



State of New Jersey

Local Government Services

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

MUNICIPALITY: 1919 Stanhope Borough - County of Sussex Introduced

Municode: 1919 Filename: 1919_fbi_2026.xlsm

Website: www.stanhopenj.gov

Phone Number: 973-347-0159

Mailing Address: 77 Main St

Municipality: Stanhope State: NJ Zip: 07874

Mayor

First Name	Middle Name	Last Name	Term Expires	Business Email
Eugene		Wronko	12/31/2027	gwronki@stanhopenj.gov

Chief Administrative Officer

Brian		McNeilly		bmcneilly@stanhopenj.gov
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Chief Financial Officer

First Name	Middle Name	Last Name	Cert. Number	Business Email
Angelica	L	Sabatini	N-1746	asabatini@stanhopenj.gov

Municipal Clerk

Ellen		Horak		ehorak@stanhopenj.gov
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Registered Municipal Accountant

Raymond		Sarinelli		rasarinelli@nisivoccia.com
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Governing Body Members

First Name	Middle Name	Last Name	Term Expires	Business Email
William		Thornton	12/31/2027	bthornton@stanhopenj.gov
Scott		Wachterhauser	12/31/2028	swachterhauser@stanhopenj.gov
Anthony		Riccardi	12/31/2026	mriccardi@stanhopenj.gov
Daniel		Smith	12/31/2028	dsmith@stanhopenj.gov
Thomas		Romano	12/31/2026	tromano@stanhopenj.gov
Tyler		Simpson	12/31/2027	tsimpson@stanhopenj.gov

Government Type: Borough

Election Type: Partisan

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	1.372	\$4,122,730.30	29.47%	\$2,676.72	Municipal Purpose Tax	ACTUAL	\$4,253,247.60
Municipal Library			0.00%	\$0.00	Municipal Library		
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	1.761	\$5,287,284.00	37.79%	\$3,435.65	Local School District	ESTIMATED	\$5,393,029.68
Regional School District	0.839	\$2,520,584.00	18.01%	\$1,636.86	Regional School District	ESTIMATED	\$2,570,995.68
County Purposes	0.633	\$1,899,231.50	13.57%	\$1,234.96	County Purposes	ESTIMATED	\$1,937,216.13
County Library	0.052	\$154,602.44	1.10%	\$101.45	County Library	ESTIMATED	\$157,694.49
County Board of Health	0.000	\$0.67	0.00%	\$0.00	County Board of Health	ESTIMATED	\$0.68
County Open Space	0.003	\$7,220.85	0.05%	\$5.85	County Open Space	ESTIMATED	\$7,365.27
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)		
Total (Calendar Year 2025 Budget)	4.660	\$13,991,653.76	100.00%	\$9,091.49	Total ESTIMATED amount to be raised by taxes		\$14,319,549.53
Total Taxable Valuation as of October 1, 2025 <u>\$624,709,700.00</u> (To be used to calculate the current year tax rate)					Revenue Anticipated, Excluding Tax Levy <u>1,650,835.00</u>		
Current Year (2026) Average Residential Assessment <u>\$409,156.97</u>					Budget Appropriations, before Reserve for Uncollected Taxes <u>5,194,082.60</u>		
Prior Year (2025) Average Residential Assessment <u>\$195,096.41</u>					Total Non-Municipal Tax Levy <u>\$10,066,301.93</u>		
<u>Prior Year to Current Year Comparison</u>					Amount to be Raised by Taxes - Before RUT <u>\$13,609,549.53</u>		
<u>Comparison - Municipal Purposes Tax Rate</u>					Reserve for Uncollected Taxes (RUT) <u>\$710,000.00</u>		
Prior Year	Current Year	% Change (+/-)			Total Amount to be Raised by Taxes <u>\$14,319,549.53</u>		
1.372	0.681	-50.38%			% of Tax Collections used to Calculate RUT <u>95.04%</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>		
\$4,122,730.30	\$4,253,247.60	3.17%	\$130,517.30		Total Tax Revenue, Collections CY 2025 <u>13,794,919.86</u>		
<u>Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)</u>					Total Tax Levy, CY 2025 <u>14,021,493.03</u>		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		% of Taxes Collected, CY 2025 <u>98.38%</u>		
\$2,676.72	\$2,785.69	4.07%	\$108.96		Delinquent Taxes - December 31, 2025 <u>\$171,108.28</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	Water Utility	Sewer Utility	Utility	Utility	Utility
08	Surplus	1.14%	\$15,408.00	\$1,352,515.00	\$1,367,923.00	\$1,000,000.00			\$141,623.00	\$226,300.00			
08	Local Revenue	3.52%	\$65,479.44	\$1,861,180.56	\$1,926,660.00	\$96,660.00			\$820,000.00	\$1,010,000.00			
09	State Aid (without offsetting appropriation)	0.00%	(\$0.53)	\$224,630.53	\$224,630.00	\$224,630.00							
08	Uniform Construction Code Fees	-0.44%	(\$441.25)	\$99,441.25	\$99,000.00	\$99,000.00							
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	-51.64%	(\$14,389.35)	\$27,862.99	\$13,473.64	\$13,473.64							
08	Other Special Items	34.49%	\$24,877.00	\$72,123.00	\$97,000.00	\$50,000.00			\$12,000.00	\$35,000.00			
15	Receipts from Delinquent Taxes	-0.04%	(\$72.93)	\$167,772.93	\$167,700.00	\$167,700.00							
Amount to be raised by taxation													
07	Local Tax for Municipal Purposes	-8.17%	(\$378,602.19)	\$4,631,849.79	\$4,253,247.60	\$4,253,247.60							
07	Minimum Library Tax	#DIV/0!	\$0.00		\$0.00								
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	-3.41%	(\$287,741.81)	\$8,437,376.05	\$8,149,634.24	\$5,904,711.24	\$0.00	\$0.00	\$973,623.00	\$1,271,300.00	\$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	Water Utility	Sewer Utility	Utility	Utility	Utility
20	4.87	10	-25.76%	(\$210,197.00)	\$816,069.00	\$605,872.00	\$605,872.00								
21	0.13	0	4.01%	\$1,511.00	\$37,704.00	\$39,215.00	\$39,215.00								
22	0	3	3.26%	\$2,729.00	\$83,731.00	\$86,460.00	\$86,460.00								
23	0	0	11.06%	\$55,929.00	\$505,715.00	\$561,644.00	\$561,644.00								
25	10	4	2.22%	\$29,890.52	\$1,348,098.12	\$1,377,988.64	\$1,364,515.00	\$13,473.64							
26	7	1	2.44%	\$64,392.83	\$2,641,501.17	\$2,705,894.00	\$977,465.00				\$613,685.00	\$1,114,744.00			
27	0	1	2.29%	\$412.00	\$18,006.00	\$18,418.00	\$18,418.00								
28	0	0	-16.95%	(\$3,000.00)	\$17,700.00	\$14,700.00	\$14,700.00								
29	0	0	#DIV/0!	\$0.00		\$0.00									
30	0	0	200.00%	\$2,000.00	\$1,000.00	\$3,000.00	\$3,000.00								
31	0	0	4.30%	\$6,000.00	\$139,500.00	\$145,500.00	\$145,500.00								
32	0	0	#DIV/0!	\$0.00		\$0.00									
35	0	0	0.00%	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00								
36	0	0	2.24%	\$15,331.00	\$685,452.00	\$700,783.00	\$599,983.00				\$50,900.00	\$49,900.00			
37	0	0	#DIV/0!	\$0.00		\$0.00									
42	0	0	#DIV/0!	\$0.00		\$0.00									
43	0	0	2.00%	\$1,560.60	\$78,030.00	\$79,590.60	\$79,590.60								
44	0	0	15.38%	\$20,000.00	\$130,000.00	\$150,000.00	\$85,000.00				\$45,000.00	\$20,000.00			
45	0	0	1.30%	\$11,664.00	\$894,280.00	\$905,944.00	\$555,250.00				\$264,038.00	\$86,656.00			
46	0	0	#DIV/0!	\$43,625.00		\$43,625.00	\$43,625.00								
48	0	0	#DIV/0!	\$0.00		\$0.00									
50	0	0	0.00%	\$0.00	\$710,000.00	\$710,000.00	\$710,000.00								
55	0	0	#DIV/0!	\$0.00		\$0.00									
Total	22.00	19.00	0.52%	\$41,847.95	\$8,107,786.29	\$8,149,634.24	\$5,891,237.60	\$13,473.64	\$0.00	\$0.00	\$973,623.00	\$1,271,300.00	\$0.00	\$0.00	\$0.00

ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA

Property Tax Assessments - Taxable Properties (October 1, 2025 Value)				Property Tax Assessments - Exempt Properties (October 1, 2025 Value)			
	# of Parcels	Assessed Value	% of Total		# of Parcels	Assessed Value	% of Total
1 Vacant Land	133	\$5,008,900.00	0.80%	15A Public Schools	3	\$45,620,300.00	59.72%
2 Residential	1,371	\$560,954,200.00	89.79%	15B Other Schools	0	\$0.00	0.00%
3A/3B Farm	10	\$20,300.00	0.00%	15C Public Property	138	\$15,934,100.00	20.86%
4A Commercial	55	\$43,546,800.00	6.97%	15D Church and Charities	8	\$6,474,200.00	8.47%
4B Industrial	4	\$10,084,400.00	1.61%	15E Cemeteries & Graveyards	0	\$0.00	0.00%
4C Apartments	6	\$5,095,100.00	0.82%	15F Other Exempt	16	\$8,364,000.00	10.95%
5A/5B Railroad	0	\$0.00	0.00%				
6A/6B Business Personal Property	0	\$0.00	0.00%				
Total	1,579	\$624,709,700.00	100.00%	Total	165	\$76,392,600.00	100.00%
Average Ratio (%), Assessed to True Value				100.00%			
Equalized Valuation, Taxable Properties				\$624,709,700.00			
Total # of property tax appeals filed in 2025							
				County Tax Board	2.00		
				State Tax Court	2.00		
Number of 2025 County Tax Board decisions appealed to Tax Court				0.00			
Number of pending property tax appeals in State Tax Court				2.00			
Amount paid out by municipality for tax appeals in 2025				\$0.00			
					Percentage of Exempt vs. Non-Exempt Properties 12.23%		

<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 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
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	0.00	7.00	21,655.35	\$19,448.00				\$2,207.35
Supervisory Staff (Department Heads & Managers)	4.00	3.00	811,474.03	\$578,701.60		\$89,437.62	\$77,652.18	\$65,682.63
Police Officers (Including Superior Officers)	9.00	0.00	1,749,108.99	\$985,980.00	\$57,000.00	\$364,812.60	\$222,938.16	\$118,378.23
Fire Fighters (Including Superior Officers)	0.00	0.00	0.00	\$0.00				\$0.00
All Other Union Employees not listed above	6.00	0.00	678,146.66	\$319,412.00	\$53,800.00	\$54,651.39	\$207,923.70	\$42,359.56
All Other Non-Union Employees not listed above	3.00	9.00	523,414.61	\$392,067.40		\$25,713.56	\$61,134.00	\$44,499.65
Totals	22.00	19.00	3,783,799.64	\$2,295,609.00	\$110,800.00	\$534,615.18	\$569,648.04	\$273,127.42

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	6.00	\$20,420.02	\$122,520.12	6.00	\$15,872.48	\$95,234.88
Parent & Child	1.00	\$44,010.00	\$44,010.00	1.00	\$32,463.84	\$32,463.84
Employee & Spouse (or Partner)	1.00	\$47,263.92	\$47,263.92	1.00	\$34,811.76	\$34,811.76
Family	9.00	\$59,663.04	\$536,967.36	10.00	\$44,610.18	\$446,101.80
Employee Cost Sharing Contribution (enter as negative -)			(\$209,917.00)			(\$147,581.00)
Subtotal	17.00		\$540,844.40	18.00		\$461,031.28
<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			\$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	17.00		\$540,844.40	18.00		\$461,031.28

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)?

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

	Gross	Deductions	Net					
	Debt		Debt	Current Year	2027	2028	All Additional Future	
				Budget	Budget	Budget	Years' Budgets	
Local School Debt	\$5,655,000.00	\$5,655,000.00	\$0.00	Utility Fund - Principal	\$86,930.00	\$92,283.96	\$92,666.96	\$470,040.25
Regional School Debt	\$0.00	\$0.00	\$0.00	Utility Fund - Interest	\$8,007.00	\$7,537.66	\$6,554.20	\$17,039.72
<u>Utility Fund Debt</u>				Bond Anticipation Notes - Principal	\$730,235.00			
Water	\$2,008,532.09	\$2,008,532.09	\$0.00	Bond Anticipation Notes - Interest	\$80,112.00			
Sewer	\$257,000.00	\$257,000.00	\$0.00	Bonds - Principal				
			\$0.00	Bonds - Interest				
			\$0.00	Loans & Other Debt - Principal				
			\$0.00	Loans & Other Debt - Interest				
			\$0.00					
				Total	\$905,284.00	\$99,821.62	\$99,221.16	\$487,079.97
<u>Municipal Purposes</u>								
Debt Authorized (BNI)	\$532,997.04		\$532,997.04	Total Principal	\$817,165.00	\$92,283.96	\$92,666.96	\$470,040.25
Notes Outstanding	\$1,371,000.00		\$1,371,000.00	Total Interest	\$88,119.00	\$7,537.66	\$6,554.20	\$17,039.72
Bonds Outstanding			\$0.00	% of Total Current Year Budget	11.11%			
Loans and Other Debt			\$0.00					
Total (Current Year)	\$9,824,529.13	\$7,920,532.09	\$1,903,997.04	Description	Debt Not Listed Above			
				Total Guarantees - Governmental				
				Total Guarantees - Other				
				Total Capital/Equipment Leases				
				Total Other				
Population (2020 census)	3,610			Bond Rating	Moody's	Standard & Poors	Fitch	
Per Capita Gross Debt	\$2,721.48			Rating				
Per Capita Net Debt	\$527.42			Year of Last Rating				
3 Year Average Property Valuation		\$482,306,176.00						
Net Debt as % of 3 Year Average Property Valuation		0.39%		Mark "X" if Municipality has no bond rating		X		

USER FRIENDLY BUDGET SECTION - Notes

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