

TOWNSHIP OF ROCHELLE PARK

2026 Budget Presentation

May 13, 2026

TOWNSHIP OF ROCHELLE PARK

ANALYSIS OF ASSESSED VALUATIONS

	Total	Increase/ (Decrease)
2026 Assessed Value (A)	$1,515,360,600	$ 551,896,700
2025 Assessed Value	963,463,900	2,693,000
2024 Assessed Value	960,770,900	(429,800)
2023 Assessed Value	961,200,700	1,228,200
2022 Assessed Value	959,972,500	

(A) – The Township had a revaluation of property effective for the calendar year 2026. The date of the previous revaluation was 2010.

TOWNSHIP OF ROCHELLE PARK

ASSESSED VALUATIONS BY PROPERTY CLASS

Property Class	2026 Assessed Value	% of Total	2025 Assessed Value	% of Total
1. Vacant	$ 14,237,300	0.9%	$ 12,705,100	1.3%
2. Residential	1,036,829,200	68.4%	603,955,100	62.7%
4A. Commercial	359,892,800	23.8%	280,563,300	29.1%
4B. Industrial	48,700,600	3.2%	30,990,100	3.2%
4C. Apartment	55,700,700	3.7%	35,250,300	3.7%
Total Commercial	464,294,100	30.7%	346,803,700	36.0%
Grand Total	$ 1,515,360,600	100.0%	$ 963,463,900	100.0%

– Approximate 6% shift in the valuation of property from Commercial to Residential property valuations.

– 2026 Average Residential Tax Dollar Impact - $925

- Municipal $325
- Library 19
- County 106
- School 475

$925

TOWNSHIP OF ROCHELLE PARK

COMPARATIVE SCHEDULE OF MUNICIPAL TAX RATES

	2023	2024	2025
Municipal Purpose Tax Rate	1.014	1.020	1.025
Municipal Tax Increase	0.010	0.006	0.005
Percentage Increase	1.0%	0.6%	0.5%
Impact to Average Home	$33	$20	$17

TOWNSHIP OF ROCHELLE PARK

COMPARATIVE SCHEDULE OF FUND BALANCE

Year	Balance December 31,	Utilized in Budget of Succeeding Year		Remaining Balance
2025	$ 3,917,255	$ 2,231,035	(A)	$ 1,686,220
2025	3,917,255	1,928,035	(I)	1,989,220
2024	4,839,031	1,928,035		2,910,996
2023	4,937,249	1,694,100		3,243,149
2022	3,625,115	1,602,500		2,022,615

(A) - Amended Budget

(I) - Introduced Budget

TOWNSHIP OF ROCHELLE PARK

BUDGET REVENUE ANALYSIS - INTRODUCED

	2026 Introduced Budget	2025 Adopted/Amended Budget	*Variance*
Surplus Anticipated	$ 1,928,035	$ 1,928,035	
Municipal Local Revenue	636,000	604,000	*$ 32,000*
Municipal Local Revenue - UCC Fees	180,000	300,000	*(120,000)*
State Aid	706,846	706,846	-
Shared Service Agreement - BOE	31,996	31,996	-
Other Special Items	812,500	755,052	*57,448*
Other Special Items - Medical Cannabis Transfer Tax and User Fess	480,000	650,000	*(170,000)*
Other Special Items - PILOT Fees	259,000	345,000	*(86,000)*
Public and Private Grants	86,088	86,829	*(741)*
Delinquent Taxes	110,000	110,000	-
Municipal Tax Levy	11,160,079	9,876,804	*1,283,275*
Library Tax Levy	502,668	466,574	*36,094*
	$ 16,893,212	$ 15,861,136	*$ 1,032,076*

TOWNSHIP OF ROCHELLE PARK

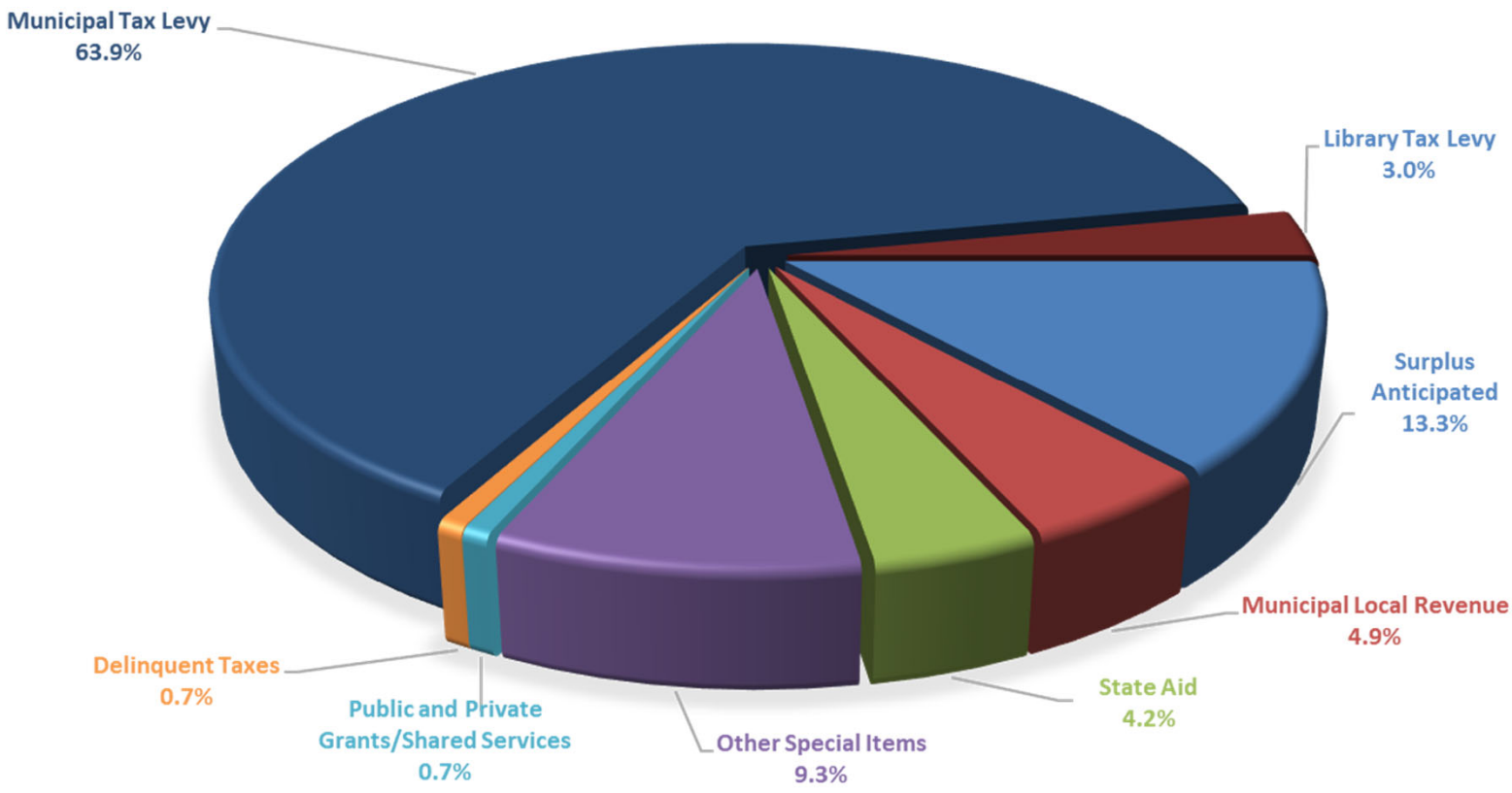
BUDGET REVENUE ANALYSIS - AMENDED

	2026 Amended Budget	2025 Adopted/Amended Budget	*Variance*
Surplus Anticipated	$ 2,231,035	$ 1,928,035	*$ 303,000*
Municipal Local Revenue	636,000	604,000	*32,000*
Municipal Local Revenue - UCC Fees	180,000	300,000	*(120,000)*
State Aid	706,846	706,846	-
Shared Service Agreement - BOE	31,996	31,996	-
Other Special Items	812,500	755,052	*57,448*
Other Special Items - Medical Cannabis Transfer Tax and User Fess	480,000	650,000	*(170,000)*
Other Special Items - PILOT Fees	259,000	345,000	*(86,000)*
Public and Private Grants	86,088	86,829	*(741)*
Delinquent Taxes	110,000	110,000	-
Municipal Tax Levy	10,701,479	9,876,804	*824,675*
Library Tax Levy	502,668	466,574	*36,094*
	$ 16,737,612	$ 15,861,136	*$ 876,476*

TOWNSHIP OF ROCHELLE PARK

2026 REVENUES - AMENDED

Where the Budget $$ Comes From



TOWNSHIP OF ROCHELLE PARK

BUDGET APPROPRIATION ANALYSIS - INTRODUCED

	2026 Introduced Budget	2025 Adopted/Amended Budget	*Variance*
Salaries & Wages	$ 5,939,145	$ 5,376,662	*$ 562,483*
Other Expenses	1,712,300	1,732,200	*(19,900)*
Shared Service Agreements	73,521	98,521	*(25,000)*
Insurance	3,056,731	2,592,243	*464,488*
Utility Expenses & Bulk Purchases	675,668	687,905	*(12,237)*
Statutory Expenditures (S.S./Pension)	1,628,052	1,447,588	*180,464*
Sewerage Processing	869,100	991,747	*(122,647)*
Judgements	-	27,700	*(27,700)*
Public Grants	86,561	87,564	*(1,003)*
Capital Improvements	100,000	100,000	-
Debt Service	1,584,010	1,563,600	*20,410*
Emergency Authorizations/Deferred Charges	38,000	66,000	*(28,000)*
Transfer to Board of Education	102,456	102,832	*(376)*
Reserve for Uncollected Taxes	525,000	520,000	*5,000*
Library	502,668	466,574	*36,094*
	$ 16,893,212	$ 15,861,136	*$ 1,032,076*

TOWNSHIP OF ROCHELLE PARK

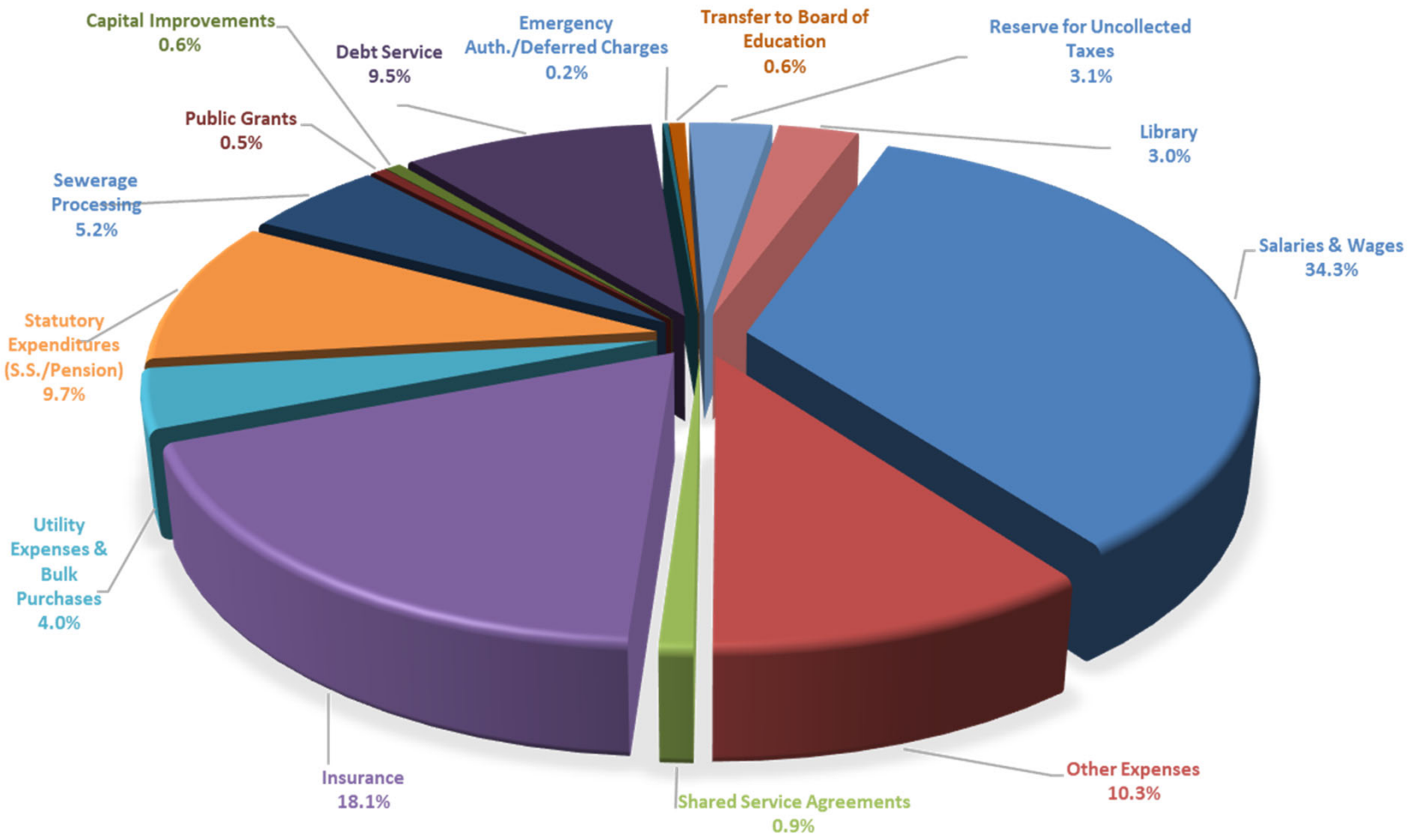
BUDGET APPROPRIATION ANALYSIS - AMENDED

	2026 Amended Budget	2025 Adopted/Amended Budget	*Variance*
Salaries & Wages	$ 5,739,145	$ 5,376,662	*$ 362,483*
Other Expenses	1,722,700	1,732,200	*(9,500)*
Shared Service Agreements	153,521	98,521	*55,000*
Insurance	3,019,731	2,592,243	*427,488*
Utility Expenses & Bulk Purchases	675,668	687,905	*(12,237)*
Statutory Expenditures (S.S./Pension)	1,619,052	1,447,588	*171,464*
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Public Grants	86,561	87,564	*(1,003)*
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Library	502,668	466,574	*36,094*
	$ 16,737,612	$ 15,861,136	*$ 876,476*

TOWNSHIP OF ROCHELLE PARK

2026 APPROPRIATIONS - AMENDED

Where Your Budget $$ is Expended



TOWNSHIP OF ROCHELLE PARK

COMPARISON OF TAX RATE APPORTIONMENT - AMENDED

	2026 Budget	2025 Actual (R)	Tax Rate Increase	Tax Impact on Average Home $577,900
Municipal	$ 0.706	$ 0.652	$ 0.054	$ 312
Library	0.033	0.031	0.002	12
County*	0.226	0.217	0.009	52
School**	1.021	0.965	0.056	324
	$ 1.986	$ 1.865	$ 0.121	$ 700

Municipal Budget Impact

Budget Increase in 2026 Municipal Rate	$ 0.054
Budget Impact to Average Home Assessed at $577,900	$ 312
Budget Monthly Impact to Average Home Assessed at $577,900	$ 26.00

R - Restated due to 2026 property tax revaluation

* County tax rate estimated at a 4% increase in levy. Includes County Open Space tax rate of $0.010.

** School tax rate estimated based on preliminary 2026-2027 school district tax levy certification

TOWNSHIP OF ROCHELLE PARK

TOTAL TAX IMPACT ON AVERAGE HOME WITH REVALUATION

2026 Tax Impact on Average Home Assessed at $577,900

	Budget	Revaluation	Total	Monthly
Municipal	$ 312	$ 325	$ 637	$ 53
Library	12	19	31	3
County*	52	106	158	13
School**	324	475	799	67
	$ 700	$ 925	$ 1,625	$ 136

* County tax rate estimated at a 4% increase in levy. Includes County Open Space tax rate of $0.010.

** School tax rate estimated based on preliminary 2026-2027 school district tax levy certification

TOWNSHIP OF ROCHELLE PARK

WHERE YOUR TAX DOLLAR GOES

2026

Municipal Library School County



36¢ 2¢ 51¢ 11¢