FLEMINGTON-RARITAN REGIONAL SCHOOL DISTRICT

FINAL BUDGET 2026-2027

www.frsd.us

Public Hearing & Presentation by:

Dr. Clifford Burns, Acting Superintendent
Mrs. Tanya Dawson, Business Administrator

April 29, 2026

Scan QR Code to access this presentation

THANK YOU,
BOARD OF EDUCATION MEMBERS!



Pictured above from left to right:
Dr. Warren Buckleitner, Kent Davis, Julia Whitley, Michael Agemy, President Ryan Birkenstock, Ryan Cirillo, Vice President Jaclyn Arce, Michael Owen and Dr. William Bentley.

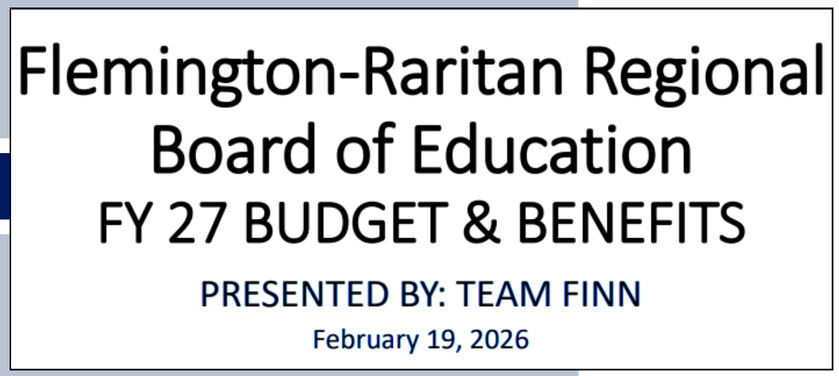
We want to begin by recognizing the strong partnership between the district and our Board of Education members. Through your participation in town halls, committee meetings and ongoing conversations, your commitment has been clear. Your input continues to shape the decisions we make and reflects the shared values we have for our schools and students.

As we developed the 2026–2027 budget, we faced two significant financial challenges:

- A 35% increase in healthcare costs, placing substantial pressure on our overall budget
- The 2% state-imposed tax levy cap, which limits how much revenue we can raise locally.

These factors create a difficult balance of maintaining high-quality programs for students while remaining fiscally responsible to our taxpayers.







THANK YOU,
STAFF MEMBERS & COMMUNITY

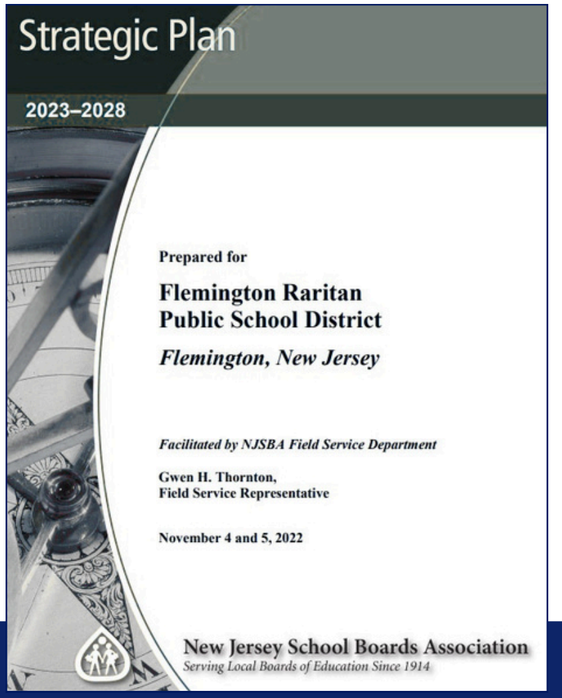
Thank you to our staff and faculty members and our community for your involvement in our budget process.

- Town Hall #1 - December 8, 2025
- Town Hall #2 - February 11, 2026
- Health Benefits Review - February 19, 2026
- Public Hearing - April 29, 2026

2023-2028 Strategic Plan

Thank you to the Strategic Plan Volunteers ~ The District is grateful for the strategic plan goals & beliefs written by the following FRSD community members.

Courtney Angiuli
Hanan Attiyah
Valerie Bart
Dan Bland
Jessica Braynor
Jeff Cain
Lori Castronuovo
Lilian Colpas
Mary Jane Custy
Robyn Fatooh
Karen Finnerty
Danielle Hamblin
Craig Helmstetter
Michelle Hurley
Janine Jaloway
Tiffany Jarrett
Matthew Kosensky
Jesse Lockett
Laurie McKenzie
Irina Nikitovic
Megan Pacyna
Melanie Rosengarden
Sarah Stangota
Kristen Stryker
Amy Switkes
Chris Smolk
Nydia Peake
Susan Mitcheltree
Zac Rischawy
Joanne Hoffman



Strategic Plan Goals

1. The District will provide a comprehensive and rigorous educational experience that connects and expands students' knowledge while engaging and empowering all learners to synthesize and apply their skills and understanding in meaningful ways.
2. Develop a continuation of a multi-tiered system of support within the district to target the social, emotional, and mental health needs of students.
3. The district will create opportunities to foster unity between the community and the school district in order to strengthen partnerships and develop a shared responsibility for student success.
4. Create an enticing and competitive work environment to attract and retain high-quality candidates who are representative of students' diverse backgrounds in the Flemington-Raritan Regional School District community.
5. Ensure the finance and facilities needs are budgeted to upkeep and meet the needs of the growing district.

2023-2028 Strategic Plan Belief Statements

We believe our children learn best when:
They feel safe in a connected learning community.
They are engaged, supported, and heard.
They feel a sense of accomplishment and take pride in themselves.

We believe the role of the parent is:
To provide a supportive and nurturing environment where students' basic needs are met.
To be engaged with their children's learning and share accountability for their children's success.
To teach respect and empathy for others.

We believe the role of the community is:
To financially support the needs of the schools.
To model good citizenship for our youth.
To support and embrace our school community actively and respectfully.

We believe the role of the staff is:
To build a relationship with students and families by knowing and valuing the unique gifts and talents each child brings to learning.
To design instruction that targets the specific learning needs of each child.
To communicate and build a partnership with families in support of a student's academic and social emotional well-being.

We believe students upon graduation:
Will evolve into lifelong learners.
Possess the competency to engage in high school.
Have a toolbox of strategies to cope with the uncertainty of life.

We believe excellence in education includes:

- Structure and stability
- A sense of community, including family/ parent involvement
- An understanding of what motivates and engages each individual student.

TRANSPARENCY ~ DISTRICT WEBSITE



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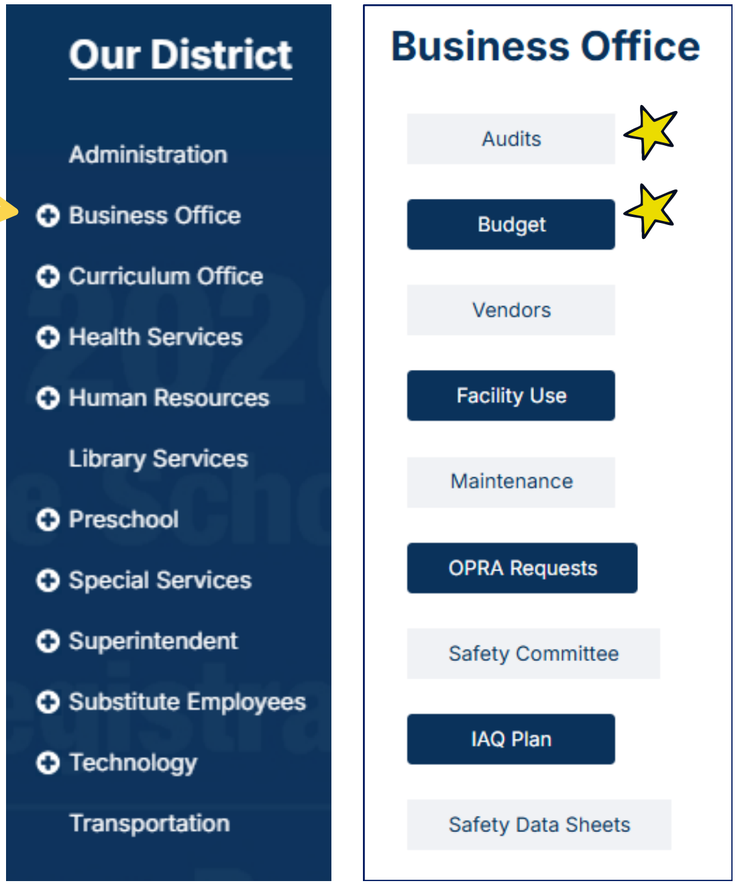
www.frsd.us



Our district website provides access to independent annual audits dating back to the 2006–2007 school year and to annual budgets and related presentations as far back as the 2013–2014 school year.



Audits

2024-2025

- Annual Comprehensive Financial Report
- Management Report

2023-2024

- Annual Comprehensive Financial Report
- Management Report

2022-2023 School Year

- Annual Comprehensive Financial Report
- Management Report

2021-2022 School Year

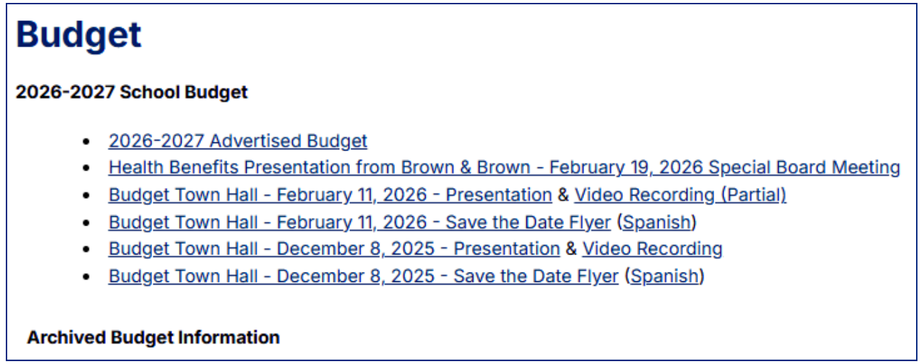
- Annual Comprehensive Financial Report
- Management Report

2020-2021 School Year

- Comprehensive Annual Financial Report
- Management Report

2019-2020 School Year

- Comprehensive Annual Financial Report
- Management Report



Budget

2026-2027 School Budget

- 2026-2027 Advertised Budget
- Health Benefits Presentation from Brown & Brown - February 19, 2026 Special Board Meeting
- Budget Town Hall - February 11, 2026 - Presentation & Video Recording (Partial)
- Budget Town Hall - February 11, 2026 - Save the Date Flyer (Spanish)
- Budget Town Hall - December 8, 2025 - Presentation & Video Recording
- Budget Town Hall - December 8, 2025 - Save the Date Flyer (Spanish)

Archived Budget Information

FRSD undergoes an independent audit annually, with all reports and any findings made publicly available on the district's website. Three years ago, the district selected a new auditing firm through a competitive process. This firm, with no prior affiliation to the district, is experienced in auditing various school districts and municipalities throughout the state.

TRANSPARENCY ~ BOARD MEETINGS

- The district engages an independent Treasurer of School Monies, who is responsible for preparing the monthly school treasurer report. In accordance with New Jersey law (N.J.S.A. 18A:17-31 through 18A:17-36), the Treasurer helps oversee the handling of public funds, ensuring compliance and serving as a key element in the district's system of financial checks and balances. The Treasurer reconciles financial transactions monthly with the board secretary, who prepares the board secretary report. Both reports are cross-checked for accuracy and approved each month, with the results made publicly available.

- All district expenditures are reviewed and approved monthly at Board of Education meetings. Every dollar spent by the district goes through an authorized process and no one has access to blank checks or the ability to use funds without oversight.

- All budgetary line item transfers are also approved monthly at Board of Education meetings. These monthly transfers comply with statutory requirements.



New this school year, the Board of Education began livestreaming Board meetings on YouTube.

What is a School District Budget?

www.frsd.us

A School Budget is:

- A planning tool reflecting community values
- Built around student needs and district goals
- Developed on a July–June fiscal year

Key Requirements:

- 2% tax levy cap (with limited exceptions)
- Revenues must equal expenditures

WHY IS THE TAX LEVY INCREASING BY 7%?

NJ law limits most school districts to a 2% tax levy increase, with specific exceptions.

1. 2% TAX LEVY CAP

The State allows a tax levy increase of up to **2%**.

$1,314,540
in allowable increase

+

2. HEALTH CARE ADJUSTMENT (ALLOWABLE EXCEPTION)

Health benefits are increasing by **35%**.
This qualifies for a State health care adjustment.

$3,441,211
in allowable adjustment

=

THE RESULT



The 2% cap increase plus the allowable health care adjustment results in an overall tax levy increase of approximately **7%**.

This increase is not driven by new programs or discretionary spending—it is primarily the result of rising health care costs that are largely outside of the district's control.

Without this allowable adjustment, the district would need to make significant reductions to programs and services that directly impact students.

HEALTH BENEFITS INCREASING BY **35%**

www.frsd.us.

The Structural Imbalance in School Funding

- Since the implementation of the 2% tax levy cap in New Jersey—introduced alongside the shift of Board of Education elections to November—school districts across the state have increasingly found themselves facing a difficult reality: at some point, the math simply stops working.
- We are now seeing that moment play out. Rising costs—particularly in areas like health benefits, special education, and operations—continue to grow well beyond 2%, while our primary revenue source remains capped. Over time, these pressures compound. What was once a manageable balancing act becomes increasingly strained until it is no longer sustainable.
- Based on our long-range financial planning, including our five-year budget forecast, we can clearly see expenditures continuing to outpace revenues in future years if no structural changes are made. This is not unique to our district—it is a systemic challenge facing many districts across New Jersey.
- This is where our district has found itself over the past few budget cycles.
- Please know that we hear our community and we understand the financial pressures many families are facing. Every decision we make is approached with that in mind. At the same time, our responsibility is to present a fiscally sound budget that preserves the quality of education, maintains essential programs and supports our students—while being as mindful as possible of the tax impact.
- Striking that balance is not easy but it is the work we are committed to doing on behalf of our community every day.

Economic Influences

- Salary Increases
- Collective Bargaining Units
- Educator Staffing Shortage
- Health Benefits Costs - Inflation/ Utilization
- Transportation Costs - Inflation
- Special Education Costs
- Utilities Costs

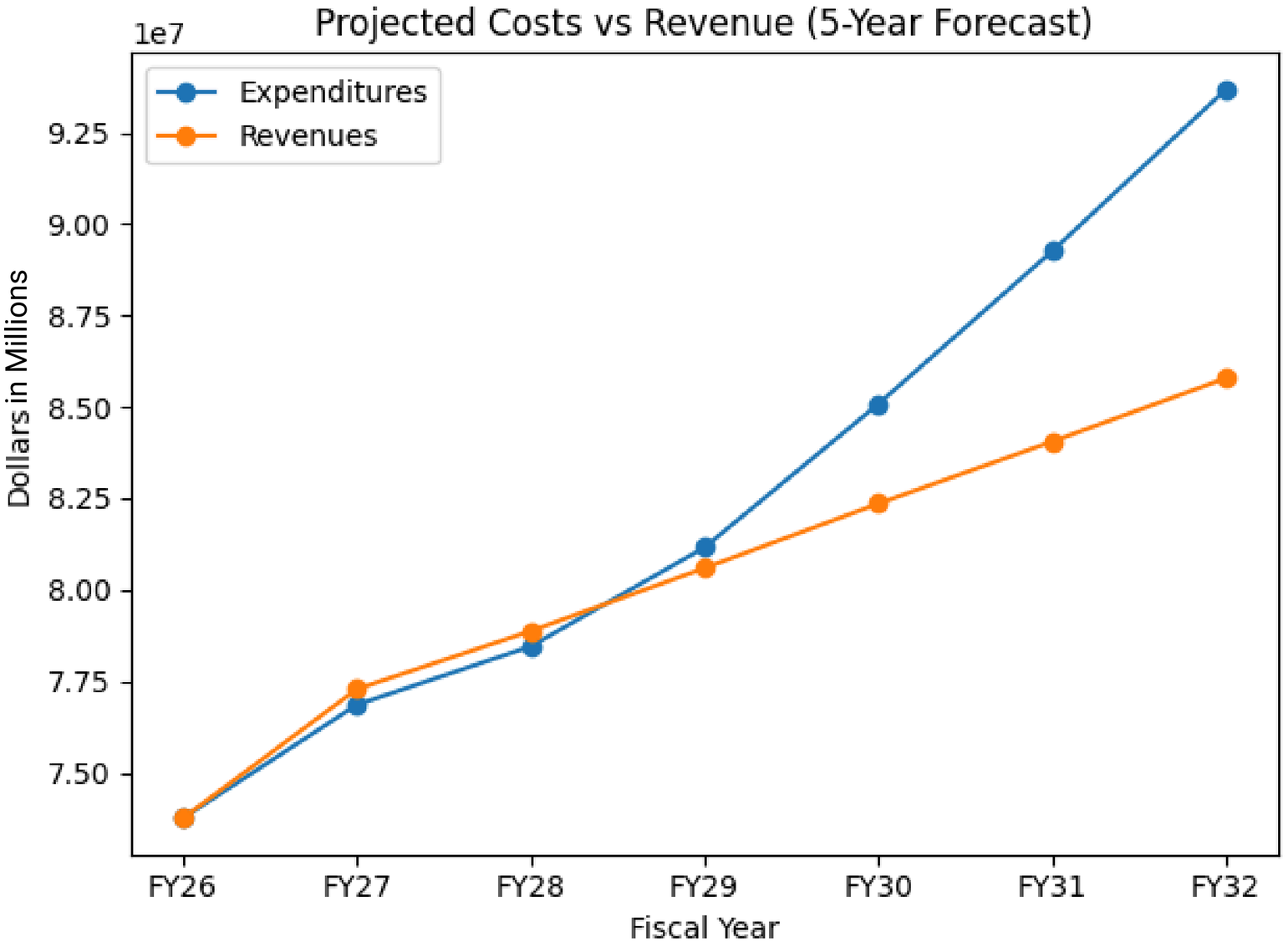
What's Happening?

Costs are rising faster than 2% annually

Revenue growth is limited by the tax cap

The gap grows over time

A SYSTEM UNDER PRESSURE: COSTS RISING FASTER THAN REVENUE



Balancing Priorities for Our Community

Our Responsibility:

- Maintain strong educational programs
- Be fiscally responsible to taxpayers
- Make thoughtful, student-centered decisions

Our Approach:

- Careful planning and forecasting
- Strategic use of resources
- Ongoing evaluation of programs and costs

What Happens Next...

Continuing the Conversation:

- Ongoing community engagement and transparency
- Sharing information on budget challenges and options

Potential Next Steps:

- Evaluate budget adjustments and efficiencies
- Consider long-term solutions, including a possible referendum
- Continue advocacy at the state level

Our Commitment:

- Keep students at the center of every decision
- Be transparent and fiscally responsible
- Work in partnership with our community

There are no easy solutions—but there are thoughtful, responsible paths forward and we are committed to finding them together.

Understanding the School District Budget

The NJDOE Budget is divided into three main parts:

Total Operating Budget



Funds school staff, programs, and daily operations.

Special Revenue Budget



For specific programs funded by grants & state or federal aid.

Debt Service Budget



Pays for school district's loans and bond repayments.

SOURCES OF REVENUE - OPERATING

2025/2026 PROPOSED REVENUE		
REVENUE SOURCES:	**BUDGETED**	**PROPOSED**
GENERAL OPERATING REVENUE	**25/26**	**26/27**
TOTAL OPERATING APPROPRIATIONS	$ 73,765,753	$ 78,362,881
TOTAL FUND BALANCE	$ -	$ 116,284
TOTAL MISCELLANEOUS	$ 1,004,150	$ 730,000
TOTAL STATE AID	$ 6,461,590	$ 6,613,429
TOTAL EXTRAORDINARY AID	$ 546,227	$ 400,000
TOTAL SEMI	$ 26,778	$ 20,409
TOTAL GENERAL TAX LEVY	$ 65,727,008	$ 70,482,759
TOTAL OPERATING REVENUE	$ 73,765,753	$ 78,362,881

APPROPRIATIONS - GENERAL OPERATING

Budget Category	Account	2024-25 Actual	2025-26 Revised	2026-27 Proposed
General Current Expense:				
Instruction:				
Regular Programs-Instruction	11-1XX-100-XXX	20,111,790	18,847,587	19,837,265
Special Education-Instruction	11-2XX-100-XXX	8,324,495	9,240,847	9,388,332
Basic Skills/Remedial-Instruction	11-230-100-XXX	1,577,655	1,045,076	926,106
Bilingual Education-Instruction	11-240-100-XXX	775,794	928,317	820,147
School-Sponsored Cocurricular or Extracurricular Activities-Instruction	11-401-100-XXX	115,999	117,786	117,340
School-Sponsored Athletics-Instruction	11-402-100-XXX	153,073	144,392	152,746
Support Services:				
Undistributed Expenditures-Instruction (Tuition)	11-000-100-XXX	1,433,626	1,345,266	1,000,543
Undistributed Expenditures-Health Services	11-000-213-XXX	779,679	791,477	949,417
Undistributed Expenditures-Speech, OT, PT and Related Services	11-000-216-XXX	1,433,514	1,474,579	1,674,921
Undistributed Expenditures-Other Support Services, Students>Extraordinary Services	11-000-217-XXX	77,397	126,243	150,854
Undistributed Expenditures-Guidance	11-000-218-XXX	1,090,725	907,799	991,646
Undistributed Expenditures-Child Study Teams	11-000-219-XXX	1,466,810	1,602,480	1,721,593
Undistributed Expenditures-Improvement of Instruction Services	11-000-221-XXX	398,230	381,278	385,902
Undistributed Expenditures-Education Media Services/Library	11-000-222-XXX	408,243	491,380	504,906
Undistributed Expenditures-Instructional Staff Training Services	11-000-223-XXX	527,872	439,969	463,584
Undistributed Expenditures-Support Services-General Administration	11-000-230-XXX	925,708	1,060,350	1,077,044
Undistributed Expenditures-Support Services-School Administration	11-000-240-XXX	3,391,435	3,665,678	3,535,004
Undistributed Expenditures-Central Services	11-000-251-XXX	626,506	665,369	649,549
Undistributed Expenditures-Administrative Information Technology	11-000-252-XXX	601,783	699,026	667,986
Undistributed Expenditures-Operation and Maintenance of Plant Services	11-000-26X-XXX	7,143,715	8,092,013	8,256,779
Undistributed Expenditures-Student Transportation Services	11-000-270-XXX	7,157,818	6,632,316	6,128,026
Personal Services-Employee Benefits	11-XXX-XXX-2XX	12,768,321	14,234,789	18,503,019
Total Undistributed Expenditures		40,231,382	42,610,012	46,660,773
Total General Current Expense		71,290,188	72,934,017	77,902,709
Capital Expenditures:				
Equipment	12-XXX-XXX-730	61,239	153,936	281,589
Facilities Acquisition and Construction Services	12-000-400-XXX	50,735	652,000	150,735
Interest Deposit to Capital Reserve	10-604	0	10,000	10,000
Total Capital Outlay		111,974	815,936	442,324
Transfer of Funds to Charter Schools	10-000-100-56X	0	15,800	17,848
General Fund Grand Total		71,402,162	73,765,753	**78,362,881**

SOURCES OF REVENUE - SPECIAL REVENUE

2025/2026 PROPOSED REVENUE		
REVENUE SOURCES:	**BUDGETED**	**PROPOSED**
SPECIAL REVENUE	**25/26**	**26/27**
TOTAL SPECIAL PROGRAM APPROPRIATIONS	$ 5,785,276	$ 7,159,859
REVENUE FROM LOCAL SOURCES	$ 76,639	$ 15,000
PRESCHOOL EDUCATION AID	$ 2,721,930	$ 5,088,775
PRESCHOOL EDUCATION LOCAL CONTRIBUTION	$ 1,403,960	$ 1,106,285
PRESCHOOL EDUCATION CARRYOVER	$ 465,338	$ -
TITLE I	$ 167,130	$ 142,061
TITLE II	$ 50,319	$ 42,771
TITLE III	$ 52,435	$ 44,570
TITLE IV	$ 18,116	$ 15,399
IDEA	$ 829,409	$ 704,998
TOTAL SPECIAL REVENUE	$ 5,785,276	$ 7,159,859

APPROPRIATIONS - SPECIAL GRANTS

Budget Category	Account	2024-25 Actual	2025-26 Revised	2026-27 Proposed
Special Grants and Entitlements:				
Local Projects	20-XXX-XXX-XXX	23,960	76,639	15,000
Student Activity Fund	20-475-XXX-XXX	218,373	0	0
Preschool Education Aid:				
Preschool Education Aid Instruction	20-218-100-XXX	1,284,315	1,451,750	1,540,415
Support Services	20-218-200-XXX	1,858,711	2,825,755	4,604,645
Facility Acquisition and Construction Services	20-218-400-XXX	157,544	313,723	50,000
Total Preschool Education Aid	20-218-XXX-XXX	3,300,570	4,591,228	6,195,060
Total State Projects	20-XXX-XXX-XXX	3,300,570	4,591,228	6,195,060
Federal Projects:				
Title I	20-XXX-XXX-XXX	283,165	167,130	142,061
Title II	20-XXX-XXX-XXX	51,418	50,319	42,771
Title III	20-XXX-XXX-XXX	65,407	52,435	44,570
Title IV	20-XXX-XXX-XXX	18,536	18,116	15,399
IDEA Part B (Handicapped)	20-XXX-XXX-XXX	821,117	829,409	704,998
Other	20-XXX-XXX-XXX	148,280	0	0
ARP-ESSER Subgrant Evidence-Based Comprehensive Beyond the School Day Activities Grant	20-490-xxx-xxx	9,845	0	0
ARP Homeless Children and Youth II	20-496-xxx-xxx	600	0	0
Total Federal Projects	20-XXX-XXX-XXX	1,398,368	1,117,409	949,799
Total Special Revenue Funds		4,941,271	5,785,276	**7,159,859**

SOURCES OF REVENUE - DEBT SERVICE

2025/2026 PROPOSED REVENUE		
REVENUE SOURCES:	**BUDGETED**	**PROPOSED**
LOCAL DEBT SERVICE PAYMENT REVENUE	**25/26**	**26/27**
TOTAL REPAYMENT DEBT SERVICE APPROPRIATIONS	$ 5,941,820	$ 5,977,585
LOCAL DEBT TAX LEVY	$ 4,969,450	$ 4,991,460
DEBT SERVICE AID	$ 900,223	$ 906,402
BUDGETED FUND BALANCE (INTEREST EARNED)	$ 72,147	$ 79,723
TOTAL DEBT SERVICE REVENUE	$ 5,941,820	$ 5,977,585

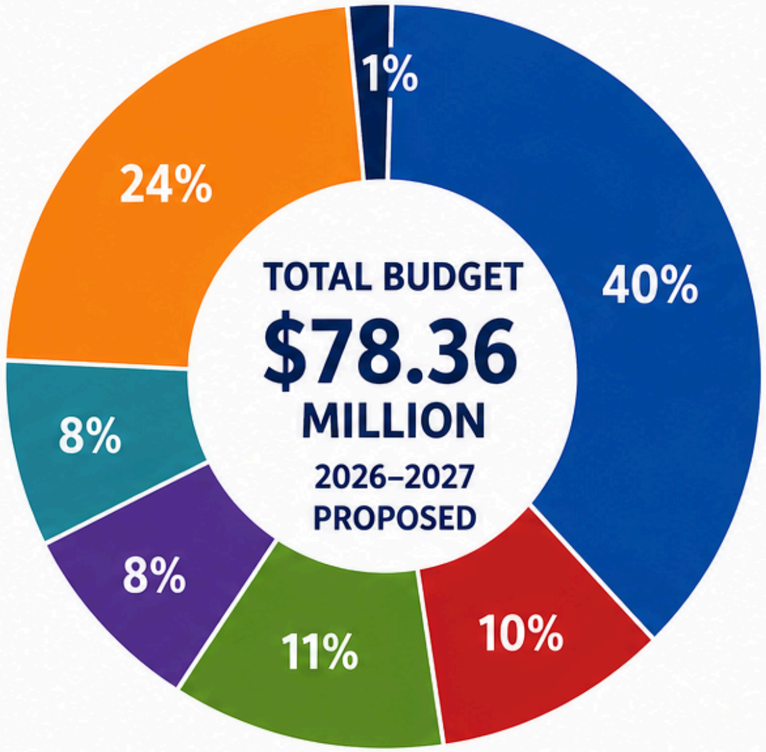
APPROPRIATIONS - DEBT SERVICE

Budget Category	Account	2024-25 Actual	2025-26 Revised	2026-27 Proposed
Repayment of Debt:				
Total Regular Debt Service	40-701-510-XXX	5,912,010	5,941,820	5,977,585
Total Debt Service Funds		5,912,010	5,941,820	**5,977,585**
Total Expenditures/Appropriations		82,255,443	85,492,849	**91,500,325**

INVESTING IN STUDENTS: 2026-2027 BUDGET OVERVIEW

1 WHERE DOES OUR BUDGET GO?

The majority of our budget supports students and staff.



Over 70% of our budget is directly invested in **instruction** and the services that **support students.**

	2026–2027 PROPOSED	% OF BUDGET
Instruction Regular, Special Education, Basic Skills, Bilingual, Athletics	$31,241,936	40%
Student Services Guidance, Health, CST, Related Services, Student Support	$7,861,214	10%
Operations & Maintenance Facilities, Custodial, Utilities, Insurance, Security, Maintenance	$8,256,779	11%
Transportation Regular & Special Education Transportation, Bus Drivers & Aides	$6,128,026	8%
Administration School Administration, Central Services, Business Office, HR, Board of Education	$5,929,583	8%
Benefits Employee Benefits (Health, Dental, Retirement, FICA, Unemployment)	$18,503,019	24%
Capital Outlay Equipment, Facilities, Debt Service, Transfers to Charter Schools	$442,324	1%
TOTAL BUDGET	$78,362,881	100%

INVESTING IN STUDENTS: 2026-2027 BUDGET OVERVIEW

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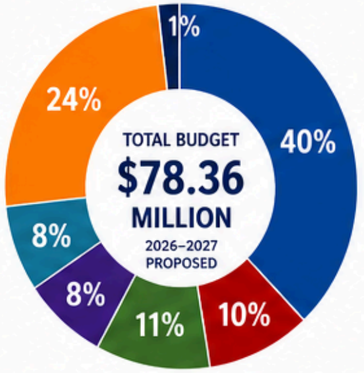
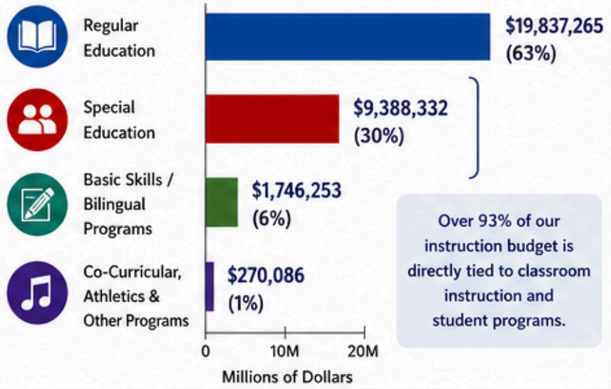


- Instruction $31,241,936 (40%)
- Student Services $7,861,214 (10%)
- Operations & Maintenance $8,256,779 (11%)
- Transportation $6,128,026 (8%)
- Administration $5,929,583 (8%)
- Benefits $18,503,019 (24%)
- Capital Outlay $442,324 (1%)

2 BREAKING DOWN INSTRUCTION

Instruction is our largest investment—and special education is a significant and growing portion.



Over 93% of our instruction budget is directly tied to classroom instruction and student programs.

3 SUPPORT SERVICES EXPLAINED

These services ensure students are supported academically, socially, and emotionally.

Student Services — $7,861,214 (10%)
Guidance, Health, CST, Related Services, Student Support, Other Support Services

School Administration — $3,535,004 (4%)
Principals, Assistant Principals, Deans, School Secretaries

Central & Administrative Services — $1,726,593 (2%)
Business Office, HR, Curriculum, Technology Administration, Board of Education

Technology — $667,986 (1%)
Instructional Technology, Software, Hardware, Network Infrastructure, etc.

4 OPERATIONS & TRANSPORTATION

Essential costs to safely operate our schools.

OPERATIONS & MAINTENANCE
$8,256,779
11% OF TOTAL BUDGET

- Building maintenance & repairs
- Custodial services
- Utilities (heating, electricity, water)
- Insurance
- Security & safety

TRANSPORTATION
$6,128,026
8% OF TOTAL BUDGET

- Regular education transportation
- Special education transportation
- Bus drivers & aides
- Fuel, maintenance & insurance

5 THE BIGGEST COST DRIVER: BENEFITS

The fastest-growing part of the budget is employee benefits—especially healthcare.

BENEFITS
$18,503,019
24% OF TOTAL BUDGET

Healthcare costs are projected to increase by 35%.

6 WHAT THIS MEANS

This is why balancing the budget is so challenging.

Most Costs Are Fixed or Mandated
Salaries, benefits, transportation, healthcare, and required programs make up the majority of our budget.

The Majority Supports Instruction & Students
Over 75% of our budget goes directly to classrooms and student services.

Rising Benefits = Biggest Pressure
Healthcare and benefit costs continue to rise faster than revenues.

7 OUR COMMITMENT

We remain committed to fiscal responsibility while providing the best education possible for all students.

- Students First
- Responsible Stewardship
- Transparency & Accountability
- Stronger Together

TAX IMPACT

School Budget Timing

Fiscal Year vs. Calendar Year

- Schools operate on a July 1 – June 30 fiscal year
- Taxes are collected on a January – December calendar year

How Taxes Are Applied

- Jan – June taxes → finish the current school year
- July – Dec taxes → start the next school year

What This Means for Taxpayers

- Tax changes are blended over the year
- Increases happen gradually, not all at once

Important to Know

- General Tax Levy → supports school operations
- Debt Service Levy → fixed for debt payments

➤ A % increase to the general levy does ***NOT*** apply to debt service

Standard NJDOE reporting method; tax data certified by local tax assessor

REVENUE: TAX IMPACT

Flemington Borough
2026/2027 Tax Rate Calculations

SCHOOL YEAR	2024/25	2025/26	2026/27
General Operations	$ 5,228,091	$ 5,499,215	$ 6,158,469
Repayment of Debt	$ 426,608	$ 415,782	$ 436,132
Total Taxes (SY)	$ 5,654,699	$ 5,914,997	$ 6,594,601
half years	$ 2,827,350	$ 2,957,499	$ 3,297,301

CALENDAR YEAR	2025	2026
First Half	$ 2,827,350	$ 2,957,499
Second Half	$ 2,957,499	$ 3,297,301
Total Taxes (CY)	$ 5,784,848	$ 6,254,799
Ratables Base	$ 622,571,900	$ 672,767,500
Rate Per $1	$0.009	$0.009
Rate Per $100	$0.929	$0.930
Average Home	$ 369,833	$ 396,487
Average Taxes	$3,436	$3,686

FRSD Annual Increase: $250

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REVENUE: TAX IMPACT

Raritan Township
2026/2027 Tax Rate Calculations

SCHOOL YEAR	2024/25	2025/26	2026/27
General Operations	$ 54,490,642	$ 60,227,793	$ 64,324,290
Repayment of Debt	$ 4,446,389	$ 4,553,668	$ 4,555,328
Total Taxes (SY)	$ 58,937,031	$ 64,781,461	$ 68,879,618
half years	$ 29,468,516	$ 32,390,731	$ 34,439,809

CALENDAR YEAR	2025	2026
First Half	$ 29,468,516	$ 32,390,731
Second Half	$ 32,390,731	$ 34,439,809
Total Taxes (CY)	$ 61,859,246	$ 66,830,539
Ratables Base	$ 4,332,162,200	$ 4,341,341,600
Rate Per $1	$0.014	$0.015
Rate Per $100	$1.428	$1.539
Average Home	$ 406,941	$ 407,804
Average Taxes	$ 5,811	$ 6,278

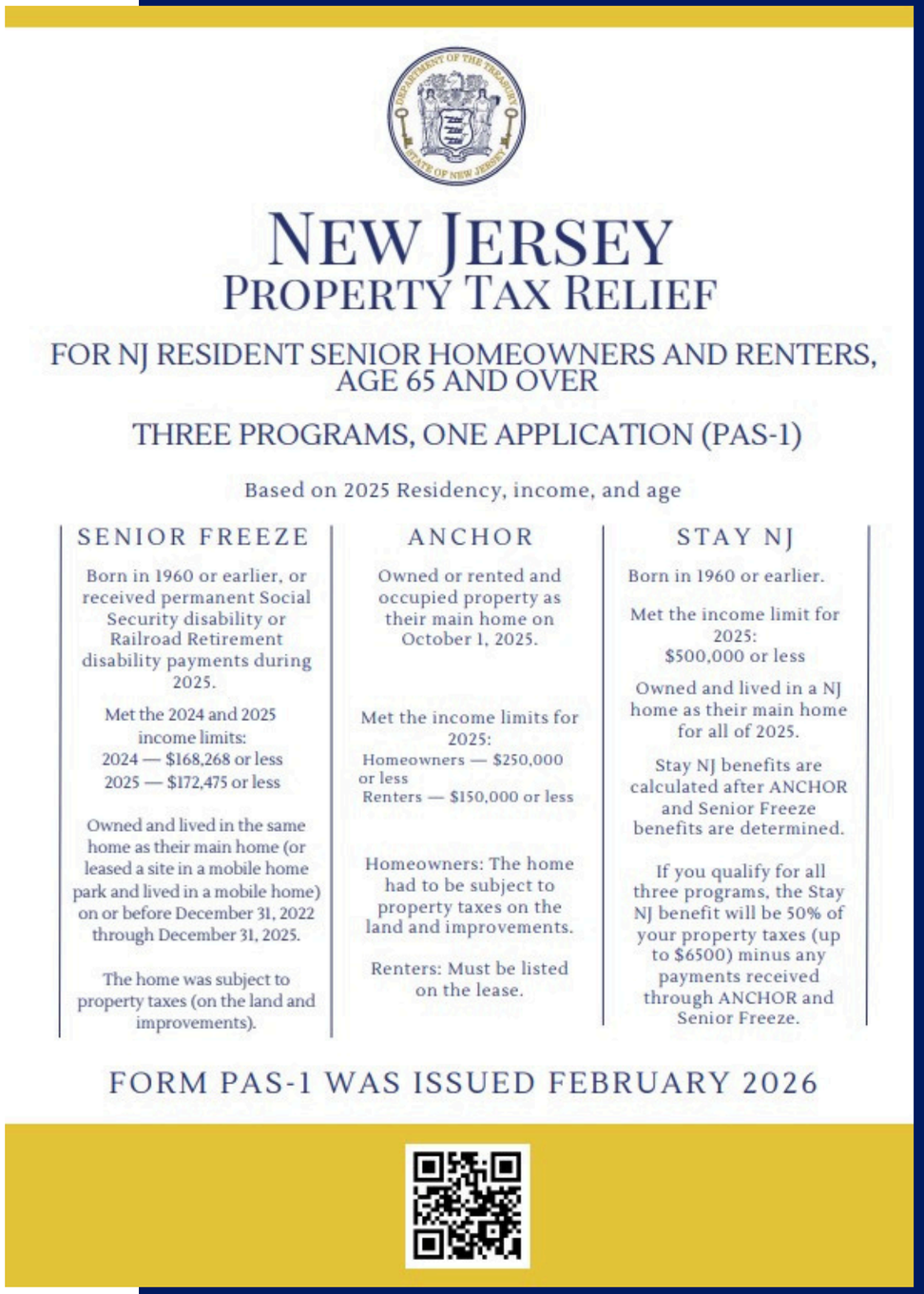
FRSD Annual Increase: $467

www.frsd.us.

Community Member Assistance

For our senior citizens in our community, New Jersey offers an option for seniors to freeze their property tax rate. Eligible seniors 65 and over who make less than $172,475 a year have a property tax freeze eligibility that they can apply for from the NJ Division of Taxation. The NJ Division of Taxation has a “Senior Freeze Property Tax Reimbursement” offer for those who qualify.

See the website for more information: https://search.app/nWVhbduXY9md8smQ8



NEW JERSEY
PROPERTY TAX RELIEF

FOR NJ RESIDENT SENIOR HOMEOWNERS AND RENTERS, AGE 65 AND OVER

THREE PROGRAMS, ONE APPLICATION (PAS-1)

Based on 2025 Residency, income, and age

SENIOR FREEZE	ANCHOR	STAY NJ
Born in 1960 or earlier, or received permanent Social Security disability or Railroad Retirement disability payments during 2025.	Owned or rented and occupied property as their main home on October 1, 2025.	Born in 1960 or earlier.
Met the 2024 and 2025 income limits: 2024 — $168,268 or less 2025 — $172,475 or less	Met the income limits for 2025: Homeowners — $250,000 or less Renters — $150,000 or less	Met the income limit for 2025: $500,000 or less
Owned and lived in the same home as their main home (or leased a site in a mobile home park and lived in a mobile home) on or before December 31, 2022 through December 31, 2025.	Homeowners: The home had to be subject to property taxes on the land and improvements.	Owned and lived in a NJ home as their main home for all of 2025.
The home was subject to property taxes (on the land and improvements).	Renters: Must be listed on the lease.	Stay NJ benefits are calculated after ANCHOR and Senior Freeze benefits are determined.
		If you qualify for all three programs, the Stay NJ benefit will be 50% of your property taxes (up to $6500) minus any payments received through ANCHOR and Senior Freeze.

FORM PAS-1 WAS ISSUED FEBRUARY 2026

Questions?



www.frsd.us

Flemington-Raritan Regional School District



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