,445,391.23</u>		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		% of Taxes Collected, CY 2025 <u>99.27%</u>		
\$1,427.43	\$1,473.85	3.25%	\$46.42		Delinquent Taxes - December 31, 2025 <u>\$258,830.52</u>		

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	Sewer Utility	Utility	Utility	Utility	Utility
08	Surplus	15.69%	\$407,950.00	\$2,600,000.00	\$3,007,950.00	\$2,925,000.00			\$82,950.00				
08	Local Revenue	0.89%	\$25,844.81	\$2,896,255.19	\$2,922,100.00	\$947,100.00			\$1,975,000.00				
09	State Aid (without offsetting appropriation)	0.00%	\$0.22	\$959,578.78	\$959,579.00	\$959,579.00							
08	Uniform Construction Code Fees	-2.98%	(\$3,843.00)	\$128,843.00	\$125,000.00	\$125,000.00							
Special Revenue Items w/ Prior Written Consent													
11	Shared Services Agreements	-25.01%	(\$56,693.91)	\$226,693.91	\$170,000.00	\$170,000.00							
08	Additional Revenue Offset by Appropriations	#DIV/0!	\$0.00		\$0.00								
10	Public and Private Revenue	-78.01%	(\$86,554.61)	\$110,954.98	\$24,400.37	\$24,400.37							
08	Other Special Items	-5.13%	(\$4,880.58)	\$95,130.58	\$90,250.00	\$90,250.00							
15	Receipts from Delinquent Taxes	-8.83%	(\$24,699.52)	\$279,699.52	\$255,000.00	\$255,000.00							
Amount to be raised by taxation													
07	Local Tax for Municipal Purposes	-31.48%	(\$2,986,158.13)	\$9,486,378.79	\$6,500,220.66	\$6,500,220.66							
07	Minimum Library Tax	#DIV/0!	\$0.00		\$0.00								
54	Open Space Levy Tax	-0.35%	(\$1,089.92)	\$310,168.12	\$309,078.20		\$309,078.20						
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	-15.97%	(\$2,730,124.64)	\$17,093,702.87	\$14,363,578.23	\$11,996,550.03	\$309,078.20	\$0.00	\$2,057,950.00	\$0.00	\$0.00	\$0.00	\$0.00

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

FCOA	Budgeted Positions		% 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	Sewer Utility	Utility	Utility	Utility	Utility	
	Full-Time	Part-Time														
20	General Government	7.00	6.00	34.81%	\$464,447.00	\$1,334,105.00	\$1,798,552.00	\$1,380,502.00			\$418,050.00					
21	Land-Use Administration		2.00	39.82%	\$27,100.00	\$68,050.00	\$95,150.00	\$95,150.00								
22	Uniform Construction Code	1.00	5.00	10.87%	\$23,250.00	\$213,950.00	\$237,200.00	\$237,200.00								
23	Insurance			27.43%	\$254,445.37	\$927,500.00	\$1,181,945.37	\$1,039,695.00	\$24,400.37		\$117,850.00					
25	Public Safety	20.00	13.00	4.29%	\$117,812.00	\$2,745,475.00	\$2,863,287.00	\$2,863,287.00								
26	Public Works	5.00	1.00	12.32%	\$119,329.00	\$968,365.00	\$1,087,694.00	\$1,017,694.00			\$70,000.00					
27	Health and Human Services		1.00	1.61%	\$250.00	\$15,550.00	\$15,800.00	\$15,800.00								
28	Parks and Recreation			-18.78%	(\$16,700.00)	\$88,925.00	\$72,225.00	\$72,225.00								
29	Education (including Library)			#DIV/0!	\$0.00	\$0.00	\$0.00									
30	Unclassified			#DIV/0!	\$0.00	\$0.00	\$0.00									
31	Utilities and Bulk Purchases			310.51%	\$1,347,300.00	\$433,900.00	\$1,781,200.00	\$431,200.00			\$1,350,000.00					
32	Landfill / Solid Waste Disposal			#DIV/0!	\$0.00	\$0.00	\$0.00									
35	Contingency			#DIV/0!	\$0.00	\$0.00	\$0.00									
36	Statutory Expenditures			4.48%	\$49,106.00	\$1,095,500.00	\$1,144,606.00	\$1,131,606.00			\$13,000.00					
37	Judgements			#DIV/0!	\$0.00	\$0.00	\$0.00									
42	Shared Services			#DIV/0!	\$0.00	\$0.00	\$0.00									
43	Court and Public Defender			-6.94%	(\$20,060.00)	\$289,000.00	\$268,940.00	\$268,940.00								
44	Capital			-9.09%	(\$25,000.00)	\$275,000.00	\$250,000.00	\$250,000.00								
45	Debt			14.22%	\$226,350.00	\$1,591,250.00	\$1,817,600.00	\$1,728,550.00			\$89,050.00					
46	Deferred Charges			#DIV/0!	\$5,015.00	\$0.00	\$5,015.00	\$5,015.00								
48	Debt - Type 1 School District			#DIV/0!	\$0.00	\$0.00	\$0.00									
50	Reserve for Uncollected Taxes			0.24%	\$3,409.51	\$1,431,876.15	\$1,435,285.66	\$1,435,285.66								
55	Surplus General Budget			#DIV/0!	\$0.00	\$0.00	\$0.00									
Total		33.00	28.00	22.44%	\$2,576,053.88	\$11,478,446.15	\$14,054,500.03	\$11,972,149.66	\$24,400.37	\$0.00	\$0.00	\$2,057,950.00	\$0.00	\$0.00	\$0.00	\$0.00

ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA

Property Tax Assessments - Taxable Properties (October 1, 2025 Value)			
	# of Parcels	Assessed Value	% of Total
1 Vacant Land	79	\$10,855,900.00	1.05%
2 Residential	3,022	\$709,446,000.00	68.67%
3A/3B Farm	101	\$9,545,200.00	0.92%
4A Commercial	135	\$106,965,200.00	10.35%
4B Industrial	14	\$105,126,700.00	10.18%
4C Apartments	4	\$91,167,300.00	8.82%
5A/5B Railroad			0.00%
6A/6B Business Personal Property			0.00%
Total	3,355	\$1,033,106,300.00	100.00%

Average Ratio (%), Assessed to True Value	79.23%
Equalized Valuation, Taxable Properties	\$1,303,933,232.36

Total # of property tax appeals filed in 2025	County Tax Board	9.00
	State Tax Court	1.00
Number of 2025 County Tax Board decisions appealed to Tax Court		
Number of pending property tax appeals in State Tax Court		2.00

Amount paid out by municipality for tax appeals in 2025	\$0.00
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Property Tax Assessments - Exempt Properties (October 1, 2025 Value)			
	# of Parcels	Assessed Value	% of Total
15A Public Schools	2	\$13,383,600.00	6.02%
15B Other Schools			0.00%
15C Public Property	92	\$20,906,900.00	9.40%
15D Church and Charities	14	\$9,778,000.00	4.40%
15E Cemeteries & Graveyards			0.00%
15F Other Exempt	45	\$178,321,900.00	80.18%
Total	153	\$222,390,400.00	100.00%

Percentage of Exempt vs. Non-Exempt Properties	21.53%
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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**

<u>Prior Budget Year's Payments in Lieu of Tax (PILOT) - Long Term Tax Exemptions</u>							<u>Prior Budget Year's Payments in Lieu of Tax (PILOT) - Long Term Tax Exemptions</u>							<u>Prior Budget Year's Payments in Lieu of Tax (PILOT) - Long Term Tax Exemptions</u>						
Project Name	Type of Project (use drop-down for data entry)	Agreement Start Date	Agreement End Date	PILOT Billing	Assessed Value	Taxes if Billed In Full 2025 Total Tax Rate	Project Name	Type of Project (use drop-down for data entry)	Agreement Start Date	Agreement End Date	PILOT Billing	Assessed Value	Taxes if Billed In Full 2025 Total Tax Rate	Project Name	Type of Project (use drop-down for data entry)	Agreement Start Date	Agreement End Date	PILOT Billing	Assessed Value	Taxes if Billed In Full 2025 Total Tax Rate
Clymer Village	Affordable Housing	1/1/2025	12/31/2025	\$65,681.40	\$5,159,700.00	\$176,462.00														
1-78 Logistics-Land	Warehouse	1/1/2025	12/31/2025	\$142,390.00	\$4,680,800.00	\$142,390.00														
Total Long Term Exemptions - Column Total				208,071.40	9,840,500.00	318,852.00	Total Long Term Exemptions - Column Total				\$0.00	\$0.00	\$0.00	Total Long Term Exemptions - Column Total				\$0.00	\$0.00	\$0.00
Mark "X" if Grand Total							Total Long Term Exemptions - PAGE TOTAL				\$208,071.40	\$9,840,500.00	\$318,852.00							

**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	38,790.00	\$36,000.00				\$2,790.00
Supervisory Staff (Department Heads & Managers)	4.00	2.00	923,159.05	\$665,285.00	\$19,500.00	\$93,075.15	\$85,507.53	\$59,791.37
Police Officers (Including Superior Officers)	19.00	3.00	3,790,823.89	\$2,297,643.00	\$128,500.00	\$826,008.80	\$279,153.21	\$259,518.88
Fire Fighters (Including Superior Officers)			0.00					
All Other Union Employees not listed above			0.00					
All Other Non-Union Employees not listed above	11.00	4.00	1,491,300.51	\$933,100.00	\$31,500.00	\$127,787.96	\$302,902.63	\$96,009.92
Totals	34.00	14.00	6,244,073.45	\$3,932,028.00	\$179,500.00	\$1,046,871.91	\$667,563.37	\$418,110.17

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
Active Employees - Health Benefits - Annual Cost						
Single Coverage	6.00	\$18,738.60	\$112,431.60	6.00	\$15,414.38	\$92,486.28
Parent & Child	1.00	\$33,542.28	\$33,542.28	1.00	\$32,463.84	\$32,463.84
Employee & Spouse (or Partner)	5.00	\$37,477.20	\$187,386.00	5.00	\$32,788.46	\$163,942.30
Family	8.00	\$52,280.88	\$418,247.04	7.00	\$41,487.36	\$290,411.52
Employee Cost Sharing Contribution (enter as negative -)			(\$109,508.03)			(\$154,489.09)
Subtotal	20.00		\$642,098.89	19.00		\$424,814.85
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			\$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
GRAND TOTAL	20.00		\$642,098.89	19.00		\$424,814.85

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
NO

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

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

	Gross Debt	Deductions	Net Debt	Current Year				
				Budget	2027 Budget	2028 Budget	All Additional Future Years' Budgets	
Local School Debt	\$6,229,000.00	\$6,229,000.00	\$0.00	Utility Fund - Principal	\$37,950.00	\$38,950.00	\$40,029.00	\$1,749,538.21
Regional School Debt			\$0.00	Utility Fund - Interest	\$51,100.00	\$50,019.00	\$48,940.00	\$785,450.20
<u>Utility Fund Debt</u>				Bond Anticipation Notes - Principal	\$1,216,550.00			
Sewer	\$1,866,417.26	\$1,866,417.26	\$0.00	Bond Anticipation Notes - Interest	\$211,000.00			
			\$0.00	Bonds - Principal	\$505,000.00	\$500,000.00		
			\$0.00	Bonds - Interest	\$35,175.00	\$17,500.00		
			\$0.00	Loans & Other Debt - Principal				
			\$0.00	Loans & Other Debt - Interest				
			\$0.00					
			\$0.00	Total	\$2,056,775.00	\$606,469.00	\$88,969.00	\$2,534,988.41
<u>Municipal Purposes</u>				Total Principal	\$1,759,500.00	\$538,950.00	\$40,029.00	\$1,749,538.21
Debt Authorized (BNI)	\$24,589,038.00		\$24,589,038.00	Total Interest	\$297,275.00	\$67,519.00	\$48,940.00	\$785,450.20
Notes Outstanding			\$0.00	% of Total Current Year Budget	14.63%			
Bonds Outstanding	\$1,005,000.00		\$1,005,000.00					
Loans and Other Debt			\$0.00					
Total (Current Year)	\$33,689,455.26	\$8,095,417.26	\$25,594,038.00	Description	Debt Not Listed Above			
				Total Guarantees - Governmental				
				Total Guarantees - Other				
				Total Capital/Equipment Leases				
				Total Other				
Population (2020 census)	<u>8,014</u>			Bond Rating	<u>Moody's</u>	<u>Standard & Poors</u>	<u>Fitch</u>	
Per Capita Gross Debt	<u>\$4,203.83</u>			Rating	a1	AA		
Per Capita Net Debt	<u>\$3,193.67</u>			Year of Last Rating	2012	2016		
3 Year Average Property Valuation		<u>\$1,308,658,068.67</u>		Mark "X" if Municipality has no bond rating	<input type="checkbox"/>			
Net Debt as % of 3 Year Average Property Valuation		<u>1.96%</u>						

