

DOCKET

HACKENSACK CITY COUNCIL MEETING – Tuesday, October 14, 2025 – 8:00 PM

I. CALL TO ORDER AND ORDER OF BUSINESS

- a. Open Public Meeting Act – The City Clerk announces that the meeting is being held in accordance with the “Open Public Meeting Act”, N.J.S.A. 10:4-6 et seq., notice of which was sent to The Record and The Star Ledger and was posted on the Municipal Bulletin Board.
- b. Roll Call
- c. Flag Salute
- d. Proclamations and Presentations - Breast Cancer Awareness Month
 Hispanic Heritage Month
- e. Approval of Minutes – September 30, 2025 COW, Executive and Regular Meeting

II. REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

- a. City Manager’s Report

III. REPORTS OF SPECIAL COMMITTEES

IV. SPECIAL ORDERS

V. UNFINISHED BUSINESS AND GENERAL ORDER

VI. NEW BUSINESS

- 1. Resolution # 432-25 Introduction of Ordinance 45-2025, An Ordinance to Amend Chapter 170 of the Code of the City of Hackensack, “Vehicles And Traffic,” to Add a New Handicapped Parking Space in Section 49.2, “Parking For The Handicapped”

“The City Clerk announces that the following items are considered to be routine in nature and will be enacted in one motion; any items requiring expenditure are supported by a Certification of Availability of Funds; any item requiring discussion will be removed from the Consent agenda; and Consent Agenda items will be reflected in full in the minutes including any exceptions and/or additions.”

- 2. Resolution #433-25 Resolution Authorizing Payment of Bills

- | | |
|------------------------|---|
| 3. Resolution #434-25 | Resolution Authorizing Tax Refunds for County and State Board Judgments and Overpayments |
| 4. Resolution #435-25 | Resolution Authorizing Endorsement of Proposed Bergen County Community Development Grant |
| 5. Resolution #436-25 | Resolution Authorizing 100% Veteran Tax Exemption for 150 Poor Street |
| 6. Resolution #437-25 | Resolution Authorizing Leave of Absence Extension for Michael Scangerlla, Police Officer |
| 7. Resolution #438-25 | Resolution Appointing A Representative to the Teterboro Aircraft Noise Advisory Committee |
| 8. Resolution #439-25 | Resolution Authorizing Release of Escrow Funds 324 – 326 Washington Ave. |
| 9. Resolution #440-25 | Resolution Authorizing Raffle Licenses |
| 10. Resolution #441-25 | Resolution Authorizing Leave of Absence for Jamier Defrietas, Laborer |
| 11. Resolution #442-25 | Resolution Authorizing Accumulated Leave Pay-Out of \$27,647.97 <u>to</u> Retired City Clerk Deborah Karlsson |
| 12. Resolution #443-25 | Resolution Authorizing Accumulated Leave Pay-Out of \$142,574.74 to Retired Fire Chief Anthony Riehl |

VII. PUBLIC COMMENT (3 Minute Time Limit per Speaker)

VIII. MAYOR AND COUNCIL COMMENT

IX. ADJOURN

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins			X				
Carroll	X		X				
Diaz	X		X				
Mayor Gaines			X				

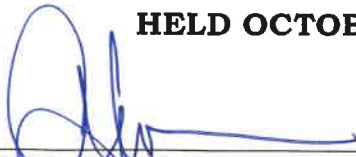
CITY OF HACKENSACK

RESOLUTION NO. 432-25

**INTRODUCTION OF ORDINANCE 45-2025, AN
ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF
THE CITY OF HACKENSACK, "VEHICLES AND TRAFFIC,"
TO ADD A NEW HANDICAPPED PARKING SPACE IN
SECTION 49.2, "PARKING FOR THE HANDICAPPED"**

BE IT RESOLVED that the above ordinance, being Ordinance 45-2025 as introduced, does now pass on first reading and that said Ordinance shall be considered for final passage at a meeting to be held on October 28, 2025 at 8:00 p.m. or as soon thereafter as the matter can be reached at the regular meeting place of the City Council and at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance and that the City Clerk be and she is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

**CERTIFIED TO BE A TRUE COPY OF THE RESOLUTION PASSED AT
THE CITY COUNCIL MEETING OF THE CITY OF HACKENSACK
HELD OCTOBER 14, 2025**



ALLISON SAABYE, DEPUTY CITY CLERK

**CITY OF HACKENSACK
ORDINANCE NO. 45-2025**

**AN ORDINANCE TO AMEND CHAPTER 170 OF THE CODE OF THE CITY
OF HACKENSACK, "VEHICLES AND TRAFFIC," TO ADD A NEW
HANDICAPPED PARKING SPACE IN SECTION 49.2,
"PARKING FOR THE HANDICAPPED"**

WHEREAS, pursuant to N.J.S.A. 40:48-2, the governing body of a municipality may make, amend, repeal, and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good of government, order and protection of person and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants, and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and,

WHEREAS, the City Council of the City of Hackensack wishes to amend Chapter 170 of the Code of the City of Hackensack, entitled "Vehicles and Traffic," to add one (1) new handicapped parking spaces to Section 49.2, entitled "Parking for the Handicapped" and,

WHEREAS, the Hackensack Police Department and the City Engineer have investigated the matter and have determined that adding such handicapped parking spaces will not significantly impact on-street parking, nor will it affect traffic flow.

WHEREAS, the City Council finds it is in the City's best interest to take this action.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HACKENSACK, as follows:

Section 1:

Chapter 170, Section 49.2 of the Code of the City of Hackensack is hereby amended as follows [additions by underline]

§170-49.2. Parking for the handicapped.

- E. Designation of parking areas. In accordance with this chapter, the following location(s) shall provide parking for the physically handicapped:

Parking Lot or Street	Side	Location/Number of Handicapped Space
<u>192 Washington Ave</u>	<u>East</u>	<u>From a point of 107 feet north of the northeast curbline apex of Washington Ave and Lafayette Street to a point 22 feet north thereof.</u>

Section 2:

All other provisions of Chapter 170, Section 49.2 of the Code of the City of Hackensack shall remain unchanged.

Section 3:

Repeal of Inconsistent Provisions. All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

Section 4:

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain in effect; it being the legislative intent this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5:

Codification. This Ordinance shall be a part of the Code of the City of Hackensack as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Code. The City Clerk and the City Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the City of Hackensack in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Section 6:

This Ordinance shall take effect upon passage, adoption, and publication in the manner prescribed by law.

Introduced: October 14, 2025

Adopted:

ATTEST:

CITY OF HACKENSACK

By: _____
Allison R. Saabye, Deputy City Clerk

By: _____
Caseen Gaines, Mayor

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

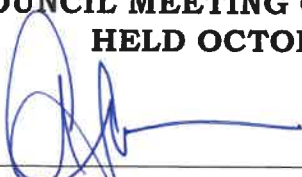
RESOLUTION NO. 433-25

RESOLUTION AUTHORIZING PAYMENT OF BILLS

BE IT RESOLVED by the City Council of the City of Hackensack that the bills in the following accounts be and are hereby ordered paid:

Current Fund	2,427,464.01
Grants	27,473.00
Payroll	1,887,709.37
Public Parking System	36.00
Capital	54,045.21
Escrow	16,190.50
Trust Account	99,565.47
Total Expenditures	<u>4,485,010.56</u>
 Interfunds/Transfers	 <u>\$ 8,364,879.62</u>

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HELD OCTOBER 14, 2025**



ALLISON SAABYE, DEPUTY CITY CLERK

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 434-25

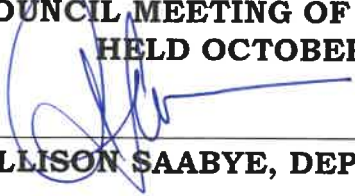
RESOLUTION AUTHORIZING TAX REFUNDS FOR COUNTY AND STATE BOARD JUEGEMENTS AND OVERPAYMENTS

BE IT RESOLVED, by the City Council of the City of Hackensack that the proper officers be and are hereby authorized to make the following refunds for the reasons stated:

<u>AMOUNT</u>	<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>YEAR</u>	<u>REASON PROP LOC</u>
\$8,700.21	314	2	Howard Goldberg, Esq. 835 Lamington Rd Bedminster, NJ 07921	2022	State Board Judgment 236-44 State St
\$8,700.21	314	12.01	Howard Goldberg, Esq. 835 Lamington Rd Bedminster, NJ 07921	2022	State Board Judgment 10 Banta Pl
\$1,979.87	423	21.03	Corelogic Refunds Dept For Ezekiel's LLC 3001 Hackberry Rd Irving, TX 75063	2025	County Board Judgment 376-382 First St
\$28,855.14	300	3.02	RFEH Retail Urban Renewal LLC 570 Commerce Blvd Carlstadt, NJ 07072	2025	Overpayment 80 River St

\$15,284.70	300	3.05	RFEH Retail	2025	Overpayment
			Urban Renewal LLC		110-120 River St
			570 Commerce Blvd		
			Carlstadt, NJ 07072		

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ALLISON SAABYE, DEPUTY CITY CLERK

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 435-25

RESOLUTION AUTHORIZING ENDORSEMENT OF PROPOSED BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT

WHEREAS, Bergen County Community Development Grants have been proposed by the following organizations located in the municipality of Hackensack, New Jersey; and

WHEREAS, pursuant to the State Inter-local Services Act, Community Development funds may not be spent in a municipality without authorization by the Mayor and City Council; and

WHEREAS, the aforesaid project is in the best interest of the residents of Hackensack; and

WHEREAS, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid Community Development Funds.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Hackensack hereby confirms endorsement of the following projects; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program (Robert G. Esposito – resposito@co.bergen.nj.us) so that implementation of the aforesaid projects may be expedited.

APPLICANT

PURPOSE

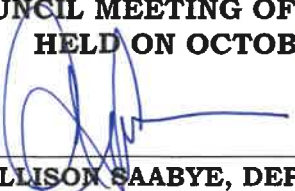
AMOUNT

Act Now Foundation Dementia
Resource Center

Dementia Prevention
Education Project

\$20,000.00

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ALLISON SAABYE, DEPUTY CITY CLERK

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 436-25

RESOLUTION AUTHORIZING 100% VETERAN TAX EXEMPTION FOR 150 POOR STREET

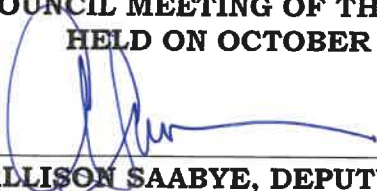
WHEREAS, a property located in the City of Hackensack, known as 150 Poor Street, Hackensack, Block 118, Lot 69, is assessed to Lula Lekay and;

WHEREAS, on September 19, 2025, Mrs. Lekay was declared 100% exempt by the Department of Veterans Affairs; and

WHEREAS, according to the City of Hackensack Ordinance# 50-2023, the effective date of exemption is based on the date of the application of September 23, 2025; and

THEREFORE, BE IT RESOLVED, that the Tax Collector is hereby authorized to cancel taxes effective September 23, 2025 and issue a refund in the amount of \$278.85 prorated for 7 days. The refund check will be given to the Tax Collector for mailing. This property is 100% tax exempt for 2025 effective September 23, 2025.

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ALLISON SAABYE, DEPUTY CITY CLERK

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 437-25

**RESOLUTION AUTHORIZING LEAVE OF ABSENCE EXTENSION FOR
MICHAEL SCANGARELLA, POLICE OFFICER**

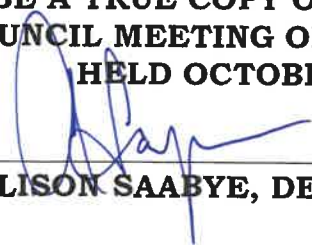
WHEREAS, Michael Scangarella III, Police Officer, has requested an extension of his Leave of Absence without pay for three (3) weeks for personal medical reasons under the Federal Family Leave Act Policy, and

WHEREAS, Michael Scangarella III, Police Officer, has made known his desire to utilize accumulated sick and vacation time in accordance with City policy, and;

WHEREAS, City Manager Thomas J. Freeman has determined that this employee be granted an extension of his Leave of Absence for three (3) weeks, commencing Tuesday, September 23, 2025, and terminating Sunday, October 12, 2025.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that Michael Scangarella III, Police Officer, be granted an extension of his Leave of Absence for three (3) weeks, without pay, as requested.

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ALLISON SAABYE, DEPUTY CITY CLERK

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 438-25

RESOLUTION APPOINTING A REPRESENTATIVE TO THE TETERBORO AIRCRAFT NOISE ABATEMENT ADVISORY COMMITTEE

WHEREAS, the City of Hackensack recognizes the importance of addressing community concerns regarding noise generated by operations at Teterboro Airport; and

WHEREAS, the Teterboro Aircraft Noise Abatement Advisory Committee ("TANAAC") serves as a liaison between the airport, local municipalities, and residents to address and mitigate noise issues; and

WHEREAS, TANAAC membership is open to local elected officials representing the interests of the population within the Teterboro Airport traffic area, including the City of Hackensack; and

WHEREAS, under the TANAAC by-laws, each community shall be represented by the Mayor, or their appointed alternate designee; and

WHEREAS, one of the roles of the Hackensack Environmental Commission is to study and report on noise pollution and air pollution and the City believes it is in the best interest to appoint the Hackensack Environmental Commission as the Mayor's appointed alternate representative from the City of Hackensack to provide a member of the Commission to attend TANAAC meetings on behalf of the Mayor; and

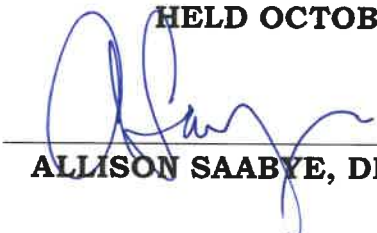
WHEREAS, the Chairperson of the Environmental Commission, Marlene Sommerville, will be listed as a point of contact for TANAAC to send correspondence to.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that the Hackensack Environmental Commission is appointed as the Mayor's alternate designee on TANAAC and the Chairperson

shall be the point of contact.

BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to the Teterboro Aircraft Noise Abatement Advisory Committee.

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ALLISON SAABYE, DEPUTY CITY CLERK

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 439-25

RESOLUTION AUTHORIZING RELEASE OF ESCROW FUNDS – 324-326 WASHINGTON AVE.

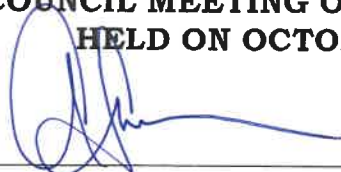
WHEREAS, a request has been received for the release of any remaining escrow funds for the project known as **324-326 Washington Ave.**; and

WHEREAS, the Chief Financial Officer has determined that the balance of escrow funds remaining for this project is **\$873.59**; and

WHEREAS, the City is in receipt of a certification as to the completeness of the project from the Building / Land Use Department.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Hackensack, County of Bergen that the Chief Financial Officer is hereby directed to release the remaining escrow funds in the amount of \$873.59 to Khaled Y. Darwish of 317 Washington Ave., Hackensack, NJ 07601.

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ALLISON SAABYE, DEPUTY CITY CLERK

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

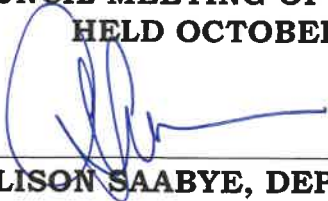
RESOLUTION NO. 440-25

RESOLUTION AUTHORIZING RAFFLE LICENSES

BE IT RESOLVED, by the City Council of the City of Hackensack that the following organization(s) be granted permission to conduct a Raffle in accordance with the application on file in the office of the City Clerk:

RA	#2307	Hackensack H.S. PTSA
RA	#2308	300 Club Inc.

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Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 441-25

RESOLUTION AUTHORIZING LEAVE OF ABSENCE FOR JAMIER DEFRIETAS, LABORER

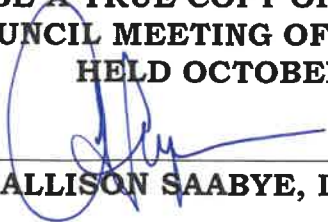
WHEREAS, Jamier N. Defrietas, Laborer 1, has requested a Leave of Absence without pay for six (6) weeks for personal medical reasons under the Family and Medical Leave Act Policy, and

WHEREAS, Jamier N. Defrietas, Laborer 1, has made known his desire to utilize accumulated sick and vacation time in accordance with City policy, and;

WHEREAS, City Manager Thomas J. Freeman has determined that this employee be granted a Leave of Absence for six (6) weeks, commencing Wednesday, October 1, 2025 and terminating Saturday, November 15, 2025.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that Jamier N. Defrietas, Laborer 1, be granted a Leave of Absence for six (6) weeks, without pay, as requested.

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ALLISON SAABYE, DEPUTY CITY CLERK

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 442-25

**RESOLUTION AUTHORIZING ACCUMULATED LEAVE PAY-OUT
TO RETIRED CITY CLERK DEBORAH KARLSSON**

WHEREAS, accumulated absence includes any sick days and vacation days or any other absence time authorized as part of an employer agreement, which is not used by the employee during the allowed period and which is permitted to accumulate over time to the benefit of the employee; and

WHEREAS, the Chief Financial Officer has certified that the funds and authority exist to pay **Deborah Karlsson** for sick days, vacation days and compensatory time; and

WHEREAS, the City Manager based on the advice of City Labor Counsel has authorized the payment of **\$27,647.97** to **Deborah Karlsson** for said time; and

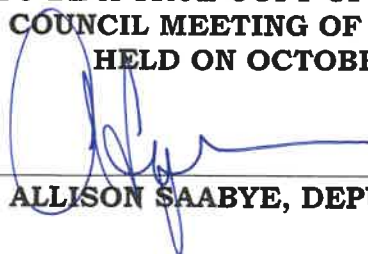
WHEREAS, the payment of **\$27,647.97** has been approved by the Chief Financial Officer; and

WHEREAS, the payment of **\$27,647.97** is made in accordance with and pursuant to City Ordinance - Article III 17-17 A.(2) of the City Code; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack hereby approve payment to **Deborah Karlsson** in the amount of **\$27,647.97** for an accrued time payout in accordance with the rules and regulations established by the Local Finance Board for such payments.

BE IT FURTHER RESOLVED; the Chief Financial Officer certifies that there are funds available in the furtherance of this resolution to be in budget account 5-01-30-415-416-119.

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ALLISON SAABYE, DEPUTY CITY CLERK

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll			X				
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 443-25

**RESOLUTION AUTHORIZING ACCUMULATED LEAVE PAY-OUT TO
RETIRED FIRE CHIEF ANTHONY RIEHL**

WHEREAS, accumulated absence includes any sick days and vacation days or any other absence time authorized as part of an employer agreement, which is not used by the employee during the allowed period and which is permitted to accumulate over time to the benefit of the employee; and

WHEREAS, the Chief Financial Officer has certified that the funds and authority exist to pay **Anthony Riehl** for sick days, vacation days and compensatory time; and

WHEREAS, the City Manager based on the advice of City Labor Counsel has authorized the payment of **\$142,574.74** to **Anthony Riehl** for said time; and

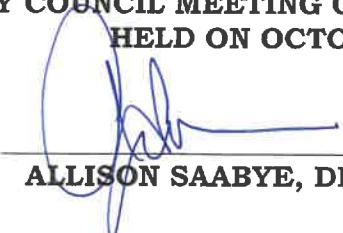
WHEREAS, the payment of **\$142,574.74** has been approved by the Chief Financial Officer; and

WHEREAS, the payment of **\$142,574.74** is made in accordance with and pursuant to Article IX.B of the "Contract of Employment – Fire Chief" agreement between the City of Hackensack and Anthony Riehl; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack hereby approve payment to **Anthony Riehl** in the amount of **\$142,574.74** for an accrued time payout in accordance with the rules and regulations established by the Local Finance Board for such payments.

BE IT FURTHER RESOLVED; the Chief Financial Officer certifies that there are funds available in the furtherance of this resolution to be in budget account 5-01-30-415-416-119.

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