



State of New Jersey
Local Government Services

Year: 2026 Municipal User Friendly Budget

MUNICIPALITY: 1532 Tuckerton Borough - County of Ocean Introduced

Municode: 1532 Filename: 1532_fbi_2026.xlsm

Website: TUCKERTONBOROUGH.COM

Phone Number: 609-296-2701

Mailing Address: 420 EAST MAIN STREET

Municipality: TUCKERTON State: NJ Zip: 08087

Mayor

First Name	Middle Name	Last Name	Term Expires	Business Email
SUSAN	R	MARSHALL	12/31/2026	MAYOR @TUCKERTONBOROUGH.COM

Chief Administrative Officer

JENNY	E	GLEGHORN		JGLEGHORN@TUCKERTONBOROUGH.COM
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Chief Financial Officer

Cert. Number

GARRETT	K	LOESCH	N-869	GLOESCH@TUCKERTONBOROUGH.COM
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Municipal Clerk

JENNY	E	GLEGHORN	C-1459	JGLEGHORN@TUCKERTONBOROUGH.COM
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Registered Municipal Accountant

BRIAN	K	LOGAN	12/31/2026	BLOGAN@SCNCO@SCNCO.COM
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Governing Body Members

First Name	Middle Name	Last Name	Term Expires	Business Email
SAMUEL	C	COLANGELO	12/31/2028	SCOLANGELO@TUCKERTONBOROUGH.COM
FRANK		D'AMORE	12/31/2027	FDAMORE@TUCKERTONBOROUGH.COM
KEITH	F	VREELAND	12/31/2026	KVREELAND@TUCKERTONBOROUGH.COM
RONALD	L	PETERSON	12/31/2027	RPETERSON@TUCKERTONBOROUGH.COM
BRIAN		MARTIN	12/31/2026	BMARTIN@TUCKERTONBOROUGH.COM
MICHAEL		DUPUIS	12/31/2028	MDUPUIS@TUCKERTONBOROUGH.COM

Government Type: Borough

Election Type: Partisan

USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

2025 Calendar Year Property Tax Levies - ALL entities levying property taxes					Current Year 2026 Budget		
	Calendar Year	Calendar Year	% of	Avg Residential	Taxes	Actual/Estimated	Tax Levy
	Tax Rate	Tax Levy	Total Levy	Taxpayer Impact			
Municipal Purpose Tax	0.973	\$4,357,744.16	30.40%	\$2,244.44	Municipal Purpose Tax	ACTUAL	\$4,468,791.21
Municipal Library	0.000	\$0.00	0.00%	\$0.00	Municipal Library		
Municipal Open Space	0.000	\$0.00	0.00%	\$0.00	Municipal Open Space		
Municipal Arts and Culture	0.000	\$0.00	0.00%	\$0.00	Municipal Arts and Culture		
Fire Districts (avg. rate/total levies)	0.000	\$0.00	0.00%	\$0.00	Fire Districts (total levies)		
Other Special Districts (total levies)	0.000	\$0.00	0.00%	\$0.00	Other Special Districts (total levies)		
Local School District	0.907	\$4,063,954.00	28.35%	\$2,092.20	Local School District	ESTIMATED	\$4,145,233.08
Regional School District	0.770	\$3,446,635.00	24.04%	\$1,776.18	Regional School District	ESTIMATED	\$3,515,567.70
County Purposes	0.458	\$2,053,352.86	14.32%	\$1,056.48	County Purposes	ESTIMATED	\$2,094,419.92
County Library	0.046	\$205,469.36	1.43%	\$106.11	County Library	ESTIMATED	\$209,578.75
County Board of Health	0.027	\$121,534.45	0.85%	\$62.28	County Board of Health	ESTIMATED	\$123,965.14
County Open Space	0.020	\$87,361.15	0.61%	\$46.13	County Open Space	ESTIMATED	\$89,108.37
Other County Levies (total)	0.000	\$0.00	0.00%	\$0.00	Other County Levies (total)		
Total (Calendar Year 2025 Budget)					Total ESTIMATED amount to be raised by taxes		
Total Taxable Valuation as of October 1, 2025					\$453,164,100.00		
(To be used to calculate the current year tax rate)							
Current Year (2026) Average Residential Assessment					\$234,670.48		
Prior Year (2025) Average Residential Assessment					\$230,672.08		
<u>Prior Year to Current Year Comparison</u>							
<u>Comparison - Municipal Purposes Tax Rate</u>							
Prior Year		Current Year	% Change (+/-)				
0.973		0.986	1.34%				
<u>Comparison - Municipal Purposes Tax Levy</u>							
Prior Year		Current Year	% Change (+/-)	\$ Change (+/-)			
\$4,357,744.16		\$4,468,791.21	2.55%	\$111,047.05			
<u>Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)</u>							
Prior Year		Current Year	% Change (+/-)	\$ Change (+/-)			
\$2,244.44		\$2,313.85	3.09%	\$69.41			
Sheet UFB-1							

Revenue Anticipated, Excluding Tax Levy		1,511,941.27
Budget Appropriations, before Reserve for Uncollected Taxes		5,955,918.47
Total Non-Municipal Tax Levy		\$10,177,872.96
Amount to be Raised by Taxes - Before RUT		\$14,621,850.16
Reserve for Uncollected Taxes (RUT)		\$287,755.39
Total Amount to be Raised by Taxes		\$14,909,605.54
% of Tax Collections used to Calculate RUT		98.07%
If % used exceeds the actual collection % then reference the statutory exception used		
<u>Tax Collections - ACTUAL as of Prior Year</u>		
Total Tax Revenue, Collections CY 2025		14,221,873.93
Total Tax Levy, CY 2025		14,464,261.69
% of Taxes Collected, CY 2025		98.32%
Delinquent Taxes - December 31, 2025		\$207,414.60

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 Cultural Trust Fund	WATER SEWER Utility	Utility	Utility	Utility	Utility
08	Surplus	70.70%	\$443,919.00	\$627,893.00	\$1,071,812.00	\$459,000.00			\$612,812.00				
08	Local Revenue	-2.53%	(\$91,536.66)	\$3,624,593.69	\$3,533,057.03	\$259,181.53			\$3,273,875.50				
09	State Aid (without offsetting appropriation)	0.00%	\$0.00	\$328,482.98	\$328,482.98	\$328,482.98							
08	Uniform Construction Code Fees	-1.47%	(\$2,766.00)	\$187,766.00	\$185,000.00	\$185,000.00							
	<i>Special Revenue Items w/ Prior Written Consent</i>												
11	Shared Services Agreements	57.14%	\$20,000.00	\$35,000.00	\$55,000.00	\$55,000.00							
08	Additional Revenue Offset by Appropriations	#DIV/0!	\$0.00		\$0.00								
10	Public and Private Revenue	-90.03%	(\$4,351,906.40)	\$4,833,971.26	\$482,064.86	\$482,064.86							
08	Other Special Items	15.32%	\$44,292.43	\$289,144.57	\$333,437.00	\$291,000.00			\$42,437.00				
15	Receipts from Delinquent Taxes	-0.36%	(\$683.56)	\$190,683.56	\$190,000.00	\$190,000.00							
	<i>Amount to be raised by taxation</i>												
07	Local Tax for Municipal Purposes	2.55%	\$111,047.02	\$4,357,744.19	\$4,468,791.21	\$4,468,791.21							
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	-26.44%	(\$3,827,634.17)	\$14,475,279.25	\$10,647,645.08	\$6,718,520.58	\$0.00	\$0.00	\$3,929,124.50	\$0.00	\$0.00	\$0.00	\$0.00

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

FCOA		Budgeted Positions		% Difference	\$ Difference	Total Modified	Total	General	blic & Priv	Open Space	ts and Cultu	WATER SEWER	Utility	Utility	Utility	Utility
		Full-Time	Part-Time	Current v. Prior Year	Current v. Prior Year	Appropriation for Service Type (Prior Year)	Appropriation for Service Type (Current Year)	Budget	Offsets	Budget	Trust Fund	Utility				
20	General Government	4.00	7.00	159.60%	\$674,150.00	\$422,400.00	\$1,096,550.00	\$442,550.00				\$654,000.00				
21	Land-Use Administration			73.33%	\$28,600.00	\$39,000.00	\$67,600.00	\$67,600.00								
22	Uniform Construction Code	3.00	3.00	8.11%	\$19,125.00	\$235,875.00	\$255,000.00	\$255,000.00								
23	Insurance			84.21%	\$682,290.00	\$810,196.00	\$1,492,486.00	\$535,737.00				\$956,749.00				
25	Public Safety	10.00	4.00	2.78%	\$43,500.00	\$1,562,000.00	\$1,605,500.00	\$1,605,500.00								
26	Public Works	11.00	1.00	-89.48%	(\$392,600.00)	\$438,750.00	\$46,150.00	\$46,150.00								
27	Health and Human Services			5.30%	\$700.00	\$13,200.00	\$13,900.00	\$13,900.00								
28	Parks and Recreation			0.00%	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00								
29	Education (including Library)			0.00%	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00								
30	Unclassified			-14.33%	(\$5,000.00)	\$34,900.00	\$29,900.00	\$29,900.00								
31	Utilities and Bulk Purchases			113.62%	\$242,000.00	\$213,000.00	\$455,000.00	\$218,000.00				\$237,000.00				
32	Landfill / Solid Waste Disposal			297.87%	\$700,000.00	\$235,000.00	\$935,000.00	\$240,000.00				\$695,000.00				
35	Contingency			#DIV/0!	\$0.00		\$0.00									
36	Statutory Expenditures			26.37%	\$186,799.00	\$708,441.00	\$895,240.00	\$742,240.00				\$153,000.00				
37	Judgements			#DIV/0!	\$0.00		\$0.00									
42	Shared Services			14.35%	\$53,084.89	\$369,829.72	\$422,914.61	\$422,914.61								
43	Court and Public Defender	1.00	3.00	7.82%	\$9,300.00	\$119,000.00	\$128,300.00	\$128,300.00								
44	Capital			42.69%	\$135,000.00	\$316,250.00	\$451,250.00	\$316,250.00				\$135,000.00				
45	Debt			302.71%	\$731,840.00	\$241,760.00	\$973,600.00	\$327,600.00				\$646,000.00				
46	Deferred Charges			79.06%	\$22,396.22	\$28,328.78	\$50,725.00	\$0.00				\$50,725.00				
48	Debt - Type 1 School District			#DIV/0!	\$0.00		\$0.00									
50	Reserve for Uncollected Taxes			-11.12%	(\$35,314.10)	\$317,628.21	\$282,314.11	\$282,314.11								
55	Surplus General Budget			114.36%	\$571,812.00	\$500,000.00	\$1,071,812.00	\$459,000.00				\$612,812.00				
Total		29.00	18.00	55.40%	\$3,667,683.01	\$6,620,558.71	\$10,288,241.72	\$6,147,955.72	\$0.00	\$0.00	\$0.00	\$4,140,286.00	\$0.00	\$0.00	\$0.00	\$0.00

USER FRIENDLY BUDGET SECTION

STRUCTURAL BUDGET IMBALANCES

[illegible]

ASSESSSED 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	153	\$7,930,600.00	1.75%
2 Residential	1,599	\$373,595,400.00	82.44%
3A/3B Farm	0	\$0.00	0.00%
4A Commercial	99	\$42,660,400.00	9.41%
4B Industrial	0	\$0.00	0.00%
4C Apartments	3	\$28,977,700.00	6.39%
5A/5B Railroad	0	\$0.00	0.00%
6A/6B Business Personal Property	0	\$0.00	0.00%
Total	1,854	\$453,164,100.00	100.00%

Average Ratio (%), Assessed to True Value	55.51%
Equalized Valuation, Taxable Properties	\$816,364,799.14

Total # of property tax appeals filed in 2025	County Tax Board	4.00
	State Tax Court	0.00
Number of 2025 County Tax Board decisions appealed to Tax Court		0.00
Number of pending property tax appeals in State Tax Court		0.00

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	\$6,649,500.00	14.42%
15B Other Schools	0	\$0.00	0.00%
15C Public Property	155	\$18,590,400.00	40.32%
15D Church and Charities	13	\$12,758,000.00	27.67%
15E Cemeteries & Graveyards	4	\$1,016,900.00	2.21%
15F Other Exempt	33	\$7,092,500.00	15.38%
Total	207	\$46,107,300.00	100.00%
Percentage of Exempt vs. Non-Exempt Properties 10.17%			

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
Total Long Term Exemptions - Column Total				0.00	0.00	0.00	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				\$0.00	\$0.00	\$0.00

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	62,429.40	\$56,754.00		\$0.00	\$0.00	\$5,675.40
Supervisory Staff (Department Heads & Managers)	7.00		1,149,741.00	\$819,080.00		\$65,284.00	\$183,469.00	\$81,908.00
Police Officers (Including Superior Officers)	10.00	4.00	1,517,037.00	\$1,030,511.00	\$73,576.00	\$101,701.00	\$208,198.00	\$103,051.00
Fire Fighters (Including Superior Officers)			0.00					
All Other Union Employees not listed above	12.00		705,784.00	\$469,817.00	\$39,700.00	\$35,536.00	\$113,749.00	\$46,982.00
All Other Non-Union Employees not listed above	6.00	5.00	228,564.00	\$202,916.00		\$3,552.00	\$1,805.00	\$20,291.00
Totals	35.00	16.00	3,663,555.40	\$2,579,078.00	\$113,276.00	\$206,073.00	\$507,221.00	\$257,907.40

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	10.00	\$15,295.00	\$152,950.00	9.00	\$17,771.00	\$159,939.00
Parent & Child	5.00	\$32,001.00	\$160,005.00	5.00	\$31,810.00	\$159,050.00
Employee & Spouse (or Partner)	2.00	\$29,557.00	\$59,114.00	2.00	\$35,542.00	\$71,084.00
Family	8.00	\$45,344.00	\$362,752.00	10.00	\$49,581.00	\$495,810.00
Employee Cost Sharing Contribution (enter as negative -)			(\$104,000.00)			(\$106,822.00)
Subtotal	25.00		\$630,821.00	26.00		\$779,061.00
Elected Officials - Health Benefits - Annual Cost						
Single Coverage		\$0.00	\$0.00	0	\$0.00	\$0.00
Parent & Child		\$0.00	\$0.00	0	\$0.00	\$0.00
Employee & Spouse (or Partner)		\$0.00	\$0.00	0	\$0.00	\$0.00
Family		\$0.00	\$0.00	0	\$0.00	\$0.00
Employee Cost Sharing Contribution (enter as negative -)			\$0.00			\$0.00
Subtotal	0.00		\$0.00	0.00		\$0.00
Retirees - Health Benefits - Annual Cost						
Single Coverage	2	\$13,993.00	\$27,986.00	2	\$6,277.00	\$12,554.00
Parent & Child	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Employee & Spouse (or Partner)	2	\$34,380.00	\$68,760.00	2	\$21,970.00	\$43,940.00
Family	3	\$52,804.00	\$158,412.00	2	\$27,000.00	\$54,000.00
Employee Cost Sharing Contribution (enter as negative -)			\$0.00			\$0.00
Subtotal	7.00		\$255,158.00	6.00		\$110,494.00
GRAND TOTAL	32.00		\$885,979.00	32.00		\$889,555.00

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)?

NO

NO

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

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]

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		\$2,215,000.00	\$2,215,000.00	\$0.00	Utility Fund - Principal		\$495,000.00			
Regional School Debt		\$5,906,357.13	\$5,906,357.13	\$0.00	Utility Fund - Interest		\$151,000.00			
					Bond Anticipation Notes - Principal					
<u>Utility Fund Debt</u>					Bond Anticipation Notes - Interest					
WATER SEWER		\$10,120,297.08	\$10,120,297.08	\$0.00	Bonds - Principal		\$240,000.00			
				\$0.00	Bonds - Interest		\$87,600.00			
				\$0.00	Loans & Other Debt - Principal					
				\$0.00	Loans & Other Debt - Interest					
				\$0.00						
					Total		\$973,600.00	\$0.00	\$0.00	\$0.00
<u>Municipal Purposes</u>					Total Principal		\$735,000.00	\$0.00	\$0.00	\$0.00
Debt Authorized (BNI)		\$2,870,200.00	\$1,318,836.86	\$1,551,363.14	Total Interest		\$238,600.00	\$0.00	\$0.00	\$0.00
Notes Outstanding				\$0.00	% of Total Current Year Budget		9.46%			
Bonds Outstanding				\$0.00						
Loans and Other Debt				\$0.00						
Total (Current Year)		\$21,111,854.21	\$19,560,491.07	\$1,551,363.14	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>	
Per Capita Gross Debt		\$6,307.69			Rating		A1	A-STABLE		
Per Capita Net Debt		\$463.51			Year of Last Rating		2018	2024		
3 Year Average Property Valuation			\$725,734,620.33		Mark "X" if Municipality has no bond rating					
Net Debt as % of 3 Year Average Property Valuation			0.21%							

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)
